

Court File No. CV-21-00659019-00CL

**ONTARIO
SUPERIOR COURT OF JUSTICE
COMMERCIAL LIST**

BETWEEN:

MERIDIAN CREDIT UNION LIMITED

Applicant

- and -

2607380 ONTARIO INC.

Respondent

**MOTION RECORD
VOLUME 2
(RETURNABLE DECEMBER 5, 2023)**

SimpsonWigle LAW LLP
1006 Skyview Drive, Suite 103
Burlington, Ontario L7P 0V1

Rosemary A. Fisher (LSO #32238T)
E-mail: fisherr@simpsonwigle.com
Tel: (905) 639-1052
Fax: (905) 528-9008

Lawyers for msi Spergel Inc., in its capacity as
Receiver of the assets, undertakings and
properties of 2607380 Ontario Inc

TO: **Gowling WLG (Canada) LLP**
Barristers & Solicitors
1 First Canadian Place
100 King Street West, Suite 1600
Toronto, ON M5X 1G5

Clifton P. Prophet (LSO #34845K)
Tel: (416) 862-3509
E-mail: clifton.prophet@gowlingwlg.com

Heather Fisher (LSO #75006L)
Tel: (416) 369-7202
E-mail: heather.fisher@gowlingwlg.com

Lawyers for the Applicant

AND TO: **2607380 Ontario Inc.**
1295 North Service Road
Burlington, ON L7P 0V5

Attention: Shawn Saulnier
Email: shawn@nuvoventures.com

Respondent

AND TO: **The City of Burlington**
426 Brant Street, P.O. Box 5080
Burlington, ON L7R 4G4

Attention: Property Tax Department

Email: taxownership@burlington.ca

AND TO: **Stikeman Elliott LLP**
5300 Commerce Court West
199 Bay Street
Toronto, ON M5L 1B9

Elizabeth Pillon
Tel: (416) 869-5623
E-mail: lpillon@stikeman.com

Sanja Sopic
Tel: (416) 869-6825
E-mail: ssopic@stikeman.com

Nicholas Avis

Tel: (416) 869-5504

E-mail: navis@stikeman.com

Lawyers for 2607380 Ontario Inc.

AND TO:

WeirFoulds LLP

66 Wellington Street West

Suite 4100, PO Box 35, TD Bank Tower

Toronto, ON M5K 1B7

Phillip Cho

Tel: (416) 619-6296

E-mail: pcho@weirfoulds.com

Lawyers for Crossroads Christian Communications Incorporated

INDEX

**ONTARIO
SUPERIOR COURT OF JUSTICE
COMMERCIAL LIST**

BETWEEN:

MERIDIAN CREDIT UNION LIMITED

Applicant

- and -

2607380 ONTARIO INC.

Respondent

I N D E X

DOCUMENT	TAB
VOLUME 1:	
<u>Notice of Motion</u>	A
<u>First Report of the Receiver, dated November 22, 2023</u>	B
<u>Appendix 1: Order Terminating CCAA by The Honourable Justice Dietrich, dated March 18, 2021</u>	1
<u>Appendix 2: Order Appointing Receiver by The Honourable Justice Dietrich dated March 18, 2021</u>	2
<u>Appendix 3: Redacted Listing Proposal of Colliers, dated May 25, 2021</u>	3
VOLUME 2:	
<u>Appendix 4: Redacted Listing Proposal of Cushman & Wakefield, dated May 25, 2021</u>	4
<u>Appendix 5: Redacted Listing Proposal of Avison and Young, May 26, 2021</u>	5

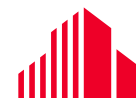
Appendix 6: Cushman & Wakefield Listing Agreement, dated June 3, 2021	6
Appendix 7: Amended Listing Agreement – Listing Price, dated November 17, 2021	7
Appendix 8: Renewed Listing Agreements – Expiry Dates	8
Appendix 9: Redacted Crossroads Christian Communications Incorporated Agreement of Purchase and Sale, dated August 22, 2023	9
Appendix 10: Crossroads Christian Communications Incorporated Waiver of Conditions, dated October 19, 2023	10
Appendix 11: Cushman & Wakefield Marketing Summary to October 19, 2023	11
Appendix 12: Canada Revenue Agency Trust Claim for Source Deductions, dated February 8, 2022	12
Appendix 13: Canada Revenue Agency Trust Claim for HST, dated April 19, 2022	13
Appendix 14: WEPP Statement, dated September 23, 2022	14
Appendix 15: Affidavit of Trevor Pringle, Sworn November 17, 2023	15
Appendix 16: Affidavit of Rosemary Fisher, Sworn November 20, 2023	16
Appendix 17: Receiver’s Interim Statement of Receipts and Disbursements, dated November 17, 2023	17
Appendix 18: Amounts due under CCAA Administrative Charge, dated November 8, 2023	18
Appendix 19: Receivers Certificate No. 1, dated March 31, 2021	19
Appendix 20: Meridian Payout Statement, dated November 17, 2023	20
Appendix 21: Title Search, dated January 18, 2021	21
Appendix 22: The City of Burlington Property Tax Statement, dated November 10, 2023	22
Property Subsearch – 1295 North Service Road, Burlington, ON	C

<u>Execution search – 2607380 Ontario Inc.</u>	D
<u>PPSA search – 2607380 Ontario Inc.</u>	E
<u>Draft Approval and Vesting and Discharge Order – blacklined</u>	F

TAB 4



SPERGEL



CUSHMAN &
WAKEFIELD

MARKETING PROPOSAL

1295 North Service Road, Burlington

May 25, 2021

PREPARED FOR:

TREVOR PRINGLE, CFE, CIRP, LIT
MSI SPERGEL INC.

PREPARED BY:

MICHAEL YULL
Vice President

FRASER PLANT
Senior Vice President

MARC DANKO
Senior Vice President

Table of Contents

A) Executive SummaryPage 3

B) Property OverviewPage 5

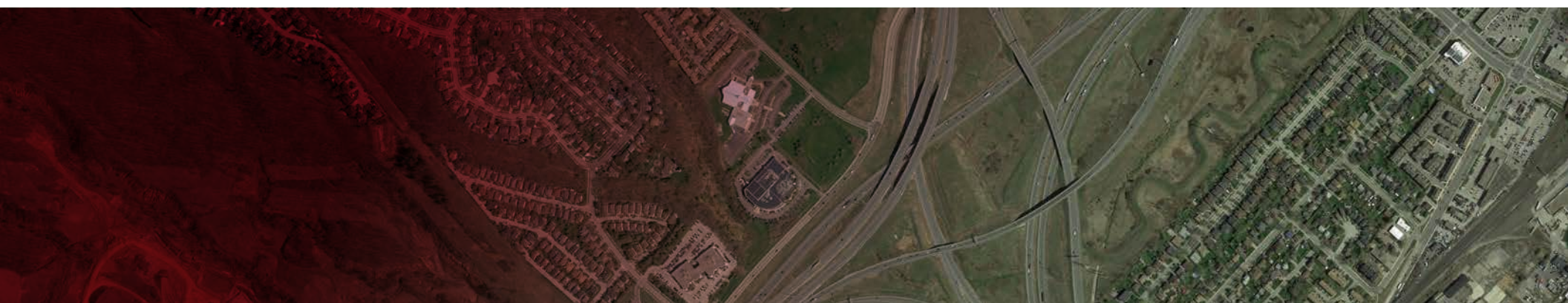
C) Valuation.....Page 7

D) Marketing Plan & Disposition Timeline.....Page 12

E) Reporting.....Page 16

F) Compensation & Terms of EngagementPage 18

G) Experience & Marketing Team Page 20



An aerial photograph of a suburban area. The top left shows a residential neighborhood with many houses. The bottom left shows a large, open field. The right side of the image is dominated by a multi-lane highway with several overpasses. In the center-right, there is a school building with a large parking lot. The text 'SECTION A' is overlaid on the left side of the image.

SECTION A

EXECUTIVE SUMMARY

A) Executive Summary

- 1 Subject asset is now in receivership. Goal is to achieve maximum value through a controlled public sale process.
- 2 Formerly known as the "Crossroads Broadcasting Center" the building was built in 1992 and measures approximately 138,085sf on 4.887 acres of land.
- 3 Crossroads leased back 42,963sf at an annual net rent of \$1,566,059 with an expiry of March 2023 and includes two further 5-Year renewal rights. Existing income and in place technology will attract both investor and production/broadcast user demand.
- 4 Building has undergone significant upgrades and renovations, however, will require capital investment over the next 10 years of approximately \$1,500,000 for roof, asphalt and other capex.
- 5 Specialized nature and existing build-out will shrink size of investor and user buyer pools. However, interested buyers will see substantial value in building's infrastructure. Understanding and communicating this value is imperative to realizing maximum value.
- 6 Key target markets are private entrepreneurial investors and companies involved in high end audio/visual production. Institutional investors and REITs will have no interest.
- 7 Based on our experience and our deep understanding of the market, we have ascribed a value of [REDACTED] depending on the profile of the buyer.

An aerial photograph of a suburban area. The top left shows a residential neighborhood with many houses. The bottom left shows a large, multi-story commercial building complex with several parking lots. The right side of the image is dominated by a large, multi-lane highway with several overpasses and ramps. The text 'SECTION B' is overlaid on the left side of the image.

SECTION B

PROPERTY OVERVIEW

B) Property Overview

PROPERTY OVERVIEW - 1295 NORTH SERVICE ROAD

STRENGTHS

- Majority of building has recently undergone major renovation and upgrades
- Outfitted with state-of-the-art broadcasting and studio infrastructure
- Strong cash flow from existing tenancies
- QEW Exposure and close proximity to public transit and an abundance of amenities
- Building layout allows for diverse tenants and income strength

CHALLENGES

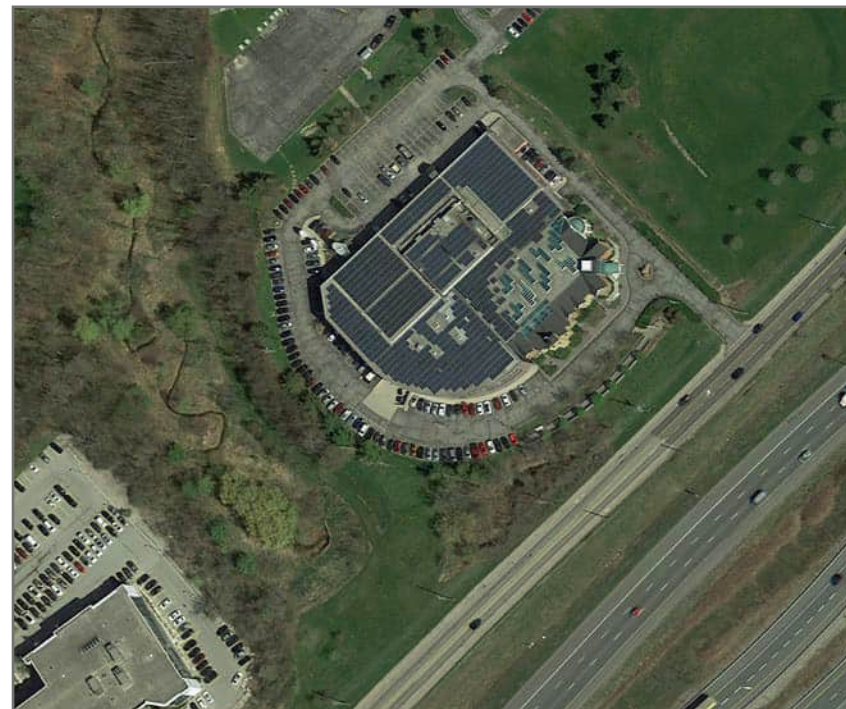
- Highly specialized nature of facility limits buyer pool
- Large common areas may equate to high gross-up factor reducing investor liquidity
- Low parking ratio

OPPORTUNITIES

- Building offers great opportunity for "post covid" office landscape
- Income potential will attract entrepreneurial investor types
- Replacement cost prohibitively higher
- In place technology attractive to local higher education institutions
- Very limited competitive space

THREATS

- Uncertainty in economy (COVID)
- Pending Crossroads lease expiry



LOCATION	QEW & BRANT STREET
LOT SIZE	4.887 ACRES
ZONING	BC1-44
BUILDING SIZE	138,085 SF

SECTION C

VALUATION



C) Valuation

CURRENT STATE - MARKET LANDSCAPE

- » Office and retail markets were the most impacted by the Covid-19 pandemic. The recovery has begun, however it is slow and the long term outlook is uncertain.
- » The GTA West suburban office market hit a 4-year high with an availability rate of 14.8%. This equates to a 60% increase year over year.
- » There is no surprise that the availability rate is being driven by the largest sub-lease inventory in almost 17 years. Sublet space accounts for more than 26% of all availabilities. While this adds to supply, tenants will find it harder to negotiate tenant improvements and customization with sub-landlords who are focused upon cost recovery.
- » In Q1 2021, absorption hit a historic low of negative 1.1 million square feet. This was by far the worst quarter since the pandemic began.
- » With limited new construction to be delivered we feel absorption has reached its nadir.
- » While there was significant migration from the suburbs to the downtown core driven by the need to attract and retain young professionals, many now feel post-covid sensibilities will cause a reversal to this trend.
- » With the majority of office tenants unsure of their strategic footprint going forward, there will be a surge in demand for flexible work environments.

C) Valuation

FINANCIAL ANALYSIS & ASSUMPTIONS

1. INVESTOR VALUE

- » Stabilized NET income from Crossroads/CTS of [REDACTED]
- » Current occupied space (post 2018 renovation) of 42,963sf (31% of GRA)
- » Assuming a remaining gross floor area of approximately 95,122sf
- » Solar lease was pre-paid - no recurring monthly revenue for current owners
- » Below market rents and above marketing yields have been used to determine value ranges
- » Vacant space is broken down by the following areas:

Studio	12,000sf
Office	56,703sf
Event	20,910sf
Cafeteria	5,509sf

- » The following are conservative market valuations for the above specified areas:

Studio	[REDACTED]
Office	[REDACTED]
Event	[REDACTED]
Cafeteria	[REDACTED]

C) Valuation

PROJECTED VALUATION RANGE

» Total projected valuation range for the subject asset:

	Low	High
Crossroads	[REDACTED]	[REDACTED]
Vacant Studio	[REDACTED]	[REDACTED]
Office	[REDACTED]	[REDACTED]
*Event	[REDACTED]	[REDACTED]
*Cafeteria	[REDACTED]	[REDACTED]
Total Valuation Range	[REDACTED]	[REDACTED]

**Due to the inherent risk that is associated with specialized assets we utilized yields (7.5%-9.0%) that are 200-300 bps over standard.*

**Yield ranges for both the cafeteria and event space was 12.5%-15.0% as utility for both is more difficult to stabilize.*

2. USER VALUE

» Due to the specialized nature of the asset the user value probably was the widest range of all. If the in place production technology is not required or needed the value could be in the [REDACTED] a. If the purchaser is specifically acquiring the asset for the improvements a value of upwards of [REDACTED] must be justified. We conclude a user value could be between [REDACTED]

C) Valuation

PROJECTED VALUATION RANGE

3. REPLACEMENT COST

- » It is highly unlikely any developer/investor would build a comparable facility on speculation as the subject asset. However, if a user required a design build of this nature the costs would be the following:

	Area	\$	Total Costs
Land	4.887 acres	\$2,000,000/acre	\$9,774,000
Development Charges	138,085 square feet	\$22.64/sf	\$3,126,244
Construction	138,085sf	\$250/sf	\$34,521,250
Hard Cost	138,085sf	\$35/sf	\$4,832,975
Soft Costs			
Total Costs			\$52,254,469 \$378/sf

CONCLUSION

- » Due to the potential wide varying values for either investor or user (or a hybrid of the two) this clearly makes the case for an unpriced bid and tender process.
- » With the proper exposure to the right target markets we feel the asset can argue a value between

[REDACTED]

An aerial photograph of a suburban area. The top left shows a residential neighborhood with many houses. The bottom left shows a large, open field. The right side of the image is dominated by a multi-lane highway with several overpasses. A school building with a large parking lot is visible in the middle right. The text 'SECTION D' is overlaid on the left side of the image.

SECTION D

MARKETING PLAN & DISPOSITION TIMELINE

D) Marketing Plan & Disposition Timeline

MARKETING PLAN

To maximize value, the key strategies underpinning our marketing program are as follows:

1

EXTENSIVE MARKET EXPOSURE - WIDEST POSSIBLE COVERAGE

MLS, C&W Website, C&W National Network, Globe & Mail x4 ads

BY GEOGRAPHY, INDUSTRY SECTOR AND SIZE OF BUSINESS

2

INTENSIVE MULTI-MEDIA MARKETING CAMPAIGN

Property website, signage facing 14th Line, social media, HTML Blast to brokerage community

RAPID DEPLOYMENT OF MARKETING TOOLS

3

TARGET USERS/INVESTOR

Strategic targeting focusing on production/broadcasting, education users and investors

HITTING ALL OF OUR TARGET GROUPS QUICKLY AND AT ONCE WILL INCREASE THE ODDS OF A COMPETITIVE ENVIRONMENT

Toronto Film School

REDEEMER
UNIVERSITY COLLEGE

Disney+
prime video

9 STORY
MEDIA GROUP

TRIPLE
PROPERTIES

SUNUP
REALTY INC.

crave

NETFLIX

ICON

PARKIT
ENTERPRISE INC

TAKOL

RATHCLIFFE
PROPERTIES

D) Marketing Plan & Disposition Timeline

DISPOSITION TIMELINE

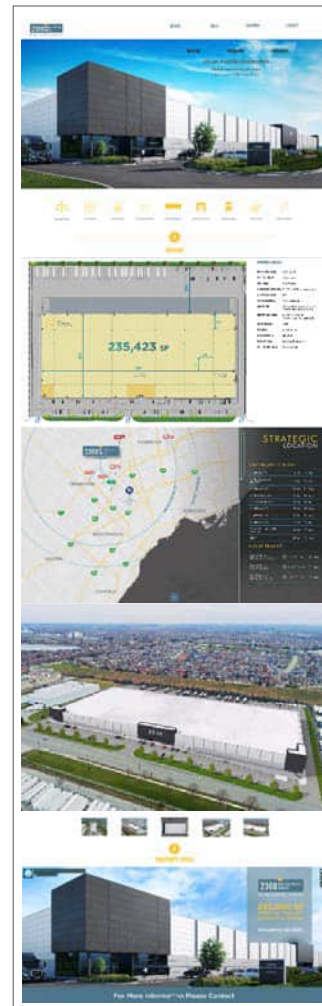
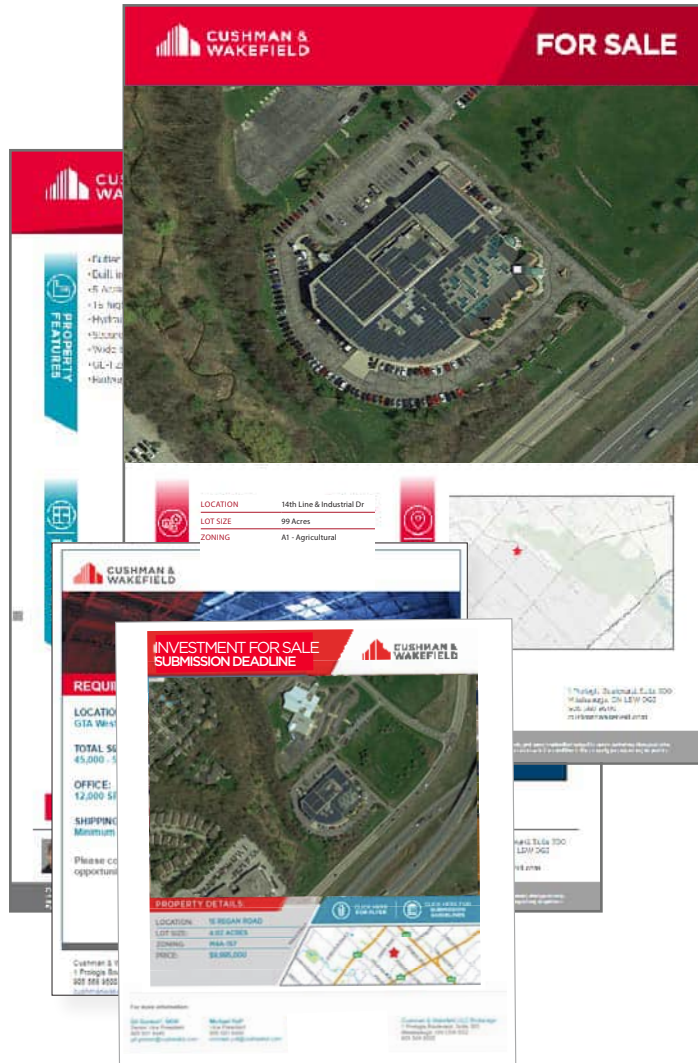


Our recommendation is to aggressively market the property throughout end of June & July and announce the bid date for early September during the 1st week of August. This will allow sufficient time to reach our target audience.

D) Marketing Plan & Disposition Timeline

MARKETING INITIATIVES

MOCK SALES BROCHURE & BROKER BLAST



PROPERTY SPECIFIC WEBSITE



NEWSPAPER ADVERTISING



PROPERTY DRONE VIDEO



SOCIAL MEDIA



PROPERTY SIGNAGE

An aerial photograph of a suburban area. The top left shows a residential neighborhood with many houses. The bottom left shows a large, open field. The right side of the image is dominated by a multi-lane highway with several overpasses. A school building with a large parking lot is visible in the middle right. The text 'SECTION F' is overlaid on the left side of the image.

SECTION F

REPORTING

F) REPORTING

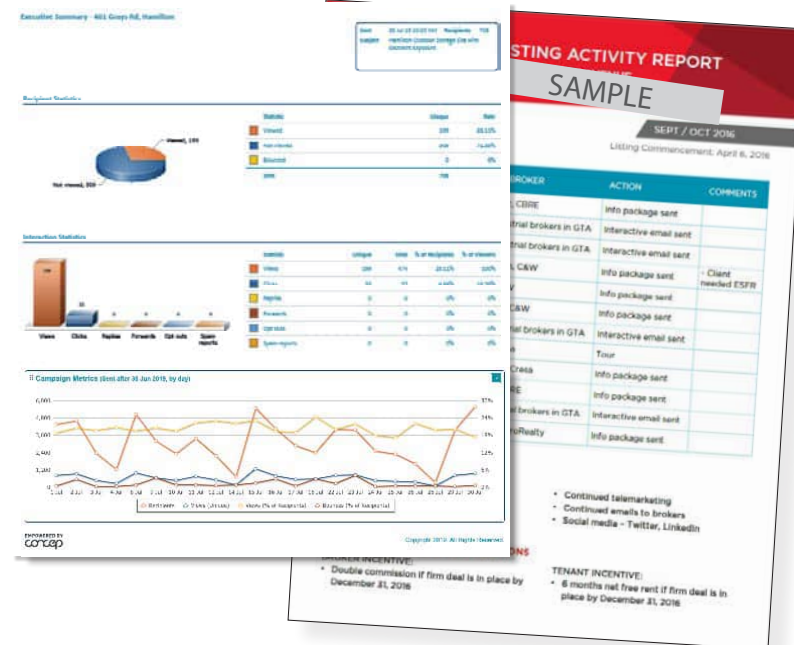
ACCOUNTABILITY

LISTING ACTIVITY REPORTING

- Cushman & Wakefield proposes a heightened reporting structure to keep Spergel apprised of our activity, as this is a court appointed receivership sale
- A detailed report will be distributed every two weeks and stored in our secure online listing dataroom for review
- Regular verbal updates of new activity will be given as required
- Spergel will have full access to online data room

ACCOUNTABILITY

- Cushman & Wakefield believes accountability to be one of the foremost responsibilities of a real estate broker
- In order to remain accountable to Spergel throughout the disposition process, Cushman & Wakefield commits to complete the following activities during the listing term:



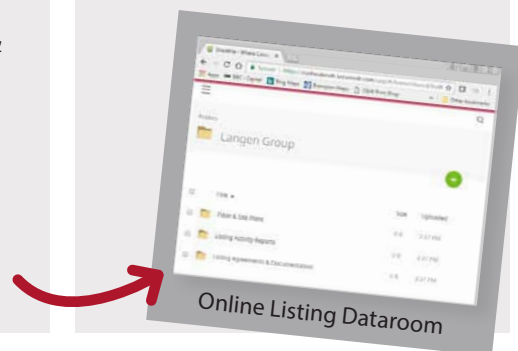
REPORTING

Including:

- Our marketing efforts and schedule to date
- Broker calls and enquiries
- Prospect calls and inquiries
- Site visit details
- Proposal and offer status
- Comparable transactions & new listings in the market
- Upcoming and planned marketing initiatives
- Maintenance of secure online listing dataroom

SITE VISIT PROTOCOL

- Coordinated through Cushman & Wakefield
- Always attended by a member of the listing team



RESPONSE TIME

- Open and accessible to all prospects and brokers
- Respond to all inquiries in a timely manner
- Our response time will always be same business day

PROFESSIONAL CONDUCT

- Act with the highest degree of professionalism
- Embody the qualities of empathy, sincerity, trust worthiness, ethical behaviour and respect for others at all times

An aerial photograph of a suburban area. The top left shows a residential neighborhood with many houses. The bottom left shows a large, open field. The right side of the image is dominated by a multi-lane highway with several overpasses. In the center-right, there is a large, modern building complex, possibly a school or a corporate campus, surrounded by greenery and parking lots. The text "SECTION G" is overlaid on the left side of the image.

SECTION G

COMPENSATION & TERMS OF ENGAGEMENT

G) Compensation & Terms of Engagement

LISTING

<u>Offering Price:</u>	UNPRICED
<u>Listing Type:</u>	LISTED ON MLS: Bid date to be announced for early September per Marketing Timeline
<u>Commission:</u>	<p>Cooperative Brokerage Transaction: 2.0% of sale price, plus HST distributed as follows: 1.0% to cooperating broker & 1.0% to listing team</p> <p>Listing Team Only Transaction: In the event the listing team is solely involved in the transaction, the fee will be reduced to 2.0% of Sale Price + HST</p>
<u>Listing Duration:</u>	6 months

LISTING RECOMMENDATIONS: Immediate Action Items of Listing Team

- 1 A thorough review and understanding of Crossroads' lease and other tenancies
- 2 Establish tour protocol with Karen Carruthers regarding COVID-19 forms and ideal timing
- 3 Ascertain cost and timing to complete renovation to 2nd & 3rd floors. C&W to utilize it's in-house PM team at C&W's cost

The background of the slide is an aerial photograph of a suburban neighborhood. It shows a mix of residential housing, including single-family homes and larger apartment-style buildings. A prominent feature is a large, multi-story building with a flat roof, likely a school or community center, surrounded by parking lots. To the right, a multi-lane highway runs diagonally across the frame. The overall color palette is muted, with earthy tones and greens, overlaid with a semi-transparent dark red geometric shape that frames the text.

SECTION H

EXPERIENCE & MARKETING TEAM

H) Experience & Marketing Team

CASE STUDIES



45 INNOVATION DRIVE, HAMILTON

Engaged as listing agent for Fengate Asset Management on the disposition of 45 Innovation Drive, Dundas (Hwy6/Hwy5) – single tenant office/industrial building with additional development land to be vacated by current tenant

Ran a two-pronged approach covering sale or lease with a priced asset reflective of market conditions. Marketed both exclusively and through mls to achieve widest reach to both tenants, owners, investors and real estate brokers.

Building was sold with a short closing for \$8M to a user in the area representing an overall price per square foot of \$172



1005 SKYVIEW DRIVE, BURLINGTON

Engaged as listing agent on behalf of Investors Group/Bentall to sell 1005 Skyview Drive as an income producing asset.

Ran an exclusive bid date process to our investor market contacts in order to ensure qualified bidders to meet projected sale target.

Building was sold with a short closing for \$20M to a user in the area representing an overall price per square foot of \$196



1006 SKYVIEW DRIVE, BURLINGTON

Engaged by United Lands from day 1 on the purchase of the development site for the purpose of securing a lead tenant, leasing the remaining vacancy and subsequently selling the asset.

Marketed the design build opportunity to the tenant and brokerage market securing Jan Kelly through the Cushman network as lead tenant in the building. Once constructed, proceeded to lease out the remaining vacancy at market leading rents.

Final part of the assignment was to sale the income producing asset. Marketed exclusively as an unpriced asset through a bid date process which due to the high quality of the building and solid income sold for \$10.75 M or \$290 psf, setting a new high-water mark for suburban office sales.

H) Experience & Marketing Team

REFERENCES



Rob Chanona, Managing Director Canada
DSV



Phil Nanavati, Vice President
Fengate Asset Management Limit



Dave Carreiro, President
First Gulf



Dean Cutting, Partner
Carterra

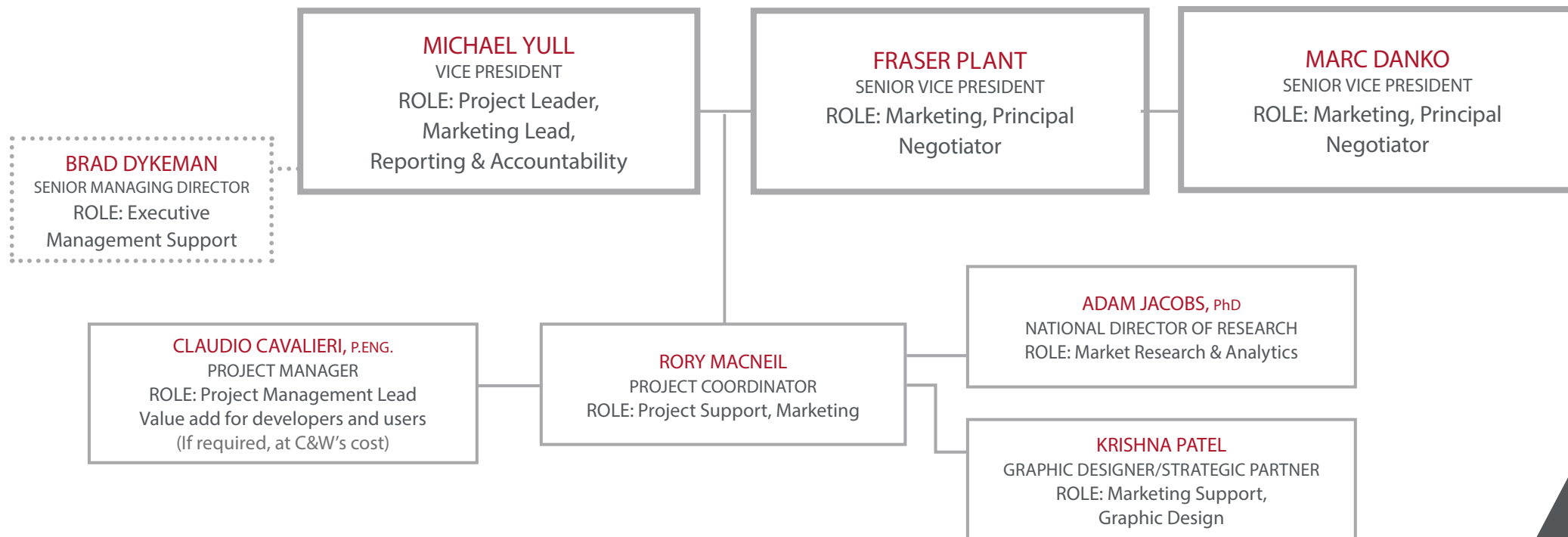
*Contact information available upon request



H) Experience & Marketing Team

EXPERIENCED TEAM

The Cushman & Wakefield team is active, experienced and highly skilled in dealing with this type of assignment with expertise in listing major assets.



H) Experience & Marketing Team

TEAM MEMBER BIOS



MICHAEL YULL*

Vice President

Toronto West

905 501 6480

michael.yull@cushwake.com

ROLES & RESPONSIBILITIES

Michael Yull is Vice President of the Toronto West Industrial Group. In this role, Michael's focus is selling and leasing industrial buildings and land. His clients are typically made up of end users, institutional owners, developers and investors.

WORK EXPERIENCE

Michael has been involved in the sale of numerous industrial development sites in the GTA west. Most recently, Michael sold an 11 acre infill site in north Brampton to a merchant developer and is now the lead agent marketing the development of a 235,000 sf distribution facility. Michael prides himself on his intimate market knowledge and having a strong understanding of the Cushman & Wakefield Industrial Platform. This allows him to assist his clients with complex real estate assignments while making the transaction process seamless. Since January 2019, Michael has represented tenants in new leases and renewals totaling over 1,500,000 sf of industrial space and has sold over 150 acres of land with a total transaction value of over \$150,000,000. Michael consistently ranks in the Top 10 in his office and is a multiple time recipient of the President's Round Table award.

SOME CLIENTS INCLUDE

- | | | | |
|-------------------------|-----------------------------|-----------------------|-------------------------------|
| • GWL Realty Advisors | • Acorn Packaging | • Pratt & Whitney | • GE |
| • Carttera | • Alpha Poly Packaging | • Unilever | • Xerox |
| • Panattoni Development | • Collins Aerospace | • Acco Brands | • Applied Electronics Limited |
| • Orlando Corporation | • Rogers Telecommunications | • Magna International | • Chrysler FCA |

EDUCATION

- Ontario Real Estate Board (OREA)
- Real Estate Council of Ontario (RECO)
- Toronto Real Estate Board (TREB)
- Canadian Professional Golfers Association (CPGA)
- Humber College - Business Marketing

H) Experience & Marketing Team

TEAM MEMBER BIOS



FRASER PLANT*

Senior Vice President

Toronto West

905 501 6445

fraser.plant@cushwake.com

ROLES & RESPONSIBILITIES

Fraser has been the lead broker on four transactions nominated for NAIOP's Industrial Deal of the Year, winning twice, in 2014 for Adidas and 2016 for Newell Brands. He is an active member of NAIOP and takes part in the NAIOP Mentoring Program. During Fraser's initial tenure at Cushman & Wakefield his early success earned him the industrial Rookie of the Year award. This was followed by a myriad of annual recognitions for excellence on a national scale, for the previous ten years he led and established JLL's industrial platform in the Greater Toronto and Southwestern Ontario areas. Under his leadership the sales team grew five times and revenue more than thirty-fold.

WORK EXPERIENCE

Fraser Plant has built an impressive business in industrial sales and leasing with expertise in institutional agency work, supply chain advisory and multi-market accounts. He is well known in the landlord and investor communities both in the GTA and nationally. Fraser also has extensive experience in representing tenants in all forms of transactions. He is fervent in his belief that by understanding the needs and motivations of both Landlords and Tenants, he guides and completes projects that are viewed as advantageous for all parties. Fraser is a strong advocate of having his clients control as much of the real estate process as possible. This can begin at site selection, on to building design to establishing contractual terms.

SOME CLIENTS INCLUDE

- | | | | |
|-------------------|-----------------|-----------------|-------------------|
| • Henkel Canada | • Adidas | • Electrolux | • First Gulf |
| • Siemens, Adidas | • Xerox | • Newell Brands | • Berkshire Axis |
| • Navistar | • P&G | • WESCO | • Manulife |
| • DSV | • Iron Mountain | • VF Imagewear | • Great West Life |

EDUCATION/ MEMBERSHIPS

- Toronto Real Estate Board (TREB)
- Canadian Securities
- B.B.A. Concordia University

H) Experience & Marketing Team

TEAM MEMBER BIOS



MARC DANKO*

Senior Vice President

Toronto West

905 501 6467

marc.danko@cushwake.com

PROFESSIONAL EXPERTISE

Marc is a senior real estate advisor with over 23 years of experience with Cushman & Wakefield ULC and specializes in commercial leasing and dispositions with specific focus on relocation and dispositions in the west end market. Marc has concentrated his business efforts locally, focusing in the Hamilton, Oakville, Burlington and Mississauga markets. As part of the C&W team, Marc brings with him market and product knowledge, significant listing and selling experience in the west end market, and a strong commitment to customer service and client retention.

SOME CLIENTS INCLUDE

- | | | | | |
|-------------------------|-----------------|---------------------|-----------------------------|----------------------|
| • Teradata Corporation | • Assante | • Alphora Pharma | • Sun Life | • Oracle Corporation |
| • Cedara Software (IBM) | • Canadian Tire | • VF Corporation | • The UPS Store | • Air Canada |
| • Royal Bank of Canada | • Jazz Air | • Life labs | • Hostess Frito Lay-PepsiCo | • American Express |
| • Creation Technologies | • Wood | • St.John Ambulance | • Cipher Pharmaceuticals | • The United Way |

PROFESSIONAL RECOGNITION

- President Round Table Recipient since 2008 | Cushman & Wakefield
- Recipient of the Award of Excellence 2014 to present
- Top Suburban Sales Representative – Cushman & Wakefield 2008, 2009, 2012, 2017 and 2018

EDUCATION

- Bachelor of Science Degree | University of Toronto



MICHAEL YULL*

Vice President

905 501 6480

michael.yull@cushwake.com

FRASER PLANT*

Senior Vice President

905 501 6408

fraser.plant@cushwake.com

MARC DANKO*

Senior Vice President

905 501 6467

marc.danko@cushwake.com

May 25, 2021

*Sales Representative **Broker

No warranty or representation, expressed or implied, is made as to the accuracy of the information contained herein, and same is submitted subject to errors, omissions, change of price, rental or other conditions, withdrawal without notice, and to any specific listing condition, imposed by our principals.



SPERGEL



TAB 5

**AVISON
YOUNG**

1295 North Service Road West, Burlington, ON

Marketing Plan and Sale Proposal



May 26, 2021

Capital Markets Group

Prepared For:



SPERGEL



Platinum member

Table of Contents

	Cover Letter	3
	Introduction	4
01	Avison Young Workplan	5
02	Market Overview	7
	Sales Comparables	8
	Burlington Office Market	10
03	Property Overview	11
	Property Rent Roll	13
04	Property Valuation	15
	Property Valuation	16
	10-year Cash Flow	17
05	Closing Remarks	19
06	Appendix	21
	Listing Team Structure	22
	Avison Young Listing Team Bios	23
	Avison Young Work Plan Details	27
07	Avison Young Experience	30

AVISON YOUNG

18 York Street
Suite 400
Toronto, ON
M5J 2T8
Canada

T 416.955.000
F 416.955.9724

avisonyoung.ca

May 26th, 2021

Trevor Pringle, CFW, CIRP, LIT

Partner

Evan McCullagh

Senior Real Estate Manager

msi Spergel Inc.

21 King Street West, Suite 1602

Hamilton, ON L8P 4W7

Dear Trevor and Evan:

RE: 1295 North Service Road, Burlington, Ontario (the "Property")

Thank you for inviting Avison Young to provide msi Spergel Inc. with our marketing and sale proposal for the above-noted property. We have tremendous experience and a proven track record in marketing and selling distressed assets and specialized assets in the GTA and will ensure the property is extensively marketed to attract strong market interest.

Our proposal outlines our marketing plan, strategy, our capabilities, recommendations, and suggested pricing to sell the property in the most time efficient manner possible.

Thank you again and we look forward to the opportunity to work with you and the msi Spergel team again.

Yours very truly,

AVISON YOUNG COMMERCIAL REAL ESTATE SERVICES, LP, Brokerage



Kelly Avison, AACI
Principal, Broker – Capital Markets Group



Harrison Livermore
Principal, Sales Representative



Richard Chilcott
Principal, Sales Representative –
Capital Markets Group



Jeff Flemington
Principal, Broker

Introduction

The Mandate

msi Spergel intends to engage a professional commercial real estate services firm to advise, market and dispose of 1295 North Service Road West, Burlington, Ontario (the "Property")

The goal is to sell this unique asset in the most time efficient manner possible, and upon the best overall business terms, while ensuring complete broad market exposure to generate as much interest (and the most qualified offers) possible. The entire process is to be carried out in a fully transparent and documented professional marketing program.

Why Avison Young

We are excited about this opportunity and have assembled a dynamic team of Capital Markets and investment specialists led by senior members/Principals of the firm, with extensive experience with "distressed assets" (e.g., Power of sale, receivership, court mandated sales, etc.) – that will provide you with best-in-class services. Avison Young's Collaborative & Team Approach to the commercial real estate business is unique in the industry and truly puts our clients' needs and goals first and ensures that all of our professionals and multiple services lines are brought forward on each and every assignment.

Avison Young has a Collaborative Platform of service lines, and you will benefit from Avison Young's entire 5,000 professionals across 100+ global offices promoting this exciting opportunity to potential purchasers locally, nationally and around the globe.

We strongly value the relationship with msi Spergel and appreciate the confidence msi Spergel has shown in our team and are proud of our collective track record and will do everything in our control to deliver another great result.

Valuation Summary

CONFIDENTIAL

We recommend having a guidance price when discussing with potential buyers

01

Avison Young Workplan

Avison Young Work Plan

Avison Young has a great deal of experience selling “distressed” assets (e.g. power of sale, forced sale, receivership, court order). Our Disposition Strategy and Timeline is summarized below, with our expanded/full details located in the Appendix.

The following are the key elements of our proposed strategy:

Disposition Strategy & Timeline

Our strategy is to thoroughly understand the property, assemble due diligence materials, prepare quality marketing materials and disseminate the information to as wide an audience as possible in order to maximize proceeds and minimize deal risk. We will accomplish this through a methodical sale process, the key components of which are outlined below.

2 Weeks UNDERWRITING	~4 Weeks MARKETING	2-4 Weeks NEGOTIATION/DUE DILIGENCE
Pre-Marketing Due Diligence	Proven 3- Staged Marketing Process	Review and Summarize all offers Determine Short List of Proponents (if applicable) Set final negotiation strategy, which may include second round bids Assist Buyer through due diligence process (if any)
Review of available Documents, including: Building Condition Report Environmental Report Site Survey Property Tax Bills Review all leases, and confirm any rent abatements Standard Form of Agreement of Purchase and Sale Title Review Other Sub-Consultant Reports (to be determined)	Mass Marketing introduction (MLS) Detailed information to qualified prospects Proven Process Confidentiality Agreement Access to online data room AY Team to meet with buyers to discuss the offering	
Finalize Marketing Material	Bid-Date	4-6 Weeks CLOSING / VESTING ORDER
Detailed Investment Summary Online Data Room Offering Memorandum Finalization of Due Diligence Documentation	Creates competitive bidding environment Bids to be received and summarized at same time Keeps market focused on the opportunity Ensures Buyers feel process is fair, open and transparent	Transaction management Assist/guide Buyer through Closing process (e.g., Court approval, Vesting Order, and Closing) Ensure a successful closing

Key Recommendations

- Broadly market (4 weeks), including MLS system, with a guidance price and bid date;
- Update BCA/ ESA and property-related reports if required
- Confirm property financials, square footage, and other critical information

02

Market Overview

Sales Comparables (1/2)

Unique Assets / Coworking Spaces / Production Space

Address	Sale Date	Sale Price	Building Size	Price psf	Purchaser	Comments
6660 Kennedy Road Mississauga	Mar-21	\$20,000,000	94,924	\$211	Private Investor	Two storey, multi tenant industrial building. The building contains a total gross floor area of 94,924 square feet, including approximately 27,800 square feet of office space on the second floor. Was 93% occupied at the time of sale.
230 & 240 Richmond Street West Toronto	May-20	\$39,375,000	119,442	\$659	Sun Life Financial	50% interest sale. One 11-storey office building and one 6-storey office building, fully occupied by OCADU and WeWork at the time of sale.
 44 Frid Street Hamilton	Mar-20	\$25,750,000	258,982	\$99	McMaster Innovation Park	Three-storey building, built in 1975. Was fully occupied by the Hamilton Spectator at the time of sale. Vendor entered into a sale-leaseback for a portion of the building, and intended to use the remaining space for own use.
2425 Matheson Boulevard East Mississauga	Dec-19	\$54,350,000	187,837	\$289	iA Financial Group	Nine storey office building, built in 2000. 93% occupied at the time of sale, some tenants include Ericsson Canada, Regus, Temenos, and Carson Wagonlit Travel.
 320 Matheson Boulevard West Mississauga	Jul-19	\$17,500,000	93,950	\$186	BVD Petroleum	A three-storey, single tenant office building with 4,367 sf of warehouse space. The building was completely vacant at the time of sale.

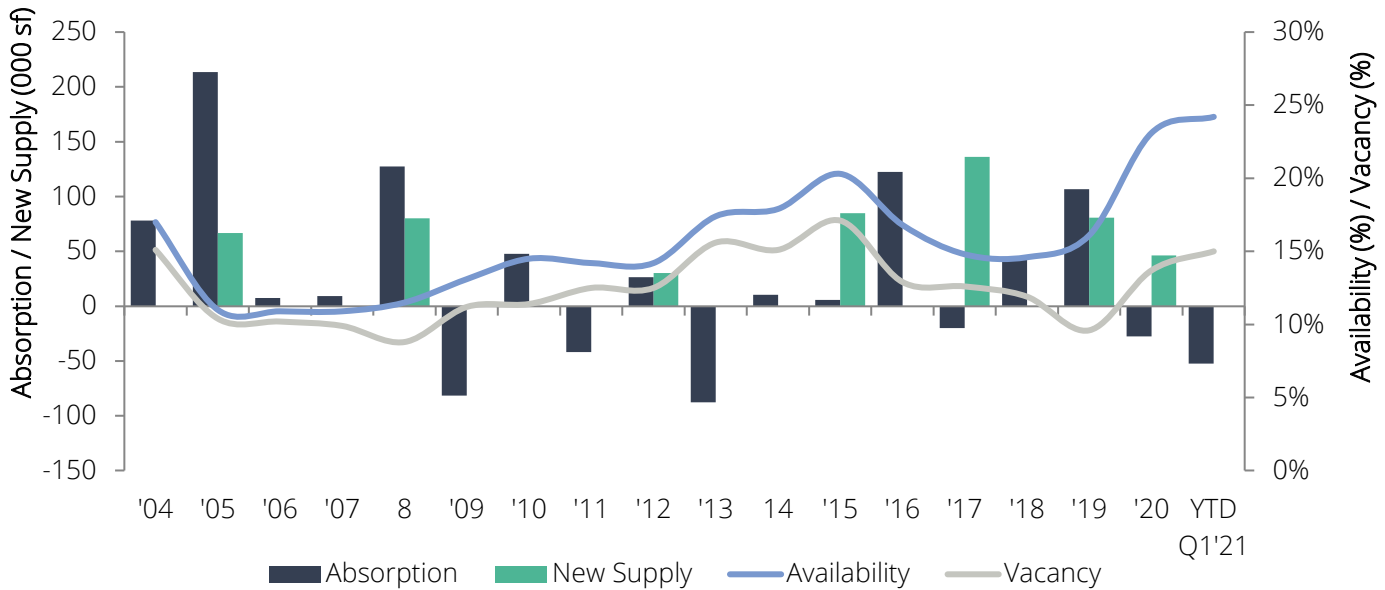
Sales Comparables (2/2)

Unique Assets / Coworking Spaces / Production Space

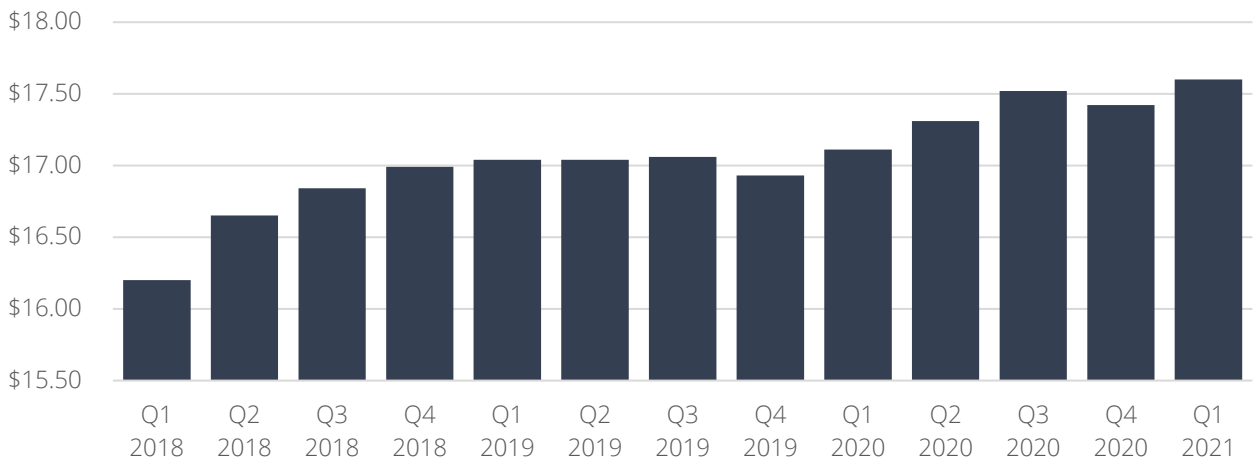
Address	Sale Date	Sale Price	Building Size	Price psf	Purchaser	Comments
<div> <div>AVISON YOUNG</div> 1045, 1075 & 1155 North Service Road West Oakville </div>	Jun-19	\$30,000,000	185,340	\$162	Crown Realty Partners	Single storey and a two storey, multi tenant office buildings and excess land. At the time of sale the buildings were 74% occupied.
<div> <div>AVISON YOUNG</div> 65 Heward Avenue Toronto </div>	Jul-18	\$18,175,000	85,565	\$212	Kevric	One single tenant production centre which includes two fully-equipped broadcast studios, production offices and support facilities. Built in 1985, was fully occupied by Filmport Presentation Centre. Intent of long-term redevelopment.
<div> <div>AVISON YOUNG</div> 610 Chartwell Road Oakville </div>	Nov-17	\$38,350,000	102,736	\$373	Canpro Investments Ltd.	Four-storey, multi-tenant office building.
<div> <div>AVISON YOUNG</div> 915 & 945 Lake Shore Boulevard East Toronto </div>	Nov-17	\$30,000,000	77,000	\$390	Canada Post Corporation	Single storey, single tenant industrial building, previously occupied by Showline Studios. Sale included a total of 6.52 acres including excess land. Purchaser intended to use for own business.

Burlington Office Market

Burlington Historic Office Market Trends



Burlington Class A Office Net Asking Rates (\$ psf)



- Average Net Asking Rates for Class A office buildings in Burlington was \$17.60 psf in Q1 2021
- Premium for high-quality product seen compared to Class B and C buildings with net asking rates of \$13.81 psf and \$12.13 psf respectively

03

Property Overview

Property Overview

1295 North Service Road



Property Details

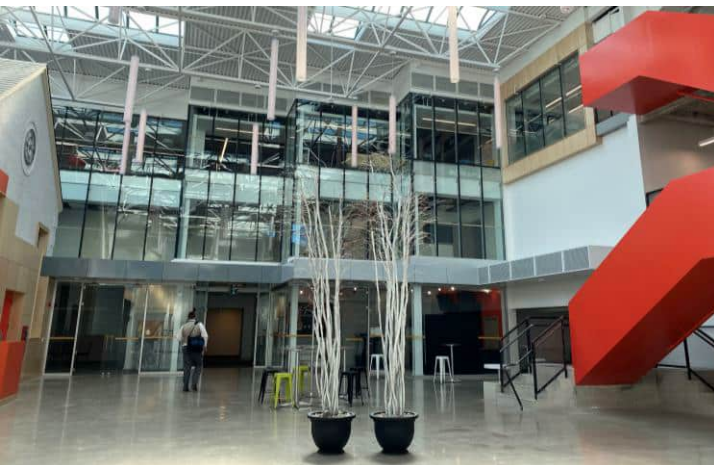
Site Area	4.9 acres
Building Size	140,000 sf
Rentable Area	110,141 sf
Est. Occupied Area	69,637 sf
Est. Occupancy	63%
Year Built	1992
Year Renovated	2018-2020
Studios	3 (with 10 Post-Production Suites)
Parking	192 stalls
Parking Ratio	1.75 stalls / 1,000 sf

Rentable Area Breakdown

Space Type	Rentable Area
Studio	41,648 sf
Co-working	21,150 sf
Traditional Office	44,121 sf
Retail Space	2,979 sf
Storage	243 sf
Total Rentable Area	110,141 sf

Property Highlight

- △ High exposure/visibility, visible from the Highway 403
- △ Over \$12M in upgrades since 2018
- △ Strong major tenant with over 29 years at the property
- ▽ Unique building and tenancy will deter some investors
- ▽ Low parking ratio
- ▽ Short-term leases



Property Rent Roll 1/2

Tenant	Suite	Type	sf	Lease Start Date	Lease End Date	Step Rent Date	Base Rent (\$ psf)
Crossroads	Studio A	Studio	9,598	Apr-18	Mar-23	Apr-22	\$53.75 \$57.50
Crossroads	Studio A (Balconies)	Studio	240	Apr-18	Mar-23	Apr-22	\$18.85 \$19.30
Crossroads	A101	Studio	2,130	Apr-18	Mar-23	Apr-22	\$18.85 \$19.30
Crossroads	A102	Studio	2,006	Apr-18	Mar-23	Apr-22	\$18.85 \$19.30
Crossroads	A103	Studio	1,614	Apr-18	Mar-23	Apr-22	\$18.85 \$19.30
Crossroads	A104	Studio	1,241	Apr-18	Mar-23	Apr-22	\$18.85 \$19.30
Crossroads	A105	Studio	1,060	Apr-18	Mar-23	Apr-22	\$18.85 \$19.30
Crossroads	A106	Studio	1,124	Apr-18	Mar-23	Apr-22	\$18.85 \$19.30
Crossroads	B101-b	Studio	526	Apr-18	Mar-23	Apr-22	\$18.85 \$19.30
Crossroads	B101-d	Studio	81	Apr-18	Mar-23	Apr-22	\$18.85 \$19.30
Crossroads	B102	Studio	1,724	Apr-18	Mar-23	Apr-22	\$18.85 \$19.30
Crossroads	B103	Studio	1,352	Apr-18	Mar-23	Apr-22	\$18.85 \$19.30
Crossroads	M-UPS	Other	243	Apr-18	Mar-23	Apr-22	\$18.85 \$19.30
Crossroads	Studio C	Studio	1,098	Apr-18	Mar-23	Apr-22	\$18.85 \$19.30
Crossroads	125	Studio	311	Apr-18	Mar-23	Apr-22	\$18.85 \$19.30
Crossroads	308	Office	287	Apr-18	Mar-23	Apr-22	\$18.85 \$19.30
Crossroads	309	Office	848	Apr-18	Mar-23	Apr-22	\$18.85 \$19.30
Crossroads	320	Office	17,480	Apr-18	Mar-23	Apr-22	\$18.85 \$19.30
Heart to Heart Family Ministries	301A	Storage	178	Apr-18	Aug-22*		\$16.00 gross
WayBase	303	Office	433	Feb-20	Aug-22*		\$32.00 gross
Assoc for Christian Educational Leadership	302 & 304	Office	1,358	Jan-20	Aug-22*		\$30.57 gross
Anglican Network	307	Office	703	Apr-20	Aug-22*		\$33.82 gross
Light for All Nations	305	Office	1,614	Aug-20	Aug-22*		\$32.00 gross
One Mission Society Canada	327	Office	771	Apr-20	Aug-22*		\$24.42 gross
Burlington Green	114	co-working tenant	467		MTM*		\$19.27 gross
Co-working office space			21,150				

*model assumes August 2022 expiry, then will roll to market leasing assumptions

**model assumes August 2025 expiry and vacating upon expiry

Property Rent Roll 2/2

Vacant Units

Suite	Type	Area (sf)	Lease-Up Date	Market Rent (\$ psf)	Tenant Inducements (new / renewal)	Leasing Commissions (new / renewal)
109-119	Retail	2,979	Dec-21	\$12.00	\$15 / \$5	\$7.50 / \$3.50
120	Office	8,332	Mar-22	\$15.50	\$15 / \$5	\$7.50 / \$3.50
110	Office	597	Mar-22	\$15.50	\$15 / \$5	\$7.50 / \$3.50
306	Office	2,011	Aug-22	\$15.50	\$15 / \$5	\$7.50 / \$3.50
328	Office	121	Aug-22	\$15.50	\$15 / \$5	\$7.50 / \$3.50
327	Office	911	Dec-22	\$15.50	\$15 / \$5	\$7.50 / \$3.50
330	Office	348	Dec-22	\$15.50	\$15 / \$5	\$7.50 / \$3.50
301	Office	304	Dec-22	\$15.50	\$15 / \$5	\$7.50 / \$3.50
Studio B	Studio	10,693	Aug-22	\$45.00	\$10 / \$5	\$7.50 / \$3.50
Studio-other	Studio	6,850	Dec-22	\$19.00	\$10 / \$5	\$7.50 / \$3.50
115	Office	1,952	Mar-23	\$15.50	\$15 / \$5	\$7.50 / \$3.50
116	Office	2,660	Mar-23	\$15.50	\$15 / \$5	\$7.50 / \$3.50
117	Office	1,359	Aug-23	\$15.50	\$15 / \$5	\$7.50 / \$3.50
112	Office	827	Aug-23	\$15.50	\$15 / \$5	\$7.50 / \$3.50
113	Office	560	Aug-23	\$15.50	\$15 / \$5	\$7.50 / \$3.50

Valuation Assumptions

- Vacant units will be leased up over a 24-month period
- All vacant units assumed to be leased on a net basis
- Gross office tenants will transition to net leases upon rollover

Co-Working Assumptions

- Based on the rent roll and property information provided, Avison Young has assumed the co-working space is 50% occupied and will lease up an additional 10% every 6 months until 90% occupancy reached
- Model assumes tenant will vacate upon 4-year expiry and will be converted to traditional office space

04

Property Valuation

Property Valuation

1295 North Service Road Discounted Cash Flow Valuation

	Low	Mid	High
Value Range			
Value Range psf (rentable)	\$173	\$180	\$187
Value Range psf (total)	\$136	\$142	\$147
In-Place Income			
Derived Cap Rate	4.86%	4.68%	4.51%
Stabilized NOI (year 3)			
Derived Cap Rate	8.72%	8.40%	8.09%
Resale Cap Rate		7.50%	
Unlevered Rate of Return	9.50%	9.00%	8.50%
Levered Rate of Return	15.70%	14.79%	13.87%

Model Assumptions

General Assumptions

Analysis Start Date	Sep-21
Reporting Period	10 years
General Inflation	2.25%
General Vacancy	7.50%*
Structural Allowance	1.0% of EGR
Management Cost	3.0% of EGR

*Excludes Crossroads until tenant rolls to market

Debt Assumptions

LTV%	65%
Interest Rate	Years 1-5: 3.25%
	Years 6-10: 3.75%
Amortization Period	25 years

Market Leasing Assumptions (new / renewal)

	Crossroads	Crossroads Studio A	Traditional Office	Studio – other	Studio B	Retail	Storage
Renewal Probability	85%	85%	75%	75%	75%	75%	75%
Market Rent	\$19.00 psf	\$55.00 psf	\$15.50 psf	\$19.00 psf	\$45.00 psf	\$12.00 psf	\$16.00 psf
Lease Type	Net*	Net*	Net	Net	Net	Net	Gross
Ti Allowance	\$15 / \$5 psf	\$10 / \$5 psf	\$15 / \$5 psf	\$10 / \$5 psf	\$10 / \$5 psf	\$15 / \$5 psf	None
Downtime	9 months	9 months	9 months	9 months	9 months	9 months	9 months
Leasing Commissions	\$8 / \$4 psf	\$8 / \$4 psf	\$8 / \$4 psf	\$8 / \$4 psf	\$8 / \$4 psf	\$8 / \$4 psf	None
Lease Term	5 years	5 years	5 years	5 years	5 years	5 years	5 years

*Crossroads additional rent based on a prorated share of a total building size of 136,473 sf, as per the information provided

Cash Flow

	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10
For the Years Ending	Aug-22	Aug-23	Aug-24	Aug-25	Aug-26	Aug-27	Aug-28	Aug-29	Aug-30	Aug-31
Total Rental Revenue	\$1,769,818	\$2,201,508	\$2,206,618	\$2,249,800	\$1,899,635	\$2,098,076	\$2,024,978	\$2,323,074	\$2,368,865	\$2,351,889
Expense Recoveries										
Operating Expense	\$436,496	\$725,612	\$954,989	\$976,476	\$1,057,890	\$1,228,934	\$1,157,072	\$1,318,804	\$1,351,290	\$1,337,402
Realty Taxes	\$58,345	\$96,990	\$127,650	\$130,522	\$141,404	\$164,267	\$154,661	\$176,280	\$180,622	\$178,765
Admin Fee	\$26,486	\$56,576	\$75,286	\$76,832	\$79,711	\$98,102	\$87,852	\$108,682	\$111,151	\$107,851
Total Expense Recoveries	\$521,326	\$879,178	\$1,157,925	\$1,183,831	\$1,279,005	\$1,491,303	\$1,399,586	\$1,603,766	\$1,643,062	\$1,624,019
Vacancy Allowance	\$0	-\$70,375	-\$252,341	-\$257,522	-\$68,681	-\$220,457	-\$148,168	-\$290,679	-\$300,895	-\$255,783
Effective Gross Revenue	\$2,291,144	\$3,010,311	\$3,112,203	\$3,176,108	\$3,109,959	\$3,368,923	\$3,276,396	\$3,636,161	\$3,711,033	\$3,720,124
Operating Expenses										
Operating Expense	\$1,132,777	\$1,158,264	\$1,184,325	\$1,210,972	\$1,238,219	\$1,266,079	\$1,294,566	\$1,323,694	\$1,353,477	\$1,383,930
Realty Taxes	\$151,414	\$154,821	\$158,304	\$161,866	\$165,508	\$169,232	\$173,040	\$176,933	\$180,914	\$184,985
Mgmt Cost	\$68,734	\$90,309	\$93,366	\$95,283	\$93,299	\$101,068	\$98,292	\$109,085	\$111,331	\$111,604
Non-Recoverable	\$9,153	\$9,359	\$9,570	\$9,785	\$10,005	\$10,230	\$10,461	\$10,696	\$10,937	\$11,183
Total Operating Expenses	\$1,362,078	\$1,412,754	\$1,445,565	\$1,477,907	\$1,507,031	\$1,546,609	\$1,576,358	\$1,620,408	\$1,656,659	\$1,691,701
Net Operating Income	\$929,066	\$1,597,558	\$1,666,638	\$1,698,201	\$1,602,927	\$1,822,313	\$1,700,037	\$2,015,753	\$2,054,374	\$2,028,423
Leasing & Capital Costs										
Tenant Improvements	\$317,530	\$564,633	\$0	\$0	\$317,250	\$89,310	\$534,264	\$20,595	\$0	\$158,625
Leasing Commissions	\$197,864	\$367,713	\$0	\$0	\$169,200	\$59,540	\$370,795	\$13,730	\$0	\$105,750
Structural Allowance	\$22,911	\$30,103	\$31,122	\$31,761	\$31,100	\$33,689	\$32,764	\$36,362	\$37,110	\$37,201
Total Leasing & Capital Costs	\$538,305	\$962,449	\$31,122	\$31,761	\$517,550	\$182,539	\$937,823	\$70,687	\$37,110	\$301,576
Cash Flow Before Debt Service	\$390,761	\$635,109	\$1,635,516	\$1,666,440	\$1,085,378	\$1,639,774	\$762,215	\$1,945,067	\$2,017,264	\$1,726,847

Cash Flow Assumptions

- Avison Young has projected the operating expenses based on the information provided, to be confirmed

Valuation Summary

Value

Based upon our review of relevant trades, as well as our recent experience in marketing similar property, our estimated value for the property ranges from:

~~XXXXXXXXXXXX~~

Avison Young notes property valuation is based on the information provided and off of reasonable assumptions where concrete data is not available. Valuation is subject to change upon review of further property documentation

We recommend going to market unpriced.

Recommended Next Steps

1. Collect any and all property information available
2. Commission required/recommended third party reports including building measurements to determine discrepancy between total and rentable building areas
3. Conduct a broad-marketing process to ensure all potential buyers are reached

05

Closing Remarks

Closing Remarks

Avison Young is pleased to submit this proposal for real estate broker services and thanks msi Spergel Inc. for the business opportunity. We believe a successful provider must understand and exceed your expectations, which is exactly what we will provide. Avison Young has the technical skills, experience and expertise to ensure maximum pricing and minimum transaction risk, especially during the current Covid-19 business environment.

Compensation Structure

- A. 1.25% of total sale – For a Direct Sale by the Listing Agents;
 - B. 2.00% of total sale – For any sale involving a cooperating /MLS Agent;
 - C. Avison Young to be responsible for paying cooperating /MLS agent's fee out of the total 2.00% fee noted above;
 - D. All marketing costs to be borne by Avison Young
-

Commencement Date

We can begin immediately upon receiving your written instructions.

06

Appendices

Avison Young Listing Team



Advisory/Listing Team

Kelly Avison, AACI
Principal, Broker

Robin Chilcott
Principal, Sales Representative

Harrison Livermore
Principal, Sales Representative

Jeff Flemington
Principal, Broker

Debt Team

Norman Arychuk
Mortgage Broker

Michael Ho
Mortgage Broker

Underwriting Team

Jason Ko
Senior Investment Analyst

Catherine Price
Financial Analyst

Jackson Finkbeiner
Associate

Marketing and Administration

Michael Kostka
Marketing Coordinator

Magda Wilczynska
Administrative Assistant

Additional Capital Markets Team Members

Robin White
Principal, Broker

Nick Yanovski
Principal, Broker

Cameron Lewis
Principal, Sales Representative

Jonathan Yuan
Vice President, Sales Representative

Graeme White
Associate, Sales Representative

Avison Young Listing Team



KELLY AVISON, AACI

Broker and Principal, Capital Markets Group

P: 416.673.4030

E: kelly.avison@avisonyoung.com

Specialization

Kelly Avison has been in the commercial real estate business since 1990- all with Avison Young- and is a Principal of the organization. A designated AACI, Kelly brings exceptional valuation knowledge and sales expertise to bear on all assignments. Over the course of his career, Kelly has advised upon and completed transactions totalling several billions of dollars.

EXPERIENCE

30 Years

EDUCATION

University of Western
Ontario - Bachelor of
Arts

Appraisal Institute
of Canada- AACI
Education Program

AFFILIATIONS

CREA, OREA, RECO,
TREB, AIC, ICSC

In addition to his investment sales expertise, Kelly has extensive experience in commercial leasing and providing appraisal and consulting advice on commercial, investment and development properties. His area of expertise is the acquisition and disposition of investment properties, commercial and industrial (including portfolio) properties and development sites.

Experience

Kelly obtained his AACI designation from the Appraisal Institute of Canada in 1999 and is currently a Principal within the Avison Young organization, and a senior member of the Capital Markets Team, and is situated in the Global Head Office in Downtown Toronto.

With more than thirty years of extensive real estate sales, leasing, advisory and valuation experience, Kelly provides his clients with unparalleled real estate knowledge and advice, specializing in the acquisition and disposition of all types of investment properties (office, retail, industrial, multi-residential), as well as development land. His prior leasing and valuation experience brings invaluable knowledge to the forefront on all acquisition and disposition assignments, ensuring his clients have the best possible expertise, advice, and options for all their critical real estate decisions.

In addition to being a mentor and providing valuation training and education to junior members of the Capital Markets Team, Kelly also leads Avison Young's Capital Markets and Sales Group on Distressed Asset Transactions. (eg. Power of Sale, Receivership, Court Order Sale). Kelly is an active member of ICSC.

Avison Young Listing Team



RICHARD CHILCOTT

Sales Representative, Principal, Capital Markets Group

P: 416.673.4053

E: richard.chilcott@avisonyoung.com

Experience

Richard Chilcott is a Principal at Avison Young in the Toronto Capital Markets Group providing acquisition and disposition services of investment properties to financial institutions, REIT's, private investors and pension funds. Richard began his career in 1991 with Hans House Group, a private investment and development company based in London, UK. Since joining Avison Young's Toronto Capital Markets Group in 2001, Richard has been involved in transactions totaling in excess of \$8 billion. In his 25+ years of commercial real estate experience, Richard has completed a wide variety of real estate transactions ranging from smaller private client business to complex portfolio transactions and promote/waterfall investment structures involving overseas investors.

Currently Practice Lead for the Ontario Capital Markets Group, Richard is responsible for a diverse group of financial, marketing and administrative professionals together with a team of investment advisors operating in retail, industrial, development and office investment properties across Ontario.

EXPERIENCE

25 Years

AFFILIATIONS

TREB, RECO, OREB,
CREA, NAIOP

Avison Young Listing Team



HARRISON LIVERMORE

Sales Representative, Principal

P: 905.712.2100

E: harrison.livermore@avisonyoung.com

Experience

Harrison joined Avison Young in December 2013 from a boutique brokerage in Burlington. Harrison is an experienced commercial real estate professional with 15+ years of experience. He has a demonstrated track record in a wide range of transaction activity including industrial sales & leasing, office sales & leasing, multi-residential sales and commercial re-developments with a specific focus in the GTA West submarket (Burlington, Oakville and Hamilton). Harrison's track record of success is based on his extensive market knowledge, commitment to his clients, energy, and integrity. By leveraging his skills and experience, Harrison provides clients' with creative and intelligent solutions to their real estate requirements.

EXPERIENCE

15 Years

AFFILIATIONS

CREA, OREA, TREB,
RECO,
Real Estate Board of
Hamilton/Burlington

Avison Young Listing Team



JEFF FLEMINGTON

Broker, Principal
P: 905.282.2236
E: jeff.flemington@avisonyoung.com

Experience

Jeff has 27 years of experience in corporate real estate working with major public and private organizations. His strengths include real estate strategic planning, site selection and disposition for land, office and industrial assets as well as offer and lease negotiations for multiple asset classes. Jeff is also a member of the Avison Young Canadian Leadership Committee and Global Board Director of Avison Young.

EXPERIENCE

27 Years

EDUCATION

Honours degree in
Political Science,
Western University

AFFILIATIONS

CCIM, SIOR, LEED AP

Specializing in account and transaction management for large public and private organizations, Jeff has local, national, and international account experience. His experience includes planning, analysis, design-build development, negotiation/ implementation disposition and consolidation projects totaling over 25 million sf in land & industrial/office real estate.

Jeff has also led many high-profile projects during his career that have qualified and won commercial real estate industry awards conducted by organizations such as NAIOP. Many of these projects involved significant confidentiality and long periods of collaboration with the client. He has participated as a key-note speaker and panelist at various real estate conferences for his subject matter expertise related to his roles in these projects. These include the Toronto Real Estate Forum, NAIOP panels and the Ontario Hospital Association "Achieve" health conference.

Prior to Avison Young, Jeff worked for a leading Quebec-based multi-national pharmaceutical company in sales and marketing.

Professional accomplishments

- Avison Young – Global Board Director
- Avison Young – Canadian Leadership Committee
- Past Board Chair – Oakville Hospital Foundation
- Past Treasurer & President SIOR (Society of Industrial & Office Realtors) Central Canadian Chapter
- CCIM (Commercial Investment Real Estate Institute)
- SIOR (Society of Industrial and Office Realtors)
- LEED Accredited Professional (Leadership in Energy and Environmental Design)
- OREA (Ontario Real Estate Association)
- TREB (Toronto Real Estate Board)
- CGBC (Canadian Green Building Council)

Avison Young Work Plan

Avison Young has a great deal of experience selling “distressed” assets (e.g. power of sale, forced sale, receivership, court order).

The following are the key elements of our proposed strategy:

Pre-Market Due Diligence (2 Weeks)

Financial Due Diligence	<ul style="list-style-type: none">• Review and assess the property and market data• Research neighbourhood demographics and market changes• Clarify and rectify any financial issues that may arise during the underwriting process, including confirming status of all leases
Physical Due Diligence	<ul style="list-style-type: none">• Collect all existing and necessary consultants' reports/plans• Vendor to commission any additional reports such as Environmental and/or Geotechnical Assessments, site surveys, etc., as deemed necessary
Confidentiality Agreement and Agreement of Purchase and Sale	<ul style="list-style-type: none">• Prepare confidentiality agreement for data room access• Vendor's legal advisors to prepare the Agreement of Purchase & Sale, or Schedule• Title search - receive legal advice with respect to any findings
Finalize Marketing Materials	<ul style="list-style-type: none">• Avison Young's marketing group will prepare the marketing materials available to release under a variety of media• All marketing materials to be approved by the Vendor prior to release.
Investment Summary	<ul style="list-style-type: none">• The brochure is designed to clearly set-out the opportunity the subject Property presents, complete with professional photography, offering process, timing and evaluation criteria and other relevant disclosures required to achieve the Vendor's objectives.
Online Data Room	<ul style="list-style-type: none">• AY will create an online data room containing marketing materials and the due diligence documents available to us. Access to this data room will only be granted once a prospective bidder has completed the Confidentiality Agreement and has been approved by the Vendor. We will monitor and track data room activity which will provide us with an additional understanding of the quality of the offers to purchase.

Avison Young Work Plan

Marketing – Approximately (~4 Weeks)

Once all marketing materials are completed and approved, the data room established and populated, we recommend marketing the asset for approximately 4 weeks to ensure market saturation. This time frame will also allow potential bidders to complete some of their pre-offer due diligence review. This is a very unique, purpose-built property, and ample marketing time will be critical to ensure adequate market exposure.

Key Prospects: The Avison Young team has an extensive data base with over 6,000 prospective purchasers through past and current sales of similar assets. This database of buyers will receive introductory offering information which summarizes the asset and provides Avison Young Team contact information.

The Avison Young Team will also directly contact **relevant and logical** buyers and outline the investment and development features of the offering. Our team has effective working relationships with these groups and can obtain access to all targeted buyers for the Property. The AY Team has intimate knowledge of each purchaser's acquisition criteria and what motivates them, thereby allowing us to position the offering to extract the highest price.

Targeted buyer groups include but aren't limited to:

- Data centres
- Users
- Condo-converter
- Investors
- Developers
- Co-working groups
- Film / tv studio tenants
- Educational / institutional users
- Self-storage

Wide Marketing: In addition to meeting with key prospects, Avison Young will present the offering to a wider market through the following channels:

- Email the investment summary and confidentiality agreement to Avison Young's Purchaser database
- Globe & Mail print advertising on two separate occasions
- Direct mailings to active investors and developers who may be potential purchasers
- Direct meetings and telephone discussions with all interested buyers
- Given the heritage nature of the assets "For Sale" signage is not likely possible

Multiple Listing Service (MLS): The property will be offered on the Toronto Regional Real Estate Board (TRREB) MLS system (the largest MLS system in Canada with exposure to approximately 60,000 real estate agents and their potential buyers), as well as other web-based services (e.g. Realtor.ca, LoopNet, etc.) and social media to ensure the widest possible market coverage. AY will cooperate with the real estate brokerage community. The Advisor and the Vendor shall confirm the timing of placing the asset on the MLS service once all marketing materials are approved and the data room is established.

Avison Young Work Plan

Property Tours: AY will encourage tours of the area and property. All parties will be encouraged to review the Property information and to perform as much due diligence in advance of submitting offers.

Reporting: The Progress Update Report will include information on our marketing efforts and the level of response from the prospects. We are pleased to tailor reports to the Vendor's requirements and preferences. Reporting includes:

- Written bi-weekly progress reports and/or weekly phone calls
- Regular correspondence and meetings to discuss prospective purchasers and market feedback
- Feedback from prospects who have shown serious interest in the opportunity
- Our insights into which prospects are likely to submit an offer
- Summary analysis of offers received with our insights into how each group typically conducts their negotiations complete with offer summary and our recommendations on how to proceed

Negotiations/Due Diligence (if any) Closing (~8 Weeks)

Avison Young will receive and summarize all offers received. The offer summary report will include the salient business points, financial review of each offer, and commentary on the buyer's activity level to date (e.g., data room access, questions, etc.) and other relevant details to allow the Vendor to decide on next steps. Depending upon the quality of the offers received, Avison Young will work with the Vendor to determine next steps which may include asking a short list of bidders to resubmit a revised offer or simply negotiating the final terms of the purchase agreement with a selected buyer.

Avison Young will work with the Receiver to pre-qualify the selected bidder(s) as early as possible into the bid process, which may include asking short-listed and/or the selected bidder(s) to provide relevant financial statements and/or written confirmation from their primary lender(s) to confirm their financial wherewithal and ability to close. Buyer's due diligence period will greatly depend upon whether or not they require third-party financing.

We will manage the entire transaction through due diligence, after conditions are waived up until closing, and post closing for final reporting to msi Spergel and/or court.

Recommendations

- Go to market with guidance pricing with a bid date to be set once market/buyer interest is sufficient
- Guidance pricing is crucial in order to reach the broadest audience on MLS as many potential buyers will filter assets by price
- Obtain updated BCA and ESA report, and accurate site survey (if required), if not currently in hand (note: AY noticed a monitoring well on site, therefore an ESA report was likely completed)
- Complete building measurements to determine building areas and confirm rentable areas vs. total building areas
- A bid date should be established after the Property has been marketed for a few weeks and we have generated and established reasonable level of market interest

07

Avison Young Experience

Team Experience

Receiver Client Contacts

MNP LLP	RSM	BDC	THE FULLER LANDAU GROUP
Alan Shiner, CIRP, LIT, CPA, CA Senior Vice President MNP LLP 3100 Steeles Avenue East Suite 701 Markham, ON L3R 8T3 T: 416-515-3859 E: alan.shiner@mnp.ca	Daniel Weisz Partner RSM Canada LLP 11 King Street West Suite 700 Toronto, ON M5H 4C7 T: 416-646-8778 E: daniel.weisz@rsmcanada.com	Ruth Thomson Business Specialist Business Development Bank of Canada 121 King Street West Suite 1200 Toronto, ON M5H 3T9 T: 416-953-8690 E: ruth.thomson@bdc.ca	David Filice, CPA, CA, CIRP, LIT Partner The Fuller Landau Group Inc. 151 Bloor Street West 12th Floor Toronto, ON M5S 1S4 T: 416-645-6506 E: Dfilice@FullerLLP.com
			

FAAN MORTGAGE	FARBER GROUP	MSI SPERGEL	KSV ADVISORY
Lana Bezner, MBA, CPA, CA, CIRP FAAN Mortgage Administrators Inc. 20 Adelaide Street East Suite 920 Toronto, ON M5C 2T6 T: 416-969-7646 E: lana@faanmortgageadmin.com	Paul Denton, CA (NZ), CIRP, LIT Managing Director Farber Group 150 York Street Suite 1600 Toronto, ON M5H 3S5 T: 416-496-3773 E: pdenton@farbergroup.com	Philip Gennis and Deborah Hornbostel msi Spergel 120 Adelaide Street West Suite 2500 Toronto ON, M5H 1T1 T: 416-498-4325 (P.G) T: 416-498-4308 (D.H) E: Pgennis@spergel.ca E: Deborah@spergel.ca	Mitch Vininsky KSV Advisory 150 King Street West Suite 2308 Toronto, ON M5H 1J9 T: 416-932-6013 E: mvininsky@ksvadvisory.com
			

Case Studies – Relevant Experience

SOLD | 259,000 SF



44 Frid Street Hamilton, ON

- ✓ Multiple bids received from investors, developers, and user groups
- ✓ Site was purchased by McMaster University to be a part of the University's new Innovation Park

259,000 sf industrial building with printing press and office space

Highlights

- 50% occupied by the Hamilton Spectator at the time of sale
- Located in an industrial sub-node within Hamilton County
- Reversion to full vacancy in the medium term
- Investment rationale was based on the opportunity to complete a renovation program
- The property requires significant capital to modernize and attract tenants
- Electrical power and structural integrity allowed for marketing of the asset to diverse investor and user groups

Total Building Size: 258,982 sf

Sold Price: \$25,750,000

Price Per SF: \$99

Case Studies – Relevant Experience

SOLD | +77,000 SF



Showline Studios Toronto, ON

- ✓ Property was purchased by Canada Post Corporation
- ✓ The offering was well-received in the marketplace with numerous bids and
- ✓ offers from local private investors and institutional Canadian groups, and users

77,000+ sf purpose-built film/television studio complex

Highlights

- Single storey, purpose-built studio complex, previously occupied by Showline Studios
- Marketed as a production facility while highlighting alternative uses
- Highest bidder was a user

Total Building Size: 77,000 sf
Total Site Size: 6.52 acres

Sold Price: \$30,000,000
Price Per SF: \$390

Case Studies – Relevant Experience

SOLD | 80,000 SF



1296 South Service Road West Oakville, ON

- ✓ High demand property with over 80 NDAs signed
- ✓ Multiple offers received from a range of buyer types
- ✓ Sold to U-Haul in June 2018, which now occupies the building and has converted
- ✓ the space to storage and vehicle rental

80,000-sf single-tenant industrial building located in Oakville

Highlights

- At the time of sale the property was vacant
- High-visibility site fronting the QEW
- Zoning allows for varied commercial uses
- Asset marketed to institutional and private investors with an additional focus on owner users

Total Building Size: 80,000 sf
Total Site Size: 6.3 acres

Sold Price: \$14,000,000
Price Per SF: \$175

Case Studies – Relevant Experience

SOLD | +600,000 SF



Citi Plaza **London, ON**

- ✓ Property was purchased by an Ontario private investor with similar properties across Ontario
- ✓ The offering was well-received in the marketplace with numerous bids and
- ✓ offers from local private investors and institutional Canadian groups

622,285-sf multi-tenant office complex and retail mall

Highlights

- Office complex and retail mall located in the centre of downtown London, Ontario
- Good mix of international, national, government, and local tenants providing stable, long-term cash flow
- Strategic location over 2 interconnected city blocks, allowing for significant long-term development opportunities in the heart of London, Ontario
- Buyers able to leverage ingoing yield by utilizing current debt availability and historically competitive terms

Total Building Size: 622,285 sf

Sold Price: \$79,000,000

Total Site Size: 7.2 acres + 1.2 acre lots

Price Per SF: \$127

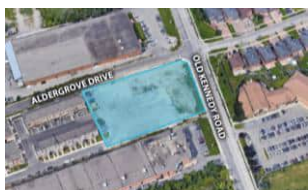
Case Studies – Distressed Sales Experience



Sun Pac Blvd Land, Brampton

\$6,025,000

Vendor: Msi SPERGEL Inc., as Court appointed Receiver
Avison Young was retained by Msi SPERGEL Inc. (Court-appointed Receiver) to market and sell the land on Sun Pac Boulevard in Brampton. The property is a 3 acre piece of undeveloped commercial land. The marketing process resulted in 4 offers and a sale price above asking.



168 Old Kennedy Road, Markham

\$7,550,000

Vendor: RSM Canada, as Court appointed Receiver
Avison Young was retained by RSM Canada as Court appointed Receiver to market and sell the land at 168 Old Kennedy Road in Markham. The property is a 1.5 acre piece of undeveloped, mixed use land. The marketing process resulted in 7 offers and the successful sale of the property.



57 Matthew Street, Marmora

\$1,400,000

Vendor: Msi SPERGEL Inc., as Court appointed Receiver
Avison Young was retained by Msi SPERGEL Inc. via its receiver to market and sell 57 Matthew Street in Marmora, Ontario. The property is a 2,300 sf gas station and convenience store on a 1.35 acre site. The marketing process resulted in 4 offers and the successful sale of the property.



237A Advance Boulevard, Brampton

\$5,100,000

Vendor: A. Farber & Partners Inc. as Court appointed Receiver
Avison Young was retained by A. Farber & Partners Inc. as Court appointed Receiver to market and sell 237A Advance Boulevard in Brampton, Ontario. The property is a 21,000 sf industrial building on 1.1 acre site. The marketing process resulted in a firm offer and a successful closing.



237B Advance Boulevard, Brampton

\$6,888,889

Vendor: A. Farber & Partners Inc. as Court appointed Receiver
Avison Young was retained by A. Farber & Partners Inc. as Court appointed Receiver to market and sell 237B Advance Boulevard in Brampton, Ontario. The property is an 18,201sf industrial building on 0.853 acre site and was previously a specialized cannabis facility. The marketing process has resulted in a firm offer which successfully closed in May-2021.

Case Studies – Distressed Sales Experience



581 Wellington Street West, Toronto

\$6,050,000

Vendor: Superior Court of Justice

Avison Young was retained by RSM Canada Limited to market and sell a 6,994 sf mixed-use property under partial renovation. Property garnered much interest and several offers were received, culminating in a fully unconditional offer being negotiated in a final round of bidding. Transaction closed in late 2019.



92 Davidson Street, Barrie

\$3,275,000

Vendor: Superior Court of Justice

Avison Young was retained by A. Farber & Partners Inc. via its receiver to market and sell 92 Davidson Street, located in Barrie, Ontario. The free standing industrial building and surplus land. Avison Young received multiple offers for the property, and successfully sold the property five months after going to market.



1450 Gerrard Street East, Toronto

\$2,305,000

Vendor: RBC (Power of Sale)

Avison Young was retained by RBC (under power of sale) to market and sell 1450 Gerrard Street East in Toronto, Ontario. Multiple offers were generated by our marketing efforts, and an unconditional offer above our asking price was completed.



38 Metropolitan Road, Toronto

\$7,200,000

Vendor: RBC (Power of Sale)

Avison Young was retained by RBC (under power of sale) to market and sell 38 Metropolitan Rd in Toronto, Ontario. This was an extremely challenging assignment given part of the building was previously used as a commercial marijuana grow-op that caused extensive damage to the building. Our extensive experience and multifaceted marketing approach produced exceptional results including 17 offers and a successful closing.



25 Laskay Mills Drive

\$5,350,000

Vendor: KSV Advisory Inc. (Court-appointed Receiver)

Avison Young was retained by KSV (Receiver) to market and sell 25 Laskay Mills Drive, a 75 acre site in King City, Ontario - a long-term potential redevelopment site that also contained a large, custom-designed 1970's vintage home, old farmhouse, and barns. The buyer intended to develop their own private family compound on the site. Our marketing process resulted in multiple offers, including the successful, unconditional offer.

Case Studies – Distressed Sales Experience



2454 Bayview Avenue, Toronto
\$7,900,000

Vendor: Superior Court of Justice

Members of the Avison Young Capital Markets Team were retained by the Superior Court of Justice as a receiver to market and sell 2454 Bayview Avenue. The school was marketed unpriced with a specific bid date scheduled 4 weeks after taking the property to market. Avison Young received multiple offers and had a second round of bids. The property was successfully sold within the price expectations.



1491 Wilson Avenue, 143-145 Arlington Avenue & 26 Gulliver Road, Toronto
\$20,378,000 (Total Price)

Vendor: Private Family/Receiver

Members of the Avison Young Capital Markets Team retained by a receiver on behalf of a private family to market and sell three low rise apartment buildings. The properties were marketed unpriced as a portfolio and individually. The properties were marketed for 4 weeks with a set bid date. The three properties were sold to individual buyers within the pricing expectations.



6 Marconi Court, Vaughan
\$2,990,000

Vendor: Bank of Montreal (Power of Sale)

Avison Young was retained by Rosen Goldberg Inc. as a receiver to market and sell 6 Marconi Court located in Caledon Ontario. The free standing industrial property was marketed priced with no specific bid date. 6 Marconi Court received multiple bids and was sold (firm) less than five months after going to market.



Blue Mountain Development Lands, Town of Blue Mountains
\$2,200,000

Vendor: HSBC (Power of Sale)

Avison Young was retained by HSBC via its receiver to market and sell 23 acres of land located in The Blue Mountains Ontario. The residential development land was originally part of "The Ridge Estates" subdivision and was comprised of 29 single lots. Avison Young received multiple offers for the property, and successfully sold the property to a local development company.

Case Studies – Distressed Sales Experience

RSM Portfolio

Members of the Avison Young Capital Markets Team were retained by the RSM Canada (court-appointed receiver) to market and sell five gas stations and/or car wash facilities around Ontario. The properties were marketed as a portfolio and individually. The properties were marketed for at least 4-5 weeks with a set bid date. All five of the properties were eventually sold to individual buyers, including some being unconditional offers.



SOLD & CLOSED

5462 Dundas Street West, Toronto

\$3,700,000

Vendor: Superior Court of Justice

Single storey car wash facility.



SOLD & CLOSED

5223 Dundas Street, Burlington

\$2,500,000

Vendor: Superior Court of Justice

Single storey car wash facility in state of partial construction.



SOLD & CLOSED

591 & 595 Goderich Street, & 618 Gustavus Street, Port Elgin

\$2,500,000

Vendor: Superior Court of Justice

Vacant former Ultramar gas station, freestanding Tim Hortons pad, and 2-storey building (including 3-bedroom apartment).



SOLD & CLOSED

633 Main Street West, Port Colborne

\$850,000

Vendor: Superior Court of Justice

Single storey car wash facility



SOLD & CLOSED

274 Bayfield Road, Goderich

\$1,300,000

Vendor: Superior Court of Justice

Vacant former Ultramar gas station and automated car wash facility.

Contact Us

Avison Young Commercial Real Estate Services, LP, Brokerage

Capital Markets Group

18 York Street, Suite 400

Mailbox #4

Toronto, ON M5J 2T8 Canada

416.955.0000

avisonyoung.com



Platinum
member

TAB 6

Listing Agreement – Commercial Seller Representation Agreement Authority to Offer for Sale

This is a Multiple Listing Service® Agreement


(Seller's Initials)

OR

This Listing is Exclusive

EXCLUSIVE


(Seller's Initials)

BETWEEN:

BROKERAGE:

Cushman & Wakefield ULC, Brokerage

1 Prologis Blvd. #300 Mississauga ON L5W0G2

(the "Listing Brokerage") Tel. No. 905 568 9500

SELLER: msi Spergel Inc., in its capacity as court appointed receiver of 2607380 Ontario Inc. (the "Seller")

In consideration of the Listing Brokerage listing the real property for sale known as 1295 North Service Road, Burlington

(the "Property")
the Seller hereby gives the Listing Brokerage the **exclusive and irrevocable** right to act as the Seller's agent,

commencing at 12:01 a.m. on the 15th day of June, 2021,

until 11:59 p.m. on the 14th day of December, 2021 (the "Listing Period"),

{ Seller acknowledges that the length of the Listing Period is negotiable between the Seller and the Listing Brokerage and, if an MLS® listing, may be subject to minimum requirements of the real estate board, however, in accordance with the Real Estate and Business Brokers Act, 2002, (REBBA), **if the Listing Period exceeds six months, the Listing Brokerage must obtain the Seller's initials.** }

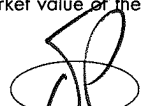

(Seller's Initials)

to offer the Property for sale at a price of:

One Dollars (\$CDN) 1.00

and upon the terms particularly set out herein, or at such other price and/or terms acceptable to the Seller. It is understood that the price and/or terms set out herein are at the Seller's personal request, after full discussion with the Listing Brokerage's representative regarding potential market value of the Property.

The Seller hereby represents and warrants that the Seller is not a party to any other listing agreement for the Property or agreement to pay commission to any other real estate brokerage for the sale of the property.


(Seller's Initials)

1. DEFINITIONS AND INTERPRETATIONS: For the purposes of this Agreement ("Authority" or "Agreement"):

"Seller" includes vendor and a "buyer" includes a purchaser or a prospective purchaser. A purchase shall be deemed to include the entering into of any agreement to exchange, or the obtaining of an option to purchase which is subsequently exercised, or the causing of a First Right of Refusal to be exercised, or an agreement to sell or transfer shares or assets. "Real property" includes real estate as defined in the Real Estate and Business Brokers Act (2002). The "Property" shall be deemed to include any part thereof or interest therein. A "real estate board" includes a real estate association. Commission shall be deemed to include other remuneration. This Agreement shall be read with all changes of gender or number required by the context. For purposes of this Agreement, anyone introduced to or shown the Property shall be deemed to include any spouse, heirs, executors, administrators, successors, assigns, related corporations and affiliated corporations. Related corporations or affiliated corporations shall include any corporation where one half or a majority of the shareholders, directors or officers of the related or affiliated corporation are the same person(s) as the shareholders, directors, or officers of the corporation introduced to or shown the Property.

2. COMMISSION: In consideration of the Listing Brokerage listing the Property for sale, the Seller agrees to pay the Listing Brokerage a commission

of 1.20% % of the sale price of the Property or **In the event a cooperating brokerage is involved in the transaction and that is completed, the fee will 2.0% of the sale price + HST**

for any valid offer to purchase the Property from any source whatsoever obtained during the Listing Period ~~and on the terms and conditions set out in this Agreement~~ **AND THAT IS COMPLETED.**

INITIALS OF LISTING BROKERAGE:



INITIALS OF SELLER(S):



The Seller authorizes the Listing Brokerage to co-operate with any other registered real estate brokerage (co-operating brokerage), and to offer to pay the co-operating brokerage a commission of 1.0 % of the sale price of the Property or out of the commission the Seller pays the Listing Brokerage. The Seller further agrees to pay such commission as calculated above if an agreement to purchase is agreed to or accepted by the Seller or anyone on

the Seller's behalf within 90 days after the expiration of the Listing Period (**Holdover Period**), so long as such agreement is with anyone who was introduced to the Property from any source whatsoever during the Listing Period or shown the Property during the Listing Period. If, however, the offer for the purchase of the Property is pursuant to a new agreement in writing to pay commission to another registered real estate brokerage, the Seller's liability for commission shall be reduced by the amount paid by the Seller under the new agreement.

~~The Seller further agrees to pay such commission as calculated above even if the transaction contemplated by an agreement to purchase agreed to or accepted by the Seller or anyone on the Seller's behalf is not completed, if such non-completion is owing or attributable to the Seller's default or neglect, said commission to be payable on the date set for completion of the purchase of the Property.~~

Any deposit in respect of any agreement where the transaction has been completed shall first be applied to reduce the commission payable. Should such amounts paid to the Listing Brokerage from the deposit or by the Seller's solicitor not be sufficient, the Seller shall be liable to pay to the Listing Brokerage on demand, any deficiency in commission and taxes owing on such commission.

~~In the event the buyer fails to complete the purchase and the deposit or any part thereof becomes forfeited, awarded, directed or released to the Seller, the Seller then authorizes the Listing Brokerage to retain as commission for services rendered, fifty (50%) per cent of the amount of the said deposit forfeited, awarded, directed or released to the Seller (but not to exceed the commission payable had a sale been consummated) and to pay the balance of the deposit to the Seller.~~

All amounts set out as commission are to be paid plus applicable taxes on such commission.

REPRESENTATION: The Seller acknowledges that the Listing Brokerage has provided the Seller with written information explaining agency relationships, including information on Seller Representation, Sub-agency, Buyer Representation, Multiple Representation and Customer Service. The Seller understands that unless the Seller is otherwise informed, the co-operating brokerage is representing the interests of the buyer in the transaction. The Seller further acknowledges that the Listing Brokerage may be listing other properties that may be similar to the Seller's Property and the Seller hereby consents to the Listing Brokerage acting as an agent for more than one seller without any claim by the Seller of conflict of interest. Unless otherwise agreed in writing between Seller and Listing Brokerage, any commission payable to any other brokerage shall be paid out of the commission the Seller pays the Listing Brokerage.

~~The Seller hereby appoints the Listing Brokerage as the Seller's agent for the purpose of giving and receiving notices pursuant to any offer or agreement to purchase the Property.~~

MULTIPLE REPRESENTATION: The Seller hereby acknowledges that the Listing Brokerage may be entering into buyer representation agreements with buyers who may be interested in purchasing the Seller's Property. In the event that the Listing Brokerage has entered into or enters into a buyer representation agreement with a prospective buyer for the Seller's Property, the Listing Brokerage will obtain the Seller's written consent to represent both the Seller and the buyer for the transaction at the earliest practical opportunity and in all cases prior to any offer to purchase being submitted or presented.

