



This is Affidavit #1 of
Thomas Powell in this case and
was made on August 18, 2026

No. S-256472
Vancouver Registry

IN THE SUPREME COURT OF BRITISH COLUMBIA

BETWEEN

NATIONAL BANK OF CANADA

PETITIONER

AND

**CARVOLTH 86TH AVENUE LANDS LTD., MASKEEN (CARVOLTH) GP INC.
AND MASKEEN (CARVOLTH) LIMITED PARTNERSHIP**

RESPONDENTS

A F F I D A V I T

I, **Thomas Powell**, of Suite 1650 – 701 West Georgia Street, Vancouver, British
Columbia, AFFIRM THAT:

1. I am a Senior Managing Director, Corporate Finance, at FTI Consulting Canada Inc. (“FTI”), the court-appointed receiver and manager (in such capacity, the “Receiver”), without security, of all of the assets, undertakings and property of the Respondents, Carvolth 86th Avenue Lands Ltd., Maskeen (Carvolth) GP Inc. and Maskeen (Carvolth) Limited Partnership (as defined in the Receivership Order pronounced in these proceedings on January 8, 2026), and as such, I have personal knowledge of the facts hereinafter deposed to except where stated to be on information and belief, in which case I verily believe them to be true.
2. I am one of the individuals at FTI that has had primary carriage of this proceeding, and I am authorized to make this Affidavit on behalf of FTI.
3. Attached hereto and marked as indicated are the following Exhibits (together, the “Invoices”):

Exhibit	Invoice Number	Invoice Date	Amount
“A”	102900003338	February 9, 2026	\$37,696.62

Exhibit	Invoice Number	Invoice Date	Amount
"B"	102900003438	March 6, 2026	\$24,115.88
"C"	102900003588	April 14, 2026	\$16,703.40
"D"	102900003697	May 11, 2026	\$11,014.50
"E"	102900003800	June 10, 2026	\$16,906.05
"F"	102900003900	July 9, 2026	\$20,626.73
TOTAL:			\$127,063.18

4. As detailed in the Invoices, the total of the Receiver's fees and disbursements was \$121,012.54, plus GST in the amount of \$6,050.64, for a total amount of \$127,063.18.

5. The time expended by the officers and employees of the Receiver in relation to the matters which are the subject of the Invoices referenced in Exhibits "A" through "F", are detailed in the Invoices. The hours relating to the services provided by the officers and employees of the Receiver in relation to the matters dealt with in such Invoices totalled 146.00.

6. To the best of my knowledge, information and belief, the information contained in the Invoices as to:

- (a) the number of hours worked;
- (b) the nature of work performed;
- (c) the identity of the individuals who performed work; and
- (d) the rates charged for the work performed;

is true and correct in all respects.

7. The incurred fees set out in the Invoices are calculated on the basis of the hours spent by the Receiver's personnel, multiplied by the applicable standard hourly rates charged by FTI in its insolvency practice.

8. I have reviewed the Invoices and do verily believe that:

- (a) the Receiver's professional fees and disbursements have been properly incurred and are fair and reasonable in the circumstances;

- (b) the work completed by the Receiver was delegated to the appropriate professionals in FTI with the appropriate seniority and appropriate hourly rates;
- (c) the Receiver's fees in this matter are consistent with fees charged by other firms of a similar size for work of a similar nature and complexity in British Columbia; and
- (d) the services were performed by the Receiver in a prudent and economical manner.

9. The details of the work carried out by the Receiver in these proceedings are set forth in the First Report of the Receiver dated August 18, 2026 (the "**Report**"). I have reviewed the Report and confirm that, to the best of my knowledge, information and belief, the work detailed therein was carried out by the Receiver, and that such work was necessary to the Receiver completing its obligations under the Receivership Order.

10. I have reviewed the invoices of McCarthy Tétrault LLP ("**McCarthy**") dated October 17, 2025, November 17, 2025, December 31, 2025, February 17, 2026, March 26, 2026, April 15, 2026, May 29, 2026, June 30, 2026 and July 30, 2026. I am satisfied that the work detailed therein was completed by McCarthy at the request of the Receiver and was necessary and appropriate in the circumstances.

11. In my experience, the fees and rates charged by McCarthy in the above-referenced invoices are consistent with those charged by other law firms for work of a similar nature and complexity in British Columbia.

AFFIRMED BEFORE ME at the City of
Vancouver, in the Province of British
Columbia, this 18th day of August, 2026.



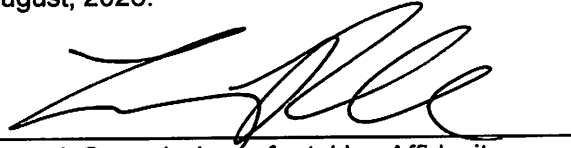
A Commissioner for taking Affidavits for
British Columbia



THOMAS POWELL

Lauren Prall
Articling Student
McCarthy Tétrault LLP
SUITE 2400 - 745 THURLOW STREET
VANCOUVER, B.C. V6E 0C5

This is **Exhibit "A"** referred to in **Affidavit #1** of **Thomas Powell**, affirmed before me at Vancouver, British Columbia, this 18th day of August, 2026.

A handwritten signature in black ink, consisting of a series of loops and strokes, positioned above a horizontal line.