The Seller understand and acknowledges that the Listing Brokerage must be impartial when representing both the Seller and the buyer and equally protect the interests of the Seller and buyer. The Seller understands and acknowledges that when representing both the Seller and the buyer, the Listing Brokerage shall have a duty of full disclosure to both the Seller and the buyer, including a requirement to disclose all factual information about the Property known to the Listing Brokerage.

However, the Seller further understands and acknowledges that the Listing Brokerage shall not disclose:

- that the Seller may or will accept less than the listed price, unless otherwise instructed in writing by the Seller;
- that the buyer may or will pay more than the offered price, unless otherwise instructed in writing by the buyer;
- the motivation of or personal information about the Seller or buyer, unless otherwise instructed in writing by the party to which the information applies or unless failure to disclose would constitute fraudulent, unlawful or unethical practice;
- the price the buyer should offer or the price the Seller should accept; and
- the Listing Brokerage shall not disclose to the buyer the terms of any other offer.

However, it is understood that factual market information about comparable properties and information known to the Listing Brokerage concerning potential uses for the Property will be disclosed to both Seller and buyer to assist them to come to their own conclusions.

Where a Brokerage represents both the Seller and the Buyer (multiple representation), the Brokerage shall not be entitled or authorized to be agent for either the Buyer or the Seller for the purpose of giving and receiving notices.

MULTIPLE REPRESENTATION AND CUSTOMER SERVICE: The Seller understands and agrees that the Listing Brokerage also provides representation and customer service to other sellers and buyers. If the Listing Brokerage represents or provides customer service to more than one seller or buyer for the same trade, the Listing Brokerage shall, in writing, at the earliest practicable opportunity and before any offer is made, inform all sellers and buyers of the nature of the Listing Brokerage's relationship to each seller and buyer.

INITIALS OF LISTING BROKERAGE:



INITIALS OF SELLER(S):



The trademarks REALTOR®, REALTORS®, MLS®, Multiple Listing Services® and associated logos are owned or controlled by The Canadian Real Estate Association (CREA) and identify the real estate professionals who are members of CREA and the quality of services they provide. Used under license.

© 2020, Ontario Real Estate Association ("OREA"). All rights reserved. This form was developed by OREA for the use and reproduction by its members and licensees only. Any other use or reproduction is prohibited except with prior written consent of OREA. Do not alter when printing or reproducing the standard pre-set portion. OREA bears no liability for your use of this form.

4. **REFERRAL OF ENQUIRIES:** The Seller agrees that during the Listing Period, the Seller shall advise the Listing Brokerage immediately of all enquiries from any source whatsoever, and all offers to purchase submitted to the Seller shall be immediately submitted to the Listing Brokerage by the Seller before the Seller accepts or rejects the same. If any enquiry during the Listing Period results in the Seller's accepting a valid offer to purchase during the Listing Period or within the Holdover Period after the expiration of the Listing Period described above, the Seller agrees to pay the Listing Brokerage the amount of commission set out above, payable within five (5) days following the Listing Brokerage's written demand therefor.

5. **MARKETING:** The Seller agrees to allow the Listing Brokerage to show and permit prospective buyers to fully inspect the Property during reasonable hours and the Seller gives the Listing Brokerage the sole and exclusive right to place "For Sale" and "Sold" sign(s) upon the Property. The Seller consents to the Listing Brokerage including information in advertising that may identify the Property. The Seller further agrees that the Listing Brokerage shall have sole and exclusive authority to make all advertising decisions relating to the marketing of the Property during the Listing Period. The Seller agrees that the Listing Brokerage will not be held liable in any manner whatsoever for any acts or omissions with respect to advertising by the Listing Brokerage or any other party, other than by the Listing Brokerage's gross negligence or wilful act.

6. **WARRANTY:** The Seller represents and warrants that the Seller has the exclusive authority and power to execute this Authority to offer the Property for sale and that the Seller has informed the Listing Brokerage of any third party interests or claims on the Property such as rights of first refusal, options, easements, mortgages, encumbrances or otherwise concerning the Property, which may affect the sale of the Property.

~~7. **INDEMNIFICATION AND INSURANCE:** The Seller will not hold the Listing Brokerage and representatives of the Brokerage responsible for any loss or damage to the Property or contents occurring during the term of this Agreement caused by the Listing Brokerage or anyone else by any means, including theft, fire or vandalism, other than by the Listing Brokerage's gross negligence or wilful act. The Seller agrees to indemnify and save harmless the Listing Brokerage and representatives of the Brokerage and any co-operating brokerage from any liability, claim, loss, cost, damage or injury, including but not limited to loss of the commission payable under this Agreement, caused or contributed to by the breach of any warranty or representation made by the Seller in this Agreement or the accompanying data form. The Seller agrees to indemnify and save harmless the Listing Brokerage and representatives of the Brokerage and any co-operating brokerage from any liability, claim, loss, cost, damage or injury as a result of the Property being affected by any contaminants or environmental problems.~~

~~The Seller warrants the Property is insured, including personal liability insurance against any claims or lawsuits resulting from bodily injury or property damage to others caused in any way on or at the Property and the Seller indemnifies the Brokerage and all of its employees, representatives, salespersons and brokers (Listing Brokerage) and any co-operating brokerage and all of its employees, representatives, salespersons and brokers (co-operating brokerage) for and against any claims against the Listing Brokerage or co-operating brokerage made by anyone who attends or visits the Property.~~

8. **FAMILY LAW ACT:** The Seller hereby warrants that spousal consent is not necessary under the provisions of the Family Law Act, R.S.O. 1990, unless the spouse of the Seller has executed the consent hereinafter provided.

~~9. **FINDER'S FEE:** The Seller acknowledges that the Brokerage may be receiving a finder's fee, reward and/or referral incentive, and the Seller consents to any such benefit being received and retained by the Brokerage in addition to the commission as described above.~~

10. **VERIFICATION OF INFORMATION:** The Seller authorizes the Listing Brokerage to obtain any information from any regulatory authorities, governments, mortgagees or others affecting the Property and the Seller agrees to execute and deliver such further authorizations in this regard as may be reasonably required. The Seller hereby appoints the Listing Brokerage or the Listing Brokerage's authorized representative as the Seller's attorney to execute such documentation as may be necessary to effect obtaining any information as aforesaid. The Seller hereby authorizes, instructs and directs the above noted regulatory authorities, governments, mortgagees or others to release any and all information to the Listing Brokerage.

11. **USE AND DISTRIBUTION OF INFORMATION:** The Seller consents to the collection, use and disclosure of personal information by the Brokerage for the purpose of listing and marketing the Property including, but not limited to: listing and advertising the Property using any medium including the Internet; disclosing Property information to prospective buyers, brokerages, salespersons and others who may assist in the sale of the Property; such other use of the Seller's personal information as is consistent with listing and marketing of the Property. The Seller consents, if this is an MLS® Listing, to placement of the listing information and sales information by the Brokerage into the database(s) of the MLS® System of the appropriate Board, and to the posting of any documents and other information (including, without limitation, photographs, images, graphics, audio and video recordings, virtual tours, drawings, floor plans, architectural designs, artistic renderings, surveys and listing descriptions) provided by or on behalf of the Seller into the database(s) of the MLS® System of the appropriate Board. The Seller hereby indemnifies and saves harmless the Brokerage and/or any of its employees, servants, brokers or sales representatives from any and all claims, liabilities, suits, actions, losses, costs and legal fees caused by, or arising out of, or resulting from the posting of any documents or other information (including, without limitation, photographs, images, graphics, audio and video recordings, virtual tours, drawings, floor plans, architectural designs, artistic renderings, surveys and listing descriptions) as aforesaid. The Seller acknowledges that the database, within the board's MLS® System is the property of the real estate board(s) and can be licensed, resold, or otherwise dealt with by the board(s). The Seller further acknowledges that the real estate board(s) may: during the term of the listing and thereafter, distribute the information in the database, within the board's MLS® System to any persons authorized to use such service which may include other brokerages, government departments, appraisers, municipal organizations and others; market the Property, at its option, in any medium, including electronic media; during the term of the listing and thereafter, compile, retain and publish any statistics including historical data within the board's MLS® System and retain, reproduce and display photographs, images, graphics, audio and video recordings, virtual tours, drawings, floor plans, architectural designs, artistic renderings, surveys and listing descriptions which may be used by board members to conduct comparative analyses; and make such other use of the information as the Brokerage and/or real estate board(s) deem appropriate, in connection with the listing, marketing and

INITIALS OF LISTING BROKERAGE: 

INITIALS OF SELLER(S): 



The trademarks REALTOR®, REALTORS®, MLS®, Multiple Listing Services® and associated logos are owned or controlled by The Canadian Real Estate Association (CREA) and identify the real estate professionals who are members of CREA and the quality of services they provide. Used under license.

© 2020, Ontario Real Estate Association ("OREA"). All rights reserved. This form was developed by OREA for the use and reproduction by its members and licensees only. Any other use or reproduction is prohibited except with prior written consent of OREA. Do not alter when printing or reproducing the standard pre-set portion. OREA bears no liability for your use of this form.

selling of real estate during the term of the listing and thereafter. The Seller acknowledges that the information, personal or otherwise ("information"), provided to the real estate board or association may be stored on databases located outside of Canada, in which case the information would be subject to the laws of the jurisdiction in which the information is located.

In the event that this Agreement expires or is cancelled or otherwise terminated and the Property is not sold, the Seller, by initialling:

consent to allow other real estate board members to contact the Seller after expiration or other termination of this Agreement to discuss listing or otherwise marketing the Property.

(Does)

(Does/Not)

12. SUCCESSORS AND ASSIGNS: The heirs, executors, administrators, successors and assigns of the undersigned are bound by the terms of this Agreement.

13. CONFLICT OR DISCREPANCY: If there is any conflict or discrepancy between any provision added to this Agreement (including any Schedule attached hereto) and any provision in the standard pre-set portion hereof, the added provision shall supersede the standard pre-set provision to the extent of such conflict or discrepancy. This Agreement, including any Schedule attached hereto, shall constitute the entire Authority from the Seller to the Brokerage. There is no representation, warranty, collateral agreement or condition, which affects this Agreement other than as expressed herein.

14. ELECTRONIC COMMUNICATION: This Agreement and any agreements, notices or other communications contemplated thereby may be transmitted by means of electronic systems, in which case signatures shall be deemed to be original. The transmission of this Agreement by the Seller by electronic means shall be deemed to confirm the Seller has retained a true copy of the Agreement.

15. ELECTRONIC SIGNATURES: If this Agreement has been signed with an electronic signature the parties hereto consent and agree to the use of such electronic signature with respect to this Agreement pursuant to the *Electronic Commerce Act, 2000*, S.O. 2000, c17, as amended from time to time.

16. SCHEDULE(S) and data form attached hereto form(s) part of this Agreement.

THE LISTING BROKERAGE AGREES TO MARKET THE PROPERTY ON BEHALF OF THE SELLER AND REPRESENT THE SELLER IN AN ENDEAVOUR TO OBTAIN A VALID OFFER TO PURCHASE THE PROPERTY ON THE TERMS SET OUT IN THIS AGREEMENT OR ON SUCH OTHER TERMS SATISFACTORY TO THE SELLER.

(Authorized to bind the Listing Brokerage)

(Date)

Brad Dykeman

(Name of Person Signing)

THIS AGREEMENT HAS BEEN READ AND FULLY UNDERSTOOD BY ME, I ACCEPT THE TERMS OF THIS AGREEMENT AND I ACKNOWLEDGE ON THIS DATE I HAVE SIGNED UNDER SEAL. Any representations contained herein or as shown on the accompanying data form respecting the Property are true to the best of my knowledge, information and belief.

SIGNED, SEALED AND DELIVERED I have hereunto set my hand and seal:

msi Spergel Inc., in its capacity as court appointed receiver for 2607380 Ontario Inc.

(Name of Seller)

(Signature of Seller/Authorized Signing Officer)

(Seal)

(Date)

(Tel. No.)

(Signature of Seller/Authorized Signing Officer)

(Seal)

(Date)

(Tel. No.)

SPOUSAL CONSENT: The undersigned spouse of the Seller hereby consents to the listing of the Property herein pursuant to the provisions of the Family Law Act, R.S.O. 1990 and hereby agrees to execute all necessary or incidental documents to further any transaction provided for herein.

(Spouse)

(Seal)

(Date)

(Tel. No.)

DECLARATION OF INSURANCE

The Salesperson/Broker/Broker of Record

(Name of Salesperson/Broker/Broker of Record)

hereby declares that he/she is insured as required by REBBA.

(Signature(s) of Salesperson/Broker/Broker of Record)

ACKNOWLEDGEMENT

The Seller(s) hereby acknowledge that the Seller(s) fully understand the terms of this Agreement and have received a copy of this Agreement on the day of, 20

(Signature of Seller)


msi Spergel Inc., in its capacity as

(Date)

(Signature of Seller)

court appointed receiver for 2607380 Ontario Inc.

(Date)

 The trademarks REALTOR®, REALTORS®, MLS®, Multiple Listing Services® and associated logos are owned or controlled by The Canadian Real Estate Association (CREA) and identify the real estate professionals who are members of CREA and the quality of services they provide. Used under license.

© 2020, Ontario Real Estate Association ("OREA"). All rights reserved. This form was developed by OREA for the use and reproduction by its members and licensees only. Any other use or reproduction is prohibited except with prior written consent of OREA. Do not alter when printing or reproducing the standard pre-set portion. OREA bears no liability for your use of this form.

This Schedule is attached to and forms part of the Listing Agreement - Commercial Authority to Offer for Sale (Agreement) between:

BROKERAGE: Cushman & Wakefield ULC, Brokerage, and

SELLER: msi Spergel Inc., in its capacity as court appointed receiver of 2607380 Ontario Inc.

for the property known as 1295 North Service Road, Burlington

..... dated the 15th day of July 20.20

~~The Listing Brokerage assumes no responsibility, and Seller will not hold the Listing Brokerage, representatives of the Brokerage nor any co-operating brokerage liable for, any claim, loss, cost, damage or injury in connection with or attributable to the Property or its condition, except to the extent caused by the gross negligence or willful misconduct of the Listing Brokerage or its representatives. Seller shall acquire and maintain during the term of this Agreement, insurance coverage on such terms and in such amounts as Seller deems appropriate in respect of the Property, including personal liability insurance against any claims resulting from bodily injury or property damage occurring on or at the Property.~~

This form must be initialed by all parties to the Agreement.

INITIALS OF BROKERAGE:

INITIALS OF SELLER(S):

TAB 7

Amendment to Listing Agreement - Commercial Authority to Offer for Sale

RE: LISTING AGREEMENT - COMMERCIAL AUTHORITY TO OFFER FOR SALE (Agreement) FOR:

PROPERTY ADDRESS: 1295 North Service Road Burlington

BETWEEN:

SELLER: Msi Spergel Inc., Solely In It's Capacity As **RECEIVER OF 2607380 Ontario Inc.**

AND

BROKERAGE:

MLS® NUMBER(S): W5272929 **L/BR ID. #**

INTERBOARD MLS® NUMBER: **BOARD:**

LISTING EXPIRY DATE: 12/14/2022

The Seller and the Brokerage hereby agree that the above described Agreement is amended as stated below:

1. LISTING PRICE:		(Seller's Initials)
Current Listing Price \$1.00	New Listing Price \$34,900,000	
2. EXPIRY DATE:		(Seller's Initials)
Current Expiry Date 12/14/2022	New Expiry Date 05/17/2022	
Seller acknowledges that the length of time period for the Agreement is negotiable between the Seller and the Brokerage, however, in accordance with the Real Estate and Business Brokers Act, 2002, (REBBA), if the length of time period exceeds six months, the Brokerage must obtain the Seller's initials.		(Seller's Initials)
3. OTHER AMENDMENTS:		(Seller's Initials)
a)		
b)		

All other terms and provisions of the Agreement remain in full force and effect.

An extension of the expiry date must be signed and dated prior to expiration of the Agreement. The Brokerage agrees to immediately notify the Real Estate Board(s) of the amendment(s) in accordance with the MLS® Rules and Regulations, provided that this is an MLS® listing.

This Amendment to Listing Agreement - Commercial shall not take effect unless signed by all parties set out below, and initialed where applicable.

For the purposes of this Amendment to Listing Agreement - Commercial: "Seller" includes vendor and Real Estate Board(s) includes Real Estate Association(s).

The heirs, executors, administrators, successors and assigns of the undersigned are bound by the terms herein.

All of the undersigned, hereby acknowledge receipt of a copy of this Amendment to Listing Agreement - Commercial.

SIGNED, SEALED AND DELIVERED I have hereunto set my hand and seal:

MSI SPERSEL INC. IN ITS CAPACITY AS COURT-APPOINTED RECEIVER
 (Seller) (Seal) (Date) (Print Name of Person Signing)
 (Seller) (Seal) (Date) (Print Name of Person Signing)

SPOUSAL CONSENT: The undersigned spouse of the Seller hereby consents to the amendment to the Agreement for the Property herein pursuant to the provisions of the Family Law Act, R.S.O. 1990 and hereby agrees to execute all necessary or incidental documents to further any transaction provided for herein.

(Spouse) (Seal) (Date) (Print Name of Person Signing)

(Name of Brokerage) (Date) (Print Name of Person Signing)
 Brad Dykeman

TAB 8

Amendment to Listing Agreement - Commercial Authority to Offer for Sale

RE: LISTING AGREEMENT - COMMERCIAL AUTHORITY TO OFFER FOR SALE (Agreement) FOR:

PROPERTY ADDRESS: 1295 North Service Road, Burlington

BETWEEN:

SELLER: Msi Spergel Inc., Solely In It's Capacity As Court-Appointed Receiver Of 2607380 Ontario Inc.

AND

BROKERAGE: CUSHMAN & WAKWFIELD ULC

MLS® NUMBER(S): W5272929

L/BR ID. #

INTERBOARD MLS® NUMBER:

BOARD:

LISTING EXPIRY DATE:

May 17 2022

The Seller and the Brokerage hereby agree that the above described Agreement is amended as stated below:

1. LISTING PRICE:		
Current Listing Price.....	New Listing Price.....	(Seller's Initials)
2. EXPIRY DATE:		
Current Expiry Date.....	05/17/2022	
New Expiry Date.....	11/16/2022	(Seller's Initials)
Seller acknowledges that the length of time period for the Agreement is negotiable between the Seller and the Brokerage, however, in accordance with the Real Estate and Business Brokers Act, 2002, (REBBA), if the length of time period exceeds six months, the Brokerage must obtain the Seller's initials.		(Seller's Initials)
3. OTHER AMENDMENTS:		
a)		(Seller's Initials)
b)		(Seller's Initials)

All other terms and provisions of the Agreement remain in full force and effect.

An extension of the expiry date must be signed and dated prior to expiration of the Agreement. The Brokerage agrees to immediately notify the Real Estate Board(s) of the amendment(s) in accordance with the MLS® Rules and Regulations, provided that this is an MLS® listing.

This Amendment to Listing Agreement - Commercial shall not take effect unless signed by all parties set out below, and initialed where applicable.

For the purposes of this Amendment to Listing Agreement - Commercial: "Seller" includes vendor and Real Estate Board(s) includes Real Estate Association(s).

The heirs, executors, administrators, successors and assigns of the undersigned are bound by the terms herein.

All of the undersigned, hereby acknowledge receipt of a copy of this Amendment to Listing Agreement - Commercial.

SIGNED, SEALED AND DELIVERED I have hereunto set my hand and seal:

(Seller) 	(Seal) 	(Date) 5/10/22	Msi Spergel Inc., Solely In It's Capacity (Print Name of Person Signing)
(Seller)	(Seal) 	(Date)	As Court-Appointed Receiver Of 2607380 Ontario Inc. (Print Name of Person Signing)

SPOUSAL CONSENT: The undersigned spouse of the Seller hereby consents to the amendment to the Agreement for the Property herein pursuant to the provisions of the Family Law Act, R.S.O. 1990 and hereby agrees to execute all necessary or incidental documents to further any transaction provided for herein.

(Spouse)	(Seal) 	(Date)	(Print Name of Person Signing)
----------------	--	--------------	--------------------------------------

CUSHMAN & WAKWFIELD ULC

(Name of Brokerage)

Brad Dykeman

Brad Dykeman (May 10, 2022 14:20 EDT)


(Authorized to bind the Brokerage)

May 10, 2022

(Date)

Brad Dykeman

(Print Name of Person Signing)

 The trademarks REALTOR®, REALTORS®, MLS®, Multiple Listing Services® and associated logos are owned or controlled by The Canadian Real Estate Association (CREA) and identify the real estate professionals who are members of CREA and the quality of services they provide. Used under license.

© 2022, Ontario Real Estate Association ("OREA"). All rights reserved. This form was developed by OREA for the use and reproduction by its members and licensees only. Any other use or reproduction is prohibited except with prior written consent of OREA. Do not alter when printing or reproducing the standard pre-set portion. OREA bears no liability for your use of this form.

Amendment to Listing Agreement - Commercial

Authority to Offer for Sale

RE: LISTING AGREEMENT - COMMERCIAL AUTHORITY TO OFFER FOR SALE (Agreement) FOR:

PROPERTY ADDRESS: 1295 North Service Road Burlington ON L7P 0V5

BETWEEN:

SELLER: Msi Spergel Inc., Solely In It's Capacity As Court-Appointed Receiver Of 2607380 Ontario Inc.

AND

BROKERAGE: Cushman & Wakefield ULC.

MLS® NUMBER(S): W5272929 **L/BR ID. #**

INTERBOARD MLS® NUMBER: **BOARD:**

LISTING EXPIRY DATE: November 16 2022

The Seller and the Brokerage hereby agree that the above described Agreement is amended as stated below:

1. LISTING PRICE:		
Current Listing Price.....	New Listing Price.....	(Seller's Initials)
2. EXPIRY DATE:		
Current Expiry Date.....	11/16/2022	New Expiry Date.....
		02/16/2023
Seller acknowledges that the length of time period for the Agreement is negotiable between the Seller and the Brokerage, however, in accordance with the Real Estate and Business Brokers Act, 2002, (REBBA), if the length of time period exceeds six months, the Brokerage must obtain the Seller's initials.		(Seller's Initials)
3. OTHER AMENDMENTS:		
a)		(Seller's Initials)
b)		(Seller's Initials)

All other terms and provisions of the Agreement remain in full force and effect.

An extension of the expiry date must be signed and dated prior to expiration of the Agreement. The Brokerage agrees to immediately notify the Real Estate Board(s) of the amendment(s) in accordance with the MLS® Rules and Regulations, provided that this is an MLS® listing.

This Amendment to Listing Agreement - Commercial shall not take effect unless signed by all parties set out below, and initialled where applicable.

For the purposes of this Amendment to Listing Agreement - Commercial: "Seller" includes vendor and Real Estate Board(s) includes Real Estate Association(s).

The heirs, executors, administrators, successors and assigns of the undersigned are bound by the terms herein.

All of the undersigned, hereby acknowledge receipt of a copy of this Amendment to Listing Agreement - Commercial.

SIGNED, SEALED AND DELIVERED I have hereunto set my hand and seal:

(Seller)

(Seal)

(Date)

(Print Name of Person Signing)

(Seller)

(Seal)

(Date)

(Print Name of Person Signing)

SPOUSAL CONSENT: The undersigned spouse of the Seller hereby consents to the amendment to the Agreement for the Property herein pursuant to the provisions of the Family Law Act, R.S.O. 1990 and hereby agrees to execute all necessary or incidental documents to further any transaction provided for herein.

(Spouse)

(Seal)

(Date)

(Print Name of Person Signing)

Cushman & Wakefield ULC.

(Name of Brokerage)

(Authorized to bind the Brokerage)

(Date)

Brad Dykeman

(Print Name of Person Signing)

Amendment to Listing Agreement - Commercial Authority to Offer for Sale

RE: LISTING AGREEMENT - COMMERCIAL AUTHORITY TO OFFER FOR SALE (Agreement) FOR:

PROPERTY ADDRESS: 1295 North Service Road Burlington ON L7P 0V5

BETWEEN:

SELLER: Msi Spergel Inc., Solely In It's Capacity As Court-Appointed Receiver Of 2607380 Ontario Inc.

AND

BROKERAGE: Cushman & Wakefield ULC.

MLS® NUMBER(S): W5272929 **L/BR ID. #**

INTERBOARD MLS® NUMBER: **BOARD:**

LISTING EXPIRY DATE: February 16 2023

The Seller and the Brokerage hereby agree that the above described Agreement is amended as stated below:

1. LISTING PRICE:		
Current Listing Price.....	New Listing Price.....	(Seller's Initials)
2. EXPIRY DATE:		
Current Expiry Date.....	02/16/2023	New Expiry Date.....
		06/15/2023
Seller acknowledges that the length of time period for the Agreement is negotiable between the Seller and the Brokerage, however, in accordance with the Real Estate and Business Brokers Act, 2002, (REBBA), if the length of time period exceeds six months, the Brokerage must obtain the Seller's initials.		(Seller's Initials)
3. OTHER AMENDMENTS:		
a)		(Seller's Initials)
b)		(Seller's Initials)

All other terms and provisions of the Agreement remain in full force and effect.

An extension of the expiry date must be signed and dated prior to expiration of the Agreement. The Brokerage agrees to immediately notify the Real Estate Board(s) of the amendment(s) in accordance with the MLS® Rules and Regulations, provided that this is an MLS® listing.

This Amendment to Listing Agreement - Commercial shall not take effect unless signed by all parties set out below, and initialed where applicable.

For the purposes of this Amendment to Listing Agreement - Commercial: "Seller" includes vendor and Real Estate Board(s) includes Real Estate Association(s).

The heirs, executors, administrators, successors and assigns of the undersigned are bound by the terms herein.

All of the undersigned, hereby acknowledge receipt of a copy of this Amendment to Listing Agreement - Commercial.

SIGNED, SEALED AND DELIVERED I have hereunto set my hand and seal:

MSI SPERSEL INC. IN ITS CAPACITY AS COURT-APPOINTED RECEIVER
 (Seller) *MSI SPERSEL INC.* (Seal) (Date) *FEB. 8/23* (Print Name of Person Signing) *RECEIVER*
 (Seller) *[Signature]* (Seal) (Date) (Print Name of Person Signing)

SPOUSAL CONSENT: The undersigned spouse of the Seller hereby consents to the amendment to the Agreement for the Property herein pursuant to the provisions of the Family Law Act, R.S.O. 1990 and hereby agrees to execute all necessary or incidental documents to further any transaction provided for herein.

(Spouse) (Seal) (Date) (Print Name of Person Signing)

Cushman & Wakefield ULC.
 (Name of Brokerage) *[Signature]* *Feb. 6th 2023* Brad Dykeman
 (Authorized to bind the Brokerage) (Date) (Print Name of Person Signing)

Amendment to Listing Agreement - Commercial Authority to Offer for Sale

RE: LISTING AGREEMENT - COMMERCIAL AUTHORITY TO OFFER FOR SALE (Agreement) FOR:

PROPERTY ADDRESS: 1295 North Service Road Burlington ON L7P 0V5

BETWEEN:

SELLER: Msi Spergel Inc., Solely In It's Capacity As Court-Appointed Receiver Of 2607380 Ontario Inc.

AND

BROKERAGE: Cushman & Wakefield ULC.

MLS® NUMBER(S): W5272929 **L/BR ID. #**

INTERBOARD MLS® NUMBER: **BOARD:**

LISTING EXPIRY DATE: June 15, 2023

The Seller and the Brokerage hereby agree that the above described Agreement is amended as stated below:

1. LISTING PRICE:		
Current Listing Price.....	New Listing Price.....	(Seller's Initials)
2. EXPIRY DATE:		
Current Expiry Date.....	06/15/2023	New Expiry Date.....
09/15/2023		(Seller's Initials)
Seller acknowledges that the length of time period for the Agreement is negotiable between the Seller and the Brokerage, however, in accordance with the Real Estate and Business Brokers Act, 2002, (REBBA), if the length of time period exceeds six months, the Brokerage must obtain the Seller's initials.		(Seller's Initials)
3. OTHER AMENDMENTS:		
a)		(Seller's Initials)
b)		(Seller's Initials)

All other terms and provisions of the Agreement remain in full force and effect.

An extension of the expiry date must be signed and dated prior to expiration of the Agreement. The Brokerage agrees to immediately notify the Real Estate Board(s) of the amendment(s) in accordance with the MLS® Rules and Regulations, provided that this is an MLS® listing.

This Amendment to Listing Agreement - Commercial shall not take effect unless signed by all parties set out below, and initialed where applicable.

For the purposes of this Amendment to Listing Agreement - Commercial: "Seller" includes vendor and Real Estate Board(s) includes Real Estate Association(s).

The heirs, executors, administrators, successors and assigns of the undersigned are bound by the terms herein.

All of the undersigned, hereby acknowledge receipt of a copy of this Amendment to Listing Agreement - Commercial.

SIGNED, SEALED AND DELIVERED I have hereunto set my hand and seal:

MSI SPERGEL INC. IN ITS CAPACITY AS COURT-APPOINTED RECEIVER
 (Seller) (Seal) (Date) (Print Name of Person Signing)
 (Seller) (Seal) (Date) (Print Name of Person Signing)

SPOUSAL CONSENT: The undersigned spouse of the Seller hereby consents to the amendment to the Agreement for the Property herein pursuant to the provisions of the Family Law Act, R.S.O. 1990 and hereby agrees to execute all necessary or incidental documents to further any transaction provided for herein.

(Spouse) (Seal) (Date) (Print Name of Person Signing)

Cushman & Wakefield ULC.
 (Name of Brokerage)

Brad Dykeman
 (Authorized to bind the Brokerage) (Date) (Print Name of Person Signing)

Amendment to Listing Agreement - Commercial Authority to Offer for Sale

RE: LISTING AGREEMENT - COMMERCIAL AUTHORITY TO OFFER FOR SALE (Agreement) FOR:

PROPERTY ADDRESS: 1295 North Service Road Burlington ON L7P 0V5

BETWEEN:
SELLER: Msi Spargel Inc., Solely In It's Capacity As Court-Appointed Receiver Of 2607380 Ontario Inc.

AND
BROKERAGE: Cushman & Wakefield ULC.

MLS® NUMBER(S): W5272929 **L/BR ID. #**

INTERBOARD MLS® NUMBER: **BOARD:**

LISTING EXPIRY DATE: September 15 2023

The Seller and the Brokerage hereby agree that the above described Agreement is amended as stated below:

1. LISTING PRICE:		
Current Listing Price.....	New Listing Price.....	(Seller's Initials)
2. EXPIRY DATE:		
Current Expiry Date.....	09/15/2023	New Expiry Date.....
11/15/2023		(Seller's Initials)
Seller acknowledges that the length of time period for the Agreement is negotiable between the Seller and the Brokerage, however, in accordance with the Real Estate and Business Brokers Act, 2002, (REBBA), if the length of time period exceeds six months, the Brokerage must obtain the Seller's initials.		(Seller's Initials)
3. OTHER AMENDMENTS:		
a)		(Seller's Initials)
b)		(Seller's Initials)

All other terms and provisions of the Agreement remain in full force and effect.

An extension of the expiry date must be signed and dated prior to expiration of the Agreement. The Brokerage agrees to immediately notify the Real Estate Board(s) of the amendment(s) in accordance with the MLS® Rules and Regulations, provided that this is an MLS® listing.

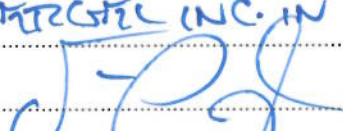
This Amendment to Listing Agreement - Commercial shall not take effect unless signed by all parties set out below, and initialed where applicable.

For the purposes of this Amendment to Listing Agreement - Commercial: "Seller" includes vendor and Real Estate Board(s) includes Real Estate Association(s).

The heirs, executors, administrators, successors and assigns of the undersigned are bound by the terms herein.

All of the undersigned, hereby acknowledge receipt of a copy of this Amendment to Listing Agreement - Commercial.

SIGNED, SEALED AND DELIVERED I have hereunto set my hand and seal:

MSI SPARGEL INC. IN ITS CAPACITY AS COURT-APPOINTED RECEIVER
 (Seller)  (Seal) (Date) 9/8/23 (Print Name of Person Signing)
 (Seller) (Seal) (Date) (Print Name of Person Signing)

SPOUSAL CONSENT: The undersigned spouse of the Seller hereby consents to the amendment to the Agreement for the Property herein pursuant to the provisions of the Family Law Act, R.S.O. 1990 and hereby agrees to execute all necessary or incidental documents to further any transaction provided for herein.

(Spouse) (Seal) (Date) (Print Name of Person Signing)

Cushman & Wakefield ULC.
 (Name of Brokerage)

(Authorized to bind the Brokerage) (Date) Brad Dykeman (Print Name of Person Signing)

TAB 9

RECEIVER'S AGREEMENT OF PURCHASE AND SALE

THIS AGREEMENT dated as of the ^{22ND}~~15.00~~ day of August, 2023.

BETWEEN:

MSI SPERGEL INC., in its capacity as Court-appointed receiver of the assets, undertakings and properties of **2607380 Ontario Inc.**, and not in its personal or corporate capacity and without personal or corporate liability.

(the "**Vendor**")

OF THE FIRST PART

- and -

**CROSSROADS CHRISTIAN COMMUNICATIONS
INCORPORATED**

(collectively, the "**Purchaser**")

OF THE SECOND PART

IN CONSIDERATION of the mutual agreements contained in this Agreement, the sufficiency of which is acknowledged by each of the Vendor and the Purchaser, the Vendor and the Purchaser agree as follows:

1. **DEFINITIONS**

In this Agreement, unless the context clearly indicates otherwise, the following terms shall have the following meanings:

- (a) "**Act**" means, for purposes of Section 17 hereof only, the *Excise Tax Act* (Canada);
- (b) "**Agreement**" means this agreement of purchase and sale executed by the Purchaser and accepted by the Vendor, together with the attached schedules;
- (c) "**Approval and Vesting Order**" shall have the meaning ascribed thereto in Section 14(a) hereof;
- (d) "**Approval Condition Date**" shall have the meaning ascribed to it in Section 11 hereof;
- (e) "**Assets**" means the assets, undertakings, and properties of 2607380 Ontario Inc., including the Lands, and Buildings and Chattels;
- (f) "**Board Approval Condition Date**" means the first Business Day that is ten (10) days following the mutual acceptance of this Agreement;

- (g) **"Buildings"** means the buildings, improvements, installations and fixtures of every nature and kind situate in, on and/or over the Lands;
- (h) **"Business Day"** means any day other than a Saturday or a Sunday or a statutory holiday in the Province of Ontario;
- (i) **"Chattels"** means any and all chattels owned by 2607380 Ontario Inc. and located at and used in the operation of the Lands and in the Buildings, including but not limited to the interest of 2607380 Ontario Inc. in those chattels listed in Schedule "C" to this Agreement;
- (j) **"Closing"** shall have the meaning ascribed to it in Section 6 hereof;
- (k) **"Court"** means the Ontario Superior Court of Justice (Commercial List);
- (l) **"Court Order"** means collectively the order of the Honourable Justice Dietrich dated the 18th day of March, 2021, whereby the Vendor was appointed Receiver of all of the Assets and was given authority to sell, convey, transfer, lease or assign the Assets or any part or parts thereof, a copy of which Order is attached as Schedule "A";
- (m) **"Damages"** shall have the meaning ascribed to it in Section 8 hereof;
- (n) **"Date of Closing"** shall have the meaning ascribed to it in Section 6 hereof;
- (o) **"Deposit"** shall have the meaning ascribed to it in Section 3(b) hereof;
- (p) **"DRA"** shall have the meaning ascribed to it in Section 7(a)(i) hereof;
- (q) **"Due Diligence Condition Date"** means the first Business Day that is forty-five (45) days following the mutual acceptance of this Agreement;
- (r) **"Due Diligence Conditions"** shall have the meaning ascribed thereto in Section 13(a)(v);
- (s) **"Environmental Law"** means any and all applicable international, federal, provincial, state, municipal or local laws, by-laws, statutes, regulations, treaties, orders, judgements, decrees, ordinances, official directives and all authorizations relating to the environment, occupational health and safety, health protection or any Hazardous Materials;
- (t) **"Financing Condition Date"** means the first Business Day that is forty-five (45) days following the mutual acceptance of this Agreement;
- (u) **"Government Authority"** means any person, body, department, bureau, agency, board, tribunal, commission, branch or office of any federal, provincial or municipal government having or claiming to have jurisdiction over part or all of the Purchased Assets, the transaction contemplated in this Agreement and/or one or both of the parties hereto and shall include a board or association of insurance underwriters;
- (v) **"Hazardous Materials"** means any contaminants, pollutants, substances or materials that, when released to the natural environment, could cause, at some

immediate or future time, harm or degradation to the natural environment or risk to human health, whether or not such contaminants, pollutants, substances or materials are or shall become prohibited, controlled or regulated by any Government Authority and any "contaminants", "dangerous substances", "hazardous materials", "hazardous substances", "hazardous wastes", "industrial wastes", "liquid wastes", "pollutants" and "toxic substances", all as defined in, referred to or contemplated in federal, provincial and/or municipal legislation, regulations, orders and/or ordinances relating to environmental, health and/or safety matters and, not to limit the generality of the foregoing, includes asbestos, urea formaldehyde foam insulation and mono- or poly-chlorinated biphenyl wastes;

- (w) **"HST"** shall have the meaning ascribed thereto in Section 17(a) hereof;
- (x) **"ICA"** shall have the meaning ascribed thereto in Section 10(b) hereof;
- (y) **"Lands"** means the lands and premises municipally known as 1295 North Service Road, Burlington, Ontario and legally described as:

PT LT 10, RCP PL 99, PART 3 & 7, 20r6963, S/T 619045; BURLINGTON

together with all easements, rights-of-way, privileges and appurtenances attaching thereto and enuring to the benefit thereof;

- (z) **"Leases"** means those leases, license agreements, occupancy agreements and tenancy agreements set out on Schedule "D" hereto, as well as any such agreement consented to in writing by the Purchaser in accordance with Section 5(e) hereof;
- (aa) **"Outside Date"** shall have the meaning ascribed thereto in Section 7;
- (bb) **"Permitted Encumbrances"** means the encumbrances listed in Schedule "B" hereof;
- (cc) **"Purchase Price"** shall have the meaning ascribed thereto in Section 3 hereof;
- (dd) **"Purchased Assets"** means the interest of **2607380 Ontario Inc** in the Lands, the Buildings and the Chattels;
- (ee) **"Purchaser"** means Crossroads Christian Communications Incorporated;
- (ff) **"Purchaser's Solicitor"** means WeirFoulds LLP;
- (gg) **"Registry Office"** shall have the meaning ascribed to it in Section 7(a) hereof;
- (hh) **"Tenants"** means all tenants under the Leases;
- (ii) **"TERS"** shall have the meaning ascribed to it in Section 7(a) hereof;
- (jj) **"Vendor"** means **msi Spergel Inc.**, in its capacity as Court-appointed receiver of all of the Assets and not in its personal or corporate capacity and without personal or corporate liability; and

(kk) **"Vendor's Solicitors"** means the firm of SimpsonWigle LAW, LLP;

2. **NATURE OF TRANSACTION**

The Purchaser shall purchase and the Vendor shall sell the Purchased Assets, upon and subject to the terms of this Agreement.

3. **PURCHASE PRICE**

The aggregate purchase price (the "**Purchase Price**") for the Purchased Assets shall be the sum of [REDACTED] Dollars, plus HST, if applicable. The Purchase Price shall be paid, accounted for and satisfied as follows:

- (a) **First Deposit:** by the Purchaser delivering to the Vendor concurrently upon the execution of this Agreement by both parties hereto, the sum of [REDACTED] Dollars (the "**First Deposit**"), by way of certified cheque, bank draft or wire transfer drawn upon one of Canada's five largest chartered banks, which sum shall be held by the Vendor, in trust, as a deposit pending Closing or termination of this Agreement;
- (b) **Second Deposit:** by the Purchaser delivering to the Vendor within 2 business days following the Financing Condition Date, the sum of [REDACTED] Dollars (the "**Second Deposit**", and together with the First Deposit, collectively, the "**Deposit**"), by way of certified cheque, bank draft or wire transfer drawn upon one of Canada's five largest chartered banks, which sum shall be held by the Vendor, in trust, as a deposit pending Closing or termination of this Agreement. Subject only to the terms of this Agreement, the Deposit is to be credited on account of the Purchase Price upon completion of the transaction contemplated in this Agreement. In the event that this Agreement is terminated for any reason whatsoever other than the default of the Purchaser, the Deposit shall be returned to the Purchaser forthwith, without interest or deduction; and

Balance Due at Closing: the balance of the Purchase Price, net of the Deposit and subject to the adjustments contained in this Agreement, by payment at Closing to the Vendor (or as the Vendor may otherwise direct in writing) by way of certified cheque, bank draft or wire transfer drawn upon one of Canada's chartered banks.

4. **CLOSING AND POST-CLOSING ADJUSTMENTS**

The Vendor and the Purchaser shall adjust the Purchase Price on the Date of Closing in respect of the following items (the "**Adjustments**"):

- a) utilities and fuel accounts and/or deposits (if applicable);
- b) water and sewer rates and charges;
- c) realty taxes, local improvement rates and charges;
- d) all current rents, prepaid rents and interest thereon (if any), security deposits, percentage rents and other current expense and operation recoveries from any Tenants;

- e) all items of adjustment contemplated by this Agreement; and
- f) all other items reasonably capable of and subject to the provisions of this Agreement, properly and usually the subject of adjustment in connection with the ownership, operation and management of the Purchased Assets of whatsoever nature.

5. **TERMS OF PURCHASE**

- (a) **"Purchaser's Acknowledgements"**: Save as otherwise provided herein, the Purchaser hereby acknowledges and agrees as follows:

1. it is relying entirely upon its own investigations and inspections in entering into this Agreement and has satisfied itself with respect to such investigations and inspections.
2. there is no representation, warranty or condition, express or implied, statutory or otherwise of any kind as to the Purchased Assets including, without limitation, that the present use or future intended use by the Purchaser of the Purchased Assets is or will be lawful or permitted and/or relating in any way to the condition or state of repair of the Buildings and Fixtures or to title, outstanding liens or charges, assignability, amount owing, description, fitness for purpose, collectability, merchantability, quantity, condition, defect (patent or latent), value, quality thereof, any requirement for licenses, permits, approvals, consents for ownership, occupation or use or in respect of any other matter or thing whatsoever;
3. It is purchasing the Purchased Assets on an "as is where is" basis including without limitation, outstanding work orders, deficiency notices, compliance requests, development fees, imposts, lot levies, sewer charges, zoning and building code violations and any outstanding requirements which have been or may be issued by any authority, the structural integrity of the Buildings and Fixtures, together with any other improvements on the Lands;
4. the Vendor shall have no liability or obligation with respect to the value, state or condition of the Purchased Assets, whether or not the matter is within the Vendor's knowledge;
5. the Vendor has made no representations or warranties with respect to or in any way related to the Lands and Buildings including without limitation, the following:
 - 5.1 the environmental state of the Lands, the existence, nature, kind, state or identity of any Hazardous Materials on, under, or about the Lands, the existence, state, nature, kind identity, extent and effect of any administrative order, control order, stop order, compliance order or any other orders, proceedings or actions under any Environmental Laws, or any other statute, regulation, rule or provision of law nor the existence, state, nature, kind, identity, extent and effect of any liability to fulfil any obligation with respect to the environmental state of the Lands including, without limitation, any obligation to deal with any

- discharge of any Hazardous Materials on, under or about the Lands and any obligation to compensate any third party for any costs incurred in connection with or damages suffered as a result of any discharge of any Hazardous Materials whether on, under or about the Lands or elsewhere;
- 5.2 the existence, validity, terms and conditions of any licenses, permits, consents or other regulatory approvals relating to or in any way connected with the Lands and Buildings or any matter or thing arising out of or in any way connected therewith;
 - 5.3 the conformity of the Lands and Buildings to past, current or future applicable zoning or building code requirements;
 - 5.4 the existence of soil instability, past soil repairs, soil additions or conditions of soil fill;
 - 5.5 the sufficiency of any drainage;
 - 5.6 whether the Lands are located wholly or partially in a flood plain or a flood hazard boundary or similar area;
 - 5.7 the existence or non-existence of underground storage tanks;
 - 5.8 any other matter affecting the stability or integrity of the Lands and Buildings;
 - 5.9 the availability of public utilities and services for the Lands and Buildings;
 - 5.10 the sufficiency or adequacy of any wells and water supply for irrigation or any other purpose; and/or
 - 5.11 the existence of zoning or building entitlements affecting the Lands;
6. any information provided by the Vendor describing the Purchased Assets has been prepared solely for the convenience of prospective purchasers and is not warranted to be complete or accurate or correct and none of such information forms a part of this Agreement;
 7. except as set out in Section 8 of this Agreement, no adjustment shall be allowed to the Purchaser for changes to the Purchased Assets from the date this Agreement is executed by each of the parties hereto;
 8. the Vendor shall not be required to furnish or produce any document, record or evidence of title with respect to the Purchased Assets, except those in its possession, which have already been reviewed and accepted by the Purchaser; and
 9. the description of the Lands is believed by the Vendor to be correct, but if any misstatement, error or omission is found in the particulars thereof, this

Agreement shall not be rendered null and void and the Purchaser shall not be entitled to an abatement in the Purchase Price.

The Purchaser further acknowledges that the Vendor is selling the Purchased Assets on an "as is where is" basis as they exist on the Date of Closing and that it has entered into this Agreement on the basis that the Vendor does not guarantee title to the Purchased Assets and that the Purchaser has conducted or will have conducted prior to Closing such inspections of the condition of and title to the Purchased Assets as it deemed appropriate and has satisfied itself with regard to these matters. Without limiting the generality of the foregoing, any and all conditions, warranties or representations expressed or implied pursuant to the Sale of Goods Act (Ontario) or similar legislation do not apply to this transaction of purchase and sale and have been waived by the Purchaser.

- (b) **Title and Other Requisitions:** The Purchaser acknowledges that it shall, at its own expense, examine title to the Lands and Buildings and satisfy itself as to the state thereof and shall accept title to the Lands and Buildings subject to the Permitted Encumbrances.
- (c) **Title and Removal of Chattels:** The Purchaser and Vendor hereby acknowledges and agrees that while the Vendor has agreed to deliver the Chattels on Closing, the Vendor does not warrant or represent that it has the authority to sell or transfer any of the existing chattels on the Lands or in the Buildings. The Vendor will not deliver a Bill of Sale or any title documentation and will make no adjustment of the Purchase Price with respect to any chattel.
- (d) **Leases, Licenses, Occupancy Agreements and Vacant Possession:** The Purchaser:
 - 1. acknowledges that the Purchased Assets include a multi-purpose commercial building of approximately 115,000 square feet in gross leasable area located on the Lands;
 - 2. without admitting the validity or enforceability of any of the Leases, acknowledges and agrees that on the Date of Closing it is not entitled to vacant possession of the Purchased Assets and will accept the Purchased Assets subject to the possessory or occupancy rights contemplated in the Leases;
 - 3. without admitting the validity or enforceability of any of the Leases, agrees that on the Date of Closing it will accept the Purchased Assets notwithstanding that they be subject to the Leases; and,
 - 4. acknowledges that other than with respect to the Leases and utility and fuel accounts, there shall be no adjustments whatsoever on the Date of Closing with respect to any fees, rents, payments or consideration whatsoever relative to a third party's use, occupancy or possession of the Purchased Assets or relative to a third party having the entitlement to use, occupancy or possession of the Purchased Assets.

(e) **Leasing and Occupancy Rights Prior to Closing:** The Vendor and Purchaser each acknowledge and agree as follows:

1. prior to the Due Diligence Date, the Vendor may enter into new Leases or renew, extend the term of, or amend an existing Lease without the consent of the Purchaser provided that a copy of any such agreement to enter into a new Lease or renew, extend the term of, or amend an existing Lease is made available to the Purchaser on or before the date that is five (5) calendar days prior to the expiry of the Due Diligence Date;
2. from and after the Due Diligence Date, the Vendor shall not enter into any new Leases of any of the Lands or renew, extend the term of, or amend an existing Lease without the prior approval of the Purchaser which approval may be withheld in the sole, absolute and unfettered discretion of the Purchaser.

6. **DATE OF CLOSING**

Subject to the provisions of Section 12 hereof, the transaction contemplated hereunder shall be completed (the moment of completion shall be referred to as "**Closing**") on the day which is ten (10) Business Days after the date upon which the Vendor obtains the Approval and Vesting Order (as defined in Section 12 hereof) (the "**Date of Closing**"), unless the parties hereto otherwise agree to such other date in writing. All documents and monies shall be delivered in accordance with the provisions of Section 7 of this Agreement. If the Approval and Vesting Order (as defined in Section 12 hereof) is not obtained by March 31, 2024 the "**Outside Date**"), then at any time after the Outside Date and notwithstanding the status of any discussions or negotiations among the Vendor and the Purchaser, the Purchaser may at its sole option on written notice to the Vendor, notify the Vendor of its intention to terminate this agreement (a "**Termination Notice**"). In the event the Purchaser delivers the Termination Notice to the Vendor then this Agreement shall be immediately terminated and of no further force and effect, the Vendor and the Purchaser shall be released from their obligations and liabilities hereunder and the Deposit shall be returned to the Purchaser without interest or deduction.

7. **ELECTRONIC REGISTRATION**

- (a) In the event that the electronic registration system ("**TERS**") is operative in the relevant land registry office (the "**Registry Office**"), the following provisions shall apply:
 - (i) The Purchaser shall be obliged to retain a solicitor who is both an authorized TERS user and is in good standing with the Law Society of Upper Canada to represent the Purchaser in connection with the completion of the transaction and shall authorize such solicitor to enter into a document registration agreement with the Vendor's Solicitors in the form prepared by The Law Society of Upper Canada, which document version was adopted by the joint LSUC-CBAO Committee on Electronic Registration of Title Documents and which can be viewed at <http://www.lsuc.on.ca> (the "**DRA**"), establishing the procedures and timing for completing this transaction.

(ii) The delivery and exchange of the Closing Documents:

- (1) shall not occur contemporaneously with the registration of the Approval and Vesting Order and other registerable documentation; and
 - (2) shall be governed by the DRA, pursuant to which the Vendor's Solicitors and Purchaser's Solicitor shall hold all Closing Documents in escrow and will not be entitled to release them except in strict accordance with the provisions of the DRA.
- (b) If the Purchaser's Solicitor does not have computer facilities enabling him to complete this transaction via TERS, the Purchaser's Solicitor shall personally attend at the office of the Vendor's Solicitors on the Date of Closing in order to complete this transaction via TERS utilizing the computer facilities in the Vendor's Solicitors' office to log on to the Purchaser's Solicitor's Teraview Account.
- (c) The Purchaser expressly acknowledges and agrees that the Vendor will not release the Approval and Vesting Order described in Section 13(a) of this Agreement for registration until the balance of funds due on Closing, in accordance with the Statement of Adjustments, are remitted by personal delivery or wire transfer to the Vendor's Solicitors (or in such other manner as the Vendor or Vendor's Solicitors may direct) prior to the release of the Approval and Vesting Order for registration, which the Vendor's Solicitors will hold in escrow.
- (d) Notwithstanding anything contained in this Agreement to the contrary, it is expressly understood and agreed by the parties hereto that an effective tender shall be deemed to have been made by the Vendor upon the Purchaser when the Vendor's Solicitors have:
- (i) delivered all Closing Documents required to be delivered by the Vendor to the Purchaser pursuant to Section 13 hereof and confirmed in writing that it has the funds necessary for Closing in its trust account to the Purchaser's solicitor in accordance with the provisions of the DRA;
 - (ii) advised the Purchaser's Solicitor in writing that the Vendor is ready, willing and able to complete the transaction in accordance with the terms and provisions of this Agreement; and
 - (iii) completed all steps required by TERS to complete this transaction that can be performed or undertaken by the Vendor's Solicitors without the cooperation or participation of the Purchaser's Solicitor, and specifically when the "completeness signatory" for the Approval and Vesting Order has been electronically "signed" by the Vendor's Solicitors,
- without the necessity of personally attending upon the Purchaser or the Purchaser's Solicitor with the Closing Documents, and without any requirement to have an independent witness evidencing the foregoing.
- (e) Notwithstanding anything contained in this Agreement to the contrary, it is expressly understood and agreed by the parties hereto that an effective tender

shall be deemed to have been made by the Purchaser upon the Vendor, when the Purchaser's Solicitor has:

- (i) delivered the balance due at Closing and all the Closing Documents required to be delivered by the Purchaser to the Vendor pursuant to Section 15 hereof and confirmed in writing that it has the funds necessary for Closing in its trust account to the Vendor's solicitor in accordance with the provisions of the DRA;
- (ii) advised the Vendor's Solicitors in writing that the Purchaser is ready, willing and able to complete the transaction in accordance with the terms and provisions of this Agreement; and
- (iii) completed all steps required by TERS to complete this transaction that can be performed or undertaken by the Purchaser's Solicitor without the cooperation or participation of the Vendor's Solicitors, and specifically when the "completeness signatory" for the Deed has been electronically "signed" by the Purchaser's Solicitor,

without the necessity of personally attending upon the Vendor or the Vendor's Solicitors with the Closing Documents, and without any requirement to have an independent witness evidencing the foregoing.

- (f) If through no fault of the Purchaser's Solicitor or the Vendor's Solicitors TERS is unavailable on the Date of Closing, such that the Purchaser's Solicitor is unable to register the Deed, then the transaction contemplated by this Agreement shall be completed in escrow in accordance with the terms of the DRA which shall apply until such time as TERS becomes available. Upon TERS becoming available, the Vendor's Solicitors shall advise the Purchaser's Solicitor forthwith and the parties shall arrange to complete the registration of the Approval and Vesting Order as expeditiously as possible, whereupon the escrow shall be released.

In the event of any conflict or inconsistency between the terms of this Section 7 and the terms of the DRA, the terms of this Section 7 shall prevail.

8. PRE-CLOSING RISK AND POST-DAMAGE ENTITLEMENTS

The Purchased Assets are and shall remain at the Vendor's risk until Closing. In the event of material damage to the Purchased Assets prior to the Date of Closing, in excess of two hundred and fifty thousand (\$250,000) Dollars, as determined by an independent third party expert appointed by the Vendor ("**Material Damage**"), the Purchaser may, at its option: (a) complete the transaction contemplated by this Agreement without reduction of the Purchase Price, in which event all proceeds of insurance or compensation shall be payable to the Purchaser; or (b) rescind this Agreement, and the parties hereto shall have no further rights and remedies against each other and the Deposit shall be returned to the Purchaser forthwith, without deduction. The Vendor shall use its best efforts to advise the Purchaser, in writing, within twenty-four (24) hours of the Vendor learning of any Material Damage to the Purchased Assets. The Purchaser shall have five (5) days, or such longer period as the Vendor in its sole and absolute discretion may agree to in writing, from delivery of such notice to advise the Vendor in writing as to its election, if any. In the event that the Purchaser fails to notify the Vendor in writing as to its election

within the prescribed time period, the Vendor may terminate this Agreement immediately by providing written notice to the Purchaser and the parties hereto shall have no further rights and remedies against each other and the Deposit shall be returned to the Purchaser forthwith, without deduction, failing which, the Purchaser shall be deemed to have elected to complete the transaction in accordance with subparagraph (a) above.

9. **VENDOR'S REPRESENTATIONS AND WARRANTIES**

The Vendor represents and warrants to the Purchaser that, as at the date hereof:

- (a) **Non-Residency:** the Vendor is not now and does not intend to become, prior to Closing, a non-resident of Canada within the meaning and purpose of Section 116 of the *Income Tax Act* (Canada); the Vendor is not now and does not intend to become, prior to Closing, an agent or a trustee of such non-resident;
- (b) **Authority to Sell:** msi Spergel Inc. has been duly appointed as Receiver of the Assets by the Court Order and has full right, power and authority to market any or all of the Purchased Assets for sale and, on Closing, subject to obtaining the Approval and Vesting Order prior to Closing, msi Spergel Inc. shall have the power and authority to sell, convey, transfer, lease or assign the Purchased Assets as a result of the Court Order, in accordance with and subject to the terms and conditions of this Agreement and the Approval and Vesting Order.

10. **PURCHASER'S REPRESENTATIONS AND WARRANTIES**

The Purchaser represents and warrants to the Vendor that, as at the date hereof:

- (a) **Corporate Matters Regarding Purchaser:** the Purchaser is a corporation duly incorporated, organized and validly subsisting under the laws of Canada or of Ontario and have all requisite corporate power, authority and capacity to execute and deliver and to perform its obligations pursuant to this Agreement; neither the execution of this Agreement nor the performance (such performance shall include, without limitation, the exercise of any of the Purchaser's rights and compliance with each of the Purchaser's obligations hereunder) by the Purchaser of the transaction contemplated hereunder will violate:
 - (i) the articles of incorporation and by-laws of the Purchaser;
 - (ii) any agreement to which the Purchaser is bound or is a party;
 - (iii) any judgement or order of a court of competent authority or any Government Authority; or
 - (iv) any applicable law;

and the Purchaser has duly taken, or has caused to be taken, all requisite corporate action required to be taken by it to authorize the execution and delivery of this Agreement and the performance of each of its obligations hereunder; and

- (b) **Investment Canada Act (Canada):** either (i) the Purchaser is not a "non-Canadian", as defined in the *Investment Canada Act* (Canada) ("ICA"); or (ii) the Purchaser is a "non-Canadian", this transaction is not a reviewable transaction

under the ICA, or, if applicable, such Purchaser is a non-Canadian for the purpose of the ICA and will within three (3) Business Days of the execution of this Agreement submit to Investment Canada a fully completed Application for Review with respect to the transaction contemplated in this Agreement and will use its best efforts to obtain Investment Canada Approval within ten (10) days thereafter.

The Purchaser shall promptly deliver to the Vendor written notice specifying the occurrence or likely occurrence of any event which may result in the Purchaser's representations and warranties contained in this Agreement not continuing to be true as at Closing.

11. **PURCHASER FURTHER REPRESENTATION**

- (a) **Representations and Warranties:** the Purchaser's representations and warranties contained in this Agreement shall be true at and as of the date hereof and each of such representations and warranties shall continue to be true as at Closing;
- (b) **Covenants/Agreements:** the Purchaser shall have complied with each and every covenant/agreement made by it herein and required to be completed at or prior to Closing;

12. **CONDITIONS OF CLOSING IN FAVOUR OF THE VENDOR**

- (a) The Vendor's obligations contained in this Agreement shall be subject to the fulfilment at or prior to Closing, of each of the following conditions:
 - (i) **Approval and Vesting Order:** the Vendor shall have obtained the Approval and Vesting Order. The Vendor shall not have received notice of appeal in respect to of the Approval and Vesting Order and the Approval and Vesting Order shall not have been stayed, varied or vacated and shall be in full force and effect and no Order restraining or prohibiting Closing shall have been made by the Court; and
 - (ii) **Restraint or prohibition:** No action or proceeding shall be pending or threatened by any person to restrain or prohibit the Closing nor any Order restraining or prohibiting Closing shall have been made by the Ontario Superior Court of Justice.

For greater certainty, each of the conditions contained in this Section 12(a) have been inserted for the benefit of the Vendor.

- (b) The Vendor covenants to use reasonable commercial efforts to fulfil or cause to be fulfilled the condition contained in Section 12(a)(i).
- (c) In the event that any of the foregoing conditions shall not be fulfilled, in whole or in part, at or prior to Closing, the Vendor may, in its absolute and unfettered discretion, terminate this Agreement by written notice to the Purchaser without penalty, liability, cost or compensation whatsoever to the Vendor and each of the Vendor and the Purchaser shall be released from their obligations and liabilities and the Deposit shall be returned to the Purchaser without interest or deduction.

13. **CONDITIONS IN FAVOUR OF THE PURCHASER**

(a) The Purchaser's obligations contained in this Agreement shall be subject to the fulfilment, at or prior to Closing or such other date specified below, of each of the following conditions:

- (i) **Representations and Warranties:** each of the Vendor's representations and warranties contained in this Agreement shall be true at and as of the date hereof and each of such representations and warranties shall continue to be true as at Closing;
- (ii) **Covenants/Agreements:** the Vendor shall have complied with each and every covenant/agreement made by it herein and required to be completed at or prior to Closing;
- (iii) **Approval and Vesting Order:** the Vendor shall have obtained the Approval and Vesting Order. The Vendor shall not have received notice of appeal in respect to of the Approval and Vesting Order and the Approval and Vesting Order shall not have been stayed, varied or vacated and shall be in full force and effect and no Order restraining or prohibiting Closing shall have been made by the Court;
- (iv) **Board Approval:** on or before the Board Approval Condition Date, the Purchaser having received the approval of each of its Board of Directors for this Agreement and the transactions contemplated by this Agreement in their sole, absolute and unfettered discretion.
- (v) **Due Diligence:** on or before the Due Diligence Condition Date, the Purchaser being satisfied, at its cost and expense and in its sole and unfettered discretion, of the following (the "**Due Diligence Conditions**"): (i) the physical condition of Lands and Buildings; (ii) the title to the Lands and the Buildings; (iii) the Leases; and (iv) the environmental condition of the Lands and Buildings; and
- (vi) **Financing:** on or before the Financing Condition Date, upon the Purchaser arranging financing for the acquisition of the Purchased Assets satisfactory to the Purchaser in its sole, absolute and unfettered discretion.

For greater certainty, each of the conditions contained in this Section 13(a) have been inserted for the benefit of the Purchaser.

- (b) In the event that any of the foregoing conditions shall not be fulfilled at or prior to Closing or such other specified date, the Purchaser may, in its absolute and unfettered discretion, terminate this Agreement by written notice to the Vendor without any penalty, liability, cost or compensation whatsoever to the Purchaser and each of the Vendor and the Purchaser shall be released from all other obligations and the Deposit shall be returned to the Purchaser without interest or deduction.
- (c) From the mutual acceptance of this Agreement until Closing, the Vendor will ensure that the Purchaser, its representatives and advisers will have reasonable

access to the Lands and Buildings upon mutual agreement and reasonable notice and at reasonable times during business hours to inspect and carry out tests and investigations of the Purchased Assets to complete its due diligence and satisfy itself in respect of the Due Diligence Conditions, provided however that the Purchaser may not take borings or conduct any other invasive testing on the Property without: (i) a written explanation of the location of such testing and the need for same; and (ii) the Vendor's prior written approval of such borings, such approval not to be unreasonably withheld. All tests and investigations carried out by the Purchaser or its representatives or advisors will be at the Purchaser's sole risk and expense and shall not unreasonably interfere with the business of the Vendor or any Tenants being carried on at the Lands and Buildings, nor shall the Purchaser commit waste. Any damage resulting from the Purchaser's tests or investigations will be promptly paid for by the Purchaser or repaired at its sole cost and expense and the Purchaser shall indemnify and hold harmless the Vendor in respect of any and all such damage and/or losses suffered or incurred by the Vendor, including, without limitation, reasonable legal fees, in connection with or any manner whatsoever relating to the Purchaser's access to the Lands and Buildings in the event the transactions contemplated hereby are not successfully completed.

14. **VENDOR'S CLOSING DELIVERIES**

The Vendor covenants to execute, where applicable, and deliver the following to the Purchaser at Closing or on such other date expressly provided herein:

- (a) **Approval and Vesting Order:** A copy of the issued and entered (if applicable) Approval and Vesting Order authorizing and approving the transaction contemplated in this Agreement of Purchase and Sale and vesting in the Purchaser all right, title and interest of 2607380 Ontario Inc., if any, in and to the Purchased Assets free and clear of all claims and encumbrances save and except for the Permitted Encumbrances, in accordance with the provisions of this Agreement (the "**Approval and Vesting Order**");
- (b) **Statement of Adjustments:** Statement of adjustments prepared in accordance with Section 4 hereof, to be delivered not less than two (2) Business Days prior to Closing. The Statement of Adjustments shall have annexed to it complete details of the calculations used by the Vendor to arrive at all of the debits and credits thereon. Except as aforesaid, no adjustments shall be allowed to the Purchaser for changes in the Purchased Assets from the time of acceptance of this Agreement up to and including the Date of Closing, subject to the provisions of Section 8 of this Agreement. If the final cost or amount of any item which is to be adjusted cannot be determined at Closing, then the adjustment for such items shall be made at Closing on the basis of the cost or amount as estimated by the Vendor, acting reasonably, as of the Date of Closing on the basis of the best evidence available at Closing as to what the final adjustment should be. The estimated adjustments as herein set forth shall, for all purposes, be a final adjustment or final adjustments. The Date of Closing will be for the Purchaser's account both as to revenue and expense.
- (c) **Direction Regarding Funds:** a direction from the Vendor designating the party or parties to which the balance of the Purchase Price described in Subsection 3

hereof shall be paid; in the event that the Vendor designates more than one party then it shall also designate amounts payable to each of the parties;

- (d) **Undertaking to Re-Adjust:** the Vendor shall not be obliged to re-adjust any item on or omitted from the statement of adjustments;
- (e) **Readjustments:** The Purchaser hereby acknowledges that there may be outstanding arrears with respect to the real property taxes and utilities and agrees that the Vendor, at its option, shall be entitled to make adjustment on the Statement of Adjustments for such matters or, in the alternative, direct that a portion of the proceeds due on Closing be used to pay out such arrears. The Purchaser further covenants and agrees to deliver an irrevocable direction to the Authority authorizing it to pay to the Vendor any realty tax rebate (together with interest thereon) obtained by the Vendor for the period prior to Closing. Provided that in the event the Authority does not deliver such rebate directly to the Vendor, the Purchaser hereby irrevocably undertakes to deliver same to the Vendor upon either receipt or readjustment of same;
- (f) **Keys** for the Lands and Buildings which are in the possession or control of the Vendor, including without limitation any and all manuals, passcodes, specs, fobs, keycodes, lock box codes and passwords.
- (g) **Assignment & Assumption of Leases:** an assignment and assumption of the interest of **2607380 Ontario Inc.** in the Leases and a Notice and Direction to the Tenants regarding the payment of future rents.
- (h) **Non-Residence Certificate:** the Vendor's certificate setting out that the Vendor is not a "non-resident" of Canada within the meaning and purpose of Section 116 of the *Income Tax Act* (Canada) and is not the agent nor trustee of a "non-resident";
- (i) **General Deliveries:** such further documentation relating to the completion of the transaction contemplated hereunder as shall be:
 - (i) otherwise referred to herein; or
 - (ii) required by law and/or any Government Authority;

Provided that such further documentation is in a form satisfactory to the Vendor, taking into consideration the fact that the Vendor is selling the Purchased Assets as Receiver.

15. **PURCHASER'S CLOSING DELIVERIES**

The Purchaser covenants to execute, where applicable, and deliver the following to the Vendor at or prior to Closing:

- (a) **Direction Regarding Title:** a direction from the Purchaser designating the transferee(s) in the Approval and Vesting Order described in Subsection 14(a) hereof (required only in the event that the Approval and Vesting Order is to be inscribed in favour of a person/entity other than the Purchaser);

- (b) **Undertaking To Re-Adjust:** the Purchaser's undertaking to re-adjust any item on or omitted from the statement of adjustments, subject to the limitation contained in Subsection 4(a) hereof;
- (c) **Readjustments:** The Vendor further covenants and agrees to deliver an irrevocable direction to the Authority authorizing it to pay to the Purchaser any realty tax rebate (together with interest thereon) obtained by the Vendor for the period following to Closing;
- (d) **Purchaser's Certificates:** the Purchaser's certificate setting out that each of the Purchaser's representations and warranties contained in this Agreement are true as at Closing and, if applicable, the Purchaser's certificate described in Section 17 hereof;
- (e) **Directors' Resolution:** a certified copy of a resolution of the board of directors of the Purchaser authorizing the execution of this Agreement and performance of each of the Purchaser's obligations hereunder;
- (f) **HST Indemnity:** the indemnity provided for under Subsection 17(c) hereof;
- (g) **Certificate of Incumbency:** a certificate of incumbency setting out the names and specimen signatures of each of the directors or officers of the Purchaser executing this Agreement;
- (h) **Purchaser's Agents Commissions:** evidence of payment by the Purchaser of any commission or other remuneration payable to the Purchaser's agent, if any, in connection with the purchase of the Purchased Assets, or a certificate from the Purchaser certifying that it has not retained any such agent and that no such commission or other remuneration is payable;
- (i) **Environmental Indemnity:** an environmental indemnity (i) holding the Vendor harmless from any and all damages, claims, actions, losses, costs, liabilities or expenses (collectively "**Damages**") suffered or incurred by the Purchaser as a result of or in connection with any past, present, or future (the latter in effect to the day after Closing) breach of any Environmental Law applicable to the Lands, whether arising as a result of the actions of Vendor (excepting gross negligence or wilful misconduct) and/or its predecessors, or any party claiming through the Vendor, or otherwise, and (ii) indemnifying the Vendor, directly or indirectly, as a result of or in connection with any of the following,
 - (i) the breach by the Purchaser or those for whom it is responsible at law of any Environmental Law applicable to the Lands; or
 - (ii) the release or threatened release onto the Lands of any Hazardous Materials owned, managed, generated, disposed of, controlled or transported by or on behalf of the Purchaser

such indemnity shall be effective notwithstanding that the Vendor has permitted the Purchaser access to the Lands in order to conduct its due diligence investigations and testing, as well, the Damages specified above shall include Damages incurred by the Vendor in addressing an administrative order by a

Governmental Authority or in addressing a notice, investigation or other process which could reasonably be anticipated to result in such an order:

- (j) **Assignment & Assumption of Leases:** an assignment and assumption of the Leases to the extent of the interest of 2607380 Ontario Inc.;
- (k) **Balance Due at Closing:** the balance of the Purchase Price described in Section 3 hereof; and
- (l) **Further Documentation:** any other documentation relative to the completion of this Agreement as may reasonably be required by the Vendor or the Vendor's Solicitors.

16. **PLANNING ACT (ONTARIO)**

This Agreement shall be effective to create an interest in the Lands for the Purchaser only if Part VI of the *Planning Act* (Ontario) is complied with prior to Closing.

17. **HARMONIZED GOODS AND SERVICES TAX**

- (a) **Application of HST to this Agreement:** The transaction contemplated hereunder shall be subject to the goods and services tax ("HST") levied pursuant to the Act. HST shall be in addition to and not included in the Purchase Price and shall be collected and remitted in accordance with the Act.
- (b) **Self-Assessment:** As part or all of the said transaction is subject to HST and:
 - (i) the Vendor is a non-resident of Canada or the Vendor would be a non-resident of Canada but for Subsection 132(2) of the Act; and/or
 - (ii) the Purchaser is a "prescribed recipient" under the Act and/or is registered under the Act,

the Purchaser shall deliver, prior to Closing, its certificate in form prescribed by the Act or, if no such form is prescribed, then in reasonable form, certifying that the Purchaser shall be liable for, shall self-assess and shall remit to the appropriate Government Authority all HST payable in respect of the transaction contemplated hereunder. If Subsection 17(b)(ii) hereof shall be applicable, then the Purchaser's certificate shall also include certification of the Purchaser's prescription and/or registration, as the case may be, and the Purchaser's HST registration number the delivery of which shall preclude the Vendor from collecting HST on Closing. If the Purchaser shall fail to deliver its certificate, then the Purchaser shall tender to the Vendor, at Closing, in addition to the balance due at Closing described in Subsection 3(b) hereof, an amount equal to the HST that the Vendor shall be obligated to collect and remit in connection with the said transaction.

- (c) **HST Indemnity:** The Purchaser shall indemnify and save harmless the Vendor from all claims, liabilities, penalties, interest, costs and legal and other expenses incurred, directly or indirectly, in connection with the assessment of HST payable in respect of the transaction contemplated hereunder.

18. **NOTICE**

Any notice given hereunder shall be in writing and delivered or communicated by telecopier machine to:

in the case of the Purchaser to:

c/o Crossroads Christian Communications Incorporated
320-1295 North Service Road
Burlington, ON L7P 0V5

Attention: Kevin Shepherd, CEO
Tel.: 905-332-6400 ext. 3230
Email: kshepherd@crossroads.ca

and with a copy to the Purchaser's Solicitor:

WeirFoulds LLP
4100-66 Wellington Street West
Toronto, ON M5K 1B7

Attention: Philip Cho
Tel.: 416-619-6296
Fax: 416-365-1876
Email: pcho@weirfoulds.com

and in the case of the Vendor to:

msi Spergel Inc., in its Capacity as
Court-Appointed Receiver of the assets,
undertakings and properties of 2607380 Ontario Inc
21 King Street West
Suite 1602
Hamilton, ON L8P 4W7

Attention: Trevor Pringle
Email: tpringle@spergel.ca
Tel: (905) 527-6670
Fax: (905) 527-6670

with a copy to the Vendor's Solicitors at:

SimpsonWigle Law LLP
1006 Skyview Drive – Suite 103
Burlington, ON L7P 0V1

Attention: Rosemary A. Fisher
Email: fisherr@simpsonwigle.com
Tel: (905) 639-1052
Fax: (905) 528-9008

Such notice shall be deemed to have been delivered upon delivery or communicated upon transmission unless such notice is delivered or transmitted outside of usual

business hours, in which event the notice shall be deemed to have been delivered or transmitted on the next Business Day. A party may change its address and/or telecopier machine number by providing notice in accordance with this Section 18.

19. WAIVER OF CONDITIONS

Except as otherwise provided in this Agreement, all conditions contained herein have been inserted for the benefit of either the Vendor or the Purchaser, as indicated, and are conditions of the obligations of such party to complete the transaction contemplated hereunder at Closing and are not conditions precedent of this Agreement. Any one or more of the said conditions may be waived, in writing, in whole or in part, by the benefiting party without prejudice to the benefiting party's right of termination in the event of the non-fulfilment of any other condition, and, if so waived, this Agreement shall be read exclusive of the said condition or conditions so waived. For greater certainty, the closing of the transaction contemplated hereunder by a party hereof shall be deemed to be a waiver by such party of compliance with any condition inserted for its benefit and not satisfied at Closing.

20. SEVERABILITY

If any provision contained in this Agreement or the application thereof to any person/entity or circumstance is, to any extent, invalid or unenforceable, the remainder of this Agreement and the application of such provision to persons/entities or circumstances other than those to whom/which it is held invalid or unenforceable, shall not be affected thereby and each provision contained in this Agreement shall be separately valid and enforceable to the fullest extent permitted by law.

21. DIVISION/HEADINGS

The division of this Agreement into Sections, Subsections, Paragraphs and Subparagraphs and the insertion of headings or captions are for convenience of reference only and shall not affect the construction or interpretation of this Agreement or any part hereof.

22. ENTIRE AGREEMENT

This Agreement and the schedules attached hereto, constitute the entire agreement between the Vendor and the Purchaser in respect of the Purchased Assets. Each of the parties acknowledges that, except as contained in this Agreement and the said Terms and Conditions of Sale, there is no representation, warranty, collateral agreement or condition (whether a direct or collateral condition or an express or implied condition) which induced it to enter into this Agreement.

23. CUMULATIVE REMEDIES

No remedy conferred upon or reserved to one or both of the parties hereto is intended to be exclusive of any other remedy, but each remedy shall be cumulative and in addition to every other remedy conferred upon or reserved hereunder, whether such remedy shall be existing or hereafter existing, and whether such remedy shall become available under common law, equity or statute.

24. **INTERPRETATION**

This Agreement shall be read with all changes of gender and number as required by the context.

25. **REFERENCES TO STATUTES**

Except as otherwise provided in this Agreement, references to any statute herein shall be deemed to be a reference to such statute and any and all regulations from time to time promulgated thereunder and to such statute and regulations as amended or re-enacted from time to time. Any reference herein to a specific section or sections, paragraph or paragraphs and/or clause or clauses of any statute or regulations promulgated thereunder shall be deemed to include a reference to any corresponding provision of future law.

26. **TIME OF ESSENCE**

Time shall in all respects be of the essence hereof provided that the time for the doing or completing of any matter referred to herein may be extended or abridged by an agreement, in writing, executed by the Vendor and the Purchaser or their respective solicitors who are hereby expressly appointed for that purpose.

27. **CANADIAN FUNDS**

All references to dollar amounts contained in this Agreement shall be deemed to refer to Canadian funds.

28. **TENDER**

Not to limit the provisions of paragraph 7, any tender of notices, documents and/or monies hereunder may be made upon the Vendor or the Purchaser or their respective solicitors. Monies may be tendered by a negotiable cheque certified by a Canadian chartered bank or by an official bank draft drawn upon one of Canada's five largest chartered banks.

29. **FURTHER ASSURANCES**

Except as otherwise expressed herein to the contrary, each party shall, without receiving additional consideration therefore, co-operate with and take such additional actions as may be requested by the other party, acting reasonably, in order to carry out the purpose and intent of this Agreement.

30. **CONFIDENTIALITY**

The Purchaser and its agents, advisors and authorized representatives shall maintain in strict confidence, until Closing, all information and materials delivered or made available pursuant to this Agreement, except as may reasonably be disclosed by the Purchaser:

- (a) to facilitate the procurement of financing for the Purchased Assets;
- (b) to enforce any of its rights/remedies hereunder;
- (c) to enforce any of its other rights/remedies, if any, pursuant to common law, equity or statute; or

- (d) to comply with laws requiring disclosure.

In the event that the transaction contemplated in this Agreement is, for any reason whatsoever, not completed, then the Purchaser shall, upon request from the Vendor, promptly return to the Vendor all materials delivered hereunder and deliver to the Vendor all copies of materials made available hereunder.

31. NON-BUSINESS DAYS

In the event that any date specified or any date contemplated in this Agreement shall fall upon a day other than a Business Day, then such date shall be deemed to be the next following Business Day.

32. DOCUMENTATION PREPARATION AND REGISTRATION

The Purchaser shall prepare or cause to be prepared the land transfer tax affidavit to be attached to the Approval and Vesting Order described in Subsection 14(a) hereof and the documentation described in Subsections 15(a), (d), (f) and (g) and 17 hereof. The Vendor shall prepare or cause to be prepared all other documentation described herein.

Each of the parties shall deliver draft documentation to the other not less than five (5) Business Days prior to Closing. Except as otherwise expressly provided in this Agreement, all such documentation shall be in form and have substance satisfactory to the Vendor and the Purchaser, acting reasonably. The Purchaser shall be responsible for and pay all registration costs incurred in connection with the transaction contemplated in this Agreement. Except as otherwise expressly provided in this Agreement, each of the Vendor and the Purchaser shall be responsible for and pay all legal and other professional/consultant fees and disbursements incurred by it, directly or indirectly, in connection with this Agreement.

33. LAND TRANSFER TAXES AND HST

The Purchaser shall pay on or prior to Closing all land transfer taxes (as required pursuant to the *Land Transfer Tax Act* (Ontario)) and, if applicable, all HST (as required pursuant to the *Excise Tax Act* (Ontario)) payable in connection with the transfer of the Purchased Assets pursuant to this Agreement.

34. GOVERNING LAWS

This Agreement has been executed in the Province of Ontario and, for all purposes, shall be construed in accordance with and governed by the laws in effect within the Province of Ontario.

35. ASSIGNMENT

The Purchaser shall not assign part or all of its interest under this Agreement without the prior written consent of the Vendor, which consent may be arbitrarily withheld. Notwithstanding the foregoing, the Purchaser may, on notice to the Vendor and without the Vendor's consent assign this Agreement to an affiliate, provided the Purchaser gives the Vendor a copy of such assignment and further provided that the Purchaser confirms that it shall not be released from its obligations under this Agreement, notwithstanding that it has assigned this Agreement in accordance with the provision of this Section.

The Vendor shall have the unilateral right in its sole and unfettered discretion to assign this Agreement to any other party at any time prior to Closing provided that such party is the registered owner of the Purchased Assets as of Closing, who, from the time of such assignment, shall be entitled to all of the benefits and shall assume and be subject to all of the obligations and liabilities of the Vendor hereunder and, upon such assignment and written notice thereof given by the Vendor to the Purchaser, the Vendor shall be fully and forever released from all obligations and liability under this Agreement. In this regard, the Purchaser hereby acknowledges and agrees that it shall accept title from the registered owner of the Purchased Assets and will accept such owner's title covenants in lieu of those of the Vendor, in the event that the Vendor is not the registered owner of the Purchased Assets on the Date of Closing.

36. **COMMISSION**

The Vendor agrees that in the event that it does hire an agent that it shall be responsible for paying any commission or other remuneration payable to any agent retained by the Vendor in connection with the sale of the Purchased Assets and the Vendor agrees to indemnify and save harmless the Purchaser from and against any claim for such commission.

37. **NON-REGISTRATION OF AGREEMENT**

The Purchaser acknowledges that this Agreement is personal to the Purchaser and that this Agreement or any monies paid hereunder do not create an interest in the Lands and the Purchaser further acknowledges that upon any breach of this Agreement by the Vendor, the Purchaser has an adequate remedy in damages. The Purchaser agrees that it will not register or cause or permit to be registered this Agreement and that no reference to or notice of it or any caution, certificate of pending litigation or other similar court process in respect thereof shall be registered on title to the Lands, and the Purchaser shall be deemed to be in default under this Agreement if it makes any registration or causes or permits any registration to be made on title to the Lands prior to the Date of Closing.

38. **VENDOR'S CAPACITY**

It is acknowledged by the Purchaser that msi Spergel Inc. is entering into this Agreement solely in its capacity as Court-appointed receiver of the Assets. msi Spergel Inc. shall have no personal or corporate liability under or as a result of this Agreement, save and except for any gross negligence or wilful misconduct on its part. Any claim against msi Spergel Inc. shall be limited to and only enforceable against the property and assets then held by or available to it in its capacity as receiver of the Assets, and shall not apply to its personal property and other assets held by it in any other capacity. The term "Vendor" as used in this Agreement shall have no inference or reference to the present registered owner of the Assets.

39. **SUCCESSORS AND ASSIGNS**

This Agreement shall be binding upon and enure to the benefit of the parties hereto and their respective successors and permitted assigns.

- 23 -

DS
S

50 28TH 8P 25TH 14
VENDOR Purchaser
VENDOR

40. **TIME FOR ACCEPTANCE**

The offer to purchase comprising this Agreement shall be irrevocable by the Purchaser and open for acceptance by the Vendor until 4:00 p.m. on August 22, 2023, after which time, if not accepted and notice of such acceptance communicated to the Purchaser, then the said offer to purchase shall be null and void and of no further force and effect.

DS
KS

[Remainder of page intentionally left blank – signature pages follow]

DATED at Mississauga, Ontario as of the date first mentioned above.

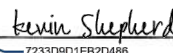
**CROSSROADS CHRISTIAN
COMMUNICATIONS INCORPORATED**

By: 

7233D9D1EB2D486...
Name: Kevin Shepherd

Title: CEO

DocuSigned by:


7233D9D1EB2D486...

I have authority to bind the Corporation.

The Vendor hereby accepts the foregoing offer to purchase and its terms and agrees with the Purchaser to duly complete the transaction contemplated thereunder.

DATED at Hamilton, Ontario this 22ND day of AUGUST, 2023.

MSI SPERGEL INC., in its capacity as Court-Appointed Receiver of the assets, undertakings and properties of 2607380 Ontario Inc., and not in its personal or corporate capacity and without personal or corporate liability

By: 

Name: Trevor Pringle

Title: Senior Vice-President

I have authority to bind the Corporation.

SCHEDULE "A"

ORDER (APPOINTING RECEIVER)

THE HONOURABLE JUSTICE DIECTRICH

DATED THE 18TH DAY OF MARCH, 2021

SCHEDULE "B"

PERMITTED ENCUMBRANCES

- a. any reservation or unregistered restrictions, rights of way, easements or covenants that run with the land;
- b. any registered or unregistered agreements or easements with a municipality or a supplier of utility services including without limitation, electricity, water, sewage, gas, telephone or cable television or any other telecommunication service;
- c. any laws, by-laws and regulations and all outstanding work orders, deficiencies notices and notices of violation affecting the land;
- d. any minor easements for the supply of utility service to the land or adjacent lands;
- e. any encroachments disclosed by any errors or omissions in existing surveys of the Real Property or neighbouring properties and any title defect, encroachment or breach of zoning or building by-law or any other applicable law, by-law or regulation which might be disclosed by a more up-to-date survey or the Real Property and survey matters generally;
- f. any exceptions and qualifications set forth in the *Land Titles Act* (Ontario);
- g. any reservation contained in the original grant from the Crown;
- h. any Land Registrar's registered orders;
- i. If applicable, any deposited reference plans or condominium description plans;
- j. If applicable, any registered condominium declaration or condominium by-laws.

Schedule "C"

NON-EXHAUSTIVE LIST CHATTELS INCLUDED

Equipment Utilized in Co-Working Business

1. Computer servers, modems, network switches, wifi access points and cables
2. Security desk, chairs, couches, grand piano, café tables located in the common areas
3. tables, chairs, desks, bookcases, lounge furniture, file cabinets, TV monitors, plants, and room partitions located within the co-working office areas

Equipment Utilized for Food Services

4. Tables, chairs, serving carts, plates, cutlery located in "The Hall" banquet room and in the kitchen equipment storage room
5. Equipment located in the kitchen that is not affixed to the Building including stoves, grill, industrial fridge, commercial dish washing system, serving counters, storage shelves, kitchen tools

Equipment Utilized for General Maintenance

6. service lifts (2 x Handy Herman; 1 x scissor lift)
7. ladders, workshop tools, garbage and recycling receptacles in loading bay, cleaning and utility carts located in cleaning closets and loading bay

- 28 -

Schedule "D"

Leases

TAB 10

WAIVER NOTICE

To: MSI Spergel Inc., in its capacity as court-appointed receiver of the assets, undertakings and properties of 2607380 Ontario Inc.

To: Simpson Wigle Law LLP, its solicitors herein

Re: Crossroads Christian Communications Incorporated (the “Purchaser”) purchase from MSI Spergel Inc., in its capacity as court-appointed receiver of the assets, undertakings and properties of 2607380 Ontario Inc. (the “Vendor”) pursuant to an agreement of purchase and sale dated August 22, 2023, as amended from time to time (the “Purchase Agreement”), of the lands and premises legally described in PIN 07127-0265 (LT) and municipally known as 1295 N Service Road, Burlington, Ontario (the “Property”)

1. Unless otherwise expressly defined herein, all capitalized terms referred to herein and defined in the Purchase Agreement shall have the same meaning herein as expressed therein.
2. The Purchaser hereby gives you notice that the Purchaser hereby waives the Due Diligence Conditions pursuant to and in accordance with Section 13(a)(v) of the Purchase Agreement.
3. The Purchaser hereby gives you notice that the Purchaser hereby waives the Financing Condition pursuant to and in accordance with Section 13(a)(vi) of the Purchase Agreement.
4. Notwithstanding the waiver of the conditions contained herein in Section 2 and Section 3, this Waiver Notice is subject and without prejudice to the Purchaser's rights under the provisions of the Purchase and does not constitute waiver thereof.
5. The Purchase Agreement shall remain in full force and effect and all of its terms and conditions shall remain the same and time shall remain of the essence.
6. It is agreed by the parties hereto that this Waiver Notice may be executed and delivered by facsimile transmission or other form of electronic recorded transmission (including via electronic mail via the Internet) and in any number of counterparts and all such facsimile or other electronically transmitted copies and counterparts shall be deemed to be an original hereof and may be relied upon by each party hereto as such for any and all purposes.

[Remainder of page intentionally left blank. Signature page follows.]

Dated as of the 19th of October, 2023.

**CROSSROADS CHRISTIAN
COMMUNICATIONS INCORPORATED**

Per  _____
Name: Kevin Shepherd
Title: CEO

I have the authority to bind the Corporation.

TAB 11

1295 NORTH SERVICE ROAD

BURLINGTON | ON

SUMMARY: JUNE 14, 2021 - OCTOBER 19, 2023

1. NUMBER OF INQUIRIES



131

//////////

2. OFFERS RECEIVED



4

//////////

3. MARKETING E-BLASTS



59

//////////

4. EXECUTED NDA & ACCESS TO DATAROOM



95

//////////

5. NUMBER OF TOURS



17

//////////

MICHAEL YULL*, SIOR
Executive Vice President
+1 647 272 3075
michael.yull@cushwake.com


MARC DANKO*
Senior Vice President
+1 905 501 6467
marc.danko@cushwake.com

FRASER PLANT*
Executive Vice President
+1 905 501 6408
fraser.plant@cushwake.com

CUSHMAN & WAKEFIELD ULC.
1 Prologis Blvd, Suite 300
Mississauga, ON L5W 0G2



TAB 12

 **Canada Revenue Agency** / **Agence du revenu du Canada**
Toronto Centre Tax Services Office
 1 Front Street West, Toronto ON M5J 2X5

Fax Cover Sheet /

Page couverture – transmission par télécopieur

From / De: Gino Ottaviano
 Insolvency Officer
Fax / Télécopie: 416-954-6411
Phone / Téléphone: (905)379-8486 Cell

To / À:CC MSI Spergel
 Licensed Insolvency Trustee
Phone / Téléphone: (905)527-2227
Fax / Télécopie: **(905)527-6670**
Date: February 8, 2022

Pages sent / Pages envoyées: 3
 (Including Cover / Incluant page couverture)

Attn: Evan McCullagh

Re: 2607380 Ontario Inc.
Estate Number: 32-159235

Please see the attached payroll property claim which is in addition to the GST/HST property claim already submitted in October 2021.

Should you have any questions, please contact me at (905)379-8486.

Cette télécopie peut être privilégiée et/ou confidentielle. L'expéditeur ne renonce à aucuns droits et obligations relatifs à cette information. Toute distribution, usage ou copie de cette télécopie ou de l'information qu'elle contient par une personne autre que le destinataire ne sont pas autorisés. Si vous avez reçu cette télécopie par erreur, s'il-vous-plaît veuillez nous en aviser immédiatement.

Canada



Canada Revenue
Agency

Agence du revenu
du Canada

Tax Centre
Toronto ON M5J 2X6

February 08, 2022

MSI SPERGEL INC.
21 KING STREET WEST
SUITE 1600, BOX 54
HAMILTON ON L8P 4W7

Dear Sir or Madam:

Subject: 2607380 ONTARIO INC.
Account number: 78326 0516 RP0001

We were told that you have been appointed as receiver for the above-named. There is a debt owed to the Canada Revenue Agency for source deductions amounting to \$14,983.88 for income tax and Canada Pension Plan (CPP) contributions, as well as employment insurance (EI) premiums.

Details of the debt are as follows:

Tax deductions:	\$12,267.33
CPP:	\$95.89
EI:	\$19.12
Penalties and interest:	\$2,601.54
Total:	\$14,983.88

Further to the Income Tax Act, the Canada Pension Plan, and the Employment Insurance Act, the following amounts, which are included in the above totals, are trust funds and form no part of the property, business, or estate of 2607380 ONTARIO INC. in receivership.

Federal income tax:	\$9,154.75
Provincial income tax:	\$3,112.58
CPP employee part:	\$22.79
EI employee part:	\$7.97
Total:	\$12,323.24

Payment for the total amount of this trust, namely \$12,323.24, must be made to the Receiver General for Canada out of the realization of any property that is subject to these statutory trusts in priority to all other creditors.

.../2

Canada

Toronto Centre Tax Service Office
1 Front St. W. Ste 100
Toronto ON M5J 2X6

Local : 905-379-8486
Fax : 416-954-6411
Web site : canada.ca/taxes


Please let us know when payment of this trust amount and the remaining balance of \$2,685.79 will be made.

This letter also serves as notice that should payment be made for any amount described in subsection 153(1) of the Income Tax Act for periods before or after your appointment, you must withhold tax deductions and remit payments in accordance with that subsection and sections 101 and 108 of the Income Tax Regulations.

Also, see section 5 of the Employment Insurance Act and section 8 of the Canada Pension Plan Regulations.

For more information or clarification, please call me at (905) 379-8486.

Yours truly,



fol
Gino Ottaviano
Insolvency Officer

TAB 13



Canada Revenue
Agency

Agence du revenu
du Canada

Tax Centre
Toronto ON M5J 2X6

April 19, 2022

MSI SPERGEL INC.
21 KING STREET WEST
SUITE 1602
HAMILTON ON L8P 4W7

Dear Sir or Madam:

Subject: 2607380 ONTARIO INC.

We understand that you have been appointed receiver or receiver-manager (receiver) for the above GST/HST registrant. Currently, the registrant owes goods and services tax / harmonized sales tax (GST/HST) of \$213,519.95.

Period outstanding	GST/HST payable	Penalty & interest	Total
18-Mar-21	\$ 12,214.52	\$ 843.75	\$ 13,058.27
28-Feb-21	\$ 7,304.64	\$ 543.09	\$ 7,847.73
31-Aug-20	\$154,500.35	\$10,182.77	\$164,683.12
30-Apr-20	\$ 8,916.45	\$ 631.64	\$ 9,548.09
25-Feb-20	\$ 9,986.72	\$ 1,073.81	\$ 11,060.53
31-Jan-20	\$ 1,960.65	\$ 225.12	\$ 2,185.77
30-Nov-19	\$ 2,871.79	\$ 288.46	\$ 3,160.25
31-Oct-19	\$ 1,251.47	\$ 724.72	\$ 1,976.19
Totals	\$199,006.59	\$14,513.36	\$213,519.95

Under the Excise Tax Act, \$199,006.59 of the above totals represents property of the Crown held in trust and does not form part of 2607380 ONTARIO INC.'s property, business, or estate. This is the case whether or not those funds are kept separate and apart from the registrant's own money or from the estate's assets.

You must pay the Receiver General for Canada \$199,006.59 out of

.../2



National Insolvency Office
1 Front St. W, Ste 100
Toronto ON M5J 2X6

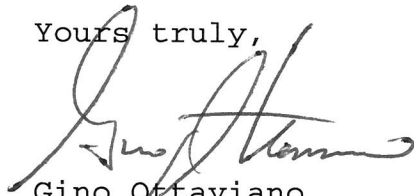
Local : 905-379-8486
Fax : 416-954-6411
Web site : canada.ca/taxes

the realization of any property subject to the trust created by subsection 222(3) of the Act before paying any other creditor. Please send us your payment right away. If this is not possible, please tell us when you will make the payment. Also, please tell us when you will pay the remaining balance of \$14,513.36.

As a receiver, you must collect and remit the registrant's GST/HST for the period you are acting as a receiver. You also must file the registrant's returns for any periods ending while you were acting as receiver. This includes any returns the registrant did not file for a period ending in or immediately before the fiscal year you became receiver.

For more information or clarification, please call us at (905) 379-8486.

Yours truly,



Gino Ottaviano
Insolvency Officer

TAB 14

RM 606, 875 CHEMIN HERON RD
6IEME ÉTAGE, SALLE 606, 6TH FL
Ottawa, ON, K1A 1A2
1(866) 864-5823



OCT 06 2022

23/9/2022

000445



MSI SPERGEL INC.
SUSAN DOWNEY
200-505 Consumers Rd
Toronto ON M2J 4V8

Payment Office/Bureau de paiement

WEPP MSA Payment Office /
Bureau de Paiement de PPS relevé de comp
PO Box 2222
Matane QC G4W 4R8

Page 1 / 2

Please retain this portion
Veuillez s.v.p. conserver cette partie

Statement of Accounts/Relevé de comptes

Name Nom	Client ID Id. du client	Total Balance Solde total	Statement Date Date du relevé	Due Date Date d'échéance	Minimum Payment Paiement minimum
MSI SPERGEL INC.	32-159235YY	22,545.41	23/9/2022	22/10/2022	0.00

Summary of Accounts/Sommaire des comptes

Program Programme	Previous Balance Solde précédent	Establishments Établissements (+)	Interest Intérêt (+)	Payments Paiements (-)	Adjustments Ajustements (+/-)	Current Balance Solde actuel
Wage Earner Protection Program WEPP Employer Super Priority Programme de protection des salariés PPS - Employeur priorité super	\$9,652.80	0.00	0.00	0.00	0.00	9,652.80
Wage Earner Protection Program WEPP Employer non-secured Programme de protection des salariés PPS Employeur mont non-garanti	\$12,892.61	0.00	0.00	0.00	0.00	12,892.61
Total	22,545.41	0.00	0.00	0.00	0.00	22,545.41

The Canada Revenue Agency (CRA) collects debts on the behalf of Employment and Social Development Canada (ESDC). CRA is authorized to withhold income tax refunds or goods and services tax credits to recover defaulted Canada Student Loans, Employment Insurance overpayments as well as other types of debts to the Government of Canada or to a provincial or territorial government.

REPAYMENT

Your debt is due and payable in full upon receipt of this notice. Payments with conditions will be accepted as partial payment only and not in full satisfaction of the debt. Please contact the number indicated on this statement to discuss a payment arrangement. If you are receiving benefits, they may be deducted to recover the total amount of your debt(s).

All payments/credits may be applied to any amounts owed to ESDC before refunds are issued. Refunds \$2.00 or less will only be issued upon a formal request to the Minister. All payments may not be reflected on this statement.

REPAYMENT OF TAXABLE BENEFITS

If you repay a debt that was established because you received more taxable benefits than you were entitled to receive, an official receipt will be issued to you within the first two months of the next year.

CHANGE OF INFORMATION/GENERAL INQUIRIES

Please notify us immediately of any change of address, telephone number or for payment related inquiries, by contacting the number indicated on this statement.

PRIVACY

Personal information is administered in accordance with ESDC programs and activities and related legislation such as: the Apprentice Loans Act, Canada Education Savings Act, Canada Labour Code, Canada Pension Plan, Canada Student Loans Act, Canada Student Financial Assistance Act, Employment Insurance Act, Government Employees Compensation Act, Immigration and Refugee Protection Act, Merchant Seamen Compensation Act, Old Age Security Act, Postal Services Resumption and Continuation Act, Wage Earner Protection Program Act, Financial Administration Act, Privacy Act, and Departmental of Employment and Social Development Act. It will be retained in the standard Personal Information Bank PSU 932. Individuals have the right to access their personal information. For instructions, please consult the Government publication Info Source available at Service Canada Centres and at the following Website:

<https://www.canada.ca/en/treasury-board-secretariat/services/access-information-privacy/access-information/information-about-programs-information-holdings.html>

You have the right to file a complaint with the Privacy Commissioner of Canada regarding the institution's handling of your personal information at:
https://www.priv.gc.ca/faqs/index_e.asp#q005

PAYMENT INSTRUCTIONS

Payments can be made online through your financial institution by selecting "Employment and Social Development Canada" as the payee. Enter the Social Insurance Number or Business Number associated with the account. If your financial institution requires 11 characters, add the letters "YY" or the numbers "00" at the end of your entry.

If you are unable to make your payments online, you may pay by sending a cheque or money order payable to the "Receiver General for Canada" to the payment address shown below. You must include the remittance slip provided.

L'Agence du revenu du Canada (ARC) recouvre les dettes au nom d'Emploi et développement social Canada (EDSC). L'ARC est autorisée à retenir les remboursements d'impôts sur le revenu ou les crédits pour la taxe sur les produits et services afin de recouvrer les prêts d'études canadiens en souffrance, et les trop-payés d'assurance-emploi ainsi que d'autres types de dettes au gouvernement du Canada ou à un gouvernement provincial ou territorial.

REMBOURSEMENT

Le remboursement de votre dette est exigible en entier dès la réception de cet avis. Les paiements accompagnés de conditions ne seront acceptés qu'à titre de paiement partiel seulement et non comme paiement final de votre dette. Veuillez appeler le numéro indiqué sur le relevé pour discuter d'une entente de paiements. Si vous recevez des prestations, elles peuvent être déduites pour recouvrer le montant total de votre dette (vos dettes).

Tous paiements/crédits peuvent être appliqués aux sommes dues à EDSC avant qu'un remboursement soit émis. Les remboursements de 2,00 \$ ou moins ne seront émis que sur demande formelle auprès du Ministre. Ce relevé de compte n'indique pas nécessairement tous les paiements.

REMBOURSEMENT DES PRESTATIONS IMPOSABLES

Si vous remboursez une dette qui a été établie parce que vous avez reçu des prestations imposables auxquelles vous n'aviez pas droit, un reçu officiel vous sera émis au cours des deux premiers mois de l'année suivante.

CHANGEMENT DE COORDONNÉES / DEMANDES DE RENSEIGNEMENTS GÉNÉRAUX

Veuillez nous informer immédiatement de tout changement d'adresse et numéro de téléphone ou pour toutes questions relatives au versement, en appelant le numéro indiqué sur le relevé.

PROTECTION DES RENSEIGNEMENTS PERSONNELS

Les renseignements personnels sont administrés en conformité avec les programmes et les activités d'EDSC et les lois pertinentes, y compris la Loi sur les prêts aux apprentis, la Loi canadienne sur l'épargne-études, le Code canadien du travail, le Régime de pensions du Canada, la Loi fédérale sur les prêts aux étudiants, la Loi fédérale sur l'aide financière aux étudiants, la Loi sur l'assurance-emploi, la Loi sur l'indemnisation des agents de l'État, la Loi sur l'immigration et la protection des réfugiés, la Loi sur l'indemnisation des marins marchands, la Loi sur la sécurité de la vieillesse, la Loi sur la reprise et le maintien des services postaux, la Loi sur le Programme de protection des salariés, la Loi sur la gestion des finances publiques, la Loi sur la protection des renseignements personnels et la Loi sur le ministère de l'Emploi et du Développement social. Ils sont conservés dans le fichier de renseignements personnels ordinaire POU 932. Toute personne a le droit d'accéder aux renseignements personnels la concernant. Pour obtenir des directives, veuillez consulter la publication Info Source du gouvernement disponible aux Centres Service Canada et au site Web suivant :

<https://www.canada.ca/fr/secretariat-conseil-tresor/services/acces-information-protection-reseignements-personnels/acces-information/reseignements-programmes-fonds-reseignements.html>

Vous avez le droit de déposer une plainte auprès du Commissaire à la protection de la vie privée au sujet du traitement de vos renseignements personnels par l'institution, à : <https://www.priv.gc.ca/fr/signaler-un-probleme>

DIRECTIVES DE PAIEMENT

Les paiements peuvent être effectués en ligne, via votre institution financière, en sélectionnant « Emploi et Développement social Canada » comme bénéficiaire. Entrez le numéro d'assurance social ou le numéro d'entreprise associé avec le compte. Si votre institution financière exige 11 caractères, ajoutez les lettres « YY » ou les chiffres « 00 » à la fin de votre entrée.

Si vous n'êtes pas en mesure d'effectuer vos paiements en ligne, vous pouvez effectuer votre paiement par chèque ou mandat-poste à l'ordre du « Receveur général du Canada », à l'adresse postale ci-dessous. Vous devez inclure le bordereau de paiement fourni.

TAB 15

**ONTARIO
SUPERIOR COURT OF JUSTICE**

BETWEEN:

MERIDIAN CREDIT UNION LIMITED

Applicant

- and -

2607380 ONTARIO INC.

Respondent

**AFFIDAVIT OF TREVOR PRINGLE
(sworn November 17, 2023)**

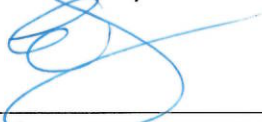
I, **TREVOR PRINGLE**, of the City of Hamilton, in the Province of Ontario, **MAKE OATH AND SAY:**

1. I am a Licensed Insolvency Trustee with msi Spergel Inc. ("**MSI**"), the court-appointed Receiver (the "**Receiver**") of all the assets, undertakings and properties of the Respondent. As such I have knowledge of the matters hereinafter deposed to.
2. MSI was appointed Receiver pursuant to the Order made by the Honourable Justice Dietrich of the Ontario Superior Court of Justice on March 18, 2021.
3. Attached hereto as **Exhibit "A"** are true copies of the Receiver's accounts with respect to professional fees incurred in respect of the receivership of 2607380 Ontario Inc. for the period up to and including December 31, 2022 is in the amount of \$443,923.81, inclusive of HST and disbursements. This represents a total of 1,841.40 hours at an average rate of \$212.95 per hour. The accounts and supporting time dockets disclose in detail: the nature of the services rendered, the time expended by each person and their hourly rates, disbursements charged and the total charges for the services rendered.
4. Attached hereto as **Exhibit "B"** are true copies of the Receiver's accounts with respect to professional fees incurred in respect of the receivership of 2607380 Ontario Inc. for the period of January 1, 2023 to and including August 31, 2023 is in the amount of \$133,050.16, inclusive of HST and disbursements. This represents a total of 554.40 hours at an average rate of \$212.38 per

hour. The accounts and supporting time dockets disclose in detail: the nature of the services rendered, the time expended by each person and their hourly rates, disbursements charged and the total charges for the services rendered.

5. Attached hereto as **Exhibit "C"** are true copies of the Receiver's accounts with respect to professional fees incurred in respect of the receivership of 2607380 Ontario Inc. for the period of September 1, 2023 to and including November 10, 2023 is in the amount of \$48,495.09, inclusive of HST and disbursements. This represents a total of 212.10 hours at an average rate of \$202.27 per hour. The accounts and supporting time dockets disclose in detail: the nature of the services rendered, the time expended by each person and their hourly rates, disbursements charged and the total charges for the services rendered.
 6. The total professional fees in respect of the Receivership of 2607380 Ontario Inc. up to and including November 10, 2023 is in the amount of \$625,469.06, inclusive of HST and disbursements. This represents a total of 2,607.90 hours at an average rate of \$211.96 per hour.
 7. The hourly billing rates detailed in this Affidavit are the standard billing and charge out rates of MSI for services rendered in relation to similar proceedings.
 8. To the best of my knowledge the rates charged by MSI in connection with acting as Receiver are comparable to the rates charged by other firms in the Hamilton market for the provision of similar services.
-
9. I make this affidavit in support of the Receiver's motion for; *inter alia*, approval of its fees and disbursements and not for an improper purpose.

SWORN BEFORE ME at the City
of Hamilton, in the Province of
Ontario, this 17th day of November, 2023.



A Commissioner, etc.
Evan Scott McCullagh,
a Commissioner etc, Province of
Ontario, for msi Spergel inc. Expires
October 6, 2026



TREVOR PRINGLE

**This is Exhibit “A”
To the Affidavit of Trevor Pringle**

dated November 17, 2023



**Evan Scott McCullagh,
a Commissioner etc, Province of
Ontario, for msi Spergel inc. Expires
October 6, 2026**

February 15, 2023

Invoice #: 12467

Meridian Credit Union
75 Corporate Park Drive
St. Catharines, Ontario L2S 3W3

Billing Period: Dec 31, 2022

Attention: Bernie Huber, Senior Commercial Credit Specialist

Invoice

RE: 2607380 Ontario Limited (NUVO")

FOR PROFESSIONAL SERVICES RENDERED as Court-Appointed Receiver to December 31, 2022.

	Hours	Hourly Rate	Total
Trevor Pringle, CFE, CIRP, LIT	486.80	395.00	192,286.00
Gillian Goldblatt, CPA, CA, CIRP, LIT	17.10	290.00	4,959.00
Mukul Manchanda, CPA, CIRP, LIT	165.70	290.00	48,053.00
Susan Downey	36.80	120.00	4,416.00
Evan McCullagh	768.80	110.00	84,568.00
Paula Amaral	213.30	195.00	41,593.50
Others	152.90	106.23	16,242.00
Total Professional fees	1,841.40	\$212.95	\$392,117.50
HST			50,975.28
Reimbursable Expenses			
Courier			\$728.31
PPSA Search			\$8.00
Total Reimbursable expenses			\$736.31
HST on expenses			\$94.72
Total			\$443,923.81

HST Registration #R103478103

(AANUVO-R)

Filters Used:

- Time Entry Date: 1/01/70 to 12/31/22
- File ID: AANUVO-R: to AANUVO-R:
- Time Entry Bill Status: Un-Billed to Un-Billed
- Time Entry Bill Status: Un-Billed to Un-Billed

MSGG - Detailed Time Dockets

Printed on: 2/15/23

Page 1 of 152

File Name (ID): 2607380 Ontario Limited (NUVO") (AANUVO-R:)

Day	Date	Memo	B-Hrs	B-Rate	Amount
Alan Spergel (ASP)					
Thur	07/29/2021	Review + sign cheque(s)	0.10	\$395.00	\$39.50
		Alan Spergel (ASP)	0.10		\$39.50
Claudia Jackman (CJA)					
Tues	07/06/2021	Deposits	0.20	\$110.00	\$22.00
		Claudia Jackman (CJA)	0.20		\$22.00
Deborah Hornbostel (DHO)					
Tues	04/13/2021	Review and approve disbursements	0.40	\$395.00	\$158.00
Fri	04/16/2021	Review and approve disbursement	0.10	\$395.00	\$39.50
Thur	05/27/2021	Review and approve disbursements	0.20	\$395.00	\$79.00
Mon	05/31/2021	Review and approve EFT payments	0.30	\$395.00	\$118.50
Tues	06/01/2021	Review and approve disbursements	0.10	\$395.00	\$39.50
		Deborah Hornbostel (DHO)	1.10		\$434.50
DaCosta Larrier (DLA)					
Wed	12/01/2021	Met with onsite IT support to review setup and documentation provided to date in preparation for vacation coverage.	2.00	\$150.00	\$300.00
		DaCosta Larrier (DLA)	2.00		\$300.00
Evan McCullagh (EMC)					
Wed	03/17/2021	Review CCAA materials; discussions re taking possession, course of action, employees, tenants, covid protocols, insurance, etc. Review insurance certificate; prepare draft correspondence for insurance, utilities, door notice, employee termination, independent contractor; arrange locksmith.	5.00	\$110.00	\$550.00
Thur	03/18/2021	Continue review of materials i.e. lease agreements, financials, update draft letters; COVID protocols; Taking possession list; discussion with TP re same; discussion with Rocco re taking possession; review updated independent contractor letter; draft bank account letter.	3.00	\$110.00	\$330.00
Fri	03/19/2021	Review Receivership order; arrange posting on site; arrange ordering of license; arrange for bank account; finalize insurance, tenant and employee notices; issue insurance notice to broker and insurance company; travel to site; meeting with principals of company re process, plan for the day, issues; meeting with employees as a group; general information and plan of Receivership; Tour of premises; meeting of employees individually re firing and hiring under contract; photos of site; correspondence to TD re freezing of account; discussion re access to site, security; review of taking possession checklist; discussion with employees on items the receiver will need; issue notice to tenants via email; correspond with tenants; correspondence to employees re contract, timesheets; draft and issue COVID release to tenants and contractors.	12.00	\$110.00	\$1,320.00
Sat	03/20/2021	Correspondence with various Tenants; correspondence with TP and MM re same; draft response to KRG re questions.	1.00	\$110.00	\$110.00
Mon	03/22/2021	Travel to Burlington; meetings with staff re tenants; concerns; discussion with Kelly and Karen re critical supplier list; forward list to Paula to prepare and issue letters; meeting with John Henry re employment; Meeting with various tenants re info, process, etc; correspondence and discussions re TD account, insurance, tenant matters, critical suppliers; meetin with Michael re camera access, login credentials; server details; meeting with David Mack re employment. Meeting with Marcel re contract; discussions with MM and TP re various matters.	8.00	\$110.00	\$880.00

Filters Used:

- Time Entry Date: 1/01/70 to 12/31/22
- File ID: AANUVO-R: to AANUVO-R:
- Time Entry Bill Status: Un-Billed to Un-Billed
- Time Entry Bill Status: Un-Billed to Un-Billed

MSGG - Detailed Time Dockets

Printed on: 2/15/23

Page 2 of 152

File Name (ID): 2607380 Ontario Limited (NUVO") (AANUVO-R:)

Day	Date	Memo	B-Hrs	B-Rate	Amount
Evan McCullagh (EMC)					
Tues	03/23/2021	Travel to Site; Meeting with CCCI re general receivership information, issues, COVID protocols, various meetings with Karen re master keys, restricted access, grease trap, budget, phones, interference of the Saulnier's; Various discussions and correspondence with TP and MM re operations, interference of the Saulnier's, restricted access, Meetings with Kelly and Marcel, Michael re hubstop access, meeting with Michael re hubstop, google drive access; start preparation of notice and statement of receiver; review t4s; preparation of initial budget for advance; correspondence with various tenants; draft PAP form for review; meeting with William re employment, contract; review Marcel contract and arrange signature; review and discuss insurance coverage; supplier discussions and correspondence including grease trap; discussions on CRA, obtain business number; issue PAP's to various tenants; review and finalize response to K2 hospitality; review appendix A for leases, provide to Marcel; discussion plan for leases going forward; meeting with Lisa at Provoke re tenant and supplier; review draft proposal provide additional inquires.	10.00	\$110.00	\$1,100.00
Wed	03/24/2021	Travel to site, meeting with Karen re phones, maintenance work going forward; Meeting with Christine re termination of 2607 employment, independent contractor, discuss contracts and work going forward; email correspondence and discussions with TP re insurance, phones, marketing proposals; finalize and issue Marcel contract; correspondence re same; meeting with Kelly re role, items moving forward including rent roll, collecting of rent, stoppage of credit card processing; correspondence with various tenants; conference call with Saulniers. Approval of paint expense; finalize draft notice and schedule A. Discussion with Karen re email to Saulnier's, open permits, signage, suppliers; correspondence with Kelly and Rhonda re deposits; events, update TP. Review and prepare CRA notices for MM's review.	7.00	\$110.00	\$770.00
Thur	03/25/2021	Travel to site; various discussions and correspondence related to provoke media proposal; correspondence re renewal of insurance; banking info to insurance; discussion with tenants re info, tenant acknowledgements; set up automatic payments/cheques; review and approve communication to daily use customers; obtain pay to go cell for security guard; discussion and correspondence concerning hubstop; trademarks; critical suppliers; approve pressing matters i.e. diesel leak, sink; correspondence from Crossroads re COVID; request feedback from Karen; follow up with TD re credit cards frozen; appraisal company proposals; compile and issue information; review updated rent roll; correspondence regarding various suppliers. draft deposit req re advance from meridian; creditor correspondence; correspondence concerning credit card payments, set up with trust account.	7.00	\$110.00	\$770.00
Fri	03/26/2021	Travel to site; meeting with Eder Backes re tenant; meeting with Karen re Crossroads COVID protocols, phones, water leak; take photos of leak, request Karen to obtain quote; discussion with Marcel and TP re overhead on contracts. Review lawyer correspondence re trademark, issue approval of marketing proposal and payment terms; review email re property taxes; respond. correspondence with freedom studios re unsecured claim. arrange posting of motion record on site; meeting with Lisa, questions regarding marketing. follow up with TD re set off of CEBA loan. Discussion with Karen (Agro Health) re PAP form and tenant acknowledgement and members agreement; arrange PAP set up. discussions with Mukul, Karen and Danielle re payroll, hours; discussion and correspondence re payroll distribution. Discussion regarding banking, timing of payments; correspondence re nuvo taste, sink replacement, grease trap, Karen to get quote. correspondence re cancelled members, outstanding refunds.	6.00	\$110.00	\$660.00

Filters Used:

- Time Entry Date: 1/01/70 to 12/31/22
- File ID: AANUVO-R: to AANUVO-R:
- Time Entry Bill Status: Un-Billed to Un-Billed
- Time Entry Bill Status: Un-Billed to Un-Billed

MSGG - Detailed Time Dockets

Printed on: 2/15/23

Page 3 of 152

File Name (ID): 2607380 Ontario Limited (NUVO") (AANUVO-R:)

Day	Date	Memo	B-Hrs	B-Rate	Amount
Evan McCullagh (EMC)					
Mon	03/29/2021	Travel to site; correspondence and discussion concerning Grassroots (internet and phone); discussion with John Henry, phone, suppliers needed; NUVO marketing meeting re leads; meeting with Shawn Saulnier and Michael re Gsuite, hubspot and dropbox; meeting with Kelly re dropbox access, email to Shawn Saulnier re same; meeting with Marcel and Michael re hubspot subscriptions; discussion with canway, supply service going forward; banking correspondence re insurance; correspondence with Paula re cheques, payroll and supplier cheques. Discussion with Trevor hubspot, committee, meridian funds, prospective purchasers, create prospective purchaser list.	4.00	\$110.00	\$440.00
Tues	03/30/2021	Travel to site, Meeting with Karen, equipment listing, prevost, phones, emails; meeting with Michael re gsuite access, security, dropbox; correspondence re same; review nuvo taste lease; review and request approval of hood cleaning; discussion with TP re advance, emails, etc. Discussion with Kelly re dropbox, review correspondence; draft response to Bridget Saulnier re deletion of dropbox info, emails and shared super admin access; discussion with George at TD re merchant account, access to credit card; correspondence with tenants re PAP set up, post dated cheques. review previous invoices, draft overhead cost estimate; discussion with banking re post dated cheques.	3.50	\$110.00	\$385.00
Wed	03/31/2021	Review of Rent Roll Tracking, updated; send follow up with Tenants; correspondence and discussions with Tenants re payment arrangements, tenant acknowledgments; draft correspondence to Saulnier re NUVO taste lease, review lease discussions with TP and MM; finalzie and issue email; discussion re Prevost; email to Shawn Saulnier re request for info on vehicle; review response; respond; review Danielle's email re termination of employment; discussion with TP and MM and Karen re same; respond. Discussion with Karen re update phones, equipment listing; discussion and correspondence with Kelly re insurance, NUVO taste security deposit; prepare insurance letter; send final to Tyson Dorsey at HUB; discussion with Banking re PAP set ups; correspondence with Paula re cheques can be sent; suppliers. Attend at site re distribution of payroll; avondale chq to Karen, discussion with Karen schedules; discussion with Rashed re tenancy questions; respond to notice to vacate (Christine Bush); correspondence from Shawn Saulnier re Prevost; correspondence with Mending the Chasm missing items on PAP. Review TD email re CEBA Loan, loan agreement.	4.00	\$110.00	\$440.00
Thur	04/01/2021	various discussions and correspondence with tenants re rent due; wire transfers; review and update rent roll; discussion and correspondence concerning Insurance; review McMaster agreement, make changes; review correspondence from S. Saulnier re HST; review correspondence from David Mack re NUVO Taste lease; discussion with TP; Travel to site; meeting with Kelly re rent cheques; arrange deposit and courier; correspondence with Paula re supplier invoices; review CBRE correspondence, reply and discuss with Karen.	2.50	\$110.00	\$275.00
Mon	04/05/2021	Travel to site; correspondence with Karen re sink installation, update on diesel leak; review COVID emails ; draft memo to file; discussion with Marcel re Hubspot, confirm to proceed; payment options; discussion with MM and Kelly re gmail, need updated payment method; marketing meeting; review and draft invoice to be used going forward; emails re ROEs, employee payroll info; discussion re insurance, notice of recission; review and update rent roll; review previous overhead invoices, update schedule for TP and MM to review. Finalize Hubspot account.	2.50	\$110.00	\$275.00

Filters Used:

- Time Entry Date: 1/01/70 to 12/31/22
- File ID: AANUV0-R: to AANUV0-R:
- Time Entry Bill Status: Un-Billed to Un-Billed
- Time Entry Bill Status: Un-Billed to Un-Billed

MSGG - Detailed Time Dockets

Printed on: 2/15/23

Page 4 of 152

File Name (ID): 2607380 Ontario Limited (NUVO") (AANUV0-R:)

Day	Date	Memo	B-Hrs	B-Rate	Amount
Evan McCullagh (EMC)					
Tues	04/06/2021	Travel to site; site walk through; discussion with John Henry re leak update, no issues; discussion with CRA re confirmation of Receivership on file; discussion with MM re payment method for gmail and quickbooks. Set up payments for GMAIL and Quickbooks. Correspondence and discussion re prospective purchasers; discussion with Karen re comfort, sink, additional materials. Discussion with Kelly and review TD correspondence re Avalanche charge back request; review back up and respond to TD. Review and send follow ups on missing April rental payments. Correspondence with Imran, payment methods; correspondence with Sign Agent re PAP, tenant acknowledgment; send PAP to banking; follow up email to TD re credit card processing.	2.00	\$110.00	\$220.00
Wed	04/07/2021	Review correspondence from Powerschool re wire for rental payment; confirm with Banking, prep Deposit REQ; correspondence and discussion with TP and Banking re return of 11K payment from HUB; send HUB CHQ REQ; discussion with TP re Hall over head; discussion with Marcel and Karen re overhead for the Hall; correspondence with Antec and Karen re walk through today; review TYCO call list; update rent roll; review GL; continued correspondence re HUB payment; conference call with TP and Karen re COVID; update memo.	1.50	\$110.00	\$165.00
Thur	04/08/2021	Travel to site; walk through; pick up rent CHQs, update rent roll; review correspondence from Holbrook re wire transfer; prepare deposit req, email banking; correspondence with Imran re outstanding member's fee, where to provide CHQ. Discuss overhead with Kelly, review Karen's correspondence re same; discuss with Trevor and update overhead review. Discussion with Karen re update on equipment listing, disputable items; update TP. Review correspondence from Karen re equipment listing update; COVID Lockdown messaging; review messaging, correspond with TP and MM re same; discuss with Karen and approve; send PAP for mending the chasm to banking, confirm; review correspondence from Karen re email to staff, re covid stay at home order, procedures.	1.50	\$110.00	\$165.00
Fri	04/09/2021	Review notice to tenants re Provincial Stay at Home Order; review email to staff re stay at home order; discussion and correspondence with Karen and TP re sink update, grease trap update, Complete Comfort work re chiller maintenance; 2nd quote request for grease trap; NUVO Taste correspondence; review rent roll; arrange deposit of additional rent cheques; review Julia Martin ROE; review Provoke acknowledgment; correspondence re return of First Insurance payment. Correspondence concerning NUVO Taste and catering for April 20th production; correspondence with Karen re NUVO Taste; PINCHIN and CRESA report for Kent; correspondence re 2607 cell phones and ipad.	1.00	\$110.00	\$110.00
Mon	04/12/2021	Travel to Site; walk through, discussion with Rhonda re ROE; discussion with Kelly re rent, suspension of Equi Growth membership; respond to Chad at Equi Growth re membership suspension; discussion with Lisa at Provoke re billing; correspondence to Shawn Saulnier re cell phones and Ipad; review Holbrook new contract; discuss with TP and Marcel; send approve it; review Quickbooks receipt, send to SD for allocation; review equipment listing; review Risun tenant acknowledgment, updated membership contract and sign final form; have PAP for Risun set up; correspondence re TD right to set off; send follow up to TD Merchant re credit card processing; review response and respond to TD, discussion with Kelly re credit card volume; correspondence from crossroads re meeting request, matters going forward; discussion with correspondence re crossroads meeting, Steven's interference and Karen's complaint; review Ricento (holbrook) new contract and approve and sign; send updated PAP to banking; call with wheniwork, creditor that received the notice and statement of receiver.	1.75	\$110.00	\$192.50

Filters Used:

- Time Entry Date: 1/01/70 to 12/31/22
- File ID: AANUVO-R: to AANUVO-R:
- Time Entry Bill Status: Un-Billed to Un-Billed
- Time Entry Bill Status: Un-Billed to Un-Billed

MSGG - Detailed Time Dockets

Printed on: 2/15/23

Page 5 of 152

File Name (ID): 2607380 Ontario Limited (NUVO") (AANUVO-R:)

Day	Date	Memo	B-Hrs	B-Rate	Amount
Evan McCullagh (EMC)					
Tues	04/13/2021	Correspondence and discussion with Michael Rodgers re fibre cable issue; confirm false alarm; update TP and MM; discussion with Paula re payables, request follow ups, grassroots, payment to be sent by EFT; discussion and correspondence with Karen re phones, complete comfort, ipad; discussion with Kelly re AP and arrange pick up of chqs; correspondence with Marcel re leads report; discussion and email to MM re budget items; discussion with TP re o/s membership for April; draft email to members who haven't paid; correspondence with Quasar re on NUVO ap listing; travel to site, walk through; respond to Shawn Saulnier's email re cancel phones, post receivership breakdown; correspondence re member cancelation due to non payment; review members agreement; correspondence re credit card terminal, info needed, will not be moving forward; advise TD. Discussion with Ray Khanna re prospective purchaser; update prospective purchaser list; correspondence with Rhonda re ROE; follow up with NUVO Taste re April's rent; discussion with TP re NUVO Taste, Ipad, Solar Panel; review file, request original solar panel agreement; discussion with Kelly and correspondence re artisan payment; update rent roll; memo to file re ipad; correspondence from Avalanche re rescinding vacate notice; respond; review legal opinion of TD's right to set off CEBA loan.	2.00	\$110.00	\$220.00
Wed	04/14/2021	Review Avalanche agreement, draft response; discuss with TP and MM. Send response, review response from Avalanche and respond re new agreement; review rent roll; send additional follows up o/s payments; review Karen's response to Joel at NUVO Taste re paragon production; discuss with TP and MM, send revised response, review Joel's response. Review various correspondence re Ipad; discussion with Marcel re security deposit, review email and draft response; review MM's changes and incorporate and issue; review email from Karen re sprinkler header quote; send approval; email from Plunder Design, respond; update rent roll. correspondence re TD account, CRA HST refund deposited; correspondence re Paragon payment; send to Kelly invoice to use and wire details; review TD bank statement; review email from Christine re Honeywell, review attached emailed; prepare and send email to Honeywell.	2.00	\$110.00	\$220.00
Thur	04/15/2021	Travel to site, walk through, drop off payroll cheques; pick up April rent cheques; discussion with Marilyn Ward, Avalanche re new members agreement; review new member's agreement; issue to Avalanche for signing; review correspondence from Breann re security deposit, add to creditor list; correspondence and discussion with Karen re damaged oven; furniture of former tenants, complete comfort; notice and statement of receiver; review Trane Chiller quote; correspondence re inline with previous billings; correspondence with TD re right to offset; correspondence re members failing to pay April's rent, final notice or membership cancelled tomorrow; review and update rent roll; follow up call with CRA re funds to be issued by cheque to Receiver; follow up with HUB Int. re Special Risk insurance policy, loss payee; Review correspondence from Shawn Saulnier to Karen and John re phones;	1.75	\$110.00	\$192.50

Filters Used:

- Time Entry Date: 1/01/70 to 12/31/22
- File ID: AANUVO-R: to AANUVO-R:
- Time Entry Bill Status: Un-Billed to Un-Billed
- Time Entry Bill Status: Un-Billed to Un-Billed

MSGG - Detailed Time Dockets

Printed on: 2/15/23

Page 6 of 152

File Name (ID): 2607380 Ontario Limited (NUVO") (AANUVO-R:)

Day	Date	Memo	B-Hrs	B-Rate	Amount
Evan McCullagh (EMC)					
Fri	04/16/2021	Lengthy call with CRA re confirm status; Receivership added, where to direct funds and correspondence; review cheques received, draft deposit reqs, enter into ascend, arrange cheques to be sent to head office for deposit; correspondence with Kelly and Karen re solar panel lease, William off work, delegation of duties and missing employee forms; review Christine email and Trane quote and contract; correspondence with MM re same, send approval of Trane maintenance for Chiller; review and update rent roll; issue final notice to Plunder Design; send follow up to Shawn Saulnier and David Mack re NUVO taste rent; call from Keevin Cheung, broker prospective purchaser; update list; length discussion with MM re cashflow, suppliers, costs, etc.; discussion with Kelly re cogeco and principal access costs; review response concerning Principal Access; review cash flow and rent roll; make changes to rent roll; correspondence from Raw Design, supplier; respond; no response from Oracle concerning April's payment, cancel membership.	2.00	\$110.00	\$220.00
Mon	04/19/2021	Travel to site; walk through, discussion with Julia re cleaning; correspondence with Karen Carruthers re COVID; conference call with NUVO marketing team re leads update; review Marcel email re new office desk membership, approve; conference call with Kevin Shepherd/crossroads re details to discuss on wednesday's meeting; review plunder design email, send wire details to banking to confirm receipt; update rent roll; follow up with TD re funds held; review email from Shawn Saulnier re NUVO Taste rent; review TP response; email from Kelly re Active Security, prepare and send response; review email from Marcel re 205-4 rental agreement, approve; review email from Melissa at Crossroads re Solar panel lease, review materials; email from CBRE re additional questions, review O&A breakdown with Kelly. Confirm Plunder Wire, draft deposit req; review response from TD, draft response re funds to be remitted.	2.00	\$110.00	\$220.00
Tues	04/20/2021	Conference call with Karen Carruthers re COVID procedures and Crossroads interaction with appraiser, update COVID memo; email from Kelly re office and admin expenses; review trane email and quote, respond with signed copy; correspondence with Christine re OTIS agreement (elevator); review OTIS contract; review Think Breakthrough Inc. agreement; correspond with Julia re approval, need copy for me to sign; discussion with prospective purchaser Keevin Cheung; review and update Rent Roll; review construction summary, requested costs summary; send response to CBRE re requested information.	1.50	\$110.00	\$165.00
Wed	04/21/2021	Review Paragon email re additional space to be rented; discussion with Kelly re Paragon invoice, payment arrangement; follow up with Avalanche re agreement and cheque, review response and respond; review construction summary, send to Andy at CBRE; correspondence re cancellation of Crossroads meeting; review response from HUB INternation re response on our request; review email from Karen re paint supplies and baseboards quote, approve; review Hot Water Pump quote, request additional info; review urgent work schedule; request to Crossroads re date of solar panel installation; correspondence with Christine re sprinkler head approval. correspondence with Karen Carruthers re bylaw, sign to be removed, send approval for removal and request quote concerning banner installed with no permit.	1.50	\$110.00	\$165.00
Thur	04/22/2021	Travel to site re walkthrough, pick up cheques (Avalanche, Thinking breakthrough and Paragon); follow up with TD re funds held, review response; correspondence from Marcel re approval request for hot desk; correspondence re saulnier keys; discussion with Karen re saulnier's, john henry, production crew and signage to be removed; review Provoke invoice, send to Paula for processing; review Marcel Potvin invoice, send to Paula to process.	1.50	\$110.00	\$165.00

Filters Used:

- Time Entry Date: 1/01/70 to 12/31/22
- File ID: AANUVO-R: to AANUVO-R:
- Time Entry Bill Status: Un-Billed to Un-Billed
- Time Entry Bill Status: Un-Billed to Un-Billed

MSGG - Detailed Time Dockets

Printed on: 2/15/23

Page 7 of 152

File Name (ID): 2607380 Ontario Limited (NUVO") (AANUVO-R:)

Day	Date	Memo	B-Hrs	B-Rate	Amount
Evan McCullagh (EMC)					
Fri	04/23/2021	Review Avalanche agreement, arrange deposit of funds; review Paragon CHQ and arrange deposit; review Think Breakthrough agreement, arrange deposit and set up of PAP; correspondence with Karen re milk/creamer for coffee; review GL; correspondence re solar panel installation date; correspondence re property taxes; review new agreements for McMaster, fanergy and krista brouwer; sign off on McMaster, correspondence re new members; review and update rent roll; correspondence from Jeff at Trane re chiller maintenance, respond.	1.00	\$110.00	\$110.00
Mon	04/26/2021	Travel to site; walkthrough, discussion with Kelly re new agreements, sign off and review cheques received; discussion with TP re NUVO taste email, general update; correspondence with Lisa Coway re pre receivership invoices; correspondence re potential new tenant tour. Follow up with City of Burlington re property tax statement. Email from Julia Martin re resignation effective April 30th; discuss with TP; respond; review Kelly's email, new member's agreements, set up PAPs for Krista Brouwer and Provoke; correspondence and discussion with Kelly re WEPPA, review spreadsheet; review and update rent roll schedule.	1.50	\$110.00	\$165.00
Tues	04/27/2021	Discussion with Karen re NUVO Taste covid; Julia Martin resignation, Kelly Ingram, plan to cover front; review email re chiller maintenance, prep CHQ REQ for approval and processing; review Valorem invoice, prep CHQ REQ for processing; review GL and rent roll; review WEPPA schedule with Kelly Ingram; review roof replacement report and cost replacement; review and approve grease trap cleaning; discussion and correspondence with Karen re Complete comfort no longer providing service, to obtain new HVAC service; correspondence from Karen re Doors/Levers for Crossroads, chargeback to tenant; discuss with MM, send response approving; correspondence from Christine re sprinkler head installation.	1.00	\$110.00	\$110.00
Wed	04/28/2021	Review wire details for Valorem and Trane; request confirmation of receipt of funds by same; correspondence with Valorem re property interim bill and statement; correspondence with Karen re electrical work needed, Trane maintenance schedule; correspondence with Hubspot re payment; review GL; correspondence with TD re funds held; correspondence with Karen re Glass door inserts for Crossroads, invoicing. Discussion with Complete Comfort re request to continue to supply services; email to Christine and Karen re complete comfort discussion; correspondence with Christine re Control Chem quote and invoicing, review and respond re monthly; correspondence from Karen re sign removal, bylaw ok for now; respond re banners to remain; discussion with Paula re utilities and payroll; correspondence with Christine re Green planet invoice, approve and send for processing; further correspondence re control chem, invoice monthly; confirmation and response re April 1st PAPs posted.	1.50	\$110.00	\$165.00
Thur	04/29/2021	Travel to site; confirm signage removed, walk through; discussion with Rhonda; meeting with Michael Rodgers re GSUITE payment; review confirmation send to Susan for allocation; discussion with Marcel re lead update; discussion with Karen re Complete Comfort and Black & McDonald; Various discussions and correspondence with Kelly, Banking, TP and Paula re Rhonda's pay missed, discuss with Rhonda, obtain EFT details to provide to banking; review Antec invoice, prep CHQ REQ for processing; review Able Locksmith quote, issue approval to Karen to proceed. Discuss domain expiry with Michael, to provide quote; review GL; correspondence and discussion with Paula and Kelly re Provoke CHQ.	2.50	\$110.00	\$275.00

Filters Used:

- Time Entry Date: 1/01/70 to 12/31/22
- File ID: AANUVO-R: to AANUVO-R:
- Time Entry Bill Status: Un-Billed to Un-Billed
- Time Entry Bill Status: Un-Billed to Un-Billed

File Name (ID): 2607380 Ontario Limited (NUVO") (AANUVO-R:)

Day	Date	Memo	B-Hrs	B-Rate	Amount
Evan McCullagh (EMC)					
Fri	04/30/2021	Review CBRE invoice, prep CHQ REQ for approval; review CHQs received (Brouwer, Avalanche, Burlington Green and Youkhana); prep deposit req and update on Ascend for deposit; review and update rent roll; discussion with Karen re chiller quote, need additional info, Rhonda employment, may need a new concierge, Julia request re part-time work; review Enbridge invoice, send to Paula for processing, review OTIS statement (pre receivership amount); review GL; confirm with Rhonda re receipt of payroll via EFT; review and prepare HST return for March 2021; review chiller quote, correspond with MM re same, send approval. Discussion with TP re operation issues, appraisal and listing proposals; discussion with Karen and review of electrical quote, obtain approval from MM, send response to Karen.	1.50	\$110.00	\$165.00
Mon	05/03/2021	Discussion with TP re Shawn Saulnier correspondence, Rosemary to respond; Travel to Site, walk through pick up rent cheques; correspondence with Michael Rodgers re domain renewal, review invoice, approve and review confirmation; correspondence with Honeywell re payables, post receivership invoicing, send April and May to paula for processing, review grassroots invoice, forward to Paula; correspondence re WEPPA issues; review GL and PAP listing, review cheques received today; update Rent Roll, update Kelly, TP and MM re same; review upcoming payables.	1.50	\$110.00	\$165.00
Tues	05/04/2021	Review correspondence to Shawn Saulnier re NUVO Taste, Travel to site re walkthrough, pick up cheques, review cheques received to date, upload to ascend for deposit, prepare deposit requisitions, arrange deposit courier; update rent roll; discussion with Karen re staffing needs, proposal listing tours, correspondence re proposal listings; discussion with Christine re WEPPA and suppliers update.	1.50	\$110.00	\$165.00
Wed	05/05/2021	Review GL; review rent roll; conference call with Avison and Young re listing proposal; discuss tour with Karen; correspondence with Avison and Young re rent roll and tour arrangement; follow up with Rebecca at HUB re additional insured and loss payee, review response on Facility User Group policy; correspondence from karen re HUB request regarding Risk Control Assessments; correspondence with banking, TP re PAP issues for Crossroads and Waybase; discussion and correspondence with Crossroads re PAP issue to be resolved; correspondence with Waybase re same; status updates on Trane and Complete Comfort work re chiller and HVAC set up; spoke with Warren Pickard re potential interested party/investment.	1.30	\$110.00	\$143.00
Thur	05/06/2021	Discussion with Haran and TP re PAP issues, rectified; confirm payment processed with Crossroads and Waybase; Travel to site re walkthrough; discussion and correspondence with Kelly re fotoreflexion deposit, outstanding rent follow ups, receipts, weppa; discussion with Rhonda re weppa; discussion with Karen re general update, tours with agents, Trane, Complete Comfort, Honeywell and locksmith; review GL and rent roll; review and prepare draft receipt to be issued, obtain approval and make changes; review and prepare CHQ REQ for return of fotoreflexion security deposit.	1.20	\$110.00	\$132.00
Fri	05/07/2021	review GL; discussion with Kelly re day pass tenants, payment methods (NO Cash); review marketing emails and videos. Correspondence with Lisa at provoke re April's payment; review heart to heart inquiry , review old and new agreements; discuss with TP and respond; review Karen's timesheet and expenses, send approval; discussion and correspondence with Karen re colliers tour, update on cushman & wakefield and her taking time off, ensure covered off; correspondence re bylaw, removal of banner on building; review correspondence from Rhonda re resignation as of May 14th; update TP and MM, discuss with Karen.	1.00	\$110.00	\$110.00

Filters Used:

- Time Entry Date: 1/01/70 to 12/31/22
- File ID: AANUVO-R: to AANUVO-R:
- Time Entry Bill Status: Un-Billed to Un-Billed
- Time Entry Bill Status: Un-Billed to Un-Billed

MSGG - Detailed Time Dockets

Printed on: 2/15/23

Page 9 of 152

File Name (ID): 2607380 Ontario Limited (NUVO") (AANUVO-R:)

Day	Date	Memo	B-Hrs	B-Rate	Amount
Evan McCullagh (EMC)					
Mon	05/10/2021	Discussion with Ian, Colliers and TP re request for information; review email from Ian, review file and begin draft response and compiling of Info; email to Karen re info/details needed for Colliers. Travel to site, walkthrough, discussion with Karen re Cushman & wakfield, Colliers inquire, review correspondence re batter (UPS) owned by Crossroads; pick up rent cheques; review rent roll and update; respond to Mohammad, Hardin and Imran re rental payments; send correspondence to brokers re UPS update; correspondence re Mike Ulmer NSF CHQ, request replacement; review GL and rent roll; review file and begin collating info for dataroom.	2.00	\$110.00	\$220.00
Tues	05/11/2021	Conference call with Cushman & Wakefield re listing proposal, inquiries and general information; review Shawn Saulnier email, draft response, discuss with TP; review email from Karen re staffing at concierge; prepare cost benefit analysis, discussion with TP and Karen re security be 24/7, source a part time staff if needed; review Kelly's correspondence re Todd Smedley, review agreement, approve and sign, issue to Kelly; review rent roll; update; review correspondence from Christine re Trane, review Trane report; correspondence with Colliers re battery/diesel generator; review and prepare powerschool deposit req; review revised changes to email to Shawn Saulnier, finalize and send to Shawn re NUVO Taste rent; review amended T4s for William Bloem and Christine Janzen, discuss with Kelly. Review payables and payroll to be issued; correspondence with Paula re payroll and payables; review and approve Karen's request re sanitizer supplys.	2.00	\$110.00	\$220.00
Wed	05/12/2021	Review GL; review Quickbooks invoice/receipt, send for allocation; discussion with Karen re cleaning supplies, update on colliers info request; review David's re Heart to Heart, respond; review Karens email and answers to Colliers, finalize and issue response to Colliers; review of Canway email re missing payments; review invoices and discuss with Paula re arrange of payment before the end of the month; discussion with Roxann at CRA re payroll trust exam.	1.00	\$110.00	\$110.00
Thur	05/13/2021	Correspondence with Karen re David Mack Tour, Burlington By Law notice, additional info re redundant telecommunications; review by law notice re banners; review quote obtain go ahead from TP; issue approval for removal of banners. Travel to site re walkthrough, discussion with Marcel and Karen re Powerschool lead; discussion with Karen re operations update, David Mack, master keys; pick up rent cheques, update TP; discussion with Kelly re follow up on Mike Ulmer NSF CHQ; correspondence with Colliers re info for listing proposal; review correspondence from CRA re Trust exam and info request; correspondence with Kelly re same; review marketing blast email and marketing video.	1.50	\$110.00	\$165.00
Fri	05/14/2021	review correspondence from Karen re NUVO Taste invoice; confirmation of security on site Monday; review cheques received and prep deposit req and deposit for Toronto; review rent roll; correspondence from Bridget Saulnier at NUVO Taste re separation of NUVO Taste from NUVO Network email; discussion with Michael and email re Bridget's request; review Antec cheque, arrange courier; correspondence with kelly re trust exam info, respond; email to Shawn Saulnier re Director and shareholder register; email to TD re bank statements for Dec 2017 to April 2019; correspondence re removal of banners on Monday; discussion with Karen re social media, provoke, NUVO taste.	1.50	\$110.00	\$165.00

Filters Used:

- Time Entry Date: 1/01/70 to 12/31/22
- File ID: AANUVO-R: to AANUVO-R:
- Time Entry Bill Status: Un-Billed to Un-Billed
- Time Entry Bill Status: Un-Billed to Un-Billed

MSGG - Detailed Time Dockets

Printed on: 2/15/23

Page 10 of 152

File Name (ID): 2607380 Ontario Limited (NUVO") (AANUVO-R:)

Day	Date	Memo	B-Hrs	B-Rate	Amount
Evan McCullagh (EMC)					
Mon	05/17/2021	Lengthy call with Oslin Lewis (Geni Paper) re prospective purchaser, studio space rental; discussion with Marcel and TP re same; update prospective purchaser list; provoke correspondence re social media; Travel to site re walkthrough, pick up Heart to Heart CHQ, discussion with Mike Ulmer re NSF payment; discussion with Kelly re general update, CRA Exam; discussion and correspondnce with Karen re grease trap quote; review GL; follow up re canway; review rent roll; review Kelly Ingram's resignation, update TP; conference call with Amber at Community Living re William Bloem; update TP, discussion with Karen re William Bloem.	2.50	\$110.00	\$275.00
Tues	05/18/2021	Review GL: correspondence re installation of sprinklers. Discussion with TP re operations; discussion with Karen re operations, security.	0.50	\$110.00	\$55.00
Wed	05/19/2021	correspondence with Kelly Ingram re Mike Ulmer NSF Payment; discussion with TP re Provoke and marketing as Studios at 1295 and Offices at 1295; lengthy discussion with Lisa at Provoke re same; discussions on remarketing the studio space and office as the Hub; lengthy call with Paula re cash flow, rental reconciliation; suppliers, payables; review correspondence to OTIS; correspondence to Canway re invoices to be processed; correspondence with Otis re invoices; correspondence with Provoke and Marcel Potvin re invoices; review Marcel's invoice; Discussion with Harrison at Avison re rent roll.	1.50	\$110.00	\$165.00
Thur	05/20/2021	Review Correspondence from Karen at AGRO re Virtual NUVO event; correspondence and discussions with MM and TP re same; review correspondence from Kelly re Ann Moser, won free months membership; discuss with TP, approve; Travel to site, walk through, pick up Mike Ulmer NSF bank draft; update rent roll.	1.50	\$110.00	\$165.00
Fri	05/21/2021	Review Canway invoice and Provoke invoice; correspondence with Karen at AGRO re Jam Virtual event; discussion with Kelly re weppa; correspondence from Joe Meyer re pause membership; advise banking to cancel Joe Meyer PAP; update rent roll and respond to Joe Meyer.	0.50	\$110.00	\$55.00
Tues	05/25/2021	Discussion with Karen re Shawn Saulnier tour, provide update; Travel to site re walkthrough, discussion with Karen re general update on operations; review payables, correspondence with Paula re same; review GL; Review email and information from Kelly re CRA Trust exam info; respond with additional information; correspondence from Marcel re Burlington Economic Development; correspondence with Karen re Avalanche rent cheque; review and approve coffee filters; discussion with Paula re missing timesheet, provoke media payment.	1.50	\$110.00	\$165.00
Wed	05/26/2021	Correspondence with Paula re Canway payable update; review Conesgota and Able invoices; discussion and correspondence with Marcel re danielle email, sales update; correspondence with Kelly re same; discussion with TP re operations, property taxes, listing proposals; review listing proposals received; review payroll and banking information re CRA Trust Exam; request additional info from Kelly; review HST register for Feb to March 31 2021 re o/s HST return on RT0001 account, prep return for review; review GL and prepare April HST RT0002 return for review; Review canway wire transfer, send correspondence requesting confirmation; discussion with MM and Kelly re RT0001 ITCs for March HST return; correspondence with Shawn Saulnier re Outstanding rent; discuss same with Karen; finalize and file April RT0002 HST return.	2.00	\$110.00	\$220.00

Filters Used:

- Time Entry Date: 1/01/70 to 12/31/22
- File ID: AANUVO-R: to AANUVO-R:
- Time Entry Bill Status: Un-Billed to Un-Billed
- Time Entry Bill Status: Un-Billed to Un-Billed

MSGG - Detailed Time Dockets

Printed on: 2/15/23

Page 11 of 152

File Name (ID): 2607380 Ontario Limited (NUVO") (AANUVO-R:)

Day	Date	Memo	B-Hrs	B-Rate	Amount
Evan McCullagh (EMC)					
Thur	05/27/2021	Discussion with Karen re Shawn Saulnier tour, NUVO Taste; Travel to site; walk through, meeting with Michael Rodgers re GSUITE payment; meeting with Michael Rodgers and Provoke re website ownership, marketing; discuss same with TP, provide instructions to Provoke; meeting and discussion with Kelly Ingram re physical books and records, NUVO Ventures request for pre receivership financials for Jan to March 18; correspondence with NUVO Ventures re request; discuss same with TP; review GL and prep SRDs for March and April re Post receivership financial request; discussion and correspondence with Karen re Christine quarantine, NUVO Taste shipping/receiving issue; send Karen's draft response to MM and TP for review; discussion re NUVO Taste CHQ, waiting on site for.; meeting with Shawn Saulnier and David Mack re NUVO Taste rent cheques; discussion with TP re same, correspondence, cheques received by NUVO Taste; review pre receivership financials, prepare package, draft response for review.	4.00	\$110.00	\$440.00
Fri	05/28/2021	review cheques received for June rent; prepare deposit requests, review and update rent roll; review GL; discussion and correspondence with Karen and MM re NUVO taste shipping and receiving issue; discussion with TP re operations, rent and listing proposals; discussion and correspondence with Kelly Ingram re final day, links and logins, o/s matters. review Canway invoice. Discussion with Kelly Ingram re Dassian cancelling membership, 30 days notice effective July 1, 2021; review and update rent roll re same; discussion with Karen re mail, operations, WSIB, key to Kelly's office, summer student.	1.50	\$110.00	\$165.00
Mon	05/31/2021	Correspondence with Marcel Potvin and Michael Rodgers re email forwarding for contractors who have left; Travel to site re walk through, discussion with Karen re staffing, master office key, Christine, operations, shawn's NUVO taste key, payables; review cheques received, update rent roll; review mail; conference call with Cushman and Wakefield re sales kick off, initial information, marketing plan; correspondence from City of Burlington re property tax payment plan, review info and prep CHQ REQ for EFT payment; discussion with Tyson at HUB International cyber policy, facility user policy update; review policy, discussion with TP re same; request quote for 2607 cyber policy, correspondence to Shawn Saulnier re NUVO Network policy renewal; review GL; general operations update to TP; further discussions with Tyson Dorsey at HUB re 2607 cyber insurance quote; review email from David Mack re Cyber Insurance and internet service; discussion with TP and MM re same; discussion with MM re WSIB; correspondence re Dassian rent cheque.	2.50	\$110.00	\$275.00
Tues	06/01/2021	correspondence with Marcel and Karen re mcmaster cheque, discussion with Karen re staples, NOVO email, review payables listing; review GL, review and update rent roll re June 1st PAPs; correspondence with Rebecca at HUB re Facility User Policy, review current policy and request a quote for a policy under 2607; further discussion with Karen re email forwarding, chiller issues, Karen to obtain quotes; rent collection update; correspondence from Joel and Shawn Saulnier at NUVO Taste re occupancy numbers; discuss with Karen and MM, respond.	1.50	\$110.00	\$165.00

Filters Used:

- Time Entry Date: 1/01/70 to 12/31/22
- File ID: AANUVO-R: to AANUVO-R:
- Time Entry Bill Status: Un-Billed to Un-Billed
- Time Entry Bill Status: Un-Billed to Un-Billed

MSGG - Detailed Time Dockets

Printed on: 2/15/23

Page 12 of 152

File Name (ID): 2607380 Ontario Limited (NUVO") (AANUVO-R:)

Day	Date	Memo	B-Hrs	B-Rate	Amount
Evan McCullagh (EMC)					
Wed	06/02/2021	Review and update rent roll re additional cheques for pick up; review honeywell invoice, review grassroots invoice; discussion and correspondence with Karen re mail delivery issues; correspondence and discussion re cushman and wakefield, update prospective purchaser list; follow up with HUB Int. re quotes for CYBER and Facility User policies; review swan dust invoices, correspond with Paula re same, adjustments; conference call with PWC re bridging finance receivership, status of NUVO receivership; review lengthy correspondence from Karen and discussion with Karen re temperature issues with Crossroads, to open solution dialogue; staffing of summer student, Christine Janzen; discuss and obtain TP's approval re summer student; correspondence with MM re crossroads, temp issues; review Honeywell post receiverships o/s for processing; discussion with TP re operations; confirm summer student, review and finalize independent contractor agreement for tomorrow's meeting; discussion and correspondence with Karen re Complete Comfort work status.	2.00	\$110.00	\$220.00
Thur	06/03/2021	Travel to site re site visit, meeting with Alex Mair (Admin Support/Summer Student); review the contract and COVID release with her; review mail and cheques received; review GL; review correspondence from Michael Rodgers re network change request; correspondence with Karen re mail, emterra invoice; operations; review rent roll and send follow ups to companies with outstanding June payments.	1.50	\$110.00	\$165.00
Fri	06/04/2021	review cheques received, update rent roll, prepare Deposit requests and enter in ascend; review Enbridge invoice; review GL; review ED Med request (receipts), prepare and issue receipts for April to June 2021; tenant correspondence re o/s June payment; correspondence regarding new member, review agreement.	1.00	\$110.00	\$110.00
Mon	06/07/2021	Travel to site re walkthrough, review new member contract and sign; pick up rent cheque, update rent roll; discussion with TP re operations; prepare draft for posting of sale on website and insolvency insider; discussion with Karen re operations; follow up with Tyson at HUB re Cyber and Facility User policies; discussion with Karen re time sheets, insurance reporting, celebrating success PAP for July, still need cheque/bank draft for June and last months; review active security invoice.	1.50	\$110.00	\$165.00
Tues	06/08/2021	Review GL, payables, discussion with Karen re operations, rent, new tenant, use of copier, discussion with TP re operations; correspondence from C&W re auth letter for signage, draft and send letter after approval; review dataroom, review rent roll.	0.50	\$110.00	\$55.00
Wed	06/09/2021	Review file, upload data for sales process in dataroom; correspondence with Cushman and Wakefield re website posting, signage authorization; review GL; review rent roll; correspondence with Tyson at HUB re Cyber policy and facility user, review CYBER policy, approve; follow up correspondence re outstanding june payments; review and prepare invoice for Heart to Heart; review control chem invoice; correspondence from banking re Mike Ulmer NSF, follow up to Mike Ulmer re missed payment; discussion with Mukul re dataroom access; draft response to David Mack re Cyber Security and internet.	1.50	\$110.00	\$165.00

Filters Used:

- Time Entry Date: 1/01/70 to 12/31/22
- File ID: AANUV0-R: to AANUV0-R:
- Time Entry Bill Status: Un-Billed to Un-Billed
- Time Entry Bill Status: Un-Billed to Un-Billed

File Name (ID): 2607380 Ontario Limited (NUVO") (AANUV0-R:)

Day	Date	Memo	B-Hrs	B-Rate	Amount
Evan McCullagh (EMC)					
Thur	06/10/2021	Discussion and correspondence with Marcel Potvin re HOT Desk, procedures; discussion with TP re HOT Desk; correspondence with Mike Ulmer re cancelling membership, end of June; finalize and send response to David Mack re CYBER policy and internet; review GL and review rent roll; correspondence with Michael Yull re prospective purchaser list, dataroom access; finalize postings for Insolvency Insider and website; Travel to site re walkthrough, review mail, pick up cheques; discussion with Karen re operations, sales; review Risun email, prepare and issue receipt's for May and June 2021; review Canway invoice, next round of payables, discussion with TP re property tax payment, request confirmation from the City; discussion with Roxanne at CRA re Trust Exam.	2.00	\$110.00	\$220.00
Fri	06/11/2021	correspondence re property tax payment plan, confirmation of payment received; review rent roll; review GL; review deposits, prep deposit requests; creditor inquiry, respond (Honeywell); discussion with Karen re operations, o/s cheques; correspondence with prospective purchaser (Jay at the disability channel).	0.50	\$110.00	\$55.00
Mon	06/14/2021	review MLS listing, advise changes to be made; review property taxes, review rent roll; correspondence from Esolate re June payment; Travel to site re walkthrough, pick up CHQ; discussion with Karen re operations, site tour; update TP re same; review CRA Trust exam data, prepare and issue link to CRA; review GL, review and prepare Receipt for Burlington Green re June payment; confirmation re return of TD Merchant equipment; review BOMA report.	1.25	\$110.00	\$137.50
Tues	06/15/2021	Correspondence with HUB re Cyber policy, review finalized policy, invoice; prep CHQ REQ for processing; review Facility user, confirmation of additional insured; discussions with Marcel re day passes, payment by cheque, bank draft or money order, NO cash; discussion with Karen re insurance event reporting premiums, cheques received, operations; review rent roll and review GL; correspondence with Paula re City of Burlington and CRA. Correspondence with Roxanne at CRA re access to data, review and begin prep for another method, lengthy time reformatting data; discussion with Marcel re potential new comembers, review quote, discuss same with TP and Karen, send approval; correspondence re Quickbooks access; finalzie and correspond re Aries invoice for additional internet services, update amended PAP for signature; discussions with Michael and Karen re same.	2.50	\$110.00	\$275.00
Wed	06/16/2021	Review GL, review and finalize HST return for May 2021, correspondence with MM re same; file return; correspondence and discussion with Karen re operations, Alex hours; correspondence with Karen re day pass cheques; correspondence with Marcel re Hot desk, prorated amount for June.	0.50	\$110.00	\$55.00
Thur	06/17/2021	Travel to site re walkthrough, pick up CHQs, review Corvix statement, discussion with Karen re operations, tours, new members, members leaving; discussion with TP re update; review and update rent roll; review cheques, arrange deposits; review CORIX agreement, draft letter re post receivership, issue; correspondence with CRA re trust exam info; update TP.	1.50	\$110.00	\$165.00
Fri	06/18/2021	Correspondence from Melissa at Crossroads re phone lines cut by NUVO team; discussions with MM re same, discussion with Karen re status of restoration, what went wrong, etc, update TP and MM; draft and issue response to Crossroads; correspondence with karen re Trane statement, celebrating success payment follow up.	0.50	\$110.00	\$55.00

Filters Used:

- Time Entry Date: 1/01/70 to 12/31/22
- File ID: AANUVO-R: to AANUVO-R:
- Time Entry Bill Status: Un-Billed to Un-Billed
- Time Entry Bill Status: Un-Billed to Un-Billed

MSGG - Detailed Time Dockets

Printed on: 2/15/23

Page 14 of 152

File Name (ID): 2607380 Ontario Limited (NUVO") (AANUVO-R:)

Day	Date	Memo	B-Hrs	B-Rate	Amount
Evan McCullagh (EMC)					
Mon	06/21/2021	Correspond with Michael Rodgers re GSUITE payment; review Marcel invoice, review Provoke invoices; review payables; review rent roll; Travel to Site re walkthrough, pick up cheques, operations; discussion with Marcel re studio space, update on possible new tenant; discussion with TP re update, operations; lengthy discussion with Paula re cashflow reporting, changes; Marcel correspondence re potential tenant for Studio B.	1.75	\$110.00	\$192.50
Tues	06/22/2021	Review GL; discussion with TP re potential new tenant, review and approve Marcel's offer to lease; review Christine's emails re Emterra invoices; correspondence and discussion with Emterra re o/s invoices, amendments; confirmation from HUB re loss payee. Travel to Burlington re site visit, walkthrough, meeting with Michael Rodgers re GSUITE, discussion with Karen re operations; review Abel and Gustaw invoices.	1.50	\$110.00	\$165.00
Mon	06/28/2021	Discussions and correspondence with Paula re payables update; review canway invoices and wire details, respond to Canway re o/s invoices and balance difference; review correspondence re Emterra increase in costs, send response and correspondence to Emterra re clarification; review powerschool wire, prep deposit request; review GL and review rent roll, update rent roll; correspondence with Karen re operations, mail and cheques; attend at site re walkthrough; discussion with Marcel re day passes.	2.00	\$110.00	\$220.00
Tues	06/29/2021	review post dated cheques, update rent roll, prep deposit reqs and enter in ascend; discussion and correspondence with Karen re petty cash, no cash, trial day passes; correspondence with Marcel re approval of offer to new tenant; discussion with Mukul re petty cash.	0.75	\$110.00	\$82.50
Wed	06/30/2021	Correspondence with Marcel re new member's agreements; correspondence with Karen re ontario property tax grant; discussion with Paula re payroll courier; travel to site re walk through, meeting with Karen re petty cash count, review mail, discussion with Karen and John re back up hvac issue, approve service call from Complete Comfort, discussion and correspondence with Complete Comfort re same; discussion with Mukul re petty cash; arrange deposit of petty cash; review cheques received, update rent roll for july; review members leaving effective July 1, 2021, request confirmation from Karen; correspondence from Melissa at crossroads re condensation, verbal confirmation from John Henry re matts and wet signs added to issue spot; discussion with Karen re site covered by security tomorrow for holiday; discussion with Karen re Complete Comfort service call update, issue with service fan; update MM re Complete Comfort service call, issue with fan; prepare and issue heart to heart July invoice.	3.00	\$110.00	\$330.00
Fri	07/02/2021	Discussion with Ontario's Business Support Grant program re property tax rebate, need authorization; discussion with MM re same, prepare and send correspondence to Bridget Saulnier re authorization needed, funds are to be sent to Receiver; correspondence with Marcel re review and make changes to new tenant agreement; review general ledger, review and update rent roll; correspondence from David at NUVO Taste re standard rates for review; review Grassroots invoice and review Honeywell invoice; review and prepare receipts for KRG for April, May and June 2021; discussion and correspondence with Karen re NUVO Taste rates request, review response and discuss; discussion and correspondence with Karen re HVAC 1 fan motor out, need 2 quotes for repair.	1.30	\$110.00	\$143.00

Filters Used:

- Time Entry Date: 1/01/70 to 12/31/22
- File ID: AANUVO-R: to AANUVO-R:
- Time Entry Bill Status: Un-Billed to Un-Billed
- Time Entry Bill Status: Un-Billed to Un-Billed

MSGG - Detailed Time Dockets

Printed on: 2/15/23

Page 15 of 152

File Name (ID): 2607380 Ontario Limited (NUVO") (AANUVO-R:)

Day	Date	Memo	B-Hrs	B-Rate	Amount
Evan McCullagh (EMC)					
Mon	07/05/2021	Discussion and correspondence with TP re NUVO Taste standard rates, review and prep schedule with comments; Travel to site re walkthrough, pick up cheques, work being done in boardroom; update TP re same; review and update rent roll, prep deposit req for rent cheque received; correspondence with KRG re receipts; correspondence with Christine re WM Grove installation of new grease trap on Friday.	1.50	\$110.00	\$165.00
Tues	07/06/2021	Correspondence re tour request, from Shawn, coordinate with Karen; discussion with Karen re tour requests; discussion with TP re same; review GL, review rent roll tracking, review HUB Spot invoice, review Canway invoices; conference call with Rosemary Fisher, lawyer and karen Carruthers re NUVO Taste standard rates request; discussion with Karen re update on quotes from Black & McDonald re broken fan, update on working on temp walls; update TP re NUVO taste standard rates conference call, rent, operations; conference call with Marcel Potvin re NUVO Taste rates proposal; update TP.	1.50	\$110.00	\$165.00
Wed	07/07/2021	Review rent roll, follow up with tenants/members re outstanding rent; conference call with Bridget Saulnier and Ontario Support Programs re authorization; correspondence from Shawn Saulnier re Funds in TD account, send correspondence to TD re funds held in account; update TP re funds, support program and operations; review Emterra invoice.	0.50	\$110.00	\$55.00
Thur	07/08/2021	Correspondence from Marcel and Karen re production quote for 1 day review and approve; correspondence with karen and christine re TD Merchant, C&H quote for quarterly reviews; Travel to site re walkthrough, discussion with Karen re operations, rent, etc.; review cheques, update rent roll, review GL; update TP re operations, review Rosemary's correspondence to Shawn Saulnier re NUVO Taste request for discount and standard rates; correspondence with Shawn Saulnier re Reclamation of property form; review draft contract from Marcel re production, short term, make changes and approve; correspondence with Paula re Burlington Hydro, penalty, respond, review GL, approve invoice.	1.75	\$110.00	\$192.50
Fri	07/09/2021	Correspondence and discussion with Marcel and TP re short term agreement, release form; review rent roll; review GL and prepare back up for June HST return, discussion with MM re same, lengthy discussion with Paula re payables, hydro bill, etc; discussion with TP re payables, operations; discussion with Karen re operations, grease trap replacement, NUVO Taste opening; correspondence with Emterra re per lift basis, discussion with Karen re same.	1.25	\$110.00	\$137.50
Mon	07/12/2021	Travel to site re walkthrough, pick up Esolate rent cheque; discussion with TP re update, NUVO Taste, correspondence from Marcel re potential studio tenant; review GL, update rent roll, arrange deposit of rent cheque; conference call with PWC re Bridging receivership; review Active Security Invoice and Swan Dust invoice; review TD money order, arrange deposit; review payables; review and prepare July receipt for KRG.	1.50	\$110.00	\$165.00
Tues	07/13/2021	review payables, review GL, review canway invoices, confirm receipt; review and amend June HST return, discuss same with MM, file return; follow up with CP Planners re NSF replacement payment; discussion re property taxes payment schedule; discussion with Karen re operations, tour update.	0.50	\$110.00	\$55.00

Filters Used:

- Time Entry Date: 1/01/70 to 12/31/22
- File ID: AANUVO-R: to AANUVO-R:
- Time Entry Bill Status: Un-Billed to Un-Billed
- Time Entry Bill Status: Un-Billed to Un-Billed

File Name (ID): 2607380 Ontario Limited (NUVO") (AANUVO-R:)

Day	Date	Memo	B-Hrs	B-Rate	Amount
Evan McCullagh (EMC)					
Wed	07/14/2021	Correspondence with Grassroots re payment confirmation, payment methods, correspondence and discussion with TP, Marcel, Karen re Stretch to win rental quote for the stage, review and approve; discussion with Karen re minor maintenance and cleaning supplies; correspondence from Christine re C&H Fire quarterly inspection quote for insurance purposes, approve; review quote from Conestogo re lights and ballet replacement, approve; request from Shawn Saulnier re financials from the last 90 days; review and prepare SRDs for May, June and July, send to Shawn; review rent roll, finalize rent roll for Shawn Saulnier, correspondence with Karen re Dave Gustaw payment.	2.00	\$110.00	\$220.00
Thur	07/15/2021	Correspondence and discussion with Marcel and TP re studio production for August, security/damage inquiry; Travel to site re walkthrough, pick up CSP replacement payment; discussion with Karen re operations, capacity limits; update rent roll, review GL, arrangement deposit of rent payments; correspondence with David Mack of NUVO Ventures and C&W re NDA and Data room; update TP on operations; review and prepare Property Tax CHQ REQ; review and prep August 2021 rent roll tracking, review Ontario Green Savings agreement, correspondence with Marcel re same; discussion with Paula re cash flow questions and rent roll.	1.50	\$110.00	\$165.00
Fri	07/16/2021	Correspondence with new Tenant (Ontario Green Savings) i.e. payment arrangements; Travel to site re walkthrough, review capacity levels (stage 3), NUVO Taste indoor dining allowed; discussion with Karen re operations, correspondence from Marcel re Scott Wood productions update; correspondence from Honeywell i.e. payments, review GL and respond, payments sent.	1.25	\$110.00	\$137.50
Mon	07/19/2021	Review GL, review Honeywell invoice, discussion with Paula re processing of honeywell invoice; request invoices from Provoke and Marcel; correspondence from City of Burlington, confirmation of payment.	0.50	\$110.00	\$55.00
Tues	07/20/2021	Review GL; review Marcel's August Invoice, review AGM Meeting quote for stage room, respond; review lift repair quote, correspondence with Karen re same, approve quote; review capacity limits under stage 3 re meeting and event spaces; review abell invoice; correspondence with Paula and Honeywell re invoice paid; review Bell claim for damages, prepare CHQ REQ for approval; correspondence from Christine re TD Merchant, discuss with MM, correspondence to Shawn Saulnier re same; correspondence and approve quarterly fire inspections with C&H for insurance purposes.	1.00	\$110.00	\$110.00
Wed	07/21/2021	Review correspondence from Marcel re update on Fake BF production quote; discussion with Marcel re release of example of F&B contracts to NUVO Ventures; correspondence with Shawn Saulnier re F&B contracts; review MM email, send Bell Invoice for processing; discussion with Oslin Lewis, prospective purchaser, correspond with Michael Yull re same. Travel to site, walkthrough, discussion with Karen re operations, correspondence re lift repairs, crossroads to split cost; discussion with Marcel re sales update.	1.50	\$110.00	\$165.00
Thur	07/22/2021	Review GL re Bell payment, review OTIS invoices, correspondence to OTIS re same, correspondence and discussion with Marcel re David Mack request, Paragon contract; review meeting and event space contracts; Travel to site re walk through, discussion with Karen re operations, Abell, cleaning, Christine hours, staffing; review Abell service report; discussion with Provoke re f/u on invoice; correspondence with Shawn Saulnier et al re TD Merchant, send correspondence to TD to close merchant services.	1.50	\$110.00	\$165.00
Fri	07/23/2021	Correspondence with Marcel re contract info, review ads draft contract; review GL, correspondence with Christine re Lift repair, prepayment.	0.30	\$110.00	\$33.00

Filters Used:

- Time Entry Date: 1/01/70 to 12/31/22
- File ID: AANUVO-R: to AANUVO-R:
- Time Entry Bill Status: Un-Billed to Un-Billed
- Time Entry Bill Status: Un-Billed to Un-Billed

MSGG - Detailed Time Dockets

Printed on: 2/15/23

Page 17 of 152

File Name (ID): 2607380 Ontario Limited (NUVO") (AANUVO-R:)

Day	Date	Memo	B-Hrs	B-Rate	Amount
Evan McCullagh (EMC)					
Mon	07/26/2021	review GL; review payables with Paula, discussion re employee timesheets; review Hudson Energy Invoice, discussion with MM and correspondence to Hudson re inquiries. Travel to site re walk through, meeting with Michael re GSUITE; update TP; correspondence with Celebrating Success re end of agreement, review and update rent roll and CSP agreement; review ADS contract and terms, correspondence with ADS re signed agreement, wire transfer details; review Ed Med email, prep and issue July Receipt.	1.50	\$110.00	\$165.00
Tues	07/27/2021	Travel to site re walkthrough, discussion with Karen re tour, operations; pick up Capitis contract and cheque; review capitis contract, arrange finalization; arrange deposit of cheque; review RBC wire transfers re ADS prep deposit reqs and notify banking; correspondence with Raw Design re update; review GL; review correspondence from Krista Brouwer re cancellation of membership, notify banking to cancel PAP, update rent roll, respond to Krista re confirmation; review payable and payroll, discussion with Karen re operations, staffing.	1.50	\$110.00	\$165.00
Wed	07/28/2021	review Jef Tech invoice, review GL, prep CHQ REQ for prepayment of Lift repair; correspondence with Ontario Green Savings re payment arrangements; correspondence and discussion with Karen re cheques, operations, staffing, ceiling tiles. update TP re operations; correspondence from karen re water meter issue.	0.50	\$110.00	\$55.00
Thur	07/29/2021	Correspondence and discussion with Paula re enbridge, misapplied payment; review burlington Hydro login info, review o/s items in account; correspondence to TD re funds being sent; review GL, Travel to site re walkthrough, pick up cheques; discussion with Karen re operations, lift repairs.	1.00	\$110.00	\$110.00
Fri	07/30/2021	review GL; review cheques received for August, update rent roll, arrange deposit; review amended LIFT repair, prep EFT CHQ REQ; discussion with Karen re Nortek Invoice, work done for NUVO Taste, Lift repair EFT and operations; review Black and McDonald Quote re return air fan motor replacement; confirmation of Ontario green wire transfer, issue deposit req and advise same.	1.00	\$110.00	\$110.00
Tues	08/03/2021	review Grassroots Invoice, review Canway Invoices; review GL; review rent roll and update, discussion with Marcel re Marshall Stark new contract needed, production update (FB); update to TP; correspondence with Karen re Chelsey Zhao vacated; Travel to site re walkthrough, pick up cheques, discussion with Karen re operations; review cheques received, update rent roll, arrange deposit, update TP; review RAW invoice (pre receivership); review RK Mitten house invoice, correspond re receivership.	2.00	\$110.00	\$220.00
Wed	08/04/2021	review Karen's correspondence re staffing solution; review Marcel correspondence re fake boyfriend production details, discuss covid protocols with TP; correspondence with Shawn Saulnier, TP and Karen re Thursday tour, protocols; correspondence and discussion with TP re staffing solution from Karen, send approval; review Andrew's previous contract, prep amended draft; review GL; review Dave Gustaw invoice, review spicer landscaping correspondence re 2020 invoice, prep and send response; review and update rent roll; send reminders to outstanding tenants; correspondence from Masha Brar re rent payment, confirmation from Karen re rec'd; update rent roll, review mail, TD bank draft re support grant; review WM Grove invoice re grease trap replacement; correspondence from PWC re info request, prep info and disclaimer, issue to PWC.	2.00	\$110.00	\$220.00
Thur	08/05/2021	Travel to site re walkthrough, pick up rent cheques, discussion with Karen re operations; review and update rent roll; review emterra invoice, correspondence with Bridget Saulnier re NUVO Taste employee, access.	1.00	\$110.00	\$110.00

Filters Used:

- Time Entry Date: 1/01/70 to 12/31/22
- File ID: AANUVO-R: to AANUVO-R:
- Time Entry Bill Status: Un-Billed to Un-Billed
- Time Entry Bill Status: Un-Billed to Un-Billed

MSGG - Detailed Time Dockets

Printed on: 2/15/23

Page 18 of 152

File Name (ID): 2607380 Ontario Limited (NUVO") (AANUVO-R:)

Day	Date	Memo	B-Hrs	B-Rate	Amount
Evan McCullagh (EMC)					
Fri	08/06/2021	review rent roll and GL; discussion with Paula re payables, enbridge; discussion with Marcel re event spaces, Saulnier email; correspondence with Marcel re Hot Desk; discussion with Karen re operations, Saulnier emails; review bridget saulnier email re even spaces, respond; discussion with TP re same; review Shawn's reclamation of property form, approve; correspondence and discussions re nuvo taste request to become member.	1.00	\$110.00	\$110.00
Mon	08/09/2021	review correspondence re Shawn Saulnier re event space and reclamation of property; review marking report update; Review Fake BF contract, additional conditions, arrange approval and signature; correspondence with Marcel re same; review GL; Travel to site, walk through, pick up cheques; update TP; review and update rent roll; discussion and correspondence with Marcel re new hot desk for August; discussion with Marcel re extension of production for Fake BF production, need of COI Funds and amended contract before off loading tomorrow; discuss same with TP.	1.50	\$110.00	\$165.00
Tues	08/10/2021	review GL; review Honeywell invoice; discussion with Karen re operations, production company delay, coffee, correspondence with Paula re honeywell and enbridge; discussion with Marcel re Fake BF update; zoom call with Marcel re new hotdesk/membership contracts; review and approve Marshal Stark and EB Media membership contracts.	1.25	\$110.00	\$137.50
Wed	08/11/2021	Travel to site, walkthrough pick up cheques, discussion with Karen re operations; review correspondence re fake BF COI, missing info and security deposit, motor fan update; review supply request and approve; discussion with Paula re cash flow; review new membership contracts re EB Media and marshall stark, correspondence re payment arrangements.	1.50	\$110.00	\$165.00
Thur	08/12/2021	Travel to site re walkthrough, pick up Fake BF bank draft and cheques, discussion with Karen re operations, fan, tour; correspondence with unsecured creditor re security deposit; arrange deposits; correspondence re payroll courier; review Active security invoice, correspondence re increase; review control chem invoice; review and update rent roll; correspondence with Matt at Highball re security deposit, pre receivership; review and prepare Burlington Property Tax CHQ REQ.	1.50	\$110.00	\$165.00
Fri	08/13/2021	review GL; correspondence with Marcel re Fake BF, governing terms, payment; correspondence with Karen re fan motor quote, update TP; correspondence with Karen re payroll, hose in kitchen; discussion with karen re operations, shawn saulnier request; correspondence with Shawn saulnier re personal items.	0.50	\$110.00	\$55.00
Mon	08/16/2021	Travel to site re walkthrough, review and sign benz assoc. agreement; correspondence from NUVO Taste and HUBspot; review and update rent roll; correspondence re elections canada; review and approve private office membership: intravision.	1.00	\$110.00	\$110.00
Tues	08/17/2021	Discussion with Karen re operations, David Mack request for tour, outstanding rent; discussion with Marcel re new tenant, outstanding payment from Marshall Stark; review rent roll, review GL; correspondence with Tracy at City of Burlington re property tax payment confirmation; review intravision contract, approve and sign, update rent roll; issue final payment reminders to Esolate and Imran.	1.00	\$110.00	\$110.00
Wed	08/18/2021	review correspondence from Shawn Saulnier re NUVO Taste and Fake BF Production; review Karen's comments, draft response for MM and TP to review; discussion with MM and TP re same; send final draft to Saulnier; Correspondence with Esolate re August payment; correspondence with Karen re Esolate. NUVO taste and HVAC update; review GL; finalize HST return, file; correspondence to Corix re receivership.	1.50	\$110.00	\$165.00

Filters Used:

- Time Entry Date: 1/01/70 to 12/31/22
- File ID: AANUVO-R: to AANUVO-R:
- Time Entry Bill Status: Un-Billed to Un-Billed
- Time Entry Bill Status: Un-Billed to Un-Billed

MSGG - Detailed Time Dockets

Printed on: 2/15/23

Page 19 of 152

File Name (ID): 2607380 Ontario Limited (NUVO") (AANUVO-R:)

Day	Date	Memo	B-Hrs	B-Rate	Amount
Evan McCullagh (EMC)					
Thur	08/19/2021	Correspondence with Shawn Saulnier, TP, MM and Karen re tour request next week, issues; Travel to site re view site, discussion with karen re operations, rent collection; pick up cheques, review and update rent roll; arrange deposit of cheques; review and confirm Imran cheque, not received, send suspension notice; review payables for next week, discussion with Paula re same, burlington water bill; review canway invoices.	1.50	\$110.00	\$165.00
Fri	08/20/2021	Review Marcel invoice, correspondence re same; review Provoke invoice; review C&H invoice; correspondence re Active Security, increase in payments; discussion with Karen re operations.	0.50	\$110.00	\$55.00
Tues	08/24/2021	Travel to site re site visit, pick up Imran's outstanding cheque; discussion with Marcel re update; discussion with Karen re operations, andrew's job description; review Elections Canada Lease, make changes; review and update rent roll; review GL; update TP; correspondence re potential tenant, issues associated with potential tenant.	1.00	\$110.00	\$110.00
Wed	08/25/2021	Review GL; review Andrew Harbottle job description, finalize amended contract, correspondence with Karen re same; correspondence with Saulnier re four; discussion with TP re operations, sales; conference call with PWC and Bridging finance re sales update; correspondence with CRA re Trust Exam status; discussion with Paula re payroll and payables; discussion with Karen re issue with Waybase, filming on site without permission.	1.00	\$110.00	\$110.00
Thur	08/26/2021	review GL and payables; correspondence with Marshall Stark re o/s payment, confirmation of payment; correspondence and discussion with Elections Canada re lease changes; correspondence re waybase filming without permission; discussion with Karen re operations, new member's contract, invoicing printing/coping, Issue with Crossroads accessing Aries Pro area, request for quote for master key change; update MM re masterkey issue; review and update rent roll for September's collection.	1.00	\$110.00	\$110.00
Fri	08/27/2021	Travel to site re walkthrough, discussion with Karen re operations; Meeting with Michael Rodgers re GSUITE payment, ADS bandwidth concern; review jim boland membership, sign; update rent roll; review GL; correspondence re water bill.	1.00	\$110.00	\$110.00
Tues	08/31/2021	review GL, correspondence with discussion with Karen re operations, electrical work, payroll cheques, tenants vacating, rent collected, website changes; review rent roll and update; review post dated cheques, arrange deposits; Travel to site re walkthrough, pick up cheques; Discussion with Karen re refrigeration needs repair, update tp; meeting with Michael re ads contract, bandwidth tampering, request memo, update tp; correspondence with Marcel re new member contract; review proposed event contract; correspondence with Karen re freezer repair, quote and approve work.	2.00	\$110.00	\$220.00
Wed	09/01/2021	review correspondence re NUVO Taste matters (fridge, EFT and invoices); correspondence with Karen re Plan Group quote; review GL; review and update rent roll; review cheques and arrange deposit; update TP; review update events contract, make changes; review conestogo invoice for payment; review Dien Nguyen membership, sign contract; update rent roll.	1.50	\$110.00	\$165.00
Thur	09/02/2021	Travel to Site re walkthrough, discussion with Karen re operations; correspondence with Marcel re new events, covid restriction clause; review GL, review and update rent roll; follow up on outstanding rent payments; correspondence re roof repairs; conference call re vaccine mandates; review Grassroots invoice; review issue to Karen: plan group credit application; review and prep deposit req re powerschool; discussion with Paras at Sigma Group re prospective purchaser; email Michael Yull re same; review canway invoices.	1.50	\$110.00	\$165.00
Fri	09/03/2021	review GL and review outstanding rent; correspondence re utility payables.	0.10	\$110.00	\$11.00

Filters Used:

- Time Entry Date: 1/01/70 to 12/31/22
- File ID: AANUVO-R: to AANUVO-R:
- Time Entry Bill Status: Un-Billed to Un-Billed
- Time Entry Bill Status: Un-Billed to Un-Billed

MSGG - Detailed Time Dockets

Printed on: 2/15/23

Page 20 of 152

File Name (ID): 2607380 Ontario Limited (NUVO") (AANUVO-R:)

Day	Date	Memo	B-Hrs	B-Rate	Amount
Evan McCullagh (EMC)					
Tues	09/07/2021	Travel to site re walk through; pick up cheques; review and arrange deposit of cheques; review and update rent roll; correspondence and discussion with Marcel re mending chasm private office, studio productions; review Dave gustaw invoice; correspondence with Shawn Saulnier re property taxes outstanding.	1.00	\$110.00	\$110.00
Wed	09/08/2021	review GL; correspondence re Dave Gustaw invoice; correspondence re utilities; correspondence re property taxes; review rent roll, update; correspondence with tenants re o/s rent; verify wire transfer for Ontario Green, prep Deposit req.	0.50	\$110.00	\$55.00
Thur	09/09/2021	Discussion with Karen re crossroads concerns (rent, term sheet in dataroom); update TP Travel to site re walkthrough, pick up cheque; discussion with Marcel re mending chasm private office agreement, pro rated for September; arrange deposit of cheque; review electrical quote for ballast and shorting repair; approve same; discussion with TP re roof and operations; review emterra invoice; review honeywell invoice; review and advise funds sent to Plan Group re 50% on HVAC repair.	1.50	\$110.00	\$165.00
Fri	09/10/2021	follow up with ADS re payment due monday; prepare and issue KRG receipt; discussion with Karen re operations, roof quote, elections canada (foot incident); update TP; review GL; review enbridge and cogeco invoices.	0.50	\$110.00	\$55.00
Mon	09/13/2021	review GL; review payables, discussion with Paula re same; discussion with Karen re operations, issues with roof, issues with NUVO Taste; update TP.	0.50	\$110.00	\$55.00
Tues	09/14/2021	Correspondence re bids; review Canway invoices; review GL; review Mending Chasm agreement; update rent roll; prepare deposit of 1st and last months rent; discussion with Cushman and Wakefield re bids; discussion with Karen re operations, NUVO Taste the hall usage and plumbing issue; update on roof quote; review payables and payroll.	1.00	\$110.00	\$110.00
Wed	09/15/2021	Travel to site re site visit, discussion with Karen re operations, NUVO Taste issues re plumbing, dishwasher, security accepting deliveries, roof, HVAC update, Fake BF production security deposit, damages; update TP re same; review GL re payables; review Active security invoice; review and prepare interim SRD and report to OSB; review and prepare August RT0002 return for filing; correspondence with Shawn Saulnier re post dated cheques for NUVO Taste; review and approve private office; correspondence re NUVO Taste delivery solution; phone number on Google.	2.00	\$110.00	\$220.00
Thur	09/16/2021	Travel to site; site visit, discussion with Karen re operations, Andrew Harbottle pay issue; update TP; review Andrew's time sheets and calculate missing pay, advise Paula; review GL; discussion with MM re NUVO Fresh phone number, August HST Return; file RT0002 return; correspondence from Michael re request for additional support, discuss same with Karen and Marcel, send response approving the additional support; correspondence with Karen re HVAC Fan motor status update; correspondence with Freedom Studios re creditor.	1.50	\$110.00	\$165.00
Fri	09/17/2021	Review GL; review Rent Roll; correspondence with Karen re women's charity; update TP re operations; discussion with Karen re operations;	0.20	\$110.00	\$22.00
Mon	09/20/2021	COVID Indemnity correspondence; discussion with Marcel re COVID Release, new member, pro rated amount; review GL; review and prepare Property Tax CHQ REQ; review and sign new members agreement, The Spear Method, update rent roll; correspondence re wire funds, studio production; NUVO Taste correspondence re website access; discussion with Karen re elections canada, update TP; discussion with Lisa at provoke, NUVO taste access, issues; correspondence with Michael Rodgers re Geoff Aiken assistance approval.	1.00	\$110.00	\$110.00

Filters Used:

- Time Entry Date: 1/01/70 to 12/31/22
- File ID: AANUVO-R: to AANUVO-R:
- Time Entry Bill Status: Un-Billed to Un-Billed
- Time Entry Bill Status: Un-Billed to Un-Billed

MSGG - Detailed Time Dockets

Printed on: 2/15/23

Page 21 of 152

File Name (ID): 2607380 Ontario Limited (NUVO") (AANUVO-R:)

Day	Date	Memo	B-Hrs	B-Rate	Amount
Evan McCullagh (EMC)					
Tues	09/21/2021	Travel to site, walk through, discussion with Karen re operations, update TP, review Abel invoice, review Abel lock invoice, review Conway invoice, review dear David contract, arrange signing, review GL	1.50	\$110.00	\$165.00
Wed	09/22/2021	Correspondence with Christine re kitchen suppression system inspection, require quote; correspondence with Karen re Tour with prospective purchaser; discussion with Karen re operations, roof leak; discussion with TP re operations, roof leak, prospective purchaser tour; correspondence re Dear David production; review Marcel invoice; review GL; arrange spear method deposit; review Burlington Hydro invoice; correspondence re confirm receipt of property tax payment; review control chem statement, respond; discuss same with Karen; review and approve Lock smith quote re Edvance lock and storage lock needs replacing i.e. failed.	1.50	\$110.00	\$165.00
Thur	09/23/2021	Travel to site re walkthrough; meeting with Karen re operations, roof leak in stairwell; update TP re same; follow up on HVAC repair; Dear David deposit received, prep Deposit REQ; review Provoke invoice; review Able Lock invoice; lengthy discussion and review with Paula re cashflow, rent roll, overhead; correspondence with Elections Canada re payment update.	1.50	\$110.00	\$165.00
Fri	09/24/2021	Review GL; review green planet invoice; correspondence re lift repair, invoice to Crossroads; review crossroads invoice re lift repair split; review Aries invoice; update TP re operations.	0.30	\$110.00	\$33.00
Mon	09/27/2021	Travel to site re site visit; meeting with Michael Rodgers re GSUITE, IT Operations update; discussion with Marcel re sales, productions; view ADS production set up; discussion with Andrew Harbottle re operations.	1.00	\$110.00	\$110.00
Tues	09/28/2021	Multiple Discussions with Karen re operations, drone usage by Aries for Edvance; Studio C internet issues; discussion with TP re update; correspondence re pneumatic motor issue; correspondence re approve coffee expense; NUVO Taste proposed email re phones; review Disability Channel contract; review Dear David Contract; review payables and payroll.	1.00	\$110.00	\$110.00
Wed	09/29/2021	Review GL; review Shawn Saulnier correspondence to Sheridan; review wire transfers (sheridan and power school); prep deposit reqs; update rent roll; correspondence re NUVO Taste rent cheques follow up; correspondence re NUVO Taste phone request; review and approve pneumatic motor replacement; conference call with Karen and TP re deferred maintenance; discussion with Marcel re boardroom rental;	1.30	\$110.00	\$143.00
Thur	09/30/2021	Travel to site re walk through; lengthy discussion with karen re winter maintenance, roof issues, general operations; review winter maintenance list; respond re snow removal contracts, generator preventive maintenance, need 2 quotes; review and approve lift maintenance; review contesoga invoice; review tyco invoice; correspondence to creditor re notice of receivership; email 246(2) to lawyer; review cheques received; correspondence and discussion re delay in courier today.	2.00	\$110.00	\$220.00
Fri	10/01/2021	Review GL; review rent roll, update same; discussion with Karen re courier, operations, green screen repair; arrange deposit of cheques received; correspondence with Harry Benz re October notice he will vacate; prep heart to Heart invoice, issue same; review Michael Rodgers email re ADS production update; review Geoff Aiken invoice.	1.00	\$110.00	\$110.00
Mon	10/04/2021	Review GL; review rent roll; follow up on o/s rent payments; review and approve green screen repair; review Plan Group Invoice, review Grassroots invoice, review Canway invoices.	0.30	\$110.00	\$33.00

Filters Used:

- Time Entry Date: 1/01/70 to 12/31/22
- File ID: AANUVO-R: to AANUVO-R:
- Time Entry Bill Status: Un-Billed to Un-Billed
- Time Entry Bill Status: Un-Billed to Un-Billed

MSGG - Detailed Time Dockets

Printed on: 2/15/23

Page 22 of 152

File Name (ID): 2607380 Ontario Limited (NUVO") (AANUVO-R:)

Day	Date	Memo	B-Hrs	B-Rate	Amount
Evan McCullagh (EMC)					
Tues	10/05/2021	Travel to site; walk through, meeting with Karen re operations, roof quotes, snow removal contract, green screen repairs; review cheques received, arrange deposit; review and update rent roll; follow up on outstanding rent; various correspondence with tenants re rent payment; review emterra invoice; review Jeff Tech invoice, prep CHQ REQ; update TP; lengthy conference call with Saulniers, David Mack, TP and MM re NUVO Taste concerns; draft memo to file re conference call; correspondence re plumbing quote update; review roof repair quotes, send recommendation.	3.50	\$110.00	\$385.00
Wed	10/06/2021	Review GL; review Marcel correspondence The Hall even request; discussion with Karen re same, send approval; review Hubspot Invoice; discussion with TP re the hall event; correspondence with Karen re Flynn roof quote approved; review Ontario Green wire, prep deposit req; review and update rent roll.	1.00	\$110.00	\$110.00
Thur	10/07/2021	Travel to site re walkthrough; discussion with Karen re operations, plumbing, roof, snow removal; pick up cheques; review and update rent roll; arrange deposits; discussion with TP re update, operations, rent collection; review control chem invoice; review enbridge invoice; email to PA re statistical write off.	1.50	\$110.00	\$165.00
Fri	10/08/2021	Review GL; review Dave Gustaw invoice; review rent roll; review NUVO Taste letter, prepare initial notes; discussion with TP re same; conference call with TP and Karen re NUVO taste letter; review disability channel contract re liquor, additional space; review spicer snow removal contract; review canway invoice.	1.50	\$110.00	\$165.00
Tues	10/12/2021	Review solar panel lease; discussion with TP re same, waivers to move panels; review cogeco invoice; review active security invoice, discussion with Karen re same; correspondence re Sheridan engineers site visit, approve; discussion with TP re NUVO taste letter. Travel to site re walk through, pick up cheques, discussion with Karen re operations.	1.50	\$110.00	\$165.00
Wed	10/13/2021	Discussion with Karen re operations, NUVO Taste letter, need comments on operational issues; correspondence with Marcel re payment methods; discussion with Marcel re security deposit of disability channel; discussion with TP re operations, disability channel, NUVO Taste letter; review GL; review TSSA invoice.	1.00	\$110.00	\$110.00
Thur	10/14/2021	Review rent roll; arrange deposit of cheques; update TP re same; review Spicer Landscaping contract, arrange approval; discussion with Marcel re hot desk upgrades; review karen's comments on NUVO Taste operation issues; draft response to NUVO taste; correspondence with MM, TP and lawyer re draft response, changes; discussion and correspondence with Michael Rodgers re RICOH, rental of printer, outstanding invoices; discussion with TP re same, need further info; review complete comfort quote, arrange approval; review payables and payroll being processed today; conference call with PWC re update on sales process; finalize and issue letter to NUVO Taste re operations; discussion with Karen re operations, NUVO Taste response, drone use by Aries re certificate of insurance, RICOH printer.	3.00	\$110.00	\$330.00
Fri	10/15/2021	Discussion with TP re RICOH Printer, saulnier email; Travel to site re site visit, tour studio B green screen repair; lengthy discussion with Karen re operations, roof repair, aries drone video; follow up with Aries re certificate of insurance; follow up with Dear david Production re 2nd retainer, security deposit; review GL; correspondence with PA re Cogeco invoice; review canway invoice; correspondence with Dear David production re extension to provide 2nd retainer and security deposit; correspondence and approval of board room rental; correspondence re plumber for NUVO Taste; correspondence with Karen re supplies, approved; correspondence re drone shoot II	2.00	\$110.00	\$220.00
Mon	10/18/2021	Review and prepare Property Tax CHQ REQ re Nov. 1st payment; review cogeco payment processed; review GL; review valorem invoice, prep CHQ REQ.	0.50	\$110.00	\$55.00

Filters Used:

- Time Entry Date: 1/01/70 to 12/31/22
- File ID: AANUVO-R: to AANUVO-R:
- Time Entry Bill Status: Un-Billed to Un-Billed
- Time Entry Bill Status: Un-Billed to Un-Billed