A Commissioner for taking Affidavits
for British Columbia



Invoice Remittance

Maskeen Development Ltd
c/o FTI Consulting Canada Inc.
701 West Georgia Street
Suite 1450
Vancouver, BC V7Y 1B6
Canada

Invoice No.	February 09, 2026
Job No.	102900003338
Terms	500003.2600
Due Date:	Due Upon Receipt
Currency	February 09, 2026
Tax Registration:	CAD

Re: Receivership

Current Invoice Period: Charges posted through January 31, 2026

Amount Due Current Invoice **\$37,696.62**

Bank Information

Please indicate our invoice number with your remittance

Account Name:	FTI Consulting Canada Inc.	Bank Code:	002
Bank Name:	Banque Scotia	Account Number:	0861715
Bank Address:	Scotia Plaza, 44 rue King Ouest	Swift/BIC Code:	NOSCCATT
	Toronto, Ontario M5H 1H1	Transit Code:	47696
	Canada	Account Currency:	CAD

Please forward remittance advice to AR.Support@fticonsulting.com.

Please remit cheque payments to:

FTI Consulting Canada Inc.
A/S T10073
C.P. 10073, Succursale A
Toronto, ON M5W 2B1
Canada



Invoice Summary

Maskeen Development Ltd
c/o FTI Consulting Canada Inc.
701 West Georgia Street
Suite 1450
Vancouver, BC V7Y 1B6
Canada

February 09, 2026
Invoice No. 102900003338
Job No. 500003.2600
Terms Due Upon Receipt
Due Date: February 09, 2026
Currency CAD
Tax Registration:

Re: Receivership

Current Invoice Period: Charges posted through January 31, 2026

Name	Title	Rate	Hours	Total
Thomas Powell	Senior Managing Director	\$1,080.00	14.30	\$15,444.00
Longmai Yan	Director	\$745.00	21.50	\$16,017.50
Tessa Chiricosta	Senior Consultant	\$550.00	7.30	\$4,015.00
Total Professional Services			43.10	\$35,476.50

Expenses	Total
Mileage	\$57.79
Miscellaneous Expense	\$367.25
Total Expenses	\$425.04

Invoice Total	Amount CAD
	\$35,901.54
GST (5%)	\$1,795.08
Total Due	\$37,696.62



Invoice Detail

Invoice No.
Job No.

February 09, 2026
102900003338
500003.2600

Total Professional Services
Thomas Powell

01/08/2026	Taking possession; initial receivership activities	2.80
01/09/2026	Taking possession; initial receivership activities	1.40
01/14/2026	Initial activities; commissioning appraisal; review notices; meeting with former management; review and approve Receiver Certificate	1.40
01/15/2026	Initial activities; commissioning appraisal; review notices; meeting with former management; review and approve Receiver Certificate	0.50
01/16/2026	Initial activities; commissioning appraisal; review notices; meeting with former management; review and approve Receiver Certificate	2.50
01/21/2026	Updates for NBC; brokerage RFP matters; insurance matters	1.50
01/23/2026	Updates for NBC; brokerage RFP matters; insurance matters	2.00
01/26/2026	Payment matters; insurance matters	1.00
01/29/2026	Payment matters; insurance matters	1.20
\$1,080.00		per hour x total hrs
		14.30
		\$15,444.00

Longmai Yan

01/06/2026	Receivership planning matters and task list; Email from counsel and lender.	1.00
01/07/2026	Preparation call with NBC re: Maskeen receivership	0.40
01/08/2026	Prepare for taking possession; Set up new website; Email with counsel re court documents; Email to principal of the debtor; Draft email to tenant; Follow up email to tenant; Travel to and attendance at site and meeting with tenant site superintendent; Call with debtor CFO; Discuss with T Chiricosta re bank account opening and OSB statutory matters; Send update to lender; Review various emails and administrative matters.	5.80
01/09/2026	Email to tenant re rent payment; Calls and emails internally re bank account opening, shared mailbox set up, website, etc.; Various emails with debtor CFO re insurance, set up meeting; Email to insurance broker re extension;	0.70
01/12/2026	Prepare and attend call with debtor; Follow up email re document request; Discuss with T Chiricosta; Maintain website; Email re trust bank account; Email re matter code; Upload documents to website;	1.90
01/14/2026	Follow up email with Debtor re information request; Follow up on trust account opening; Lender correspondence re funding and receiver's certificate;	0.30
01/15/2026	Call with management re information request; Discuss with T Chiricosta re 245 report and bank freeze matters.	0.20

FTI Consulting Canada, Inc.
TD South Tower, 79 Wellington Street West, Suite 2010, P.O. Box 104
Toronto, ON M5K1G8 Canada

GST/HST Registration Number: 835718024RT0001, QST Registration Number: 1230160542TQ0001 | fticonsulting.com



Invoice Detail

Invoice No.
Job No.