MSGG - Detailed Time Dockets

Printed on: 2/15/23

Page 23 of 152

File Name (ID): 2607380 Ontario Limited (NUVO") (AANUVO-R:)

Day	Date	Memo	B-Hrs	B-Rate	Amount
Evan McCullagh (EMC)					
Tues	10/19/2021	Travel to site re walkthrough, discussion with Karen re operations, loading dock door, review and approve repair; review GL, prep CHQ REQ for disability channel security deposit to be returned; update TP; review Abell invoice; review Burlington Hydro Water invoice; review and approve Control Fire quote re semi annual inspection; correspondence with Christine re TSSA payment and Honeywell invoice.	1.50	\$110.00	\$165.00
Wed	10/20/2021	review GL; discussion and correspondence re website; review maintenance items; follow up on status; prep CHQ REQ for ADS security deposit; follow up on 2nd retainer and security deposit for Dear David production; review September transactions, begin draft HST RT0002 return; finalize September 2021 HST return, file; review maintenance updates on plumbing, roof, pot holes, parking lights, respond; correspondence with Disability Channel re security deposit.	1.50	\$110.00	\$165.00
Thur	10/21/2021	Travel to site re walkthrough; discussion with Karen re operations, fake bf security reconciliation, Abell invoice; correspondence re Dear David production (security deposit and 2nd retainer). Review Fake BF reconciliation, correspondence to Fake BF Film Inc re EFT details needed; correspondence re January bookings; review private office 205-1 new membership proposal, correspondence re same; review Loading Dock Door Repair Quote, correspondence re same; review door doctor invoice re temp fix.	1.50	\$110.00	\$165.00
Fri	10/22/2021	Correspondence re enbridge, payroll; review Burlington Hydro Invoice; correspondence re status of Dear David 2nd retainer and security deposit; review and approve private office new membership: Aspect Development; discussion with Karen re operations; review GL; correspondence re disability channel deposit.	1.00	\$110.00	\$110.00
Mon	10/25/2021	Correspondence with Michael Rodgers re GSUITE payment; review GL; correspondence re ADS deposit; correspondence with Dear David Production re wire transfer update; review Jess Clements contract, correspondence re signature; review Aspect Development contract, approve and sign; update rent roll; correspondence from Melissa at crossroads re unscheduled tours; review GL, review powerschool agreement, review rent received and create reconciliation, correspondence re overpayment details.	1.50	\$110.00	\$165.00
Tues	10/26/2021	Travel to site re walkthrough, lengthy meeting with Karen, property manager re operations, contractor issues, unapproved tours, time off; meeting with Michael re status updates, GSUITE payment, time off; discussion with TP re update on operations, contractor issues, tours; discussion with Ahmed at Ontario Green re unapproved tours; review GL; Aspect payment received, update rent roll, draft deposit req; discussion with Marcel re unapproved tours into tenanted space; update Karen and TP; review Powerschool overpayment, bank statements, correspondence to MM re same.	3.00	\$110.00	\$330.00
Wed	10/27/2021	review GL; security guard phone CHQ REQ; review payables and payroll to be processed; discussion with TP re roof, operations; correspondence with Karen re NUVO Taste sink correspondence, supplies needed, review and approve same; correspondence with Fake BF production re security deposit; review member's agreement, correspondence re mail issue; EB Media upgrading to private office, review revised agreement, update rent roll, correspondence re payment method; Elections Canada correspondence re partial payment made; review Elections Canada Lease.	2.00	\$110.00	\$220.00

Filters Used:

- Time Entry Date: 1/01/70 to 12/31/22
- File ID: AANUVO-R: to AANUVO-R:
- Time Entry Bill Status: Un-Billed to Un-Billed
- Time Entry Bill Status: Un-Billed to Un-Billed

MSGG - Detailed Time Dockets

Printed on: 2/15/23

Page 24 of 152

File Name (ID): 2607380 Ontario Limited (NUVO") (AANUVO-R:)

Day	Date	Memo	B-Hrs	B-Rate	Amount
Evan McCullagh (EMC)					
Thur	10/28/2021	Conference call with Rosemary, lawyer re Power School over payment, pre receivership; update TP; Travel to site re walk through, discussion with Karen re operations; discussion with John Henry re operations, concerns, tours; pick up rent cheques; discussion and correspondence with Marcel and Rashed re pausing of November membership; confirm Dear David wire transfer, prep Deposit req; review rent cheques received, update rent roll; arrange deposits for next week; review GL; draft response to Power School re unsecured claim for overpayment.	2.00	\$110.00	\$220.00
Fri	10/29/2021	Discussion with Karen re operations; review GL; correspondence re rent cheques received; correspondence re Dear David request to anchor in floor, deny; review Fake BF security deposit, cheque req to return remainder.	0.50	\$110.00	\$55.00
Mon	11/01/2021	Correspondence with Karen and Wilson Air re o/s invoice; review GL, update rent roll; discussion with TP re same; discussion with spicer landscaping re invoice; review and prepare Heart to Heart Invoice.	0.50	\$110.00	\$55.00
Tues	11/02/2021	Travel to site, walk through; discussion with Karen re operations, update of roof quotes and parking lot light quote; update TP; review cheques received, update rent roll; arrange deposit of cheques; review spicer invoice, prep CHQ REQ; correspondence to Dear David production re final payment due this week; correspondence re roof repair update.	1.50	\$110.00	\$165.00
Wed	11/03/2021	correspondence re Emterra, review previous invoice; review GL; correspondence with Karen and Marcel re rashed; deposit req for Ontario Green, update rent roll; review cheques received; review ren roll; follow up with outstanding November rent; discussion with Karen re operations, rent collection update; review correspondence re scisser lift repairs, need official quote; review Grassroots Invoice, review Canway invoices, review Door Doctor Invoice.	1.50	\$110.00	\$165.00
Thur	11/04/2021	Correspondence with Avalanche re rent payment, correspondence with Karen re rent cheques received; review and update rent roll; review GL; correspondence with Paula re enbridge invoice, update TP; discussion with Karen re operations, copier invoices; correspondence with Michael Rodgers re time off in December, confirm coverage.	1.00	\$110.00	\$110.00
Fri	11/05/2021	review emterra invoice, correspondence to Karen re same; review rent roll; correspondence to Dear David and Power School re payments due; Travel to site re walk through, pick up cheques, discussion with Karen re operations, garbage pick up, rent; update rent roll, arrange deposit of cheques received; review cogeco invoice.	1.50	\$110.00	\$165.00
Mon	11/08/2021	Correspondence with Karen re mens washroom repair, garbage pick up issues, confirm ok to reach out to other companies for quote; review GL; correspondence from Craig Spear, 30 day notice to vacate; correspondence with Dear David Production re final retainer update; follow up with Power School re wire transfer not received yet; update TP.	0.50	\$110.00	\$55.00
Tues	11/09/2021	Travel to site re walk through, discussion with Karen re operations, emterra update, pick up cheque; update rent roll, arrange deposit of cheque; review Control Chem invoices, review payables; discussion with Paula re payables/payroll; review GL; correspondence with Jessica Clement re meeting room payment due; correspondence with Karen and Marcel re Aries the stage usage; correspondence with McMaster re receipt request; review APS termination letter, draft CHQ REQ for approval re return of Deposit; review and approve plumbing materials needed.	2.00	\$110.00	\$220.00

Filters Used:

- Time Entry Date: 1/01/70 to 12/31/22
- File ID: AANUVO-R: to AANUVO-R:
- Time Entry Bill Status: Un-Billed to Un-Billed
- Time Entry Bill Status: Un-Billed to Un-Billed

File Name (ID): 2607380 Ontario Limited (NUVO") (AANUVO-R:)

Day	Date	Memo	B-Hrs	B-Rate	Amount
Evan McCullagh (EMC)					
Wed	11/10/2021	Review GL; follow up with Power School re November's rent, wire not received yet; review Tip Tap Pay boardroom quote, approve; update TP; correspondence re confirmation of roof repair on Nov 23; review flynn correspondence re banking info; review Active Security Invoice, discuss with Paula; review Solar Panel Lease and Plans, discussion with solar panel cost to remove for repairs; review Flynn 50% deposit invoice, prep CHQ REQ; Begin drafting 1st report to court.	3.00	\$110.00	\$330.00
Thur	11/11/2021	Review quote from Complete Comfort re boiler cleaning, correspondence with Karen re same; review GL and payables being processed; Review QuickBooks invoice; review correspondence from Grasshopper re panel removal for roof repair; Travel to site re walk through, discussion with Karen re operations, review and sign EB Media Contract re upgrade; discussion with TP re update; conference call with PWC, Receiver for Bridging re sales process update; continue draft of 1st report to court; review Burlington Heating and Cooling estimate re boiler, approve; review proposed correspondence to Ontario Green re mask bylaw, make amendments.	3.00	\$110.00	\$330.00
Fri	11/12/2021	Correspondence with Power School re November payment due, update TP' review GL, review Complete Comfort Invoice, correspondence re solar panel removal for roof repair; prepare receipts for McMaster, Ed Med, KRG and Mending the Chasm; correspondence with Blackwell, unsecured creditor; discussion with Karen re operations, time off; follow up on final retainer for Dear david Production; continue draft of first report to court; correspondence and discussion with Karen re Ontario Green employees, mask and vaping issue.	2.00	\$110.00	\$220.00
Mon	11/15/2021	Review GL; review City of Burlington correspondence re final property tax payment, prep CHQ REQ; review Wilson Air Invoice, prep CHQ REQ; discussion with TP re Burlington Hydro Water Bill; review invoices, discussion with Burlington Hydro, update TP. Discussion with Karen re operations, water bills, boiler repair; review GLs for July to November 2021, draft Interim SRDs for each month, review November rent roll; prepare draft October 2021 RT0002 return; file October 2021 HST return; correspondence re dear david production, final payment released.	2.50	\$110.00	\$275.00
Tues	11/16/2021	Travel to site re walkthrough, review water bills; discussion with Karen re operations, roof update, water billing, verify dear david wire, draft deposit req; correspondence with Active Security re payment update; review Canway invoices; discussion with halton region re water usage.	1.00	\$110.00	\$110.00
Wed	11/17/2021	review correspondence from Halton Region re water consumption comparison, advise TP; correspondence to Karen re updates on maintenance issues; correspondence with City of Burlington re 2022 property taxes; correspondence with Shawn Saulnier re Lansink tour next week, discuss same with Karen; prepare and issue invoices re Dear David Production.	0.75	\$110.00	\$82.50
Thur	11/18/2021	Review Karen's correspondence re repairs and maintenance update; review Boiler quote, obtain approval, send approval to Complete Comfort and Karen; review 2022 property tax agreement, fill out, respond to City of Burlington; review GL; Discussion with Paula re cashflow, rent roll; review rent roll; discussion with TP re operations, discussion with John Henry re operations; correspondence with Marcel re Aries cheque.	1.00	\$110.00	\$110.00
Fri	11/19/2021	Travel to site re walkthrough, review GL, discussion with Andrew re operations, security guard; review Aries CHQ; review letter from CRA re audit; correspondence with Canway re company info.	1.00	\$110.00	\$110.00

Filters Used:

- Time Entry Date: 1/01/70 to 12/31/22
- File ID: AANUVO-R: to AANUVO-R:
- Time Entry Bill Status: Un-Billed to Un-Billed
- Time Entry Bill Status: Un-Billed to Un-Billed

MSGG - Detailed Time Dockets

Printed on: 2/15/23

Page 26 of 152

File Name (ID): 2607380 Ontario Limited (NUVO") (AANUVO-R:)

Day	Date	Memo	B-Hrs	B-Rate	Amount
Evan McCullagh (EMC)					
Mon	11/22/2021	Discussion with CRA re Audit for May 2018 to September 2020; review CRA letter re Audit; discussion with Andrew and John at 1295 re operations, solar panel removal and roof repair; correspondence from Marcel re boardroom rental; review Hubspot correspondence re missing data, review recovered data, email to Marcel to follow up; review QuickBooks and begin compiling information for CRA audit; update TP re same; discussion with TP re IT contingency when Michael is away in December; review Marcel Potvin Invoice; review Burlington Hydro Electricity Invoice, follow up with Complete Comfort re fall maintenance quote.	3.00	\$110.00	\$330.00
Tues	11/23/2021	Travel to site, review books and records onsite, discuss CRA Audit with TP, discussion with Karen re operations, John Henry Issue, discussion with John Henry re management issue, verbally quit, request in writing and outline of issues; Tour premises with Karen, Shawn Saulnier and Bob Lansink re appraisal; discussion with Trevor and Karen re John Henry, next steps; review Provoke invoice; review Masha Brar correspondence re membership suspension, discuss with Trevor and Karen; correspondence with Crossroads and Banking re new banking info.	3.50	\$110.00	\$385.00
Wed	11/24/2021	review Gustaw invoice, correspondence to John Henry re conference call, discuss same with TP; review GL; Travel to site re walkthrough, discussion with Karen re operations, John Henry, Michael Rodgers; meeting with Michael Rodgers re GSUITE payments, proposal; discuss same with TP; correspondence with Tiptap re wire transfer; follow ups with Elections Canada and Power School; discussion with MM and DaCosta re IT support for when Michael is away; review Michael Rodgers compensation proposal, discuss with TP, MM and DaCosta, draft response; review John Henry timesheet; review Karen carruthers timesheet; correspondence re parking lot lights repair update.	2.00	\$110.00	\$220.00
Thur	11/25/2021	Conference call with John Henry re resignation, concerns he wants addressed if he were to return; discussion with and correspondence with DaCosta re Michael Rodgers compensation; correspondence with Michael Rodgers re counter offer of proposal; review Michael's acceptance of offer, discuss next steps; Discussion with Michael Rodgers re items for IT to review before leaving; review Correspondence from Karen re Facilities support, John Henry; discussion with Karen re same; confirmation of Powerschool payment, update rent roll, draft deposit req; discussion with Karen re operations, production issue (smoke).	1.50	\$110.00	\$165.00
Fri	11/26/2021	Review correspondence from Marcel re Corbin Visual, invoice, need signed contract; review signed contract, prep invoice; review John Henry correspondence, discussion with Karen re complaint from Crossroads, smoke incident yesterday; review correspondence sent to production crew and to crossroads; review GL, review payables and payroll being paid; discussion with TP re Masha Brar membership suspension, John Henry and Smoke issue; correspondence with John Henry re mailing of pay cheque; discussion with MM re operations, correspondence with McMaster re monthly payments; correspondence with Corbin Visual re payment for tomorrow; review crossroads incident report; Various additional discussions and correspondence concerning the smoke incident including insurance and environmental issues; correspondence re cancelation of Corbin shoot.	3.00	\$110.00	\$330.00

Filters Used:

- Time Entry Date: 1/01/70 to 12/31/22
- File ID: AANUVO-R: to AANUVO-R:
- Time Entry Bill Status: Un-Billed to Un-Billed
- Time Entry Bill Status: Un-Billed to Un-Billed

MSGG - Detailed Time Dockets

Printed on: 2/15/23

Page 27 of 152

File Name (ID): 2607380 Ontario Limited (NUVO") (AANUVO-R:)

Day	Date	Memo	B-Hrs	B-Rate	Amount
Evan McCullagh (EMC)					
Mon	11/29/2021	review GL; discussion with Paula re payroll; discussion with TP re smoke incident, Saulnier correspondence; Masha Brar membership suspension, correspondence with Masha Brar re membership extension, insurance for Dear David; Travel to site re walkthrough, lengthy discussion with Karen re operations, christmas holidays, dear david production; discussion with Andrew re John Henry. Update TP re operations, holidays of contractors; correspondence from karen to Blackwell re service quote; correspondence from Karen re cheques received, update rent roll.	1.75	\$110.00	\$192.50
Tues	11/30/2021	Correspondence with Shawn Saulnier and Karen Carruthers re tour on Friday; review GL; discussion with Karen re operations, tour, pay cheques; correspondence with John Henry re update; gather information for CRA audit. Travel to site re cheques.	1.50	\$110.00	\$165.00
Wed	12/01/2021	Christine and Karen correspondence re plumbing back flow testing, new contractor required; prepare and issues TipTap invoice, prepare and issue Heart to Heart invoice; review GL; review December rent roll and update; arrange deposits of cheques received; Travel to site re site visit, meeting with DaCosta and Michael Rodgers re IT items; discussion with Karen re operations; review Karen's correspondence re quotes for technician operators; conference call with TP and MM re Saulnier email; review City of Burlington Statement of Account; draft response to Shawn Saulnier; Discussion with TP re John Henry; discussion with John Henry; review ADS contract; correspondence re ADS wire transfer; correspondence with TipTap Pay re wire confirmation; review Flynn roof repair report and invoice, prep CHQ REQ; correspondence with Shawn and Karen re tour friday, access to studio space.	3.00	\$110.00	\$330.00
Thur	12/02/2021	Review GL; review wire transfers, prepare deposit reqs; update Rent Roll; correspondence with Karen re Jim Boland membership suspension; discussion with John Henry, resume duties, conference call with John Henry and TP re same; review correspondence from Dacosta re IT Items for vacation coverage; correspondence to Michael Rodgers re items needed; conference call with Karen and TP re John Henry; correspondence and discussion with Karen re rent cheques; review Grasroots invoices; review Emterra invoices; correspondence with Honeywell re missing invoice.	1.50	\$110.00	\$165.00
Fri	12/03/2021	Travel to site re walkthrough, conference call with Karen re concerns/John Henry; discussion with Trevor re Karen, property management role; tour premises with Saulnier; review GL; review Spicer invoice, prep CHQ REQ; review cheques received; update rent roll, arrange deposits; discussion with Karen re role, issues, cooling off period to think things over, arranges that can be done; review C&H fire inspection quote, review previous years quote, send approval; review stairwell roof repair quotes, correspond and discuss with Centimark re stand alone, valid quote still; review canway invoices; correspondence re Corbin money order and contract; correspondence with Honeywell re boiler service; review invoices.	4.00	\$110.00	\$440.00
Mon	12/06/2021	Attend at Site re walk through; meeting with John Henry re reemployment, issues moving forward, schedule, day to day work, urgent items re sprinkler plate; Meeting and discussion with Karen re resignation, items for transition meeting; meeting with Andrew re Karen's resignation, duties, reporting, discussion with Marcel re karen's resignation, review Centimark contract re stairwell roof repair, correspondence re same; sprinkler plate correspondence re quote, payment methods, correspondence re Dear David Production; correspondence re printing; various discussions with TP re items moving forward; discussion with security; discussion with Paula re payroll; correspondence to Michael Rodgers re email forwarding; Transition meeting with Karen Carruthers.	7.00	\$110.00	\$770.00

Filters Used:

- Time Entry Date: 1/01/70 to 12/31/22
- File ID: AANUVO-R: to AANUVO-R:
- Time Entry Bill Status: Un-Billed to Un-Billed
- Time Entry Bill Status: Un-Billed to Un-Billed

MSGG - Detailed Time Dockets

Printed on: 2/15/23

Page 28 of 152

File Name (ID): 2607380 Ontario Limited (NUVO") (AANUVO-R:)

Day	Date	Memo	B-Hrs	B-Rate	Amount
Evan McCullagh (EMC)					
Tues	12/07/2021	Travel to site, walkthrough, discussion with Andrew re operations, phone, tyco code, boardroom meeting; correspondence with Dear David production re co-working members; discussion with Marcel re taking the lead, update TP; discussion with John re operations, compressor, elevator issue, OTIS to come on site; discussion with Melissa, Crossroads, operations moving forward; correspondence with members with outstanding December payments; correspondence with Avalanche re payments moving forward; correspondence to Canway re surface sanitizer; correspondence with Onyx re sprinkler plate quote; review and update TYCO call list; conference call with Amber Armstrong, Case Worker for Will Bloem; correspondence with Imran re printing; correspondence with Andrew re same; correspondence with C&H re 1991 sprinkler plates; correspondence re sprinkler inspection; correspondence and discussion with John and Shane re handicap sign in the rear of the building; discussion with John re coverage for security for her lunch.	4.50	\$110.00	\$495.00
Wed	12/08/2021	Travel to site re walkthrough, discussion with Security re washroom breaks; discussion with John re operations; discussion with Will Bloem re timesheet; correspondence with Control Chem and Parking lot light crew re invoice; correspondence with Tyco re update on call list update; review payables; review GL; update TP; review Shawn Saulnier correspondence re sales update, LVM and correspondence to Marcel to collate info; review Global Electric invoice; correspondence with Onyx re sprinkler plate quote; follow up with Centimark re stair well roof repair; correspondence with Paula re Enbridge; review Hubspot report, review closed leads and review draft disclaimer; discussion with Masha Brar re membership suspension, access card;	3.00	\$110.00	\$330.00
Thur	12/09/2021	Travel to site re walkthrough; discussion with Andrew re holidays, key sorting, filing cabinet to 204-9; discussion with security re general; discussion with John Henry re men's washroom on 2nd floor, roofing quote, operations, holidays, fire inspection; correspondence with Christine re annual fire inspection; review sprinkler plates, correspondence re same; review hubspot sales report, finalize and issue to S. Saulnier; correspondence with Active Security re holiday schedule; correspondence from Crossroads re production schedule, respond re annual fire inspection; correspondence to Dear David production re loading dock, fire routes; correspondence with Karen re property claim, cubicles; review brookside home quote, approve, review OTIS quote, approve; correspondence with John Henry re temp in Studio B; discussion with Sahra at CRA re info needed for audit; correspondence re crossroads replacement access card;	2.50	\$110.00	\$275.00
Fri	12/10/2021	Travel to site re walkthrough; discussion with Andrew re operations, day to day items, dear david production re special effects, access cards; finalize and issue notice to tenants and members re fire, sprinkler and elevator service; discussion with TP re update on operations; review and approve C&H sprinkler plate installation quote; review Active Security invoice; review canway invoice; conference call with Melissa from Crossroads re moving forward, John Henry; discussion with John Henry re Dear David Production, small burn; correspondence and discussion with Dear David Production re failure to notify, need information before approving; update TP.	2.50	\$110.00	\$275.00

Filters Used:

- Time Entry Date: 1/01/70 to 12/31/22
- File ID: AANUVO-R: to AANUVO-R:
- Time Entry Bill Status: Un-Billed to Un-Billed
- Time Entry Bill Status: Un-Billed to Un-Billed

MSGG - Detailed Time Dockets

Printed on: 2/15/23

Page 29 of 152

File Name (ID): 2607380 Ontario Limited (NUVO") (AANUVO-R:)

Day	Date	Memo	B-Hrs	B-Rate	Amount
Evan McCullagh (EMC)					
Mon	12/13/2021	Travel to site re walkthrough; discussion with Andrew and John re operations; discussion with Dear David production re access to members office, duct noise; update TP; correspondence with TYCO re appendix update, correspondence with NUVO Taste re kitchen access on Dec. 23rd for Control Fire; C&H correspondence re sprinkler plate installation; correspondence with Dear David and Marcel re prop room rental; review Abell Invoice; review insurance policies; correspondence to HUB Internation re renters policy quote request, sprinkler plate update; follow up with Security re holiday hours; review Quickbooks receipt; review and prepare receipts for KRG, Ed Med and Mending the Chasm; review operator agreement and quote, advise TP, respond.	3.00	\$110.00	\$330.00
Tues	12/14/2021	Discussion with Marcel re Coffee supplier, Erik Betz email (complaint); Travel to site re walkthrough; discussion with Andrew re operations, production crew; discussion with John Henry re operations; update TP; review GL; follow up on outstanding rent payments: elections canada, Imran and Hardin; discussion with Paula re payroll cheques update; correspondence with Karen re Mike Cooper property claim, final cheque; prep invoice for waybase re access card;	2.00	\$110.00	\$220.00
Wed	12/15/2021	Travel to site re walkthrough, discussion with John, Active Security re security cameras; lengthy discussion with Provoke re production company accessed temp office without permission, discuss same with Marcel and John; Discussion with Marcel re props B rental agreement, office and studio B for next Buzfeed production; review GL; review cheques, distribute; update TP; discussion with MM re operations, holidays; discussion with Paul re payables and payroll; correspondence to Provoke and MP re invoices; review Marcel's invoice; correspondence with Burlington Green re unsteady shelving, advise John to review; correspondence with Edvance re room 301 usage, discuss with Marcel; correspondence with Dear David Production re walkthrough meeting; review Burlington Hydro Water Invoice;	2.50	\$110.00	\$275.00
Thur	12/16/2021	Travel to site re walkthrough, discussion with Andrew re operations, moving members back to their offices, access card issues; discussion with John re shingles, block off area, photos; discussion with Marcel re dear david production; correspondence with Michael re access card issue, crossroads, canway; review CRA correspondence; draft correspondence to Shawn Saulnier re CRA Audit; review Roto-Rooter invoice; correspondence re prospective purchaser; correspondence and discussion re grease trap cleaning today; Discussion with David Butcher, heart to heart re sales process, interested parties; correspondence with City of Burlington re property tax payment;	2.00	\$110.00	\$220.00
Fri	12/17/2021	Travel to site re walkthrough; discussion with Andrew re boardroom usage by Sign Agent, access cards, operations, props B; prep access card invoice to Ed Med, send; review Dear David contract; discussion with MP and TP re post wrap party, deny request; review Imran's agreement, send response re pausing membership; review Burlington Green post dated cheques; finalize correspondence to Shawn Saulnier re CRA Audit; review response from Adam Axlworthy re CRA audit, access to QuickBooks; draft QuickBooks acknowledgment; correspondence with Jennifer, NUVO Taste re concerns, items missing; review Dear David agreement;	2.00	\$110.00	\$220.00

Filters Used:

- Time Entry Date: 1/01/70 to 12/31/22
- File ID: AANUVO-R: to AANUVO-R:
- Time Entry Bill Status: Un-Billed to Un-Billed
- Time Entry Bill Status: Un-Billed to Un-Billed

MSGG - Detailed Time Dockets

Printed on: 2/15/23

Page 30 of 152

File Name (ID): 2607380 Ontario Limited (NUVO") (AANUVO-R:)

Day	Date	Memo	B-Hrs	B-Rate	Amount
Evan McCullagh (EMC)					
Mon	12/20/2021	Correspondence with John Henry and Marcel Potvin re dear david production, walk through re damage assessment; correspondence with John Henry re parking lot salting, trailers; correspondence with Marcel re trailers on site; review GL; review Andrew and Will's timesheets; review Burlington Hydro Invoice; discussion with John Henry re operations, tour, common area; discussion with Andrew Harbottle re operations, cameras, NUVO Taste; correspondence with Adam Axlworthy re Quickbooks access; Correspondence with John Henry and Jennifer, NUVO Taste re kitchen sink, plumber to come today; correspondence with Elections Canada missing payment, initial missing on contract.	1.50	\$110.00	\$165.00
Tues	12/21/2021	Travel to site re walkthrough, discussion with Andrew and John re operations; review cameras re December 13th, NUVO Taste concern; update TP; review Rent roll, update TP; correspondence with Imran re suspension of membership; correspondence from Dear David re Key request, correspondence with Andrew re same; review GL and November for HST to be paid; correspondence with Marcel re 205-21 space, approve rental to current member; file November 2021 RT0002 Return.	2.00	\$110.00	\$220.00
Wed	12/22/2021	review GL; discussion with John Henry re operations; correspondence with Paula re payroll; correspondence with Crossroads re new access cards; Travel to site re walkthrough;	1.00	\$110.00	\$110.00
Thur	12/23/2021	Review GL; discussion with John Henry re operations; discussion with Andrew re operations, access cards for crossroads; correspondence with Marcel re Fanergy updated contract update;	0.30	\$110.00	\$33.00
Tues	01/04/2022	Time from December 24th: Travel to site re site visit; discussion with John Henry re operations; discussion with Andrew Harbottle re operations, crossroads access cards; correspondence with Michael rodgers re access suspension for Imran and crossroads access cards; review GL, review payables, review rent roll, discussion with Paula re payables and payroll, enbridge; Time from January 4th: Discussion with John Henry re operations, discussion with Andrew Harbottle re operations; correspondence with ADS re saturday access and painting; discussion with John Henry re Studio B, need extra cleaning, email Canway to arrange additional cleaning for Studio B; discussion with Marcel re sales update; correspondence and discussion with Michael Yull re tour on thursday; correspondence with Melissa, Crossroads re tour on Thursday; review GL, review rent collected to date, update rent roll; review payables, review cogeco invoice, review canway invoices, review honeywell invoices, review complete comfort invoices; draft and issue notice to tenants re provincial government restrictions effective tomorrow;	3.00	\$110.00	\$330.00
Wed	01/05/2022	Travel to site re walkthrough; pick up rent cheques; discussion with John Henry re operations, tables and chairs in common area to be removed; review substation quotes; correspondence and approval of same; review cheques received, update rent roll; send follow ups on remaining rent payments and respond to responses; review spicer invoice, prep CHQ REQ; correspondence with HUB International re sprinkler plates installed, review photos; review generator maintenance correspondence, request updated quote.	3.00	\$110.00	\$330.00

Filters Used:

- Time Entry Date: 1/01/70 to 12/31/22
- File ID: AANUVO-R: to AANUVO-R:
- Time Entry Bill Status: Un-Billed to Un-Billed
- Time Entry Bill Status: Un-Billed to Un-Billed

File Name (ID): 2607380 Ontario Limited (NUVO") (AANUVO-R:)

Day	Date	Memo	B-Hrs	B-Rate	Amount
Evan McCullagh (EMC)					
Thur	01/06/2022	Travel to site re walkthrough; pick up cheques, review security computer; discussion with John Henry re operations, studio B cleaning; discussion with Andrew re operations, ADS access, Cushman access; update TP; review cheques collected, updated rent roll, enter into ascend; review GL, review Emterra invoice, correspondence with Canway re additional surface cleaning, discuss same with Andrew; finalizae amended contract for Michael Rodgers, correspondence re same; correspondence with Michael Rodgers re access cards; discussion with Michael Yull, tour today; correspondence with Shawn Saulnier re NUVO Taste cheques; correspondence from ADS re additional items for contract; review canway invoices	2.00	\$110.00	\$220.00
Fri	01/07/2022	Discussion with John Henry re operations, ADS production; canway quote; review canway quote, approve; review Linesman application, fill out for MM's approval; review GL; discussion with Andrew re operations, cheques; update TP; review and approve Andrew Harbottle expenses; review ADS contract, prepare room 117 invoice for ADS; discussion with TP re same, send invoice to ADS and reminder re final balance due; review control chem invoice.	1.00	\$110.00	\$110.00
Mon	01/10/2022	Travel to site, walk through, pick up cheques; review GL; discussion with Michael Rodgers re amended contract, operations, ADS production; discussion with John Henry re operations, dear david security production items to fix, roof quote updates; discussion with Andrew Harbottle re operations.	1.50	\$110.00	\$165.00
Tues	01/11/2022	Review GL; review RBC wire transfer for ADS, prep deposit req; review Plunder Design wire transfer, pre deposit req; review and update rent roll; update TP re operations, rent collected; discussion with John Henry re operations, roof quotes; discussion with Andrew Harbottle re operations; review lawyer correspondence re saulnier request; draft and issue response to Saulnier re NUVO Taste rent; review response; discussion with Kristopher at Centimark re roof quote, review quote, discuss same with TP and John Henry; correspondence with Marcel re Ricento cancelling either February or March; review Ricento contract.	1.50	\$110.00	\$165.00
Wed	01/12/2022	Travel to site re walkthrough; discussion with John Henry re operations; update TP; review GL; review payables and payroll to be processed; review and issue receipts for McMaster, Ed Med, KRG and Mending Chasm; review QuickBooks receipt; correspondence re substation maintenance; correspondence re monthly grease trap cleaning;	1.00	\$110.00	\$110.00
Thur	01/13/2022	Review Dear David Security Deposit, review Canway quote; discussion with John Henry re operations, honeywell, valve repair, under honeywell contract; dear david deposit; draft reconciliation schedule; review COVID restrictions i.e. meeting and event spaces; discussion with Marcel and correspondence re same; discussion with Andrew re operations, security camera, dear david production repairs; discussion with Michael re operations; review GL; review Active Security invoice, correspondence to Paula re same; correspondence re rear door latch issue; correspondence with Control Chem re receivership update; review payables being processed, payroll being processed;	1.50	\$110.00	\$165.00
Fri	01/14/2022	Review GL; discussion with Paula re payroll cheques; finalize dear david security deposit reconciliation, draft correspondence to Dear David, send; review cheques received, prep for deposit; update rent roll; discussion with John Henry, Andrew Harbottle and Michael Rodgers re operations, pay cheques; discussion with TP re update, snow removal.	0.70	\$110.00	\$77.00

Filters Used:

- Time Entry Date: 1/01/70 to 12/31/22
- File ID: AANUVO-R: to AANUVO-R:
- Time Entry Bill Status: Un-Billed to Un-Billed
- Time Entry Bill Status: Un-Billed to Un-Billed

MSGG - Detailed Time Dockets

Printed on: 2/15/23

Page 32 of 152

File Name (ID): 2607380 Ontario Limited (NUVO") (AANUVO-R:)

Day	Date	Memo	B-Hrs	B-Rate	Amount
Evan McCullagh (EMC)					
Mon	01/17/2022	Discussion with Andrew Harbottle, unable to come in due to weather; discussion with John Henry, operations, security, snow removal, unable to come in due to weather; discussion with TP re operations, snow removal, John & Andrew unable to attend due to weather; review GL; prep Property Tax CHQ REQ; discussion and correspondence with Reg. Linesman re payment arrangements for substation maintenance; correspondence with Christine re request, deny request; review December 2021 GL, prep December HST RT0002 Return; correspondence with John Henry re snow removal update and security update; review Canway Invoices; discussion with Burlington Hydro re misapplied payment.	1.50	\$110.00	\$165.00
Tues	01/18/2022	Correspondence and discussions re snow removal issues; discussion with John Henry re operations, snow removal; discussion with Andrew Harbottle re operations; review Spicer contract; review GL; ADS correspondence re production schedule; review cross roads production schedule; review rent roll, update; f/u with Powerschool re outstanding payments; Travel to site re walkthrough, update TP, pick up cheques; correspondence with McMaster re invoicing moving forward.	1.50	\$110.00	\$165.00
Wed	01/19/2022	Discussion with John Henry re operations, snow, salting; discussion with TP re update; review GL; f/u with Reg at Linesman re payment terms; review Spark Quote re substation maintenance, request Christine to provide update Sparks quote and payment terms; correspondence re security computer/access; correspondence re potential February production for Studio B; correspondence with Michael Rodgers re additional support for ADS production, discuss same with TP, send approval; discussion with Marcel re ADS production, additional support; review December HST returns, file with CRA; correspondence from Power School, cheques sent for December and January payment; review C&H Invoice.	1.00	\$110.00	\$110.00
Thur	01/20/2022	Travel to site re walkthrough, discussion with Andrew re operations, Ontario Green Boardroom meeting, Security Camera issue; discussion with John Henry re operations, salting; update TP; review GL; review Dear David contract, prep invoices, respond to Dear David email; review correspondence to contractors re hours to be provided to PA; correspondence with Christine re fire inspection update; review covid restrictions re meeting spaces; discussion with Andrew and TP re same; discussion with Ontario Green re exemption; review Burlington Hydro Invoice; review Enbridge billings; correspondence to Marcel and Provoke re invoices; discussion with Marcel re meeting restrictions; review Marcel's invoice; correspondence re property taxes payment.	2.00	\$110.00	\$220.00
Fri	01/21/2022	Correspondence and discussion with John Henry re Control Chem quote (Gycol), approve; operations, salting update, ADS production set up; Discussion with Michael re camera update, software issue, awaiting further update; review elections canada CHQ, arrange deposits re elections canada and amplitude; review Facility User policy, prep CHQ REQ; review Dear David correspondence, prep CHQ REQ re return of security deposit; various correspondence with C&W re tour on Saturday; Travel to site re site visit, access for c&w; discuss with security; discussion with Andrew re operations, security cam access, net access roof access next week, coffee; correspondence to Shawn Saulnier re CRA Audit update; discussion with CRA re extension for information, update TP and discuss same; Discussion with John Henry re Net Access, need additional information.	2.50	\$110.00	\$275.00

Filters Used:

- Time Entry Date: 1/01/70 to 12/31/22
- File ID: AANUVO-R: to AANUVO-R:
- Time Entry Bill Status: Un-Billed to Un-Billed
- Time Entry Bill Status: Un-Billed to Un-Billed

File Name (ID): 2607380 Ontario Limited (NUVO") (AANUVO-R:)

Day	Date	Memo	B-Hrs	B-Rate	Amount
Evan McCullagh (EMC)					
Mon	01/24/2022	Travel to site re walkthrough, discussion with Andrew Harbottle re operations, ADS generator, smoke/diesel smell; discussion with John Henry re operations, air quality, CCCI master control room temp; review GL; review OTIS invoices, review CCCI email re Air quality, respond; review Complete Comfort Quote re air filters, quarterly maintenance, send approval; correspondence to Michael Rodgers re security camera software issue; review Abell invoice; correspondence with Melissaat CCCI re air quality issues; discussion with TP re same; review Spark quote re substation, send for approval; correspondence with Linesman re not moving forward; correspondence with Michael Rodgers re security camera software issue, approval outsourced work;	2.00	\$110.00	\$220.00
Tues	01/25/2022	Discussion with John Henry re operations, Snow removal crew damaged loading dock door and ADS production wires; update TP: correspondence with Michael Rodgers re security camera, GSUITE payment; Review GL, review rent roll, update rent roll, discussion with TP re outstanding rent roll; discussion and correspondence with Marcel re Ricento, new membership agreement; discussion with Andrew Harbottle re operations, ricento moving feb 1st; review pictures and memo from John Henry re loading dock door; correspondence to HUB re policy renewal; correspondence with Marcel and TP re Scott Benson meeting, COVID protocols; review BOMA report, review building code legislation, fire occupancy calculators; review Ricento amended membership agreement, sign and correspondence with Ricento, Marcel and Andrew re Feb 1st occupancy; review principal access invoice, discussion with Andrew re security camera comp; correspondence with Michael re same.	2.00	\$110.00	\$220.00
Wed	01/26/2022	Correspondence with MP re occupancy max in The Stage; Travel to Site, walk through, discussion with Security re operations, discussion with John Henry re operations, loading dock door, roof quote update, snow removal, ADS production; discussion with Michael Rodgers re GSUITE payment; review TYCO invoice, discussion with TP re update; review GL; review rent roll, EB Media o/s, discussion with Marcel re same, send email to EB Media re suspend access unless paid by friday; review response from EB Media, discussion with TP and MP, draft response for review; issue response to EB Media; correspondence from ADS re NUVO Financials and equipment damage by spicer landscaping; draft and issue response.	2.00	\$110.00	\$220.00
Thur	01/27/2022	Review GL; review payables, discussion with John Henry re operations, loading dock door, building code occupancy; Discussion with Andrew Harbottle re operations, Cushman tour tomorrow; correspondence with Michael Yull re tour tomorrow; Receipt of Powerschool CHQ (January), prep deposit req; correspondence to Powerschool re receipt and advise no December payment yet; update TP; correspondence re ADS production, security deposit; correspondence re glycol quote, prepayment required; review square footage report; correspondence to NUVO Ventures re CRA Audit; discussion with TP re EB Media.	1.00	\$110.00	\$110.00
Fri	01/28/2022	Discussion with Andrew Harbottle re operations, EB Media; review fire inspection reports; correspondence with Christine re Control Fire invoice, sprinkler test, back flow test; discussion with TP re Fire inspection, operations, ADS security deposit; review GL; discussion with Paula re payables, payroll, courier; discussion with John Henry re operations; review Canway invoices, review and approve supplies estimate;	1.00	\$110.00	\$110.00

Filters Used:

- Time Entry Date: 1/01/70 to 12/31/22
- File ID: AANUV0-R: to AANUV0-R:
- Time Entry Bill Status: Un-Billed to Un-Billed
- Time Entry Bill Status: Un-Billed to Un-Billed

MSGG - Detailed Time Dockets

Printed on: 2/15/23

Page 34 of 152

File Name (ID): 2607380 Ontario Limited (NUVO") (AANUV0-R:)

Day	Date	Memo	B-Hrs	B-Rate	Amount
Evan McCullagh (EMC)					
Mon	01/31/2022	Travel to site re walkthrough, discussion with Marcel re EB Media, Discussion with Andrew Harbottle re operations, COVID restrictions, Ricento moving Feb 1st, EB Media; Discussion with John Henry re Loading doc door, glycol, snow removal, operations, honeywell (valve); discussion with Michael Rodgers re GSUITE payment, discussion with TP re operations, snow removal, EB Media, Loading doc door, rent, site visits, Enbridge; correspondence with EB Media re rent payment; correspondence to Christine re Glycol, Enbridge Invoices; review GL, finalize ADS cheque req re return of deposit; discussion with Paula re EFT payables; review Honeywell Invoice;	2.30	\$110.00	\$253.00
Tues	02/01/2022	Travel to site, walk through, discussion with Andrew Harbottle re operations, rent; discussion with John Henry re operations, back flow test, substation maintenance, snow removal, glycol, loading dock door; discussion with TP re same; review GL; review rent roll, update rent collected; review spicer invoice, prep CHQ REQ review Control Chem quote re glycol, pre CHQ REQ	2.30	\$110.00	\$253.00
Wed	02/02/2022	Review 2nd Roof Quote, discussion with TP; correspondence with Centimark re stairwell repair update, review response; discussion with John re operations, 2nd door quote, snow removal, salting, Substation, Glycol; correspondence to Christine re Glycol payment made; Travel to site re site visit, pick up cheques; discussion with Andrew Harbottle re operations, Imran access to be reinstated, cheques; Correspondence and discussion with Marcel re potential new member, parking, Benson meeting, COVID release form; review cheques received, update Rent Roll; review GL and prepare interim SRD for potential purchaser;	2.70	\$110.00	\$297.00
Thur	02/03/2022	Review GL; discussion with TP re Interim SRD to C&W, operations and snow removal update; discussion with John Henry re operations, snow removal, loading dock door, annual fire deficiencies; finalize disclaimer and interim srd, issue to C&W; discussion with CRA re audit; update TP; correspondence with Melissa at Crossroads re cleaning request, discuss same with John; review cogeco invoice; review Enbridge invoice, review previous enbridge invoices (pre receivership); review Control Fire invoice;	1.50	\$110.00	\$165.00
Fri	02/04/2022	Review GL; review enbridge, discuss same with TP; review Emterra invoice; discussion with John Henry re operations, snow removal and salting; discussion with Andrew re operations, cheques, Ontario Green room booking, response to Ontario Green, discussion with Ontario Green re o/s payment; correspondence with Crossroads re leak on 3rd floor bathroom; review cheques, arrange deposits; review and update rent roll; correspondence to Power School re o/s payments; correspondence with Marshall Stark re final month, apply last months rent; correspondence to CORIX re stay of proceedings, previous letter; correspondence re tables and chairs in Atrium; lengthy discussion with Marcel re meeting bookings by Edvance, McMaster, sales update on Zapurta and Buzzfeed productions, initial discussion on various concerns i.e. use of co-working space; lengthy discussion with Andrew Harbottle re security conflict, lengthy discussion with Kamaljet, security re same, review her correspondence; review Info Red report, request quote on anomaly's; lengthy discuss with John Henry re operations, info red report, security;	4.00	\$110.00	\$440.00

Filters Used:

- Time Entry Date: 1/01/70 to 12/31/22
- File ID: AANUVO-R: to AANUVO-R:
- Time Entry Bill Status: Un-Billed to Un-Billed
- Time Entry Bill Status: Un-Billed to Un-Billed

MSGG - Detailed Time Dockets

Printed on: 2/15/23

Page 35 of 152

File Name (ID): 2607380 Ontario Limited (NUVO") (AANUVO-R:)

Day	Date	Memo	B-Hrs	B-Rate	Amount
Evan McCullagh (EMC)					
Mon	02/07/2022	Travel to site re walkthrough, discussion with Lisa at Provoke re marketing; discussion with Andrew re operations, issues with security guard, time off; discussion with John re operations, loading dock door quote; review GL, review rent roll, correspondence with Melissa at crossroads re door issue; correspondence with Spark Power re timing of substation maintenance; discussion with TP re same; review loading dock quotes; correspondence from Think Breakthrough re boardroom booking; discussion with John re loading dock door approval, substation maintenance timing; correspondence with O'Brien re loading dock door repair approval; review and approve boardroom rental for Women's Centre; discussion with Andrew re boardroom meetings; prepare and issue invoice to women's centre re 212-3 boardroom for Feb 26th	2.00	\$110.00	\$220.00
Tues	02/08/2022	Various Correspondence re substation maintenance, elevator servicing, honey well; discussion with John re operations; discussion with TP re updates and sales; discussion with Marcel re hubspot reports; review GL; Substation Maintenance timing correspondence re move to May 2022; review Toromont quote re generator maintenance, discuss same with TP, request additional recommendations; lengthy discussion with John Henry re Honeywell issuing with timing on responses/repairs per contract; review CRA's RP claim, discuss same with TP; review Honeywell correspondence; review payables; review Control chem invoice; review active security invoice;	1.75	\$110.00	\$192.50
Wed	02/09/2022	Travel to site re walkthrough, discussion with John Henry re operations; review GL; review payables; review O'Brien application for Loading Dock Door repair, finalize; correspondence re timing of repair; various correspondence re substation maintenance to take place in May 2022; Review notice to members re planned power outage, send notice; correspondence with Trane (Chiller) re new account manager on file; correspondence with Marcel re Mastershine new member, approve, pro rated amount; correspondence with Powerschool, payments received, update rent roll and TP; Shawn Saulnier correspondence re sales update; prepare SRDs for Dec and Jan, review rent roll; finalize SRDs and issue; correspondence with Ontario Green re outstanding payment;	2.50	\$110.00	\$275.00
Thur	02/10/2022	Review GL; Review payables; discussion with John Henry re glycol delivery, operations; correspondence with Marcel re Mastershine agreement, women's Centre payment; conference call with Brad Lair, Trane re receivership, chiller maintenance agreement; update TP; discussion with Andrew re operations, Ontario Green boardroom booking, access card, new members next week, and Karen Pauls boardroom booking; discussion with PA re payroll cheques; discussion with Donna from O'Brien's re loading dock door repair; review Toromont quote re generator maintenance, review what is covered; correspondence with John Henry re same;	1.75	\$110.00	\$192.50
Fri	02/11/2022	Discussion with Andrew re operations, Edvance meeting moved, pay cheques, mastershine new membership; correspondence with Marcel re Mastershine agreement; correspondence re Toromont PM2 generator maintenance; review GL; follow up with Ontario Green re February payment; discussion with John Henry re operations, Honeywell, Control Fire, salting; correspondence re OTIS maintenance during substation maintenance;	1.00	\$110.00	\$110.00

Filters Used:

- Time Entry Date: 1/01/70 to 12/31/22
- File ID: AANUVO-R: to AANUVO-R:
- Time Entry Bill Status: Un-Billed to Un-Billed
- Time Entry Bill Status: Un-Billed to Un-Billed

File Name (ID): 2607380 Ontario Limited (NUVO") (AANUVO-R:)

Day	Date	Memo	B-Hrs	B-Rate	Amount
Evan McCullagh (EMC)					
Mon	02/14/2022	Review Marcel correspondence re Zapruder production schedule, filming locations, Travel to site re walkthrough, pick up mastershine and women's center boardroom cheque; lengthy discussion with Andrew re operations, family day, security, Zapruder production, concerns; lengthy discussion with John Henry re operations, valve issue, honeywell, loading dock door, control fire, family day, Zapruder Production, concerns; discussion with TP re update, Zapruder Film production, concerns with use of co-working space; review GL, review Ontario Green wire, prep deposit req, update rent roll; lengthy discussion with Marcel Potvin re Zapruder films production schedule, concerns with use of space outside of studio B, new memberships, updates on McMaster boardroom rental, and merchant studios, discuss same with TP; discussion with John Henry re Honeywell update, productions, discussion with Andrew Harbottle re operations update, cheques; correspondence with Tyson Dorsey, HUB re insurance renewal; review Control Chem Invoice, send response re paid on Feb 2nd, need adjustment;	3.50	\$110.00	\$385.00
Tues	02/15/2022	Review GL; review cheques, prep deposit reqs; review OTIS quote and Christine's correspondence, send approval; follow up re Toromont PM2 invoice; review Control Chem Receipt; correspondence re Hydro shutdown for substation maintenance; discussion with John Henry re operations, complete comfort maintenance update, family day; correspondence to Active Security re family day coverage; review payables, review Burlington Hydro (water) invoice;	1.00	\$110.00	\$110.00
Wed	02/16/2022	Travel to site re walkthrough, discussion with Marcel re Zapruder films and Buzzfeed films update; discussion with John Henry re operations, Honeywell, salting, discussion with TP re same; review GL; review and prep invoice to McMaster re The Stage rental; correspondence with Marilyn, Advantage re replacement card; review Toromont EFT details; review Marcel's correspondence re wassel photography membership, review floor plan; send approval;	1.50	\$110.00	\$165.00
Thur	02/17/2022	Review GL; review Marcel's email re Ricento upgrade to 15 memberships, review previous agreements, respond re non approval and counter; review January GL, prep January RT0002 return; file return; review and prepare Property Tax CHQ REQ; discussion with John Henry re operations, leaks, light bulbs, honeywell update, salting, snow removal; correspondence re lights in coworking; discussion with Andrew Harbottle re operations, McMaster Stage rental and Edvance boardroom set up; review Trane 2022 Chiller maintenance agreement, review previous agreement; correspondence with Marcel re prorated amount for new member next week; review Marcel Potvin invoice;	1.80	\$110.00	\$198.00
Fri	02/18/2022	Discussion with John Henry re operations, Control Fire, snow removal delay and salting; discussion with Andrew Harbottle, not coming in today due to weather, set ups for next week; correspondence with Spicer re snow removal delay; correspondence with Canway Cleaning re family day, invoices; review Provoke Invoice; review Burlington Hydro Invoice; review GL; correspondence with John Henry re snow removal; review McMaster covid form;	1.00	\$110.00	\$110.00
Tues	02/22/2022	Travel to site re walkthrough, pick up mcmaster and amplitude cheques, discussion with John Henry re leaks, operations, honeywell issues; discussion with Andrew Harbottle re operations, meetings this week, new members, discussion with Marcel re new members, approve, March production update, review control chem report, review canway invoices, generator maintenance correspondence, update TP; review GL; review rent roll; discussion re server re saulnier; discussion re roof repair quote; review Avery Wessal Photo agreement, sign off; update rent roll and contacts; discussion with Andrew re Avery agreement; discussion with TP re NUVO Taste;	2.50	\$110.00	\$275.00

Filters Used:

- Time Entry Date: 1/01/70 to 12/31/22
- File ID: AANUVO-R: to AANUVO-R:
- Time Entry Bill Status: Un-Billed to Un-Billed
- Time Entry Bill Status: Un-Billed to Un-Billed

MSGG - Detailed Time Dockets

Printed on: 2/15/23

Page 37 of 152

File Name (ID): 2607380 Ontario Limited (NUVO") (AANUVO-R:)

Day	Date	Memo	B-Hrs	B-Rate	Amount
Evan McCullagh (EMC)					
Wed	02/23/2022	Correspondence re Cushman Tour next week; review GL; review payroll; discussion with John Henry re operations, salting, compressor/honeywell; Discussion with Andrew Harbottle re operations, avery wassel membership, edvance, women's even board meeting; review and update rent roll; review LFAN security deposit, correspondencen re termination of lease; discussion with TP re Cushman tour, operations, salting; Review members agreements, prepare last months rent held by Receiver schedule;	2.00	\$110.00	\$220.00
Thur	02/24/2022	Travel to site, walk through, meeting with Michael Rodgers re GSuite, Access cards, calendar access; discussion with John Henry re operations, Honeywell, compressor shut off issue, Pre Action Sprinkler issue quote, require 2nd; discussion with Andrew Harbottle re operations, access cards; correspondence with Crossroads re replacement and new access cards; review Control Fire quote re preaction; Waybase correspondence re studio rental; review cheques/bank drafts; discussion with Marilyn Ward re access card replacement; discussion with TP re update on operations, honeywell issue, control fire; review GL; review and update rent roll; correspondence with Ontario Green re front door on weekends; correspondence with Shawn Saulnier re NUVO Taste rent arrears; Review Complete Comfort invoice; lengthy discussion with John Henry re Honeywell update, cracked ceiling on the 3rd floor bathroom, review photos;	3.00	\$110.00	\$330.00
Fri	02/25/2022	Discussion with John Henry re operations, snow removal, salting, honeywell; discussion with Andrew Harbottle re operations, snow removal, boardroom meeting tomorrow; correspondence with Canway re multi surface cleaner; correspondence with Centimark re stairwell roof repair status; review GL; various correspondence and discussions re Women's Center board meeting tomorrow, moving to Stage due to increase in attendance; correspondence with Michael Rodgers re access cards, approve order; draft invoice to Women's Center re upgrade to the Stage; discussion with Marcel re lounge, ping pong, etc.; correspondence with Crossroads re deep clean request; discuss same with John Henry; review Spark Power invoice; correspondence re toromont invoice update; correspondence re honeywell update, compressor issue;	2.50	\$110.00	\$275.00
Mon	02/28/2022	Review GL; review cheques, arrange deposits, update rent roll; discussion with Avery Wassel re March payment; discussion with John Henry re operations, honeywell update, salting; discussion with Andrew Harbottle re operations, furniture in lounge, mail room storage, audio room key; correspondence with Crossroads re audio room key; correspondence with crossroads re water jug storage; correspondence re insurance renewal update; review insurance renewal documents; correspondence re 2022 Chiller Maintenance;	1.00	\$110.00	\$110.00
Tues	03/01/2022	Travel to site re walkthrough, cheques, discussion with John Henry re operations, honeywell update, Loading dock door update; correspondence with Christine re Trane Chiller Maintenance; discussion with Andrew Harbottle, re 205-7, Masha Brar; review cheques received, arrange deposit, update rent roll, review PAP payments, update rent roll; review HUB Insurance invoice, prep CHQ REQ, review spicer invoice, prep CHQ REQ, discussion re 205-7 lock; review marketing update; review GL; review complaint from security guard, discuss with TP; lengthy conversation with Andrew Harbottle re complaint; discussion with John Henry re stairwell roof repair tomorrow; notice to tenants re roof repair, entrance blocked;	2.85	\$110.00	\$313.50

Filters Used:

- Time Entry Date: 1/01/70 to 12/31/22
- File ID: AANUVO-R: to AANUVO-R:
- Time Entry Bill Status: Un-Billed to Un-Billed
- Time Entry Bill Status: Un-Billed to Un-Billed

MSGG - Detailed Time Dockets

Printed on: 2/15/23

Page 38 of 152

File Name (ID): 2607380 Ontario Limited (NUVO") (AANUVO-R:)

Day	Date	Memo	B-Hrs	B-Rate	Amount
Evan McCullagh (EMC)					
Wed	03/02/2022	Correspondence re chiller maintenance contract; toromont invoice; review GL: discussion with John Henry re operations, roof repair today, chiller maintenance, return fan overheating; review and approve complete comfort quote re trouble shoot return fan; correspondence re loading dock door repair on monday; discussion with TP re security personnel issue, operations; review renewed insurance policy, correspondence re payment sent; review honeywell invoice;	1.00	\$110.00	\$110.00
Thur	03/03/2022	Travel to site re walkthrough, pick up cheques, drop off keys for cushman and wakefield re tour tomorrow; discussion with Andrew re operations, security personnel issue; discussion with John Henry re operations, return fan motor, roof repair update, honeywell update; review and approve complete comfort quote re return air fan repair; review cheques received, arrange deposit, update rent roll; correspondence with Christine re AED and oxygen tank, drain test; review Net Access correspondence re access, sent response; review GL; update TP; correspondence with Adam, NUVO Ventures re Audit, access to information; review MBG letter re Powerschool; respond;	2.50	\$110.00	\$275.00
Fri	03/04/2022	Correspondence with Crossroads re access to back entrance; discussion with John Henry re same; respond to Crossroads; correspondence with Erik Betz re replacement access card; review GL, prepare interim report and SRD; discussion with Donna Jean re security issues, update TP; draft memo to file re security issues with facilities administrator; discussion with Rajat at Active re security concerns; finalize memo; discussion with John Henry re operations, roof repair update, return fan update; review Cogeco Invoice; review Emterra invoice; correspondence re update on loading dock door repair; review PA correspondence to contractors re timesheets; review cheques received today, update rent roll;	2.00	\$110.00	\$220.00
Mon	03/07/2022	Review GL; discussion with John Henry re operations, salting, loading dock door repair finished, stairwell roof repair, net access, shingles, leaks, honey well update; correspondence re EB Media access card; correspondence re vending machine; discussion with Andrew Harbottle re operations, vending machine, access card; follow up re outstanding rent; review timesheets for will, andrew and michael;	1.00	\$110.00	\$110.00
Tues	03/08/2022	Travel to site, walk through, view loading dock door repair, stairwell roof repair, discussion with Andrew Harbottle re new membership next week, operations, pick up cheques; lengthy discussion with John Henry re operations, return fan issue update, Net access, compressor update; discussion with TP re update, Net access; correspondence to Net Access re no access until confirmation from Crossroads; review GL; review Control Chem Invoice; review outstanding rent, send follow ups; review payables; correspondence with Michael Rodgers re Net Access; further Net Access correspondence, confirmation from Crossroads, grant access; correspondence with mastershine re automatic payments request, draft PAP form; correspondence with NUVO Taste re clogged sink; discussion with John re NUVO taste clogged sink; discussion with John re return fan electrician hourly rate comparison, request email; update TP on operations; discussion with Shawn Saulnier re request for Rent Roll and SRD, advised to put request in writing; advise TP; correspondence from Adam Axworthy re Request for information, CRA Audit; discuss with TP; discussion with Adam re same;	3.00	\$110.00	\$330.00

Filters Used:

- Time Entry Date: 1/01/70 to 12/31/22
- File ID: AANUVO-R: to AANUVO-R:
- Time Entry Bill Status: Un-Billed to Un-Billed
- Time Entry Bill Status: Un-Billed to Un-Billed

MSGG - Detailed Time Dockets

Printed on: 2/15/23

Page 39 of 152

File Name (ID): 2607380 Ontario Limited (NUVO") (AANUVO-R:)

Day	Date	Memo	B-Hrs	B-Rate	Amount
Evan McCullagh (EMC)					
Wed	03/09/2022	Review Canway invoices, review Complete comfort invoice, discussion with Paula re payables; correspondence from John Henry re walkway in the front; issue notice to tenants to avoid area; correspondence with Fake boyfriend production re security deposit; review Toromont invoice re generator maintenance pre apyment, prep CHQ REQ; review GL; correspondence from Shawn Saulnier re request for information; review previous SRDs provided, review disclaimer, review and update March 2022 rent roll; review November GL, prep updated SRD, review February GL and prep February 2022 SRD; correspondence with MM re same; discussion with John Henry re operations, walkway, clogged sink update, discussion re compressor repair under Honeywell contract, generator maintenance; discussion with Kris at Centimark re stairwell roof repair, invoicing; review Active Security Invoice; finalize SRDs for S. Saulnier, issue with disclaimer.	2.50	\$110.00	\$275.00
Thur	03/10/2022	Correspondence with Marcel re see my client, use of lounge in April; correspondence with marcel re Riceno use of the Stage on saturday, cost; review city of burlington mask by-law; respond to Melissa, Crossroads re mask mandates; Discussion with John Henry re operations, roto router, grease trap cleaning; Travel to site re walkthrough, pick up chqs, discussion with Andrew & John re operations, return air fan repair, correspondence re bike rack; review CHQs received, update rent roll;	1.75	\$110.00	\$192.50
Fri	03/11/2022	Review GL; notice to tenants/members re generator maintenance today; discussion with John Henry re operations, compressor repair today and generator maintenance; respond to member inquires re generator maintenance; discussion with Andrew Harbottle re operations, security; review and prepare receipts for KRG, Mending Chasm and Ed Med re March payment, prep invoice for McMaster re April payment, correspondence with McMaster re March payment; discussion with John Henry re update on compressor repair (coming back Monday) and Generator Maintenance, small leak;	1.50	\$110.00	\$165.00
Mon	03/14/2022	Travel to site re walkthrough, discussion with John Henry re operations, compressor repair update, pick up CHQ; discussion with Andrew Harbottle re operations; review GL; discussion with Paula re payroll cheques; update TP; McMaster deposit req re March payment; correspondence with Ontario Green re March payment, banking issue; correspondence re Grease Trap; correspondence re Control Fire, deficiency quotes and pre actions; review Toromont Generator Maintenance report; correspondence re quote to repair issues indentified in report; review Control Fire updated quote re pre-action; correspondence with John Henry re same;	2.00	\$110.00	\$220.00
Tues	03/15/2022	Review GL; correspondence from PowerSchool re rent, review rent collected, reconcile, provide response; discuss same with TP; discussion with John Henry re operations, compressor, review Toromont invoice re generator maintenance; discussion with Andrew Harbottle re operations, cheques; review and update rent roll; review Control Fire re Deficiency quote, correspondence re same, review O'Brien invoice re loading dock door, prep CHQ REQ; various correspondence re pre action/deficiency quotes, additional information needed; correspondence to Ontario Green re March payment update;	1.50	\$110.00	\$165.00
Wed	03/16/2022	Review GL; correspondence with O'Brien's re confirmation of payment; correspondence re light bulb replacements; review Complete Comfort Quote re HVAC start up and maintenance; discuss same with TP; issue approval; discussion with TP re mask mandate; discussion with City of Burlington re mask by-law, review by-law; discussion with Andrew Harbottle re operations; review payables, review Burlington Hydro (water) invoice;	1.00	\$110.00	\$110.00

Filters Used:

- Time Entry Date: 1/01/70 to 12/31/22
- File ID: AANUV0-R: to AANUV0-R:
- Time Entry Bill Status: Un-Billed to Un-Billed
- Time Entry Bill Status: Un-Billed to Un-Billed

MSGG - Detailed Time Dockets

Printed on: 2/15/23

Page 40 of 152

File Name (ID): 2607380 Ontario Limited (NUVO") (AANUV0-R:)

Day	Date	Memo	B-Hrs	B-Rate	Amount
Evan McCullagh (EMC)					
Thur	03/17/2022	Travel to site, walkthrough, lengthy discussion with John Henry re operations, pre action quote, fire inspection deficiency quote, compressor update, light build replacements; update TP; review GL; follow up re invoices for roto router and contesogo; review Roto router and contesogo invoices; review and approve Primerica Stage rental in May 2022; discussion with Marcel re pricing, potential new memberships;	1.50	\$110.00	\$165.00
Fri	03/18/2022	Review Green Planet invoice re grease trap cleaning; correspondence to MP and Provoke re invoices, review MP Invoice; discussion with Andrew Harbottle re operations, security key card, Ontario green key card; review GL; correspondence to Ontario Green re March payment; review complete comfort invoice; discussion with John Henry re operations, compressor update, Control Fire deficiencies quote; correspondence re Hydro cost for substation maintenance;	1.00	\$110.00	\$110.00
Mon	03/21/2022	Review GL; review Provoke invoice, review Abell Invoice, review Burlington Hydro invoice; discussion with John Henry re operations, compressor update, mask by-law, fire deficiencies update; discussion with Kamaljeet, security re mask by-law; discussion with Andrew Harbottle, operations, mask by-law; update TP; review and prepare property tax CHQ REQ re April's payment; review GL and prepare February 2022 RT0002 return; discussion with Michael Rodgers re operations, GSUITE payment; review Honeywell quote re pre action, discuss same with John Henry; review Maple reiner's response re construction deficiencies; review centimark invoice and warranty re stairwell roof repair; correspondence to Ontario Green re March payment follow up; correspondence re S5 Air Handler not operating, Honeywell issue; correspondence re confirmation of Ontario Green payment, update rent roll;	2.00	\$110.00	\$220.00
Tues	03/22/2022	Travel to site, walkthrough; discussion with John Henry re operations, S5 Return air issue, review and approve complete comfort quote; compressor update; various discussions with security re John Ing, hospital; discuss same with John and Andrew; correspondence re Trane, chiller maintenance; review and file February RT0002 return; discussions re mask mandates, by-law in effect; review GL; discussion with Marcel re sales, co working and studio; correspondence re canopy access card;	1.50	\$110.00	\$165.00
Wed	03/23/2022	Review City of Burlington announcement re mask and social distancing by laws; draft and issue notice to tenants/members; correspondence with various members/tenants re same; correspondence re 3rd floor door; lengthy discussion with John Henry re security, emterra garbage pick up, pot holes, compressor update (fixed), maple reiner deficiencies; Travel to site, walkthrough, discussion with John Henry re operations, potholes, parking for production next month, view current leaks; update TP; correspondence re amendment to garbage pick up schedule; correspondence re studio parking; correspondence, Gloria Reid, Burlington Green re COVID policies, discuss same with TP; HUB International correspondence re statement of value form, review and finalize form, issue; review Honeywell agreements, correspondence re same;	3.00	\$110.00	\$330.00

Filters Used:

- Time Entry Date: 1/01/70 to 12/31/22
- File ID: AANUVO-R: to AANUVO-R:
- Time Entry Bill Status: Un-Billed to Un-Billed
- Time Entry Bill Status: Un-Billed to Un-Billed

MSGG - Detailed Time Dockets

Printed on: 2/15/23

Page 41 of 152

File Name (ID): 2607380 Ontario Limited (NUVO") (AANUVO-R:)

Day	Date	Memo	B-Hrs	B-Rate	Amount
Evan McCullagh (EMC)					
Thur	03/24/2022	Travel to site, walkthrough, view leaks; discussion with John Henry re operations, pot holes, light bulbs, shingles, discussion with Andrew Harbottle re operations, mask signs; correspondence re honeywell agreement; review GL; correspondence re waybase internet issue; correspondence with marcel re boardroom approvals; discussion with Gloria reid, Burlington Green re COVID procedures; lengthy discussion with John Henry re concern with member/tenant usage of building, list of members/tenants, solutions i.e. ids on desks; review and approve light bulb quotes; correspondence with Marcel re new hot desk for April 1st; prepare notice to members re co-working space and boardroom usage, issue notice; discuss same with TP;	3.00	\$110.00	\$330.00
Fri	03/25/2022	LFAN correspondence re battery back up, discuss with TP; Review GL; Discussion with Andrew Harbottle re operations, boardroom usage, hot desks, day pass; correspondence re bathroom spray cleaners; discussion with John Henry re operations, potholes, parking; discussion with Marcel re day pass; review updated Honeywell quote re preaction; review control fire quote, correspondence to John Henry re clarification; discussion with John Henry re pre action and deficiencies, review quotes, discuss same with TP; send approval; correspondence with Marcel re dedicate desk approval;	1.50	\$110.00	\$165.00
Mon	03/28/2022	Travel to site re walkthrough, discussion with John henry re operations, potholes; discussion with Andrew Harbottle re operations, security, Ontario Green; Ontario Green correspondence re Ant Issue; review Lawn Care contract, correspondence re same; review Trane Invoice, review TYCO invoice; correspondence re parking for production; review payables, payroll; review member agreement; correspondence with Jim Boland re member cancelation, last months rent; correspondence with Joseph, LFAN re UPS Battery Back Up; review Avery payment form, respond re missing info; discussion with Marcel re sales update, Avery, production parking; correspondence re new security guard (night shift); review new hot desk membership;	2.00	\$110.00	\$220.00
Tues	03/29/2022	Review GL; correspondence with LFAN re UPS, review photos; discussion with Sia re liquidation value of UPS; discussion with Marcel re hot desk, trial and dedicated desk; discussion with Andrew re operations, ant issue and new members; correspondence with EB media re membership cancelation; review agreement; discussion with John Henry re operations; review post dated cheques received for April's rent; update rent roll; correspondence re Abell to attend, Ant issue in Ontario Green's office; correspondence re UPS, send counter; draft Bill of sale; discussion with TP; correspondence re LFAN re elevator and loading dock; send notice to tenants;	2.00	\$110.00	\$220.00
Wed	03/30/2022	Travel to site re walkthrough, review EFT for NEDCO (Light bulbs); review payables, follow up re payroll; review complete comfort invoice, review TYCO invoice; discussion with TP re update, meeting with Michael Rodgers re operations, GSUITE payment; review GL; correspondence with LFAN re UPS; discussion with John Henry re operations, discussion with Marcel re new production next week; review rent roll; review Marla Baker documents re new dedicated desk member; review light bulb quote, prep CHQ REQ; correspondence to John re payment sent; correspondence to Christine re Trane payment made; correspondence with Shawn Saulnier re Coninvest ELSA Corporation mail; correspondence with Edvance re boardroom bookings;	2.50	\$110.00	\$275.00

Filters Used:

- Time Entry Date: 1/01/70 to 12/31/22
- File ID: AANUVO-R: to AANUVO-R:
- Time Entry Bill Status: Un-Billed to Un-Billed
- Time Entry Bill Status: Un-Billed to Un-Billed

MSGG - Detailed Time Dockets

Printed on: 2/15/23

Page 42 of 152

File Name (ID): 2607380 Ontario Limited (NUVO") (AANUVO-R:)

Day	Date	Memo	B-Hrs	B-Rate	Amount
Evan McCullagh (EMC)					
Thur	03/31/2022	Review GL; correspondence re Ant issue in Ontario Green's room; correspondence re timing of pre action and deficiency repairs; correspondence re Advantage boardroom bookings, review agreement, respond re payment required; review Hubspot contact information; discussion with John Henry re operations, pothole quotes, Nedco; review MSGG CHQ REQ; correspondence with Rajat re security guard on March 25th, tested positive this week; discussions with Andrew and John' review Day Job contract; correspondence and discussion with marcel re same, draft invoice, issue; cleaning contact for Day Job Production; correspondence re COI required; discussion with marcel re new hot desk (melody), starting tomorrow; correspondence from Shawn Saulnier re April rent, review and prepare rent to be collected, send for review; finalize and issue same; review and update company contact list;	2.50	\$110.00	\$275.00
Fri	04/01/2022	Travel to site re walk through; discussion with John Henry re operations, pot hole quote, control fire work update, ABell update; extra cleaning in suite 113 and LFAN office; correspondence with Melissa, Crossroads re production next week; discussion with Andrew Harbottle re operations, new members, review Meloday Gal agreement, sign; review GL, review and update rent roll re April rent collection, prep and issue H2H invoice; update TP; review and sign on Zaid new membership, review post dated cheques and money order, discussion with new member; discussion with Marcel re sales, new member updates; correspondence with various tenants/members re april payment; correspondence with Michael Rodgers re GSUITE; various correspondence and discussions re Day Job Productions payment;	3.00	\$110.00	\$330.00
Mon	04/04/2022	Travel to site re walkthrough; discussion with security re kitchen use, walk arounds during the day; discussion with John Henry re operations, 2nd floor preaction, pot hole updates, production update, security; discussion with Andrew harbottle re operations, day off; review GL; review cheques and arrange deposits, update rent roll;	1.50	\$110.00	\$165.00
Tues	04/05/2022	Travel to site re walkthrough, discussion with security; discussion with John Henry re operations, pot holes, maintenance updates; review cheques received, update rent roll; review GL; review Honeywell Invoice, review cogeco invoice, update TP; follow up with outstanding rent members; review Spicer Invoice re salt cap; review Emterra invoice; correspondence re Trane payment for chiller maintenance, review wire details, redact;	1.50	\$110.00	\$165.00
Wed	04/06/2022	Discussion with Andrew Harbottle re off sick , operations this week; Lengthy Discussion with John Henry re operations, Andrew Harbottle, production crew, crossroads employee lost earrings, masks; review GL, correspondence with Trane re Chiller maintenance; review Hub spot invoice, correspondence with MM re same; correspondence with banking re wire payments; review rent roll; deposit req re day job wire transfer; review COVID release form, Aries correspondence; send reminder of substation maintenance and power outage (may 7th);	1.50	\$110.00	\$165.00
Thur	04/07/2022	Travel to site re walkthrough, discussion with John Henry re operations, maintenance, light bulbs and pot holes; follow up on outstanding rent; discussion with marcel re boardroom booking next week; review Control Chem invoice; review and issue Risun Receipts (July 2021 to April 2022); discussion with Marcel re production crew request to film in atrium (15mins); discussion with John henry re pot hole update and production crew filming in atrium;	1.50	\$110.00	\$165.00

Filters Used:

- Time Entry Date: 1/01/70 to 12/31/22
- File ID: AANUVO-R: to AANUVO-R:
- Time Entry Bill Status: Un-Billed to Un-Billed
- Time Entry Bill Status: Un-Billed to Un-Billed

MSGG - Detailed Time Dockets

Printed on: 2/15/23

Page 43 of 152

File Name (ID): 2607380 Ontario Limited (NUVO") (AANUVO-R:)

Day	Date	Memo	B-Hrs	B-Rate	Amount
Evan McCullagh (EMC)					
Fri	04/08/2022	Correspondence with Marcel re Ricento membership upgrade; review previous correspondence, send counter, discuss with TP; discussion with Andrew Harbottle re operations, boardroom meetings, staffing on Good Friday; discussion with John Henry re operations, good friday; review Rent roll, advise TP of outstanding rent; review GL; review Andrew and Will's timesheets; correspondence re access card for crossroads new employee; correspondence re walk in tours, pipe leak in co-working, discussion tables for production; review canway invoice;	1.60	\$110.00	\$176.00
Mon	04/11/2022	Travel to site, walkthrough, view leak at co-working, view pot hole repairs; discussion with Andrew Harbottle re operations, cleaning, new members, discussion with John Henry re operations, leak in co-working, production, maintenance items; review and approve roto router repair; review contesgoa statement; review cheques received, update rent roll; correspondence with Canway re cleaning this week; discussion with PA re payables and payroll; discussion and correspondence with Marcel re Ricento, office upgrade; prepare and issue McMaster invoice, prepare and issue receipts for KRG, Mending the Chasm and Eder; review GL; correspondence repair of leak, water shot off required, approve additional work, send notice to tenants and members, review WOD and Hughes boardroom agreements, have signed and issue invoices; discussion with marcel re music video in studio b;	2.75	\$110.00	\$302.50
Tues	04/12/2022	Correspondence with Marcel re New Studio B production, new hot desks; correspondence with Melissa, crossroads re water shut off; discussion with John Henry re operations, light bulbs, electrical repairs needed, water shut off, discussion with Andrew Harbottle re operations, eVantage boardroom; prep invoice, correspondence with Marilyn, eVantage re invoice for boardroom; review GL; correspondence re Day Job security deposit; correspondence re property tour; review payables, review new hot desk agreements, update contact list and rent roll; correspondence with Michael Rodgers re GSUITE changes by Bridget, removal of NUVO Taste employees; various discussions, video and correspondence re leak in 205-2 (Sign Agent) office;	2.50	\$110.00	\$275.00
Wed	04/13/2022	Travel to Site re walk through, pick up cheques; discussion with John Henry re operations, 205-2 office leak update, security; update TP; discussion with Will re coffee, discussion with security re crossroads emails, trash bins; Ontario Green wire payment, prep deposit req; review CHQs received, prep deposit req re boardroom rental; discussion with security re new hot desk, access; correspondence to MP re tour; discussion with John Henry re leakupdate, roto router quote, review and approve quote; review C&H invoice, review quarterly drain test report; review Burlington Hydro (Water) invoice; discussion with DJ, Crossroads re recycle bins, respond to Canway re same; review and update rent roll; review GL; discussion with DJ, Crossroads re entrance door; discussion with MP re hot desk, access;	2.00	\$110.00	\$220.00
Thur	04/14/2022	Travel to site, walk through, discussion with Marcel re new memberships, sales update, Crossroads Atrium filming request; discussion with Andrew Harbottle re operations, security cameras, cushman tour, discussion with John Henry re operations, roof update, plumbing update; review cheques, prep deposit reqs, update rent roll; correspondence with MP re prospective private office, new dedicated desk; review GL; prepare March HST return for review; review and prepare property tax CHQ REQ; discussion with Gino, CRA re amended HST trust claim; review projected rent for May 2022, update rent roll; review Roto Router invoice;	2.35	\$110.00	\$258.50

Filters Used:

- Time Entry Date: 1/01/70 to 12/31/22
- File ID: AANUVO-R: to AANUVO-R:
- Time Entry Bill Status: Un-Billed to Un-Billed
- Time Entry Bill Status: Un-Billed to Un-Billed

File Name (ID): 2607380 Ontario Limited (NUVO") (AANUVO-R:)

Day	Date	Memo	B-Hrs	B-Rate	Amount
Evan McCullagh (EMC)					
Wed	04/20/2022	Travel to site, walk through, pick up WOD money order, discussion with John Henry re operations, plumbing repair update, fire deficiency repair update, discussion with Marcel re sales update; review and approve new private office, correspondence with Capitis re payments; review and issue receipts to Burlington Green; draft and issue invoice to Dear David re March to May rental; review GL; CHQ REQ re return of Day Job deposit, correspondence reushman tour; review CRA's amended HST property claim; review active security invoice; review and update rent roll; correspondence re Jim Boland, last months rent,	2.50	\$110.00	\$275.00
Thur	04/21/2022	Discussion with John Henry re operations, control fire update, discussion with Andrew Harbottle re operations, access cards; review GL; review Dave Gustaw invoice, review MP invoice; correspondence re fire alarm testing tomorrow; review Burlington Hydro Invoice; correspondence with Think Breakthrough re cancel membership, cancel PAP, correspondence re convert to Hot desk; review and update rent roll;	1.00	\$110.00	\$110.00
Fri	04/22/2022	Travel to site re walkthrough, discussion with John Henry re operations, control fire repair update; discussion with Andrew Harbottle re operations, vacating members; review Provoke invoice, discussion with TP re operations, site visits; correspondence with LFAN re 11 access cards and UPS; review Roto Rooter invoice; correspondence re pre action programming;	1.25	\$110.00	\$137.50
Mon	04/25/2022	Travel to site re walk through; discussion with John Henry re operations, control fire update, blinds for waybase, discussion with Andrew Harbottle re operations, LFAN access cards and keys; discussion with TP re update; discussion with MP re sales update; review GL; review payables, review Abell invoice; review rent roll; edvance correspondence re expanding; discussion and correspondence with Amber Armstrong re Will Bloem, contract; review contract, review min. wage; discussion with TP and Paula re wage increase; prep CHQ REQ re Jim Boland, return of rent; review CRA audit report;	2.00	\$110.00	\$220.00
Tues	04/26/2022	review GL; John Henry correspondence re IT items; correspondence re new coworking lead; discussion with John Henry re urinal repair, control fire update, chiller update, blinds for waybase; review complete comfort invoice, compare quote; discussion with John re Roto Rooter, Urinal repair; correspondence from Shawn Saulnier re ULINE invoices, review invoices, send response;	0.75	\$110.00	\$82.50
Wed	04/27/2022	Travel to site re walkthrough, discussion with John Henry re operations, urinal repair update, security issues; correspondence re meeting with active security; discussion with Masha Brar's spouse re expansion; discussion with Marcel re sales, operations, member expansion; review GL; correspondence with Control Chem re outstanding invoice, discussion with Paula re control chem and complete comfort invoice; meeting with Michael Rodgers re gsuite payment, operations; review and approve domain renewal; correspondence re motion light sensors; correspondence re active security; discussion with MP re certificate of insurance, primerica, new member for May 1st; review and update rent roll, review cheques received for May 1st;	2.50	\$110.00	\$275.00
Thur	04/28/2022	Travel to site re walkthrough, discussion with Andrew Harbottle re operations, items in 117 to be moved to the hall, Ontario Green issues i.e. paint request, noise and items on the bridge area; correspondence to Ontario Green re same; correspondence with EB Media re fob and access card; review cheques received, update rent roll; arrange deposits; discussion with John Henry re operations, urinal repair quote, trane update re chiller maintenance today; review GL, discuss with Paula re CRA payment; correspondence with Control Chem re payment issued; correspondence re Cushman tour on monday; discuss same with security and AH;	1.75	\$110.00	\$192.50

Filters Used:

- Time Entry Date: 1/01/70 to 12/31/22
- File ID: AANUVO-R: to AANUVO-R:
- Time Entry Bill Status: Un-Billed to Un-Billed
- Time Entry Bill Status: Un-Billed to Un-Billed

MSGG - Detailed Time Dockets

Printed on: 2/15/23

Page 45 of 152

File Name (ID): 2607380 Ontario Limited (NUVO") (AANUVO-R:)

Day	Date	Memo	B-Hrs	B-Rate	Amount
Evan McCullagh (EMC)					
Fri	04/29/2022	Travel to site re walkthrough; discussion with Andrew Harbottle re operations, cheques received, keys/fob for monday; discussion with Marcel re primerica update, discussion with John Henry re operations, chiller maintenance update, blinds; update TP; review GL; follow up on CRA EFT payment; review company contacts; correspondence with Art Joyce, Braebrook Homes re monthly payment options; review Rent Roll; review cheques received; discussion with MP re update on new membership, real me property; discussion with Andrew re access; correspondence re approval of the stage rental to Ricento;	1.50	\$110.00	\$165.00
Tues	05/03/2022	Travel to site re walkthrough, discussion with Andrew Harbottle re operations, keys, intravision boardroom rental today, notice on the access doors re saturday power outage; discussion with John Henry re operations, grease trap cleaning, roto rooter quote; review GL, correspondence re EFT payments; review cheques received, update rent roll; review new agreements re think breakthrough, eric martinello; issue invoice to INtravision re boardroom rental; review control chem invoice, review grassroots invoice, review green planet invoice; review Enbridge invoice; discussion with MP re Edvance re expansion request; correspondence with Edvance re blinds request; arrange deposit of cheques received; discussion re shingle, roof repair; review canway invoices; review and approve roto rooter quote re urinal repair	2.50	\$110.00	\$275.00
Wed	05/04/2022	Travel to site re walkthrough; discussion with John Henry re operations, security, parking issue; correspondence with Mastershine re parking; send mass notice to tenants re parking; review GL; discussion with TP re update; discussion with Melissa, Crossroads re substation maintenance; review HUB spot deals; review zapruder production correspondence, discuss coverage with MP, TP and John; review rent roll; follow up with members that have outstanding rent;	1.75	\$110.00	\$192.50
Thur	05/05/2022	Review GL; discussion with Andrew Harbottle re operations, production supervision on Sat. May 21st, correspondence with MP re approval of zapruder production; discussion with John Henry re operations, urinal repair update, control fire pre action programming, review Think Breakthrough agreement, correspondence re boardroom booking; discussion and correspondence with Rajat, Active security re meeting reschedule; review Emterra invoice; discussion with MP re update on Puppy Films, payment; discussion with John Henry re update on pre action, issue that Control Fire can't complete programming; correspondence with Paula re timesheets; correspondence re control fire, pre action quote issue; review and approve option 2 of pre action programming issue; review Active Security Invoice;	1.75	\$110.00	\$192.50
Fri	05/06/2022	Travel to site, walkthrough, discussion with John Henry re operations; discussion with Andrew Harbottle re operations; review rent roll; review Emterra invoice; Jason Moring correspondence re payment for April to May, props b and office space; review Control Fire Invoices (deficiency and pre action); discuss same with John Henry; discussion with MP re Edvance meeting request, review and approve proposed fees; discussion with Masha Brar's spouse re payments, printing; review contractor's time sheets; correspondence re roto rooter invoice; correspondence re crossroads, tour of studio B; review and approved expenses re coffee and domain names; review Honeywell invoice;	1.50	\$110.00	\$165.00
Tues	05/10/2022	Travel to site, walkthrough, discussion with John Henry re operations; review correspondence re edvance meetings, zapruder productions update; review GL; review payables; review roto rooter invoice; correspondence with PA re roto and honeywell invoices; update TP; discussion with MP re edvance, primerica, zapruder updates; review Trane quote re chille repairs; correspondence with JH and CJ re 2nd quote;	1.50	\$110.00	\$165.00

Filters Used:

- Time Entry Date: 1/01/70 to 12/31/22
- File ID: AANUVO-R: to AANUVO-R:
- Time Entry Bill Status: Un-Billed to Un-Billed
- Time Entry Bill Status: Un-Billed to Un-Billed

MSGG - Detailed Time Dockets

Printed on: 2/15/23

Page 46 of 152

File Name (ID): 2607380 Ontario Limited (NUVO") (AANUVO-R:)

Day	Date	Memo	B-Hrs	B-Rate	Amount
Evan McCullagh (EMC)					
Wed	05/11/2022	Travel to site; walkthrough, discussion with John Henry re operations, scissor lift issue, chiller issue; discussion with Lisa, Provoke re update, domain renewal; review GL; review rent roll; correspondence with Imran re May payment, termination of membership next month; follow up with Melody Gal, re May payment; follow up with Intravision re boardroom payment, follow up with powerschool re may payment; review, prepare and issue receipts to Ed Med, Risun, Mending the Chasm, Burlington Green and KRG, issue invoices to McMaster and Edvance; update TP; correspondence re generator fuel levels; review payables; Rajat, Active Security correspondence re security guard schedules; correspondence re edvance meetings;	2.00	\$110.00	\$220.00
Thur	05/12/2022	Discussion with John Henry re operations, chiller update, fuel needed; correspondence with Christine re fuel, pay cheque; review GL; correspondence with PowerSchool re May payment, credit; correspondence with MP re Atrium rental pricing; discussion with Andrew Harbottle re operations; correspondence with Control Fire re pre action completion; discuss same with John Henry; review zapruder proposed changes to Atrium; correspondence re Powerschool payment, prep deposit req; correspondence with Control Chem re payment received; discussion with John henry re zapruder films modifications request; respond to MP re decline modifications request; crossroads correspondence re latch door issue, review photos;	1.50	\$110.00	\$165.00
Fri	05/13/2022	Travel to site, walkthrough, discussions with John Henry and Andrew Harbottle re operations, prep for Active Security meeting, discuss issue with 3rd floor door, need quote, update TP; lengthy meeting with Active Security re issues with rounds, professionalism, in complete logs; review GL; review rent roll; discussion with MP re productions and cancelation of boardroom rental; YesTV correspondence re access card issue; Think Breakthrough correspondence re cancelation of Hot Desk; review and update rent roll;	2.00	\$110.00	\$220.00
Tues	05/17/2022	Review GL; correspondence with MP re new membership, pro rated amounts; review draft agreement; discussion with TP re operations, scissor lift, cyber insurance; review and prepare property tax chq req; review CYBER Insurance form, correspondence with Tyson at HUB and Michael Rodgers re same; Discussion with John Henry re operations, victoria day, scissor lift, security logs; discussion with Andrew Harbottle re operations, victoria day, new members; Review April GL, prepare draft HST return; review and approve diesel fuel estimate; correspondence and invoice intravision re May 24th boardroom; review enbridge account; review Burlington Hydro Invoice (Water); review Intravision wire transfer, prep Deposit req; finalize and file April 2022 HST return; Travel to site, walkthrough, discussions with John Henry and Andrew Harbottle re update on operations, YESA use of boardroom, 3rd floor door; review YESA contract, sign, correspondence with YESA re payment; review and update rent roll; review 3rd floor door quote, discuss same with TP, correspondence with JH re same; review and make changes to CYBER policy application, correspondence with MM re same;	2.50	\$110.00	\$275.00
Wed	05/18/2022	Travel to site, walk through, discussion with Kamaljeet, security re security tour with John, discussion with John Henry re operations, 3rd floor door, lock for 117; review diesel quote, correspondence with Christine re same; review GL, review rent roll, review company contacts; correspondence with YESA re payment; correspondence with Marcel re cancellation of zapruder production; review and approve revised fuel quote, prep CHQ REQ; correspondence with YESA re receipt of payment, prep receipt; review and update rent roll; finalize CYBER insurance application form; correspondence re scissor lift update; follow up on generator repair quote; correspondence with MP re external clients boardroom rates; review crossroads correspondence re leak, view photos;	2.00	\$110.00	\$220.00

Filters Used:

- Time Entry Date: 1/01/70 to 12/31/22
- File ID: AANUVO-R: to AANUVO-R:
- Time Entry Bill Status: Un-Billed to Un-Billed
- Time Entry Bill Status: Un-Billed to Un-Billed

MSGG - Detailed Time Dockets

Printed on: 2/15/23

Page 47 of 152

File Name (ID): 2607380 Ontario Limited (NUVO") (AANUVO-R:)

Day	Date	Memo	B-Hrs	B-Rate	Amount
Evan McCullagh (EMC)					
Thur	05/19/2022	Review GL; discussion with John Henry re leak in Crossroads space, update on Scissor lift and diesel fuel; correspondence with John Henry re same; correspondence with Christine re fuel payment; review rent roll, discuss outstanding rent with TP; issue final notices to Melody Gal and Stick Solutions; review Trane Chiller quote, correspondence with Trane re 2nd quote; review spark power invoice, review payables; review MP invoice; discussion with MP re Masha Brar office upgrade; review John Henry correspondence and photos re roof leak, respond;	1.25	\$110.00	\$137.50
Fri	05/20/2022	Travel to site re walkthrough, discussion with Andrew Harbottle re operations, new member today, keys; discussion with John Henry re operations, leak update, carpet cleaning, keys for new member, scissor lift; review Scissor lift invoice, prep CHQ REQ; review Toromont generator quote, discuss with John Henry; review and approve carpet cleaning quote; review GL; correspondence re kitchen exhaust cleaning; NUVO Taste correspondence re grout tiles and water hose issue;	1.25	\$110.00	\$137.50
Tues	05/24/2022	Travel to site, walkthrough; discussion with John Henry re operations, maintenance updates; discussion with Andrew Harbottle re operations, Will not in, review shingle photos; review provoke invoice; review and approve kitchen exhaust cleaning and able lock quotes; discussion and correspondence re kitchen fan on roof; review and update PowerSchool rent reconciliation, correspondence re same; multiple discussions with AH re issues with Ontario Green, correspondence to Ahmed at Ontario Green; discuss same with TP; review and discuss production quote with TP; correspondence re pricing; review and pay security guard phone; discussion with AH re primerica dropping off payment and agreement; confirmation of primerica discuss same with MP; LVM with Ahmed, Ontario Green re staff issues; correspondence with YESA re furniture issues; discussion with Eddie, Ontario Green re staff issues; draft correspondence re OGS breach of membership agreement; discuss same with TP, issue final to OGS; review Burlington Hydro Invoice; review CYBER insurance quote, compare with previous year;	3.00	\$110.00	\$330.00
Wed	05/25/2022	Travel to site re walkthrough, review GL; review CFC app, set up, discuss same with Michael Rodgers and Mukul Manchanda re team members; correspondence with Tyson re CYBER insurance approved, review CYBC policy, lengthy discussion with John Henry re operations, exhaust fan roof update, 3rd floor doors, blinds, generator (2nd quote), fuel update, Ontario Green; lengthy discussion with Marcel re Cream Productions update; discussion with Marcel re mending the chasm, office upgrade; review and make changes to Masha Brar office upgrade; review Primerica agreement; review cheques/bank drafts received, arrange deposits; review March and April GLs, prep SRDs and May rent roll, review disclaimer; saulnier correspondence re update on financials;	2.50	\$110.00	\$275.00
Thur	05/26/2022	Review correspondence re substation maintenance update; correspondence re fuel update; correspondence re generator update; review security log reports; review April cash flow, discuss with TP; review and update rent roll re June 2022; review and sign Masha Brar office upgrade agreement; OGS correspondence, discuss with TP; finalize S Saulnier request, issue; S. Saulnier correspondence re respond to SRDs and proposal for event sales; discussions with Andrew and TP re Ontario Green issues, who is on site; discussion with John Henry re operations; discussion with Andrew Harbottle re YESA, furniture; discussions with TP and MP re saulnier request re competitive analysis; correspondence re same; update on fuel delivery; correspondence with Andrew and OGS re access cards and keys;	2.00	\$110.00	\$220.00

Filters Used:

- Time Entry Date: 1/01/70 to 12/31/22
- File ID: AANUVO-R: to AANUVO-R:
- Time Entry Bill Status: Un-Billed to Un-Billed
- Time Entry Bill Status: Un-Billed to Un-Billed

MSGG - Detailed Time Dockets

Printed on: 2/15/23

Page 48 of 152

File Name (ID): 2607380 Ontario Limited (NUVO") (AANUVO-R:)

Day	Date	Memo	B-Hrs	B-Rate	Amount
Evan McCullagh (EMC)					
Fri	05/27/2022	Travel to site re walkthrough; discussion with John Henry re operations, maintenance updates; discussion with Andrew Harbottle re OGS, operations; discussion with Andrew & John re MP upselling issues; discuss same with TP; review GL; review payables; review Able Locks invoice; meeting with Michael Rodgers re IT operations, GSUITE payment; lengthy discussion with MP re upselling issues, competitive analysis, etc.; discussion with Andrew Harbottle re air flow issues and set up issues with Primerica; discuss with MP re air flow issues; discuss same with John, update on operations; review Enbridge invoice; correspondence re Studio B production; discussion with MP re same; discussion with Canway re carpet cleaning quote;	2.00	\$110.00	\$220.00
Mon	05/30/2022	Review GL; discussion with Andrew Harbottle re operations, Wasps in Ontario Green space, HDMI cord; discussion with John Henry re fuel delivery update, operations, skyjack, parking for production, hazing; respond to MP re Studio Production, hazing, parking and skyjack issues; review and approve Complete Comfort service call re HVAC in Crossroads space; prepare and issue boardroom rental invoices (Avalanche and Ricento) and issue invoice to Dear David re office and props B; discussion with Andrew re OGS using security desk;	1.00	\$110.00	\$110.00
Tues	05/31/2022	Travel to site re walkthrough, discussion with Andrew re new members, hazing for productions, operations, discussion with John Henry re operations, generator quote; review cheques received, update rent roll, arrange deposit; correspondence, s. saulnier re June, July and August payments; correspondence with MP re new members, production next week, hazing issue; discuss same with TP; review GL; discussion with MM and AP re pay cheques; review Cream Productions contract, make changes; review control chem service report;	1.75	\$110.00	\$192.50
Wed	06/01/2022	Travel to site, walkthrough, discussion with John Henry re operations, boardroom meetings, cooling issue, generator, meeting with Zaid re June payment, discussions with Contractors re delay in payments; discussion with PA re cheques, update TP: Studio B production correspondence and discussion re safety plan, contractors onsite; discussion and provide access to Masha Brars new office; review GL; correspondence re Melody Gal, membership cancelled; review rent roll; review real me proprty correspondence; review security logs; correspondence from Burlington Green re office door open; correspond with Active Security re Burlington Green office; Travel to Milton to pick up contractor cheques, travel back to Burlington, drop off cheques, pick up rent cheques, discuss same with John Henry, discussion re cooling complaints; update TP; review Data Axle agreement, sign, review Basem agreement, sign; review and update rent roll; review Museum COI; discussion with Diane Konecny, broker for Musuem productions re clarification of COI amount;	3.50	\$110.00	\$385.00
Thur	06/02/2022	Crossroads correspondence re AED's, respond and request John and Andrew to review; correspondence with Kevin Youkhana re 30 day notice, applied last months; Eric Martinello re 30 day notice, applied last months; review and update Rent Roll; discussion with Andrew Harbottle re operations, access cards, Masha Brar, production, discussion with MP re production, Andrew's availability, discussion with John Henry re operations, production; scissor lift update, 3rd floor leak update, correspondence with Active Security re additional guards next week, correspondence with Canway re invoices and additional cleaning next week; review Grassroots invoice; correspondence to dave Gustaw re invoice follow up; discussion with TP re production, rent, operations; review substation maintenance report, correspondence re same; review CER Unit 3 repair quote from Complete Comfort; review canway invoices (4); review Honeywell invoice; email to Active re May Invoice; review Active Security invoice;	2.00	\$110.00	\$220.00

Filters Used:

- Time Entry Date: 1/01/70 to 12/31/22
- File ID: AANUVO-R: to AANUVO-R:
- Time Entry Bill Status: Un-Billed to Un-Billed
- Time Entry Bill Status: Un-Billed to Un-Billed

MSGG - Detailed Time Dockets

Printed on: 2/15/23

Page 49 of 152

File Name (ID): 2607380 Ontario Limited (NUVO") (AANUVO-R:)

Day	Date	Memo	B-Hrs	B-Rate	Amount
Evan McCullagh (EMC)					
Fri	06/03/2022	Travel to site re walkthrough; various discussions with Andrew Harbottle re operations, ricento TV issue, MP issue, work issue; various discussions with MP re TV for event this weekend and AH issues, discuss personel issues with TP; review and arrange deposits of ricento and museum 2 productions; discussion with John Henry re operations; review 2022 final tax bill; review Control Chem invoice, review Cogeco;	1.50	\$110.00	\$165.00
Mon	06/13/2022	Discussion with TP re update from last week, hazing issue, security issue; discussion with John Henry re operations, scissor lift update, pump leak update, discussion with Andrew Harbottle re operations; review and issue June rent roll to S. Saulnier; correspondence and discussion with Marcel re code of conduct form, HST number for Boathouse, review agreement; review and update rent roll, follow up on o/s rent; review and issue KRG, YESA, Mending, EDER, Burlington Green and RISUN receipts; correspondence with McMaster re June payment and July invoice; review and discuss code of conduct with TP; discussion with Andrew re leaving today (personal matter) and appointment on thursday, time to be adjusted next round; correspondence re approval of roof shingle replacement quote; review Rosemary, correspondence re code of conduct, discuss same; make changes;	2.00	\$110.00	\$220.00
Tues	06/14/2022	Travel to site, walkthrough, discussion with Andrew Harbottle re operations, various boardroom meetings/access; discussion with John Henry re operations, walkthrough studio B, props and master control with John Henry, no issues from production and view leak; discussion with Marcel re Boathouse, productions; review cheques received, update rent roll, review BSP agreement; discussions with Matt Hillier, boathouse re new agreement, changes, discuss same with TP, review amended Boathouse agreement; discussion with Kris at Centimark re roof repair; review GL; correspondence with Cream Productions re security deposit; discussion with Andrew Harbottle re YESA, request to hang items in office, approve; discussion and correspondence with Marcel re The Hall and parking rental, BPS agreement and new dedicated membership;	2.00	\$110.00	\$220.00
Wed	06/15/2022	Travel to site, walkthrough, discussion with Kameljeet re boardroom meeting; discussion with John Henry re operations, spark power report, update on roto roter, temp in co-working; correspondence with Jordan H re 110 boardroom, June payment; review GL; discussion with Haran re EFT payment updates; correspondence with Rosemary, lawyer re Boathouse agreement; sign off Boathouse agreement, correspondence re same and payment arrangements; review and update rent roll; review wire payments received, prep deposit reqs; correspondence with McMaster re June payment update; review and sign off on wootten dedicated desk membership; review active security invoice, finalize security deposit rec, correspondence re same; review spark power invoice, prep CHQ REQ; Dave Gustaw correspondence re Trees; review and issue invoice to Boathouse re new member; review and update company contact list;	2.00	\$110.00	\$220.00

Filters Used:

- Time Entry Date: 1/01/70 to 12/31/22
- File ID: AANUVO-R: to AANUVO-R:
- Time Entry Bill Status: Un-Billed to Un-Billed
- Time Entry Bill Status: Un-Billed to Un-Billed

MSGG - Detailed Time Dockets

Printed on: 2/15/23

Page 50 of 152

File Name (ID): 2607380 Ontario Limited (NUVO") (AANUVO-R:)

Day	Date	Memo	B-Hrs	B-Rate	Amount
Evan McCullagh (EMC)					
Mon	06/20/2022	Time from June 17th to Now; various discussions with MP re Scott Wood productions hall rental, issues with AH; advise TP; review agreement, issue signed for payment, review wire details; discussions with John Henry re operations, garbage pick up, scissor lift update, shredder; discussion with AH re operations, review and approve elevation membership offer; review GL; review May 2022 GL, prep HST return for review and approval; review Abell Invoice, review payables; Michael Rodgers correspondence re pay cheque; discussion with Centimark re updated quote, review updated sales agreement re shingle replacement; correspondence with Melissa re tour cancelled; review and update rent reconciliation for Power school, correspondence re same; review and update rent roll; Travel to site, walkthrough, discussion with Andrew Harbottle re operations, discussion with Paul Varian re tampering of desk, discuss same with AH, options, discussion dedicated desk issue with TP; discussion with MP re Paul Varian, Our Day Job productions; correspondence with Amber, Will's case worker re supplies; lengthy discussion with Lisa, Provoke re Ontario Green, co-working space, sales update; review AED invoice;	3.00	\$110.00	\$330.00
Tues	06/21/2022	Correspondence with Amy Schnurr, BurlingtonGreen re notice to vacate, issue invoice re lounge use; review AED invoice, review and update rent roll; correspondence with David, Cream Productions re security deposit; discussion with TP thumbtack issue; review Burlington Hydra invoice, review MP invoice; correspondence with Provoke re invoice reminder; review Emterra proposal, change in services, discuss with John Henry, respond; discussion with John Henry re operations, thumbtacks, camera in coworking, Canada Day, discussion with Andrew Harbottle re operations, thumbtacks, camera, Canada day; correspondence re tanya kelen, interested party;	1.50	\$110.00	\$165.00
Wed	06/22/2022	Travel to site, walk through, discussion with John Henry re operations, review GL; review and update rent roll; correspondence with BoatHouse re wire payment, confirm receipt; correspondence re AED payment; OMS correspondence re renewal of lease; review OMS lease agreement; correspondence re JeffTech payment, review wire details, discuss same with JH; correspondence with Marla Baker re termination of agreement; discussion with Mark at OMS re lease agreement; City of Burlington correspondence re July payment; review security site reports; Lengthy discussions with banking and correspondence with Jef Tech re tracing of payment; review Day Job productions COI, payment details, request WIRE; correspondence with Shawn Saulnier re post dated cheques;	3.00	\$110.00	\$330.00
Thur	06/23/2022	Correspondence with BurlingtonGreen re Lounge invoice; review and update rent roll; discussion with Andrew Harbottle re boathouse, operations, production this week; review GL; correspondence with David, Museum 2 productions re security deposit, prep CHQ REQ; correspondence re AED; discussion with John Henry re operations, garbage pick up; review security site logs; crossroads correspondence re studio B production; McMaster payment, draft deposit req, update rent roll;	0.75	\$110.00	\$82.50
Fri	06/24/2022	Travel to site, walkthrough; discussion with Andrew Harbottle re boathouse offices, Kevin Youkhana items still in 205-21; send reminder to Youkhana, operations, production company; discussion with John Henry re operations; review JeffTech wire, correspondence re confirmation; discussion with Rescue 7 re service charge; correspondence re fuel refund; discussion with Marcel re Buzzfeed vacating, logistics issue; correspondence re McMaster vacating; review GL; various correspondence and discussions with MP and Jason Moring re logistics of buzzfeed vacating during Day Job Productions, issues, draft memo;	2.00	\$110.00	\$220.00

Filters Used:

- Time Entry Date: 1/01/70 to 12/31/22
- File ID: AANUVO-R: to AANUVO-R:
- Time Entry Bill Status: Un-Billed to Un-Billed
- Time Entry Bill Status: Un-Billed to Un-Billed

MSGG - Detailed Time Dockets

Printed on: 2/15/23

Page 51 of 152

File Name (ID): 2607380 Ontario Limited (NUVO") (AANUVO-R:)

Day	Date	Memo	B-Hrs	B-Rate	Amount
Evan McCullagh (EMC)					
Mon	06/27/2022	Review GL; review payroll CHQ REQs; discussion with John Henry re Operations, leak, Complete Comfort quote for midseason maintenance; correspondence re McMaster office, price for elevation; review security site reports, review Complete Comfort Invoice; Travel to site re walk through; discussions with Andrew and John re production, buzzfeed, Ontario Green; review 2018 T4s; correspondence with Control Chem re June payment;	1.50	\$110.00	\$165.00
Tues	06/28/2022	Travel to site, walkthrough, lengthy discussion with Marcel re sales, productions, discussion with Andrew Harbottle re operations, key cards, boardroom key card, cameras, meeting with Michael Rodgers re GSUITE payment, camera's in coworking, review security site reports, security correspondence re rounds, review GL; review memo re camera's in coworking, review TYCO invoice, review payables; discussion with MP re POS system proposal, Real Me Property vacating, update rent roll;	1.50	\$110.00	\$165.00
Wed	06/29/2022	Travel to site re walkthrough; discussion with John Henry re operations, productions; review GL; review CHQs received, arrange deposit, update rent roll; discussion with Active Security re rounds, site reports; discussion with Marcel re Merchant studios, buzzfeed, sales, elevation realty;	1.00	\$110.00	\$110.00
Thur	06/30/2022	Review GL; review Landscaping quote, correspondence with John Henry re same; discussion with Kamaljeet re July 1st shift; review security site reports; discussion with Andrew Harbottle re operations, studio b production, surface cleaner, buzzfeed keys, co-working members cancelling; discussion with John Henry re operations, buzzfeed items left, generator quote; discussion with MP re buzzfeed items left;	1.00	\$110.00	\$110.00
Wed	07/06/2022	Correspondence with various members/tenants re July payments; discussion with MP re sales, frank content, real me property; discussion with Andrew harbottle re operations, meeting space, cheques; review GL; review July payments collected to date, update rent roll; correspondence John henry re pay increase; review cogeco invoice, review enbridge invoice; review Canway invoices; Travel to site, lengthy discussion with Andrew Harbottle re Masha Brar office too cold, operations, cheques, real me property keys, Burlington Green keys, access cards, camera issue, avilgilon account, pay issue; discussion with Michael Rodgers re Avigilon issues, principal access, IT versus facilities; advise TP of issues with Michael;	2.50	\$110.00	\$275.00
Thur	07/07/2022	Review TSSA invoice, discussion with TP re Avigilon issues, Andrew concerns of John Henry and pay issues, undisclosed C&W Tour; review cheques received, update rent roll, arrange deposit; discussion with Andrew re operations, avilgilon, review security site reports; correspondence, property tours, correspondence with S Saulnier re post dated cheques; review Control Chem invoice; review revised Emterra quote for amended services; correspondence with Boathouse re information for insurance; review file for info; correspondence with Centimark re status of roof replacement; discussion with Andrew re ontario green, vaping, day job productions; review Avigilon correspondence; Saulnier/NUVO taste correspondence re grout and dishwasher repair, cheques; review and update company contact listing; prep CHQ REQ re day Job; review Andrew harbottle re wage increase proposal, send approval;	2.00	\$110.00	\$220.00

Filters Used:

- Time Entry Date: 1/01/70 to 12/31/22
- File ID: AANUVO-R: to AANUVO-R:
- Time Entry Bill Status: Un-Billed to Un-Billed
- Time Entry Bill Status: Un-Billed to Un-Billed

File Name (ID): 2607380 Ontario Limited (NUVO") (AANUVO-R:)

Day	Date	Memo	B-Hrs	B-Rate	Amount
Evan McCullagh (EMC)					
Fri	07/08/2022	Travel to site; walkthrough, lengthy discussion with John Henry re compensation proposal, complete comfort midseason maintenance update, cenitmark update, NUVO Taste maintenance issues, crossroads lighting issue, insurance, operations in general; rebiew Dave Gustaw Invoice, correspondence with Boathouse re insurance information request; review May 2022 Cashflow, discuss with TP; discussion with Paula re May 2022 cashflow; discussion with JH re grout for NUVO Taste, update and approve, dishwasher sprayer update; Ontario Green correspondence re request to move offices; review outstanding rent/membership payments, send follow ups; correspondence with BSP re membership cancelation;	2.00	\$110.00	\$220.00
Mon	07/11/2022	Discussion with John re operations, grout, lighting for crossroads, security issue on friday, discuss same with TP; review GL, review and approve grout expense; review and prepare July receipts for YESA, KRG, Eder, Burlington Green, Mending the Chasm and RISUN, review 3rd floor door quotes, discuss same with John; Review payables and payroll timesheets, correspondence with MR re access card approval, avigilon update, discuss same with MR; review security site reports; discussion with Rajat, Active Security re security issue on friday, moving forward; Travel to site re walkthrough, discussion with John Henry re operations, grout, Masha Brar office, security; discussion with Andrew Harbottle re operations, cleaning supplies, discussion with Masha Brar's office re too cold; update TP;	2.00	\$110.00	\$220.00
Tues	07/12/2022	John Henry correspondence re maintenance updates (scissor lift, grout and masha brar office); review security site logs; review GL; review Quickbooks Receipt; centimark correspondence re shingle replacement; correspondence with Meraj Wootton, member re payment arrangements; discussion with John Henry re operations, waybase, no airflow, scissor lift, dishwasher sprayer; correspondence with MP re ricento, upgrade office space, review old agreement; discussion with AH re unauthorized tour, correspondence to Mike Yull, discuss same with TP;	1.00	\$110.00	\$110.00
Wed	07/13/2022	Travel to site re walkthrough; discussion with John Henry re operations, air flow issues, boathouse, centimark meeting, security; discussion with Will Bloem re cleaning supplies; review GL; discuss with TP re update; correspondence with SD re payables and payroll; correspondence with Emterra re billing; review rent roll; MP correspondence re recipe for disaster production; review Elevation agreement, sign and correspondence re payment methods; review and update draft report to court; review Principal Access quote re Avigilon issues; discuss with Michael Rodgers and TP re same; review and approve revised Principal Access; review generator quote, lengthy discussion with John Henry re same; Crossroads correspondence re atrium shoot rescheduled;	2.00	\$110.00	\$220.00
Thur	07/14/2022	Correspondence re camera issues; review daily security logs; discussion with Andrew Harbottle re mail delivered after hours, mail box to be installed; advise TP; review GL; review elevation wire transfer, prep deposit req; correspondence with MP re prorated amount for dedicated desk; f/u with Buzzfeed re props b payment; discussion with John Henry re operations, air flow on 3rd floor, Trane; review Complete Comfort invoice and service report; review EFTS/Wires Sent; correspondence re payroll and payables cheques issued; review and set up August 2022 rent roll; review July rent roll, last months rent rec'd; correspondence with Avison Young and Cushman & Wakefield re rent roll; prepare disclaimer and issue with July rent roll;	2.00	\$110.00	\$220.00

Filters Used:

- Time Entry Date: 1/01/70 to 12/31/22
- File ID: AANUVO-R: to AANUVO-R:
- Time Entry Bill Status: Un-Billed to Un-Billed
- Time Entry Bill Status: Un-Billed to Un-Billed

MSGG - Detailed Time Dockets

Printed on: 2/15/23

Page 53 of 152

File Name (ID): 2607380 Ontario Limited (NUVO") (AANUVO-R:)

Day	Date	Memo	B-Hrs	B-Rate	Amount
Evan McCullagh (EMC)					
Fri	07/15/2022	Travel to site re walkthrough, discussion with Andrew Harbottle re air flow, operations, elevation offices; discussion with John Henry re operations, air flow; review Elevation agreement, discussion with MP re same, correspondence to Andrew re elevation offices to get ready; Ontario Green Correspondence re urine smell in shared space, discuss same with MP, correspondence to AH and JH to investigate; Discussion with Eddie at Ontario Green re access cards and chairs; discussion with Ah re same and TP re same; review Kathryn Long Agreement, sign and issue receipt and PAP form; review Principal Access invoice, prep CHQ REQ, review Enterra Invoice, prep CHQ REQ; review and update rent roll; review principal access wire payment, correspondence re same;	2.00	\$110.00	\$220.00
Mon	07/18/2022	Review, prepare and issue Doveka receipt; review Alex Mair correspondence re summer student; review GL; correspondence with Jay at Principal Access, payment confirmation and timing of avigilon repairs; discussion with Andrew Harbottle re operations, Alex Mair, Ontario Green chairs; discussion with John Henry re operations, CCTV cameras, landscaping quote review, leaks update, dishwasher spray; correspondence with Dave Gustaw re request juniper hedge quote, review and prepare property taxes CHQ REQ, review June GL and prepare HST return for review; review Hilson, Horton and able quotes re 3rd floor door, correspondence with TP re approval; issue approval to John; discussion with Marcel re updates on Studio B rentals, Frank Content and merchant, update on Ricento office upgrade; review Roto Rooter quote re dishwasher faucet, discuss with John Henry; correspondence re f/u buzzfeed payment; discussion with Marcel re Buzzfeed; Travel to site re walkthrough, discussion with Andrew re operations, elevation realty, discussion with John Henry re buzzfeed, operations; discussion with Marcel re BUzzfeed vacating end of month, review and issue invoice to July 31st to BUzzfeed; correspondence with City of Burlington re August payment;	3.00	\$110.00	\$330.00
Tues	07/19/2022	Discussion with MM re June HST return, make changes and netfile return, add to payables; review John Henry correspondence re pay increase, discuss with TP; discuss approval with JH, discussion with John Henry re operations, 3rd floor door, solar panels, leaks; discussion with Andrew Harbottle re operations, appointment; review security daily logs; review Hubspot invoice, arrange payment, review GL; review and prepare amended contacts for JH and AH; discussion re centimark meeting and 3rd floor door; review enbridge billing; review water invoice; Elevation Realty correspondence re amendment to agreement, discuss same with MP; discussion with MP re board meetings; issue invoices to Intravision and Ricento; discussions re elevation realty request; Marcel correspondence re day pass feedback;	2.00	\$110.00	\$220.00
Wed	07/20/2022	Travel to site re walkthrough, discussion and meeting with John Henry re amended contract, operations; review dishwasher sprayer solutions, approve; correspondence with Meraj re august cheque, review GL; review floor plans; review security daily logs; correspondence with FDR and WSIB re collections letter; discussion with MP re Elevation event at the end of October; discussion with Paula re payroll and payables; edvance correspondence re boardroom booking; meeting with Centimark re shingle replacement; meeting with Horton's re 3rd floor door; coorespondence to Horton Automation re 3rd floor door;	2.50	\$110.00	\$275.00

Filters Used:

- Time Entry Date: 1/01/70 to 12/31/22
- File ID: AANUVO-R: to AANUVO-R:
- Time Entry Bill Status: Un-Billed to Un-Billed
- Time Entry Bill Status: Un-Billed to Un-Billed

File Name (ID): 2607380 Ontario Limited (NUVO") (AANUVO-R:)

Day	Date	Memo	B-Hrs	B-Rate	Amount
Evan McCullagh (EMC)					
Thur	07/21/2022	Correspondence with John Henry re NUVO Taste dishwasher sprayer; Discussion with John re operations; Discussion with Andrew re operations, Ricento boardroom meeting, amended contract; review GL; review Burlington Hydro invoice, review July payables; review July rent roll, send final notices to Plunder Design and Data Axle; review Provoke invoice; review security daily logs; discussion with Pat O'Grady re COD for 3rd floor door, advise TP; correspondence with Emco re dishwasher sprayer, review receipt; discussion with JH re access cards rec'd, air flow on 2nd floor; discussion with Michael Rodgers re access cards, avigilon update; discussion with AH re access cards, elevation realty meeting; correspondence with B Saulnier re status of dishwasher sprayer repair; discussion with Marcel Potvin re New Hot Desk membership; review amended Ontario Green Agreement (office swap), make changes, discuss same with Marcel;	2.00	\$110.00	\$220.00
Fri	07/22/2022	Travel to site re walkthrough, discussion/meeting with Andrew harbottle re amended contract, operations, 204-8 lock on door; discussion with John Henry re waybase air flow complaint, temp solutions, complete comfort assistance, 204-8 door lock; Marcel correspondence re gala event, review NUVO pricing, review previous contracts, max occupancy, discuss same with TP, discuss same with MP; discuss logistics with AH; correspondence with WayBase re air flow issue; review and approve Complete Comfort quote re air flow issue; review Horton invoice, prep CHQ REQ re COD; review daily security logs; discussion with MP re YESA gala logistics, send approval; review M Rodgers time sheet, review AH and WB timesheets and AH's expense report; discussion with MP re potential issues for Gala, nix moving security desk, air flow issues; the stage area air flow;	2.00	\$110.00	\$220.00
Mon	07/25/2022	Review Abell Invoice, review GL; various correspondence with Horton Automatics re 3rd floor door automation, discussion with John Henry re 3rd floor door, operations, garbage pick up; update TP; review security site daily logs; review timesheets and payables; discussion with Andrew Harbottle re unauthorized tour, Travel to site, walkthrough, discussion with John Henry re operations, temps, discussion with AH re tour, access, operations; review Michael Rodgers resignation, discuss with TP; discuss with MM, correspondence re transition meeting, correspondence with MR re ongoing IT items; discussion with Marcel re sales;	2.00	\$110.00	\$220.00
Tues	07/26/2022	Correspondence with John Henry re security items; issue correspondence to Active Security re items to look into; Discussion with John Henry re operations, Emterra; discussion with Andrew Harbottle re operations; discussions with TP re IT transition; discussion and correspondence with Michael Rodgers re items for transition; review NUVO IT responsibilities; discussion with Geoff Aiken re IT proposal, looksee review with MR; correspondence re same; discussion with Jay King, Principal Access re CCTV, Door Access quote for support agreement, correspondence re same; review Dave Gustaw invoice, correspondence with Jason moring re props b; review rent roll; review cheques received,	1.50	\$110.00	\$165.00
Wed	07/27/2022	Travel to site re walkthrough, discussion with John Henry re operations; meeting with Joe at Emterra re garbage and recycling pick ups; discussion with MM re GSUITE payment, discussion with TP re update; meeting with Michael Rodgers, DaCosta and Mukul re IT Transition, what is needed; meeting with MR re GSUITE, email items; review Principal Access quote re support agreement, send approval, discuss same with TP; discussion with John Henry re drawings, air flow issues; discussion with Marcel re events, air flow issues; lengthy meeting with Geoff Aiken and Michael Rodgers re IT needs, support agreement, proposal, access; review TSSA license renewal; follow up with OTIS re elevator invoice outstanding; issue notice to tenants/members re generator;	4.00	\$110.00	\$440.00

Filters Used:

- Time Entry Date: 1/01/70 to 12/31/22
- File ID: AANUVO-R: to AANUVO-R:
- Time Entry Bill Status: Un-Billed to Un-Billed
- Time Entry Bill Status: Un-Billed to Un-Billed

File Name (ID): 2607380 Ontario Limited (NUVO") (AANUVO-R:)

Day	Date	Memo	B-Hrs	B-Rate	Amount
Evan McCullagh (EMC)					
Thur	07/28/2022	Travel to site, walkthrough, discussion with Andrew Harbottle re operations, principal access support, TV in boardroom; discussion with John Henry re operations; meeting with Nathan Sporbeck, tech for Horton re automated door on 3rd floor, payment; Jason Moring, puppyhood films correspondence re props b, cancel previous invoices, issue new invoice; follow up with emco re dishwasher spray, review GL; discussion with John Henry re room 204-8 door; discussion with AH and JH re Monday holiday shifts; review security daily logs; correspondence with Marcel re studio b rental; review Geoff Aiken proposal, discuss same with TP; discussion with JH re Horton update; discussion with AH re operations, avigilon; correspondence with MR re back ups, avigilon;	2.00	\$110.00	\$220.00
Fri	07/29/2022	Correspondence with Mukul re Geoff Aiken proposal (IT services); send approval of Geoff Aiken proposal; correspondence with Jay King, Principal Access re security support system; discussion with Andrew Harbottle re operations, building tour, principal access; discussion with John Henry re operations, dishwasher sprayer, electrician for 3rd floor door; correspondence with Cushman & Wakefield re building tour, review GL, correspondence with Melissa, Crossroads re building tour; review NUVO helpdesk information; discussion with Michael Rodgers re final items; discussion with Andrew Harbottle re helpdesk, concerns;	1.50	\$110.00	\$165.00
Tues	08/02/2022	From July 30th to August 1st: Various correspondence and discussions with TP, JH and MM re back up generator repair, discussion with Toromont re payment arrangements. August 2nd: Discussion with John Henry re operations, generator repair, honeywell re scheduled maintenance on compressor; discussion with Andrew Harbottle re operations, access cards; review and update rent roll; review GL, August rent payments rec'd; data axle wire transfer, prep deposit req; correspondence re cancel access (BSP, McMaster and Burlington Green, pre arranged vacating, plunder design due to non payment); review sales update report; review principal access invoices, review Geoff Aiken invoice, correspondence re switches needed, elevation set up; review canway invoices;	2.00	\$110.00	\$220.00
Wed	08/03/2022	Travel to site re walkthrough, review cheques, update rent roll, issue Heart to Heart invoice; review Enbridge invoice, review grassroots invoices, review honeywell invoice; discussion with John Henry re operations, electrician for 3rd floor door, complete comfort; update TP; discussion with Will Bloem re vacation request, approve; review boathouse wire, provide deposit req; arrange deposit of cheques; review GL; discussion with Marcel re sales, YESA event; correspondence with Marcel re crossroads production schedule; review YESA event contract and back up, discussion and correspondence with MP re same; discussion with Kris at Centimark re change order, update on start date of roofing work; review Cenitmark change order, make changes, send signed form;	2.00	\$110.00	\$220.00
Thur	08/04/2022	Discussion with John Henry re air flow items cleared, items outstanding, operations, time off, Will Bloem, Gala Event; discussion with Andrew Harbottle re Cushman tour, Will Bloem, Canway, operations, TV in boardroom; review security daily logs, review Cogeco Invoice; prep ontario green deposit req, update rent roll; review proposed production estimate, discussion with MP re production and buzzfeed props B; Travel to site, walkthrough, discussion with AH re operations, avigilon, events and potential production; review rent roll, follow up with outstanding august payments; discussion with MP re airflow in stage area; correspondence with Melissa, Crossroads re insurance consultant site visit; review Toromont invoice, correspondence re deposit and need adjustment; review emettra invoice;	2.00	\$110.00	\$220.00

Filters Used:

- Time Entry Date: 1/01/70 to 12/31/22
- File ID: AANUVO-R: to AANUVO-R:
- Time Entry Bill Status: Un-Billed to Un-Billed
- Time Entry Bill Status: Un-Billed to Un-Billed

MSGG - Detailed Time Dockets

Printed on: 2/15/23

Page 56 of 152

File Name (ID): 2607380 Ontario Limited (NUVO") (AANUVO-R:)

Day	Date	Memo	B-Hrs	B-Rate	Amount
Evan McCullagh (EMC)					
Fri	08/05/2022	review GL; review rent roll; discussion with Andrew Harbottle re operations, YESA; lengthy discussion and correspondence with Marcel Potvin re YESA, boardroom 110, terms for agreement, production update, YESA TV Issue; review and update company contact list; issue notice to tenants/members re IT Support; review security daily logs; Travel to site, walkthrough, meeting with Andrew re operations, meeting with Marcel re sales, raw space; update TP;	1.75	\$110.00	\$192.50
Mon	08/08/2022	Discussion with Steve, Canway re cleaning contract, additional cleaning require, update TP; review rent roll, review GL; spoke with John re operations, 3rd floor door; issue notice to tenants/members re 3rd floor door; review security site logs; discussion with Andrew Harbottle re Mastershine, flat tire, operations, key for 110; correspondence with Toromont re payment for back up generator repair; review hilton invoice; Travel to site, walkthrough, discussions with MP, AH and JH re general operations, members, NUVO taste event; update TP, test 3rd floor door;	1.50	\$110.00	\$165.00
Tues	08/09/2022	Correspondence with PowerSchool re mail forwarding issue; discussion with Canada Post re same; discussion with Andrew Harbottle re operations, leak; review security daily logs; correspondence with John Henry re 2nd floor leak; discussion with TP re NUVO taste request; arrange deposits, review and update rent roll; review Dave Gustaw invoice; review payables and payroll; discussion with Marcel Potvin re inventory of tables and chairs, NUVO Taste events request; spoke with John Henry re operations;	1.00	\$110.00	\$110.00
Wed	08/10/2022	Travel to site re walkthrough, discussion with John Henry re operations, review and update rent roll; review GL; review Toromont service report, correspondence re payment; review QuickBooks, update users and list re over usage;	1.00	\$110.00	\$110.00
Thur	08/11/2022	Correspondence with Elevation Realty re cooling issue; discuss same with John Henry, discussion with John Henry re operations; discussion with Andrew Harbottle re operations, review security daily logs; review green planet invoice, review Emterra invoice; discussion with John Henry re fruit flies, elevation cooling issues; review and approve Canway additional cleaning quote; discussion and correspondence with Marcel re Cream Productions, hazing, etc; review and issue receipts for KRG, Mending the Chasm, YESA, Risun and Eder, prep property tax CHQ REQ; discussion with MP re access versus network set up;	1.50	\$110.00	\$165.00
Fri	08/12/2022	Travel to site re walkthrough, discussion with John Henry re operations, deadbolt on room 110, Honeywell; discussion with Andrew Harbottle re operations, cushman tour, coffee and creamers; update TP; correspondence with Crossroads and Cushman re tour; correspondence with Marcel re WIFI packages, review packages; discussion with Marcel re potential revenue stream with network packages;	1.00	\$110.00	\$110.00
Mon	08/15/2022	review GL and wire details; review Cream Productions contract; discussion with John Henry re operations, 53 foot production trailer, props b, discussion with Andrew Harbottle re operations, access cards; discussion with Marcel re cream productions, united way contract; review united way contract; review July GL, prep July HST Return; correspondence re property tax payments; review security daily logs; Travel to site re walkthrough, discussion with Andrew re access cards; discussion with Provoke re Canada Post; review united way terms and conditions;	1.50	\$110.00	\$165.00

Filters Used:

- Time Entry Date: 1/01/70 to 12/31/22
- File ID: AANUVO-R: to AANUVO-R:
- Time Entry Bill Status: Un-Billed to Un-Billed
- Time Entry Bill Status: Un-Billed to Un-Billed

MSGG - Detailed Time Dockets

Printed on: 2/15/23

Page 57 of 152

File Name (ID): 2607380 Ontario Limited (NUVO") (AANUVO-R:)

Day	Date	Memo	B-Hrs	B-Rate	Amount
Evan McCullagh (EMC)					
Tues	08/16/2022	NUVO Taste correspondence, request to rent space for event; review pricing, discuss with MP and correspondence with TP re recommendation, discussion with AH re operations, access cards; discussion with JH re operations; correspondence to Bridget Saulnier, re counter offer for space; discussions with John Henry re files; correspondence with canway re garbage, studio b bathroom; correspondence re NUVO taste freezer; review Burlington Hydro (Water) invoice;	1.00	\$110.00	\$110.00
Wed	08/17/2022	Travel to site re walkthrough; discussion with John Henry re operations, NUVO Taste Freezer; meeting with Cream Productions re 53 ft trailer, parking concerns; discussion with Marcel re Cream Productions, Buzzfeed; review Chris Halberg agreement re boardroom rental, approve; correspondence re freezer; review Complete Comfort invoice;	1.00	\$110.00	\$110.00
Thur	08/18/2022	Review YESA cert. of insurance, liquor license and covid release; review GL; review rent roll; discussion with JH re operations, freezer update (working), production: discussion with Andrew Harbottle re operations, meetings, access cards; review security daily logs; lengthy conference call with Marcel Potvin and Geoff Aiken re issues on network/wifi in membership agreements i.e. YESA;	1.50	\$110.00	\$165.00
Fri	08/19/2022	Travel to site re walkthrough, discussion with John Henry re operations, scissor lift battery, electrical issues/request for production, 2nd quote for pm1 and pm2 for generator; discussion with Andrew Harbottle re operations; correspondence with PowerSchool re courier; review Marcel Potvin invoice; review GL; review Burlington Hydro Invoice (Hydro); review estate ledger and prepare interim SRD; correspondence with Shawn Saulnier re SRD; review updated COI for Cream Productions;	1.50	\$110.00	\$165.00
Mon	08/22/2022	Review Abell Invoice; review and prep deposit req re YESA; correspondence with Marcel re production update; issue SRD to Shawn Saulnier; correspondence re post dated cheques for NUVO Taste and Zaid; review security daily logs; correspondence with John Henry re 3rd floor door; discussion with Marcel Potvin re NUVO Taste pricing for event; correspondence with S Saulnier re same; discussion with John Henry re operations, 3rd floor door, light bulbs; review and approve Nedco quote; review and approve Andrew expenses; discussion with Andrew Harbottle re operations; review provoke invoice; Travel to site re walkthrough, discussion with AH re cleaning, cards, operations; discussion with Marcel re sales; review Lee Roller dedicated desk agreement;	2.00	\$110.00	\$220.00
Tues	08/23/2022	Review Nedco quote and EFT details re lightbulbs; review and approve JeffTech quote re battery replacement for scissor lift; discussion with Marcel re Buzzfeed, Props B, YESA; arrange deposit of Lee Roller CHQ; review file re equipment listing; discussion re offer; review and update critical supplier list; review John Henry's timesheet; discussion with Andrew Harbottle re operations; correspondence with PowerSchool re courier; review payables; review OTIS invoice; correspondence with Brad, Trane re Chiller issues; discuss same with TP and JH; review complete comfort invoice;	1.00	\$110.00	\$110.00
Wed	08/24/2022	Travel to site; walkthrough; lengthy discussion with John Henry re operations, Chiller maintenance issues, crossroads insurance tour, additional staffing; review books and records re chattels listing, update TP, non found, correspondence with Christine Janzen re equipment listing; correspondence with Paula re payables; correspondence with Trane re meeting; review YESA Gala agreement, sign, issue receipt;	1.75	\$110.00	\$192.50

Filters Used:

- Time Entry Date: 1/01/70 to 12/31/22
- File ID: AANUVO-R: to AANUVO-R:
- Time Entry Bill Status: Un-Billed to Un-Billed
- Time Entry Bill Status: Un-Billed to Un-Billed

MSGG - Detailed Time Dockets

Printed on: 2/15/23

Page 58 of 152

File Name (ID): 2607380 Ontario Limited (NUVO") (AANUVO-R:)

Day	Date	Memo	B-Hrs	B-Rate	Amount
Evan McCullagh (EMC)					
Thur	08/25/2022	review GL; correspondence with Paula re payables; discussion with Andrew Harbottle re operations, courier; review wire (crypt), prep Deposit req; review rent roll; review Trane Fall Quote; correspondence with JH re same; lengthy call with Marcel re office/stage for mayor; Discussion with John Henry re operations, chiller quote, light bulbs;	0.75	\$110.00	\$82.50
Fri	08/26/2022	Travel to site re walkthrough; discussion with Andrew Harbottle re operations, key cards, staffing, cleaning; discussion with John Henry re operations, chiller; discussion with Lisa, Provoke re social media postings, NUVO Taste; meeting with Brad lair and John Henry re Chiller; review GL; correspondence re tables/chairs in atrium; correspondence re urinal plumbing issue; discussion with MP re Gala Event; discussion with Andrew Harbottle re pay cheques;	1.50	\$110.00	\$165.00
Tues	08/30/2022	Review GL; correspondence re EFT payments; discussion with John Henry re operations, chiller; discussion with Andrew Harbottle re operations; correspondence with Marcel Potvin re rejection of signage for new member; discussion with TP re Chiller maintenance, oil change, signage request; discussion with Marcel re leak in atrium, temp solutions; review Master Air Systems Quotes re Oil Change, Chiller; discussion with JH re chiller quotes; review Jef Tech invoice, prep CHQ REQ; call with Centimark re timing of shingle replacement; travel to site re walkthrough; discussion with Marcel re sales, hot desk/meeting day passes; review courier tracking; review and update rent roll; review Tran Quotes re chiller;	2.00	\$110.00	\$220.00
Wed	08/31/2022	Travel to site re walkthrough; lengthy discussion with John Henry re Gala event, removal of safety barrier, Chiller quotes from Trane and Master Air; discussion with TP re same; review cheques received, update rent roll, arrange deposit; correspondence with Centimark re shingle replacement, COI; discussion with John re master air; review GL, prepare and issue interim report and SRD; review Marianne Ward agreement, sign and update rent roll;	2.00	\$110.00	\$220.00
Fri	09/02/2022	Thursday to Friday; review security daily logs; review Principal Access invoice; review geoff Alken invoice; correspondence with Geoff Aiken re CISCO license; review and correspondence re Master air quote re chiller oil change; correspondence with Active Security re 4:30 guard late; correspondence with provoke re courier; discussion with John Henry re operations, water softener, oil change; issue notice re generator test; discussion with Andrew Harbottle re courier, new members, manoj access, kitchen supplies; correspondence with Marcel re Edvance filming request; review and issue August rent roll to S Saulnier; correspondence re Nov event booking; correspondence with master Air re invoicing, oil change on chiller; review roto rooter invoice; review grassroots invoice; review wire payments, prep deposit reqs; update rent roll;	1.50	\$110.00	\$165.00
Tues	09/06/2022	Discussion with Marcel re Dogs on site request, decline, correspondence re same; review Edvance COI re shooting in atrium; discussion with John re security issues, maintenance supplies, operations, review GL; review and issue boardroom invoice to Lee Roller; review security daily logs; prepare YESA security deposit return CHQ REQ; discussion with Paula re payables and payroll; Travel to site, walkthrough; discussion with contractors re operations, sales, generator test, update on oil change for chiller; correspondence with Bridget Saulnier re access cards for new hires; correspondence with Shawn Saulnier re NUVO Taste cheques; review cheques received, update rent roll;	2.00	\$110.00	\$220.00

Filters Used:

- Time Entry Date: 1/01/70 to 12/31/22
- File ID: AANUVO-R: to AANUVO-R:
- Time Entry Bill Status: Un-Billed to Un-Billed
- Time Entry Bill Status: Un-Billed to Un-Billed

MSGG - Detailed Time Dockets

Printed on: 2/15/23

Page 59 of 152

File Name (ID): 2607380 Ontario Limited (NUVO") (AANUVO-R:)

Day	Date	Memo	B-Hrs	B-Rate	Amount
Evan McCullagh (EMC)					
Wed	09/07/2022	Travel to site; walk through, discussion with John Henry re operations; correspondence with Shawn Saulnier re NUVO Taste cheques; correspondence with Imran re Hot Desk Membership; review Honeywell Invoice; review Cogeco Invoice; review equipment listing; review Emterra invoice; review WSIB letter, f/u re info request; correspondence with Boathouse, Najjar and Doveka re september payment f/u; discussion with Rajat, Active Security re security items;	1.50	\$110.00	\$165.00
Thur	09/08/2022	Discussion with Andrew re Najjar CHQ, operations, security guard training, edvance complaint re noise; discussion with Marcel re Edvance complaint; discussion with John Henry re operations, loading dock door issue; correspondence re Chiller Oil Change Update; review Will's and Andrew's Timesheets, approve Andrew's expenses; review RISUN agreement; correspondence with Centimark re shingle replacement update, COI information; review Heart to Heart COI, discuss workshop filming with TP; discuss same with Marcel re fee and agreement; discuss same with John Henry; correspondence with Rand Jammal re PAP, new hot desk; review Control Chem Invoice; discussion with AH re new guard update, confirmation of NUVO Taste CHQ;	1.50	\$110.00	\$165.00
Fri	09/09/2022	Discussion with Marcel Potvine re studio rental proposal, discuss same with TP; correspondence re counter offer; correspondence with MP re Heart to Heart , review production contract, make changes; discussion with David Butcher re payment options; correspondence with John Henry re loading dock door and security issues; discussion with John Henry re loading dock door, security re 2nd quote; discuss with TP re security issues; review GL; draft correspondence to Rajat, Active Security re issues; various correspondence with members re payments; Travel to site, walkthrough, discussion with Andrew Harbottle re operations, security; review cheques received; review payable CHQ REQs;	2.00	\$110.00	\$220.00
Mon	09/12/2022	Review GL; review cheques, update rent roll; review daily security log; lengthy discussion with John Henry re production matters, bearings for chiller, loading dock door; review payables; review and issue receipts for YESA, RISUN, Mending the Chasm, KRG and Ed Med; Discussion with Andrew Harbottle re operations; issue follow ups to member's with o/s payments for september; travel to site, walk through, discussion with John Henry re security quote, operations, discussion with Shawn Saulnier re parking request, production observation, refinancing; review S. Saulnier correspondence, discuss same with TP and Marcel; discussion and correspondence with Marcel re production approval; discussion with Andrew Harbottle re production logistics; review Powerschool payment, prep deposit req; update rent roll;	2.00	\$110.00	\$220.00
Tues	09/13/2022	Correspondence with Kris, Centimark re roof shingle replacement, schedule for the 19th; review colour of shingles; review GL, discussion with Paula re payroll and payables; discussion with John Henry re shingle replacement, NUVO taste request re parking; correspondence with production re hazing timing; discussion with TP re security and NUVO taste parking; correspondence with Rajat, Active re meeting; review security daily logs; discussion with Andrew Harbottle re operations, cheques, production; Avalanche correspondence re temperature complaint; discuss same with John Henry; Shawn Saulnier correspondence re parking space; discussion with Marcel re production/hazing, new production update, buzzfeed update; review Ontario Green wire, prep deposit req; update rent roll; review Canway Invoices; review Emterra portal; review Dave Gustaw Invoice re hedges;	1.75	\$110.00	\$192.50

Filters Used:

- Time Entry Date: 1/01/70 to 12/31/22
- File ID: AANUVO-R: to AANUVO-R:
- Time Entry Bill Status: Un-Billed to Un-Billed
- Time Entry Bill Status: Un-Billed to Un-Billed

File Name (ID): 2607380 Ontario Limited (NUVO") (AANUVO-R:)

Day	Date	Memo	B-Hrs	B-Rate	Amount
Evan McCullagh (EMC)					
Wed	09/14/2022	Travel to site; walkthrough, lengthy meeting with John Henry re security quotes, security issues (Masha Brar complaint), operations, bearings for chiller, light bulbs; correspondence with Masha Brar, security complaint; correspond with Rajat, Active Security re same; review security daily logs; review BlackBird security quote; B Saulnier correspondence re website changes; meeting with Masha Brar re security complaint; correspondence with Crypt productions re hazing, discuss same with MP; review cheques received, update rent roll; correspondence with Crossroads, access tonight, note to security, discuss same to John Henry; lengthy call with Marcel Potvin re potential new film production, effects for current production, invoicing and pricing for update coming board meetings; correspondence with Control Chem re Pre Receivership Invoices;	2.50	\$110.00	\$275.00
Thur	09/15/2022	Correspondence re no hazing during the film shoot; discussion with Andrew re operations, rent collection; send follow up to Lee Roller re boardroom invoice; correspondence re C&H Drain test; correspondence to WSIB re receivership and requested info; discussion with John Henry re operations, security, C&H, crossroads; correspondence re new private office; correspondence with Provoke re retainer increase request;	0.75	\$110.00	\$82.50
Fri	09/16/2022	Travel to site re walkthrough, lengthy meeting with Rajat, Active Security and John Henry re Guards continue to not complete proper patrols; Guards are not answering/using the supplied phone; Guards are not reviewing the security@nuvonetwork.com email, this email is where we provide special instructions to the guards; Guards filling shifts with no training in our facility; and, Guards constantly being late for their shifts; discussion with John and Andrew re operations; approve valve for 2nd floor toilet; review video re kid in loading dock door, verify parent; send notice to Melissa, Crossroads re loading dock door, kid; review GL; correspondence with Marcel re studio rental agreement; correspondence with Susan Reynolds, Anglican re access card for new employee;	2.00	\$110.00	\$220.00
Mon	09/19/2022	Travel to site, walkthrough; discussion with John Henry re operations, production over the weekend; discussion with Andrew Harbottle re operations, new private office member, access cards, PowerSchool mail; discussion with Marcel Potvin re Cadillac Fairview production update, sales; review GL: review AUGust 2022 GL, prep HST return; review and prep property tax CHQ REQ; correspondence with Marcel re pro rates for office and hot desks; correspondence with Marcel and Rosemary, Lawyer re clauses in studio contract; correspondence with Kyle Ricento re notice to vacate, last months rent; review Equipment listing and Schedule C, discuss same with TP and correspondence to Christine re same; discussion with John Henry re canway supplies; review 2607 balance sheet from QuickBooks;	2.50	\$110.00	\$275.00

Filters Used:

- Time Entry Date: 1/01/70 to 12/31/22
- File ID: AANUVO-R: to AANUVO-R:
- Time Entry Bill Status: Un-Billed to Un-Billed
- Time Entry Bill Status: Un-Billed to Un-Billed

File Name (ID): 2607380 Ontario Limited (NUVO") (AANUVO-R:)

Day	Date	Memo	B-Hrs	B-Rate	Amount
Evan McCullagh (EMC)					
Tues	09/20/2022	Review Marcel Potvin invoice; review Crossroads production schedule; review security daily logs, correspondence with Rajat, security schedule; discussion with John Henry & Andrew Harbottle re operations, security patrols; review GL; NUVO Taste NSF, correspondence with S. Saulnier re NSF payment; review and update rent roll; review company contacts; prepare and issue boardroom invoices for Lee Roller & Sign Agent; correspondence with Toques from the Heart re new member; correspondence with Kris, Centimark re shingle replacement start date; draft and issue notice to tenants/members re shingle replacement; review production schedule; review JBI Environmental agreement; correspondence with S. Saulnier re cheque replacement, discuss same with TP; Waybase correspondence re internet issues; review GL and prepare receivers for Anglican of Canada April 2021 to September 2022; correspondence with Melissa, Crossroads re shingles note and mess in make up room, green room, etc by production crew; correspondence with Production company re same; review Cadillac fairview agreement; discussion with John Henry re loading dock issues, items and truck; correspondence re October property tax payment; discussion with John Henry and Andrew, Prodcution CRew re truck blocking loading dock, confirmed we did not threaten to tow it, just want it moved; correspondence with S. Saulnier, re same;	3.50	\$110.00	\$385.00
Wed	09/21/2022	Travel to site, walk through; lengthy discussion with Marcel Potvin re production issues, communication, upcoming productions; lengthy discussion with John Henry re operations, security issues, light bulbs, electrician, quotes for chiller, generator maintenance; review and approve Canway way quote re extra cleaning; review Toque from the Heart Agreement, discuss re cheque to be signed; discuss operational items and maintenance with TP; correspondence with John Henry re hours; discussion with Marcel Potvin and Ruth, Cadillac fairview re payment methods; correspondence with Buzzfeed re o/s invoice, props b and trailer; review burlington hydro invoice; review major air systems invoice;	2.00	\$110.00	\$220.00
Thur	09/22/2022	Travel to site; walk through; discussion with John Henry and Andrew Harbottle re operations, TV Monitor in stage, cadillac fairview studio tour; lengthy meeting with Centimark re shingle replacement, set up commencing, discuss safety, timeline, decorum; update TP; review and prep deposit req re puppyhood films payment; review GL: discussion with John Henry re loading dock door, service by J'Brien's; review security daily logs; review GL and prepare receipts for Ricento (April 2021 to September 2022); Review GLs for May, June, July and August 2022, prepare SRDs for each month; review and finalize Rent Roll schedule for May, June, July and August 2022 re S. Saulnier's request; correspondence with Geoff Aiken re Cisco correspondence; review C&H invoice; discussion with Ruth, Brave Productions re etransfer to be cancelled, payment prior to load in; update MP and TP;	4.50	\$110.00	\$495.00
Fri	09/23/2022	Correspondence with Christine re equipment listing; correspondence with Karen Caruthers re equipment listing, discuss with TP; correspondence re annual fire panel inspection; correspondence re winter maintenance; review FAD agreement, correspondence re strike outs and additional terms and conditions; review quarterly drain test report; discussion with John Henry and Andrew Harbottle re operations, maintenance and building updates, production clean up; Elevation Realty correspondence re heating issue; discuss same with John Henry; review property tax statement; review Spicer, winter maintenance 2022/2023 agreement; NUVO Taste correspondence re Phone Line; review NUVO Taste Lease, draft response;	1.50	\$110.00	\$165.00

Filters Used:

- Time Entry Date: 1/01/70 to 12/31/22
- File ID: AANUVO-R: to AANUVO-R:
- Time Entry Bill Status: Un-Billed to Un-Billed
- Time Entry Bill Status: Un-Billed to Un-Billed

MSGG - Detailed Time Dockets

Printed on: 2/15/23

Page 62 of 152

File Name (ID): 2607380 Ontario Limited (NUVO") (AANUVO-R:)

Day	Date	Memo	B-Hrs	B-Rate	Amount
Evan McCullagh (EMC)					
Mon	09/26/2022	Review Spicer Agreement, snow removal; discuss same with TP, correspondence re approval; review FAD agreement, review request for additional space; correspondence with Marcel re YESA gala; review and prepare security deposit reconciliation, crypt productions; discussion with John Henry re operations, boiler, security; discuss with TP re security; NUVO Taste correspondence re phone line, discuss with Geoff Aiken; review Abell Invoice; review security daily logs; brave productions payment; Elevation Realty complaint, heating issue; review Karen carruthers invoice re equipment; review Andrew's timesheet and expense report, review Will's time sheet; review John Henry's memo re security; respond to Rajat, Active re same; discuss with John re security issues; review Karen's comments on equipment listing; correspondence with Paula re payroll/payables; discuss timesheets with John Henry;	1.75	\$110.00	\$192.50
Tues	09/27/2022	Travel to site, walk through; discussion with John Henry re operations; review cheques received; correspondence with Shawn Saulnier re NUVO Taste cheques; review Christine Janzen time sheet; discussion with Will Bloem, time off (October 26th); correspondence with Crypt Productions re bin on site; correspondence re NUVO Taste phone restored; review complete comfort fall maintenance quote, discuss same with TP and JH; review Brave Productions COI;	1.50	\$110.00	\$165.00
Wed	09/28/2022	Travel to site; walkthrough, discussion with Andrew Harbottle re Will time off, operations, film production, access card replacements and payment; discussion with John Henry re security, operations; update TP re security, equipment records; review books and records re equipment/furniture; correspondence with Marilyn Ward re boardroom rates; production bin removed, prep security deposit cheque req; review elevation realty agreement, boardroom hours; discussion with Marcel re Elevation realty, production and potential production next week; review and update rent roll; Review Rajat, active Security correspondence, respond;	1.50	\$110.00	\$165.00
Thur	09/29/2022	review GL; prepare NUVO Taste reconciliation; discussion with Marcel re YESA, reference request, receipts, gala update; review security daily logs; discussion with John Henry re operations; discussion with Andrew Harbottle re operations; review and approve new office membership, Grow Ontario Property Management; correspondence with Francine, Crypt Productions re security deposit; review O'Brien's invoice; review Grow Ontario Property Management membership agreement, update rent roll, correspondence re payment arrangements;	1.50	\$110.00	\$165.00
Fri	09/30/2022	Travel to site; walkthrough; lengthy meeting with John Henry re update on security training, production crew usage of studio A, cleaning; discussion with Andrew Harbottle re operations, new tenant, ricento vacating; meeting with Rajat, Active Security re update; discussion with Susan re payroll cheques; review GL; correspondence with O'Brien's re eft details and o/s invoice; review Elevation wire form; review membership agreements and contact emails; NUVO Taste correspondence re dishwasher issue;	2.00	\$110.00	\$220.00
Mon	10/03/2022	Travel to site; walkthrough; roofing crew on site; review security daily logs; discussion with John Henry re operations, NUVO Taste dishwasher; discussion with Andrew Harbottle re membership, operations; update TP re operations; review work progress on shingle replacement, photos, update TP; review October rent, update rent roll; review O'Brien invoice, prep CHQ REQ; prep brave productions chq req re security deposit; prep ricento chq req re last months rent; correspondence with Marcel re Lee Roller office upgrade; draft invoice re props b, issue, discussion with Marcel re studio b shoot tomorrow cancelled;	2.00	\$110.00	\$220.00

Filters Used:

- Time Entry Date: 1/01/70 to 12/31/22
- File ID: AANUVO-R: to AANUVO-R:
- Time Entry Bill Status: Un-Billed to Un-Billed
- Time Entry Bill Status: Un-Billed to Un-Billed

File Name (ID): 2607380 Ontario Limited (NUVO") (AANUVO-R:)

Day	Date	Memo	B-Hrs	B-Rate	Amount
Evan McCullagh (EMC)					
Tues	10/04/2022	review GL; discussion with John Henry re operations; discussion with Andrew Harbottle re operations, cheques; NUVO Taste correspondence re dishwasher; production request re release letter; discuss with TP re operations, NUVO taste; review security daily logs; review wire logs, prep deposit reqs; review and update rent roll; review crypt productions release letter; correspondence re staffing on thanksgiving monday; correspondence re lock for green room and make up room a; discussion with John Henry re security;	1.00	\$110.00	\$110.00
Wed	10/05/2022	Travel to site re walkthrough; discussion with John Henry re operations; review cheque (JBI), update rent roll, arrange deposits; review security daily logs, review Boathouse insurance; review events; review GL; review Active Security invoice; correspondence with Melissa, Crossroads re drain tests and sprinkler tests; review tests; update TP; discussion with Centimark foreman, re progress on roofing; review payables; review Canway invoices; review Emterra invoice; correspondence with FAD Movie Inc. re COI and 1st payment due, draft and issue invoice;	1.75	\$110.00	\$192.50
Thur	10/06/2022	Review security daily logs; review Ronnie's quote for generator maintenance, review Toromont quote, correspondence with John Henry re same; review GL; review Emterra Invoices; discussion with John Henry re operations; discussion with Andrew Harbottle re operations; review Shawn Saulnier correspondence re rent; review WEPPA September statement; discussion with Marcel Potvin re JBI, Lee Roller offices, studio space; update rent roll;	1.00	\$110.00	\$110.00
Fri	10/07/2022	Travel to site; walkthrough, photos of roof work; discussion with John Henry re operations, discussion with Andrew Harbottle re operations; review cheques received; prep October rent roll and review floor plans re saulnier request, discuss with MM and TP; review security daily logs; correspondence with O'Brien's o/s invoice; review Dave Gustaw invoice; review Cogeco Invoice; follow up on Control Chem and Honeywell invoices; review AH expenses and timesheets; review WB timesheets; issue notice to tenants/members re generator test;	1.50	\$110.00	\$165.00
Tues	10/11/2022	Travel to site re walkthrough; review Control chem invoice; review security daily logs; correspondence with Marcel re lounge capacity; correspondence with Crossroads re production schedule; discussion with John Henry and Andrew Harbottle re operations, generator maintenance; view roof replacement progress; review QuickBooks receipt; review and issue receipts to KRG, Ed Med, Mending the Chasm, RISUN and YESA; FAD Movie production correspondence re COI and Payment update; review payroll and payables;	1.75	\$110.00	\$192.50
Wed	10/12/2022	Discussion with John Henry re operations, generator test; review security daily logs; review rent roll; Travel to site, walkthrough, discussion with John; review and approve battery expense; correspondence re annual fire inspection;	1.00	\$110.00	\$110.00
Thur	10/13/2022	Correspondence with Marcel re YESA Gala; correspondence re annual fire inspection; correspondence with Melissa, Crossroads re Compass Point Tower; discussion with John Henry re operations; discussion with Andrew Harbottle re operations; review security daily logs; correspondence with Jason, Buzzfeed re props b and trailer; review props b photos; correspondence with Powerschool re October payment; review rent roll update; prep deposit req re ontario green deposit; Shawn Saulnier correspondence re info request; discuss and draft response for MM's review; issue revised response; review blyth agreement, sign; correspondence with MP re same, payment method; further correspondence from Shawn Saulnier; respond; correspondence with Geoff Aiken re gsuite;	1.30	\$110.00	\$143.00

Filters Used:

- Time Entry Date: 1/01/70 to 12/31/22
- File ID: AANUVO-R: to AANUVO-R:
- Time Entry Bill Status: Un-Billed to Un-Billed
- Time Entry Bill Status: Un-Billed to Un-Billed

File Name (ID): 2607380 Ontario Limited (NUVO") (AANUVO-R:)

Day	Date	Memo	B-Hrs	B-Rate	Amount
Evan McCullagh (EMC)					
Fri	10/14/2022	Travel to site; walkthrough; discussion with Andrew Harbottle re operations; review security daily logs; discussion with John Henry re operations, 3rd floor automatic door issue, security update; discussion with geoff aiken, IT re update, gsuite; review YESA Gala agreement, sign; correspondence with Fay, Blyth re wire details; review YESA security deposit, prep deposit req; correspondence with marcus, mastershine re boardroom invoice; discuss same with MP;	1.50	\$110.00	\$165.00
Mon	10/17/2022	John Henry correspondence re semi perm structure on site; review photos, discuss with JH and TP; correspondence to S Saulnier re structure, review parking request email; review GL; discussion with Andrew Harbottle re operations; review Ronnie quote and John Henry recommendation re generator maintenance; send approval; review security daily logs; elevation realty correspondence re draft, review photos, discuss same with John Henry;	1.00	\$110.00	\$110.00
Tues	10/18/2022	Travel to site; walkthrough; discussion with John Henry and Andrew Harbottle re operations, Elevation Realty re draft; photos re NUVO Taste shed, roof repair; update TP; issues invoice to Avalanche re boardroom; review NUVO Taste termination notice; discussions with JH, AH, MP, Rajat, Active re NUVO Taste termination; correspondence re FAD Movie inc update; review GL; correspondence with Marcel Potvin re lounge rental for M Ward;	1.50	\$110.00	\$165.00
Wed	10/19/2022	Travel to site, walk through; discussion with John henry re operations, 3rd floor door fixed, NUVO taste, roofing; discussion with Security re NUVO Taste note; update TP; review FAD wire transfer, prep deposit req; prep 2nd invoice; correspondence with Fad Movie Inc. re payment and 2nd invoice; correspondence with Cushman, Crossroads and AH re Cushman tour next week; review security daily logs; review burlington hydro invoice; f/u with Honeywell re invoice; review and update rent roll re powerschool cheque; review and file September RT0002 return; AGRO correspondence re vacating notice, security deposit;	1.50	\$110.00	\$165.00
Thur	10/20/2022	Review M Ward, Lounge agreement, Alcohol permit and COI; discuss same with MP, sign agreement; Shawn Saulnier correspondence re film agreements; review agreements; discuss same with TP; review annual fire inspection and sprinkler quote; discussion with John Henry re operations, NUVO taste installation of deep fryer, removal of equipment; review photos; approve fire inspection quote; review and approve electrical repair quote; correspondence with Trane re updated chiller quote; review provoke invoice; review NUVO Taste termination correspondence; discussion with Brad, Trane re updated chiller quote;	1.50	\$110.00	\$165.00
Fri	10/21/2022	Review Shawn Saulnier correspondence re eviction notice; Review GL; discussion with Andrew Harbottle re operations; Review FAD COI; correspondence with Marcel re COI and Mayor payment; Discussion with John Henry re operations, roofers on site, installation of NUVO Taste kitchen equipment; discuss same with TP; draft correspondence to Shawn Saulnier re unauthorized installation of equipment; review burlington hydro invoice; correspondence with Canway re invoices; correspondence with Christine re honeywell; review response from Shawn and Bridget Saulnier re installation of equipment; correspondence with Marcel re pro rated dedicated desk; process HUBspot payment; Travel to site; walkthrough; lengthy discussions with john Henry and Andrew Harbottle re NUVO Taste, operations, roof workers; discussion with Marcel re sales;	2.50	\$110.00	\$275.00

Filters Used:

- Time Entry Date: 1/01/70 to 12/31/22
- File ID: AANUVO-R: to AANUVO-R:
- Time Entry Bill Status: Un-Billed to Un-Billed
- Time Entry Bill Status: Un-Billed to Un-Billed

MSGG - Detailed Time Dockets

Printed on: 2/15/23

Page 65 of 152

File Name (ID): 2607380 Ontario Limited (NUVO") (AANUVO-R:)

Day	Date	Memo	B-Hrs	B-Rate	Amount
Evan McCullagh (EMC)					
Mon	10/24/2022	Correspondence with Marcel Potvin re M Ward rescheduling event, approve; review Abell invoice; discussion with Marcel re production update, office space; discussion with John Henry re operations, roof update, production update; discussion with Andrew Harbottle re production update; review and approve John Henry expense re batteries; discussion with TP re NUVO Taste eviction update; review lease agreements, review Price per square foot, discuss with TP; Travel to site, walkthrough; discussions with JH and AH re operations; review CHQs on desk, discuss NUVO Taste CHQs with TP;	1.50	\$110.00	\$165.00
Tues	10/25/2022	review canway invoices; review GL; review cheques received, arrange deposits; Marcel correspondence re FAD parking; Discussion with Marcel re FAD productions, additional filming locations; Travel to site re walkthrough; discussion with JH and AH re operations, NUVO Taste, roof; review FAD production correspondence re shooting request, discuss same with MP; review and complete FAD Movie breakdown for additional filming locations;	2.00	\$110.00	\$220.00
Wed	10/26/2022	Travel to site re walkthrough; review security daily logs; discussion with AH re operations, review JH correspondence re roof update, NDT testing for handy hermans and scissor lifts; correspondence with MP re filming counter offer, respond; review FAD Film Inc. additional filming agreement; discussion with JH re operations, 5 year NDT testing; update TP; review and update rent roll; review enbridge invoice;	1.50	\$110.00	\$165.00
Thur	10/27/2022	Review daily security logs; review NUVO Taste forbearance agreement; Travel to site; walkthrough, lengthy discussion with Marcel re sales, private office tours; lengthy discussion with Geoff Aiken re IT update, no urgent matters; lengthy discussion with John Henry re operations, maintenance update, roof, HVAC, security, lift maintenance timing; review GL; correspondence with Toques from the Heart re final month; correspondence with Meraj Wootton re November payment; review November rent roll;	1.50	\$110.00	\$165.00
Fri	10/28/2022	Travel to site; walkthrough; discussions with JH and AH re payroll, operations; meeting with Rajat, Active Security re update; discussion with TP re update; review GL; Shawn Saulnier correspondence re occupancy agreement, funds; Travel back to site re meeting with Shawn Saulnier re occupancy agreement and payment; discussion with Marcel re NUVO Taste agreement for saturday event; discussion with JH and AH re NUVO Taste, operations, generator test; review Avery correspondence, vacated, draft CHQ REQ re last months rent;	2.50	\$110.00	\$275.00
Mon	10/31/2022	NUVO Taste correspondence re clogged sink; Review Trane quote re bearing replacement; update TP; review and update rent roll; arrange deposit of post dated cheques; discussion with AH re operations; review NUVO Taste event agreement; correspondence with B Saulnier re same; review security daily logs; Travel to site; walk through, discussion with MP re sales; review FAD agreement II, issue invoice; discussion with AH re security guard Ben, shaving at desk; urinal on 1st floor; follow up with Jason, Buzzfeed re props b and trailer;	2.00	\$110.00	\$220.00
Tues	11/01/2022	Review Major Air Quote, Review Trane Quote, review oil sample report for Chiller; Discussion with John Henry re operations, kitchen sink, urinal, chiller quotes and generator maintenance schedule, issue with transfer switch schedule; send notice to tenants/members re routine generator test; correspondence with MP re YESA event and RISUN board room; review November 1st payments received to date; update rent roll; update review security daily logs; November contact list; review principal access invoice; review Geoff aiken invoice; Review green planet invoice; review NUVO Taste Nov 5th signed agreement; discussion with Andrew re money order's rec'd, operations; correspondence with RISUN re boardroom rental, review membership agreement; discussion with MP re NUVO Taste event and RISUN; review NUVO Taste COI;	2.00	\$110.00	\$220.00

Filters Used:

- Time Entry Date: 1/01/70 to 12/31/22
- File ID: AANUVO-R: to AANUVO-R:
- Time Entry Bill Status: Un-Billed to Un-Billed
- Time Entry Bill Status: Un-Billed to Un-Billed

MSGG - Detailed Time Dockets

Printed on: 2/15/23

Page 66 of 152

File Name (ID): 2607380 Ontario Limited (NUVO") (AANUVO-R:)

Day	Date	Memo	B-Hrs	B-Rate	Amount
Evan McCullagh (EMC)					
Wed	11/02/2022	Travel to site; walkthrough, discussion with JH re operations, jefftech on site re lift maintenance; follow up with Centimark re roof completion update, review response; review and update rent roll; review GL; prep and issue invoice to H2H; f/u with spicer re invoice; review grassroots invoice; review landscaping agreement; review utility accounts, payments up to date; review city by-laws re smoker, discussion with TP; draft and issue correspondence to Shawn Saulnier re smoker; review spicer invoice, pre CHQ REQ;; discussion with JH re production update, hazing, parking, et al; review cheques received, update rent roll, arrange deposit;; review canway invoices;	2.00	\$110.00	\$220.00
Thur	11/03/2022	Bridget Saulnier correspondence re NUVO Taste event; review Emterra invoice; correspondence with Security re NUVO Taste event; review FAD Movie agreement; f/u with Buzzfeed re o/s invoice, issue November invoice; review Doveka receipts, resend to Doveka; review rent roll; discussion with John Henry re operations, lift maintenance update, electrician update; security issue (production crew after hours); review security daily logs; review control chem invoice;	1.00	\$110.00	\$110.00
Fri	11/04/2022	Discussion with Andrew Harbottle re operations, cell phone; discussion with John Henry re operations, no roofers on site, LED lights; review GL; review rent roll; review Cogeco invoice; review YESA agreement re stage event; review and counter hall for production; amend and issue invoice to RISUN re boardroom; discussion with Wafaa re Ontario Green Agreement, vacating at end of month; Travel to site re walkthrough, roofers on site; discussion with AH re operations, keys, Ontario Green; review cheques, update rent roll; discussion with MP re rent; correspondence with members that still owe for NOvember; discussion with the Roofers re status;	2.00	\$110.00	\$220.00
Mon	11/07/2022	Discussion with John Henry re operations, NUVO Taste event, roof, et al; review security daily logs; correspondence with Lee Roller re November payment; correspondence with Daniel Chen re boardroom payment; review cheques received, arrange deposits; Travel to site re walkthrough; discussion with JH re operations, invoices for roto roofer, electrician and jefftech, roof update; discussion with TP re update; review Centimark agreement and change order; discussion with Will re toaster broken; discussion with AH re operations, masha brar request, toaster, NUVO Taste event;	2.00	\$110.00	\$220.00
Tues	11/08/2022	Review rent roll; review GL; review FAD wire, prep deposit req; discussion with John Henry re operations, roof update; discussions with kris, centimark re items o/s, meeting; discussion with Andrew Harbottle re operations, cheques; arrange deposit of cheques; correspondence with B Saulnier re security deposit from saturday's event; review Active Security invoice;	1.00	\$110.00	\$110.00
Wed	11/09/2022	Travel to site; walkthrough; discussion with John Henry re operations, roof; review correspondence re roof items o/s; review cheques on hand, update rent roll; review GL; review security daily logs; correspondence with Marcel re FAD productions, Hall rental; correspondence re annual fire and sprinkler inspection, discuss with JH; review FAD hazing schedule, respond to changes/concerns; discussions with JH, TP and MP re hazing schedule issues; review Complete Comfort invoice;	2.00	\$110.00	\$220.00
Thur	11/10/2022	Review and cancel AGRO PAP; review rent roll; discussion with John Henry re operations, roof, chiller shut down, FAD hazing schedule; discussion with Andrew Harbottle re operations, alter hours for FAD hazing schedule; update TP; lengthy discussions re hazing protocol's w/MP, JH, AH and Tony, FAD productions; review Dave Gustaw invoice; review payables and payroll CHQ REQs; discussions with SD re payables, GSuite payments;	2.00	\$110.00	\$220.00

Filters Used:

- Time Entry Date: 1/01/70 to 12/31/22
- File ID: AANUVO-R: to AANUVO-R:
- Time Entry Bill Status: Un-Billed to Un-Billed
- Time Entry Bill Status: Un-Billed to Un-Billed

MSGG - Detailed Time Dockets

Printed on: 2/15/23

Page 67 of 152

File Name (ID): 2607380 Ontario Limited (NUVO") (AANUVO-R:)

Day	Date	Memo	B-Hrs	B-Rate	Amount
Evan McCullagh (EMC)					
Fri	11/11/2022	Travel to site re walkthrough; lengthy discussion with John Henry re operations, maintenance items i.e. chiller, generator, roof; discussion re hazing safety plan; discussion with Andrew Harbottle re hazing safety plan; review revised hazing plan, correspondence with FAD productions re barrier and hazing plan o/s items; review GL; review Roto Router invoice; discussion and correspondence with Marcel re FAD Bruce trail and hall pricing for agreement;; review security daily logs;	1.75	\$110.00	\$192.50
Mon	11/14/2022	Review hazing revised schedule; discussion with John Henry re operations, hazing, barrier for hazing; correspondence re hazing; issue notices to tenants/members of building re hazing; review GL; correspondence with Trane re Chiller quote; correspondence with Ron, Major Air re chiller quote, lead time; review property tax 2023 agreement, correspondence re same; review security daily logs; Travel to site, walk through; discussions with MP, JH and AH re operations, sales, production update; lengthy meeting with Kris, Centimark re walkthrough for roof completion, photos; discussion with AH re Aries and studio D storage, correspondence with MP re same; correspondence with FAD re hazing barrier; correspondence with Veracity and JefeTech re o/s invoices; review Aries Prop agreement;	3.00	\$110.00	\$330.00
Tues	11/15/2022	Travel to site; walkthrough, view production barrier; photo; discussion with John Henry re operations, maintenance, production; review GL; review security daily logs; review JefeTech invoices, prep CHQ REQ; review completion form re roof replacement; discussion with AH re operations, production; JH correspondence re production parking issue, review photos;	1.50	\$110.00	\$165.00
Wed	11/16/2022	Travel to site re walkthrough; review production barrier, verify no hazing in halls; discussion with John Henry re operations, maintenance items, annual fire inspection; discussion and correspondence with Marcel re annual fire inspection, production timing; correspondence with Melissa, crossroads re annual fire inspection; correspondence with Christine re OTIS maintenance; review GL; correspondence with Marcel re additional hall rental from FAD; review and sign amended agreement and issue amended invoice;	1.50	\$110.00	\$165.00
Thur	11/17/2022	Various correspondence and discussions with FAD Production, JH, AH, MP and TP re John Henry sick, fire panel for production to continue hazing today; correspondence with MP re Josh Stikeman boardroom; review Sign Agent stage agreement, sign, prep and issue invoice; Travel to site re walkthrough, discussion with AH re operations; correspondence with Melissa, Crossroads re studio a lights; discussion with Marcel re Aries storage rental, review correspondence re approve rental price; review and approve yesa dec 18th agreement;	2.00	\$110.00	\$220.00
Fri	11/18/2022	Travel to site re walkthrough; discussions with AH re operations, maintenance, production update; review GL; review Centimark invoice, change order, agreement, prep CHQ REQ; review Cultural Culinary agreement, prep CHQ REQ re return of security deposit; review burlington hydro invoice; review October GL, prep info for HST return;	1.00	\$110.00	\$110.00
Mon	11/21/2022	Travel to site re walkthrough, discussion with MP re sales, production; discussion with AH re operations, panel for NUVO Taste; review GL; review and issue Lee Roller receipt; correspondence with Marissa re The Hall invoice and payment arrangements; review approve new office; MP correspondence re access card cancelations for elevation realty; review security daily logs; correspondence with NUVO Taste re walk in fridge issue; f/u with Honeywell re invoices; review burlington hydro invoice; correspondence with Provoke and MP re invoices; review MP invoice; review Provoke invoice;	2.00	\$110.00	\$220.00

Filters Used:

- Time Entry Date: 1/01/70 to 12/31/22
- File ID: AANUVO-R: to AANUVO-R:
- Time Entry Bill Status: Un-Billed to Un-Billed
- Time Entry Bill Status: Un-Billed to Un-Billed

MSGG - Detailed Time Dockets

Printed on: 2/15/23

Page 68 of 152

File Name (ID): 2607380 Ontario Limited (NUVO") (AANUVO-R:)

Day	Date	Memo	B-Hrs	B-Rate	Amount
Evan McCullagh (EMC)					
Tues	11/22/2022	Travel to site re walkthrough; lengthy discussion with John Henry re operations, maintenance items i.e. leak in NUVO Taste area, walk in fridge, electrical panel, production; review hazing ; f/u with Aries re boardroom payment; review GL; update TP; correspondence re Wilson Air, walk in fridge repair; correspondence with MP re PowerSchool, review agreement; correspondence with MP re Elevation Realty re decrease in office space; discussion with AH re operations, elevation realty security request, Aries Pro; review Spicer Landscaping Invoice;	1.50	\$110.00	\$165.00
Wed	11/23/2022	review and approve complete comfort quote re boiler issue; review rent roll; correspondence with Khaled Najjar re notice terminating membership; issue invoice to Buzzfeed re props b; correspondence re o/s invoices; discussion with John Henry re operations, maintenance, boiler; Travel to site re walkthrough; discussion with John Henry re operations; discussion with MP re FAD hazing schedule for December; lengthy discussion with JH, AH and MP re FAD December hazing schedule; review and approva new private office agreement;	2.00	\$110.00	\$220.00
Thur	11/24/2022	Correspondence with Marcel re SignAgent Event, liquor license; review COI and agreement, discuss with TP; Correspondence and discussion with with MP re elevation realty, removal of offices; lengthy discussion with Geoff Aiken re IT items, boardroom access/phone; Travel to site re walkthrough; discussion with JH and AH re operations, maintenance; lengthy meeting with MP, JH, AH re hazing schedule from production; Melissa, Crossroads email re parking notice; review enbridge invoice; meeting with Amanda, FAD production re hazing schedule; issue notice to security re additional security checks;	2.50	\$110.00	\$275.00
Fri	11/25/2022	Travel to site; walkthrough; discussion with JH re operations, maintenance, Studio A heating issue, parking notice; review and approve re Complete Comfort quote re studio a heating repair; review elevation realty new agreement; review GL; review and approve AH expenses; review hours for AH and WB;	1.00	\$110.00	\$110.00
Tues	11/29/2022	Discussion with John Henry re operations, maintenance update, production update; Melissa, Crossroads correspondence re studio A lights, production schedule; review Generator invoice and maintenance report; review GL and payables; review Honeywell invoices, review security daily logs; discussion with AH re operations, internet issues; discussion with Geoff Aiken re internet issues; lengthy discussion with Marcel re sales update, new offices, hot desk, gala and events;	1.50	\$110.00	\$165.00
Wed	11/30/2022	Elevation Realty correspondence re boardroom rental; discussion with John Henry re operations, maintenance, roof, generator maintenance, production update; review GL; review deposits, prep deposit req; review and update rent roll; discussion with Andrew Harbottle re operations, production hazing schedule, leaving early, aries pro storage space; discussion with MP, JH and AH re courier delay;	1.00	\$110.00	\$110.00
Thur	12/01/2022	Discussion with John Henry re operations, maintenance, leak in office, mold; review Principal access invoice; review Geoff Aiken invoice; review Grassroots invoice; correspondence with MP re boardrooms; review hazing schedule; review GL; review and update rent roll tracking; review security daily logs;	1.00	\$110.00	\$110.00

Filters Used:

- Time Entry Date: 1/01/70 to 12/31/22
- File ID: AANUVO-R: to AANUVO-R:
- Time Entry Bill Status: Un-Billed to Un-Billed
- Time Entry Bill Status: Un-Billed to Un-Billed

MSGG - Detailed Time Dockets

Printed on: 2/15/23

Page 69 of 152

File Name (ID): 2607380 Ontario Limited (NUVO") (AANUVO-R:)

Day	Date	Memo	B-Hrs	B-Rate	Amount
Evan McCullagh (EMC)					
Fri	12/02/2022	Travel to site; walkthrough, lengthy meeting with John Henry re operations, maintenance, mould in office, photos, et al; review GL; review cheques received, update rent roll; review Aries storage agreement; review wire transfers, draft deposit reqs; update TP; various correspondence and discussions with John Henry and FAD Productions re unauthorized use of replica firearms; review FAD; review agreement, discuss same with TP; review inbox monster agreement, update rent roll; discussion with MP re inbox monster, fad production; discussion with AH re operations, fire panel, security; review Marissa Wong correspondence re gunslingers valid license, request attestation, update TP;	2.50	\$110.00	\$275.00
Mon	12/05/2022	Discussions with John Henry re mould abatement, firearms on production set; review and continued correspondence with FAD Productions re firearms, o/s invoice; review firearm guidelines for productions; discuss same with TP; discussion with Andrew Harbottle re operations, fire panel; review and prep invoice for gryphtech boardroom rental; review grassroots correspondence re internet update; review GL; review security daily logs; review Cogeco invoice, review emterra invoice, discussion with JH re abatement quote update, lightbulbs, production update; review gryphtech boardroom agreement;	1.50	\$110.00	\$165.00
Tues	12/06/2022	Travel to site; walkthrough; discussion with John Henry re operations, maintenance, FAD production; discussion with MP re sales, FAD production; discussion with AH re operations, security, FAD production, fire panel; meeting with Rajat, Active Security re monthly reporting, concerns; review canway invoices, review control chem invoices, review complete comfort invoices, review active security invoices; correspondence with CJ re insurance premiums; correspondence with Gryphtech re payment; review wire transfers, prep deposit reqs; review cheques received, update rent roll, review rent roll; follow up with members re o/s december payments; discussion, correspondence and review Armorer license; ; draft memo to file re FAD firearms issue; review FAD fun schedule; correspondence with Lee Roller re December payment, internet issue;	3.00	\$110.00	\$330.00
Wed	12/07/2022	Travel to site; walkthrough; discussion with JH re maintenance, operations, production; discussion with MP re sales, new short-term office, YESA gala; review MP correspondence and approve offer for short-term rental; review GL; review CHQs received, update rent roll; review deposits and prep Deposit reqs; production correspondence re food truck, send notice to tenants/members re food truck is for film production only; review mold abatement quote, discuss with JH; review security daily logs;	1.50	\$110.00	\$165.00
Thur	12/08/2022	Travel to site re walkthrough; discussion with Andrew harbottle re operations, kitchen toaster, will's holiday hours, production; discussion with John Henry re operations, maintenance, mold quote, production and mess in loading dock; correspondence with YESA re insurance for gala and payment; review GL; review rent roll; correspondence with Rajat, Active Security re holiday hours; review security daily logs; review NUVO taste vacancy agreement, correspondence to NUVO taste re vacancy reminder;	1.50	\$110.00	\$165.00
Fri	12/09/2022	Review GL; discussion with John Henry re operations, maintenance, 2nd mold quote, NUVO Taste, smoker, FAD production; correspondence with MP re extra day to film in Kitchen; NUVO Taste correspondence re Vacancy	0.30	\$110.00	\$33.00

Filters Used:

- Time Entry Date: 1/01/70 to 12/31/22
- File ID: AANUVO-R: to AANUVO-R:
- Time Entry Bill Status: Un-Billed to Un-Billed
- Time Entry Bill Status: Un-Billed to Un-Billed

MSGG - Detailed Time Dockets

Printed on: 2/15/23

Page 70 of 152

File Name (ID): 2607380 Ontario Limited (NUVO") (AANUVO-R:)

Day	Date	Memo	B-Hrs	B-Rate	Amount
Evan McCullagh (EMC)					
Mon	12/12/2022	review complete comfort invoice; Travel to site re walkthrough; discussion with JH re operations, maintenance, mold abatement quote; discussion with AH re operations, maintenance, production unplugged fridge over weekend, mess in lounge; issue notice to tenants/members re annual fire inspection; review cheques received, update rent roll; issues invoices/receipts to FAD, KRG, Mending Chasm, Edco, RISUN and YESA; prep Interim SRD, review GL, NUVO Taste correspondence re month to month agreement; discussion with MP re sales;	2.00	\$110.00	\$220.00
Tues	12/13/2022	Travel to site re walkthrough; discussion with JH re operations, maintenance, NUVO Taste, mold quotes; review 2nd mold quote; discussion with AH re operations, water filter; correspondence with MP re FAD wrap day request, approve; review deposits, prep deposit req; review and update rent roll; review nuvo taste agreement;	1.00	\$110.00	\$110.00
Wed	12/14/2022	FAD Production correspondence re smoking and additional hazing days; discuss with JH and MP; send request rejection; Travel to site re walkthrough; discussion with Will; discussion with MP re sales, FAD Production; discussion with JH re operations, maintenance, FAD production; review GL; review rent roll; correspondence with Eamon Murphy, Avison re updated rent roll;	1.00	\$110.00	\$110.00
Thur	12/15/2022	Lengthy discussion with John Henry re salting, snow, FAD hazing schedule, mold quote; correspondence with MP re Sign Agent private office expansion, Marriane Ward alcohol license, review license; correspondence to FAD production re No Hazing, fire panel to be left on; discussion with AH re operations, fire panel, production, security and salting; correspondence with Tyson, HUB re insurance renewal; discussions with TP re insurance, salting, snow and hazing; review studio b productions for 2022; correspondence with Avison and Young re same; correspondence with Principal access re avigilon issues, loop in Geoff Aiken, IT support; discussion with AH re avigilon, car mats taken by canway (YESA); review November GL, prep HST return for review; review security daily logs; Saulnier correspondence re month to month agreement; discussion with AH re NUVO Taste	1.75	\$110.00	\$192.50
Fri	12/16/2022	Travel to site re walkthrough; discussion with AH re operations, YESA missing car mats, canway, etc.; discussion with JH re operations, leak in radiator room, honeywell issue; correspondence with Nick, Avison Young re sales; correspondence with MP re retainer increase and Sign Agent office; review new sign agent office agreement;	1.00	\$110.00	\$110.00
Mon	12/19/2022	Discussion with JH re operations, production; correspondence with MP re production vacating update; prepare and issue notice to NUVO Taste re suspension of access cards; review Abell Invoice; review MP invoice; Travel to site re walkthrough; discussion with AH re operations, YESA unauthorized meeting in the stage, discuss same with MP; correspondence with Marianne Ward re security deposit; various discussions and correspondence with JH and TP re John Ing Incident report, prep memo to file; correspondence with Shawn Saulnier re Nov and Dec rent roll; review security daily logs; review GL; review burlington hydro invoice; review and update rent roll;	2.00	\$110.00	\$220.00
Tues	12/20/2022	Travel to site re walkthrough; discussion with AH re operations; discussion with JH re operations; view studio b, green room b and make up room b re FAD production vacated; view props b storage re John Ing incident; review GL; prep Marianne Ward CHQ REQ re security deposit; review security daily logs; conference call with Tyson, HUB International re insurance renewal for building; review Spicer Invoice; finalize John Ing Memo; review and approve canway quote re floor cleaning for Studio B;	1.50	\$110.00	\$165.00

Filters Used:

- Time Entry Date: 1/01/70 to 12/31/22
- File ID: AANUVO-R: to AANUVO-R:
- Time Entry Bill Status: Un-Billed to Un-Billed
- Time Entry Bill Status: Un-Billed to Un-Billed

File Name (ID): 2607380 Ontario Limited (NUVO") (AANUVO-R:)

Day	Date	Memo	B-Hrs	B-Rate	Amount
Evan McCullagh (EMC)					
Wed	12/21/2022	Travel to site re walkthrough; lengthy discussion with John Henry re operations, fire inspection, leaks, time off, review GL, review rent roll; review december payables; issue notice to tenants/members re fire alarm test tomorrow;	1.00	\$110.00	\$110.00
Wed	12/28/2022	Travel to site re walkthrough; discussion with Will Bloem re operations; discussion with JH re operations, water heater issue; maple reiners re fire inspection report; review FAD Movie agreements, prep security reconciliation report; review and update rent roll; review GL; review cheques received and arrange deposits; review security daily logs;	1.00	\$110.00	\$110.00
Thur	12/29/2022	Review GL; Discussion with AH re operations YESA Gala; discussion with JH re operations, water heater; correspondence re cost for roto router to review water heater, approve; lengthy discussion with MP re sales, YESA Gala; prep CHQ REQs re YESA Gala Security Deposit and FAD Movie Inc. Security Deposit; review rent roll; correspondence with members re January payment; lengthy discussion with JH re compressor, Honeywell agreement, service, service ramp maintenance, Disability access;	1.00	\$110.00	\$110.00
Fri	12/30/2022	Travel to site re walkthrough; discussion with Andrew Harbottle re operations, cheques, maintenance; review cheques received; review elevation correspondence re vacating, review agreement, respond, update rent roll; review security daily logs; review GL; discussion with JH re operations, compressor, water tank heater, otis; correspondence with Grow Ontario re vacating in February, update rent roll;	1.00	\$110.00	\$110.00
Evan McCullagh (EMC)			768.80		\$84,568.00
Gillian Goldblatt (GGO)					
Fri	03/26/2021	review and approve disbursements.	0.20	\$290.00	\$58.00
Thur	04/01/2021	General	0.10	\$290.00	\$29.00
Sun	04/18/2021	review and approve disbursement.	0.10	\$290.00	\$29.00
Tues	04/27/2021	review and approve disbursements	0.20	\$290.00	\$58.00
Mon	05/03/2021	review WEPPA template and analyze and amend formulas for termination calculation; email with S. Downey re:amendments; t/c with M. Manchanda re:amendments.	0.50	\$290.00	\$145.00
Tues	05/11/2021	review and approve disbursements.	0.20	\$290.00	\$58.00
Tues	05/25/2021	review and approve disbursements.	0.30	\$290.00	\$87.00
Wed	06/09/2021	review and approve disbursements.	0.30	\$290.00	\$87.00
Fri	06/25/2021	review and approve disbursements.	0.30	\$290.00	\$87.00
Tues	07/13/2021	review and approve disbursements.	0.30	\$290.00	\$87.00
Wed	07/21/2021	review and approve disbursement.	0.10	\$290.00	\$29.00
Wed	08/11/2021	review and approve disbursements.	0.30	\$290.00	\$87.00
Tues	09/14/2021	review and approve disbursements.	0.30	\$290.00	\$87.00
Tues	09/28/2021	review and approve disbursements.	0.30	\$290.00	\$87.00
Wed	09/29/2021	review and approve disbursement.	0.10	\$290.00	\$29.00
Thur	10/14/2021	review and approve disbursements.	0.40	\$290.00	\$116.00
Wed	10/27/2021	review and approve disbursement.	0.10	\$290.00	\$29.00
Thur	10/28/2021	Review and approve disbursements.	0.30	\$290.00	\$87.00
Thur	11/11/2021	review and approve disbursements.	0.30	\$290.00	\$87.00
Fri	11/19/2021	review and approve disbursement.	0.10	\$290.00	\$29.00
Fri	11/26/2021	review and approve disbursement.	0.10	\$290.00	\$29.00
Tues	12/14/2021	review and approve disbursements.	0.30	\$290.00	\$87.00
Thur	01/06/2022	review and approve bank reconciliation.	0.10	\$290.00	\$29.00
Thur	01/27/2022	review and approve disbursements.	0.30	\$290.00	\$87.00
Mon	01/31/2022	Approve wire transfer and EFTs.	0.30	\$290.00	\$87.00
Tues	02/01/2022	Approve EFT payments.	0.20	\$290.00	\$58.00

Filters Used:

- Time Entry Date: 1/01/70 to 12/31/22
- File ID: AANUVO-R: to AANUVO-R:
- Time Entry Bill Status: Un-Billed to Un-Billed
- Time Entry Bill Status: Un-Billed to Un-Billed

MSGG - Detailed Time Dockets

Printed on: 2/15/23

Page 72 of 152

File Name (ID): 2607380 Ontario Limited (NUVO") (AANUVO-R:)

Day	Date	Memo	B-Hrs	B-Rate	Amount
Gillian Goldblatt (GGO)					
Thur	02/03/2022	review and approve bank reconciliation.	0.10	\$290.00	\$29.00
Mon	02/07/2022	review and approve disbursement.	0.10	\$290.00	\$29.00
Wed	02/09/2022	review and approve payment.	0.10	\$290.00	\$29.00
Fri	02/25/2022	review and approve disbursements.	0.30	\$290.00	\$87.00
Fri	03/04/2022	review and approve bank reconciliation.	0.10	\$290.00	\$29.00
Thur	03/10/2022	review and approve disbursements.	0.30	\$290.00	\$87.00
Wed	03/30/2022	review and approve disbursements.	0.30	\$290.00	\$87.00
Mon	04/04/2022	review and approve bank reconciliation.	0.10	\$290.00	\$29.00
Thur	04/07/2022	review and approve disbursement.	0.10	\$290.00	\$29.00
Mon	04/11/2022	review and approve cheque requisitions.	0.50	\$290.00	\$145.00
Tues	04/12/2022	approve wire transfer	0.10	\$290.00	\$29.00
Thur	04/14/2022	approve wire transfer.	0.10	\$290.00	\$29.00
Tues	04/26/2022	review and approve disbursements.	0.50	\$290.00	\$145.00
Wed	04/27/2022	review and approve wire transfers and EFTs.	0.30	\$290.00	\$87.00
Fri	04/29/2022	review and approve disbursement.	0.10	\$290.00	\$29.00
Wed	05/04/2022	review and approve disbursement.	0.10	\$290.00	\$29.00
Mon	06/13/2022	review and approve bank reconciliation.	0.10	\$290.00	\$29.00
Mon	06/13/2022	review and approve cheque requisitions.	0.50	\$290.00	\$145.00
Tues	06/14/2022	review and sign cheques.	0.30	\$290.00	\$87.00
Wed	06/22/2022	review and approve wire transfer	0.10	\$290.00	\$29.00
Tues	06/28/2022	review and approve disbursements.	0.30	\$290.00	\$87.00
Wed	06/29/2022	review and approve disbursements.	0.20	\$290.00	\$58.00
Wed	07/06/2022	review and approve bank reconciliation.	0.10	\$290.00	\$29.00
Wed	07/13/2022	review and approve disbursements.	0.30	\$290.00	\$87.00
Thur	07/14/2022	review and approve wire transfer and EFT payments.	0.30	\$290.00	\$87.00
Mon	07/18/2022	review and approve wire transfer.	0.10	\$290.00	\$29.00
Thur	07/21/2022	review and approve disbursement.	0.10	\$290.00	\$29.00
Wed	07/27/2022	review and approve disbursements.	0.30	\$290.00	\$87.00
Wed	08/03/2022	review and approve disbursement.	0.10	\$290.00	\$29.00
Mon	08/08/2022	review and approve bank reconciliation.	0.10	\$290.00	\$29.00
Thur	08/11/2022	review and approve disbursements.	0.30	\$290.00	\$87.00
Wed	09/07/2022	approve wire transfer.	0.10	\$290.00	\$29.00
Wed	09/07/2022	review and approve bank reconciliation.	0.10	\$290.00	\$29.00
Mon	09/12/2022	review and approve cheque requisitions.	0.50	\$290.00	\$145.00
Tues	09/13/2022	review and approve disbursements;	0.50	\$290.00	\$145.00
Mon	09/19/2022	review and execute wire transfer.	0.20	\$290.00	\$58.00
Tues	09/27/2022	review and approve disbursement.	0.10	\$290.00	\$29.00
Wed	09/28/2022	review and approve disbursements.	0.50	\$290.00	\$145.00
Thur	10/06/2022	review and approve disbursement.	0.10	\$290.00	\$29.00
Tues	10/11/2022	review and approve bank reconciliation.	0.10	\$290.00	\$29.00
Tues	10/11/2022	review and approve cheque requisitions.	0.50	\$290.00	\$145.00
Wed	10/12/2022	review and approve disbursements.	0.30	\$290.00	\$87.00
Tues	11/01/2022	review and approve disbursement.	0.10	\$290.00	\$29.00
Thur	11/03/2022	Review and approve bank reconciliation.	0.10	\$290.00	\$29.00
Mon	11/14/2022	review and approve cheque requisition.	0.10	\$290.00	\$29.00
Mon	11/28/2022	review and approve disbursements.	0.30	\$290.00	\$87.00
Mon	12/05/2022	review and approve disbursement.	0.10	\$290.00	\$29.00
Mon	12/12/2022	review and approve bank reconciliation.	0.10	\$290.00	\$29.00
Tues	12/13/2022	review and approve disbursements.	0.30	\$290.00	\$87.00
Fri	12/23/2022	review and approve invoices and disbursements.	0.50	\$290.00	\$145.00

Filters Used:

- Time Entry Date: 1/01/70 to 12/31/22
- File ID: AANUVO-R: to AANUVO-R:
- Time Entry Bill Status: Un-Billed to Un-Billed
- Time Entry Bill Status: Un-Billed to Un-Billed

MSGG - Detailed Time Dockets

Printed on: 2/15/23

Page 73 of 152

File Name (ID): 2607380 Ontario Limited (NUVO") (AANUVO-R:)

Day	Date	Memo	B-Hrs	B-Rate	Amount
Gillian Goldblatt (GGO)			17.10		\$4,959.00
Hinna Shaikh (HSH)					
Fri	03/26/2021	updated site	0.10	\$110.00	\$11.00
Hinna Shaikh (HSH)			0.10		\$11.00
Haran Sivanathan (HSI)					
Wed	03/31/2021	General	0.20	\$100.00	\$20.00
Wed	04/07/2021	General	0.90	\$100.00	\$90.00
Tues	04/13/2021	General	0.70	\$100.00	\$70.00
Thur	04/22/2021	General	0.80	\$100.00	\$80.00
Fri	04/23/2021	General	0.70	\$100.00	\$70.00
Mon	04/26/2021	General	0.70	\$100.00	\$70.00
Tues	04/27/2021	General	0.80	\$100.00	\$80.00
Thur	04/29/2021	Pre-Authorized payment, Review Files, GIC's and Bank reconciliation/Posting cheques/Deposit	1.20	\$100.00	\$120.00
Fri	04/30/2021	General	0.50	\$100.00	\$50.00
Fri	04/30/2021	Pre-Authorized payment, Review Files, GIC's and Bank reconciliation/Posting cheques/Deposit	0.70	\$100.00	\$70.00
Mon	05/03/2021	General	1.60	\$100.00	\$160.00
Tues	05/04/2021	General	3.20	\$100.00	\$320.00
Wed	05/05/2021	General	1.50	\$100.00	\$150.00
Tues	05/11/2021	General	0.80	\$100.00	\$80.00
Mon	06/28/2021	General	0.90	\$100.00	\$90.00
Wed	07/07/2021	General	0.30	\$100.00	\$30.00
Thur	07/08/2021	General	0.40	\$100.00	\$40.00
Thur	07/15/2021	General	0.50	\$100.00	\$50.00
Tues	07/20/2021	Bank reconciliation/Posting cheques/Deposit	0.20	\$100.00	\$20.00
Tues	07/27/2021	Bank reconciliation/Posting cheques/Deposit	1.20	\$100.00	\$120.00
Fri	07/30/2021	Bank reconciliation/Posting cheques/Deposit	0.50	\$100.00	\$50.00
Tues	08/10/2021	Bank reconciliation/Posting cheques/Deposit	1.20	\$100.00	\$120.00
Tues	08/31/2021	Bank reconciliation/Posting cheques/Deposit	0.30	\$100.00	\$30.00
Tues	09/14/2021	Bank reconciliation/Posting cheques/Deposit	0.60	\$100.00	\$60.00
Mon	09/20/2021	General	0.50	\$100.00	\$50.00
Thur	09/23/2021	General	0.60	\$100.00	\$60.00
Tues	10/19/2021	General	0.50	\$100.00	\$50.00
Wed	10/20/2021	General	0.60	\$100.00	\$60.00
Thur	10/28/2021	General	0.60	\$100.00	\$60.00
Mon	11/01/2021	Bank reconciliation/Posting cheques/Deposit	0.60	\$100.00	\$60.00
Tues	11/09/2021	Bank reconciliation/Posting cheques/Deposit	0.40	\$100.00	\$40.00
Thur	11/11/2021	Bank reconciliation/Posting cheques/Deposit	0.90	\$100.00	\$90.00
Mon	11/15/2021	General	0.50	\$100.00	\$50.00
Wed	11/17/2021	Bank reconciliation/Posting cheques/Deposit	0.50	\$100.00	\$50.00
Fri	12/03/2021	Bank reconciliation/Posting cheques/Deposit	0.50	\$100.00	\$50.00
Tues	12/07/2021	Bank reconciliation/Posting cheques/Deposit	0.40	\$100.00	\$40.00
Thur	12/09/2021	Bank reconciliation/Posting cheques/Deposit	0.50	\$100.00	\$50.00
Tues	12/14/2021	Bank reconciliation/Posting cheques/Deposit	0.50	\$100.00	\$50.00
Thur	12/16/2021	Bank reconciliation/Posting cheques/Deposit	0.70	\$100.00	\$70.00
Wed	12/22/2021	Bank reconciliation/Posting cheques/Deposit	0.60	\$100.00	\$60.00
Fri	12/24/2021	Bank reconciliation/Posting cheques/Deposit	1.20	\$100.00	\$120.00

Filters Used:

- Time Entry Date: 1/01/70 to 12/31/22
- File ID: AANUVO-R: to AANUVO-R:
- Time Entry Bill Status: Un-Billed to Un-Billed
- Time Entry Bill Status: Un-Billed to Un-Billed

MSGG - Detailed Time Dockets

Printed on: 2/15/23

Page 74 of 152

File Name (ID): 2607380 Ontario Limited (NUVO") (AANUVO-R:)

Day	Date	Memo	B-Hrs	B-Rate	Amount
Haran Sivanathan (HSI)					
Thur	01/06/2022	Bank reconciliation/Posting cheques/Deposit	0.50	\$100.00	\$50.00
Wed	01/12/2022	Bank reconciliation/Posting cheques/Deposit	0.60	\$100.00	\$60.00
Thur	01/13/2022	General	0.50	\$100.00	\$50.00
Mon	01/17/2022	Bank reconciliation/Posting cheques/Deposit	0.40	\$100.00	\$40.00
Tues	01/18/2022	Bank reconciliation/Posting cheques/Deposit	0.60	\$100.00	\$60.00
Thur	01/20/2022	Bank reconciliation/Posting cheques/Deposit	0.50	\$100.00	\$50.00
Mon	01/24/2022	Bank reconciliation/Posting cheques/Deposit	0.80	\$100.00	\$80.00
Wed	01/26/2022	Bank reconciliation/Posting cheques/Deposit	0.70	\$100.00	\$70.00
Fri	01/28/2022	General	0.50	\$100.00	\$50.00
Mon	01/31/2022	Bank reconciliation/Posting cheques/Deposit	0.70	\$100.00	\$70.00
Tues	02/01/2022	Bank reconciliation/Posting cheques/Deposit	0.70	\$100.00	\$70.00
Thur	02/03/2022	Bank reconciliation/Posting cheques/Deposit	0.60	\$100.00	\$60.00
Tues	02/08/2022	EFT 's	0.50	\$100.00	\$50.00
Thur	02/10/2022	Banking	0.40	\$100.00	\$40.00
Wed	02/16/2022	General	0.40	\$100.00	\$40.00
Wed	02/23/2022	General	0.20	\$100.00	\$20.00
Fri	02/25/2022	General	0.60	\$100.00	\$60.00
Mon	02/28/2022	General	0.40	\$100.00	\$40.00
Wed	03/09/2022	Banking Cheques/deposit/Reveiw	0.60	\$100.00	\$60.00
Thur	03/10/2022	Banking Cheques/deposit/Reveiw	0.70	\$100.00	\$70.00
Tues	03/22/2022	cheques and Deposit	0.50	\$100.00	\$50.00
Wed	03/30/2022	cheques/wire transfer	0.70	\$100.00	\$70.00
Fri	04/01/2022	General	0.80	\$100.00	\$80.00
Mon	04/04/2022	cheques/wire transfer	0.40	\$100.00	\$40.00
Thur	04/07/2022	cheques/wire transfer	0.20	\$100.00	\$20.00
Tues	04/12/2022	cheques/wire transfer	1.20	\$100.00	\$120.00
Mon	04/18/2022	General	0.30	\$100.00	\$30.00
Thur	04/21/2022	General	0.40	\$100.00	\$40.00
Mon	04/25/2022	cheques/wire transfer	0.30	\$100.00	\$30.00
Tues	04/26/2022	cheques/wire transfer	0.20	\$100.00	\$20.00
Thur	04/28/2022	cheques/wire transfer	0.70	\$100.00	\$70.00
Fri	04/29/2022	cheques/wire transfer	0.30	\$100.00	\$30.00
Wed	05/04/2022	General	0.50	\$100.00	\$50.00
Wed	05/11/2022	General	0.40	\$100.00	\$40.00
Fri	05/13/2022	General	0.30	\$100.00	\$30.00
Tues	05/17/2022	General	0.40	\$100.00	\$40.00
Wed	05/18/2022	General	0.40	\$100.00	\$40.00
Fri	05/20/2022	cheques/wire transfer	0.70	\$100.00	\$70.00
Mon	05/30/2022	General	0.50	\$100.00	\$50.00
Thur	06/02/2022	General	0.40	\$100.00	\$40.00
Fri	06/03/2022	General	0.50	\$100.00	\$50.00
Wed	06/22/2022	Cheques preparation and wire transfer	0.50	\$100.00	\$50.00
Thur	06/23/2022	Cheques preparation and wire transfer	0.40	\$100.00	\$40.00
Fri	06/24/2022	Cheques preparation and wire transfer	0.70	\$100.00	\$70.00
Wed	06/29/2022	Cheque and Deposit Transfer	1.20	\$100.00	\$120.00
Thur	07/07/2022	Wire transfer and posting	0.60	\$100.00	\$60.00
Thur	07/14/2022	EFT's and wire	0.80	\$100.00	\$80.00
Fri	07/15/2022	wire ttransfer	0.70	\$100.00	\$70.00
Mon	07/18/2022	wire	0.60	\$100.00	\$60.00

Filters Used:

- Time Entry Date: 1/01/70 to 12/31/22
- File ID: AANUVO-R: to AANUVO-R:
- Time Entry Bill Status: Un-Billed to Un-Billed
- Time Entry Bill Status: Un-Billed to Un-Billed

MSGG - Detailed Time Dockets

Printed on: 2/15/23

Page 75 of 152

File Name (ID): 2607380 Ontario Limited (NUVO") (AANUVO-R:)

Day	Date	Memo	B-Hrs	B-Rate	Amount
Haran Sivanathan (HSI)					
Thur	07/28/2022	EFT's preparation	0.80	\$100.00	\$80.00
Wed	08/03/2022	General	0.20	\$100.00	\$20.00
Fri	08/12/2022	EFT's and wire transfers setup.	1.60	\$100.00	\$160.00
Thur	08/18/2022	Cheques and wires	0.50	\$100.00	\$50.00
Fri	08/26/2022	wires/Cheques	0.60	\$100.00	\$60.00
Fri	09/09/2022	Cheques/Deposit	0.50	\$100.00	\$50.00
Wed	09/14/2022	Wire Transfer Cheques/Deposit	1.40	\$100.00	\$140.00
Wed	10/05/2022	Wires preparation	0.80	\$100.00	\$80.00
Mon	10/31/2022	General	1.90	\$100.00	\$190.00
Tues	11/15/2022	Cheques preparation/wires/EFT	1.70	\$100.00	\$170.00
Mon	11/21/2022	Cheques preparation/wires/EFT	0.80	\$100.00	\$80.00
Tues	11/22/2022	Cheques preparation/wires/EFT	0.50	\$100.00	\$50.00
Wed	11/30/2022	Cheques and EFT's preparation	1.30	\$100.00	\$130.00
Tues	12/13/2022	wires/EFT preparation	1.70	\$100.00	\$170.00
Haran Sivanathan (HSI)			71.30		\$7,130.00
Inga Friptuleac (IFR)					
Thur	03/25/2021	Posting; Issue cheques	2.60	\$100.00	\$260.00
Mon	03/29/2021	Posting ; Deposit	0.40	\$100.00	\$40.00
Mon	04/05/2021	Postings; Deposits	1.00	\$100.00	\$100.00
Thur	04/15/2021	Issue cheques; Postings;	2.00	\$100.00	\$200.00
Fri	04/16/2021	Issue cheques; Postings; Deposits	1.60	\$100.00	\$160.00
Thur	04/22/2021	Deposit	0.20	\$100.00	\$20.00
Mon	04/26/2021	Issue cheques; Deposits	2.40	\$100.00	\$240.00
Mon	05/03/2021	Deposits	0.60	\$100.00	\$60.00
Tues	05/11/2021	Issue cheques, Deposits,	2.00	\$100.00	\$200.00
Mon	05/17/2021	Deposits	0.40	\$100.00	\$40.00
Wed	05/26/2021	Issue cheques, postings, wire payment	2.00	\$100.00	\$200.00
Mon	05/31/2021	Issue cheque, Deposit	0.40	\$100.00	\$40.00
Wed	06/09/2021	Issue cheques, postings , Deposits, Wire transfers	3.00	\$100.00	\$300.00
Mon	06/21/2021	wire transfers, issue cheques	3.00	\$100.00	\$300.00
Fri	07/02/2021	Deposit	0.20	\$100.00	\$20.00
Mon	07/05/2021	Postings; Deposit	0.40	\$100.00	\$40.00
Mon	07/12/2021	Issue cheques; Deposit	1.00	\$100.00	\$100.00
Wed	07/14/2021	Issue cheques	1.00	\$100.00	\$100.00
Mon	07/19/2021	Deposit; Issue cheques, postings	0.60	\$100.00	\$60.00
Wed	07/28/2021	Deposit; Postings; Issue cheques	0.60	\$100.00	\$60.00
Tues	08/03/2021	Deposits	0.40	\$100.00	\$40.00
Tues	08/10/2021	Deposit	0.20	\$100.00	\$20.00
Mon	08/23/2021	Deposit; Issue cheques, postings	2.00	\$100.00	\$200.00
Mon	08/30/2021	Posting, Issue cheque, Deposit	0.50	\$100.00	\$50.00
Tues	09/07/2021	Issue cheque; Deposit; Wire trf	0.60	\$100.00	\$60.00
Mon	09/13/2021	Issue cheques, Deposit, Postings	1.60	\$100.00	\$160.00
Mon	09/20/2021	posting	0.10	\$100.00	\$10.00
Mon	09/27/2021	Issue cheques, postings	1.50	\$100.00	\$150.00
Mon	10/04/2021	Deposits	0.40	\$100.00	\$40.00
Tues	10/12/2021	Deposit, Issue cheques	1.60	\$100.00	\$160.00
Mon	10/18/2021	Deposit	0.20	\$100.00	\$20.00
Mon	10/25/2021	Issues cheques, Postings	1.50	\$100.00	\$150.00
Mon	11/01/2021	Postings, Deposits	0.40	\$100.00	\$40.00

Filters Used:

- Time Entry Date: 1/01/70 to 12/31/22
- File ID: AANUV0-R: to AANUV0-R:
- Time Entry Bill Status: Un-Billed to Un-Billed
- Time Entry Bill Status: Un-Billed to Un-Billed

MSGG - Detailed Time Dockets

Printed on: 2/15/23

Page 76 of 152

File Name (ID): 2607380 Ontario Limited (NUVO") (AANUV0-R:)

Day	Date	Memo	B-Hrs	B-Rate	Amount
Inga Friptuleac (IFR)					
Mon	11/08/2021	Deposit; Issue cheques	1.40	\$100.00	\$140.00
Mon	11/15/2021	Issue cheques, Deposit	0.30	\$100.00	\$30.00
Mon	11/22/2021	Issue cheques; Bill payment, Postings	1.80	\$100.00	\$180.00
Mon	11/29/2021	Deposit	0.20	\$100.00	\$20.00
Thur	01/13/2022	Issue cheques, online payments	1.50	\$100.00	\$150.00
Fri	01/28/2022	Issue cheques, Deposit	1.50	\$100.00	\$150.00
Mon	01/31/2022	Issue cheque, Deposit	0.20	\$100.00	\$20.00
Mon	02/07/2022	Deposit; Issue cheques	1.30	\$100.00	\$130.00
Wed	02/23/2022	Issue cheques; Deposit	1.10	\$100.00	\$110.00
Wed	03/02/2022	Deposits	0.20	\$100.00	\$20.00
Thur	03/10/2022	Issue cheques	1.30	\$100.00	\$130.00
Fri	03/18/2022	Wire trf; Deposit posting	0.20	\$100.00	\$20.00
Thur	03/31/2022	Deposits; issue cheques	1.80	\$100.00	\$180.00
Tues	04/05/2022	Issue cheques, Postings	0.20	\$100.00	\$20.00
Tues	04/12/2022	Deposits, Issue cheques	1.30	\$100.00	\$130.00
Thur	04/28/2022	Deposits; Issue cheques	1.50	\$100.00	\$150.00
Fri	05/06/2022	Deposits, Issue cheque	0.50	\$100.00	\$50.00
Thur	05/19/2022	Issue cheques, Deposits	1.60	\$100.00	\$160.00
Mon	05/30/2022	Issue cheques, Deposits, postings	1.40	\$100.00	\$140.00
Thur	06/16/2022	Issue cheques, Deposits, Postings	1.70	\$100.00	\$170.00
Mon	06/27/2022	Deposits; Posting; Issue chq	0.50	\$100.00	\$50.00
Thur	07/07/2022	Issue cheques, Postings, deposits	1.50	\$100.00	\$150.00
Fri	07/15/2022	Issue cheques, Deposits	1.20	\$100.00	\$120.00
Fri	08/05/2022	Issue cheques, Postings, Deposits.	1.60	\$100.00	\$160.00
Wed	08/24/2022	Issue chqs, Deposits, Postings	3.40	\$100.00	\$340.00
Mon	09/12/2022	Deposit, postings	0.50	\$100.00	\$50.00
Tues	10/11/2022	Issue cheques ; Deposits, Postings	2.30	\$100.00	\$230.00
Thur	10/13/2022	Issue cheques ; Deposits, Postings	2.40	\$100.00	\$240.00
Thur	11/03/2022	Issue cheques, Postings, Deposits	1.70	\$100.00	\$170.00
Thur	12/15/2022	Issue cheques, Postings, Deposits	2.00	\$100.00	\$200.00
Thur	12/29/2022	Wire trfs, Postings, Issue cheques	1.40	\$100.00	\$140.00
Inga Friptuleac (IFR)			75.90		\$7,590.00
Jeff Adiken (JAD)					
Mon	04/19/2021	March 31, 2021 - Review and sign cheques .1	0.10	\$325.00	\$32.50
Mon	06/28/2021	April 1, 2021 - sign cheques	0.10	\$325.00	\$32.50
Wed	07/28/2021	Sign cheques	1.40	\$325.00	\$455.00
Mon	08/30/2021	August 27, 2021 - Sign cheques	0.50	\$325.00	\$162.50
Mon	10/11/2021	Sept 1, 2021 - sign cheques .1	0.10	\$325.00	\$32.50
Jeff Adiken (JAD)			2.20		\$715.00
Mukul Manchanda (MMA)					
Tues	03/16/2021	Review of the CCAA materials including recent reports of the Monitor, orders issued to date and motion materials. Receipt and review of the available financial information including cash flow forecasts and underlying supporting documents.	2.00	\$290.00	\$580.00

Filters Used:

- Time Entry Date: 1/01/70 to 12/31/22
- File ID: AANUVO-R: to AANUVO-R:
- Time Entry Bill Status: Un-Billed to Un-Billed
- Time Entry Bill Status: Un-Billed to Un-Billed

MSGG - Detailed Time Dockets

Printed on: 2/15/23

Page 77 of 152

File Name (ID): 2607380 Ontario Limited (NUVO") (AANUVO-R:)

Day	Date	Memo	B-Hrs	B-Rate	Amount
Mukul Manchanda (MMA)					
Wed	03/17/2021	Receipt and review of an email from T. Pringle containing the CBRE checklists. Review of email exchanges with counsel regarding employees and the company and the strategy regarding keeping employees after issuance of the receivership order. Receipt and review of draft termination letter to employees, independent contractor agreement, door notice, initial notice to tenants, utility letters and insurance letters. Provided comments regarding same. Participated in a conference call with T. Pringle and E. McCullagh regarding steps to be taken upon the appointment. Receipt and review of the COVID-q9 checklists. Email exchanges regarding insurance and property taxes. Receipt and review of an email from T. Pringle containing the company's financing request, cash flow, statement of earnings, proforma income statement and balance sheet and research conducted by Colliers. Email exchanges with T. Pringle regarding the COVID-19 acknowledgement form. Receipt and review of the employee details spreadsheet. Receipt and review of comments from counsel regarding the COVID-19 acknowledgement and release. Sent an email providing an additional paragraph with respect to the COVID-19 acknowledgement. Receipt and review of multiple emails from D. Mack containing financial and other relevant information.	3.80	\$290.00	\$1,102.00
Thur	03/18/2021	Receipt and review of an email from T. Pringle containing the latest projections and the variance analysis prepared by the Monitor. Receipt and review of the issued receivership order, termination of CCAA stay order and counsel slip. Continue review of materials provided to date.	2.30	\$290.00	\$667.00
Fri	03/19/2021	Receipt and review of email exchanges regarding creation of the case website. Prepare verbage and content for the case website and emailed same to H. Sheikh. Review of email exchanges regarding ordering ascend license and opening a trust account. Travel to the premises of the company. Attended town hall with the employees. Took a tour of the premises with Karen, T. Pringle and E. McCullagh. Meeting with employees individually regarding termination effective as at the date of receivership and re-engaging services as independent contractor. Answered questions from tenants and employees. Review and approve correspondence to TD re freezing of account. Receipt and review of an email from T. Pringle containig the registration of order on title. Review of email exchanges regarding employment contracts of Shawn, Bridget and David. Receipt and review of an email to all tenants containing notice of the appointment of the receiver and attaching relevant documents. Travel back. Receipt and review of multiple emails to employees providing copies of signed contracts and other information. Review of email exchanges regarding questions from tenants.	9.00	\$290.00	\$2,610.00
Sat	03/20/2021	Receipt and review of an email from a tenant requesting information with request to the receivership. Receipt and review of the Member contract and the response drafted by E. McCullagh and provided comments regarding same. Review of multiple emails from tenants.	0.50	\$290.00	\$145.00

Filters Used:

- Time Entry Date: 1/01/70 to 12/31/22
- File ID: AANUVO-R: to AANUVO-R:
- Time Entry Bill Status: Un-Billed to Un-Billed
- Time Entry Bill Status: Un-Billed to Un-Billed

MSGG - Detailed Time Dockets

Printed on: 2/15/23

Page 78 of 152

File Name (ID): 2607380 Ontario Limited (NUVO") (AANUVO-R:)

Day	Date	Memo	B-Hrs	B-Rate	Amount
Mukul Manchanda (MMA)					
Mon	03/22/2021	Travel to the company's premises. Attended meeting with Karen, Kelly and David regarding outstanding issues. Review of email exchanges regarding insurance. Receipt and review of emails containing the membership contracts and the terms of the membership. Review of the critical suppliers with Karen and Kelly. Email exchanges with Marcel regarding his contract and arrangement going forward. Email exchanges with T. Pringle regarding Marcel's arrangement. Email exchanges and meetings with multiple tenants regarding go forward protocol. Meeting with Michael regarding IT issues. Review of email exchanges with TD regarding the transfer of balance in the TD account to the Receiver. Receipt and review of required documents from various employees. Conference call with T. Pringle and E. McCullagh regarding ongoing issues. Meeting with David regarding his ongoing involvement and engagement with the Receiver. Receipt and review of email exchanges with S. Parfeniuk of Crossroads. Receipt and review of letters to critical suppliers. Telephone discussion with P. Amaral regarding the file. Travel back.	10.00	\$290.00	\$2,900.00
Tues	03/23/2021	Travel to the premises of the company. Attended meeting with CCCI regarding receivership and impact of same on CCCI, COVID protocols and other ancillary issues. Multiple meetings with Karen and staff regarding issues related to reissuance of master keys, providing restricted access to Saulniers, repair and maintenance of grease trap in Nuvo Taste's space. Discussions regarding budget for repairs. Discussions regarding getting cell phones for necessary staff. Discussion regarding interference of the Saulnier's with the cloud based services. Various discussions and correspondence with T. Pringle and E. McCullagh regarding operational issues and interference of the Saulnier's. Meetings with Kelly and Marcel, Michael re hubstop access, meeting with Michael re hubstop, google drive access. Receipt and review of t4s. Receipt and review of the draft budget to be provided to Meridian in support of the advance request. Correspondence with various tenants. Receipt and review of draft PAP form. Provided comments regarding same. Meeting with William re employment contract. Review of Marcel's contract. Review and discuss insurance coverage. Supplier discussions and correspondence including grease trap. Discussions regarding CRA and obtain business number. Review of the final response to K2 hospitality. Meeting with Lisa at Provoke. Review draft proposal provided by Provoke. Receipt and review of the cease and desist letter. Travel back.	10.00	\$290.00	\$2,900.00

Filters Used:

- Time Entry Date: 1/01/70 to 12/31/22
- File ID: AANUVO-R: to AANUVO-R:
- Time Entry Bill Status: Un-Billed to Un-Billed
- Time Entry Bill Status: Un-Billed to Un-Billed

MSGG - Detailed Time Dockets

Printed on: 2/15/23

Page 79 of 152

File Name (ID): 2607380 Ontario Limited (NUVO") (AANUVO-R:)

Day	Date	Memo	B-Hrs	B-Rate	Amount
Mukul Manchanda (MMA)					
Wed	03/24/2021	Email exchanges with E. McCullagh and T. Pringle regarding cell phone usage by employees. Review of email exchanges with M. Potvin regarding Sand People invoice. Review of email exchanges with tenants regarding documents to be completed. Review of email exchanges with M. Potvin regarding his independent contractor agreement. Email exchanges with P. Amaral regarding setting up a payment schedule for independent contractors on a go forward basis. Review of email exchanges with M. Rodgers regarding deletion or restriction of access. Review of email exchanges with T. Dorsey regarding insurance and impact on early cancellation and refund policy. Receipt and review of an email from P. Amaral to all ICs containing a time sheet to be completed twice a month. Receipt and review of an email from L. Cowey containing the description of activities performed by Provoke for Nuvo. Review of email exchanges between Karen and Paula regarding revisions to time sheet. Email exchanges with Karen regarding William's email. Receipt and review of invoice from M. Potvin. Participated in a conference call with S. Saulnier. Joel, T. Pringle and E. McCullagh. Review of emails related to ongoing operational and administrative issues. Receipt review and sign the CRA forms including RC59 and HST form. Review of email exchanges with S. Shah regarding the marketing proposal submitted by Provoke. Receipt and review of the Studio contract.	3.70	\$290.00	\$1,073.00
Thur	03/25/2021	Receipt, review and approve the notice to day pass members. Email exchanges regarding setting up the credit card terminal with our trust bank account. Review of email exchanges with Raw Design regarding invoices outstanding prior to the appointment of the receiver. Receipt and review of an email from R. Megna regarding renewal of insurance. Receipt and review of an email from R. Fisher containing the additional terms and conditions to be formed part of the studio contracts. Review of email exchanges with L. Cowey. Receipt and review of quotation for urgent repairs. Review of email exchanges with M. Potvin regarding the additional terms and conditions to be attached to the existing contract. Receipt and review of an email from D. Cordingley containing the contract related to the events. Receipt and review of an email from E. Pillon regarding outstanding information request from S. Saulnier and B. Saulnier. Email exchanges with M. Potvin regarding creating a new account for Slack Channel. Receipt and review of an email from M. Potvin advising previous management still has access to emails and other relevant documents stored on google drive. Receipt and review of an email from S. Saulnier regarding status of outstanding information request. Email exchanges with M. Potvin regarding cancellation and refund issues for events. Receipt and review of an email from M. Potvin providing the sales pipeline. Review of email exchanges with CCCI regarding additional cleaning protocol. Receipt and review of an email from L. Cowey containing the marketing proposal. Receipt and review of the revised finance proposal regarding insurance from R> MEgna. Receipt and review of the updated rent roll. Email exchanges regarding registration of the business name Nuvo Network.	3.60	\$290.00	\$1,044.00

Filters Used:

- Time Entry Date: 1/01/70 to 12/31/22
- File ID: AANUVO-R: to AANUVO-R:
- Time Entry Bill Status: Un-Billed to Un-Billed
- Time Entry Bill Status: Un-Billed to Un-Billed

File Name (ID): 2607380 Ontario Limited (NUVO") (AANUVO-R:)

Day	Date	Memo	B-Hrs	B-Rate	Amount
Mukul Manchanda (MMA)					
Fri	03/26/2021	Executed the insurance forms and emailed same to E. McCullagh. Receipt and review of an email from R. Megna regarding same. Receipt and review of an email from M. Potvin regarding the submission to Ministry of Labour. Review of email exchanges with Hubspot. Email exchanges with banking regarding setting up credit card payments. Receipt and review of an email from M. Potvin regarding the Paragon studio contract. Email exchanges regarding cost benefit of the project. Email exchanges with P. Amaral regarding payment to Independent contractor. Receipt, review and approve the cheque run for Independent contractors. Receipt and review of an email from R> Fisher regarding tradename and other searches for the name Nuvo Network. Receipt and review of an email from E. McCullagh containing pictures of the leak from the skylight. Review of email exchanges with L. Cowey regarding approval of marketing proposal and payment of invoice on a go forward basis. Receipt and review of an email from M. POTvin regarding a deal with Elections Canada. Receipt and review of email exchanges with TD regarding release of funds and right of set off. Email exchanges regarding Karen paying for certain expenses through her credit card. Receipt and review of a spreadsheet containing list of members who cancelled their memberships. Receipt and review of a lengthy email from S. Saulnier. Telephone discussion with T. Pringle regarding same.	2.40	\$290.00	\$696.00
Mon	03/29/2021	Receipt and review of an email from E. McCullagh containing the letter received from counsel of CCCI. Participated in a conference call with M. Potvin, T. Pringle and E. McCullagh regarding sales update. Various email exchanges regarding operational issues and other ancillary matters. Review of email exchanges with insurance broker regarding withdrawal of the down payment. Receipt and review of an email from P. Yetman regarding purchase of the property. Receipt and review of an email from T. Pringle containing the security opinion of the security held by Meridian. Receipt and review of an email from T. Pringle to S. Saulnier clarifying the chain of events. Review of email exchanges with insurance broker.	1.50	\$290.00	\$435.00
Tues	03/30/2021	Receipt and review of an email from R. Megan containing the notice of acceptance of the insurance. Receipt and review of an email from B. Saulnier regarding sharing of the IT resources. Email exchanges with T. PRingle and E. McCallugh regarding same. Email exchanges regarding the signature of the IC's if they continue to use the Nuvo email. Receipt and review of an email from Kelly providing screenshots of deleted files etc in dropbox. Receipt and review of an email from M. Potvin containing the cost benefit analysis template. Email exchanges with respect to compiling previous invoices for costing purposes. Receipt and review of the hood cleaning quote. Email exchanges regarding responsibility of the Landlord under the Nuvo Taste lease. Email exchanges with T. Pringle regarding IT controls. Receipt and review of a draft email to B. Saulnier regarding sharing of the super admin login. Receipt and review of the overhead cost scheduled prepared by E. McCallugh.	1.00	\$290.00	\$290.00

Filters Used:

- Time Entry Date: 1/01/70 to 12/31/22
- File ID: AANUVO-R: to AANUVO-R:
- Time Entry Bill Status: Un-Billed to Un-Billed
- Time Entry Bill Status: Un-Billed to Un-Billed

File Name (ID): 2607380 Ontario Limited (NUVO") (AANUVO-R:)

Day	Date	Memo	B-Hrs	B-Rate	Amount
Mukul Manchanda (MMA)					
Wed	03/31/2021	Receipt and review of a draft email to Nuvo Taste regarding the lease and the rent obligations. Edit the response and email a draft for review and comments from T. Pringle. Review of the cost overheads and email exchanges with Karen regarding same. Review of an email from CCCI regarding changing the COVID-19 acknowledgement to add additional cleaning requirements. Email exchanges with Karen regarding commercial reasonableness of the Nuvo Taste Lease. Review of email exchanges with S. Saulnier regarding the coach bus. Review of the lease agreement with Nuvo Taste. Receipt and review of notice to vacate from a member. Review the notice requirement in the contract to confirm validity of the notice.	1.00	\$290.00	\$290.00
Thur	04/01/2021	Email exchanges with T. Doren regarding insurance. Email exchanges regarding payment of insurance premium with EFT. Email exchanges regarding coffee and related items. Email exchanges with Marcel regarding pricing and cost analysis. Email exchanges with CCCI regarding COVID-19 protocol. Email exchanges regarding Zapruder Film Shoot Rehearsal. Email exchanges with S. Saulnier regarding HST return. Receipt and review of an email from D. Mack regarding Nuvo Taste lease. Telephone discussion with T. Pringle regarding a response. Sent an email to D. Mack responding to his email.	0.50	\$290.00	\$145.00
Fri	04/02/2021	Email exchanges with Marcel regarding Hubspot and marketing. Receipt and review of communication from Karen to all tenants regarding recent restrictions put in place by the province with respect to the pandemic. Review of email exchanges regarding approval of the communication.	0.30	\$290.00	\$87.00
Mon	04/05/2021	Email exchanges regarding operational issues. Participated in a conference call with M. Potvin, T. Pringle and E. McCallugh. Review of email exchanges with R. Megna regarding insurance. Receipt and review of an email from Pier 21 Studio regarding Studio B. Email exchanges with M. Rodgers regarding Hubspot. Email exchanges and telephone discussions with E. McCallugh regarding payment of Google Suite and QuickBooks. Receipt, review and provide comments regarding the overhead cost estimate for Studio B. Receipt, review and approve a template for tenant invoices. Email exchanges with B. Saulnier regarding When I Work access. Receipt and review of an email from M. Potvin containing the signed Paragon contract. Receipt and review of an email from M. Potvin containing an estimate for Pier 21 Films.	1.60	\$290.00	\$464.00
Tues	04/06/2021	Review of email exchanges regarding Avalanche rent.	0.10	\$290.00	\$29.00
Wed	04/07/2021	Review of email exchanges regarding refund of the initial payment for insurance. Review of email exchanges with M. Potvin regarding per day rental for Studio B.	0.20	\$290.00	\$58.00
Thur	04/08/2021	Review of email exchanges regarding TD's right of set-off. Email exchanges regarding the COVID-19 message.	0.20	\$290.00	\$58.00
Fri	04/09/2021	Review of multiple emails regarding operational issues.	0.30	\$290.00	\$87.00
Mon	04/12/2021	Email exchanges with E. McCallugh regarding cell phone costs. Email exchanges with T. Pringle regarding TD's right of set-off with respect to CEBA. Receipt and review of an email from T. Pringle regarding forgiveness of \$20k of CEBA. Review multiple emails related to operational issues.	0.40	\$290.00	\$116.00

Filters Used:

- Time Entry Date: 1/01/70 to 12/31/22
- File ID: AANUVO-R: to AANUVO-R:
- Time Entry Bill Status: Un-Billed to Un-Billed
- Time Entry Bill Status: Un-Billed to Un-Billed

MSGG - Detailed Time Dockets

Printed on: 2/15/23

Page 82 of 152

File Name (ID): 2607380 Ontario Limited (NUVO") (AANUVO-R:)

Day	Date	Memo	B-Hrs	B-Rate	Amount
Mukul Manchanda (MMA)					
Tues	04/13/2021	Email exchanges regarding operational issues including credit card terminals, payment of cell phone bills, notice to tenants regarding non-payment etc. Telephone discussions with E. McCullagh regarding the overheads and preparation of projections. Receipt, review and approve payment to independent contractors and other payables. Commence preparation of the projections. Telephone discussion and email exchanges with E. McCullagh regarding eft payment to Grassroots.	3.20	\$290.00	\$928.00
Wed	04/14/2021	Email exchanges with E. McCullagh regarding proposed response to Joel's email. Multiple emails with respect to operational issues. Receipt and review of an email from M. Potvin regarding Matthew Campagna. Review and approve response to M. Potvin.	1.20	\$290.00	\$348.00
Thur	04/15/2021	Review of email exchanges regarding insurance. Continue preparation of the cash flow forecast. Review of email from T. Pringle regarding the opinion on the set off rights of TD. Multiple emails with respect to operational and administrative issues.	1.80	\$290.00	\$522.00
Fri	04/16/2021	Preparation of the cash flow forecast. Discussion with E. McCullagh regarding same. Sent a draft copy to T. Pringle for review. Multiple emails and discussions regarding operational issues.	3.80	\$290.00	\$1,102.00
Mon	04/19/2021	Receipt and review of the Hubspot deal pipeline. Review of email exchanges with TD regarding release of funds. Participated in a call regarding the sales update. Receipt and review of an email from S. Saulnier to E. McCullagh regarding the lease and outstanding rent. Revised the cash flow forecast to include payment of property taxes and emailed the revised version to T. Pringle.	1.30	\$290.00	\$377.00
Tues	04/20/2021	Receipt and review of an email from M. Potvin providing update on marketing efforts and the sales pipeline. Review of the customer establishment form from Trane. Prepared an executed copy of same and emailed it to E. McCullagh. Review of email exchanges between J. Scheniman and E. McCullagh. Receipt and review of invoice from Paragon Security.	0.50	\$290.00	\$145.00
Wed	04/21/2021	Review of email exchanges with R. Megna regarding insurance. Review of email exchanges regarding removal of sign.	0.20	\$290.00	\$58.00
Thur	04/22/2021	Review of a draft email from K. Carruthers to S. Saulnier regarding access to the premises.	0.10	\$290.00	\$29.00
Mon	04/26/2021	Email exchanges with S. Downey regarding completion of WEPPA. Telephone discussion with S. Downey regarding same. Instructions to S. Downey regarding completion of WEPPA.	0.20	\$290.00	\$58.00
Tues	04/27/2021	Receipt, review and approve payroll. Review and approve payables. Review of multiple emails related to operational issues.	0.40	\$290.00	\$116.00
Wed	04/28/2021	Review of email exchanges with respect to Chiller maintenance by Trane. Email exchanges regarding GSUITE Payment. Review of email exchanges with respect to transfer of funds from the TD account.	0.10	\$290.00	\$29.00
Thur	04/29/2021	Receipt, review and approve payment for Rhonda. Dealt with operational issues.	0.30	\$290.00	\$87.00
Fri	04/30/2021	Email exchanges with respect to operational issues. Receipt, review and approve payables.	0.50	\$290.00	\$145.00
Mon	05/03/2021	Review of email exchanges regarding renewal of domain names and the cost associated with same. Email exchanges regarding WEPPA. Email exchanges regarding Nuvo Taste lease. Receipt and review of the updated rent roll.	0.50	\$290.00	\$145.00

Filters Used:

- Time Entry Date: 1/01/70 to 12/31/22
- File ID: AANUVO-R: to AANUVO-R:
- Time Entry Bill Status: Un-Billed to Un-Billed
- Time Entry Bill Status: Un-Billed to Un-Billed

MSGG - Detailed Time Dockets

Printed on: 2/15/23

Page 83 of 152

File Name (ID): 2607380 Ontario Limited (NUVO") (AANUVO-R:)

Day	Date	Memo	B-Hrs	B-Rate	Amount
Mukul Manchanda (MMA)					
Tues	05/04/2021	Receipt and review of an email from M. Potvin containing an estimate for Studio B rental. Receipt and review of an email from T. Pringle forwarding the communication sent to S. Saulnier regarding the Nuvo Taste Lease.	0.30	\$290.00	\$87.00
Wed	05/05/2021	Receipt and review of the updated rent roll. Review of email exchanges regarding insurance. Email exchanges with T. Pringle regarding preparation of updated cash flow forecast. Receipt and review of an email from T. Pringle regarding banking issues. Participated in a conference with BMO regarding increase of EFT amounts. Multiple discussions with banking regarding same. Multiple email exchanges with BMO.	1.00	\$290.00	\$290.00
Thur	05/06/2021	Email exchanges and telephone discussion with H. Sivananthan regarding banking issues related to EFTs. Review of email exchanges regarding nsf rent payments. Email exchanges with E. McCullagh regarding the EFT issue. Receipt, review and approve payables. Receipt and review of draft tenant receipt. provided comments regarding same. Receipt and reveiw of an email from T. Pringle containing correspondence from Crossroads counsel regarding additional rent.	0.50	\$290.00	\$145.00
Fri	05/07/2021	Receipt and review of the marketing videos and emails. Review of email exchanges with K. Carruthers regarding working schedule. Review of email exchanges with respect to banner removal.	0.30	\$290.00	\$87.00
Mon	05/10/2021	Receipt and review of the draft cash flow forecast. Review of emails regarding operational issues. Receipt and review of email exchanges regarding staffing issues.	1.40	\$290.00	\$406.00
Tues	05/11/2021	Receipt, review and approve payroll. Receipt, review and approve payables. Email exchanges with respect to operational issues. Email exchanges with respect to Nuvo Taste Lease. Email exchanges regarding preparation of cost comparison between hiring an employee and a third security guard shift. Receipt and review of cost benefit analysis. Receipt and review of the updated rent roll.	1.00	\$290.00	\$290.00
Wed	05/12/2021	Email exchanges and telephone call with E. McCullagh regarding payment of Quickbooks subscription.	0.20	\$290.00	\$58.00
Thur	05/13/2021	Review of email exchanges between K. Carruthers and E. McCullagh regarding D. Mack touring the premises. Receipt and review of an email from E. McCullagh containing the by-law notice and a quotation to remove the banners.	0.20	\$290.00	\$58.00
Fri	05/14/2021	Email exchanges regarding operational issues. Review and edit the cash flow forecast. Discussion with P. Amaral regarding same. Sent an email to T. Pringle providing the forecast.	1.30	\$290.00	\$377.00
Mon	05/17/2021	Receipt and review of an email from L. Cowey regarding online marketing. Receipt, review and approve quote for grease interceptor replacement. Email exchanges with T. Pringle regarding further revision. Instructed P. Amaral to revise the cash flow accordingly.	0.30	\$290.00	\$87.00
Tues	05/18/2021	Receipt and review of the revised cash flow. Review of multiple emails regarding operational issues.	0.20	\$290.00	\$58.00
Wed	05/19/2021	Receipt and review of letter sent to S. Saulnier from R. Fisher regarding the Nuvo Taste Lease.	0.20	\$290.00	\$58.00
Thur	05/20/2021	Review of email exchanges regarding IWD 2021 Online Auction Winner.	0.10	\$290.00	\$29.00
Fri	05/21/2021	Review of email exchanges with J. Meye regarding pausing the membership.	0.10	\$290.00	\$29.00

Filters Used:

- Time Entry Date: 1/01/70 to 12/31/22
- File ID: AANUVO-R: to AANUVO-R:
- Time Entry Bill Status: Un-Billed to Un-Billed
- Time Entry Bill Status: Un-Billed to Un-Billed

MSGG - Detailed Time Dockets

Printed on: 2/15/23

Page 84 of 152

File Name (ID): 2607380 Ontario Limited (NUVO") (AANUVO-R:)

Day	Date	Memo	B-Hrs	B-Rate	Amount
Mukul Manchanda (MMA)					
Wed	05/26/2021	Receipt and review of HST filing. Provided comments regarding same.	0.50	\$290.00	\$145.00
Thur	05/27/2021	Review and approve wire transfer payment to Canway Cleaning. Email exchanges with E. McCullagh regarding HST filing. Review of email exchanges regarding access to tour the premises. Receipt and review of an email from S. Saulnier regarding obtaining financial information. Email exchanges with T. Pringle regarding the request. Receipt and review of an email from E. McCullagh containing SRDs for March and April. Sent an email to E. McCullagh providing comments regarding same. Review of email exchanges regarding Nuvo Taste rent.	1.30	\$290.00	\$377.00
Fri	05/28/2021	Receipt and review of an email from T. Pringle containing the listing proposal from Cushman & Wakefield. Review of draft email to J. Turgeon regarding deliveries. Provided comments regarding same. Review of further email exchanges with respect to Nuvo Taste delivery issue. Receipt and review of an email from T. Pringle containing the payment plan with respect to property taxes.	0.50	\$290.00	\$145.00
Mon	05/31/2021	Review of email exchanges with respect to renewal of Nuvo Cyber policy. Review of email exchanges regarding payment of property taxes.	0.20	\$290.00	\$58.00
Tues	06/01/2021	Receipt, review and approve payable. Receipt and review of marketing update from M. Potvin. Review of email exchanges regarding insurance. Review of email exchanges with J. LaBute regarding data with respect to occupancy and foot traffic in the building. Telephone discussion with E. McCullagh regarding same. Review of email exchanges with S. Saulnier regarding same.	0.50	\$290.00	\$145.00
Wed	06/02/2021	Review of email exchanges with T. Dorsey regarding the Cyber policy. Review of email exchanges regarding delivery of mail. Review of email exchanges between T. Pringle and S. Saulnier regarding listing of the property. Dealt with operational issues.	0.30	\$290.00	\$87.00
Thur	06/03/2021	Receipt and review of an email from S. Saulnier regarding listing of the property and exemption of him as the buyer so no commission will be payable in case of him being successful. Review of further email exchanges between T. Pringle and S. Saulnier regarding same. Receipt and review of email exchanges between T. Pringle and M. Yull regarding a break fee. Review of email from M. Rodgers regarding providing public access to certain applications of a tenant. Discussion with E. McCullagh regarding same. Email exchanges between K. Carruthers and E. McCullagh regarding same.	0.50	\$290.00	\$145.00
Fri	06/04/2021	Receipt and review of the updated rent roll.	0.20	\$290.00	\$58.00
Tues	06/08/2021	Telephone discussion with E. McCullagh regarding IT issues. Review of email exchanges regarding same. Telephone discussion with E. McCullagh regarding setting up an online data room. Created an online data room and emailed the link to E. McCullagh to populate the information.	0.40	\$290.00	\$116.00
Wed	06/09/2021	Receipt, review and approve payroll. Receipt review and approve payables. Review and update the data room.	0.60	\$290.00	\$174.00
Thur	06/10/2021	Receipt and review of email exchanges between E. McCullagh and M. Yull regarding posting in Insolvency Insider and on the Receiver's website with respect to the sale process. Receipt and review of email exchanges regarding Cyber Insurance Policy.	0.20	\$290.00	\$58.00
Tues	06/15/2021	Receipt and review of an email from E. McCullagh regarding Cyber Liability Insurance. Receipt, review and approve payables.	0.10	\$290.00	\$29.00
Wed	06/16/2021	Email exchanges with P. Amaral regarding updating the cash flow forecast. Receipt, review and approve the HST filing.	0.30	\$290.00	\$87.00

Filters Used:

- Time Entry Date: 1/01/70 to 12/31/22
- File ID: AANUVO-R: to AANUVO-R:
- Time Entry Bill Status: Un-Billed to Un-Billed
- Time Entry Bill Status: Un-Billed to Un-Billed

File Name (ID): 2607380 Ontario Limited (NUVO") (AANUVO-R:)

Day	Date	Memo	B-Hrs	B-Rate	Amount
Mukul Manchanda (MMA)					
Thur	06/17/2021	Review of email exchanges regarding phone line disruption for Crossroads. Telephone discussions with E. McCallugh regarding same. Review and provide a response for Crossroads regarding same.	0.20	\$290.00	\$58.00
Fri	06/18/2021	Review a draft response from E. McCallugh to crossroads. Provided comments regarding same.	0.20	\$290.00	\$58.00
Mon	06/21/2021	Receipt and review of the updated cash flow forecast. Instructions to P. Amaral regarding same. Review of email exchanges regarding operational issues.	0.50	\$290.00	\$145.00
Tues	06/22/2021	Receipt and review of the revised cash flow forecast. Sent an email to T. Pringle containing same. Email exchanges regarding banking issues.	0.50	\$290.00	\$145.00
Wed	06/23/2021	Receipt, review and approve payroll. Receipt review and approve payables.	0.50	\$290.00	\$145.00
Thur	06/24/2021	Receipt review and approve payable.	0.10	\$290.00	\$29.00
Mon	06/28/2021	Receipt and review of emails regarding service charge related to wire transfers received by Canway. Telephone discussion with E. McCallugh regarding same.	0.20	\$290.00	\$58.00
Tues	06/29/2021	Telephone discussion with E. McCallugh regarding receipt and application of funds from a tenant. Further discussions regarding petty cash.	0.20	\$290.00	\$58.00
Wed	06/30/2021	Telephone call with E. McCallugh regarding the petty cash and accounting of same. Telephone discussion with E. McCallugh regarding the repairs. Review of email exchanges between E. McCallugh and K. Carruthers regarding revoking access of certain tenants.	0.50	\$290.00	\$145.00
Fri	07/02/2021	Email exchanges with E. McCallugh and B. Saulner regarding property tax rebate. Email exchanges with D. Mack regarding event rates.	0.20	\$290.00	\$58.00
Mon	07/05/2021	Review of email exchanges between T. Pringle, D. Mack and S. Saulnier regarding event rates. Review of email exchanges with R. Fisher regarding the discount requested by D. Mack.	0.20	\$290.00	\$58.00
Wed	07/07/2021	Receipt and review of email exchanges between E. McCullagh and TD regarding transfer of funds. Review of email exchanges with B. Saulnier regarding Ontario Support Grant Program.	0.20	\$290.00	\$58.00
Fri	07/09/2021	Receipt and review of the hst filing for June. Telephone discussion with E. McCallugh regarding payables and hst filing. Receipt, review and approve payment of Burlington Hydro invoice. Receipt, review and approve the draft response to the Nuvo Taste's social media postings.	0.50	\$290.00	\$145.00
Mon	07/12/2021	Receipt, review and approve payroll and payables.	0.50	\$290.00	\$145.00
Tues	07/13/2021	Receipt and review of an email from M. Potvin regarding introduction of potential purchaser of the building and potential compensation regarding same.	0.10	\$290.00	\$29.00
Wed	07/14/2021	Dealt with operational issues on the file. Review of email exchanges with S. Saulnier regarding the rent roll. Review of email exchanges with D. Mack regarding access to the data room.	0.30	\$290.00	\$87.00
Thur	07/15/2021	Receipt, review and approve payables.	0.20	\$290.00	\$58.00
Tues	07/20/2021	Review of email exchanges between E. McCallugh and S. Saulnier regarding a TD Merchant account. Receipt, review and approve payables.	0.20	\$290.00	\$58.00
Wed	07/21/2021	Receipt, review and approve payables. Review of email exchanges regarding request from S. Saulnier.	0.30	\$290.00	\$87.00
Tues	07/27/2021	Receipt, review and approve payroll. Receipt, review and approve payables.	0.50	\$290.00	\$145.00

Filters Used:

- Time Entry Date: 1/01/70 to 12/31/22
- File ID: AANUVO-R: to AANUVO-R:
- Time Entry Bill Status: Un-Billed to Un-Billed
- Time Entry Bill Status: Un-Billed to Un-Billed

File Name (ID): 2607380 Ontario Limited (NUVO") (AANUVO-R:)

Day	Date	Memo	B-Hrs	B-Rate	Amount
Mukul Manchanda (MMA)					
Wed	07/28/2021	Review of email exchanges regarding lift repair.	0.10	\$290.00	\$29.00
Thur	07/29/2021	Telephone discussion with E. McCullagh regarding payment for elevator repair. Receipt review and approve payables.	0.30	\$290.00	\$87.00
Fri	07/30/2021	Receipt, review and approve payables.	0.10	\$290.00	\$29.00
Wed	08/04/2021	Email exchanges regarding staffing issues. Email exchanges regarding payables.	0.20	\$290.00	\$58.00
Thur	08/05/2021	Email exchanges regarding operational issues.	0.10	\$290.00	\$29.00
Fri	08/06/2021	Email exchanges and discussions regarding operational issues. Review of email exchanges between T. Pringle and S. Saulnier regarding the lease arrangement of Nuvo Taste.	0.30	\$290.00	\$87.00
Tues	08/10/2021	Receipt, review and approve payroll.	0.50	\$290.00	\$145.00
Wed	08/11/2021	Receipt, review and approve payables. Receipt, review and approve cash flow forecast.	0.80	\$290.00	\$232.00
Thur	08/12/2021	Receipt, review and approve property tax payment.	0.20	\$290.00	\$58.00
Tues	08/17/2021	Receipt, review and provided comments regarding the HST filing.	0.20	\$290.00	\$58.00
Wed	08/18/2021	Email exchanges with K. Carruthers regarding the issues with Nuvo Taste. Email exchanges regarding draft response to S. Saulnier. Receipt, review and approve the revised HST filing.	0.50	\$290.00	\$145.00
Tues	08/24/2021	Email exchanges with S. Saulnier regarding arranging a tour of the premises.	0.10	\$290.00	\$29.00
Wed	08/25/2021	Receipt, review and approve payroll. Receipt, review and approve payables. Review of email exchanges with S. Saulnier regarding attendance at the premises.	0.50	\$290.00	\$145.00
Tues	08/31/2021	Email exchanges regarding Nuvo Taste website concerns.	0.20	\$290.00	\$58.00
Wed	09/01/2021	Review of email exchanges regarding changes to the website. Review of email exchanges regarding HVAC repair. Review and approve payables. Receipt, review and approve Plan Group Credit Application.	0.40	\$290.00	\$116.00
Thur	09/02/2021	Review of email exchanges regarding roof repair.	0.20	\$290.00	\$58.00
Wed	09/08/2021	Receipt, review and approve disbursement.	0.10	\$290.00	\$29.00
Thur	09/09/2021	Review of email exchanges between E. McCullagh and K. Carruthers regarding various repairs.	0.20	\$290.00	\$58.00
Fri	09/10/2021	Review of email from S. Davies regarding sale process. Email exchanges with E. McCullagh regarding same. Receipt and review of an email from S. Davies containing LOI of KB Capital.	0.40	\$290.00	\$116.00
Mon	09/13/2021	Receipt and review of an email between R. Fisher and P. Simpson regarding extension of bid submission.	0.10	\$290.00	\$29.00
Tues	09/14/2021	Receipt, review and approve payables. Receipt and review of an email from P. Simpson advising that his group is no longer interested in submitting an offer for the building. Receipt, review and approve the draft email to Nuvo Taste. Receipt and review of an email from S. Davies.	0.60	\$290.00	\$174.00
Wed	09/15/2021	Review of email exchanges regarding operational issues.	0.10	\$290.00	\$29.00
Thur	09/16/2021	Receipt, review and approve the HST filing. Receipt, review and approve the correspondence related to Nuvo Fresh/ Nuvo Taste. Email exchanges with Insolvency Insider and T. Pringle regarding removal of for sale ad.	0.50	\$290.00	\$145.00
Mon	09/20/2021	Receipt and review of a lengthy email from B. Saulnier regarding the Nuvo Taste and related websites. Review of email exchanges with M. Rodgers regarding additional support. Receipt and review of lengthy email from L. Cowey regarding changes requested by Nuvo Taste to the website. Email exchanges with T. Pringle and E. McCullagh regarding ownership of the website.	0.50	\$290.00	\$145.00
Wed	09/22/2021	Review of the cash flow forecast.	1.00	\$290.00	\$290.00

Filters Used:

- Time Entry Date: 1/01/70 to 12/31/22
- File ID: AANUV0-R: to AANUV0-R:
- Time Entry Bill Status: Un-Billed to Un-Billed
- Time Entry Bill Status: Un-Billed to Un-Billed

File Name (ID): 2607380 Ontario Limited (NUVO") (AANUV0-R:)

Day	Date	Memo	B-Hrs	B-Rate	Amount
Mukul Manchanda (MMA)					
Thur	09/23/2021	Review of email exchanges between E. McCullagh and K. Carruthers regarding HVAC repair. Receipt and review of the revised cash flow forecast from P. Amaral.	0.50	\$290.00	\$145.00
Fri	09/24/2021	Email exchanges regarding payment of GSUITE.	0.20	\$290.00	\$58.00
Mon	09/27/2021	Receipt, review and approve payables. Receipt, review and approve payroll.	0.40	\$290.00	\$116.00
Tues	09/28/2021	Receipt, review and approve disbursements. Receipt and review of an email from S. Davies regarding the bid process. Receipt and review of an email regarding a request for a phone from Nuvo Taste.	0.30	\$290.00	\$87.00
Wed	09/29/2021	Receipt and review of an email from T. Pringle containing a letter sent to Sheridan by Shawn and Bridget Saulnier. Receipt and review of an email from K. Carruthers regarding compressor motor replacement. Receipt and review of an email from S. Saulnier.	0.30	\$290.00	\$87.00
Mon	10/04/2021	Review of email exchanges regarding repair of Green Screen in Studio B.	0.20	\$290.00	\$58.00
Tues	10/05/2021	Receipt review and approve the lift repair expense. Review of email exchanges with B. Saulnier regarding changing the time for the call. Participated in a conference call with S. Saulnier, B. Saulnier, D. Mack, T. Pringle and E. McCallugh. Receipt and review of an email from E. McCallugh containing a summary of the call. Receipt and review of a quote for roof repair.	1.00	\$290.00	\$290.00
Wed	10/06/2021	Receipt and review of the finalized memo from E. McCullagh.	0.20	\$290.00	\$58.00
Thur	10/07/2021	Email exchanges with E. McCullagh regarding payment of Hubspot invoice. Receipt and review of an email from B. Saulnier containing a lengthy letter outlining certain operational challenges. Review of email exchanges between T. Pringle and R. Fisher regarding same.	0.40	\$290.00	\$116.00
Fri	10/08/2021	Receipt and review of draft letter from E. McCullagh containing response to operational issues identified by B. Saulnier. Receipt, review and approve the snow removal contract.	0.20	\$290.00	\$58.00
Tues	10/12/2021	Email exchanges regarding payables.	0.10	\$290.00	\$29.00
Wed	10/13/2021	Receipt and review of a draft response to Saulnier letter from R. Fisher. Receipt and review of further draft of a letter addressing operational issues. Receipt, review and approve payroll and payables.	0.50	\$290.00	\$145.00
Thur	10/14/2021	Provided comments regarding letter addressing operational issues. Review of Nuvo Taste lease and other relevant documents.	0.50	\$290.00	\$145.00
Fri	10/15/2021	Receipt, review and approve payables. Receipt and review of the cash flow forecast from P. Amaral.	1.20	\$290.00	\$348.00
Mon	10/18/2021	Receipt, review and approve disbursements.	0.20	\$290.00	\$58.00
Wed	10/20/2021	Email exchanges with E. McCallugh regarding the Nuvo website. Receipt, review and approve the HST filing. Review of email exchanges regarding scheduled repairs and estimates with respect to certain repairs.	0.50	\$290.00	\$145.00
Thur	10/21/2021	Review and approve multiple estimates for repair.	0.20	\$290.00	\$58.00
Fri	10/22/2021	Email exchanges with T. Pringle regarding the offer and due diligence period.	0.20	\$290.00	\$58.00
Tues	10/26/2021	Receipt and review of an email from E. McCullagh regarding a tenant's right of setoff with respect to payments made pre-receivership. Telephone discussion regarding same. Instructed E. McCullagh to discuss same with counsel. Review of email exchanges with counsel regarding same.	0.60	\$290.00	\$174.00

Filters Used:

- Time Entry Date: 1/01/70 to 12/31/22
- File ID: AANUVO-R: to AANUVO-R:
- Time Entry Bill Status: Un-Billed to Un-Billed
- Time Entry Bill Status: Un-Billed to Un-Billed

File Name (ID): 2607380 Ontario Limited (NUVO") (AANUVO-R:)

Day	Date	Memo	B-Hrs	B-Rate	Amount
Mukul Manchanda (MMA)					
Wed	10/27/2021	Review and attend to operational issues. Email exchanges regarding issues surrounding receipt of mail for the members. Review of membership agreement and email exchanges with T. Pringle and E. McCullagh regarding same.	0.70	\$290.00	\$203.00
Thur	10/28/2021	Review of a draft response to Power School with respect to the overpayment.	0.20	\$290.00	\$58.00
Fri	10/29/2021	Review of email exchanges regarding quotation of the Boiler repair. Receipt, review and approve payables.	0.20	\$290.00	\$58.00
Mon	11/01/2021	Email exchanges regarding operational issues.	0.20	\$290.00	\$58.00
Tues	11/02/2021	Receipt, review and approve payables.	0.10	\$290.00	\$29.00
Wed	11/03/2021	Dealt with operational issues.	0.20	\$290.00	\$58.00
Fri	11/05/2021	Email exchanges with E. McCullagh regarding replacement cost of parking light bulbs and other matters.	0.30	\$290.00	\$87.00
Tues	11/09/2021	Email exchanges regarding the Sheridan deposit and the APS. Receipt, review and approve the refund to Sheridan. Review of an email from M. Yull providing feedback from Sheridan regarding the deal.	0.30	\$290.00	\$87.00
Wed	11/10/2021	Receipt, review and approve payroll.	0.50	\$290.00	\$145.00
Thur	11/11/2021	Receipt, review and approve payables. Email exchanges with E. McCullagh regarding operational issues and communications to the tenants.	0.40	\$290.00	\$116.00
Mon	11/15/2021	Receipt, review and approve property taxes payment. Receipt and review of requests from S. Saulnier. Receipt, review and approve the HST filing. Receipt and review of an email from E. McCullagh to S. Saulnier providing the rent roll and interim srd.	0.50	\$290.00	\$145.00
Wed	11/17/2021	Review of email exchanges regarding operation issues including roof repair for stair well, village roof shingle repair and other ancillary issues.	0.20	\$290.00	\$58.00
Thur	11/18/2021	Receipt and review of updated mls listing. Receipt and review of the updated cash flow forecast. Provided comments to P. Amaral.	0.50	\$290.00	\$145.00
Tues	11/23/2021	Email exchanges regarding operational issues and payment of certain online services. Receipt and review of an email from T. Pringle containing the tax installments for 2022. Review and edit the cash flow forecast.	1.30	\$290.00	\$377.00
Wed	11/24/2021	Review of email exchanges regarding operational issues and employee concerns. Discussion with Evan regarding same.	0.30	\$290.00	\$87.00
Thur	11/25/2021	Review of email exchanges regarding the annual sprinkler inspection. Dealt with operational issues.	0.60	\$290.00	\$174.00
Fri	11/26/2021	Review of email exchanges regarding operational issues. Email exchanges with respect to the smoke incident. Discussion with E. McCullagh regarding same. Review of the lease agreement with the Studio B renter.	0.80	\$290.00	\$232.00
Mon	11/29/2021	Email exchanges and telephone discussion with E. McCullagh regarding operational issues.	0.20	\$290.00	\$58.00
Tues	11/30/2021	Receipt and review of an email from S. Saulnier regarding property taxes. Email exchanges with T. Pringle regarding same.	0.20	\$290.00	\$58.00
Wed	12/01/2021	Participated in a call with T. Pringle and E. McCullagh. Review of the lease of Crossroads. Instructed P. Amaral to prepare schedule containing calculation of rent obligation of Crossroads. Email exchanges regarding operational issues. Receipt, review and approve payables. Review of email exchanges with S. Saulnier.	1.00	\$290.00	\$290.00
Thur	12/02/2021	Receipt and review of an email from E. McCullagh to M. Rodgers regarding IT coverage in M. Rodgers' absence. Email exchanges with K. Carruthers regarding a call to discuss personnel issues. Telephone discussion with T. Pringle regarding same.	0.40	\$290.00	\$116.00

Filters Used:

- Time Entry Date: 1/01/70 to 12/31/22
- File ID: AANUV0-R: to AANUV0-R:
- Time Entry Bill Status: Un-Billed to Un-Billed
- Time Entry Bill Status: Un-Billed to Un-Billed

File Name (ID): 2607380 Ontario Limited (NUVO") (AANUV0-R:)

Day	Date	Memo	B-Hrs	B-Rate	Amount
Mukul Manchanda (MMA)					
Fri	12/03/2021	Telephone discussion with T. Pringle regarding staffing issues. Participated in a conference call with T. Pringle, K. Carruthers and E. McCullagh. Review of email exchanges regarding roof repair quotes. Various email exchanges regarding operational issues.	0.90	\$290.00	\$261.00
Mon	12/06/2021	Dealt with operational and staffing issues. Receipt and review of an email from K. Carruthers providing her resignation.	0.50	\$290.00	\$145.00
Tues	12/07/2021	Dealt with operational issues.	0.20	\$290.00	\$58.00
Wed	12/08/2021	Review of email exchanges regarding sales update. Dealt with operational issues.	0.20	\$290.00	\$58.00
Thur	12/09/2021	Dealt with operational issues. Multiple email exchanges regarding same. Review of the sales reports and draft response to S. Saulnier. Receipt, review and approve payables.	0.50	\$290.00	\$145.00
Fri	12/10/2021	Dealt with operational issues.	0.50	\$290.00	\$145.00
Mon	12/13/2021	Email exchanges regarding the annual fire inspection.	0.20	\$290.00	\$58.00
Tues	12/14/2021	Receipt, review and approve payroll.	0.50	\$290.00	\$145.00
Wed	12/15/2021	Receipt and review of the cash flow forecast.	0.60	\$290.00	\$174.00
Fri	12/17/2021	Email exchanges regarding CRA acknowledge for access to QuickBooks.	0.20	\$290.00	\$58.00
Tues	12/21/2021	Receipt, review and approve the HST return.	0.20	\$290.00	\$58.00
Wed	12/22/2021	Receipt, review and approve payroll. Receipt, review and approve payables.	0.50	\$290.00	\$145.00
Fri	12/31/2021	Travel to the premises for inspection. Meeting with John Henry. Travel back.	2.50	\$290.00	\$725.00
Tues	01/04/2022	Receipt and review of the draft email to tenants with respect to restrictions due to the Omicron Variant.	0.20	\$290.00	\$58.00
Wed	01/05/2022	Review of quotations regarding the substation maintenance. Receipt, review and approve payables.	0.20	\$290.00	\$58.00
Thur	01/06/2022	Email exchanges regarding operational issues.	0.20	\$290.00	\$58.00
Mon	01/10/2022	Review of emails regarding rent issue of Nuvo Taste.	0.20	\$290.00	\$58.00
Tues	01/11/2022	Email exchanges regarding operational issues.	0.20	\$290.00	\$58.00
Thur	01/13/2022	Receipt, review and approve payroll. Receipt, review and approve payables. Review of email from T. Pringle to S. Saulnier regarding rent arrears.	0.70	\$290.00	\$203.00
Fri	01/14/2022	Dealt with operational issues.	0.30	\$290.00	\$87.00
Mon	01/17/2022	Dealt with operational issues. Receipt, review and approve hst filing. Email exchanges with D. Debono regarding the likelihood of dividends available for unsecured creditors.	0.80	\$290.00	\$232.00
Thur	01/20/2022	Review of email exchanges with B. Yeboah containing invoices.	0.20	\$290.00	\$58.00
Fri	01/21/2022	Receipt and review of the cash flow forecast. Email exchanges regarding the insurance policy. Email exchanges regarding CRA audit.	0.80	\$290.00	\$232.00
Mon	01/24/2022	Dealt with operational issues. Review and update the cash flow forecast and emailed same to T. Pringle.	0.90	\$290.00	\$261.00
Tues	01/25/2022	Review of email exchanges with respect to operational issues.	0.30	\$290.00	\$87.00
Wed	01/26/2022	Receipt, review and approve payables.	0.20	\$290.00	\$58.00
Wed	02/02/2022	Receipt and review of the interim R&D.	0.30	\$290.00	\$87.00
Mon	02/07/2022	Email exchanges regarding repair quotations.	0.20	\$290.00	\$58.00
Tues	02/08/2022	Email exchanges with T. Pringle and E. McCullagh regarding CRA's deemed trust claim and payment of same.	0.20	\$290.00	\$58.00
Wed	02/09/2022	Receipt, review and approve payroll. Receipt and review of an email from E. McCullagh containing the updated rent roll and SRD.	0.90	\$290.00	\$261.00
Thur	02/17/2022	Receipt, review and approve hst return. Receipt, review and approve disbursements.	0.20	\$290.00	\$58.00

Filters Used:

- Time Entry Date: 1/01/70 to 12/31/22
- File ID: AANUVO-R: to AANUVO-R:
- Time Entry Bill Status: Un-Billed to Un-Billed
- Time Entry Bill Status: Un-Billed to Un-Billed

MSGG - Detailed Time Dockets

Printed on: 2/15/23

Page 90 of 152

File Name (ID): 2607380 Ontario Limited (NUVO") (AANUVO-R:)

Day	Date	Memo	B-Hrs	B-Rate	Amount
Mukul Manchanda (MMA)					
Fri	02/18/2022	Receipt, review and approve disbursements.	0.20	\$290.00	\$58.00
Tues	02/22/2022	Review of email exchanges regarding operational issues.	0.20	\$290.00	\$58.00
Thur	02/24/2022	Review of email exchanges regarding outstanding rent and other ancillary matters. Receipt, review and approve payroll.	0.80	\$290.00	\$232.00
Mon	02/28/2022	Review of email exchanges regarding insurance.	0.20	\$290.00	\$58.00
Tues	03/01/2022	Receipt and review of an email from Marcel containing the sales reports. Receipt review and approve disbursements.	0.40	\$290.00	\$116.00
Tues	03/08/2022	Receipt, review and approve payables and payroll	0.80	\$290.00	\$232.00
Wed	03/09/2022	Receipt and review of the SRD's and rent roll to be provided to S. Saulnier.	0.80	\$290.00	\$232.00
Thur	03/10/2022	Receipt, review and approve payables.	0.20	\$290.00	\$58.00
Tues	03/15/2022	Receipt, review and edit cash flow forecast. Sent an email to T. Pringle containing the forecast. Email exchanges regarding extending the forecast to December 2022.	1.50	\$290.00	\$435.00
Mon	03/21/2022	Receipt, review and approve the HST filing.	0.30	\$290.00	\$87.00
Wed	03/30/2022	Receipt review and approve payroll. Receipt, review and approve payables.	0.50	\$290.00	\$145.00
Thur	04/14/2022	Receipt, review and edit the cash flow forecast. Forwarded same to T. Pringle.	1.00	\$290.00	\$290.00
Wed	05/11/2022	review and approve disbursements	0.20	\$290.00	\$58.00
Tues	05/17/2022	Receipt and review of email exchanges regarding Cyber Insurance renewal. Receipt and review of the HST filing. Receipt, review and approve payables.	0.40	\$290.00	\$116.00
Tues	05/24/2022	Receipt, review and approve payables.	0.10	\$290.00	\$29.00
Wed	05/25/2022	Receipt and review of the cash flow forecast. Forwarded same to T. Pringle. Receipt and review of an email from E. McCullagh containing draft SRD to be provided S. Saulnier. Approved same.	1.20	\$290.00	\$348.00
Thur	05/26/2022	Review of an email from S. Saulnier regarding events at the premises. Email exchanges with T. Pringle regarding same.	0.20	\$290.00	\$58.00
Fri	05/27/2022	Receipt, review and approve payroll. Receipt review and approve disbursements.	0.60	\$290.00	\$174.00
Mon	06/13/2022	Review of email exchanges regarding IT issues.	0.20	\$290.00	\$58.00
Tues	06/14/2022	Receipt, review and approve payroll and payables.	0.50	\$290.00	\$145.00
Mon	06/20/2022	Receipt, review and approve hst filing.	0.20	\$290.00	\$58.00
Tues	06/21/2022	Receipt and review of the cash flow forecast. Emailed same to T. Pringle. Receipt, review and approve payables.	1.00	\$290.00	\$290.00
Mon	06/27/2022	Receipt, review and approve payables and payroll.	0.50	\$290.00	\$145.00
Tues	06/28/2022	Receipt, review and approve payables.	0.20	\$290.00	\$58.00
Thur	07/07/2022	Receipt, review and approve payables.	0.20	\$290.00	\$58.00
Mon	07/18/2022	Receipt, review and approve hst filing. Receipt, review and edit the cash flow forecast. Forwarded same to T. Pringle.	1.30	\$290.00	\$377.00
Tues	07/19/2022	Email exchanges with E. McCullagh regarding the Hubspot invoice. Approved payment of same.	0.30	\$290.00	\$87.00
Thur	07/21/2022	Review and approve payables.	0.10	\$290.00	\$29.00
Wed	07/27/2022	Telephone discussion with E. McCullagh regarding updating the information with GSuite. Review and approve same. Participated in a conference call with the IT team. Receipt, review and approve payables. Receipt and review of the cash flow forecast. Updated same and emailed same to T. Pringle.	2.30	\$290.00	\$667.00
Thur	07/28/2022	Receipt, review and provided comments regarding the proposal for network services.	0.40	\$290.00	\$116.00
Mon	08/01/2022	Telephone calls with E. McCullagh regarding repair of the back up generator.	0.50	\$290.00	\$145.00

Filters Used:

- Time Entry Date: 1/01/70 to 12/31/22
- File ID: AANUVO-R: to AANUVO-R:
- Time Entry Bill Status: Un-Billed to Un-Billed
- Time Entry Bill Status: Un-Billed to Un-Billed

File Name (ID): 2607380 Ontario Limited (NUVO") (AANUVO-R:)

Day	Date	Memo	B-Hrs	B-Rate	Amount
Mukul Manchanda (MMA)					
Tues	08/09/2022	Receipt, review and approve paybales. Receipt, review, edit and approve cash flow forecast.	1.00	\$290.00	\$290.00
Thur	08/11/2022	Receipt, review and approve EFT payments.	0.30	\$290.00	\$87.00
Fri	08/12/2022	Receipt, review and approve wire transfers and EFTs.	0.30	\$290.00	\$87.00
Mon	08/15/2022	Receipt, review and approve HST filing.	0.30	\$290.00	\$87.00
Fri	08/19/2022	Receipt, review and approve the disclosure of SRD, GL and Disclaimer to S. Saulnier. Receipt, review and approve payables.	1.00	\$290.00	\$290.00
Tues	08/23/2022	Receipt, review and approve payroll and payables. Receipt and review of financial information provided by the potential purchaser and provided comments regarding same to T. Pringle.	1.20	\$290.00	\$348.00
Wed	08/24/2022	Receipt, review and approve EFT payments.	0.20	\$290.00	\$58.00
Tues	08/30/2022	Receipt, review and approve payables.	0.20	\$290.00	\$58.00
Wed	09/07/2022	Receipt, review and approve payables.	0.10	\$290.00	\$29.00
Fri	09/09/2022	General	0.50	\$290.00	\$145.00
Wed	09/14/2022	Receipt, review and approve payables.	0.30	\$290.00	\$87.00
Mon	09/19/2022	Receipt, review and approve the HST return. Receipt, review and edit the cash flow forecast. Sent an email to T. Pringle containing same.	1.10	\$290.00	\$319.00
Wed	09/21/2022	Email exchanges with T. Pringle regarding the cash flow forecast.	0.20	\$290.00	\$58.00
Thur	09/22/2022	Receipt and review of rent roll and SRD for various months, Review of the request from S. Saulnier. Sent an email to E. McCullagh approving release of the information.	1.20	\$290.00	\$348.00
Tues	09/27/2022	Receipt, review and approve payroll and payables.	0.50	\$290.00	\$145.00
Thur	10/06/2022	Receipt, review and edit the cash flow forecast. Review of email exchanges between S. Saulnier and T. Pringle regarding reconciliation of information and additional information requested by S. Saulnier. Email exchanges with E. McCullagh and T. Pringle regarding same.	1.60	\$290.00	\$464.00
Fri	10/07/2022	Receipt and review of an email from E. McCullagh containing the updated rent roll, floor plan and disclaimer. Discussion with E. McCullagh regarding same. Instructed E. McCullagh to send the information to S. Saulnier. Receipt and review of email exchanges between S. Saulnier and E. McCullagh.	1.20	\$290.00	\$348.00
Tues	10/11/2022	Review of email exchanges regarding the payables. Receipt, review and approve payables.	0.40	\$290.00	\$116.00
Wed	10/12/2022	Receipt, review and approve payables.	0.20	\$290.00	\$58.00
Thur	10/13/2022	Receipt and review of an email from S. Saulnier requesting additional information with respect to the floor plan and financial information. Receipt and review of an email from E. McCullagh containing a draft response. Provided a revised response to E. McCullagh. Receipt and review of further email exchanges between E. McCullagh and S. Saulnier.	0.50	\$290.00	\$145.00
Mon	10/17/2022	Receipt, review and approve the monthly hst filing. Review of the cash flow forecast.	0.80	\$290.00	\$232.00
Tues	10/18/2022	Receipt and review of the lease termination letter sent to S. Saulnier. Telephone discussion with T. Pringle regarding same.	0.40	\$290.00	\$116.00
Wed	10/19/2022	Receipt, review and approve payables.	0.20	\$290.00	\$58.00
Fri	10/21/2022	Receipt, review and approve payables.	0.20	\$290.00	\$58.00
Mon	10/24/2022	Receipt, review and approve payroll and payables.	0.50	\$290.00	\$145.00
Tues	10/25/2022	Receipt, review and approve payables.	0.20	\$290.00	\$58.00
Thur	10/27/2022	Receipt, review and approve payables.	0.30	\$290.00	\$87.00
Thur	11/03/2022	Review of email exchanges regarding payment of Google G Suite. Dealt with ancillary matters.	0.80	\$290.00	\$232.00

Filters Used:

- Time Entry Date: 1/01/70 to 12/31/22
- File ID: AANUVO-R: to AANUVO-R:
- Time Entry Bill Status: Un-Billed to Un-Billed
- Time Entry Bill Status: Un-Billed to Un-Billed

File Name (ID): 2607380 Ontario Limited (NUVO") (AANUVO-R:)

Day	Date	Memo	B-Hrs	B-Rate	Amount
Mukul Manchanda (MMA)					
Mon	11/07/2022	Receipt and review of the draft cash flow forecast.	0.50	\$290.00	\$145.00
Thur	11/10/2022	Receipt, review and approve the payroll. Receipt, review and approve payables.	0.50	\$290.00	\$145.00
Mon	11/14/2022	Receipt, review and approve payables.	0.40	\$290.00	\$116.00
Tues	11/15/2022	Receipt, review and approve payables.	0.30	\$290.00	\$87.00
Wed	11/16/2022	Receipt, review, edit and approve the cash flow forecast.	1.00	\$290.00	\$290.00
Fri	11/18/2022	Receipt, review and approve hst filing.	0.30	\$290.00	\$87.00
Mon	11/21/2022	Receipt, review and approve the HST filing. Receipt, review and approve payables and return of deposit.	0.60	\$290.00	\$174.00
Fri	11/25/2022	Receipt, review and approve payables and payroll.	0.50	\$290.00	\$145.00
Mon	11/28/2022	Receipt, review and approve payables. Process EFTs and wire transfer.	0.50	\$290.00	\$145.00
Tues	12/13/2022	Receipt, review and approve payroll and payables.	0.50	\$290.00	\$145.00
Thur	12/15/2022	Receipt, review and approve HST filing.	0.20	\$290.00	\$58.00
Mon	12/19/2022	Receipt, review and approve payables.	0.20	\$290.00	\$58.00
Tues	12/20/2022	Receipt, review and approve payables.	0.10	\$290.00	\$29.00
Wed	12/28/2022	Receipt, review and approve payables.	0.30	\$290.00	\$87.00
Mukul Manchanda (MMA)			165.70		\$48,053.00
Paula Amaral (PAM)					
Mon	03/22/2021	Finalize letter to critical suppliers, forward to Trevor for signature, send letters by email to critical suppliers.	4.50	\$195.00	\$877.50
Tues	03/23/2021	Respond to emails from critical suppliers regarding status of invoices and payments going forward. Prepare excel timesheet template and forward to employees	1.60	\$195.00	\$312.00
Wed	03/24/2021	Respond to emails regarding critical supplier invoices.	0.20	\$195.00	\$39.00
Thur	03/25/2021	Receive and respond to emails from critical suppliers regarding status of invoices. Send letter to Hubspot.	0.30	\$195.00	\$58.50
Fri	03/26/2021	Print Notice and Statement of Receiver, prepare labels and envelopes for mailing for all creditors. Prepare requisitions and review payroll with Mukul Respond to critical supplier emails Prepare requisitions for invoices submitted by Evan, review with Mukul	4.80	\$195.00	\$936.00
Mon	03/29/2021	Call with owner of Canway cleaning regarding contract and continuation of services. Sent Evan an email to contact owner of Canway Cleaning to discuss. Prepare cheques for courier.	0.60	\$195.00	\$117.00
Tues	03/30/2021	Respond to email from suppliers.	0.20	\$195.00	\$39.00
Wed	03/31/2021	General	0.10	\$195.00	\$19.50
Thur	04/01/2021	Prepare Cheque Requisitions for Suppliers.	0.50	\$195.00	\$97.50
Mon	04/05/2021	Respond to supplier emails and prepare requisitions for payments to suppliers.	0.40	\$195.00	\$78.00
Tues	04/06/2021	Respond to email from Kelly Ingram regarding access to Cogeco account and status of payables.	0.10	\$195.00	\$19.50
Fri	04/09/2021	Receive timesheets from employees and save to R drive	0.50	\$195.00	\$97.50
Mon	04/12/2021	Receive invoices from Suppliers. Calculate amounts owing with hours submitted and prepare payroll requisitions	0.90	\$195.00	\$175.50

Filters Used:

- Time Entry Date: 1/01/70 to 12/31/22
- File ID: AANUVO-R: to AANUVO-R:
- Time Entry Bill Status: Un-Billed to Un-Billed
- Time Entry Bill Status: Un-Billed to Un-Billed

File Name (ID): 2607380 Ontario Limited (NUVO") (AANUVO-R:)

Day	Date	Memo	B-Hrs	B-Rate	Amount
Paula Amaral (PAM)					
Tues	04/13/2021	Review invoices, confirm with Evan and prepare requisitions for approval. Review payroll with Mukul for approval. Prepare cheques for delivery.	1.30	\$195.00	\$253.50
Thur	04/15/2021	Reply to emails regarding payables.	0.30	\$195.00	\$58.50
Fri	04/23/2021	Receive timesheets and upload to server. Prepare requisitions for payroll and payments of invoices.	1.00	\$195.00	\$195.00
Tues	04/27/2021	Review payroll with Mukul, prepare cheques once signed for release	0.50	\$195.00	\$97.50
Wed	05/05/2021	Receive invoices and save to drive for processing of payments	0.30	\$195.00	\$58.50
Thur	05/06/2021	Update cashflow spreadsheet to April 30th	2.00	\$195.00	\$390.00
Fri	05/07/2021	Receive time sheets, calculate pay and prepare requisitions.	2.00	\$195.00	\$390.00
Tues	05/11/2021	Prepare requisitions for payables. Review payables and payroll with Mukul.	0.70	\$195.00	\$136.50
Fri	05/14/2021	General	0.40	\$195.00	\$78.00
Tues	05/18/2021	Review and update cashflow	1.00	\$195.00	\$195.00
Sat	05/22/2021	Receive time sheets, save to R-Drive, calculate payroll amount and prepare requisitions for processing. Prepare requisitions for invoices. Follow up with supplier, OTIS, regarding status of invoices. Finalize cashflow.	2.50	\$195.00	\$487.50
Tues	05/25/2021	Review payroll and invoices for approval with Mukul. Prepare cheques for distribution. Add payment statements to pay cheques and organize couriers.	0.50	\$195.00	\$97.50
Wed	06/09/2021	General	0.80	\$195.00	\$156.00
Tues	06/15/2021	Review rent roll, disbursements and corresponding HST. Prepare cash flow for May 1-31.	4.00	\$195.00	\$780.00
Wed	06/16/2021	Review rent roll, disbursements and corresponding HST. Prepare cash flow for May 1-31.	5.00	\$195.00	\$975.00
Mon	06/21/2021	Receipt and review of payroll submissions. Preparation of requisitions for payroll and approved payables. Finalize cashflow with adjustments to future payables and review tax payments	1.30	\$195.00	\$253.50
Fri	06/25/2021	Receipt of signed payroll and supplier cheques, review and prepare for release.	0.40	\$195.00	\$78.00
Mon	06/28/2021	Discussions with Evan regarding status of payables and confirm processing of EFT payments. Receipt of email regarding delayed courier, contact Purolator to address delay	0.70	\$195.00	\$136.50
Thur	07/15/2021	Preparation of cash flow for June. Includes confirming amounts collected for rents and all payables and reconciling HST amounts to match internal records.	7.00	\$195.00	\$1,365.00
Tues	07/20/2021	Request payroll information from employees and contractors. Prepare cheque requisition for payment to Honeywell.	0.30	\$195.00	\$58.50
Tues	07/27/2021	Receive payroll information and invoices, prepare requisitions for all payables from July 16-31. Review requisitions with Mukul.	0.50	\$195.00	\$97.50

Filters Used:

- Time Entry Date: 1/01/70 to 12/31/22
- File ID: AANUVO-R: to AANUVO-R:
- Time Entry Bill Status: Un-Billed to Un-Billed
- Time Entry Bill Status: Un-Billed to Un-Billed

File Name (ID): 2607380 Ontario Limited (NUVO") (AANUVO-R:)

Day	Date	Memo	B-Hrs	B-Rate	Amount
Paula Amaral (PAM)					
Wed	07/28/2021	Receive signed cheques fro payroll and payables and prepare for delivery. Receive electricity bill, scan to R drive, set up to receive online invoices. Prepare requisition for Hysro Bill,	0.60	\$195.00	\$117.00
Thur	07/29/2021	Contact Enbridge regarding misapplied payment to pre-receivership account. Discussion regarding Enbridge account with Evan. Complete online registration for Burlington Hydro and forward login information to Evan. Contact Burlington Hydro regardng change in account number and effect on payments.	0.70	\$195.00	\$136.50
Thur	08/05/2021	Prepare July cash flow including reconciling overhead costs, payroll, rents and HST.	5.50	\$195.00	\$1,072.50
Fri	08/06/2021	Receive, print and save timesheets. Set up online access for Enbridge and Cogeco.	0.30	\$195.00	\$58.50
Mon	08/09/2021	Receive and print payroll information.	1.20	\$195.00	\$234.00
Tues	08/10/2021	Review payroll requisitions with Mukul. Contact Enbridge to correct payment that was applied incorrectly to old account.	0.70	\$195.00	\$136.50
Wed	08/11/2021	Review of cash flow with Evan and review of tansactions in Ascend and update cashflow.	1.00	\$195.00	\$195.00
Thur	08/12/2021	Organize signed cheques for delivery.	0.30	\$195.00	\$58.50
Fri	08/20/2021	Receive email from Swan Dust Control regarding pre receivership invoice. Request prorated invoice from supplier.	0.10	\$195.00	\$19.50
Mon	08/23/2021	Receive and review payroll time sheets and invoices, Prepare requisitions for payment of payroll and supplier invoices.	1.00	\$195.00	\$195.00
Wed	08/25/2021	Review invoices and prepare requisitions. Review payroll and payables requisitions with Mukul	0.80	\$195.00	\$156.00
Mon	08/30/2021	Receive signed payroll and payable cheques, review and prepare for distribution.	0.30	\$195.00	\$58.50
Mon	09/13/2021	Receive payroll information and invoices, review, calculate payroll payable amount and prepare requisitions.	1.00	\$195.00	\$195.00
Mon	09/27/2021	Prepare payroll and payables, review with Mukul and submit for processing.	2.00	\$195.00	\$390.00
Tues	09/28/2021	Prepare payroll, review with Mukul and submit for processing.	1.50	\$195.00	\$292.50
Wed	10/13/2021	Receive payroll information. Prepare requisitions for payroll and all payables.	3.00	\$195.00	\$585.00
Thur	10/14/2021	Prepare requisition for payment of utility bill. Prepare September cashflow.	2.10	\$195.00	\$409.50
Fri	10/15/2021	Prepare September cashflow.	4.50	\$195.00	\$877.50
Fri	10/22/2021	Send email to staff to request payroll information. call with Enbridge to address invoicing issues,	0.50	\$195.00	\$97.50
Tues	10/26/2021	Receive payroll information and payable invoices, prepare payroll requisitions for cheque processing.	3.50	\$195.00	\$682.50
Thur	10/28/2021	Coordinate courier for delivery of payroll cheques.	0.10	\$195.00	\$19.50
Thur	11/04/2021	Contact Enbridge and address error with balance which includes precceivership amount incorrectly billed and late fees associated with amount.	0.50	\$195.00	\$97.50
Mon	11/08/2021	Prepare requisitions for payroll including calculation of source deductions.	2.50	\$195.00	\$487.50

Filters Used:

- Time Entry Date: 1/01/70 to 12/31/22
- File ID: AANUVO-R: to AANUVO-R:
- Time Entry Bill Status: Un-Billed to Un-Billed
- Time Entry Bill Status: Un-Billed to Un-Billed

File Name (ID): 2607380 Ontario Limited (NUVO") (AANUVO-R:)

Day	Date	Memo	B-Hrs	B-Rate	Amount
Paula Amaral (PAM)					
Tues	11/09/2021	Receipt of payables and preparation of requisition for payment.	0.50	\$195.00	\$97.50
Wed	11/17/2021	Preparation of cash flow for Oct 1-31 and extend cash flow to June 2022. Discussion with Evan regarding rental income and payables in cash flow.	5.00	\$195.00	\$975.00
Thur	11/18/2021	Review cash flow with Evan and submit for review.	0.30	\$195.00	\$58.50
Tues	11/23/2021	Update NUVO cash flow.	0.50	\$195.00	\$97.50
Wed	11/24/2021	Prepare payroll and requisitions for approval.	2.00	\$195.00	\$390.00
Thur	11/25/2021	Prepare requisitions for additional payables.	0.60	\$195.00	\$117.00
Mon	11/29/2021	Review payroll and payables cheques and prepare for delivery.	0.30	\$195.00	\$58.50
Tues	11/30/2021	Prepare Spreadsheet calculating annual/monthly rent for Crossroads.	0.80	\$195.00	\$156.00
Thur	12/02/2021	Receipt of email regarding outstanding amounts. Investigation into invoices revealed Swan Dust Control is billing original company and company under receivership. Prepare email explaining discrepancy.	0.50	\$195.00	\$97.50
Mon	12/06/2021	Send email to staff requesting payroll information.	0.20	\$195.00	\$39.00
Wed	12/08/2021	Receive payroll hours, calculate amounts owing and save to drive. Preparation of requisition for payroll and payables.	1.80	\$195.00	\$351.00
Thur	12/09/2021	Receive invoices for payables and prepare requisitions for approval.	0.50	\$195.00	\$97.50
Fri	12/10/2021	Receipt of additional payable and preparation of requisitions for approval. Prepare cashflow for Nov 1-30	3.50	\$195.00	\$682.50
Tues	12/14/2021	Prepare cash flow forecast. Receive payroll and payable cheques and prepare for delivery.	2.50	\$195.00	\$487.50
Wed	12/15/2021	Prepare cashflow	3.00	\$195.00	\$585.00
Thur	12/16/2021	Send email to employees requesting payroll information for the following week.	0.20	\$195.00	\$39.00
Tues	12/21/2021	Receipt and review of payroll information and payables, preparation of requisitions for processing of payment.	2.00	\$195.00	\$390.00
Mon	01/10/2022	Receive and organize payroll information and invoices payable, Calculate payroll amounts and prepare requisitions for processing of payments for payroll and payables. Calculate source deductions and prepare requisition for payment. Contact Enbridge regarding bill discrepancy.	3.40	\$195.00	\$663.00
Tues	01/11/2022	Contact Enbridge and discuss account discrepancy.	0.50	\$195.00	\$97.50
Thur	01/13/2022	Coordination of cheques in preparation for delivery.	0.20	\$195.00	\$39.00
Wed	01/19/2022	Send email to employees requesting payroll information.	0.20	\$195.00	\$39.00
Fri	01/21/2022	Update cash flow forecast for December 202.	4.00	\$195.00	\$780.00
Tues	01/25/2022	Receive payroll information, prepare payroll calculations, prepare requisitions and submit for approval.	2.00	\$195.00	\$390.00
Wed	01/26/2022	Prepare requisitions for payables.	0.30	\$195.00	\$58.50
Fri	02/04/2022	Send email to employees to request payroll information.	0.20	\$195.00	\$39.00
Tues	02/08/2022	Receive hours and calculate amount payable. Upload spreadsheets to drive. Prepare requisitions for labour and all payables and submit for approval.	1.50	\$195.00	\$292.50
Thur	02/10/2022	Receive cheques and organize for delivery.	0.30	\$195.00	\$58.50
Fri	02/11/2022	Prepare January cash flow.	5.00	\$195.00	\$975.00

Filters Used:

- Time Entry Date: 1/01/70 to 12/31/22
- File ID: AANUVO-R: to AANUVO-R:
- Time Entry Bill Status: Un-Billed to Un-Billed
- Time Entry Bill Status: Un-Billed to Un-Billed

MSGG - Detailed Time Dockets

Printed on: 2/15/23

Page 96 of 152

File Name (ID): 2607380 Ontario Limited (NUVO") (AANUVO-R:)

Day	Date	Memo	B-Hrs	B-Rate	Amount
Paula Amaral (PAM)					
Tues	02/22/2022	Receive and review payroll information and invoices. Calculate source deductions and prepare payroll statements. Prepare requisitions for payments and submit for approval.	2.00	\$195.00	\$390.00
Thur	02/24/2022	Receive additional payables and prepare requisitions for approval.	0.30	\$195.00	\$58.50
Fri	02/25/2022	Receive signed cheques and prepare for delivery and mail	0.30	\$195.00	\$58.50
Thur	03/03/2022	Receive rental cheque from tenant. Prepare requisition for deposit.	0.10	\$195.00	\$19.50
Fri	03/04/2022	Email contractors to request time sheets.	0.20	\$195.00	\$39.00
Tues	03/08/2022	Prepare payroll including calculations of source deductions and requisitions for payroll and payables.	1.70	\$195.00	\$331.50
Wed	03/09/2022	Prepare requisitions for additional payables	0.40	\$195.00	\$78.00
Mon	03/14/2022	Receive cheques and prepare for delivery and mail. Complete February Cash flow.	3.50	\$195.00	\$682.50
Thur	03/24/2022	Send email to employees requesting payroll information.	0.30	\$195.00	\$58.50
Mon	03/28/2022	Receive payroll timesheets, calculate amounts owing for each and prepare requisitions for payment. Prepare requisitions for payables and submit for approval.	2.50	\$195.00	\$487.50
Wed	03/30/2022	Receive signed cheques and prepare for courier and mailing.	0.30	\$195.00	\$58.50
Tues	04/05/2022	Prepare cashflow for March.	2.00	\$195.00	\$390.00
Wed	04/06/2022	Send emails requesting hours for payroll.	0.20	\$195.00	\$39.00
Mon	04/11/2022	Receive payroll hours and calculate amounts owing. Prepare requisitions for payroll and payables and submit for approval.	2.00	\$195.00	\$390.00
Wed	04/13/2022	Complete Cashflow for March and extend to December 2022. Organize cheques for mailing and courier.	3.50	\$195.00	\$682.50
Tues	04/19/2022	Send emails to staff requesting payroll information.	0.40	\$195.00	\$78.00
Mon	04/25/2022	Prepare requisitions for payroll and payables and submit for approval.	3.00	\$195.00	\$585.00
Wed	04/27/2022	Prepare WSIB premium reporting and submit via online portal.	0.30	\$195.00	\$58.50
Thur	05/05/2022	Send emails to staff to request payroll.	0.10	\$195.00	\$19.50
Fri	05/06/2022	Calculate payroll payments and prepare requisitions for payroll and payables.	2.50	\$195.00	\$487.50
Tues	05/10/2022	Prepare requisitions for additional payables and submit for approval.	0.30	\$195.00	\$58.50
Wed	05/25/2022	Receive payroll information, prepare requisitions for payroll and payables and submit for approval.	3.00	\$195.00	\$585.00
Thur	05/26/2022	Prepare April cashflow	3.00	\$195.00	\$585.00
Wed	06/01/2022	Prepare cheques for mail and for delivery to Evan.	1.00	\$195.00	\$195.00
Thur	06/09/2022	Send email to staff requesting hours.	0.20	\$195.00	\$39.00
Mon	06/13/2022	Receive payroll information and calculate amounts payable.	0.50	\$195.00	\$97.50
Tues	06/21/2022	Prepare May cash flow and forward to Mukul.	4.00	\$195.00	\$780.00
Thur	06/23/2022	Email staff to request hours for processing of payments.	0.20	\$195.00	\$39.00
Mon	06/27/2022	Receive and prepare payroll amounts to be processed.	0.50	\$195.00	\$97.50
Mon	07/18/2022	Prepare NUVO cash flow for June, 2022	4.70	\$195.00	\$916.50
Mon	07/25/2022	Receive payroll hours from staff and calculate amount owing and save to R dtive. Prepare requisitions for payments for staff and submit for approval.	0.50	\$195.00	\$97.50
Thur	08/04/2022	Prepare requisitions for payables and submit for approval.	1.00	\$195.00	\$195.00

Filters Used:

- Time Entry Date: 1/01/70 to 12/31/22
- File ID: AANUVO-R: to AANUVO-R:
- Time Entry Bill Status: Un-Billed to Un-Billed
- Time Entry Bill Status: Un-Billed to Un-Billed

MSGG - Detailed Time Dockets

Printed on: 2/15/23

Page 97 of 152

File Name (ID): 2607380 Ontario Limited (NUVO") (AANUVO-R:)

Day	Date	Memo	B-Hrs	B-Rate	Amount
Paula Amaral (PAM)					
Tues	08/09/2022	Receive contractor hours and calculate amounts owing. Prepare requisitions for payment to suppliers and contractors. Prepare NUVO cash flow for July 2022.	5.50	\$195.00	\$1,072.50
Thur	08/11/2022	Receive signed cheques and prepare for mail and courier.	0.20	\$195.00	\$39.00
Fri	08/19/2022	Prepare and send emails to staff requesting hours for preparation of cheques.	0.20	\$195.00	\$39.00
Tues	08/23/2022	Receive hours from contractors and calculate amount payable. Prepare requisitions for payables and submit for approval.	1.50	\$195.00	\$292.50
Wed	08/24/2022	Preparation of requisitions for payables and submit for approval. Preparation of cheques for delivery and mailing.	0.50	\$195.00	\$97.50
Wed	09/07/2022	Prepare and send emails requesting hours.	0.20	\$195.00	\$39.00
Fri	09/09/2022	Prepare requisitions for payroll and payables.	1.50	\$195.00	\$292.50
Tues	09/13/2022	Receive hours from staff, calculate amounts owing, prepare requisitions for payables and submit requisitions for approval.	2.00	\$195.00	\$390.00
Fri	09/16/2022	Organize courier and request EFT payments to be made by banking.	0.20	\$195.00	\$39.00
Mon	09/19/2022	Prepare cash flow for August 2022	5.00	\$195.00	\$975.00
Mon	09/26/2022	Receive emails from staff with hours and expenses, prepare requisitions for payment and submit for approval for staff and payables.	2.00	\$195.00	\$390.00
Tues	09/27/2022	Receive email from staff with hours, prepare requisition for payment and submit for approval. Discussion with banking regarding status of cheques.	0.30	\$195.00	\$58.50
Wed	09/28/2022	Coordinate courier for cheques to arrive by Friday given the Federal holiday.	0.10	\$195.00	\$19.50
Thur	09/29/2022	Coordinate delivery of cheques to NUVO with Susan.	0.10	\$195.00	\$19.50
Wed	10/05/2022	Prepare and send emails to staff requesting hours.	0.20	\$195.00	\$39.00
Thur	10/06/2022	Preparation of September cash flow.	4.00	\$195.00	\$780.00
Tues	10/11/2022	Receive staff hours and calculate amounts owing. Prepare requisitions for payment of payables and submit for approval.	2.30	\$195.00	\$448.50
Fri	10/21/2022	Prepare and send emails to staff requesting payroll hours.	0.20	\$195.00	\$39.00
Mon	10/24/2022	Receive emails with staff hours.. Prepare requisitions for payables from Oct 16-31 and submit for approval.	1.30	\$195.00	\$253.50
Tues	10/25/2022	Preparation of requisition for payable and submit for approval.	0.20	\$195.00	\$39.00
Thur	11/03/2022	Prepare cashflow for October.	4.00	\$195.00	\$780.00
Tues	11/08/2022	Email employees requesting hours .	0.10	\$195.00	\$19.50
Wed	11/09/2022	Prepare cash flow statements for Oct 1-31.	4.00	\$195.00	\$780.00
Wed	11/16/2022	Finalize cash flow and forward to Mukul for review. Receive email from Alectra with new accounts number, forward to Evan and attempt to set up accounts online.	0.40	\$195.00	\$78.00
Wed	11/23/2022	Prepare and send emails to staff requesting hours for November 16-30.	0.20	\$195.00	\$39.00
Mon	11/28/2022	Receive cheques and prepare for courier and mailing.	0.50	\$195.00	\$97.50
Thur	12/08/2022	Prepare and send email to staff to request hours.	0.20	\$195.00	\$39.00
Tues	12/13/2022	Prepare requisitions for payables and submit for approval.	2.00	\$195.00	\$390.00
Thur	12/15/2022	Prepare NUVO cash flow	4.00	\$195.00	\$780.00
Tues	12/20/2022	General	0.20	\$195.00	\$39.00
Thur	12/22/2022	Finalize November cash flow and forward for review.	1.00	\$195.00	\$195.00
Fri	12/23/2022	Prepare requisitions for payables and submit for approval.	2.00	\$195.00	\$390.00
Paula Amaral (PAM)			213.30		\$41,593.50