February 09, 2026
102900003338
500003.2600

01/16/2026	Various emails with management re follow up information request; Populate creditor listing; Review information provided; Review draft creditor notice, bank freeze letter, receiver certificate and discuss internally re same; Draft email to lender; Discuss with T Chiricosta re creditor mail out, account opening, etc.; Email to lender re funding request; Update website;	2.30	
01/20/2026	Email re property tax; Call from debtor re restructuring options; Email re funding from bank; Email re bank freeze; Email internally re trust account access;	1.60	
01/21/2026	Update call with secured lender; Follow up email on insurance renewal; Research on property tax accrued interest and calculate amount due, email with T Powell re same; Call with insurance broker and email to T Powell re insurance matters; Call with insurance broker re extension, discuss with T Powell re same; Call another insurance broker re new policy and follow up email re same.	2.10	
01/22/2026	Numerous emails and calls with insurance broker and tenant re insurance extension; Draft listing agent RFP document; Email with T Powell re follow up matters;	2.00	
01/23/2026	Review RFP document with T Powell; Send out RFP document to interested listing agent; Discuss property tax matter with T Powell and email update to lender re same; Email from insurance broker; Sign and revert acknowledgment to insurance broker; Email re invoice payment; Email to tenant re snow removing conditions; Email to existing broker;	1.90	
01/26/2026	Calculate property tax and email to T Chiricosta re payment; Review Geo-technical report and environmental report and forward same to environmental consultant; Email with environmental consultant re phase 1 report; Check project mailbox; Arrange for site visit by environmental consultant.	0.80	
01/27/2026	Email re site visit by environmental consultant; Review McCarthy invoices; Review environmental consultant engagement letter, complete information request and sign engagement letter, email re same;	0.50	
\$745.00		per hour x total hrs	21.50 \$16,017.50

Tessa Chiricosta

01/09/2026	Bank account request; Ascend matters	0.50
01/13/2026	Follow up with NBC regarding banking matters	0.50
01/13/2026	Preparing bank freeze letters; direction letters	1.00
01/15/2026	Call with Community Saving Union branch manager	0.50
01/16/2026	Banking matter related to rent payments	0.30
01/16/2026	Preparing Receivership certificate, bank freeze request, Notice to creditor, creditor list, letter to OSB	2.00
01/19/2026	Estate admin matters; requesting estate ID	0.50

FTI Consulting Canada, Inc.
TD South Tower, 79 Wellington Street West, Suite 2010, P.O. Box 104
Toronto, ON M5K 1G8 Canada

GST/HST Registration Number: 835718024RT0001, QST Registration Number: 1230160542TQ0001 | fticonsulting.com



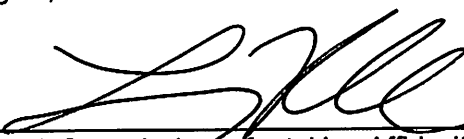
Invoice Detail

February 09, 2026
 Invoice No. 102900003338
 Job No. 500003.2600

01/19/2026	Notice to creditors emailed to creditors counsel	0.50	
01/20/2026	Banking matters; account access; bank account renaming	0.40	
01/26/2026	Banking matters; communication with OSB	0.50	
01/26/2026	Payment run; invoice review and filing	0.40	
01/27/2026	Banking access matters; requesting approval access	0.20	
		\$550.00	per hour x total hrs
		7.30	\$4,015.00

Total Professional Services	CAD	\$35,476.50
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This is **Exhibit "B"** referred to in **Affidavit #1** of **Thomas Powell**, affirmed before me at Vancouver, British Columbia, this 18th day of August, 2026.

A handwritten signature in black ink, appearing to be 'L. M. C.', written over a horizontal line.

A Commissioner for taking Affidavits
for British Columbia



Invoice Remittance

Maskeen Development Ltd
c/o FTI Consulting Canada Inc.
701 West Georgia Street
Suite 1450
Vancouver, BC V7Y 1B6
Canada

Invoice No.	March 06, 2026
Job No.	102900003438
Terms	500003.2600
Due Date:	Due Upon Receipt
Currency	March 06, 2026
Tax Registration:	CAD

Re: Receivership

Current Invoice Period: Charges posted through February 28, 2026

Amount Due Current Invoice **\$24,115.88**

Bank Information

Please indicate our invoice number with your remittance

Account Name:	FTI Consulting Canada Inc.	Bank Code:	002
Bank Name:	Banque Scotia	Account Number:	0861715
Bank Address:	Scotia Plaza, 44 rue King Ouest	Swift/BIC Code:	NOSCCATT
	Toronto, Ontario M5H 1H1	Transit Code:	47696
	Canada	Account Currency:	CAD

Please forward remittance advice to AR.Support@fticonsulting.com.

Please remit cheque payments to:

FTI Consulting Canada Inc.
A/S T10073
C.P. 10073, Succursale A
Toronto, ON M5W 2B1
Canada



Invoice Summary

Maskeen Development Ltd
c/o FTI Consulting Canada Inc.
701 West Georgia Street
Suite 1450
Vancouver, BC V7Y 1B6
Canada

Invoice No.	March 06, 2026
Job No.	102900003438
Terms	500003.2600
Due Date:	Due Upon Receipt
Currency	March 06, 2026
Tax Registration:	CAD

Re: Receivership

Current Invoice Period: Charges posted through February 28, 2026

Name	Title	Rate	Hours	Total
Thomas Powell	Senior Managing Director	\$1,080.00	6.50	\$7,020.00
Longmai Yan	Director	\$745.00	15.50	\$11,547.50
Tessa Chiricosta	Senior Consultant	\$550.00	8.00	\$4,400.00
Total Professional Services			30.00	\$22,967.50

Invoice Total	Amount CAD
	\$22,967.50
GST (5%)	\$1,148.38
Total Due	\$24,115.88



Invoice Detail

Invoice No.
Job No.

March 06, 2026
102900003438
500003.2600

Total Professional Services Thomas Powell

02/06/2026	Review and consideration of broker proposals	2.00		
02/12/2026	Review of broker proposals; valuation analysis; correspondence with tenant	1.50		
02/13/2026	Review of broker proposals; valuation analysis; correspondence with tenant	1.00		
02/19/2026	Discussions with tenant; calls with brokers regarding valuation and approach	1.00		
02/20/2026	Discussions with tenant; calls with brokers regarding valuation and approach	1.00		
		\$1,080.00	per hour x total hrs	6.50
				\$7,020.00

Longmai Yan

02/03/2026	Email with T Chiricosta re various payments; Call from CRA; Email with management re business number; Call from tenant re rent negotiation and discuss with T Powell re same, follow up message to tenant.	0.90
02/04/2026	Email with tenant re rent payment; Payment run related matter; Call from CRA and follow up email to company;	0.40
02/05/2026	Call from debtor; Call with CRA re business number.	0.30
02/06/2026	Review realtor proposal	0.20
02/09/2026	Email re rent payment	0.10
02/11/2026	Email re rent payment; Email with debtor re sale process; Banking access; Review brokerage proposals and prepare summary, email internally re same; Email with counsel re lease agreement;	3.00
02/12/2026	Review realtor proposals and discuss same internally; Finalize summary and email to secured lender for review; Tenant termination matter; Review and sign appraisal engagement letter;	1.80
02/13/2026	Discuss internally re tenant correspondence; Email re insurance renewal; Email re brokerage selection;	0.40
02/17/2026	Email re property tax payment; Email re tenant matter;	0.30
02/18/2026	Call from debtor; Set up meetings with brokers; Review Phase I report from environmental consultant; Email to debtor re estimated amount to discharge receiver; Various discussions internally throughout the day.	1.00
02/19/2026	Call with broker to review proposal; Tenant matter; Debtor inquiry re payout; Set up meeting with broker	0.90
02/20/2026	Call with two brokers to review proposal; Tenant correspondence; Review pro forma by broker	1.20
02/24/2026	Prepare template summary of valuation results by brokers and email to T Chiricosta re same.	0.50



Invoice Detail

Invoice No.
Job No.

March 06, 2026
102900003438
500003.2600

02/25/2026	Discuss with T Powell; Various emails re tenant matter; Review valuation comparison with T Chiricosta; Review draft R&D and email status update to secured lender;	1.30		
02/28/2026	Review comparison of broker valuation prepared by T Chiricosta and prepare summary sheet; Review appraisal report; Email with T Powell re same.	3.20		
			\$745.00	per hour x total hrs 15.50 \$11,547.50

Tessa Chiricosta

02/04/2026	Payment run; banking matters	0.50		
02/06/2026	Review of proposal; summary table	1.00		
02/17/2026	Correspondence with NBC regarded rejected payments; cheque run for payment	1.00		
02/20/2026	Payment run; approval request	0.50		
02/24/2026	Review of proposals; valuation comparison	3.00		
02/25/2026	R&D worksheet and table; re-requesting counsel fees payments	1.00		
02/25/2026	Review of proposals; valuation comparison	1.00		
			\$550.00	per hour x total hrs 8.00 \$4,400.00

	Total Professional Services	CAD	\$22,967.50
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This is Exhibit "C" referred to in Affidavit #1 of Thomas Powell, affirmed before me at Vancouver, British Columbia, this 18th day of August, 2026.

A handwritten signature in black ink, appearing to be 'L. Mc', written over a horizontal line.

A Commissioner for taking Affidavits
for British Columbia



Invoice Remittance

Maskeen Development Ltd
c/o FTI Consulting Canada Inc.
701 West Georgia Street
Suite 1450
Vancouver, BC V7Y 1B6
Canada

Invoice No.	April 14, 2026
Job No.	102900003588
Terms	500003.2600
Due Date:	Due Upon Receipt
Currency	April 14, 2026
Tax Registration:	CAD

Re: Receivership

Current Invoice Period: Charges posted through March 31, 2026

Amount Due Current Invoice **\$16,703.40**

Bank Information

Please indicate our invoice number with your remittance

Account Name:	FTI Consulting Canada Inc.	Bank Code:	002
Bank Name:	Banque Scotia	Account Number:	0861715
Bank Address:	Scotia Plaza, 44 rue King Ouest	Swift/BIC Code:	NOSCCATT
	Toronto, Ontario M5H 1H1	Transit Code:	47696
	Canada	Account Currency:	CAD

Please forward remittance advice to AR.Support@fticonsulting.com.