Susan Downey (SDW)

Filters Used:

- Time Entry Date: 1/01/70 to 12/31/22
- File ID: AANUVO-R: to AANUVO-R:
- Time Entry Bill Status: Un-Billed to Un-Billed
- Time Entry Bill Status: Un-Billed to Un-Billed

MSGG - Detailed Time Dockets

Printed on: 2/15/23

Page 98 of 152

File Name (ID): 2607380 Ontario Limited (NUVO") (AANUVO-R:)

Day	Date	Memo	B-Hrs	B-Rate	Amount
Susan Downey (SDW)					
Sun	05/02/2021	Preparing WEPP packages	2.50	\$120.00	\$300.00
Mon	05/03/2021	Preparing WEPP documents	1.50	\$120.00	\$180.00
Tues	05/04/2021	Preparing WEPP documents	2.00	\$120.00	\$240.00
Wed	05/05/2021	Finalized WEPPA docs and sent out	2.50	\$120.00	\$300.00
Thur	05/13/2021	Discussions and e-mails with former employees	0.50	\$120.00	\$60.00
Tues	05/18/2021	Updating Form 31 received to Service Canada	0.50	\$120.00	\$60.00
Wed	05/19/2021	Processing receipts and disbursements	0.50	\$120.00	\$60.00
Tues	06/08/2021	Updated receipt of PoC and e e-mails with employee	0.20	\$120.00	\$24.00
Mon	07/19/2021	Processing disbursements paid by MSGG CC	1.00	\$120.00	\$120.00
Wed	07/21/2021	Processed disbursements	0.30	\$120.00	\$36.00
Tues	07/27/2021	Processing disbursement	0.10	\$120.00	\$12.00
Thur	11/11/2021	Reconciled recoverable expenses from the period April - October and processed cheque requisition to MSGG.	2.00	\$120.00	\$240.00
Wed	12/29/2021	Processing disbursements - paycheques etc,	0.20	\$120.00	\$24.00
Tues	02/01/2022	Reconciling disbursements Hubspot/Google/Quickbooks	2.00	\$120.00	\$240.00
Wed	03/02/2022	Reconciling reimbursements to MSGG for Hubspot/Google and Quickbooks (April 2021 to date) and processing disbursement	3.00	\$120.00	\$360.00
Thur	03/03/2022	Receipt and review and filing of WEPP Statement	0.20	\$120.00	\$24.00
Thur	03/31/2022	Prepare cheque req for reimbursement to MSGG for Payments made on firm VISA	0.30	\$120.00	\$36.00
Wed	04/20/2022	Processing receipt	0.20	\$120.00	\$24.00
Tues	05/03/2022	Prepare cheque requisition for reimbursement to MSGG for charges on corporate VISA month of April.	0.30	\$120.00	\$36.00
Mon	06/13/2022	Processing disbursements	3.50	\$120.00	\$420.00
Tues	06/14/2022	Get cheques out and courier to Nuvo re: payroll	0.20	\$120.00	\$24.00
Wed	06/15/2022	Prepare reimbursement to MSGG	0.30	\$120.00	\$36.00
Thur	06/23/2022	Processing disbursements.	2.00	\$120.00	\$240.00
Mon	06/27/2022	Processed disbursements including payroll	1.00	\$120.00	\$120.00
Wed	06/29/2022	Courier payroll cheques to Nuvo and sent out supplier cheques	0.20	\$120.00	\$24.00
Mon	07/11/2022	Prepared cheque requisitions including payroll	2.00	\$120.00	\$240.00
Tues	07/12/2022	Prepared cheque requisition	0.20	\$120.00	\$24.00
Mon	07/25/2022	Prepared Cheque requisitions	1.00	\$120.00	\$120.00
Tues	08/09/2022	Prepared cheque requisition for reimbursement MMA	0.20	\$120.00	\$24.00
Mon	08/22/2022	Receipt and filing of WEPPA statement	0.10	\$120.00	\$12.00
Mon	08/22/2022	Receipt and filing of WEPPA statement	0.10	\$120.00	\$12.00
Thur	10/27/2022	Review cheques for overnight courier	0.20	\$120.00	\$24.00
Thur	11/10/2022	Prepare Nov 15 cheque requisitions including cheque requisition to MSGG reimbursement of charges to corporate VISA (reconciliation)	5.00	\$120.00	\$600.00
Mon	11/14/2022	Review cheques and send out via courier	0.50	\$120.00	\$60.00
Wed	12/28/2022	Follow up on Nuvo cheques to be couriered	0.50	\$120.00	\$60.00
Susan Downey (SDW)			36.80		\$4,416.00
Trevor Pringle (TPR)					
Tues	03/16/2021	review 260 CCAA documents including service list, orders, motion material, notices, reports to court; review financial information including rent roll and cash-flow; review draft order; review and execute consent; correspond/tdw's Bernie Huber, Meridian; review Huber affidavit; conference call with Cliff Prophet, Dom Glavota & Heather Fisher, Gowlings re terminating CCAA stay & receivership appointment; correspond with Cliff Prophet, Gowlings; correspond with David Mack, Nuvo Network	2.50	\$395.00	\$987.50

Filters Used:

- Time Entry Date: 1/01/70 to 12/31/22
- File ID: AANUVO-R: to AANUVO-R:
- Time Entry Bill Status: Un-Billed to Un-Billed
- Time Entry Bill Status: Un-Billed to Un-Billed

File Name (ID): 2607380 Ontario Limited (NUVO") (AANUVO-R:)

Day	Date	Memo	B-Hrs	B-Rate	Amount
Trevor Pringle (TPR)					
Wed	03/17/2021	correspond with Cliff Prophet, Gowlings re employees; correspond/tdw's Rosemary Fisher, lawyer; discussions/correspondence re taking possession procedures, property management, COVID-19 procedures; conference call with Bernie Huber, Meridian & Cliff Prophet/Dom Glavota, Gowlings re employees; correspond/tdw Bernie Huber, Meridian; review property taxes; review and make changes to draft order; review and approve draft correspondence including utilities, tenants, employees, insurance; review and amend door notice; review financial statements; review certificate of liability insurance; correspond with David Mack, Nuvo	2.90	\$395.00	\$1,145.50
Thur	03/18/2021	review amendments to draft order; conference call with John Trivieri & Bernie Huber, Meridian/Cliff Prophet & Dom Glavota, Gowlings/Rosemary Fisher, lawyer; tdw John Trivieri, Meridian; correspond/tdw's Rosemary Fisher, lawyer; discussions/correspondence re taking possession procedures; review Lansink appraisal; correspond with Cliff Prophet, Gowlings; review cash flow forecasts/variance analysis schedules; review employee listing; review current co-working contracts/leases; review rental agreements; review Nuvo Taste ("269") rental agreement; review property insurance; review rent roll; correspond/tdw Elizabeth Pilon, Stikeman Elliott LLP; correspond/tdw Bernie Huber, Meridian; review CCAA documents; review Receivership Order	2.70	\$395.00	\$1,066.50
Fri	03/19/2021	review Saulnier resignation as director & officer; review and sign insurance letter; review and sign employees letters; review and sign tenant letter; correspond/tdw Rosemary Fisher, lawyer; attend at premises (1295 North Service Road, Burlington); taking possession procedures; meeting with Shawn Saulnier (& Bridgette), former director re termination; meeting with Karen Carruthers, property manager; meeting with employees re termination; tour building with Karen Carruthers, property manager; review and execute TD Bank account letter; tdw Bernie Huber, Meridian; arrange registration of Court Order on title of property; review TD Bank correspondence; discussions/correspondence re ongoing operations	7.00	\$395.00	\$2,765.00
Mon	03/22/2021	review co-working tenant agreements; correspond/tdw's Rosemary Fisher, lawyer; correspondence re bank account; call Bernie Huber, Meridian; correspond/tdw Tyson Dorsey, Hub International re insurance coverage renewal; correspond with CBRE re property appraisal; review A/P listing & critical suppliers; correspond/tdw's Chad Brownlee, Dan Lawrie Insurance re quote; correspond/tdw David Mack, COO; correspond with TD Bank re EFT; review employee information; review vacancy rate of building; correspond with Shawn Saulnier; review cash-flow projections; discussions/correspondence re ongoing operations; review Crossroads ("CCCI") tenant information; review CCCI lease; review floor plans; review and sign critical supplier letters including Burlington Hydro, Cogeco, Union Gas; correspondence re security deposits	4.30	\$395.00	\$1,698.50

Filters Used:

- Time Entry Date: 1/01/70 to 12/31/22
- File ID: AANUVO-R: to AANUVO-R:
- Time Entry Bill Status: Un-Billed to Un-Billed
- Time Entry Bill Status: Un-Billed to Un-Billed

File Name (ID): 2607380 Ontario Limited (NUVO") (AANUVO-R:)

Day	Date	Memo	B-Hrs	B-Rate	Amount
Trevor Pringle (TPR)					
Tues	03/23/2021	discussions/correspondence re ongoing operations; meeting with Kevin, Steven & Melissa from Crossroads ("CCCC") at premises; correspond/tdw Bernie Huber, Meridian; correspond/tdw's Rosemary Fisher, lawyer; correspond/tdw Andy Zhuang, CBRE re appraisal quote; correspond/tdw Kevin Antonides, Antec re appraisal quote; correspond with Chad Brownlee, Dan Lawrie Insurance re insurance quote; draft Potvin contract; correspond/tdw Marcel Potvin, Nuvo sales director; call/correspond with Shawn Saulnier re Hubspot account; tenant correspondence; review and approve maintenance disbursement; discussions/correspondence re Saulnier's obstructive activity, cease & desist letter; review solar panel agreement; correspond/tdw Tyson Dorsey, Hub International re insurance coverage renewal; review Provoke Media correspondence; review correspondence from Elizabeth Pillon, lawyer; tdw John Trivieri, Meridian	5.80	\$395.00	\$2,291.00
Wed	03/24/2021	discussions/correspondence re ongoing operations including payroll; review Studio B invoice; review and execute Potvin contract; discussions/correspondence re insurance coverage; correspond/tdw Tyson Dorsey, Hub International re insurance coverage; review Provoke Media quote; review Potvin ("2569") April invoice; review, amend & sign Notice of Receiver; review creditor listing; correspond/tdw Chad Brownlee, Dan Lawrie Insurance re quote; correspond/tdw Rosemary Fisher, lawyer re various issues; review CBRE appraisal proposal terms & conditions; correspond with Marcel Potvin, sales director; review studio short term rental agreement; conference call with Shawn Saulnier, former director; discussions/correspondence re open building permits; review insurance policy	3.90	\$395.00	\$1,540.50
Thur	03/25/2021	review and sign Hubspot letter; discussions/correspondence re ongoing operations including critical maintenance schedule, COVID-19 cleaning protocols; review schedule/additional terms to be attached to Studio B contract; tdw Bernie Huber, Meridian re advance; review projected disbursements schedule; correspond/tdw Marcel Potvin, sale director; review Certificate of Filing of Receivership; correspond/tdw Rosemary Fisher, lawyer; correspond with Kevin Antonides, Antec; review correspondence from Liz Pillon, lawyer for 260; review events contract; review and execute CBRE appraisal proposal; correspond with Andy Zhuang, CBRE; review financial statements; review \$30K EFT advance; review Dovetail Media contract; discussions/correspondence re insurance policy renewal; review TD Vlsa March statement; review Provoke Media proposal; review rent roll; correspondence re MOL Grant; correspond with Yannick Adair, Bridging Finance Inc.; review trademark search	3.80	\$395.00	\$1,501.00

Filters Used:

- Time Entry Date: 1/01/70 to 12/31/22
- File ID: AANUVO-R: to AANUVO-R:
- Time Entry Bill Status: Un-Billed to Un-Billed
- Time Entry Bill Status: Un-Billed to Un-Billed

MSGG - Detailed Time Dockets

Printed on: 2/15/23

Page 101 of 152

File Name (ID): 2607380 Ontario Limited (NUVO") (AANUVO-R:)

Day	Date	Memo	B-Hrs	B-Rate	Amount
Trevor Pringle (TPR)					
Fri	03/26/2021	review G/L; discussions/correspondence re ongoing operations including contract costing, skylight leaks, site maintenance, payroll, rent collection; correspondence re insurance coverage; review MOL Skills Development Fund Application Form; correspond/tdw Marcel Potvin, sales director re contract pricing/costing; review fotoreflexion contract; correspond/tdw Rosemary Fisher, lawyer; correspondence re use of NUVO Network name; correspondence re acceptance of Provoke Media proposal; review skylight leak photos; correspond with Kent Emerson, Valorem Insights re property tax appeal; correspond with Karen Carruthers, property manager re property tax appeal; correspondence re TD Bank account; correspondence re tenant rental payments via PAP; correspondence re Crossroads rental payments; correspondence re COVID-19 protocols; review Saulnier correspondence	2.90	\$395.00	\$1,145.50
Mon	03/29/2021	review G/L; correspond with Ian Gragtmans, Colliers; discussions/correspondence re ongoing operations including payroll, rent cheques, leasing; discussions/correspondence re events contract with governing terms and conditions; correspond with Marcel Potvin, sales director; review & respond to Saulnier correspondence; call/correspond with Bernie Huber, Meridian re advance; correspond/tdw Kent Emerson, Valorem Insights re property tax appeal; correspond/tdw's Rosemary Fisher, lawyer; Nuvo sales meeting with Marcel & Julia (via Zoom); review creditor correspondence; review SW independent legal opinion on Meridian's security; prospective purchaser correspondence/call; review Valorem Insights contract re property tax appeal; correspond with Tyson Dorsey, Hub International re insurance coverage; review Dovetail Media contract costs; discussions/correspondence re IT systems; review Saulnier consulting invoices	3.70	\$395.00	\$1,461.50
Tues	03/30/2021	review G/L; discussions/correspondence re ongoing operations including banking, IT systems, payroll, rental payments, skylight leak repair; review WayBase rental PAP; correspondence re contract costing; correspond with Marcel Potvin, sales director; review tenant correspondence; review and approve kitchen maintenance quote; correspondence re Nuvo brand; correspond with Rosemary Fisher, lawyer; tdw John Trivieri, Meridian; discussions re preparation of cash-flow statement, small short-term rental contracts; correspondence re 260 email signatures; draft receiver certificate no.1; correspond with Kent Emerson, Valorem Insights; tdw's Bernie Huber, Meridian; review Studio B overhead allocation; review Meridian advance of \$170,000	2.90	\$395.00	\$1,145.50

Filters Used:

- Time Entry Date: 1/01/70 to 12/31/22
- File ID: AANUVO-R: to AANUVO-R:
- Time Entry Bill Status: Un-Billed to Un-Billed
- Time Entry Bill Status: Un-Billed to Un-Billed

MSGG - Detailed Time Dockets

Printed on: 2/15/23

Page 102 of 152

File Name (ID): 2607380 Ontario Limited (NUVO") (AANUVO-R:)

Day	Date	Memo	B-Hrs	B-Rate	Amount
Trevor Pringle (TPR)					
Wed	03/31/2021	discussions/correspondence re ongoing operations including payroll; correspondence re Nuvo Taste rent; complete and issue Receiver Certificate No. 1 to Meridian; correspond with Bernie Huber, Meridian; correspondence re insurance coverage; correspondence re overhead costs; correspond/tdw Tyson Dorsey, Hub International; review April rent roll; discussions/correspondence re motor coach ownership; review and make amendments to Valorem contract; correspondence re Covid-19 cleaning protocols; correspond with Kent Emerson, Valorem Insights; review Aries rent PAP; review Crossroads correspondence re additional rent; correspond/tdw Rosemary Fisher, lawyer re various issues; correspond with Luis Freitas, First Insurance Funding; discussions/correspondence re facility users insurance; review and execute Valorem Insights contract re property tax appeal; review Nuvo Taste lease; review and sign insurance letter; review OMS International rental PAP; conference call with Tyson Dorsey & Luis Freitas re insurance policy premium financing; review PPSA search; correspond with Shawn Saulnier, former director; review Procurator rent PAP; review TD Bank correspondence re right of offset; review CEBA loan documents	3.10	\$395.00	\$1,224.50
Thur	04/01/2021	review G/L; discussions/correspondence re ongoing operations including coffee bar, COVID-19 protocols for Provincial lock down, April rent collection, hot desk agreements; review and approve payment of insurance premium invoice; tdw Tyson Dorsey, Hub International re down payment refund; tdw David Jackson, lawyer re CEBA Loan set-off; review and approve Dovetail Media quote; correspond with Marcel Potvin, sales director; correspondence re CBRE appraisal; review strategic facility review (2013); review Zapruder Films rehearsal shoot; correspondence re property tax appeal; review financial statements; review operating budget; review construction deficiency list; review digital assets; correspondence re HST refund; review correspondence re Nuvo Taste lease; correspond with Rosemary Fisher, lawyer	2.50	\$395.00	\$987.50
Mon	04/05/2021	review G/L; discussions/correspondence re ongoing operations including COVID-19 protocols, insurance, IT systems, rent roll; correspond/tdw Marcel Potvin, sales director re Studio B quotes & contracts; review correspondence from Hub International re insurance coverage; review Crossroads rent PAP; review Studio B overhead costs; sales & marketing conference call with Marcel Potvin and Lisa from Provoke Media; review draft tenant invoice; discussions/correspondence re WEPPA info; review Saulnier correspondence; discussions/correspondence re new HubSpot account activation; review and execute Paragon Security Event Broadcast contract; review Pier 21 Films quote; review and approve HubSpot invoice	2.50	\$395.00	\$987.50
Tues	04/06/2021	review G/L; discussions/correspondence re ongoing operations including tenant communication, rent/POS system; tdw's Marcel Potvin, sales director re Zapruder Films quote, smaller quotes; correspondence re QuickBooks access; correspond/tdw's Rosemary Fisher, lawyer re Nuvo Taste lease; correspondence re TD Bank; discussions/correspondence re prospective purchasers; correspond/tdw Karen Carruthers, property manager re OMS/tenant down sizing; review One Mission Society lease; tdw Bernie Huber, Meridian; review SignAgent rent PAP	1.80	\$395.00	\$711.00

Filters Used:

- Time Entry Date: 1/01/70 to 12/31/22
- File ID: AANUVO-R: to AANUVO-R:
- Time Entry Bill Status: Un-Billed to Un-Billed
- Time Entry Bill Status: Un-Billed to Un-Billed

File Name (ID): 2607380 Ontario Limited (NUVO") (AANUVO-R:)

Day	Date	Memo	B-Hrs	B-Rate	Amount
Trevor Pringle (TPR)					
Wed	04/07/2021	review G/L; discussions/correspondence re ongoing operations including updated COVID-19 protocols for provincial shutdown; correspondence re insurance premium; correspondence re Antec appraisal; discussions re overhead costs for Hall rentals; correspond with Marcel Potvin, sales director; conference call with Karen Carruthers, property manager re COVID-19 protocols, OMS lease; review Lansink (2017) building valuation; review financial projections; correspond with Steven Parfeniuk, Crossroads re sales process; correspond with Karen Carruthers, property manager re BOMA survey	1.70	\$395.00	\$671.50
Thur	04/08/2021	review G/L; discussions/correspondence re ongoing operations; discussions/correspondence re allocation of overhead costs; correspond with Marcel Potvin, sales director; review BOMA Survey 2020; correspond/tdw David Jackson, lawyer re TD right of off-set; discussions/correspondence re COVID-19 messaging to tenants and the provincial stay-at-home order	1.20	\$395.00	\$474.00
Fri	04/09/2021	review G/L; discussions/correspondence re ongoing operations including building maintenance (diesel generator lines repair, sink replacement, grease trap replacement quotes); discussions/correspondence re COVID-19 protocols during provincial emergency shutdown; review financial information; review Nuvo Taste lease and schedule C; correspondence re CBRE appraisal; correspond/tdw Rosemary Fisher, lawyer re Nuvo Taste lease; correspondence re TD Bank right of set-off; discussions/correspondence re studio contract customer service	1.40	\$395.00	\$553.00
Mon	04/12/2021	review G/L; discussions/correspondence re ongoing operations including tenants; review and approve payment of cell phones for security guards; review Baseline Property Condition Assessment; review Phase 1 Environmental Site Assessment; tdw David Jackson, lawyer re TD Bank right of set-off; tdw Mike Yull, Cushman & Wakefield; review rent roll; review equipment list; correspondence re TD Merchant Services account	1.30	\$395.00	\$513.50
Tues	04/13/2021	review G/L; discussions/correspondence re ongoing operations including IT issue, tenant rent, cell phones, credit card terminal; review Toromont service report re fixed diesel leak; review Nuvo membership agreement; tdw Rosemary Fisher, lawyer; correspond with Marcel Potvin, sales director	0.90	\$395.00	\$355.50
Wed	04/14/2021	review G/L; discussions/correspondence re ongoing operations including Paragon contract, Avalanche eVantage dedicated desk at NUVO, C&H sprinkler head quote; review March bank statement; correspondence re solar panel lease with Crossroads; review SimpsonWigle legal opinion re TD Bank right of set-off; correspondence re Nuvo Taste; tdw Bernie Huber, Meridian; review Mohawk Trail APS from 2017; review MPAC Questionnaire; correspond with Kent Emerson, Valorem Insights re MPAC/property tax reassessment; discussions/correspondence re Campagna security deposit	1.40	\$395.00	\$553.00
Thur	04/15/2021	review G/L; discussions/correspondence re ongoing operations including rent collection, payment of current invoices; correspond/tdw Cliff Prophet, Gowlings re TD Bank right of set-off; review TD bank account statement and HST refund; discussions/correspondence re insurance policies; review creditor correspondence; review Trane quote re chiller maintenance; review A/P listing; correspond/tdw Bernie Huber, Meridian; correspond with Rosemary Fisher, lawyer re Nuvo Taste lease; review CCAA Amended & Restated Initial Order	1.50	\$395.00	\$592.50

Filters Used:

- Time Entry Date: 1/01/70 to 12/31/22
- File ID: AANUVO-R: to AANUVO-R:
- Time Entry Bill Status: Un-Billed to Un-Billed
- Time Entry Bill Status: Un-Billed to Un-Billed

MSGG - Detailed Time Dockets

Printed on: 2/15/23

Page 104 of 152

File Name (ID): 2607380 Ontario Limited (NUVO") (AANUVO-R:)

Day	Date	Memo	B-Hrs	B-Rate	Amount
Trevor Pringle (TPR)					
Fri	04/16/2021	review G/L; discussions/correspondence re ongoing operations including April rent collection; correspondence re CRA account; correspond with Rosemary Fisher, lawyer; correspondence re CEBA loan; review monthly cash-flow; tdw Bernie Huber, Meridian	0.90	\$395.00	\$355.50
Mon	04/19/2021	review G/L; discussions/correspondence re ongoing operations including cash-flow statement; review cash-flow statement; review Hubspot deal pipeline spreadsheet; call/correspond with Kevin Antonides, Antec re appraisal; correspond with Andy Zhuang, CBRE re appraisal; correspond with Karen Carruthers, property manager re Covid-19 protocols; call/correspond with Paul Van Eyk, Richters re Nuvo Network CCAA; conference call with Marcel Potvin, sales director & Lisa, Provoke Media re deal pipeline and marketing; review Saulnier correspondence re Nuvo Taste lease; correspond with Rosemary Fisher, lawyer; call/correspond with Bernie Huber, Meridian; correspondence re TD bank account	2.20	\$395.00	\$869.00
Tues	04/20/2021	discussions/correspondence re ongoing operations; review G/L; review cash-flow; correspond with Marcel Potvin, sales director; review solar panel lease; correspondence re chiller maintenance; conference call with Karen Carruthers, property manager re Covid-19 protocols; tdw Kevin Antonides, Antec re appraisal; correspondence re Covid-19 protocols; correspond with Ian Gragtmans, Colliers	1.20	\$395.00	\$474.00
Wed	04/21/2021	review G/L; discussions/correspondence re ongoing operations including rent collection, special risk insurance coverage, signage removal; review Paragon invoice; review renovation summary; review construction chronology drawings; review tenant leases; review cash-flow; review financial statements; review administration & office expenses; review solar panel lease documents; correspond with Kent Emerson, Valorem Insights re MPAC reassessment; correspond/tdw Rosemary Fisher, lawyer; review Crossroads correspondence	1.40	\$395.00	\$553.00
Thur	04/22/2021	review G/L; discussions/correspondence re ongoing operations including Covid protocols, tenants, signage removal; correspondence re TD bank account; correspond/tdw Bernie Huber, Meridian; correspond with Kevin Shepherd, CEO - Crossroads; correspond with Karen Carruthers, property manager; review Saulnier correspondence re master keys; review draft CBRE property appraisal	1.10	\$395.00	\$434.50
Fri	04/23/2021	review G/L; discussions/correspondence re ongoing operations; correspond/tdw Harrison Livermore, Avison & Young re listing proposal; correspond with Kent Emerson, Valorem Insights; review MPAC minutes of settlement for 2018, 2019, 2020 & 2021; correspond with Rosemary Fisher, lawyer; review and approve payment of Valorem Insights invoice; correspond with Melissa, Crossroads	0.90	\$395.00	\$355.50
Mon	04/26/2021	(4/24) correspond/tdw Rosemary Fisher, lawyer; review G/L; discussions/correspondence re ongoing operations including COVID-19 protocols, Julia's resignation; correspond with Melissa McEachern, Crossroad re potential long term tenant; correspond with Bernie Huber, Meridian; review cash-flow; review draft appraisal	0.90	\$395.00	\$355.50

Filters Used:

- Time Entry Date: 1/01/70 to 12/31/22
- File ID: AANUVO-R: to AANUVO-R:
- Time Entry Bill Status: Un-Billed to Un-Billed
- Time Entry Bill Status: Un-Billed to Un-Billed

MSGG - Detailed Time Dockets

Printed on: 2/15/23

Page 105 of 152

File Name (ID): 2607380 Ontario Limited (NUVO") (AANUVO-R:)

Day	Date	Memo	B-Hrs	B-Rate	Amount
Trevor Pringle (TPR)					
Tues	04/27/2021	review G/L; discussions/correspondence re ongoing operations including Covid-19 protocols, staffing; review and approve chq rq; correspond/tdw Paul Van Eyk, Richters re Nuvo Taste lease; review TD Bank correspondence; review and execute MPAC minutes of settlement for 2018, 2019, 2020 & 2021; correspond with Rosemary Fisher, lawyer; review roof replacement quote; review interim property tax bill & statement; correspond with Kent Emerson, Valorem Insights re MPAC property tax settlement; tdw Mike Yull, Cushman & Wakefield	1.30	\$395.00	\$513.50
Wed	04/28/2021	review G/L; discussions/correspondence re ongoing operations including electrical maintenance; correspond with Rachelle Watson, Crossroads; call/correspond with Kevin Antonides, Antec re appraisal; correspondence re property tax appeal; correspondence re TD Bank draft; review Antec draft appraisal; review CBRE draft appraisal; call Bernie Huber, Meridian; correspond with Rosemary Fisher, lawyer	1.20	\$395.00	\$474.00
Thur	04/29/2021	review G/L; discussions/correspondence re ongoing operations including payroll; correspond with Kent Emerson, Valorem Insights re property tax appeal; correspondence re TD Bank draft; review motion material; review Antec draft appraisal; tdw Bernie Huber, Meridian re listing proposals; correspond with Andy Zhuang, CBRE re finalizing appraisal; correspond/tdw Kevin Antonides, Antec re finalizing appraisal; review and approve payment of Antec appraisal invoice; review CCAA records; review cash-flow; review and approve locksmith quote; tdw Kevin Shepherd, Crossroads	1.50	\$395.00	\$592.50
Fri	04/30/2021	review G/L; discussions/correspondence re ongoing operations including staffing, HVAC; review CBRE final appraisal; review Antec final appraisal; review and approve payment of CBRE appraisal invoice; review chiller startup quote; review equipment listing; review electrical repairs quote	0.80	\$395.00	\$316.00
Mon	05/03/2021	correspondence re Nuvo Taste lease; correspond with Bernie Huber, Meridian; review G/L; discussions/correspondence re ongoing operations including May rent collection; correspond/tdw Rosemary Fisher, lawyer re Nuvo Taste lease; review May rent roll	0.70	\$395.00	\$276.50
Tues	05/04/2021	review G/L; discussions/correspondence re ongoing operations including staffing; correspond with Marcel Potvin, sales director re Studio B lead; correspond with Rosemary Fisher, lawyer re Nuvo Taste lease; correspond/tdw Ian Gragtmans, Colliers re listing proposal; call/correspond with Mike Yull, Cushman & Wakefield re listing proposal; correspondence re Nuvo Taste lease; correspond with Harrison Livermore, Avison Young re listing proposal; discussions/correspondence re Colliers property tour; review May rent roll	1.40	\$395.00	\$553.00
Wed	05/05/2021	review G/L; discussions/correspondence re ongoing operations including Covid-19 protocols; review and execute MPAC minutes of settlement re property tax reassessment; correspond with Kent Emerson, Valorem Insights; correspondence re insurance coverage; conference call with Harrison Livermore et al, Avison Young re listing proposal; review monthly cash-flow; discussions/correspondence re Avison Young building tour; review May rent roll; discussions/correspondence re Crossroads PAP; review property tax statement arrears; correspond with Rosemary Fisher, lawyer	1.50	\$395.00	\$592.50

Filters Used:

- Time Entry Date: 1/01/70 to 12/31/22
- File ID: AANUVO-R: to AANUVO-R:
- Time Entry Bill Status: Un-Billed to Un-Billed
- Time Entry Bill Status: Un-Billed to Un-Billed

MSGG - Detailed Time Dockets

Printed on: 2/15/23

Page 106 of 152

File Name (ID): 2607380 Ontario Limited (NUVO") (AANUVO-R:)

Day	Date	Memo	B-Hrs	B-Rate	Amount
Trevor Pringle (TPR)					
Thur	05/06/2021	review G/L; discussions/correspondence re ongoing operations including May rent collection, maintenance; correspondence re Crossroads additional rent; review 260 additional rent calculation reports; correspond with Mike Yull, Cushman & Wakefield re property tour; review and approve chq rq; correspondence re Covid-19 protocols; correspond/tdw Rosemary Fisher, lawyer re Crossroads additional rent; review draft rent receipt; tdw Bernie Huber, Meridian	1.10	\$395.00	\$434.50
Fri	05/07/2021	review G/L; review May NSF rent payments; review Studio B marketing videos & emails; discussions/correspondence re ongoing operations including staffing, May rent collection, security deposit; review cash-flow	0.50	\$395.00	\$197.50
Mon	05/10/2021	review G/L; discussions/correspondence re ongoing operations including staffing, May rent collection, UPS ownership; discussions/correspondence re Colliers information request; review Meridian bank account statement; correspond with Bernie Huber, Meridian; review Crossroads additional rent; review NSF rent; correspond with Mike Yull, Cushman & Wakefield	0.90	\$395.00	\$355.50
Tues	05/11/2021	review G/L; discussions/correspondence re ongoing operations including staffing, hiring an additional security guard; review NSF rent; discussions/correspondence re Nuvo Taste rent subsidy; review monthly cash-flow; conference call with Mike Yull, Fraser Plant & Marc Danlko, Cushman & Wakefield re listing proposal; correspondence re Colliers information request; review May rent roll	1.10	\$395.00	\$434.50
Wed	05/12/2021	review G/L; discussions/correspondence re ongoing operations including staffing; correspond with Rosemary Fisher, lawyer; review amended T4's from CRA	0.40	\$395.00	\$158.00
Thur	05/13/2021	review G/L; discussions/correspondence re ongoing operations including Covid-19 protocols, staffing; correspondence re Nuvo Taste client tour; review Notice of By-Law Contravention; approve removal of Nuvo Network banners from building; review monthly cash-flow; correspondence re Colliers listing proposal	0.80	\$395.00	\$316.00
Fri	05/14/2021	review G/L; discussions/correspondence re ongoing operations including additional security shift, CRA Trust exam; correspondence re Cushman & Wakefield listing proposal; discussions/correspondence re Nuvo Taste web site changes; correspond with Kent Emerson, Valorem Insights re property tax reassessment	0.50	\$395.00	\$197.50
Mon	05/17/2021	review G/L; discussions/correspondence re ongoing operations including Studio B rental, grease trap replacement, May rent collection, staffing; review Provoke marketing update; review monthly cash-flow; review financial statements	0.70	\$395.00	\$276.50
Tues	05/18/2021	review G/L; discussions re ongoing operations; review monthly cash-flow	0.30	\$395.00	\$118.50
Wed	05/19/2021	review G/L; discussions/correspondence re ongoing operations including Provoke marketing of Studio B & Hub office space, locksmith projects; correspond with Rosemary Fisher, lawyer re Nuvo Network brand, 269 rent arrears; review monthly cash-flow; review financial projections; review Nuvo Taste ("269") lease; review Saulnier correspondence	0.90	\$395.00	\$355.50
Thur	05/20/2021	review G/L; discussions/correspondence re ongoing operations including tenant contracts, Nuvo events, May rent collection; review monthly cash-flow; correspond/tdw Bernie Huber, Meridian; review financial statements	0.60	\$395.00	\$237.00

Filters Used:

- Time Entry Date: 1/01/70 to 12/31/22
- File ID: AANUVO-R: to AANUVO-R:
- Time Entry Bill Status: Un-Billed to Un-Billed
- Time Entry Bill Status: Un-Billed to Un-Billed

File Name (ID): 2607380 Ontario Limited (NUVO") (AANUVO-R:)

Day	Date	Memo	B-Hrs	B-Rate	Amount
Trevor Pringle (TPR)					
Tues	05/25/2021	review G/L; discussions/correspondence re ongoing operations; correspond with Kent Emerson, Valorem Insights; correspond with Shawn Saulnier re banker touring premises; correspond with Harvey Chaiton, lawyer; correspond with Rosemary Fisher, lawyer; correspond/tdw Ian Gragtmans, Colliers re listing proposal; correspond with Mike Yull, Cushman & Wakefield	0.90	\$395.00	\$355.50
Wed	05/26/2021	review G/L; discussions/correspondence re ongoing operations including payroll, tenants; review and approve chq rq; review HST assessment; correspond/tdw Bernie Huber, Meridian; correspond with Harrison Livermore, Avison Young re listing proposal; review Cushman & Wakefield listing proposal; review Colliers listing proposal; review monthly cash-flow; correspond with Ian Gragtmans, Colliers; conference call with Kent Emerson, Valorem Insights re property tax reassessment; correspond with Paul Lacelle, City of Burlington re property tax application; correspondence re notice of hearing re property tax application; review outstanding HST returns; correspondence re Nuvo Taste rent cheques; review Avison Young listing proposal; prepare listing proposal summary; Saulnier correspondence	2.40	\$395.00	\$948.00
Thur	05/27/2021	review G/L; discussions/correspondence re ongoing operations including collecting Nuvo Taste post-dated rent cheques, web site ownership, Nuvo Taste shipping & receiving issues; review monthly cash-flow; respond to Saulnier correspondence; review listing proposals; discussions/correspondence re providing pre-receivership financial records to Saulnier and disclaimer inclusion; correspond/tdw Rosemary Fisher, lawyer; review March & April statements of receipts and disbursements; correspond/tdw Bernie Huber, Meridian re listing proposals; correspond/tdw Mike Yull, Cushman & Wakefield re listing proposal; review updated Cushman & Wakefield listing proposal; update listing proposal summary; correspond with Harrison Livermore, Avison Young; correspond/tdw Ian Gragtmans, Colliers; review financial statements including Profit & Loss and Trial Balances for January, February & March 2021	2.90	\$395.00	\$1,145.50
Fri	05/28/2021	review G/L; discussions/correspondence re ongoing operations including June rent collection; review Cushman & Wakefield listing proposal; review T/B; review prospective purchasers list; correspond with Kent Emerson, Valorem Insights re property taxes; correspond with Paul Lacelle, City of Burlington; review tax adjustment letter; review updated property tax statement; call/correspond with Tracy Beggs, City of Burlington; review and sign Covid Relief Payment Plan with City of Burlington; review and approve payment of Valorem Insights invoice	1.40	\$395.00	\$553.00
Mon	05/31/2021	review G/L; discussions/correspondence re ongoing operations including staffing, June rent collection; review Cushman & Wakefield listing proposal; discussions/correspondence re Cyber insurance quote; conference call with Mike Yull & Marc Danko, Cushman & Wakefield re starting sales process; correspondence re EFT instructions for property tax payments to City of Burlington; review and approve June property tax payment; review financial statements; correspond with Amna Masud, PWC (Receiver for Bridging Finance Inc.)	1.30	\$395.00	\$513.50

Filters Used:

- Time Entry Date: 1/01/70 to 12/31/22
- File ID: AANUVO-R: to AANUVO-R:
- Time Entry Bill Status: Un-Billed to Un-Billed
- Time Entry Bill Status: Un-Billed to Un-Billed

MSGG - Detailed Time Dockets

Printed on: 2/15/23

Page 108 of 152

File Name (ID): 2607380 Ontario Limited (NUVO") (AANUVO-R:)

Day	Date	Memo	B-Hrs	B-Rate	Amount
Trevor Pringle (TPR)					
Tues	06/01/2021	review G/L; discussions/correspondence re ongoing operations including June rent collection, insurance coverage; review Cushman & Wakefield listing agreement; correspond with Marcel Potvin, sales director re Studio B rental update; review facility user insurance policy	0.60	\$395.00	\$237.00
Wed	06/02/2021	review G/L; discussions/correspondence re ongoing operations including mail delivery issues, hiring summer student, HVAC maintenance; correspondence re Cyber insurance policy quote; correspond/tdw Mike Yull, Cushman & Wakefield re listing agreement amendments; review and make amendments to listing agreement with Cushman & Wakefield; correspond with Kevin Shepherd, Crossroads re sales process; correspond/tdw Rosemary Fisher, lawyer re listing agreement; correspond with Shawn Saulnier re sales process; conference call with Christine Sinclair & Amna Masud, PWC - Receiver for Bridging Finance Inc. (& Rob Cacovic, Bridging); review and execute summer student contract	1.70	\$395.00	\$671.50
Thur	06/03/2021	review G/L; discussions/correspondence re ongoing operations including staffing, network alterations; correspond with Shawn Saulnier re exclusion from C&W commission; correspond/tdw's Mike Yull (& Fraser Plant), Cushman & Wakefield re Saulnier break fee; correspond/tdw Rosemary Fisher, lawyer re amendments to listing agreement, Saulnier break fee; review, make changes to and execute listing agreement with Cushman & Wakefield; tdw Bernie Huber, Meridian	1.20	\$395.00	\$474.00
Fri	06/04/2021	review G/L; discussions/correspondence re ongoing operations including June rent collection; correspond with Mike Yull, Cushman & Wakefield; review fully executed listing agreement with Cushman & Wakefield; review cash-flow; review property taxes; review rent roll	0.70	\$395.00	\$276.50
Mon	06/07/2021	site drive by; review G/L; discussions/correspondence re ongoing operations including June rent collection, new hot desk rental; discussions/correspondence re sales process online listings; review Cushman & Wakefield marketing reporting; review Nuvo Taste rental payments; review monthly cash-flow; correspondence re Hub insurance quotes; review C&W signage	0.90	\$395.00	\$355.50
Tues	06/08/2021	review G/L; discussions/correspondence re ongoing operations including payroll, CRA trust exam/RT payable; review WEPPA; review Cushman & Wakefield correspondence; review and sign letter re MTO sign permit	0.50	\$395.00	\$197.50
Wed	06/09/2021	review G/L; discussions/correspondence re ongoing operations including insurance coverage, June rent NSF; correspondence re Cushman & Wakefield signage; review Meridian bank statement; review and approve 260/Cyber insurance quote; correspondence re Studio B rental; correspond with Marcel Potvin, sales consultant	0.80	\$395.00	\$316.00
Thur	06/10/2021	review G/L; discussions/correspondence re ongoing operations including June rent collection, hot desk rentals, cyber insurance; discussions/correspondence re sales process & data room; correspond with Mike Yull, Cushman & Wakefield; review City of Burlington letter re property tax adjustments; correspond with Kent Emerson, Valorem Insight re property tax reassessment; review monthly cash-flow; discussions/correspondence re property tax payments	1.20	\$395.00	\$474.00

Filters Used:

- Time Entry Date: 1/01/70 to 12/31/22
- File ID: AANUVO-R: to AANUVO-R:
- Time Entry Bill Status: Un-Billed to Un-Billed
- Time Entry Bill Status: Un-Billed to Un-Billed

MSGG - Detailed Time Dockets

Printed on: 2/15/23

Page 109 of 152

File Name (ID): 2607380 Ontario Limited (NUVO") (AANUVO-R:)

Day	Date	Memo	B-Hrs	B-Rate	Amount
Trevor Pringle (TPR)					
Fri	06/11/2021	review G/L; discussions/correspondence re ongoing operations including June rent collection; review City of Burlington correspondence re property taxes; correspond with Kent Emerson, Valorem Insights re property tax adjustments; review monthly cash-flow; correspond with Barb England, Director of Operations - Compass Point Bible Church re sales process; review Nuvo Taste correspondence; correspond with Rosemary Fisher, lawyer re draft APS	1.10	\$395.00	\$434.50
Mon	06/14/2021	review G/L; discussions/correspondence re ongoing operations including June rent collection; review and sign MLS data information form; correspond with Mike Yull & Cathy Khadoo, Cushman & Wakefield; update re Avison Young sales tour; review Nuvo Taste correspondence; review monthly cash-flow; review Cushman & Wakefield confidentiality agreement; correspond with Rosemary Fisher, lawyer re NDA & APS; review and make amendments to draft agreement of purchase & sale	1.40	\$395.00	\$553.00
Tues	06/15/2021	review G/L; discussions/correspondence re ongoing operations including co-working rentals; correspond/tdw Rosemary Fisher, lawyer re CCCI additional rent; correspond with Marcel Potvin, sales consultant re studio space for Canada's Smartest Person; review and approve Cushman & Wakefield confidential information memorandum ("CIM"); correspondence re Special Risk Insurance coverage; review Cyber Insurance policy; review and approve payment of Cyber insurance premium invoice; review Crossroads lease and additional rent; correspond with Mike Yull, Cushman & Wakefield; review correspondence from Ontario Green Savings re office rental; review monthly cash-flow	1.80	\$395.00	\$711.00
Thur	06/17/2021	review G/L; discussions/correspondence re ongoing operations including fire hydrant maintenance, property tour, CRA trust exam; call/update Bernie Huber, Meridian; review May HST return; review monthly cash-flow; correspond with Rosemary Fisher, lawyer re CCCI additional rent; review and sign Corix letter	0.80	\$395.00	\$316.00
Fri	06/18/2021	review G/L; discussions/correspondence re ongoing operations including maintenance; discussions/correspondence re cut Bell lines; review monthly cash-flow statement	0.60	\$395.00	\$237.00
Mon	06/21/2021	review G/L; discussions/correspondence re ongoing operations including rent collection; correspond/tdw Bernie Huber, Meridian re CIM; correspond with Mike Yull, Cushman & Wakefield; review monthly cash-flow; prospective purchaser correspondence; correspond with Marcel Potvin, sales consultant; correspond with Rosemary Fisher, lawyer	0.80	\$395.00	\$316.00
Tues	06/22/2021	review G/L; discussions/correspondence re ongoing operations including co-working leases, payroll, accounts payable; review Special Risk insurance coverage; review monthly cash-flow	0.50	\$395.00	\$197.50
Wed	06/23/2021	review G/L; review monthly cash-flow; review CCCI additional rent calculation report; review Court Order; correspondence re ongoing operations including grease trap replacement quote; correspond with Rosemary Fisher, lawyer	0.60	\$395.00	\$237.00
Thur	06/24/2021	review G/L; review monthly cash-flow; review Crossroads ("CCCI") additional rent calculation; review CCCI term sheet re amendment of existing lease; review financial statements; review CCCI correspondence; tdw's Rosemary Fisher, lawyer; conference call with Phillip Cho, lawyer for CCCI & Rosemary Fisher, lawyer re CCCI additional rent	1.20	\$395.00	\$474.00

Filters Used:

- Time Entry Date: 1/01/70 to 12/31/22
- File ID: AANUVO-R: to AANUVO-R:
- Time Entry Bill Status: Un-Billed to Un-Billed
- Time Entry Bill Status: Un-Billed to Un-Billed

MSGG - Detailed Time Dockets

Printed on: 2/15/23

Page 110 of 152

File Name (ID): 2607380 Ontario Limited (NUVO") (AANUVO-R:)

Day	Date	Memo	B-Hrs	B-Rate	Amount
Trevor Pringle (TPR)					
Fri	06/25/2021	review G/L; review and approve payment of Valorem Insights invoice; correspond with Kent Emerson, Valorem Insights re MPAC; review monthly cash-flow; review Cushman & Wakefield marketing update report; correspond with Bernie Huber, Meridian; review financial statements; review CCAA info	0.80	\$395.00	\$316.00
Mon	07/05/2021	correspond with Paul van Eyk, Richters re prospective purchasers; correspond with Marcel Potvin, sales consultant re studio quotes; correspondence re property tax rebate; correspondence re Nuvo Taste rental rates; correspond with Rosemary Fisher, lawyer; review G/L; discussions/correspondence re ongoing operations including July rent collection; review monthly cash-flow statement; tdw Rosemary Fisher, lawyer re Nuvo Taste lease; review Nuvo Taste lease; review membership agreement; correspond with David Mack, COO - Nuvo Ventures; correspond with Shawn Saulnier; correspondence re standard short-term rental rates; review financial statements	2.50	\$395.00	\$987.50
Tues	07/06/2021	review G/L; discussions/correspondence re ongoing operations including July rent collection, short-term rental rates, maintenance; correspondence re Saulnier tour; review monthly cash-flow; review July rent roll	0.60	\$395.00	\$237.00
Wed	07/07/2021	correspond with Rosemary Fisher, lawyer; review G/L; discussions/correspondence re ongoing operations including July rent collection, maintenance; correspondence re TD Bank account; review Court Order; review marketing update; correspondence re Ontario Support Grant Program; review monthly cash-flow; tdw Bernie Huber, Meridian; review property tax reassessment/payments; review NSF rental payment; review June bank statement; correspond with Marcel Potvin, sales consultant	1.40	\$395.00	\$553.00
Thur	07/08/2021	correspondence re short-term rental for commercial shoot; review G/L; discussions/correspondence re ongoing operations including July rent collection; correspond with Rosemary Fisher, lawyer re Nuvo Taste lease; review Saulnier correspondence; review monthly cash-flow; correspond with Christine Sinclair, PWC (receiver of Bridging)	0.80	\$395.00	\$316.00
Fri	07/09/2021	correspondence re short-term rental for Titan Growth commercial shoot; review G/L; review location release form; correspond with Rosemary Fisher, lawyer; correspond/tdw Marcel Potvin, sales consultant; correspond with Christine Sinclair, PWC; discussions/correspondence re ongoing operations including accounts payable, maintenance, Covid-19 protocols; review June HST return; review monthly cash-flow; review Burlington Hydro bill; discussions/correspondence re Nuvo Taste reopening	1.30	\$395.00	\$513.50
Mon	07/12/2021	review G/L; correspond/tdw Mike Yull, Cushman & Wakefield; discussions/correspondence re ongoing operations including payroll, Covid-19 protocols; correspond with Marcel Potvin, sales consultant re Scott Wood studio rental terms; review monthly cash-flow; review Cushman & Wakefield marketing update; correspond with Bernie Huber, Meridian; correspond with Christine Sinclair, PWC; conference call with Christine Sinclair/Amna Masud, PWC (receiver for Bridging Finance) & B.Champ/R.Cacovic, Bridging Fiance	1.40	\$395.00	\$553.00
Tues	07/13/2021	review G/L; discussions/correspondence re ongoing operations including property tax installment payments, Dome Productions property tour; review monthly cash-flow	0.40	\$395.00	\$158.00

Filters Used:

- Time Entry Date: 1/01/70 to 12/31/22
- File ID: AANUVO-R: to AANUVO-R:
- Time Entry Bill Status: Un-Billed to Un-Billed
- Time Entry Bill Status: Un-Billed to Un-Billed

MSGG - Detailed Time Dockets

Printed on: 2/15/23

Page 111 of 152

File Name (ID): 2607380 Ontario Limited (NUVO") (AANUVO-R:)

Day	Date	Memo	B-Hrs	B-Rate	Amount
Trevor Pringle (TPR)					
Wed	07/14/2021	review G/L; discussions/correspondence re ongoing operations including stage room rentals, Covid-19 protocols; correspond/tdw Mike Yull, Cushman & Wakefield re sales process; correspond with Marcel Potvin, sales consultant re leads; review monthly cash-flow; review books and records; review SRD's	0.90	\$395.00	\$355.50
Thur	07/15/2021	review G/L; correspondence re Scott Wood production rentals; correspondence re Nuvo Taste info request/NDA; discussions/correspondence re ongoing operations including July rent collection; review monthly cash-flow; review and approve payment of August property tax installment; review Ontario Green Savings executed membership contract	0.80	\$395.00	\$316.00
Fri	07/16/2021	review G/L; discussions/correspondence re ongoing operations including Covid-19 protocols; review monthly cash-flow; correspond with Marcel Potvin, sales consultant; accounts payable correspondence/call	0.60	\$395.00	\$237.00
Mon	07/26/2021	correspondence re TD Merchant account; correspondence re books and records; correspondence re studio/stage/room rentals; correspond with Marcel Potvin, sales consultant; review and execute ADS Media rental contract for Studio B; review G/L; discussions/correspondence re ongoing operations including accounts payable, maintenance, property tax rebates, rentals; review Cushman & Wakefield marketing update; correspond/tdw Bernie Huber, Meridian; review monthly cash-flow; review stage/studio quotes versus overhead	2.40	\$395.00	\$948.00
Tues	07/27/2021	review G/L; review HubSpot sales update; correspond with Marcel Potvin, sales consultant; discussions/correspondence re ongoing operations including rental contracts, property tours, part-time employee; review and execute Capitis Consulting short-term rental agreement; review ADS Media wire transfers; review monthly cash-flow	0.90	\$395.00	\$355.50
Wed	07/28/2021	review G/L; discussions/correspondence re ongoing operations including maintenance quotes, payroll, leasing; review monthly cash-flow; review financial statements; review Bridging letter to borrower re SISP and confidential loan summary template; correspond with Rosemary Fisher, lawyer	0.80	\$395.00	\$316.00
Thur	07/29/2021	review G/L; correspondence re TD bank account; discussions/correspondence re ongoing operations including payroll, August rent collection; correspond/tdw Rosemary Fisher, lawyer re Bridging SISP	0.50	\$395.00	\$197.50
Fri	07/30/2021	review G/L; discussions/correspondence re ongoing operations including utilities; review monthly cash-flow; review Black & McDonald quote re air fan motor replacement	0.40	\$395.00	\$158.00
Tues	08/03/2021	review G/L; discussions/correspondence re ongoing operations including August rent collection, studio rentals; review monthly cash-flow; review August rent roll; review Fake BF Film studio estimate	0.60	\$395.00	\$237.00
Wed	08/04/2021	review G/L; review and approve My Fake Boyfriend studio quote; review Saulnier correspondence; discussions/correspondence re ongoing operations including staffing, property tours; review monthly cash-flow; correspond with Mike Yull, Cushman & Wakefield re bid deadline; correspond with Christine Sinclair, PWC - receiver of Bridging Finance	0.90	\$395.00	\$355.50
Thur	08/05/2021	review G/L; discussions/correspondence re ongoing operations; review Saulnier correspondence	0.40	\$395.00	\$158.00

Filters Used:

- Time Entry Date: 1/01/70 to 12/31/22
- File ID: AANUVO-R: to AANUVO-R:
- Time Entry Bill Status: Un-Billed to Un-Billed
- Time Entry Bill Status: Un-Billed to Un-Billed

MSGG - Detailed Time Dockets

Printed on: 2/15/23

Page 112 of 152

File Name (ID): 2607380 Ontario Limited (NUVO") (AANUVO-R:)

Day	Date	Memo	B-Hrs	B-Rate	Amount
Trevor Pringle (TPR)					
Fri	08/06/2021	review G/L; discussions/correspondence re ongoing operations including rentals, third party property; review Saulnier correspondence; correspondence re Nuvo Taste/co-working membership; correspond/tdw Rosemary Fisher, lawyer; review and allow Saulnier property proof of claim; correspond with Karen Carruthers, property manager; correspond with Shawn Saulnier, Nuvo Taste re co-working membership	1.40	\$395.00	\$553.00
Mon	08/09/2021	Saulnier correspondence; review Cushman & Wakefield marketing report; correspond with Bernie Huber, Meridian; review G/L; discussions/correspondence re ongoing operations including maintenance, studio rental; review and execute Fake BF Film production contract; review July monthly cash-flow; correspond with Paul van Eyk (former monitor) re prospective purchaser; correspond with Mike Yull, Cushman & Wakefield; correspond with Marcel Potvin, sales consultant; review MCU bank statement	1.40	\$395.00	\$553.00
Tues	08/10/2021	review G/L; discussions/correspondence re ongoing operations including short-term rentals, August property tax payment; review monthly cash-flow	0.40	\$395.00	\$158.00
Wed	08/11/2021	review G/L; discussions/correspondence re ongoing operations including short-term rentals; review Fake BF Film Inc. contract & certificate of insurance; correspond/tdw Marcel Potvin, sales consultant; correspond with Karen Carruthers, property manager re Nuvo Taste; correspond with Mike Yull, Cushman & Wakefield re bid deadline	0.90	\$395.00	\$355.50
Thur	08/12/2021	review G/L; review monthly cash-flow; discussions/correspondence re ongoing operations including studio rentals; review creditor correspondence; tdw Marcel Potvin, sales consultant re security deposit; review and approve September property tax payment	0.80	\$395.00	\$316.00
Fri	08/13/2021	review G/L; correspondence re Fake BF Films contract; discussions/correspondence re ongoing operations including building maintenance; correspond with Marcel Potvin, sales consultant re long term leases; review Saulnier correspondence; correspond with Karen Carruthers, property manager	0.80	\$395.00	\$316.00
Mon	08/23/2021	(includes time from week of August 16th) review and approve Elections Canada short-term rental quote; review Elections Canada polling place standard lease; review AON Reed Stenhouse insurance certificate; review Elections Canada adaptive measures re Covid-19; correspondence re property tours; correspondence re property tax payment; review July HST return; correspondence re My Fake Boyfriend/Nuvo Taste catering issues; review Saulnier correspondence; review G/L; discussions/correspondence re ongoing operations including co-working memberships; review monthly cash-flow; correspond with Mike Yull, Cushman & Wakefield; review Cushman & Wakefield marketing update; correspond with Bernie Huber, Meridian; correspond/tdw Rosemary Fisher, lawyer	2.50	\$395.00	\$987.50
Tues	08/24/2021	review G/L; correspond with Christine Sinclair, PWC - receiver for Bridging Finance; discussions/correspondence re ongoing operations including co-working memberships, HVAC maintenance; correspond with Marcel Potvin, sales consultant re Groundswell Church quote; review and execute Elections Canada lease; correspond with Karen Carruthers, property manager	0.90	\$395.00	\$355.50

Filters Used:

- Time Entry Date: 1/01/70 to 12/31/22
- File ID: AANUVO-R: to AANUVO-R:
- Time Entry Bill Status: Un-Billed to Un-Billed
- Time Entry Bill Status: Un-Billed to Un-Billed

MSGG - Detailed Time Dockets

Printed on: 2/15/23

Page 113 of 152

File Name (ID): 2607380 Ontario Limited (NUVO") (AANUVO-R:)

Day	Date	Memo	B-Hrs	B-Rate	Amount
Trevor Pringle (TPR)					
Wed	08/25/2021	discussions/correspondence re property tours; Saulnier correspondence; review G/L; discussions/correspondence re ongoing operations including maintenance, utilities, accounts payable, payroll; review and approve Harbottle new independent contractor agreement; review August rent roll; review available floor space; conference call with Christine Sinclair, PWC - receiver for Bridging Finance along with Rob Cacovic from Bridging Finance; tdw Bernie Huber, Meridian; review monthly cash-flow	1.70	\$395.00	\$671.50
Thur	08/26/2021	review G/L; discussions/correspondence re ongoing operations	0.20	\$395.00	\$79.00
Mon	08/30/2021	review G/L; review and approve chq rq re cell phone bills	0.20	\$395.00	\$79.00
Tues	08/31/2021	review G/L; correspondence re Nuvo Taste; discussions/correspondence re ongoing operations including web site changes, electrical maintenance, IT systems; review and approve HVAC quote; review ADS contract; tdw Rosemary Fisher, lawyer	0.70	\$395.00	\$276.50
Wed	09/01/2021	review G/L; correspond with Rosemary Fisher, lawyer; review draft event contract; discussions/correspondence re ongoing operations including building maintenance, September rent collection, Covid vaccination passport; Saulnier correspondence; review monthly cash-flow; correspond with Karen Carruthers, property manager; review September rent roll; correspond with Marcel Potvin, sales consultant; review Super Sucker quote; review hydro bill, accounts payable	1.40	\$395.00	\$553.00
Thur	09/02/2021	review G/L; correspond with Marcel Potvin, sales consultant; discussions/correspondence re ongoing operations including studio rental, new covid protocols, short-term rental contracts, building maintenance; review monthly cash-flow; review September rent roll; review Dear David studio rental; tdw Mike Yull, Cushman & Wakefield re marketing update; review roof photos; review accounts payable; review financial statements; correspond with Rosemary Fisher, lawyer re vaccine passports; conference call with Karen Carruthers, property manager re covid vaccine passport protocols; correspond with Karen Carruthers, property manager	1.80	\$395.00	\$711.00
Fri	09/03/2021	review G/L; discussions/correspondence re ongoing operations including building maintenance; review monthly cash-flow; review Cushman & Wakefield marketing update; correspond with Bernie Huber, Meridian; correspond/tdw Rosemary Fisher, lawyer re covid vaccine passport	0.80	\$395.00	\$316.00
Tues	09/07/2021	review G/L; review and approve Dear David Studio B rental; discussions/correspondence re ongoing operations including property taxes; Saulnier correspondence; review monthly cash-flow; review and execute Halton Condo Corp short-term rental contract; correspond with Marcel Potvin, sales consultant re 2022 studio rental; correspond with Rosemary Fisher, lawyer re Crossroads queries	1.10	\$395.00	\$434.50
Wed	09/08/2021	review G/L; discussions/correspondence re ongoing operations including short-term rentals, September rent collection; review monthly cash-flow; review accounts payable; correspond with Mike Yull, Cushman & Wakefield re bid deadline; review MLS listing; review property tax statement of account; review hydro, gas & water bills; Saulnier correspondence; review City of Burlington correspondence re 2022 property assessment	1.20	\$395.00	\$474.00

Filters Used:

- Time Entry Date: 1/01/70 to 12/31/22
- File ID: AANUVO-R: to AANUVO-R:
- Time Entry Bill Status: Un-Billed to Un-Billed
- Time Entry Bill Status: Un-Billed to Un-Billed

MSGG - Detailed Time Dockets

Printed on: 2/15/23

Page 114 of 152

File Name (ID): 2607380 Ontario Limited (NUVO") (AANUVO-R:)

Day	Date	Memo	B-Hrs	B-Rate	Amount
Trevor Pringle (TPR)					
Thur	09/09/2021	review G/L; discussions/correspondence re ongoing operations including Crossroads lease, roof repair quotes; correspond/tdw Mike Yull, Cushman & Wakefield re sales process; discussion w/update John Trivieri, Meridian; review Carruthers correspondence re Crossroads; review monthly cash-flow; review financial statements; review CBRE property appraisal; review Antec property appraisal; review mortgage vetting	1.30	\$395.00	\$513.50
Fri	09/10/2021	review G/L; tdw Bernie Huber, Meridian; discussions/correspondence re ongoing operations including Crossroads lease, maintenance, Elections Canada advance polling; review monthly cash-flow; review studio contracts; review prospective purchaser correspondence; review August bank statement; correspond/tdw Mike Yull, Cushman & Wakefield re bid deadline; review Maynbridge bid	1.10	\$395.00	\$434.50
Mon	09/13/2021	review G/L; review bid summary from Cushman & Wakefield; review Dabre Global Capital's letter of intent; correspond/tdw Bernie Huber, Meridian; review Maynbridge Capital's bid; discussions/correspondence re ongoing operations including maintenance, ADS Media deposit; review monthly cash-flow; correspond with Mike Yull, Cushman & Wakefield re Nuvo bid; correspond/tdw Rosemary Fisher, lawyer re Nuvo bid; Saulnier correspondence	1.40	\$395.00	\$553.00
Tues	09/14/2021	review G/L; correspond with Mike Yull, Cushman & Wakefield; review Joe Shunock bid; review Sheridan College bid; review Sigma Group bid; discussions/correspondence re ongoing operations including co-working rentals, ADS Media deposit, covid vaccine passport protocols, Nuvo Taste; Saulnier correspondence; tdw Bernie Huber, Meridian; review monthly cash-flow; review bid summary from Cushman & Wakefield; review Cushman & Wakefield listing proposal valuation; conference call with Mike Yull, Fraser Plant & Marc Danko, Cushman & Wakefield re property bids	1.90	\$395.00	\$750.50
Wed	09/15/2021	review G/L; review and approve Dear Dad studio rental payment schedule; correspond with Marcel Potvin, sales consultant; discussions/correspondence re ongoing operations including maintenance, Nuvo Taste rent, key-box; review monthly cash-flow; correspond/tdw's Mike Yull, Cushman & Wakefield re Sheridan bid recommendation; review September accounts payable; review interim statement of receipts and disbursements; Saulnier correspondence; review and sign 246(2) notice; review August HST return; review Maynbridge correspondence; correspond/tdw Bernie Huber, Meridian re Sheridan bid; review blackline Sheridan agreement of purchase & sale; review utility bill	2.30	\$395.00	\$908.50
Thur	09/16/2021	review G/L; correspond with Rosemary Fisher re Sheridan agreement of purchase & sale; review and make changes to Sheridan agreement of purchase & sale; tdw Bernie Huber, Meridian re signing back Sheridan APS; tdw Mike Yull, Cushman & Wakefield re signing back Sheridan APS; review monthly cash-flow; review CIM deposit terms; discussions/correspondence re ongoing operations including payroll, roof maintenance, IT support; review Sheridan APS tracked changes; correspondence re sales process; review September accounts payable; review financial statements; discussions/correspondence re ADS Media short-term rental costs; review bid summary	2.50	\$395.00	\$987.50

Filters Used:

- Time Entry Date: 1/01/70 to 12/31/22
- File ID: AANUVO-R: to AANUVO-R:
- Time Entry Bill Status: Un-Billed to Un-Billed
- Time Entry Bill Status: Un-Billed to Un-Billed

File Name (ID): 2607380 Ontario Limited (NUVO") (AANUVO-R:)

Day	Date	Memo	B-Hrs	B-Rate	Amount
Trevor Pringle (TPR)					
Fri	09/17/2021	review G/L; correspond/tdw Rosemary Fisher, lawyer re Sheridan amendments to agreement of purchase & sale, covid release; discussions/correspondence re ongoing operations including covid vaccine passport; review, make changes to and sign back Sheridan agreement of purchase & sale; review monthly cash-flow; call/correspond with Mike Yull, Cushman & Wakefield re signing back Sheridan APS; review September accounts payable; review company records	1.80	\$395.00	\$711.00
Mon	09/20/2021	review G/L; review amended covid release; discussions/correspondence re ongoing operations including updated covid protocols, web site changes, ADS Media production, Elections Canada polling station; review and approve payment of property tax installment; review monthly cash-flow; Saulnier correspondence; correspond with Mike Yull, Cushman & Wakefield re Sheridan bid; Provoke Media correspondence re web site changes; review WEPP claims	1.30	\$395.00	\$513.50
Tues	09/21/2021	review G/L; review monthly cash-flow; review September accounts payable; review The Spear Method member's agreement; discussions/correspondence re ongoing operations including maintenance; review and execute Dear David Film Inc. studio rental contract and governing terms; correspondence re Sheridan tour	0.90	\$395.00	\$355.50
Wed	09/22/2021	review G/L; review monthly cash-flow; discussions/correspondence re ongoing operations including updating tenant floor plans, maintenance, roof leaks; correspond with Mike Yull, Cushman & Wakefield re Sheridan tour; review September accounts payable; review tenant pre-authorized payments; review tenant floor space allocation schedule; correspondence re property taxes; review balance sheet; tdw Bernie Huber, Meridian	1.20	\$395.00	\$474.00
Thur	09/23/2021	review G/L; review monthly cash-flow through December 2021; review Burlington Hyrdo & Water bills; discussions/correspondence re ongoing operations including roof leak repair quote, October rent collection; correspond with Mike Yull, Cushman & Wakefield re Sheridan bid; review site photos; review Peto MacCallum Ltd. consulting engineers roof condition assessment; review construction deficiency list; review tenant distribution floor plans; review Dear David studio rental deposit	1.40	\$395.00	\$553.00
Fri	09/24/2021	review G/L; review monthly cash-flow; correspondence re CRA trust exam; review September accounts payable; discussions/correspondence re ongoing operations including maintenance; review structural drawings; correspond with Mike Yull, Cushman & Wakefield re Sheridan counter offer; tdw's Bernie Huber, Meridian re Sheridan counter offer; correspond/tdw Rosemary Fisher, lawyer re Sheridan counter offer; review Sheridan College amended agreement of purchase & sale	1.50	\$395.00	\$592.50
Mon	09/27/2021	correspond/tdw Rosemary Fisher, lawyer re Sheridan agreement of purchase & sale; review G/L; correspond/tdw Bernie Huber, Meridian re Sheridan counter offer; review, make amendments to and execute Sheridan agreement of purchase & sale; correspond/tdw's Mike Yull, Cushman & Wakefield re Sheridan agreement of purchase & sale; review monthly cash-flow; discussions/correspondence re ongoing operations including short-term rentals; correspond with Marcel Potvin, sales consultant; review Disability Channel stage room rental contract; review property appraisals; correspond with Rajan Sandhu, Sheridan's general counsel re APS	2.10	\$395.00	\$829.50

Filters Used:

- Time Entry Date: 1/01/70 to 12/31/22
- File ID: AANUVO-R: to AANUVO-R:
- Time Entry Bill Status: Un-Billed to Un-Billed
- Time Entry Bill Status: Un-Billed to Un-Billed

MSGG - Detailed Time Dockets

Printed on: 2/15/23

Page 116 of 152

File Name (ID): 2607380 Ontario Limited (NUVO") (AANUVO-R:)

Day	Date	Memo	B-Hrs	B-Rate	Amount
Trevor Pringle (TPR)					
Tues	09/28/2021	review G/L; review and execute Confirmation of Co-operation and Representation form; correspond with Mike Yull, Cushman & Wakefield re EFT details for Sheridan deposit; review Sheridan APS; tdw Bernie Huber, Meridian re Sheridan APS; tdw Rosemary Fisher, lawyer; discussions/correspondence re ongoing operations including studio rentals, maintenance, atrium indoor drone shoot; review monthly cash-flow; review prospective purchaser correspondence; review A/P; review & execute Disability Channel rental contract	1.40	\$395.00	\$553.00
Wed	09/29/2021	review G/L; review Saulnier correspondence to Sheridan College; correspond/tdw's Rosemary Fisher, lawyer re Saulnier correspondence to Sheridan; review monthly cash-flow; correspond/tdw's Mike Yull, Cushman & Wakefield re Saulnier correspondence to Sheridan; discussions/correspondence re ongoing operations including VOIP install, HVAC repair, compressor replacement, Nuvo Taste rent; review Sheridan \$250k deposit; correspond/tdw Bernie Huber, Meridian re Saulnier correspondence to Sheridan; Nuvo Taste correspondence; conference call with Karen Carruthers, property manager re deferred & upcoming seasonal maintenance; review September rent roll	2.50	\$395.00	\$987.50
Thur	09/30/2021	review G/L; review monthly cash-flow; correspond/tdw Rosemary Fisher, lawyer re Crossroads; discussions/correspondence re ongoing operations including winter maintenance, payroll, October rent collection; review 246(2) report; review October accounts payable	0.90	\$395.00	\$355.50
Fri	10/01/2021	review G/L; Crossroads correspondence; Saulnier correspondence; review monthly cash-flow; discussions/correspondence re ongoing operations including rent collection, maintenance, repairs, tenants; review October rent roll	0.60	\$395.00	\$237.00
Mon	10/04/2021	review G/L; review monthly cash-flow; review October rent roll; discussions/correspondence re ongoing operations including green screen maintenance, October rent collection; correspond with Mike Yull, Cushman & Wakefield; review October accounts payable	0.80	\$395.00	\$316.00
Tues	10/05/2021	review G/L; correspond with Mike Yull, Cushman & Wakefield; review monthly cash-flow; review Saulnier's resignation letter; review bid summary; discussions/correspondence re ongoing operations including October rent collection, roof repair quotes, winter maintenance; review Nuvo Taste lease; review CCAA Order; Saulnier correspondence; conference call with Shawn & Bridget Saulnier and David Mack, Nuvo Taste	1.60	\$395.00	\$632.00
Thur	10/07/2021	correspondence re short-term hall rental; correspond/tdw Rosemary Fisher, lawyer; review G/L; review and execute Flynn Canada Ltd. roof repair quote; correspond with Karen Carruthers, property manager; discussions/correspondence re ongoing operations including October rent collection, plumbing maintenance; correspond with Kent Emerson, Valorem Insights; review MPAC emails; tdw Bernie Huber, Meridian; review monthly cash-flow; review and execute Tip Tap Pay short-term rental contract; Saulnier correspondence	1.40	\$395.00	\$553.00

Filters Used:

- Time Entry Date: 1/01/70 to 12/31/22
- File ID: AANUVO-R: to AANUVO-R:
- Time Entry Bill Status: Un-Billed to Un-Billed
- Time Entry Bill Status: Un-Billed to Un-Billed

MSGG - Detailed Time Dockets

Printed on: 2/15/23

Page 117 of 152

File Name (ID): 2607380 Ontario Limited (NUVO") (AANUVO-R:)

Day	Date	Memo	B-Hrs	B-Rate	Amount
Trevor Pringle (TPR)					
Fri	10/08/2021	review G/L; review Nuvo Network Employee Handbook; review Nuvo Taste correspondence re unsafe working environment; discussions/correspondence re ongoing operations including maintenance; review monthly cash-flow; review October rent roll; review October accounts payable; review utility bills; discussions/correspondence re Nuvo Taste letter response; conference call with Karen Carruthers, property manager re allegations in Nuvo Taste letter; discussions/correspondence re The Disability Channel short-term rental; discussions/correspondence re Spicer Landscaping snow removal contract; correspond with Karen Carruthers & Marcel Potvin re special occasion host liquor liability permit	1.90	\$395.00	\$750.50
Tues	10/12/2021	review G/L; discussions/correspondence re ongoing operations including building tours, insurance certificates, roof repairs, October rent collection; review Solar Power Network Inc. lease; review solar panel layout; review RERE tracker re solar panel removal waiver; correspond with Karen Carruthers, property manager; correspond/tdw Rosemary Fisher, lawyer re Nuvo Taste letter response; review monthly cash-flow; review October accounts payable	1.40	\$395.00	\$553.00
Wed	10/13/2021	review G/L; review and make changes to draft response to Nuvo Taste letter; correspond with Rosemary Fisher, lawyer re Nuvo Taste letter response; review monthly cash-flow; review October rent roll; discussions/correspondence re ongoing operations including short term rentals, maintenance; discussions/correspondence re Nuvo Taste operational concerns response; review Saulnier correspondence; review accounts payable; review financial statements; review Meridian September bank statement; review HST deemed trust claim; review Karen Carruthers/property manager's response to Nuvo Taste operational concerns; review Spicer Landscaping winter maintenance agreement	1.90	\$395.00	\$750.50
Thur	10/14/2021	review G/L; correspond with Christine Sinclair, PWC - receiver for Bridging; review bid summary; execute Spicer Landscaping winter maintenance agreement; discussions/correspondence re ongoing operations including winter maintenance, October rent collection, property tour; review and approve Complete Comfort quote; discussions/correspondence re Nuvo Taste operational concerns response; conference call with Christine Sinclair, PWC & Rob Cacovic, Bridging Finance re sales process; review, make changes to and execute response to Saulnier letter; discussions/correspondence re Ricoh printer	1.80	\$395.00	\$711.00
Fri	10/15/2021	review G/L; correspond/tdw Mike Yull, Cushman & Wakefield re Sheridan; discussions/correspondence re ongoing operations including Ricoh invoices, green screen repairs, maintenance, studio rental; correspond with Shawn Saulnier re Meridian loan balances; correspond with Bernie Huber, Meridian	0.70	\$395.00	\$276.50
Mon	10/18/2021	review G/L; review and approve payment of November property tax installment; tdw Bernie Huber, Meridian; discussions/correspondence re ongoing operations including return of ADS security deposit; correspond with Kent Emerson, Valorem Insights; review and approve chq rq; review monthly cash-flow; correspond with Shawn Saulnier	0.90	\$395.00	\$355.50
Tues	10/19/2021	review G/L; discussions/correspondence re ongoing operations including loading door maintenance; review and approve return of short-term rental security deposit	0.30	\$395.00	\$118.50

Filters Used:

- Time Entry Date: 1/01/70 to 12/31/22
- File ID: AANUVO-R: to AANUVO-R:
- Time Entry Bill Status: Un-Billed to Un-Billed
- Time Entry Bill Status: Un-Billed to Un-Billed

File Name (ID): 2607380 Ontario Limited (NUVO") (AANUVO-R:)

Day	Date	Memo	B-Hrs	B-Rate	Amount
Trevor Pringle (TPR)					
Wed	10/20/2021	review G/L; discussions/correspondence re ongoing operations including 2022 property taxes, web site, studio rental deposit, maintenance; review and approve chq rq; correspond with Bernie Huber, Meridian; review September HST return	0.60	\$395.00	\$237.00
Thur	10/21/2021	discussions/correspondence re ongoing operations including maintenance, My Fake Boyfriend studio rental security deposit partial return; review G/L; review monthly cash-flow; correspondence re Dear David Production studio rental deposit; review October accounts payable; correspond with Mike Yull, Cushman & Wakefield re Sheridan update; review Meridian loan balances statement; correspond with Marcel Potvin, sales consultant re ADS rental; review and approve Door Doctor quote	1.30	\$395.00	\$513.50
Fri	10/22/2021	review G/L; discussions/correspondence re ongoing operations including Dear David studio rental deposit, maintenance; correspond with Mike Yull, Cushman & Wakefield re Sheridan due diligence; review monthly cash-flow; review utility bills; review financial statements; review Marcel Potvin contract; review Sheridan agreement of purchase & sale	0.80	\$395.00	\$316.00
Mon	10/25/2021	review G/L; review monthly cash-flow; review October accounts payable; discussions/correspondence re ongoing operations including Dear David studio rental deposit, virtual desk rentals; tdw Kevin Antonides, Antec re Sheridan; review Fire Control Systems quote; review J.Clement short-term rental contract; review Crossroads correspondence re property tours through Master Control area; review Marcel Potvin invoice; review books and records	1.40	\$395.00	\$553.00
Tues	10/26/2021	review monthly cash-flow; discussions/correspondence re ongoing operations including HR issues, property management coverage, IT coverage, Ontario Green Energy property tours, Marcel Potvin's property tours, Power School rent overpayment; review financial statements; review books and records	0.90	\$395.00	\$355.50
Wed	10/27/2021	review G/L; discussions/correspondence re ongoing operations including Dear David studio rental deposit, Fake BF film security deposit return, maintenance, sink, Elections Canada rental; review and approve chq rq; review co-working membership agreement; review monthly cash-flow; review Enbridge invoices; correspond with Marcel Potvin, sales consultant re short term rentals	1.10	\$395.00	\$434.50
Thur	10/28/2021	review G/L; review monthly cash-flow; discussions/correspondence re ongoing operations including Dear David EFT deposit, Sheridan property tour, Power School overpayment, November rent collection, property maintenance	0.70	\$395.00	\$276.50
Fri	10/29/2021	review G/L; discussions/correspondence re ongoing operations including maintenance; review monthly cash-flow; review and approve return of My Fake Boyfriend security deposit	0.40	\$395.00	\$158.00
Mon	11/01/2021	review G/L; review monthly cash-flow; correspond with Mike Yull, Cushman & Wakefield re Sheridan; discussions/correspondence re ongoing operations including October rent collection; tdw Bernie Huber, Meridian; review Sheridan APS	0.60	\$395.00	\$237.00
Tues	11/02/2021	review G/L; review cash-flow; review November rent roll; discussions/correspondence re ongoing operations including maintenance, November rent collection; review and execute J.Clement short-term rental contract; correspondence re Dear David film studio rental contract; review November accounts payable	0.80	\$395.00	\$316.00

Filters Used:

- Time Entry Date: 1/01/70 to 12/31/22
- File ID: AANUVO-R: to AANUVO-R:
- Time Entry Bill Status: Un-Billed to Un-Billed
- Time Entry Bill Status: Un-Billed to Un-Billed

MSGG - Detailed Time Dockets

Printed on: 2/15/23

Page 119 of 152

File Name (ID): 2607380 Ontario Limited (NUVO") (AANUVO-R:)

Day	Date	Memo	B-Hrs	B-Rate	Amount
Trevor Pringle (TPR)					
Wed	11/03/2021	review G/L; review monthly cash-flow; review November rent roll; review October & November accounts payable; discussions/correspondence re ongoing operations including maintenance, garbage pick-up, Power School rent; review Rahman NSF rent	0.70	\$395.00	\$276.50
Thur	11/04/2021	review G/L; review monthly cash-flow; review November rent roll; discussions/correspondence re ongoing operations including IT coverage in December, roof repairs, November rent collection, Enbridge account; review mail	0.60	\$395.00	\$237.00
Fri	11/05/2021	correspond with Marcel Potvin, sales consultant re short-term rental; review G/L; review monthly cash-flow; review November rent roll; discussions/correspondence re ongoing operations including Power School's November rent, garbage pick-up	0.70	\$395.00	\$276.50
Mon	11/08/2021	review G/L; discussions/correspondence re ongoing operations including garbage collection, Dear David deposit; review monthly cash-flow; review November accounts payable incl. utilities	0.50	\$395.00	\$197.50
Tues	11/09/2021	review G/L; correspond with Mike Yull, Cushman & Wakefield re Sheridan APS termination; review monthly cash-flow; review November accounts payable; discussions/correspondence re ongoing operations including garbage pick-up, roof repairs; correspond with Rajan Sandhu, Sheridan's counsel re termination of APS, return of \$250k deposit; review and approve return of Sheridan's \$250k deposit; correspond/tdw Bernie Huber, Meridian; review wire details	1.20	\$395.00	\$474.00
Wed	11/10/2021	review G/L; review monthly cash-flow; discussions/correspondence re ongoing operations including short-term rental contracts; review November accounts payable; correspond with Rajan Sandhu, Sheridan's counsel; conference call with Mike Yull, Marc Danko & Fraser Plant from Cushman & Wakefield re back to market strategy; correspond/tdw Rosemary Fisher, lawyer re setting a listing price; review roof replacement quote; review cost to remove and reinstall solar panels; review Solar Power Network Inc. offer to lease; prospective purchaser correspondence; review Meridian pay-out statement; review SW security vetting letter; correspond with Christine Sinclair, PWC - receiver for Bridging Finance	1.80	\$395.00	\$711.00
Thur	11/11/2021	review G/L; review monthly cash-flow; discussions/correspondence re ongoing operations including solar panel removal, roof repairs, boiler repair quote, Dear David production, Power School rent, property taxes; conference call with Christine Sinclair & Amna Masud, PWC - receiver for Bridging Finance re sales process; review October accounts payable	0.90	\$395.00	\$355.50
Fri	11/12/2021	review G/L; correspond with Mike Yull, Cushman & Wakefield re listing price; review monthly cash-flow; discussions/correspondence re ongoing operations including Power School rent cheque, Dear David wire; tdw Marcel Potvin, sale consultant re January studio rentals; review accounts payable; review Meridian October statement	0.80	\$395.00	\$316.00

Filters Used:

- Time Entry Date: 1/01/70 to 12/31/22
- File ID: AANUVO-R: to AANUVO-R:
- Time Entry Bill Status: Un-Billed to Un-Billed
- Time Entry Bill Status: Un-Billed to Un-Billed

MSGG - Detailed Time Dockets

Printed on: 2/15/23

Page 120 of 152

File Name (ID): 2607380 Ontario Limited (NUVO") (AANUVO-R:)

Day	Date	Memo	B-Hrs	B-Rate	Amount
Trevor Pringle (TPR)					
Mon	11/15/2021	review G/L; review monthly cash-flow; correspond/tdw Bernie Huber, Meridian re listing price strategy; review and approve payment of monthly property tax installment; review November accounts payable; discussions/correspondence re ongoing operations including October water bill, maintenance, Dear David studio rental payment; correspond/tdw Rosemary Fisher, lawyer re listing price; correspond with Shawn Saulnier re updated rent roll, income & expense statements; review November rent roll; review SRD's; review October HST return; review and approve ADS Media Studio B short-term rental	1.70	\$395.00	\$671.50
Tues	11/16/2021	review G/L; review monthly cash-flow; discussions/correspondence re ongoing operations including receipt of Dear David wire, maintenance, 2022 property taxes; correspond/tdw Bernie Huber, Meridian re listing price; review Cushman & Wakefield listing proposal; call/correspond with Mike Yull, Cushman & Wakefield re new listing price; review current listing agreement; correspond with Shawn Saulnier re Lansink appraisal update; correspond with Rosemary Fisher, lawyer	1.30	\$395.00	\$513.50
Wed	11/17/2021	review G/L; review monthly cash-flow; discussions/correspondence re ongoing operations including property taxes, water bills, maintenance, Dear David film; review and execute amendment to listing agreement; correspond with Mike Yull, Cushman & Wakefield; review November accounts payable; Saulnier correspondence re Lansink appraisal tour	0.90	\$395.00	\$355.50
Thur	11/18/2021	review G/L; discussions/correspondence re ongoing operations including maintenance; correspond with Mike Yull, Cushman & Wakefield re updating MLS; review updated MLS listing re price adjustment to \$34,900,000; correspond with Bernie Huber, Meridian re updated MLS price; review monthly cash-flow; review accounts payable; correspond with Christine Sinclair, PWC - receiver for Bridging Finance re new listing price; review CCAA material; review and approve Complete Comfort boiler repair quote; review and execute Burlington 2022 Property Tax Payment Plan	1.60	\$395.00	\$632.00
Fri	11/19/2021	review G/L, A/P; review monthly cash-flow; discussions/correspondence re ongoing operations including staffing, HST audit; review interim statement of receipts & disbursements	0.40	\$395.00	\$158.00
Mon	11/22/2021	correspond with Marcel Potvin, sales consultant re short-term rentals; review G/L; review monthly cash-flow; discussions/correspondence re ongoing operations including IT coverage in December, Hubspot leads, solar panel removal; review November accounts payable; review CRA HST audit letter; review MLS listing	0.90	\$395.00	\$355.50
Tues	11/23/2021	review G/L; correspond with Marcel Potvin, sales consultant re short-term rental catering; review monthly cash-flow; discussions/correspondence re ongoing operations including roof repairs, HST audit, Crossroads rent PAP, staffing coverage, pausing membership agreement; conference call with Karen Carruthers, property manager re John Henry's resignation; review November accounts payable	1.20	\$395.00	\$474.00

Filters Used:

- Time Entry Date: 1/01/70 to 12/31/22
- File ID: AANUVO-R: to AANUVO-R:
- Time Entry Bill Status: Un-Billed to Un-Billed
- Time Entry Bill Status: Un-Billed to Un-Billed

File Name (ID): 2607380 Ontario Limited (NUVO") (AANUVO-R:)

Day	Date	Memo	B-Hrs	B-Rate	Amount
Trevor Pringle (TPR)					
Wed	11/24/2021	review G/L; discussions/correspondence re ongoing operations including John Henry's resignation, IT director pay scale, roof repairs, boiler maintenance, IT coverage in December, Black & McDonald and Plan Group facility maintenance quotes; review monthly cash-flow; review November accounts payable; review TipTapPay short-term rental contract; correspond with Mike Yull, Cushman & Wakefield re marketing; review Michael Rodgers correspondence; tdw Rosemary Fisher, lawyer	1.30	\$395.00	\$513.50
Thur	11/25/2021	review G/L; discussions/correspondence re ongoing operations including negotiating IT director pay scale, John Henry's resignation, facility maintenance support, November rent collection; review and execute TipTapPay short-term rental contract; review and approve Buzzfeed stage/lounge rental quote	0.80	\$395.00	\$316.00
Fri	11/26/2021	discussions/correspondence re ongoing operations including studio c rental, Light for All Nations month to month lease extension, 3rd floor re-keying, John Henry's resignation, contract deposit, Dear David film WHIMS report, further smoke effects; review G/L; review monthly cash-flow; review and approve Corbin Visual short-term rental contract; discussions/correspondence re Dear David film shoot SPFX smoke, related healthy & safety issues; review IT network diagrams for internet service, surveillance, concept & core design; review Mash Brar membership contract and proof of payment for last months rent; review November A/P; review Burlington Hydro bill; review incident report re SPFX smoke; review Dear David contract/governing terms re insurance coverage; correspond with Marcel Potvin, sales consultant; correspond with Mike Yull, Cushman & Wakefield	2.40	\$395.00	\$948.00
Mon	11/29/2021	discussions/correspondence re ongoing operations including Dear David film SPFX & further studio rental, Lansink info request, IT coverage in December, Brar co-working membership, holiday staffing; review G/L; review monthly cash-flow; review Saulnier correspondence; review November accounts payable; tdw Rosemary Fisher, lawyer; correspond with Marcel Potvin, sales consultant re Halton Region Vaccine clinic quote for The Hall; review floor plan; tdw Bernie Huber, Meridian	1.30	\$395.00	\$513.50
Tues	11/30/2021	review G/L; discussions/correspondence re ongoing operations including property tour, John Henry's resignation, CRA HST audit, property taxes; review monthly cash-flow; review financial statements; review CRA HST deemed trust claim; review rent roll; correspond with Marcel Potvin, sales consultant re studio c rental; review Saulnier correspondence	0.90	\$395.00	\$355.50
Wed	12/01/2021	review G/L; review December rent collection; review monthly cash-flow; discussions/correspondence re ongoing operations including property taxes, staffing coverage, IT coverage, co-working membership, John Henry's resignation, property tour; review December rent roll; review TMI/additional rent calculation; review facilities maintenance framework for Black & McDonald, etc.; conference call re 2022 TMI; correspond with Marcel Potvin, sales consultant re stage & lounge short-term rental; review and execute ADS Media Studio B short-term rental contract; review Burlington property tax statement of account; Saulnier correspondence; review and approve payment of Flynn Group roof repair invoice; review roof repair photos	1.90	\$395.00	\$750.50

Filters Used:

- Time Entry Date: 1/01/70 to 12/31/22
- File ID: AANUVO-R: to AANUVO-R:
- Time Entry Bill Status: Un-Billed to Un-Billed
- Time Entry Bill Status: Un-Billed to Un-Billed

MSGG - Detailed Time Dockets

Printed on: 2/15/23

Page 122 of 152

File Name (ID): 2607380 Ontario Limited (NUVO") (AANUVO-R:)

Day	Date	Memo	B-Hrs	B-Rate	Amount
Trevor Pringle (TPR)					
Thur	12/02/2021	discussions/correspondence re ongoing operations including IT coverage in December, rental wire deposits; review G/L; review monthly cash-flow; review ADS Studio short-term rental wire deposit; review December rent roll; review December accounts payable; conference call with John Henry re continuing subcontract position; conference call with Karen Carruthers, property manager re John Henry	1.10	\$395.00	\$434.50
Fri	12/03/2021	review Cushman & Wakefield marketing update report; correspond with Karen Carruthers, property manager; review G/L; correspond with Bernie Huber, Meridian; discussions/correspondence re John Henry's contract; review monthly cash-flow; discussions/correspondence re ongoing operations including Nuvo Taste, December rent collection, maintenance, Saulnier property tour; correspond with Marcel Potvin, sales consultant re Halton Region vaccine clinic proposed rental; review stairwell roofing repair quotes; review and approve payment of Control Fire Systems annual inspection quote; conference call with Karen Carruthers, property manager re John Henry; review property manager job description; review and execute Corbin Visual event stage rental contract; review December accounts payable	2.50	\$395.00	\$987.50
Mon	12/06/2021	discussions/correspondence re ongoing operations including short-term rentals, staffing, property management coverage, additional rent, maintenance, IT coverage, compressor motor, building security; review G/L; review monthly cash-flow; review accounts payable; review Karen Carruthers' resignation letter; correspond with Karen Carruthers; conference call with John Henry; tdw Bernie Huber, Meridian; correspondence re sprinkler design plate; review and execute CentiMark roof repair contract (stairwell leak); correspond with Marcel Potvin, sales consultant re compensation increase; correspond with Mike Yull, Cushman & Wakefield; call/correspond with Melissa McEachern, Crossroads	1.90	\$395.00	\$750.50
Tues	12/07/2021	discussions/correspondence re ongoing operations including film shoot, after hours security coverage, snow clearing, maintenance, sprinkler plate replacement, annual fire inspection; review G/L; review monthly cash-flow; review Tyco enhanced verification addendum; correspond with Rosemary Fisher, lawyer re property manager resignation; calls/correspondence re elevator malfunction (Crossroads on-air talent stuck in elevator); review December accounts payable; review December rent roll; correspond with Christine Sinclair, PWC - receiver for Bridging Finance re marketing update	1.60	\$395.00	\$632.00
Wed	12/08/2021	review G/L; discussions/correspondence re ongoing operations including security coverage, maintenance, film shoot, sprinkler plate replacement, CentiMark stairwell roof repair scheduling; review monthly cash-flow; review December accounts payable; review Saulnier correspondence; review Hubspot deals report; correspond with Marcel Potvin, sales consultant; review Buzzfeed production quote	1.10	\$395.00	\$434.50

Filters Used:

- Time Entry Date: 1/01/70 to 12/31/22
- File ID: AANUVO-R: to AANUVO-R:
- Time Entry Bill Status: Un-Billed to Un-Billed
- Time Entry Bill Status: Un-Billed to Un-Billed

MSGG - Detailed Time Dockets

Printed on: 2/15/23

Page 123 of 152

File Name (ID): 2607380 Ontario Limited (NUVO") (AANUVO-R:)

Day	Date	Memo	B-Hrs	B-Rate	Amount
Trevor Pringle (TPR)					
Thur	12/09/2021	review G/L; discussions/correspondence re ongoing operations including annual fire inspection, staff scheduling, holiday security coverage; correspond with Melissa McEachern, Crossroads; review monthly cash-flow; review December accounts payable; review Brookside Homes office rental quote; review Otis Canada hoist-way cleaning quote; review sprinkler plates; review Hubspot closed sale report; Saulnier correspondence; review December rent roll; review Carruthers property proof of claim	1.40	\$395.00	\$553.00
Fri	12/10/2021	review G/L; discussions/correspondence re ongoing operations including annual fire inspection, film shoot special effects, sprinkler plates installation, staffing holiday coverage, elevator maintenance; correspond with Marcel Potvin, sales consultant re studio rental; review monthly cash-flow; conference call with Melissa McEachern, Crossroads re John Henry contact; review tenant contact information; review C&H Fire Suppression Systems quote	1.30	\$395.00	\$513.50
Mon	12/13/2021	discussions/correspondence re Dear David film shoot special effects, annual fire inspection, Props Room B short-term storage rental, sprinkler plates installation, security after-hours call list, special risk insurance policy, Active Security holiday coverage, village roof repair quotes; review G/L; review monthly cash-flow; review December accounts payable; Saulnier correspondence; review Nuvo Network Inc. certificate of insurance; review Black & McDonald preventive maintenance agreement; review December rent roll; review November bank statement	1.40	\$395.00	\$553.00
Tues	12/14/2021	review G/L; discussions/correspondence re ongoing operations including supply purchasing, maintenance schedule, Dear David Prop Room B rental, Dear David production damage assessment walk-through; review monthly cash-flow; correspond with Marcel Potvin, sales consultant re Studio B rental quote; review A/P; review 3rd party property claim	0.90	\$395.00	\$355.50
Wed	12/15/2021	review G/L; discussions/correspondence re ongoing operations including Nuvo Taste rent cheques, Dear David film damage assessment walk-through, annual fire inspection; review monthly cash-flow; review and approve payment of January 2022 monthly property tax installment; review December accounts payable	0.80	\$395.00	\$316.00
Thur	12/16/2021	review G/L; discussions/correspondence re ongoing operations including maintenance, December rent collection, Esolate co-working membership cancellation, Dear David film, Covid protocols, after hours security call list, prospective purchasers, property taxes; review monthly cash-flow; review Cushman & Wakefield marketing report; correspond with Bernie Huber, Meridian; review photos of outside area cordoned off due to loose shingles; review December accounts payable including water bill; review Active Security invoice; review financial statements including historical expenses; Saulnier correspondence re HST audit	1.70	\$395.00	\$671.50
Fri	12/17/2021	review G/L; discussions/correspondence re ongoing operations including short-term rentals, Dear David film wrap, Covid protocols, maintenance, Nuvo Taste food theft, CRA HST audit; review monthly cash-flow; review December accounts payable; review and execute Dear David Props B storage contract; Saulnier correspondence; review and make amendments to acknowledgement re Quickbooks access	1.20	\$395.00	\$474.00

Filters Used:

- Time Entry Date: 1/01/70 to 12/31/22
- File ID: AANUV0-R: to AANUV0-R:
- Time Entry Bill Status: Un-Billed to Un-Billed
- Time Entry Bill Status: Un-Billed to Un-Billed

MSGG - Detailed Time Dockets

Printed on: 2/15/23

Page 124 of 152

File Name (ID): 2607380 Ontario Limited (NUVO") (AANUV0-R:)