Please remit cheque payments to:

FTI Consulting Canada Inc.
A/S T10073
C.P. 10073, Succursale A
Toronto, ON M5W 2B1
Canada



Invoice Summary

Maskeen Development Ltd
c/o FTI Consulting Canada Inc.
701 West Georgia Street
Suite 1450
Vancouver, BC V7Y 1B6
Canada

Invoice No.	April 14, 2026
Job No.	102900003588
Terms	500003.2600
Due Date:	Due Upon Receipt
Currency	April 14, 2026
Tax Registration:	CAD

Re: Receivership

Current Invoice Period: Charges posted through March 31, 2026

Name	Title	Rate	Hours	Total
Thomas Powell	Senior Managing Director	\$1,080.00	5.90	\$6,372.00
Longmai Yan	Director	\$745.00	12.80	\$9,536.00
Total Professional Services			18.70	\$15,908.00

Invoice Total	Amount CAD
	\$15,908.00
GST (5%)	\$795.40
Total Due	\$16,703.40



Invoice Detail

Invoice No. April 14, 2026
Job No. 102900003588
500003.2600

Total Professional Services Thomas Powell

03/03/2026	Review of appraisal; review of update presentation for NBC	1.60		
03/09/2026	Discussions with Julio; selection of real estate broker	1.00		
03/13/2026	Discussions with Julio; selection of real estate broker	1.50		
03/20/2026	AY engagement letter matters; discussions with tenant	1.80		
	\$1,080.00	per hour x total hrs	5.90	\$6,372.00

Longmai Yan

03/02/2026	Status update with T Powell; Set up call with appraiser and lender; Prepare and send receiver certificate and funding request to secured lender; Call with appraiser to discuss report.	1.20
03/03/2026	Prepare and attend update call with secured lender to review appraisal report and broker proposals.	0.60
03/04/2026	Discuss with T Powell and draft summary deck to NBC on valuation comparison and appraisal conclusion; Review deck with T Powell, finalize and send to NBC.	2.60
03/06/2026	Call from debtor counsel re city statutory right of way; Email re same.	0.30
03/09/2026	Discuss SRW issue; Set up call with counsel	0.20
03/10/2026	Review SRW documents; Call with McCarthy and internal email re same;	0.50
03/11/2026	Prepare and attend call with secured lender re brokerage selection; General update with T Powell	0.50
03/17/2026	Review listing agreement with broker; Miscellaneous correspondence re tenant matters;	0.50
03/18/2026	Review comments on realtor listing agreement	0.30
03/20/2026	Various emails re township SRW matter; Status update internally.	0.50
03/23/2026	Internal emails and discussions re file status and outstanding matter; Review legal comments on SRW documents; Various correspondence with counsel re broker engagement letter, township SRW matter, tenant extension, etc.; Call with selected broker re engagement; Mark up listing agreement and email re same; Compile due diligence documents related to property; Execute disclosure forms and email re same; Review lease agreement and banking record; Insurance matters;	3.80
03/24/2026	Review draft letter to tenant and give instructions to counsel; Email to township re SRW matter; Consultant invoice;	0.40
03/25/2026	Execute broker listing agreement and email re same; Email with debtor re status;	0.20

FTI Consulting Canada, Inc.
TD South Tower, 79 Wellington Street West, Suite 2010, P.O. Box 104
Toronto, ON M5K1G8 Canada

GST/HST Registration Number: 835718024RT0001, QST Registration Number: 1230160542TQ0001 | fticonsulting.com



Invoice Detail

Invoice No. April 14, 2026
Job No. 102900003588
 500003.2600

03/26/2026	Call from debtor	0.10		
03/30/2026	Status update with T Powell; Emails with tenant re letter; Various correspondence with selected broker re due diligence items and email to debtor re information request; Email internally re payment matters;	0.80		
03/31/2026	Email with counsel; Follow up with Tenant; Email with counsel re next steps on SRW matter;	0.30		
			\$745.00	per hour x total hrs 12.80 \$9,536.00

	Total Professional Services	CAD	\$15,908.00
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This is **Exhibit "D"** referred to in **Affidavit #1** of **Thomas Powell**, affirmed before me at Vancouver, British Columbia, this 18th day of August, 2026.



A Commissioner for taking Affidavits
for British Columbia



Invoice Remittance

Maskeen Development Ltd
c/o FTI Consulting Canada Inc.
701 West Georgia Street
Suite 1450
Vancouver, BC V7Y 1B6
Canada

Invoice No.	May 11, 2026
Job No.	102900003697
Terms	500003.2600
Due Date:	Due Upon Receipt
Currency	May 11, 2026
Tax Registration:	CAD

Re: Receivership

Current Invoice Period: Charges posted through April 30, 2026

Amount Due Current Invoice

\$11,014.50

Bank Information

Please indicate our invoice number with your remittance

Account Name:	FTI Consulting Canada Inc.	Bank Code:	002
Bank Name:	Banque Scotia	Account Number:	0861715
Bank Address:	Scotia Plaza, 44 rue King Ouest	Swift/BIC Code:	NOSCCATT
	Toronto, Ontario M5H 1H1	Transit Code:	47696
	Canada	Account Currency:	CAD

Please forward remittance advice to AR.Support@fticonsulting.com.

Please remit cheque payments to:

FTI Consulting Canada Inc.
A/S T10073
C.P. 10073, Succursale A
Toronto, ON M5W 2B1
Canada



Invoice Summary

Maskeen Development Ltd
c/o FTI Consulting Canada Inc.
701 West Georgia Street
Suite 1450
Vancouver, BC V7Y 1B6
Canada

Invoice No. 102900003697
Job No. 500003.2600
Terms Due Upon Receipt
Due Date: May 11, 2026
Currency CAD
Tax Registration:

Re: Receivership

Current Invoice Period: Charges posted through April 30, 2026

Name	Title	Rate	Hours	Total
Thomas Powell	Senior Managing Director	\$1,080.00	5.60	\$6,048.00
Longmai Yan	Director	\$745.00	3.60	\$2,682.00
Tessa Chiricosta	Senior Consultant	\$550.00	3.20	\$1,760.00
Total Professional Services			12.40	\$10,490.00

Invoice Total	Amount CAD
	\$10,490.00
GST (5%)	\$524.50
Total Due	\$11,014.50



Invoice Detail

Invoice No. May 11, 2026
Job No. 102900003697
500003.2600

Total Professional Services Thomas Powell

04/01/2026	Discussions with NBC and purchasers counsel on proposed refinancing, review documentation	0.60		
04/02/2026	Discussions with NBC and purchasers counsel on proposed refinancing, review documentation	1.00		
04/09/2026	Status of refinancing; consider correspondence with lenders; discussions with AY	1.00		
04/10/2026	Status of refinancing; consider correspondence with lenders; discussions with AY	1.40		
04/23/2026	Discussions with borrower; discussions with AY	1.00		
04/24/2026	Discussions with borrower; discussions with AY	0.60		
	\$1,080.00	per hour x total hrs	5.60	\$6,048.00

Longmai Yan

04/01/2026	Discuss internally re debtor correspondence; Email with counsel; Email with broker re same; Email from bank	0.30		
04/02/2026	Various correspondence re SRW matter; Various emails re refinancing; Review due diligence documents and email to broker;	0.50		
04/07/2026	Various correspondences with selected broker and debtor CFO re document request and refinancing updates; Banking matters;	0.50		
04/08/2026	Call with broker	0.20		
04/09/2026	Emails re SRW matter; Review brochure prepared by broker	0.50		
04/13/2026	Email re refinancing	0.10		
04/14/2026	Review listing agreement and discuss with T Powell re same.	0.20		
04/17/2026	Email from broker; Email and calls with debtor re refinancing status	0.30		
04/20/2026	Follow up email re refinancing	0.10		
04/22/2026	Emails re SRW document execution; Emails re refinancing;	0.20		
04/23/2026	SRW matters	0.10		
04/24/2026	Email with Township re SRW documents	0.10		
04/27/2026	Email re extension of notice to vacate; Email with broker re lease arrangement; Review draft letter to tenant and provide comments	0.50		
	\$745.00	per hour x total hrs	3.60	\$2,682.00

Tessa Chiricosta

FTI Consulting Canada, Inc.
TD South Tower, 79 Wellington Street West, Suite 2010, P.O. Box 104
Toronto, ON M5K1G8 Canada

GST/HST Registration Number: 835718024RT0001, QST Registration Number: 1230160542TQ0001 | fticonsulting.com



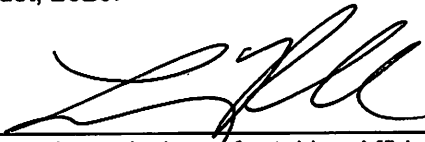
Invoice Detail

Invoice No.	May 11, 2026
Job No.	102900003697
	500003.2600

04/06/2026	Preparing filing fee cheques; RA1 remittance form; ascend set up	1.00
04/07/2026	Payment run; approval request; filing invoices	0.30
04/14/2026	Email with AY regarding invoice payment application	0.50
04/16/2026	Payment run; invoice filing; approval requests	0.30
04/21/2026	Following up on biller template approvals	0.20
04/28/2026	Banking matters; payment run; approval request	0.40
04/30/2026	Sales process matters; confidentiality agreements	0.50
	\$550.00	per hour x total hrs
		3.20
		\$1,760.00

		Total Professional Services	CAD	\$10,490.00
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This is **Exhibit "E"** referred to in **Affidavit #1** of **Thomas Powell**, affirmed before me at Vancouver, British Columbia, this 18th day of August, 2026.



A Commissioner for taking Affidavits
for British Columbia



Invoice Remittance

Maskeen Development Ltd
c/o FTI Consulting Canada Inc.
701 West Georgia Street
Suite 1450
Vancouver, BC V7Y 1B6
Canada

Invoice Date:	June 10, 2026
Invoice No.	102900003800
Job No.	500003.2600
Terms	Due Upon Receipt
Due Date:	June 10, 2026
Currency	CAD
Tax Registration:	

Re: Receivership

Current Invoice Period: Charges posted through May 31, 2026

Amount Due Current Invoice

\$16,906.05

Bank Information

Please indicate our invoice number with your remittance

Account Name:	FTI Consulting Canada Inc.	Bank Code:	002
Bank Name:	Banque Scotia	Account Number:	0861715
Bank Address:	Scotia Plaza, 44 rue King Ouest	Swift/BIC Code:	NOSCCATT
	Toronto, Ontario M5H 1H1	Transit Code:	47696
	Canada	Account Currency:	CAD

Please forward remittance advice to AR.Support@fticonsulting.com.

Please remit cheque payments to:

FTI Consulting Canada Inc.
A/S T10073
C.P. 10073, Succursale A
Toronto, ON M5W 2B1
Canada



Invoice Summary

Maskeen Development Ltd
c/o FTI Consulting Canada Inc.
701 West Georgia Street
Suite 1450
Vancouver, BC V7Y 1B6
Canada

Invoice Date: June 10, 2026
Invoice No. 102900003800
Job No. 500003.2600
Terms Due Upon Receipt
Due Date: June 10, 2026
Currency CAD
Tax Registration:

Re: Receivership

Current Invoice Period: Charges posted through May 31, 2026

Name	Title	Rate	Hours	Total
Thomas Powell	Senior Managing Director	\$1,080.00	8.70	\$9,396.00
Longmai Yan	Director	\$745.00	9.00	\$6,705.00
Total Professional Services			17.70	\$16,101.00

Invoice Total	Amount CAD
	\$16,101.00
GST (5%)	\$805.05
Total Due	\$16,906.05



Invoice Detail

Invoice Date: June 10, 2026
 Invoice No. 102900003800
 Job No. 500003.2600

Total Professional Services

Thomas Powell

05/07/2026	Electrical matter; sales update from AY	2.00		
05/08/2026	Electrical matter; sales update from AY	1.20		
05/11/2026	Sales matters; form of LOI	0.50		
05/14/2026	Sales matters; form of LOI	1.00		
05/15/2026	Sales matters; form of LOI	1.50		
05/27/2026	Review of offer; discussions with AY; update to NBC	0.50		
05/28/2026	Review of offer; discussions with AY; update to NBC	1.50		
05/29/2026	Review of offer; discussions with AY; update to NBC	0.50		
	\$1,080.00	per hour x total hrs	8.70	\$9,396.00

Longmai Yan

05/01/2026	Review legal letter and instruct counsel; Internal correspondence re potential purchaser	0.40		
05/07/2026	Reconcile lease receipts; Email with tenant; Email with counsel	0.50		
05/08/2026	Car accident and damaged power pole matter; Numerous correspondence with Hydro, township re same; Liaise with insurance broker re potential claim; Liaise with tenant re same; Internal correspondence; Call with CRA agent and GST audit matters;	4.20		
05/12/2026	Pre-filing GST matters; Discuss internally re same; Share footage with insurer	0.40		
05/13/2026	Emails with McCarthy re form of offer; GST matters; Call with broker	0.30		
05/15/2026	Review draft schedule A and liaise with counsel re same; Email follow up re SRW documents; Email with broker;	0.50		
05/19/2026	Emails and calls re power outage at site; Review updated Schedule A and various emails with counsel re same; Reply to broker email.	0.50		
05/20/2026	Various emails re claim on third party assets; Check project mailbox; Email re bidding process	0.50		
05/21/2026	Email with insurer re car accident	0.20		
05/26/2026	Liaise with counsel re tenant extension matters; Banking matters; Correspond with tenant re lease extension; Correspondence with broker and review offer received	1.00		
05/27/2026	Rent collection and email re same;	0.10		
05/28/2026	GST audit matters	0.10		
05/29/2026	Tenant email and call with Hydro; Review broker report on offer	0.30		
	\$745.00	per hour x total hrs	9.00	\$6,705.00

*Invoice Detail*

Invoice Date:	June 10, 2026
Invoice No.	102900003800
Job No.	500003.2600

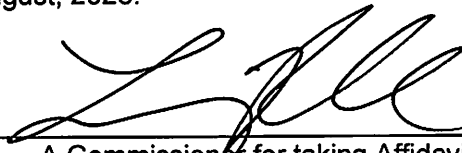
Total Professional Services	CAD	\$16,101.00
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FTI Consulting Canada, Inc.
TD South Tower, 79 Wellington Street West, Suite 2010, P.O. Box 104
Toronto, ON M5K1G8 Canada

GST/HST Registration Number: 835718024RT0001, QST Registration Number: 1230160542TQ0001 | fticonsulting.com

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This is **Exhibit "F"** referred to in **Affidavit #1** of **Thomas Powell**, affirmed before me at Vancouver, British Columbia, this 18th day of August, 2026.



A Commissioner for taking Affidavits
for British Columbia



Invoice Remittance

Maskeen Development Ltd
c/o FTI Consulting Canada Inc.
701 West Georgia Street
Suite 1450
Vancouver, BC V7Y 1B6
Canada

Invoice Date:	July 09, 2026
Invoice No.	102900003900
Job No.	500003.2600
Terms	Due Upon Receipt
Due Date:	July 09, 2026
Currency	CAD
Tax Registration:	

Re: Receivership

Current Invoice Period: Charges posted through June 30, 2026

Amount Due Current Invoice	\$20,626.73
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Bank Information

Please indicate our invoice number with your remittance

Account Name:	FTI Consulting Canada Inc.	Bank Code:	002
Bank Name:	Banque Scotia	Account Number:	0861715
Bank Address:	Scotia Plaza, 44 rue King Ouest	Swift/BIC Code:	NOSCCATT
	Toronto, Ontario M5H 1H1	Transit Code:	47696
	Canada	Account Currency:	CAD

Please forward remittance advice to AR.Support@fticonsulting.com.

Please remit cheque payments to:

FTI Consulting Canada Inc.
A/S T10073
C.P. 10073, Succursale A
Toronto, ON M5W 2B1
Canada

FTI Consulting Canada, Inc.
TD South Tower, 79 Wellington Street West, Suite 2010, P.O. Box 104
Toronto, ON M5K1G8 Canada

GST/HST Registration Number: 835718024RT0001, QST Registration Number: 1230160542TQ0001 | fticonsulting.com



Invoice Summary

Maskeen Development Ltd
c/o FTI Consulting Canada Inc.
701 West Georgia Street
Suite 1450
Vancouver, BC V7Y 1B6
Canada

Invoice Date: July 09, 2026
Invoice No. 102900003900
Job No. 500003.2600
Terms Due Upon Receipt
Due Date: July 09, 2026
Currency CAD
Tax Registration:

Re: Receivership

Current Invoice Period: Charges posted through June 30, 2026

Name	Title	Rate	Hours	Total
Tom Powell	Senior Managing Director	\$1,080.00	6.50	\$7,020.00
Longmai Yan	Director	\$745.00	15.10	\$11,249.50
Tessa Chiricosta	Senior Consultant	\$550.00	2.50	\$1,375.00
Total Professional Services			24.10	\$19,644.50

Invoice Total	Amount CAD
	\$19,644.50
GST (5%)	\$982.23
Total Due	\$20,626.73



Invoice Detail

Invoice Date: July 09, 2026
 Invoice No. 102900003900
 Job No. 500003.2600

Total Professional Services Tom Powell

06/04/2026	Negotiations with potential purchaser; discussions with McCarthy; discussions with AY	2.00
06/05/2026	Negotiations with potential purchaser; discussions with McCarthy; discussions with AY	0.80
06/11/2026	Negotiations with potential purchaser; discussions with legal counsel	0.50
06/12/2026	Negotiations with potential purchaser; discussions with legal counsel	1.00
06/18/2026	Negotiate transaction; attend call with potential purchaser re break fee issue	1.00
06/19/2026	Negotiate transaction; attend call with potential purchaser re break fee issue	1.20
\$1,080.00		per hour x total hrs
		6.50
		\$7,020.00

Longmai Yan

06/01/2026	Download information provided and set up project folder; Review QS report; Set up data book template;	1.00
06/01/2026	Download information provided and set up project folder; Review QS report; Set up data book template;	-1.00
06/01/2026	Follow up email with credit union to obtain bank statements; Call from Township re SRW documents;	0.30
06/02/2026	Review bank statements; Call with CRA agent re GST audit; Email re SRW documents; Email with Tenant re Hydro;	0.30
06/03/2026	Various calls and emails with BC Hydro and township general contractor re energization of permanent power; Email with tenant; Draft email to NBC re SRW matters; Call with broker re same; Email re offer; Banking and ascend matters; Call with CRA re GST audit; Discuss internally re GST return and banking transactions; Email with counsel re other claims.	4.20
06/04/2026	Populate transaction records; Various payment matters; Email with counsel re counter offer; Email with broker; Email with counsel re other priority creditors.	2.40
06/04/2026	Review information provided by company.	1.50
06/04/2026	Review information provided by company.	-1.50
06/05/2026	Discuss with T Chiricosta re Ascend and GST returns; Review pre-filing bank statements; Email internally re updating Ascend record; Email with borrower's CFO re RT0002 account; Call borrower's CFO; Review legal markup on counter offer;	1.80
06/08/2026	Email with broker re counteroffer; Follow up with borrower management re GST; Email with borrower management re GST account;	0.30

FTI Consulting Canada, Inc.
 TD South Tower, 79 Wellington Street West, Suite 2010, P.O. Box 104
 Toronto, ON M5K1G8 Canada

GST/HST Registration Number: 835718024RT0001, QST Registration Number: 1230160542TQ0001 | fticonsulting.com



Invoice Detail

Invoice Date: July 09, 2026
Invoice No. 102900003900
Job No. 500003.2600

06/09/2026	Various calls with CRA re GST audit matter; Emails re power connection at site; Correspondence internally and with borrower CFO re RT0002 account.	0.60		
06/11/2026	Discuss internally and prepare for GST audit; GST audit with CRA; Email with CFO re RT0002; Follow up with tenant re permanent power.	1.40		
06/15/2026	Review counteroffer from buyer and discuss with T Powell re same; Call with potential purchaser; Various emails with secured lender re offer; Review draft counteroffer and email with broker re same;	1.50		
06/16/2026	NDA matters; Call BC Hydro and electrician re permanent power connections and email to tenant re same;	0.80		
06/17/2026	Email with Hydro;	0.10		
06/18/2026	Email update to bank	0.10		
06/22/2026	Email with BC Hydro and Township re SRW registration at LTO; Emails with broker re lease extension terms;	0.50		
06/23/2026	Email with broker; Email with counsel re extension;	0.30		
06/25/2026	Collect rent from tenant;	0.10		
06/26/2026	Correspond with BC Hydro re LTO registration; Email to counsel re subject removal; Save updated title record on file;	0.30		
06/30/2026	RT0002 account matters;	0.10		
	\$745.00	per hour x total hrs	15.10	\$11,249.50

Tessa Chiricosta

06/05/2026	CRA audit conversation	0.60		
06/10/2026	CRA audit; filing GST; preparing account request letter	0.50		
06/11/2026	CRA audit; filing GST; preparing account request letter	0.40		
06/16/2026	Faxing request letters to CRA	0.50		
06/18/2026	Payment run; approval request	0.50		
	\$550.00	per hour x total hrs	2.50	\$1,375.00

Total Professional Services	CAD	\$19,644.50
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