Day	Date	Memo	B-Hrs	B-Rate	Amount
Trevor Pringle (TPR)					
Mon	12/20/2021	review G/L; discussions/correspondence re ongoing operations including Quickbooks access, short-term rentals, staffing coverage; review monthly cash-flow; review accounts payable; review Burlington Hydro bill; review Hubspot contacts; review and initial Elections Canada lease document	0.80	\$395.00	\$316.00
Tues	12/21/2021	review G/L; discussions/correspondence re ongoing operations including IT issues, security camera review, annual fire inspection, daily property checks, Chaudhry co-working membership suspension, holiday coverage; review monthly cash-flow; review December rent roll; review November HST return; tdw Rosemary Fisher, lawyer	0.90	\$395.00	\$355.50
Wed	12/22/2021	review G/L; discussions/correspondence re ongoing operations including Crossroads access cards, December payroll, Dear David short-term rental payment, maintenance; review monthly cash-flow; review December accounts payable; review December rent roll	0.70	\$395.00	\$276.50
Thur	12/23/2021	review G/L; discussions/correspondence re ongoing operations; review monthly cash-flow	0.30	\$395.00	\$118.50
Tues	01/04/2022	review Cushman & Wakefield marketing update report; correspond/tdw Bernie Huber, Meridian; review G/L; discussions/correspondence re ongoing operations including co-working membership card access, maintenance, updated Covid-19 protocols, Crossroads access; review facility user insurance policy terms; correspond with Tyson Dorsey, Hub International; review monthly cash-flow; review accounts payable; discussions/correspondence re Cushman & Wakefield property tours; review January rent roll	1.40	\$395.00	\$553.00
Wed	01/05/2022	review G/L; discussions/correspondence re ongoing operations including January rent collection, Cushman & Wakefield card access, updated Covid-19 protocols, sprinkler plates installation, Nuvo Taste rent cheques, insurance policy renewal; review monthly cash-flow; review January accounts payable; review January rent roll; review and approve Lineman's sub-station maintenance quote; correspond/tdw Patrick Murphy, accountant; review and approve chq rq	1.30	\$395.00	\$513.50
Thur	01/06/2022	review G/L; review monthly cash-flow; review January accounts payable; discussions/correspondence re ongoing operations including ADS Media short-term rental, Cushman & Wakefield card access, Nuvo Taste rent cheques; review and execute Michael Rodgers amended contract; review January rent roll	0.90	\$395.00	\$355.50
Fri	01/07/2022	review G/L; review monthly cash-flow; review accounts payable; review January rent roll; discussions/correspondence re ongoing operations including snow removal, Nuvo Taste rent, Covid-19 protocols; review Lineman's certificate of insurance; review and approve Canway floor refurbishing quote	0.80	\$395.00	\$316.00
Mon	01/10/2022	review G/L; review December bank statement; review monthly cash-flow; review January accounts payable; discussions/correspondence re ongoing operations including staffing, rent collection, maintenance; review January rent roll; review Saulnier correspondence; correspond with Rosemary Fisher, lawyer	0.90	\$395.00	\$355.50
Tues	01/11/2022	review G/L; review monthly cash-flow; review accounts payable; discussions/correspondence re ongoing operations including ADS short-term rental payment, January rent collection, Nuvo Taste January rent payment schedule; review Saulnier correspondence; review CentiMark's roofing quote	0.80	\$395.00	\$316.00

Filters Used:

- Time Entry Date: 1/01/70 to 12/31/22
- File ID: AANUVO-R: to AANUVO-R:
- Time Entry Bill Status: Un-Billed to Un-Billed
- Time Entry Bill Status: Un-Billed to Un-Billed

MSGG - Detailed Time Dockets

Printed on: 2/15/23

Page 125 of 152

File Name (ID): 2607380 Ontario Limited (NUVO") (AANUVO-R:)

Day	Date	Memo	B-Hrs	B-Rate	Amount
Trevor Pringle (TPR)					
Wed	01/12/2022	review G/L; correspond/tdw Rosemary Fisher, lawyer re Nuvo Taste rent arrears; review monthly cash-flow; discussions/correspondence re ongoing operations staffing, parking lot salting, property taxes, Lineman's substation maintenance quote; review Nuvo Taste lease; prepare draft response to Nuvo Taste re payment schedule for rent arrears; review historical financial statements including projected income; review books and records; review MLS online listing	1.40	\$395.00	\$553.00
Thur	01/13/2022	review G/L; review monthly cash-flow; discussions/correspondence re ongoing operations including Dear David security deposit, Scott Benson Realty Group sales lead, Covid-19 protocols, payroll; correspond with Marcel Potvin, sales consultant; review A/P; review rent roll; review Cushman & Wakefield marketing update report; correspond with Bernie Huber, Meridian; correspond with Mike Yull, Cushman & Wakefield; correspond with Rosemary Fisher, lawyer; correspond with Shawn Saulnier re Nuvo Taste rent arrears	1.50	\$395.00	\$592.50
Fri	01/14/2022	discussions/correspondence re ongoing operations including Dear David security deposit reconciliation, maintenance, payroll, snow removal; review G/L; review monthly cash-flow; review January rent roll	0.60	\$395.00	\$237.00
Mon	01/17/2022	discussions/correspondence re ongoing operations including Linemark quote, snow removal, security coverage, staffing; review G/L; review monthly cash-flow; review January accounts payable; review and approve Burlington property tax payment; review December HST return; review January rent roll; Saulnier correspondence	0.90	\$395.00	\$355.50
Tues	01/18/2022	review G/L; discussions/correspondence re ongoing operations including snow clearing, Crossroads; review monthly cash-flow; review accounts payable; review Spicer winter maintenance agreement; review creditor correspondence; review utility invoice	0.80	\$395.00	\$316.00
Wed	01/19/2022	review G/L; discussions/correspondence re ongoing operations including substation maintenance, snow removal & salting, studio B rental, ADS production, Powerschool rent; review Spark Power quote	0.60	\$395.00	\$237.00
Thur	01/20/2022	review G/L; review monthly cash-flow; review January accounts payable; discussions/correspondence re ongoing operations including parking lot salting, security cameras, Covid protocols, Dear David rental invoices; review January rent roll	0.70	\$395.00	\$276.50
Fri	01/21/2022	correspond with Mike Yull, Cushman & Wakefield; review G/L; review and approve Dear David security deposit return chq req; review monthly cash-flow; review January accounts payable; discussions/correspondence re ongoing operations including ADS production, maintenance, salting, IT issues, property tour, property taxes wire, CRA HST audit; review Lloyd's/Special Risk facility users liability insurance policy; review and approve payment of Hub insurance chq req; review Saulnier correspondence	1.40	\$395.00	\$553.00
Mon	01/24/2022	discussions/correspondence re ongoing operations including property tax EFT, Crossroads air quality, ADS production, HVAC maintenance, air testing quote, IT security camera issues Lineman's quote; review G/L; review monthly cash-flow statement for December 2021; review and approve Complete Comfort quote re air filter change; review January accounts payable; review overheads; review and execute Spark Power quote re sub-station maintenance; review WEPPA statement	1.30	\$395.00	\$513.50

Filters Used:

- Time Entry Date: 1/01/70 to 12/31/22
- File ID: AANUVO-R: to AANUVO-R:
- Time Entry Bill Status: Un-Billed to Un-Billed
- Time Entry Bill Status: Un-Billed to Un-Billed

MSGG - Detailed Time Dockets

Printed on: 2/15/23

Page 126 of 152

File Name (ID): 2607380 Ontario Limited (NUVO") (AANUVO-R:)

Day	Date	Memo	B-Hrs	B-Rate	Amount
Trevor Pringle (TPR)					
Tues	01/25/2022	review G/L; discussions/correspondence re ongoing operations including Spicer snow removal, ADS production, loading dock door damage, IT security camera, maintenance, Hub insurance; review monthly cash-flow; review rent collection; correspond with Mike Yull, Cushman & Wakefield re potential offer; review John Henry memo; review glycol quote; review Commercial Insurance policy; review photos of damaged overhead door; review A/P; correspond with Marcel Potvin, sales consultant re Scott Benson realty quote	1.40	\$395.00	\$553.00
Wed	01/26/2022	review G/L; discussions/correspondence re ongoing operations including Scott Benson realty short-term stage rental, overhead door repair, request Spicer discount, maintenance, insurance, EB Media January rent, ADS media property sale inquiry; review monthly cash-flow; review January accounts payable; correspond with Marcel Potvin, sales consultant re Zapruder Films production; review Cushman & Wakefield marketing, MLS	1.20	\$395.00	\$474.00
Thur	01/27/2022	review G/L; review monthly cash-flow; review accounts payable; discussions/correspondence re ongoing operations including TNF Realty 3rd property tour, Crossroads access, Powerschool rent, ADS production, CRA audit; review Cushman & Wakefield marketing update report; correspond with Bernie Huber, Meridian; tdw Rosemary Fisher, lawyer	0.90	\$395.00	\$355.50
Fri	01/28/2022	review G/L; review monthly cash-flow; review accounts payable; discussions/correspondence re ongoing operations including WEPPA, maintenance, sprinkler inspection, back-flow test, EB Media access, roof repairs; review rent roll; correspond with Bernie Huber, Meridian	0.80	\$395.00	\$316.00
Mon	01/31/2022	review G/L; correspond with Mike Yull, Cushman & Wakefield; discussions/correspondence re ongoing operations including maintenance, Door Doctor quote, Spicer snow removal, Covid-19 protocols, EB Media rent, payroll, Enbridge bills; review and approve ADS Media chq rq	0.80	\$395.00	\$316.00
Tues	02/01/2022	review G/L; discussions/correspondence re ongoing operations including ADS Media studio B rental, February rent collection, maintenance; review and approve payment of Spicer snow removal invoice; review and approve payment of Control Chem glycol invoice; review monthly cash-flow; review rent roll; review February accounts payable	0.90	\$395.00	\$355.50
Wed	02/02/2022	review G/L; review monthly cash-flow; review February rent roll; discussions/correspondence re ongoing operations including sub-station maintenance, salting/snow removal, February rent collection, stairwell repair; review D'Angelo & Sons roofing shingle replacement proposal & diagram; review and approve expense chq rq; review Centimark roof shingle replacement quote; correspond/tdw Bernie Huber, Meridian; review MLS® Number W5272929; review accounts payable; review financial statements; correspond with Fraser Plant, Cushman & Wakefield; review interim statement of receipts and disbursements	1.60	\$395.00	\$632.00
Thur	02/03/2022	review G/L; review monthly cash-flow; review February rent roll; review accounts payable; discussions/correspondence re ongoing operations including interim SRD to C&W, snow removal, staffing, maintenance, CRA HST audit; review WEPPA statements	0.70	\$395.00	\$276.50
Fri	02/04/2022	review G/L; review monthly cash-flow; review accounts payable; discussions/correspondence re ongoing operations including short-term rentals, snow removal, maintenance, February rent collection, utilities, co-working memberships	0.60	\$395.00	\$237.00

Filters Used:

- Time Entry Date: 1/01/70 to 12/31/22
- File ID: AANUVO-R: to AANUVO-R:
- Time Entry Bill Status: Un-Billed to Un-Billed
- Time Entry Bill Status: Un-Billed to Un-Billed

File Name (ID): 2607380 Ontario Limited (NUVO") (AANUVO-R:)

Day	Date	Memo	B-Hrs	B-Rate	Amount
Trevor Pringle (TPR)					
Mon	02/07/2022	review G/L; review Rondar thermographic inspection report; review monthly cash-flow; discussions/correspondence re ongoing operations including short-term rentals, staffing, parking lot salting, sub-station maintenance; review accounts payable; review February rent roll; review Nuvo Taste email; review and approve O'Brien Lifting Solutions quote	0.90	\$395.00	\$355.50
Tues	02/08/2022	review G/L; review monthly cash-flow; discussions/correspondence re ongoing operations including short-term rentals, sub-station maintenance dates, Hubspot monthly leads report, Honeywell compressor repair; review accounts payable; review February rent roll; review CRA source deductions deemed trust claim; review financial statements; review Toromont preventive maintenance program quote for the generator; review CRA RP Notices of Assessment	1.30	\$395.00	\$513.50
Wed	02/09/2022	review G/L; review monthly cash-flow; discussions/correspondence re ongoing operations including sub-station maintenance, planned power outage notice, short-term rentals, Powerschool rent collection; review and execute O'Brien Lifting Solutions credit application; review February accounts payable; review Saulnier correspondence; review December & January statements of receipts and disbursements; review rent roll	1.20	\$395.00	\$474.00
Thur	02/10/2022	review G/L; review monthly cash-flow; review February rent roll; review Cushman & Wakefield marketing update report; correspond with Bernie Huber, Meridian; discussions/correspondence re ongoing operations including chiller & generator preventive maintenance, new co-working membership, Trane annual maintenance agreement, Buzzfeed shoot, Zapruder films production; correspond with Marcel Potvin, sales consultant; review Halton Region back-flow testing & inspection report; review Toromont preventive maintenance work scope PM2; tdw Mike Yull, Cushman & Wakefield re potential offer	1.60	\$395.00	\$632.00
Fri	02/11/2022	review G/L; review monthly cash-flow; discussions/correspondence re ongoing operations including short-term rentals, generator PM2 maintenance, parking lot salting, February rent collection; correspond with Christine Janzen, property administrator; review rent roll; review accounts payable; review Toromont service reports from 2020 & 2021; review OTIS elevator service & repair order	1.10	\$395.00	\$434.50
Mon	02/14/2022	correspond with Marcel Potvin, sales consultant; review G/L; review January bank account statement; review Zapruder Films shooting schedule; review monthly cash-flow; discussions/correspondence re ongoing operations including parking lot salting, co-working space, Zapruder Films production, maintenance, insurance policy renewal, short-term rentals, February rent collection	1.10	\$395.00	\$434.50
Tues	02/15/2022	review G/L; discussions/correspondence re ongoing operations including Otis elevator service, generator maintenance, security guard coverage; tdw Bernie Huber, Meridian re marketing update, roof repair quotes; review monthly cash-flow; review accounts payable; review utility invoices; review rent roll; review financial statements; review Crossroads lease	1.00	\$395.00	\$395.00
Wed	02/16/2022	review G/L; review monthly cash-flow; discussions/correspondence re ongoing operations including Zapruder Films production, Buzzfeed production, snow removal, payroll cheques, rent cheques deposit, maintenance, short-term rentals, Toromont EFT details; correspond with Marcel Potvin, sales consultant; review rent roll; tdw Bernie Huber, Meridian	0.90	\$395.00	\$355.50

Filters Used:

- Time Entry Date: 1/01/70 to 12/31/22
- File ID: AANUVO-R: to AANUVO-R:
- Time Entry Bill Status: Un-Billed to Un-Billed
- Time Entry Bill Status: Un-Billed to Un-Billed

File Name (ID): 2607380 Ontario Limited (NUVO") (AANUVO-R:)

Day	Date	Memo	B-Hrs	B-Rate	Amount
Trevor Pringle (TPR)					
Thur	02/17/2022	review G/L; review monthly cash-flow; discussions/correspondence re ongoing operations including new K.Ricento co-working memberships, snow removal, roof leaks, maintenance; review and approve payment of March property tax installment; review January HST return; review accounts payable; review financial statements; review March rent roll; review Trane annual chiller maintenance quote; review Crossroads tenant information	1.20	\$395.00	\$474.00
Fri	02/18/2022	discussions/correspondence re ongoing operations including snow removal, generator maintenance; review G/L; review monthly cash-flow; review February accounts payable	0.50	\$395.00	\$197.50
Tues	02/22/2022	discussions/correspondence re ongoing operations including studio B rentals, maintenance, roof leaks, short-term rentals, Honeywell issues, co-working membership pricing, process server for Saulnier, LFAN lease termination; review G/L; review monthly cash-flow; review accounts payable; review utility expenses; review Light for All Nations lease agreement	0.90	\$395.00	\$355.50
Wed	02/23/2022	correspond with Kevin Shepherd, Crossroads re March 4th property tour; review G/L; review Light for All Nations security deposit; review monthly cash-flow; correspond/tdw Mike Yull, Cushman & Wakefield re Crossroads property tour; discussions/correspondence re ongoing operations including maintenance, parking lot salting, new co-working membership, short-term rentals, LFAN lease termination, March property tax installment; review February accounts payable; tdw Bernie Huber, Meridian; review rent roll	1.40	\$395.00	\$553.00
Thur	02/24/2022	discussions/correspondence re ongoing operations including compressor maintenance, IT issues, Nuvo Taste rent arrears, 3rd floor washroom ceiling; review G/L; review Control Fire Systems quote; review monthly cash-flow; review Cushman & Wakefield marketing update report; correspond with Bernie Huber, Meridian; review/update marketing file; review Saulnier correspondence; review February accounts payable; review rent roll	1.30	\$395.00	\$513.50
Fri	02/25/2022	review G/L; review monthly cash-flow; discussions/correspondence re ongoing operations including stairwell roof replacement, short-term rentals, co-working memberships, snow removal	0.50	\$395.00	\$197.50
Mon	02/28/2022	review G/L; discussions/correspondence re ongoing operations including generator maintenance, parking lot salting, insurance policy renewal, Nuvo Taste rent cheques; review monthly cash-flow; review March accounts payable; review CNA Canada insurance renewal quote; correspond with Tyson Dorsey, Hub International re insurance policy renewal; review and approve cell phone invoice cheque requisition	1.10	\$395.00	\$434.50
Tues	03/01/2022	discussions/correspondence re ongoing operations including chiller & compressor maintenance, new co-working membership, staffing & security issues, stairwell roof repair; review G/L; review March rent collection; review monthly cash-flow; correspond with Marcel Potvin, sales consultant; review sales pipeline report; review March rent roll; review and approve payment of insurance policy renewal invoice; review and approve payment of Spicer Landscaping monthly snow removal invoice; review March accounts payable	1.40	\$395.00	\$553.00
Wed	03/02/2022	discussions/correspondence re ongoing operations including chiller & generator maintenance, stairwell roof leak repair, security guard issues; review G/L; review monthly cash-flow; review accounts payable; review March rent roll; review and approve payment of Google, Hubspot & Quickbooks invoices	0.90	\$395.00	\$355.50

Filters Used:

- Time Entry Date: 1/01/70 to 12/31/22
- File ID: AANUVO-R: to AANUVO-R:
- Time Entry Bill Status: Un-Billed to Un-Billed
- Time Entry Bill Status: Un-Billed to Un-Billed

MSGG - Detailed Time Dockets

Printed on: 2/15/23

Page 129 of 152

File Name (ID): 2607380 Ontario Limited (NUVO") (AANUVO-R:)

Day	Date	Memo	B-Hrs	B-Rate	Amount
Trevor Pringle (TPR)					
Thur	03/03/2022	discussions/correspondence re ongoing operations including building maintenance, security guard issues, Honeywell contract, NetAccess 3rd party equipment on roof, short-term rentals, studio rental, CRA HST audit; review G/L; review monthly cash-flow; review March accounts payable; correspond with Marcel Potvin, sales consultant; review Power School correspondence; review March rent collection	1.20	\$395.00	\$474.00
Fri	03/04/2022	discussions/correspondence re ongoing operations including Powerschool rent, Crossroads property tour, security guard issues; review G/L; review monthly cash-flow; review interim statement of receipts and disbursements; review and sign 246(2) interim report; review accounts payable; review March rent roll	0.80	\$395.00	\$316.00
Mon	03/07/2022	discussions/correspondence re ongoing operations including NetAccess equipment, building maintenance, stairwell roof repair, loading dock door repair; review G/L; review monthly cash-flow; review March accounts payable; correspond with Mike Yull, Cushman & Wakefield re Crossroads property tour; review March rent roll; review WEPPA February statement	0.90	\$395.00	\$355.50
Tues	03/08/2022	review G/L; review monthly cash-flow; review accounts payable; discussions/correspondence re ongoing operations including building maintenance, Crossroads & NetAccess, roof leaks, Saulnier requests, construction draws; review rent roll	0.70	\$395.00	\$276.50
Wed	03/09/2022	correspond with Mike Yull, Cushman & Wakefield; review G/L; correspond with Marcel Potvin, sales consultant re Puppyhood Film studio rental; review monthly cash-flow; discussions/correspondence re ongoing operations including building maintenance, loose shingles; review March accounts payable; review Studio B overhead cost analysis; review and approve payment of Toromont invoice re generator maintenance; review Saulnier correspondence; review draft SRD's	1.30	\$395.00	\$513.50
Thur	03/10/2022	review G/L; review monthly cash-flow; review March accounts payable; discussions/correspondence re ongoing operations including Covid-19 protocols, building maintenance	0.50	\$395.00	\$197.50
Fri	03/11/2022	review G/L; review March accounts payable; review monthly cash-flow; discussions/correspondence re ongoing operations including building maintenance, security, rent collection; review March rent roll; review Maple Reinders construction deficiency photos; review and execute Trane chiller maintenance agreement; review bank statement	0.90	\$395.00	\$355.50
Mon	03/14/2022	attend at 1295 NSR (3/13); review prospective purchaser correspondence; correspond with Mike Yull, Cushman & Wakefield; review G/L; review monthly cash-flow; review Cushman & Wakefield marketing update report; correspond with Bernie Huber, Meridian re sales process; discussions/correspondence re ongoing operations including building maintenance; review March rent roll; review Toromont PM2 service report re generator maintenance; review Control Fire Systems quote	1.30	\$395.00	\$513.50
Tues	03/15/2022	review G/L; review Toromont paid invoice; review monthly cash-flow; discussions/correspondence re ongoing operations including PowerSchool March & April rent collection, building maintenance; review PowerSchool rent reconciliation; review rent roll; MCU file update; review accounts payable; review Control Fire Systems quotes; review and approve payment of O'Brien Lifting Solutions invoice	1.10	\$395.00	\$434.50

Filters Used:

- Time Entry Date: 1/01/70 to 12/31/22
- File ID: AANUVO-R: to AANUVO-R:
- Time Entry Bill Status: Un-Billed to Un-Billed
- Time Entry Bill Status: Un-Billed to Un-Billed

MSGG - Detailed Time Dockets

Printed on: 2/15/23

Page 130 of 152

File Name (ID): 2607380 Ontario Limited (NUVO") (AANUVO-R:)

Day	Date	Memo	B-Hrs	B-Rate	Amount
Trevor Pringle (TPR)					
Wed	03/16/2022	review G/L; review monthly cash-flow; discussions/correspondence re ongoing operations including building maintenance, Covid-19 protocols, PowerSchool rent; review and approve Complete Comfort HVAC quote; review accounts payable; correspond with Mike Yull & Fraser Plant, Cushman & Wakefield re Crossroads	0.90	\$395.00	\$355.50
Thur	03/17/2022	review G/L; review monthly cash-flow; review March accounts payable; discussions/correspondence re ongoing operations including building maintenance, staffing, security, stage rental	0.50	\$395.00	\$197.50
Mon	03/21/2022	discussions/correspondence re ongoing operations including building maintenance, short-term rentals, Covid-19 protocols, fire inspection deficiencies; correspond/tdw Bernie Huber, Meridian; correspond with Marcel Potvin, sales consultant; review G/L; review construction draws; review monthly cash-flow; review and approve payment of April 1st property tax installment; review February HST return; review March rent roll	1.20	\$395.00	\$474.00
Tues	03/22/2022	review G/L; discussions/correspondence re ongoing operations including building maintenance, security, Covid-19 protocols, property taxes; review monthly cash-flow; review hydro bill; review March accounts payable	0.60	\$395.00	\$237.00
Wed	03/23/2022	review G/L; review monthly cash-flow; discussions/correspondence re ongoing operations including security checks, Covid-19 protocols, building maintenance, roof leaks, film shoot parking, pothole repairs, Honeywell contract; correspondence re Maple Reinders construction deficiencies; review WEPPA statement; review and execute Hub commercial insurance summary form; tdw's Bernie Huber, Meridian	1.10	\$395.00	\$434.50
Thur	03/24/2022	review G/L; review monthly cash-flow; discussions/correspondence re ongoing operations including Honeywell contract, roof leaks, building maintenance, banking, Covid-19 protocols, access to co-working space; correspond/tdw Rosemary Fisher, lawyer re ongoing sales process, updating Covid-19 protocols; review March accounts payable	0.90	\$395.00	\$355.50
Fri	03/25/2022	review G/L; review Cushman & Wakefield marketing update report; correspond/tdw Bernie Huber, Meridian; correspond with Mike Yull, Cushman & Wakefield; review monthly cash-flow; discussions/correspondence re ongoing operations including building maintenance, LFAN UPS backup battery, short-term rental, parking lot pothole repairs; correspond with Rosemary Fisher, lawyer; correspond/tdw Philip Cho, Crossroads lawyer re potential bid & potential lease extension; review and approve Control Fire Systems quotes	1.40	\$395.00	\$553.00
Mon	03/28/2022	review G/L; discussions/correspondence re ongoing operations including payroll, Compass Point overflow parking, UPS battery backup value, parking lot salting, studio B rental, co-working membership rent return; review monthly cash-flow; review March accounts payable; review and execute DLG Property Maintenance monthly lawn care quote	0.90	\$395.00	\$355.50
Tues	03/29/2022	review G/L; discussions/correspondence re ongoing operations including new night security guard, short-term rentals, Compass Point overflow parking, pest control; review monthly cash-flow; review March accounts payable; UPS battery backup photos, CANAM valuation, offer to purchase	0.80	\$395.00	\$316.00

Filters Used:

- Time Entry Date: 1/01/70 to 12/31/22
- File ID: AANUVO-R: to AANUVO-R:
- Time Entry Bill Status: Un-Billed to Un-Billed
- Time Entry Bill Status: Un-Billed to Un-Billed

File Name (ID): 2607380 Ontario Limited (NUVO") (AANUVO-R:)

Day	Date	Memo	B-Hrs	B-Rate	Amount
Trevor Pringle (TPR)					
Wed	03/30/2022	review and approve studio B rental quote re TV commercial shoot; correspond with Marcel, Potvin, sales consultant; review G/L; review monthly cash-flow; discussions/correspondence re ongoing operations including security guard coverage, payroll, building maintenance, parking lot salting, studio B rental, dedicated desk rental, LFAN move, IT systems, board room rental, pest control; review Crossroads correspondence; correspond with Mike Yull, Cushman & Wakefield; review draft bill of sale re UPS battery back-up; correspond/tdw Rosemary Fisher, lawyer re proposed Crossroads lease extension; review Saulnier correspondence; correspond with Philip Cho, Crossroads' lawyer re proposed 1 year lease extension; review Court Order; review and approve light bulb supplies chq rq; review March accounts payable	2.30	\$395.00	\$908.50
Thur	03/31/2022	discussions/correspondence re ongoing operations including building maintenance, pest control, short-term rentals, Covid-19 protocols; correspondence re Crossroads proposed lease extension; review G/L; review monthly cash-flow; tdw Bernie Huber, Meridian; review and approve Quickbooks chq rq; review and execute Studio B rental contract for Our Day Job Productions commercial shoot including additional terms & conditions; review Our Day Job Productions certificate of insurance; review draft April rent roll	1.40	\$395.00	\$553.00
Fri	04/01/2022	review Burlington paving quote; review G/L; review monthly cash-flow; review April accounts payable; discussions/correspondence re ongoing operations including building maintenance, April rent collection, new co-working memberships, Our Day Job Productions studio B rental payment; review April rent roll; review Our Day Job Productions "plooto" wire transfer; review and approve chq req	1.10	\$395.00	\$434.50
Mon	04/04/2022	correspond with Mike Yull, Cushman & Wakefield re Crossroads; correspond with Marcel Potvin, sales consultant; correspondence/discussions re ongoing operations including short-term rentals, building maintenance, studio B rentals, staffing, security guard rounds; review G/L; review HubSpot deal pipeline report; review monthly cash-flow; review April accounts payable; review April rent roll; review and approve Spicer pothole quote; correspond with John Henry	1.30	\$395.00	\$513.50
Tues	04/05/2022	correspondence/discussions re ongoing operations including building maintenance, rent collection, pothole repairs; review G/L; review monthly cash-flow; review April accounts payable; review April rent roll; review March WEPPA statement	0.70	\$395.00	\$276.50
Wed	04/06/2022	review G/L; review monthly cash-flow; discussions/correspondence re ongoing operations including staffing, building maintenance, Our Day Job Productions EFT payment, Covid 19 protocols, planned power outage; review A/P	0.60	\$395.00	\$237.00
Thur	04/07/2022	review G/L; review monthly cash-flow; review April rent roll; discussions/correspondence re ongoing operations including pothole repairs, staffing, short-term rental, film shoot; review A/P	0.50	\$395.00	\$197.50
Fri	04/08/2022	correspondence/discussions re ongoing operations including Puppyhood Film studio B rental, April rent collection, co-working memberships, staffing; review G/L; review monthly cash-flow; review accounts payable; tdw Mike Yull, Cushman & Wakefield re Crossroads; review April rent roll	0.90	\$395.00	\$355.50

Filters Used:

- Time Entry Date: 1/01/70 to 12/31/22
- File ID: AANUVO-R: to AANUVO-R:
- Time Entry Bill Status: Un-Billed to Un-Billed
- Time Entry Bill Status: Un-Billed to Un-Billed

MSGG - Detailed Time Dockets

Printed on: 2/15/23

Page 132 of 152

File Name (ID): 2607380 Ontario Limited (NUVO") (AANUVO-R:)

Day	Date	Memo	B-Hrs	B-Rate	Amount
Trevor Pringle (TPR)					
Mon	04/11/2022	review G/L; review monthly cash-flow; review April accounts payable; discussions/correspondence re ongoing operations including building maintenance, studio b rentals, pothole repairs, new co-working memberships, pipe leak repair, payroll; review and execute Hughes & Co board room rental contract; review and execute WOD of PAOC board room contract	0.90	\$395.00	\$355.50
Tues	04/12/2022	correspondence/discussions re ongoing operations including studio B rentals, Day Job security deposit return, building maintenance, short-term rentals; review G/L; review monthly cash-flow; correspond with Mike Yull, Cushman & Wakefield re Crossroads; review accounts payable; review April rent roll	0.80	\$395.00	\$316.00
Wed	04/13/2022	correspondence/discussions re ongoing operations including studio B rental, pipe leak repairs, security guard rounds, April rent collection, Crossroads; review G/L; correspond with Mike Yull, Cushman & Wakefield re marketing update; review monthly cash-flow; review and approve Roto-Rooter plumbing repair quote; correspond with John Henry; review Meridian March bank account & loan statement; review April accounts payable, rent roll	1.20	\$395.00	\$474.00
Thur	04/14/2022	correspondence/discussions re ongoing operations including short-term rentals, co-working memberships, Day Job Productions security deposit return, building maintenance, plumbing repair, loose shingles, Crossroads tour & atrium shoot, payroll cheques, CRA audit, Roto-Rooter invoice; review G/L; review monthly cash-flow; review overhead expenses; call/correspond with Bernie Huber, Meridian; review facade roof shingle replacement quotes; review and approve payment of May 1st property tax installment; review and approve March HST return filing; review April accounts payable; review C&H Fire Suppression Systems drain test report; review Cushman & Wakefield marketing update report	1.90	\$395.00	\$750.50
Mon	04/18/2022	correspondence re ongoing operations including short-term rentals, studio B rental; review G/L; review monthly cash-flow; review Cushman & Wakefield marketing update report; review accounts payable; review tenant rent roll; review new co-working contracts	0.70	\$395.00	\$276.50
Tues	04/19/2022	review G/L; review monthly cash-flow; review Real Me Property private office rental offer; correspond with Marcel Potvin, sales consultant; review tenant rent roll; correspond/tdw Bernie Huber, Meridian re facade roofing quotes; review Centimark facade roofing quote; review D'Angelo & Sons facade roofing quote; review financial information	0.90	\$395.00	\$355.50
Wed	04/20/2022	review G/L; review CRA HST deemed trust claim; review monthly cash-flow; correspond/tdw Mike Yull, Cushman & Wakefield re Crossroads tour; discussions/correspondence re ongoing operations including building maintenance, new co-working memberships, staffing; review and approve chq req re Our Day Job studio B security deposit return; tdw Bernie Huber, Meridian re HST deemed trust claim of \$199K; review accounts payable	1.20	\$395.00	\$474.00
Thur	04/21/2022	review G/L; review monthly cash-flow; review Nuvo Network web site; discussions/correspondence re ongoing operations including studio B rentals, building maintenance, tenant fire alarm testing notice, property tax payment; review April accounts payable; review May rent roll	0.80	\$395.00	\$316.00
Fri	04/22/2022	review G/L; review monthly cash-flow; review April accounts payable; discussions/correspondence re ongoing operations including building maintenance, fire system testing, property taxes, LFAN issues; review historical hydro usage	0.70	\$395.00	\$276.50

Filters Used:

- Time Entry Date: 1/01/70 to 12/31/22
- File ID: AANUVO-R: to AANUVO-R:
- Time Entry Bill Status: Un-Billed to Un-Billed
- Time Entry Bill Status: Un-Billed to Un-Billed

MSGG - Detailed Time Dockets

Printed on: 2/15/23

Page 133 of 152

File Name (ID): 2607380 Ontario Limited (NUVO") (AANUVO-R:)

Day	Date	Memo	B-Hrs	B-Rate	Amount
Trevor Pringle (TPR)					
Mon	04/25/2022	review G/L; review monthly cash-flow; review April accounts payable; discussions/correspondence re ongoing operations including building maintenance, loose shingles, LFAN, short-term rentals, Maple Reinders construction deficiencies, Edvance lease, payroll; review and approve return of last months rent for Jim Boland/co-working member; review Canada Revenue Agency HST audit report	1.10	\$395.00	\$434.50
Tues	04/26/2022	review G/L; review monthly cash-flow; discussions/correspondence re ongoing operations including building maintenance, window blinds, fire inspection; review O/H & RSF; review May rent roll; review Saulnier correspondence	0.70	\$395.00	\$276.50
Wed	04/27/2022	review G/L; discussions/correspondence re ongoing operations including short-term rentals, security guards, building maintenance, Puppyhood Films studio B rental, payroll; review monthly cash-flow; review Crossroads ("CCCI") lease extension and amending agreement drafted by Philip Cho, lawyer for CCCI; review Crossroads existing lease and amending agreement; correspond with Rosemary Fisher, lawyer re CCCI draft lease extension and amending agreement including base rent amounts; correspond with Philip Cho, lawyer for CCCI	1.40	\$395.00	\$553.00
Thur	04/28/2022	review G/L; review monthly cash-flow; review A/P; discussions/correspondence re ongoing operations including chiller maintenance; correspond with Mike Yull, Cushman & Wakefield re Crossroads; correspond/tdw Rosemary Fisher, lawyer re Crossroads draft lease extension and amending agreement; correspond with Christine Sinclair, PWC - receiver for Bridging Finance	1.00	\$395.00	\$395.00
Fri	04/29/2022	review G/L; review correspondence re Crossroads proposed lease extension; review monthly cash-flow; review May rent roll; discussions/correspondence re ongoing operations including building maintenance, payroll, rent collection; correspond/tdw Bernie Huber, Meridian; review Cushman & Wakefield marketing update report; review and approve chq req; review draft Crossroads lease extension and amending agreement; review Canada Revenue Agency HST audit report	1.30	\$395.00	\$513.50
Mon	05/02/2022	correspond with Rosemary Fisher, lawyer re Crossroads lease extension; review G/L; review May rent collection; review monthly cash-flow; discussions/correspondence re ongoing operations including short-term rentals, tenant inquiries, Crossroads; correspond with Marcel Potvin, sales consultant; review monthly sales report; correspond/tdw Bernie Huber, Meridian	0.90	\$395.00	\$355.50
Tues	05/03/2022	review G/L; review monthly cash-flow; review May accounts payable; discussions/correspondence re ongoing operations including building maintenance, planned power outage, office blinds installation, rent collection, loose shingles; review May rent roll; review and execute Crossroads lease extension and amending agreement; correspond with Philip Cho, lawyer for Crossroads re lease extension and amending agreement; review Saulnier correspondence; correspond with Marcel Potvin, sales consultant re Edvance proposed office renovation; review and approve HubSpot, Google & QuickBooks payments; review site photo	1.70	\$395.00	\$671.50

Filters Used:

- Time Entry Date: 1/01/70 to 12/31/22
- File ID: AANUVO-R: to AANUVO-R:
- Time Entry Bill Status: Un-Billed to Un-Billed
- Time Entry Bill Status: Un-Billed to Un-Billed

File Name (ID): 2607380 Ontario Limited (NUVO") (AANUVO-R:)

Day	Date	Memo	B-Hrs	B-Rate	Amount
Trevor Pringle (TPR)					
Wed	05/04/2022	correspond with Rosemary Fisher, lawyer; review G/L; correspondence/discussions re ongoing operations including short-term rentals, building maintenance, parking, planned power outage; review monthly cash-flow; review May accounts payable; correspond with Philip Cho, lawyer for Crossroads; review Zapruder Films shoot quote	0.80	\$395.00	\$316.00
Thur	05/05/2022	review G/L; review monthly cash-flow; review May accounts payable; correspond with Mike Yull, Cushman & Wakefield re Crossroads; discussions/correspondence re ongoing operations including short-term rentals, building maintenance, Puppyhood Film studio B rental, rent collection; review May rent roll; review and approve Fire Control Systems fire panel repair quote	1.00	\$395.00	\$395.00
Fri	05/06/2022	review G/L; review monthly cash-flow; review utility expenses; discussions/correspondence re ongoing operations including building maintenance, studio B rental; review accounts payable; review May rent roll; review Control Fire System invoices; tdw Bernie Huber, Meridian	0.80	\$395.00	\$316.00
Mon	05/09/2022	correspondence re ongoing operations including planned power outage, building maintenance; review G/L; review monthly cash-flow; review May accounts payable; correspond with Mike Yull, Cushman & Wakefield re listing agreement amendment; review May rent roll; review financial statements; review utilities; correspond with Tracy Beggs, City of Burlington Tax Dept	0.90	\$395.00	\$355.50
Tues	05/10/2022	review G/L; correspondence/discussions re ongoing operations including short-term rentals, building maintenance; review monthly cash-flow; review financial statements; correspond with Mike Yull, Cushman & Wakefield re extension amendment; review and execute listing extension amendment agreement; call Bernie Huber, Meridian; review YESA rental quote; correspond with Marcel Potvin, sales consultant; review Trane chiller repair quote	1.20	\$395.00	\$474.00
Wed	05/11/2022	discussions/correspondence re ongoing operations including Crossroads lease extension, short-term rentals, building maintenance, scissor lift repair, generator fuel purchase; review G/L; review Crossroads executed lease extension and amending agreement; correspond with Marcel Potvin, sales consultant; review monthly cash-flow; review financial statements; review accounts payable; review MLS listing	1.10	\$395.00	\$434.50
Thur	05/12/2022	review G/L; correspond with Marcel Potvin, sales consultant re YESA quote; correspondence/discussions re ongoing operations including short-term rentals, studio B rentals, building maintenance, diesel fuel quote, Saulnier atrium rental quote, payroll; review monthly cash-flow; review & discuss RIM shoot art department atrium modification requests; review May rent roll; review bank account statement	1.10	\$395.00	\$434.50
Fri	05/13/2022	correspondence/discussions re ongoing operations including short-term rentals, Active Security rounds, fire doors, building maintenance, payroll cheques; review G/L; review monthly cash-flow; review property tax installments; review accounting information	0.80	\$395.00	\$316.00
Mon	05/16/2022	review G/L; review monthly cash-flow; review financial statements; correspondence re ongoing operations including short-term rentals; correspond with Marcel Potvin, sales consultant	0.50	\$395.00	\$197.50

Filters Used:

- Time Entry Date: 1/01/70 to 12/31/22
- File ID: AANUV0-R: to AANUV0-R:
- Time Entry Bill Status: Un-Billed to Un-Billed
- Time Entry Bill Status: Un-Billed to Un-Billed

MSGG - Detailed Time Dockets

Printed on: 2/15/23

Page 135 of 152

File Name (ID): 2607380 Ontario Limited (NUVO") (AANUV0-R:)

Day	Date	Memo	B-Hrs	B-Rate	Amount
Trevor Pringle (TPR)					
Tues	05/17/2022	review G/L; correspondence/discussions re ongoing operations including scissor lift repair quote, cyber insurance renewal, short-term rentals, building maintenance, staffing, diesel fuel purchase; review Spark Power hydro isolation work order; review monthly cash-flow; review tenant security deposits; review May rent roll; review and approve payment of June property tax installment; review April HST return; review May accounts payable; review YESA rental contract	1.30	\$395.00	\$513.50
Wed	05/18/2022	review G/L; correspondence/discussions re ongoing operations including accounting, short-term rentals, staffing, building maintenance, property taxes; review monthly cash-flow; correspond with Mike Yull, Cushman & Wakefield; review and approve payment of Frew Energy diesel fuel invoice; review and sign cyber insurance renewal application	0.90	\$395.00	\$355.50
Thur	05/19/2022	review G/L; correspond with Mike Yull, Cushman & Wakefield; correspondence/discussions re ongoing operations including Crossroads roof leak, building maintenance, scissor lift repair, diesel fuel purchase, rent collection; review Spark Power invoice; review monthly cash-flow; review May rent roll; review roof leak photos	0.80	\$395.00	\$316.00
Fri	05/20/2022	review Toromont chiller repair quote; correspondence re short-term rentals; review and approve scissor lift repair chq rq; correspond with Mike Yull, Cushman & Wakefield	0.40	\$395.00	\$158.00
Tues	05/24/2022	correspond with Marcel Potvin, sales consultant; review G/L; review wind damage inspection photos; correspondence/discussions re ongoing operations including short-term rentals, building maintenance, Ontario Green Savings co-working membership issues; review monthly cash-flow; review May accounts payable; correspond with Mike Yull, Cushman & Wakefield; call Bernie Huber, Meridian re Crossroads; review and approve Cream Productions studio b rental quote; review and amend draft OGS violations correspondence; review cyber insurance renewal quote	1.50	\$395.00	\$592.50
Wed	05/25/2022	review G/L's; review monthly cash-flow; review May accounts payable; review hydro expenses; discussions/correspondence re ongoing operations including short-term rentals, cyber insurance policy renewal, building maintenance; review and execute Primerica (Zimmer) meeting short-term rental contract; review updated projected cash-flow; review Saulnier correspondence/request; review draft SRD's, May rent roll	1.20	\$395.00	\$474.00
Thur	05/26/2022	review G/L; review monthly cash-flow; review accounts payable; discussions/correspondence re ongoing operations including building maintenance, Ontario Green Savings member issues, short-term rentals; review March & April statements of receipts & disbursements; correspond with Shawn Saulnier re F&B/event rental market analysis	0.90	\$395.00	\$355.50
Fri	05/27/2022	review and approve chq rq; review G/L; correspondence/discussions re ongoing operations including short-term rentals, building maintenance; review monthly cash-flow	0.50	\$395.00	\$197.50

Filters Used:

- Time Entry Date: 1/01/70 to 12/31/22
- File ID: AANUVO-R: to AANUVO-R:
- Time Entry Bill Status: Un-Billed to Un-Billed
- Time Entry Bill Status: Un-Billed to Un-Billed

MSGG - Detailed Time Dockets

Printed on: 2/15/23

Page 136 of 152

File Name (ID): 2607380 Ontario Limited (NUVO") (AANUVO-R:)

Day	Date	Memo	B-Hrs	B-Rate	Amount
Trevor Pringle (TPR)					
Tues	05/31/2022	correspondence/discussions re ongoing operations including short-term rentals, building maintenance, payroll cheques, generator quote, YESA locksmith invoice; review G/L; review monthly cash-flow; review overhead expenses; review May accounts payable; discussions/correspondence re Cream Productions hazing safety plan; correspond with Shawn Saulnier re post dating Nuvo Taste rent cheques for June, July & August; review and approve Aspect chq rq; review and approve expense chq rq; review and approve Cream Productions studio b rental contract; correspond with Marcel Potvin, sales consultant; review Cushman & Wakefield marketing update report; correspond with Bernie Huber, Meridian	1.90	\$395.00	\$750.50
Wed	06/01/2022	review G/L; review June rent collection; review monthly cash-flow; correspondence/discussions re ongoing operations including Cream Productions shoot logistics, payroll cheques, building maintenance, prospective purchaser; review HubSpot deals report; review Museum 2/Cream Productions certificate of insurance	0.90	\$395.00	\$355.50
Thur	06/02/2022	review G/L; review monthly cash-flow; review June rent roll; correspondence/discussions re ongoing operations including short-term rentals, AED units, Cream Productions shoot logistics, staffing, building maintenance, scissor lift repair; correspond with Mike Yull, Cushman & Wakefield re Crossroads; review Museum 2 Productions contract; review Rondar Power Services 2022 Substation Maintenance report; review and approve Complete Comfort A/C repair quote; review June accounts payable	1.40	\$395.00	\$553.00
Fri	06/03/2022	review G/L; review monthly cash-flow; review April SRD; review June accounts payable; correspondence/discussions re ongoing operations including Crossroads tour, staffing, short-term rentals, building maintenance; review June rent roll; review final property tax bill	0.80	\$395.00	\$316.00
Mon	06/06/2022	review G/L; review monthly cash-flow; review June rent roll; review June accounts payable; correspondence re ongoing operations including short-term rentals, extra security, generator maintenance	0.60	\$395.00	\$237.00
Tues	06/07/2022	review Day Job Productions quote; correspond with Marcel Potvin, sales consultant; review G/L; review monthly cash-flow; review June accounts payable; correspondence re ongoing operations including short-term rentals; review and approve Day Job Productions short-term rental contract	0.80	\$395.00	\$316.00
Wed	06/08/2022	review G/L; review monthly cash-flow; correspond with Marcel Potvin, sales consultant; correspondence re ongoing operations including short-term rentals, building maintenance, extra security; correspond with Mike Yull, Cushman & Wakefield; review Crossroads joint venture correspondence; call/correspond with Bernie Huber, Meridian; correspond with John Henry; review HubSpot lead submission; attend at premises located at 1295 North Service Road, Burlington; meeting with Andrew Harbottle & John Henry re hazing in studio b; complete property inspection	2.50	\$395.00	\$987.50
Thur	06/09/2022	review and execute Day Job Productions studio b rental contract; correspond with Marcel Potvin, sales consultant; review G/L; review monthly cash-flow; discussions/correspondence re ongoing operations including extra cleaning, studio b hazing, rent invoices; review Boat House Stores membership rental terms quote; correspond with John Henry & Andrew Harbottle	0.90	\$395.00	\$355.50

Filters Used:

- Time Entry Date: 1/01/70 to 12/31/22
- File ID: AANUV0-R: to AANUV0-R:
- Time Entry Bill Status: Un-Billed to Un-Billed
- Time Entry Bill Status: Un-Billed to Un-Billed

MSGG - Detailed Time Dockets

Printed on: 2/15/23

Page 137 of 152

File Name (ID): 2607380 Ontario Limited (NUVO") (AANUV0-R:)

Day	Date	Memo	B-Hrs	B-Rate	Amount
Trevor Pringle (TPR)					
Fri	06/10/2022	correspondence re ongoing operations including short-term rentals, building maintenance; review G/L; review monthly cash-flow; review A.Harbottle time sheet & expense report with receipts; review W.Bloem time sheet	0.70	\$395.00	\$276.50
Mon	06/13/2022	correspondence/discussions re ongoing operations including security, Boathouse Stores membership agreement, Internet, code of conduct document, building maintenance, generator test impact results; review G/L; review monthly cash-flow; review June rent roll; review June accounts payable; review Saulnier correspondence; correspond with Rosemary Fisher, lawyer; correspond/tdw Bernie Huber, Meridian; review and approve CentiMark facade roofing quote; review Meridian May bank statement	1.40	\$395.00	\$553.00
Tues	06/14/2022	review G/L; review monthly cash-flow; review June accounts payable; review payroll; review June rent roll; discussions/correspondence re ongoing operations including building maintenance, facade roofing quote, AED replacements, Boathouse Stores membership pricing, short-term rentals; call Kevin Shepherd, Crossroads; tdw Rosemary Fisher, lawyer; correspond with Marcel Potvin, sales consultant re hall & parking lot rental; tdw Philip Cho, Weir Foulds - lawyer for Crossroads; tdw Bernie Huber, Meridian	1.40	\$395.00	\$553.00
Wed	06/15/2022	review G/L; review monthly cash-flow; correspondence/discussions re ongoing operations including AED units, membership pricing, short-term rentals, Nuvo Taste June rent cheque; review and approve payment of Spark Power invoice, June rent collection; review and approve chq rq	0.80	\$395.00	\$316.00
Thur	06/16/2022	review G/L; review and approve Budgie Films contract; review monthly cash-flow; review A/P; review June rent roll; discussions/correspondence re ongoing operations including short-term rentals, building maintenance; correspond with Marcel Potvin, sales consultant; review Elevation Realty co-working membership quote; correspond with Tim Pacaud, CBRE	0.90	\$395.00	\$355.50
Fri	06/17/2022	discussions/correspondence re ongoing operations including building maintenance; review G/L; review Budgie Films wire transfer	0.30	\$395.00	\$118.50
Mon	06/20/2022	review G/L; review monthly cash-flow; review June accounts payable; discussions/correspondence re ongoing operations including short-term rentals, co-working memberships, building maintenance, Crossroads tour, dedicated desk issue; review and approve payment of July property tax installment; review May HST return; review and execute CentiMark roof shingle replacement agreement; review June rent roll	1.20	\$395.00	\$474.00
Tues	06/21/2022	review G/L; review monthly cash-flow; discussions/correspondence re ongoing operations including security camera, short-term rentals, building maintenance, garbage collection, prospective purchaser; review June accounts payable; review hydro usage; review and approve AED replacement pre-payment; correspond with Marcel Potvin, sales consultant	0.90	\$395.00	\$355.50

Filters Used:

- Time Entry Date: 1/01/70 to 12/31/22
- File ID: AANUVO-R: to AANUVO-R:
- Time Entry Bill Status: Un-Billed to Un-Billed
- Time Entry Bill Status: Un-Billed to Un-Billed

MSGG - Detailed Time Dockets

Printed on: 2/15/23

Page 138 of 152

File Name (ID): 2607380 Ontario Limited (NUVO") (AANUVO-R:)

Day	Date	Memo	B-Hrs	B-Rate	Amount
Trevor Pringle (TPR)					
Wed	06/22/2022	review G/L; review monthly cash-flow; discussions/correspondence re ongoing operations including short-term rentals, rent collection, building maintenance, OMS lease, Jefftech scissor lift repair pre-payment; review financial statements; review accounts payable listing; review transaction report; review and approve chq req; review Day Job Productions payment form, certificate of insurance; review and approve Nuvo Taste rental payments proposal (15th of July, August & Sept.)	1.30	\$395.00	\$513.50
Thur	06/23/2022	review and approve chq req; correspondence re July property tax installment, short-term rentals	0.20	\$395.00	\$79.00
Fri	06/24/2022	review G/L; review monthly cash-flow; discussions/correspondence re ongoing operations including short-term rentals, building maintenance, McMaster vacating, Buzzfeed storage, payroll, Day Job Productions wire transfer; correspond with Mike Yull, Cushman & Wakefield; correspond with Marcel Potvin, sales consultant; review Cushman & Wakefield marketing update report; correspond with Bernie Huber, Meridian	1.10	\$395.00	\$434.50
Mon	07/04/2022	(includes time from week of June 27th) discussions/correspondence re ongoing operations including short-term rentals, building maintenance; review and approve Complete Comfort HVAC quote; review and approve chq req; correspond with Philip Cho, lawyer for Crossroads & Mike Yull, Cushman & Wakefield re data room access; review HubSpot lead report; review G/L; review June accounts payable; review payroll; review monthly cash-flow; review and approve Frank Content studio b quote; correspond with Marcel Potvin, sales consultant	1.50	\$395.00	\$592.50
Tues	07/05/2022	review G/L; review monthly cash-flow; correspond with John Henry re pay increase; correspondence re YES TV atrium shoot rescheduling	0.40	\$395.00	\$158.00
Wed	07/06/2022	review G/L; review monthly cash-flow; review July accounts payable; discussions/correspondence re ongoing operations including short-term rentals, John Henry meeting, facade roof repairs, building maintenance, security cameras; review financial statements; review Enbridge monthly gas usage; review July rent roll	0.80	\$395.00	\$316.00
Thur	07/07/2022	review G/L; discussions/correspondence re ongoing operations including sub-contractor pay increase, security camera system repairs, Nuvo Taste rent cheques, facade roof shingle replacement, building maintenance; review monthly cash-flow; review accounts payable; correspond with Mike Yull, Cushman & Wakefield re property tours; tdw Bernie Huber, Meridian re marketing update; review Active Security daily site logs; tdw Rosemary Fisher, lawyer; review and approve return of Day Job Productions \$5,000 security deposit	1.40	\$395.00	\$553.00
Fri	07/08/2022	review G/L; review monthly cash-flow; review July accounts payable; review July rent roll; discussions/correspondence re ongoing operations including sub-contractor pay, building maintenance, overhead expenses, Nuvo Taste kitchen repairs; review HubSpot lead report; correspond with Marcel Potvin, sales consultant; review HST returns	0.90	\$395.00	\$355.50
Mon	07/11/2022	discussions/correspondence re ongoing operations including Active Security guards, building maintenance, Nuvo Taste kitchen grout, Crossroads lighting quote; review G/L; review monthly cash-flow; review July rent roll; review sub-contractor pay; review July accounts payable; review automatic door quote	0.90	\$395.00	\$355.50

Filters Used:

- Time Entry Date: 1/01/70 to 12/31/22
- File ID: AANUVO-R: to AANUVO-R:
- Time Entry Bill Status: Un-Billed to Un-Billed
- Time Entry Bill Status: Un-Billed to Un-Billed

MSGG - Detailed Time Dockets

Printed on: 2/15/23

Page 139 of 152

File Name (ID): 2607380 Ontario Limited (NUVO") (AANUVO-R:)

Day	Date	Memo	B-Hrs	B-Rate	Amount
Trevor Pringle (TPR)					
Tues	07/12/2022	review G/L; discussions/correspondence re ongoing operations including facade roof shingle replacement, building maintenance, HVAC, scissor lift repair; review Meridian June bank account statement; review monthly cash-flow; review security site logs; review office rental contract	0.80	\$395.00	\$316.00
Wed	07/13/2022	review G/L; review monthly cash-flow; review July accounts payable; discussions/correspondence re ongoing operations including security, building maintenance, short-term rentals, Avigilon issues, back-up generator; correspond with Marcel Potvin, sales consultant; review Recipe for Disaster film shoot quote; tdw Mike Yull, Cushman & Wakefield re property tour, Crossroads update; tdw Bernie Huber, Meridian re Crossroads update, HST deemed trust claim; review Elevation Realty membership agreement; review Active Security daily logs; review and approve Principal Access Security Systems Smart video support plan; review July rent roll	1.70	\$395.00	\$671.50
Thur	07/14/2022	review Simpson Wagle LLP legal opinion; review G/L; review monthly cash-flow; discussions/correspondence re ongoing operations including video cameras malfunctioning, Canada Post deliveries, short-term rentals, rent roll; review Active Security daily logs	0.70	\$395.00	\$276.50
Fri	07/15/2022	review G/L; review monthly cash-flow; review rent roll; review July accounts payable; discussions/correspondence re ongoing operations including building maintenance, HVAC, payroll, Ontario Green Savings access cards issue, office chair disposal; review and approve payment of invoice re Avigilon Security Camera System; review and approve payment of Emterra Environmental invoice	1.10	\$395.00	\$434.50
Mon	07/18/2022	review G/L; tdw Bernie Huber, Meridian; review and approve August property tax installment payment; discussions/correspondence re ongoing operations including short-term rentals, building maintenance, landscaping; review and approve Horton Automatics door installation quote; review and approve Hilson Electric quote; review June HST return; review monthly cash-flow; review Active Security daily logs	1.10	\$395.00	\$434.50
Tues	07/19/2022	review G/L; discussions/correspondence re ongoing operations including property taxes, building maintenance, liability insurance, solar panel damage, short-term rentals, Elevation Realty memberships; review monthly cash-flow; review accounts payable; review John Henry engagement letter; correspond with John Henry, sub-contractor re approving \$10 per hour rate increase; review and execute amended independent contractor engagement letters for John Henry & Andrew Harbottle	1.30	\$395.00	\$513.50
Wed	07/20/2022	review G/L; review monthly cash-flow; review accounts payable; discussions/correspondence re ongoing operations including building maintenance, Nuvo Taste kitchen sprayer repair, short-term rentals, facade roof shingles replacement, 3rd floor electric door installation, HVAC; review Active Security daily logs; review July rent roll	0.90	\$395.00	\$355.50
Thur	07/21/2022	review G/L; discussions/correspondence re ongoing operations including building maintenance, repairs, short-term rentals, access cards, security system; review monthly cash-flow; review accounts payable; review Emco sprayer purchase order; review Active Security daily logs	0.80	\$395.00	\$316.00

Filters Used:

- Time Entry Date: 1/01/70 to 12/31/22
- File ID: AANUVO-R: to AANUVO-R:
- Time Entry Bill Status: Un-Billed to Un-Billed
- Time Entry Bill Status: Un-Billed to Un-Billed

MSGG - Detailed Time Dockets

Printed on: 2/15/23

Page 140 of 152

File Name (ID): 2607380 Ontario Limited (NUVO") (AANUVO-R:)

Day	Date	Memo	B-Hrs	B-Rate	Amount
Trevor Pringle (TPR)					
Fri	07/22/2022	correspondence/discussions re ongoing operations including short-term rentals, HVAC issues; review G/L; review monthly cash-flow; review accounts payable; review hydro usage; review and approve Horton Automatics invoice chq rq; review Active Security daily logs	0.80	\$395.00	\$316.00
Mon	07/25/2022	review G/L; review monthly cash-flow; review accounts payable; discussions/correspondence re ongoing operations including building maintenance, automatic door installation, unauthorized property tour, IT support; review Active Security daily logs; review Michael Rodgers notice of resignation	0.90	\$395.00	\$355.50
Tues	07/26/2022	review G/L; review monthly cash-flow; review accounts payable; correspondence/discussions re ongoing operations including short-term rentals, building maintenance, IT systems, CCTV, door access cards; review technology responsibility listing; review July rent roll	0.80	\$395.00	\$316.00
Wed	07/27/2022	review G/L; review monthly cash-flow; discussions/correspondence re ongoing operations including IT systems, garbage collection, building maintenance, back-up generator; review and approve Principal Access Security Solutions quote	0.70	\$395.00	\$276.50
Thur	07/28/2022	review G/L; review monthly cash-flow; discussions/correspondence re ongoing operations including building maintenance, automatic door installation, IT systems, payroll, short-term rentals, July rent collection; review and approve Otis chq req; review and approve Turquoise Accounting IT support quote	0.80	\$395.00	\$316.00
Fri	07/29/2022	review G/L; review monthly cash-flow; discussions/correspondence re ongoing operations including IT security systems, property tour, building maintenance; correspond with Mike Yull, Cushman & Wakefield re marketing update; review Nuvo help desk information	0.70	\$395.00	\$276.50
Tues	08/02/2022	discussions/correspondence re ongoing operations including back-up generator repair, building maintenance, HVAC, short-term rentals; review G/L; review August rent collection; review monthly cash-flow; review HubSpot lead report; review Cushman & Wakefield July marketing report; correspond with Bernie Huber, Meridian; review August accounts payable; review Active Security daily logs; review August rent roll	1.20	\$395.00	\$474.00
Wed	08/03/2022	review G/L; review August accounts payable; review monthly cash-flow; correspondence/discussions re ongoing operations including short-term rentals, building maintenance, HVAC; review and approve chq req; review and approve YESA awards gala contract; review Active Security daily logs; review and approve Centimark roof shingle replacement change order; review Centimark facade roofing quote	1.10	\$395.00	\$434.50
Thur	08/04/2022	discussions/correspondence re ongoing operations including building maintenance, HVAC, short-term rentals, scissor lift repair, Crossroads RCC tour; review August accounts payable; review August rent roll; review monthly cash-flow; review Active Security daily logs; correspond with Marcel Potvin, sales consultant re Cream Productions studio b rental	0.90	\$395.00	\$355.50
Fri	08/05/2022	review G/L; review August accounts payable; review monthly cash-flow; discussions/correspondence re ongoing operations including building maintenance, generator repair invoice, short-term rentals, Crossroads; review August rent roll; correspond with Marcel, Potvin, sales consultant; review Active Security site logs	0.80	\$395.00	\$316.00

Filters Used:

- Time Entry Date: 1/01/70 to 12/31/22
- File ID: AANUVO-R: to AANUVO-R:
- Time Entry Bill Status: Un-Billed to Un-Billed
- Time Entry Bill Status: Un-Billed to Un-Billed

File Name (ID): 2607380 Ontario Limited (NUVO") (AANUVO-R:)

Day	Date	Memo	B-Hrs	B-Rate	Amount
Trevor Pringle (TPR)					
Mon	08/08/2022	review G/L; review monthly cash-flow; correspondence/discussions re ongoing operations including Crossroads tour, Canway Cleaning, short-term rentals, building maintenance, Nuvo Taste atirum rental; review Active Security daily logs; review August rent roll; review August accounts payable	0.80	\$395.00	\$316.00
Tues	08/09/2022	correspondence/discussions re ongoing operations including short-term rentals, Nuvo Taste fall events, Canada Post mail forwarding, building maintenance, 2nd floor leak, payroll; review G/L; review August rent collection; review August accounts payable; review monthly cash-flow; review Active Security daily logs; review site photo	0.90	\$395.00	\$355.50
Wed	08/10/2022	review G/L; review monthly cash-flow; review accounts payable; correspond with Philip Cho, lawyer for Crossroads; discussions/correspondence re ongoing operations including pipe condensation leak, short-term rentals; review Active Security daily logs; correspond/tdw Mike Yull, Cushman & Wakefield re Crossroads joint venture letter of intent; review CBRE property appraisal; review Antec property appraisal; review Crossroads joint venture LOI/offer; tdw Bernie Huber, Meridian; call/correspond with Rosemary Fisher, lawyer re Crossroads joint venture LOI; review Cream Productions studio b revised rental quote; tdw John Trivieri, Meridian	1.90	\$395.00	\$750.50
Thur	08/11/2022	review general ledger; review monthly cash-flow; review Crossroads joint venture letter of intent terms; discussions/correspondence re ongoing operations including HVAC issues, Cream Productions studio b rental/hazing effect, short-term rentals; correspond with Philip Cho, lawyer for Crossroads re LOI; review Active Security daily logs; review August accounts payable; review August rent roll; correspond/tdw's Rosemary Fisher, lawyer re Crossroads LOI terms; review, make amendments to and execute Crossroads joint venture letter of intent; tdw's Bernie Huber, Meridian; review and approve payment of September property tax installment; correspond/tdw Mike Yull, Cushman & Wakefield re Crossroads LOI with amendments; review Meridian July bank account statement	2.50	\$395.00	\$987.50
Fri	08/12/2022	review G/L; correspond with Dee Malek, Cushman & Wakefield re property tour; review monthly cash-flow; discussions/correspondence re ongoing operations including building maintenance, office supplies, sub-contractor cheques, changing server room locks, studio b rental; tdw Bernie Huber, Meridian; review Active Security daily logs	0.90	\$395.00	\$355.50
Mon	08/22/2022	correspondence/discussions re ongoing operations including short-term rentals, Crossroads, property tax installment, Nuvo Taste rent cheques, building maintenance; review G/L; review monthly cash-flow; review August accounts payable; review July HST return; review statement of receipts and disbursements; review Cream Productions studio b rental contract, wire payment confirmation and certificate of insurance; review Saulnier correspondence; tdw's Bernie Huber, Meridian; correspond with Mike Yull, Cushman & Wakefield re marketing update; review Active Security daily logs; correspond with Philip Cho, lawyer for Crossroads; correspond with Fraser Plant, Cushman & Wakefield re chattels; conference call with Philip Cho et al, lawyer for Crossroads, Cliff Prophet, lawyer for Meridian and Rosemary Fisher, lawyer re agreement of purchase and sale; tdw Rosemary Fisher, lawyer; provide wire instructions to Philip Cho, lawyer for Crossroads	2.90	\$395.00	\$1,145.50

Filters Used:

- Time Entry Date: 1/01/70 to 12/31/22
- File ID: AANUVO-R: to AANUVO-R:
- Time Entry Bill Status: Un-Billed to Un-Billed
- Time Entry Bill Status: Un-Billed to Un-Billed

MSGG - Detailed Time Dockets

Printed on: 2/15/23

Page 142 of 152

File Name (ID): 2607380 Ontario Limited (NUVO") (AANUVO-R:)

Day	Date	Memo	B-Hrs	B-Rate	Amount
Trevor Pringle (TPR)					
Tues	08/23/2022	review G/L; review Crossroads et al - redline agreement of purchase and sale; correspond/tdw Rosemary Fisher, lawyer re Crossroads et al - revisions to agreement of purchase & sale; review monthly cash-flow; review August accounts payable; review summary of background information on bidding entities; review PAOC, WODPAC & Crossroads financial statements; discussions/correspondence re ongoing operations including building maintenance, facade roof repair scheduling, short-term rentals; review property appraisals; tdw's Bernie Huber, Meridian; tdw Kevin Antonides, Antec re current property appraisal value; review food vendor equipment list; review C&W listing agreement; review ClimateLabs complete oil analysis lab report on chiller	2.50	\$395.00	\$987.50
Wed	08/24/2022	review G/L; review August accounts payable; review monthly cash-flow; discussions/correspondence re ongoing operations including building maintenance, staffing, books and records, Cream Productions wire payment; review Crossroads et al agreement of purchase and sale; review Active Security daily logs	0.90	\$395.00	\$355.50
Thur	08/25/2022	review G/L; review monthly cash-flow; discussions/correspondence re ongoing operations including building maintenance, short-term rentals; tdw Bernie Huber, Meridian; review Crossroads et al agreement of purchase and sale with Simpson Wigle's revisions; tdw Rosemary Fisher, lawyer re APS	0.80	\$395.00	\$316.00
Mon	08/29/2022	correspondence re short-term rentals; review G/L; tdw Marcel Potvin, sales consultant re YESA event; review Simpson Wigle's redline version of Crossroads et agreement of purchase and sale; correspond/tdw Rosemary Fisher, lawyer re Crossroads et al APS revisions; review monthly cash-flow; review accounts payable; review Active Security daily logs; review and sign back Crossroads et al agreement of purchase and sale; correspond with Philip Cho, lawyer for Crossroads re signed back APS; call Bernie Huber, Meridian	1.90	\$395.00	\$750.50
Tues	08/30/2022	review G/L; review monthly cash-flow; discussions/correspondence re ongoing operations including short-term rentals, building maintenance, Trane chiller quote, roof leaks; review accounts payable; correspond with Mike Yull, Cushman & Wakefield re signed back APS; review and approve payment of Jef Tech Services lift repair invoice	0.90	\$395.00	\$355.50
Wed	08/31/2022	review G/L; review monthly cash-flow; correspondence/discussions re ongoing operations including short-term rentals, CentiMark facade shingle replacement, building maintenance, Nuvo Taste rent cheques; review chiller lab oil analysis results; review Trane Canada chiller open and inspect quote, seasonal shutdown quote & oil change quote; review Crossroads et al agreement of purchase & sale; review draft SRD; review and sign 246(2) interim report; correspond with Philip Cho, lawyer for Crossroads	1.40	\$395.00	\$553.00

Filters Used:

- Time Entry Date: 1/01/70 to 12/31/22
- File ID: AANUVO-R: to AANUVO-R:
- Time Entry Bill Status: Un-Billed to Un-Billed
- Time Entry Bill Status: Un-Billed to Un-Billed

MSGG - Detailed Time Dockets

Printed on: 2/15/23

Page 143 of 152

File Name (ID): 2607380 Ontario Limited (NUVO") (AANUVO-R:)

Day	Date	Memo	B-Hrs	B-Rate	Amount
Trevor Pringle (TPR)					
Thur	09/01/2022	review G/L; review monthly cash-flow; correspond with John Henry, maintenance sub-contractor re chiller oil change; review Crossroads et al agreement of purchase and sale; review accounts payable; correspondence re ongoing operations including building maintenance, short-term rentals; correspond with Philip Cho, lawyer for Crossroads; review Cushman & Wakefield August marketing report; correspond/tdw Bernie Huber, Meridian; review HubSpot deal pipeline report; correspond with Shawn Saulnier; conference call with Philip Cho, lawyer for Crossroads et al and Rosemary Fisher, lawyer re Crossroads et al APS; tdw Rosemary Fisher, lawyer; review and approve Major Air quote	2.10	\$395.00	\$829.50
Fri	09/02/2022	correspondence/discussions re ongoing operations including short-term rentals, building maintenance; review Saulnier correspondence; review G/L; review August rent roll; review monthly cash-flow; review September accounts payable; review Active Security daily logs; review September rent collection; review and approve expense chq req; review September rent roll	1.00	\$395.00	\$395.00
Tues	09/06/2022	correspondence/discussions re ongoing operations including short-term rentals, building maintenance, payroll, Nuvo Taste rent cheques; review G/L; review monthly cash-flow; review September accounts payable; review and approve return of YESA security deposit; review Cream Productions studio b rental change; review September rent roll; conference call with Cliff Prophet & Heather Fisher, Gowlings - lawyers for Meridian & Rosemary Fisher, lawyer re amending order/bankruptcy; review Active Security daily logs	1.40	\$395.00	\$553.00
Wed	09/07/2022	review general ledger; review monthly cash-flow; review September rent roll; correspondence/discussions re ongoing operations including short-term rentals, building maintenance, Nuvo Taste rent cheques, WSIB letter; review meeting event furniture & equipment, office furniture, building equipment, restaurant equipment, tools & server/network listings; review September accounts payable	1.10	\$395.00	\$434.50
Thur	09/08/2022	review G/L; review monthly cash-flow; review Active Security daily logs; discussions/correspondence re ongoing operations including building maintenance, short-term rentals, security, facade roof shingles replacement/COI, loading dock door, rent chq; review September rent roll; review Heart to Heart Family Ministries certificate of insurance; review September accounts payable; review Crossroads et al proposed revisions to agreement of purchase and sale; correspond with Philip Cho, lawyer for Crossroads et al; correspond with Rosemary Fisher, lawyer; correspond with Marcel Potvin, sales consultant	1.60	\$395.00	\$632.00
Fri	09/09/2022	correspondence/discussions re ongoing operations including Kemodo Entertainment studio b rental, short-term rentals, building maintenance, security guard issues, Nuvo Taste post-dated rent cheques; review G/L; review monthly cash-flow; review Crossroads et al agreement of purchase and sale revisions; correspond/tdw's Rosemary Fisher, lawyer re Crossroads et al APS revisions; tdw Bernie Huber, Meridian; review Centimark certificate of liability insurance re facade roofing job; review Active Security daily logs; review September accounts payable	1.50	\$395.00	\$592.50

Filters Used:

- Time Entry Date: 1/01/70 to 12/31/22
- File ID: AANUVO-R: to AANUVO-R:
- Time Entry Bill Status: Un-Billed to Un-Billed
- Time Entry Bill Status: Un-Billed to Un-Billed

MSGG - Detailed Time Dockets

Printed on: 2/15/23

Page 144 of 152

File Name (ID): 2607380 Ontario Limited (NUVO") (AANUVO-R:)

Day	Date	Memo	B-Hrs	B-Rate	Amount
Trevor Pringle (TPR)					
Mon	09/12/2022	review G/L; review monthly cash-flow; review September accounts payable; review September rent roll; review Active Security daily logs; discussions/correspondence re ongoing operations including building maintenance, loading dock door repair, chiller oil change, rent collection, short-term rentals, security quotes; review & approve Kemodo Entertainment studio b rental quote; review Saulnier correspondence re parking space	1.20	\$395.00	\$474.00
Tues	09/13/2022	review general ledger; review monthly cash-flow; review CRA HST deemed trust claim; discussions/correspondence re ongoing operations including short-term rentals, facade roof shingle replacement, Nuvo Taste parking spot, Active Security issues, HVAC issues; review dual black shingle colour sample; review security guard quote; correspond with Rosemary Fisher, lawyer re Crossroads et al agreement of purchase and sale; review Active Security daily logs; review Saulnier correspondence; review accounts payable; review & approve FAD Movie Inc. studio b rental contract terms; correspond with Marcel Potvin, sales consultant; correspond with Philip Cho, lawyer for Crossroads re APS; review September rent roll; call Bernie Huber, Meridian	1.90	\$395.00	\$750.50
Mon	09/19/2022	correspondence/discussions re short-term rentals, facade shingle replacement, Provoke retainer, security guard issues, studio b rental, building maintenance, equipment listing; review security guard quotes; review general ledger; review and approve October property tax payment; review August HST return; review August bank statement; correspond with Philip Cho, lawyer for Crossroads et al agreement of purchase and sale; review FAD Movie Inc. studio b rental terms; review Crossroads et al APS changes and schedule C; correspond/tdw Rosemary Fisher, lawyer re Crossroads et al APS changes; tdw Bernie Huber, Meridian; review September accounts payable; review Active Security daily logs; review and approve Cadillac Fairview TV commercial shoot quote	2.10	\$395.00	\$829.50
Tues	09/20/2022	review G/L; review monthly cash-flow; discussions/correspondence re ongoing operations including facade shingle replacement, Nuvo Taste NSF rent cheque, studio b rental, short-term rentals, Crypt Productions issues, property taxes; correspond with Philip Cho, lawyer for Crossroads et al re APS; review Crossroads et al signed back agreement of purchase and sale; tdw Bernie Huber, Meridian; correspond/tdw Rosemary Fisher, lawyer re Crossroads et al APS changes; review Saulnier correspondence; review Active Security daily logs; review September accounts payable; review Marcel Potvin sub-contractor agreement; review and execute Cadillac Fairview TV commercial studio b rental agreement; tdw Fraser Plant, Cushman & Wakefield re Crossroads et al APS & pricing	2.20	\$395.00	\$869.00
Wed	09/21/2022	review G/L; review monthly cash-flow; review September rent roll; discussions/correspondence re ongoing operations including short-term rentals, loading dock door issues, equipment listing, chiller quote, generator quote, building maintenance, rent collection, Active Security issues; review Crossroads et al agreement of purchase and sale; review September accounts payable; review Active Security daily logs	1.10	\$395.00	\$434.50

Filters Used:

- Time Entry Date: 1/01/70 to 12/31/22
- File ID: AANUVO-R: to AANUVO-R:
- Time Entry Bill Status: Un-Billed to Un-Billed
- Time Entry Bill Status: Un-Billed to Un-Billed

MSGG - Detailed Time Dockets

Printed on: 2/15/23

Page 145 of 152

File Name (ID): 2607380 Ontario Limited (NUVO") (AANUVO-R:)

Day	Date	Memo	B-Hrs	B-Rate	Amount
Trevor Pringle (TPR)					
Thur	09/22/2022	review G/L; correspond with Marcel Potvin, sales consultant studio b rental; review monthly cash-flow; review September rent roll; discussions/correspondence re ongoing operations including short-term rentals, landscaping, building maintenance, facade shingle replacement, rent collection, Cadillac Fairview wire transfer; tdw Bernie Huber, Meridian; review Rodgers WEPPA info; review Active Security daily logs; review Crossroads et al agreement of purchase and sale; review Saulnier correspondence; review September accounts payable; review draft statements of receipts and disbursements	1.60	\$395.00	\$632.00
Fri	09/23/2022	correspondence/discussions re ongoing operations including studio b rental, short-term rentals, equipment listing, building maintenance, winter snow removal contract, property taxes; review G/L; review monthly cash-flow; review FAD Movie studio b rental agreement; review Crossroads et al agreement of purchase and sale; correspond with Philip Cho, lawyer for Crossroads; review Saulnier correspondence	1.10	\$395.00	\$434.50
Mon	09/26/2022	correspondence/discussions re ongoing operations including short-term rentals, building maintenance, Active Security, HVAC, equipment list, Nuvo Taste phone; review G/L; review and execute winter snow removal contract; review monthly cash-flow; review September accounts payable; review and execute FAD movie studio b rental contract terms & conditions; review Saulnier correspondence; tdw Bernie Huber, Meridian; review Crossroads et al agreement of purchase and sale; review Carruthers invoice; correspond with Philip Cho, lawyer for Crossroads; correspond with Fraser Plant, Cushman & Wakefield; correspond/tdw Rosemary Fisher, lawyer re Crossroads et al APS; review Active Security daily logs	1.90	\$395.00	\$750.50
Tues	09/27/2022	review G/L; review monthly cash-flow; review September accounts payable; discussions/correspondence re ongoing operations including building maintenance, Nuvo Taste post-dated rent cheques/phone, HVAC issues, equipment listing; review Active Security daily logs; review and sign back Crossroads et al agreement of purchase and sale; correspond/tdw Bernie Huber, Meridian; review & approve Complete Comfort HVAC quote; correspond with Philip Cho, lawyer re Crossroads et al signed back APS	1.40	\$395.00	\$553.00
Wed	09/28/2022	review general ledger; review monthly cash-flow; review September accounts payable; discussions/correspondence re ongoing operations including facade roof shingle replacement, building maintenance, short-term rentals, Active Security issues, books and records, equipment listing, studio b rental hazing, Nuvo Taste rent arrears; review and approve chq rq; review Active Security daily logs; review September rent roll	1.20	\$395.00	\$474.00
Thur	09/29/2022	review G/L; review monthly cash-flow; discussions/correspondence re ongoing operations including short-term rentals, building maintenance, YESA gala; review Nuvo Taste lease; review Nuvo Taste rent/HST reconciliation; review October accounts payable; tdw Bernie Huber, Meridian; review Active Security daily logs	0.90	\$395.00	\$355.50
Fri	09/30/2022	review G/L; review monthly cash-flow; review HubSpot lead report; discussions/correspondence re ongoing operations including Active Security, short-term rentals, kitchen maintenance; review Cushman & Wakefield marketing report	0.60	\$395.00	\$237.00

Filters Used:

- Time Entry Date: 1/01/70 to 12/31/22
- File ID: AANUVO-R: to AANUVO-R:
- Time Entry Bill Status: Un-Billed to Un-Billed
- Time Entry Bill Status: Un-Billed to Un-Billed

MSGG - Detailed Time Dockets

Printed on: 2/15/23

Page 146 of 152

File Name (ID): 2607380 Ontario Limited (NUVO") (AANUVO-R:)

Day	Date	Memo	B-Hrs	B-Rate	Amount
Trevor Pringle (TPR)					
Mon	10/03/2022	review G/L; review October rent collection; review monthly cash-flow; discussions/correspondence re ongoing operations including facade roof shingle replacement, building maintenance, short-term rentals; review October accounts payable; review Active Security daily logs; review site inspection photos; review and approve return of Brave Productions security deposit; review and approve return of Ricento last months rent; review and approve cheque req; review and approve payment of loading dock repair; review APS	1.40	\$395.00	\$553.00
Tues	10/04/2022	review general ledger; review monthly cash-flow; review October accounts payable; discussions/correspondence re ongoing operations including short-term rentals, building maintenance, Nuvo Taste rent; review and sign Crypt Canada Productions location release form; review and approve expenses; correspond/tdw Rosemary Fisher, lawyer re Nuvo Taste eviction; review Active Security daily logs; review Nuvo Taste lease	1.20	\$395.00	\$474.00
Wed	10/05/2022	review G/L; correspondence/discussions re ongoing operations including short-term rentals, building maintenance, sprinkler system testing, facade roof shingle replacement; review monthly cash-flow; review October rent roll; review October accounts payable; correspond with Philip Cho, lawyer for Crossroads; review Active Security daily logs	0.90	\$395.00	\$355.50
Thur	10/06/2022	review G/L; review monthly cash-flow; review October rent roll; discussions/correspondence re ongoing operations including building maintenance, short-term rentals, facade roofing, Nuvo Taste rent cheques; review Ronnies Generator PM Service quote; review Active Security daily logs; review October accounts payable; review Crossroads et al agreement of purchase and sale; correspond with Shawn Saulnier; correspond with Rosemary Fisher, lawyer	1.30	\$395.00	\$513.50
Fri	10/07/2022	correspondence/discussions re ongoing operations including short-term rentals, building maintenance, books and records, October rent collection, generator testing; review general ledger; review facade roof inspection photos; review monthly cash-flow; tdw Philip Cho, lawyer for Crossroads re signed back APS; call Bernie Huber, Meridian; review October rent roll; review building floor plans; call/correspond with Rosemary Fisher, lawyer; review Active Security daily logs; review October accounts payable; review Saulnier correspondence	1.50	\$395.00	\$592.50
Mon	10/17/2022	correspondence/discussions re ongoing operations including short-term rentals, building maintenance, Nuvo Taste issues; review G/L; review September bank account statement; review monthly cash-flow; review semi-permanent parking structure photos; review and approve Ronnies Generator Service quote; review Toromont generator PM quote; correspond/tdw Rosemary Fisher, lawyer re Nuvo Taste eviction; correspond with Philip Cho, lawyer for Crossroads; review October accounts payable; call Bernie Huber, Meridian; review September HST return; review Active Security daily logs	1.70	\$395.00	\$671.50

Filters Used:

- Time Entry Date: 1/01/70 to 12/31/22
- File ID: AANUVO-R: to AANUVO-R:
- Time Entry Bill Status: Un-Billed to Un-Billed
- Time Entry Bill Status: Un-Billed to Un-Billed

File Name (ID): 2607380 Ontario Limited (NUVO") (AANUVO-R:)

Day	Date	Memo	B-Hrs	B-Rate	Amount
Trevor Pringle (TPR)					
Tues	10/18/2022	review general ledger; review Saulnier correspondence; correspond/tdw's Rosemary Fisher, lawyer re Nuvo Taste lease termination letter; review monthly cash-flow; review October rent roll; discussions/correspondence re ongoing operations including Nuvo Taste semi permanent parking structure, facade roof shingle replacement, short-term rentals, Nuvo Taste lease termination; review Active Security daily logs; review site inspection photos; review Puppyhood Films rental invoice; correspond/tdw Bernie Huber, Meridian; correspond with Mike Yull, Cushman & Wakefield re property tour; tdw Philip Cho, lawyer for Crossroads; review Nuvo Taste rent calculation	1.90	\$395.00	\$750.50
Wed	10/19/2022	review G/L; review monthly cash-flow; review October accounts payable; review long-term tenant leases; discussions/correspondence re ongoing operations including building maintenance, short-term rentals, FAD studio b rental; correspond with Dee Malek, Cushman & Wakefield re property tour; correspond with Tracey Hepburn, Simpson Wigle LLP re Nuvo Taste lease termination letter; review Active Security daily logs	1.20	\$395.00	\$474.00
Thur	10/20/2022	discussions/correspondence re Nuvo Taste eviction, short-term rentals, building maintenance, books and records, Nuvo Taste kitchen equipment installation, Agro security deposit, locksmith, IT systems; review G/L; review and approve Control Fire Systems annual fire inspection quote; correspond/tdw Rosemary Fisher, lawyer re Nuvo Taste eviction, additional defaults under the lease, issuing via registered mail; correspond with Bridget Saulnier re Nuvo Taste event; review October accounts payable; review Nuvo Taste lease terms; review kitchen equipment inspection photos; review monthly cash-flow; review updated Nuvo Taste lease termination letters from Simpson Wigle LLP; review and approve Veracity Electric lighting quote; review HST Netfile confirmation; tdw Bernie Huber, Meridian	2.50	\$395.00	\$987.50
Fri	10/21/2022	review Saulnier correspondence; review G/L; review monthly cash-flow; review October accounts payable; review Nuvo Taste lease terms; review October rent roll; correspond with Rosemary Fisher, lawyer re Nuvo Taste lease termination; discussions/correspondence re ongoing operations including building maintenance, Nuvo Taste gas fryer appliance installation safety issues, facade roof shingle replacement; review Burlington Hydro monthly usage; review kitchen inspection photos; review Active Security daily logs; correspond with Shawn Saulnier	1.40	\$395.00	\$553.00
Mon	10/24/2022	review G/L; discussions/correspondence re ongoing operations including short-term rentals, Nuvo Taste lease termination, building maintenance, studio b production, office space rent per square foot, facade roof shingle replacement; review monthly cash-flow; review October accounts payable; conference call with Shawn & Bridget Saulnier and Rosemary Fisher, lawyer re Nuvo Taste lease termination; correspond/tdw Rosemary Fisher, lawyer re Nuvo Taste occupation agreement; call Bernie Huber, Meridian; review HST notice of assessment; review draft acknowledgement and occupancy agreement	1.60	\$395.00	\$632.00
Tues	10/25/2022	review G/L; review draft Nuvo Taste acknowledgement and occupancy agreement; review monthly cash-flow; discussions/correspondence re ongoing operations including short-term rentals, building maintenance, studio b production; review October rent roll; review accounts payable; review and approve FAD Movie rental quote	0.90	\$395.00	\$355.50

Filters Used:

- Time Entry Date: 1/01/70 to 12/31/22
- File ID: AANUVO-R: to AANUVO-R:
- Time Entry Bill Status: Un-Billed to Un-Billed
- Time Entry Bill Status: Un-Billed to Un-Billed

MSGG - Detailed Time Dockets

Printed on: 2/15/23

Page 148 of 152

File Name (ID): 2607380 Ontario Limited (NUVO") (AANUVO-R:)

Day	Date	Memo	B-Hrs	B-Rate	Amount
Trevor Pringle (TPR)					
Wed	10/26/2022	review general ledger; review monthly cash-flow; correspondence/discussions re ongoing operations including short-term rentals, facade roof shingle replacement, building maintenance; review and approve FAD Movie rental agreement; review and approve scissor lift maintenance quote; correspond/tdw Rosemary Fisher, lawyer re draft Nuvo Taste agreements; review draft Nuvo Taste acknowledgement and occupancy agreement & schedule "B"; review draft Nuvo Taste agreement and undertaking to vacate; review Nuvo Taste lease terms	1.50	\$395.00	\$592.50
Thur	10/27/2022	review G/L; review monthly cash-flow; review Active Security daily logs; review accounts payable; discussions/correspondence re ongoing operations including building & equipment maintenance, Nuvo Taste, studio b rental; review Nuvo Taste acknowledgement and occupancy agreement & schedules; correspond with Christine Sinclair, PWC - receiver for Bridging Finance re Cushman & Wakefield marketing update	1.10	\$395.00	\$434.50
Fri	10/28/2022	review G/L; review monthly cash-flow; review accounts payable; review Enbridge monthly gas usage; discussions/correspondence re ongoing operations including Nuvo Taste, building maintenance; correspond with Shawn Saulnier re Nuvo Taste executed acknowledgement & schedules; review and approve chq rq; correspond with Rosemary Fisher, lawyer; review Active Security daily logs	1.10	\$395.00	\$434.50
Mon	10/31/2022	review accounts payable; review G/L; review monthly cash-flow; discussions/correspondence re ongoing operations including Nuvo Taste sink, building maintenance, short-term rentals, Active Security; tdw Philip Cho, lawyer for Crossroads; review and execute Nuvo Taste acknowledgement and occupancy agreement schedule "B"; correspond with Mike Yull, Cushman & Wakefield re property tours; tdw Bernie Huber, Meridian; review Bridget Saulnier atrium rental agreement; review Active Security daily logs	1.40	\$395.00	\$553.00
Tues	11/01/2022	review general ledger; review November rent collection; review monthly cash-flow; discussions/correspondence re ongoing operations including equipment & building maintenance, short-term rentals; review chiller repair quotes; review November accounts payable; review Active Security daily logs; review and approve cheque requisition; review November rent roll; review and execute Nuvo Taste atrium rental agreement; review Nuvo Taste certificate of insurance; review Cushman & Wakefield October marketing update report; correspond with Bernie Huber, Meridian	1.60	\$395.00	\$632.00
Wed	11/02/2022	review G/L; review monthly cash-flow; review November accounts payable; discussions/correspondence re ongoing operations including facade roof shingle replacement, building maintenance, Nuvo Taste smoker; review November rent roll; review and approve payment of Spicer snow removal invoice; review November HubSpot lead report; review Burlington fire code	1.10	\$395.00	\$434.50
Thur	11/03/2022	review G/L; discussions/correspondence re ongoing operations including short-term rentals, building maintenance; review monthly cash-flow; review November accounts payable; review Saulnier correspondence; review Active Security daily logs; review November rent roll	0.80	\$395.00	\$316.00

Filters Used:

- Time Entry Date: 1/01/70 to 12/31/22
- File ID: AANUVO-R: to AANUVO-R:
- Time Entry Bill Status: Un-Billed to Un-Billed
- Time Entry Bill Status: Un-Billed to Un-Billed

MSGG - Detailed Time Dockets

Printed on: 2/15/23

Page 149 of 152

File Name (ID): 2607380 Ontario Limited (NUVO") (AANUVO-R:)

Day	Date	Memo	B-Hrs	B-Rate	Amount
Trevor Pringle (TPR)					
Fri	11/04/2022	review G/L; review monthly cash-flow; review November accounts payable; discussions/correspondence re ongoing operations including cell phones, building maintenance, facade roof shingle replacement, short-term rentals, Ontario Green vacating; review Active Security daily logs; review November rent roll	0.90	\$395.00	\$355.50
Mon	11/07/2022	review general ledger; review monthly cash-flow; review November accounts payable; discussions/correspondence re ongoing operations including Nuvo Taste, building maintenance, facade roof shingles replacement, short-term rentals; Active security daily logs; review November rent roll	0.90	\$395.00	\$355.50
Tues	11/08/2022	review G/L; discussions/correspondence re ongoing operations including short-term rentals, facade roof shingle replacements, building maintenance; review monthly cash-flow; review Saulnier correspondence; review Active Security daily logs	0.80	\$395.00	\$316.00
Wed	11/09/2022	review G/L; review monthly cash-flow; review November accounts payable; discussions/correspondence re ongoing operations including facade roof shingle replacement, short-term rentals, annual fire inspection, FAD studio b rental hazing; review October bank statement	0.80	\$395.00	\$316.00
Thur	11/10/2022	review G/L; review November accounts payable; review monthly cash-flow; review November rent roll; discussions/correspondence re ongoing operations including short-term rentals, building maintenance, FAD Movie studio b hazing; review Active Security daily logs; correspond with Mike Yull, Cushman & Wakefield re property tours	0.90	\$395.00	\$355.50
Fri	11/11/2022	review and execute Cushman & Wakefield amendment to listing agreement - 3 month extension; review general ledger; correspondence/discussions re ongoing operations including short-term rentals, building maintenance, facade roof replacement, chiller repair; correspond with Dee Malek, Cushman & Wakefield; review FAD Movie hazing schedule & safety plan; review November accounts payable; review monthly cash-flow; review Active Security daily logs	1.30	\$395.00	\$513.50
Mon	11/14/2022	review G/L; review FAD Movie hazing schedule & safety plan; review monthly cash-flow; review November accounts payable; discussions/correspondence re ongoing operations including building maintenance, short-term rentals, chiller repair; correspond with Tracy Beggs, City of Burlington re 2023 property tax installments; review and execute 2023 property tax payment plan agreement; review bank statement; review facade roof inspection & hazing barrier photos; review Active Security daily logs	1.40	\$395.00	\$553.00
Tues	11/15/2022	review G/L; review monthly cash-flow; review November rent roll; discussions/correspondence re ongoing operations including studio b hazing, building maintenance, short-term rentals; review and sign Centimark roof completion form; review and approve Jef Tech Lift repair chq rq; review Active Security daily logs	0.90	\$395.00	\$355.50
Wed	11/16/2022	correspondence/discussions re ongoing operations including short-term rentals, winter maintenance, studio b hazing; review G/L; review monthly cash-flow; review Active Security daily logs	0.50	\$395.00	\$197.50
Thur	11/17/2022	correspondence/discussions re ongoing operations including FAD Movie studio b hazing, sub-contractor extra hours, short-term rentals, building maintenance; review G/L; review monthly cash-flow; review balance sheet; correspond with Philip Cho, lawyer for Crossroads	0.80	\$395.00	\$316.00

Filters Used:

- Time Entry Date: 1/01/70 to 12/31/22
- File ID: AANUVO-R: to AANUVO-R:
- Time Entry Bill Status: Un-Billed to Un-Billed
- Time Entry Bill Status: Un-Billed to Un-Billed

File Name (ID): 2607380 Ontario Limited (NUVO") (AANUVO-R:)

Day	Date	Memo	B-Hrs	B-Rate	Amount
Trevor Pringle (TPR)					
Fri	11/18/2022	review G/L; review monthly cash-flow; discussions/correspondence re ongoing operations including studio b hazing, sub-contractor extra hours, building maintenance; review Active Security daily logs; tdw Bernie Huber, Meridian; review and approve payment of Centimark roof replacement invoice; review and approve Nuvo Taste chq rq; review October HST return; correspond/tdw Philip Cho, lawyer for Crossroads	1.10	\$395.00	\$434.50
Mon	11/21/2022	review general ledger; review monthly cash-flow; review November accounts payable; discussions/correspondence re ongoing operations including Nuvo Taste kitchen issues, HVAC, studio b hazing, short-term rentals; review Cushman & Wakefield listing agreement; call Rosemary Fisher, lawyer; review Active Security daily logs	0.90	\$395.00	\$355.50
Tues	11/22/2022	review G/L; review monthly cash-flow; review November accounts payable; review monthly hydro usage; discussions/correspondence re ongoing operations including Nuvo Taste leaking pipe, studio b hazing, kitchen equipment maintenance, short-term rentals; review Active Security daily logs	0.80	\$395.00	\$316.00
Wed	11/23/2022	review G/L; review monthly cash-flow; review November accounts payable; discussions/correspondence re ongoing operations including building maintenance, props b rent collection, short-term rentals, studio b hazing; review Active Security daily logs; tdw Rosemary Fisher, lawyer; review November rent roll	0.80	\$395.00	\$316.00
Thur	11/24/2022	review G/L; review monthly cash-flow; discussions/correspondence re ongoing operations including short-term rentals, building maintenance; review November accounts payable; review Active Security daily logs	0.60	\$395.00	\$237.00
Fri	11/25/2022	review G/L; review monthly cash-flow; review November accounts payable; discussions/correspondence re ongoing operations including HVAC issues, studio b hazing, short-term rentals; review monthly Enbridge gas consumption; review November rent roll	0.70	\$395.00	\$276.50
Mon	11/28/2022	correspondence re ongoing operations including short-term rentals; review G/L; review monthly cash-flow; review November accounts payable; review Active Security daily logs; review November rent roll	0.60	\$395.00	\$237.00
Tues	11/29/2022	review general ledger; review monthly cash-flow; discussions/correspondence re ongoing operations including building maintenance, short-term rentals; review Active Security daily logs	0.50	\$395.00	\$197.50
Wed	11/30/2022	review G/L; discussions/correspondence re ongoing operations including December rent collection, short-term rentals, building maintenance, sub-contractor cheques, holiday work hours; review December accounts payable; review monthly cash-flow; review and approve chq rq; review December rent roll	0.90	\$395.00	\$355.50
Thur	12/01/2022	review G/L; review monthly cash-flow; discussions/correspondence re ongoing operations including short-term rentals, sub-contractor cheques, building maintenance; review Cushman & Wakefield marketing update report; correspond with Bernie Huber, Meridian; review Active Security daily logs; review December accounts payable; review December rent roll/collection	1.00	\$395.00	\$395.00
Fri	12/02/2022	review G/L; correspondence/discussions re ongoing operations including short-term rentals, roof leak, mould problem, building accessibility, FAD Movie replica firearms issue; review monthly cash-flow; review Active Security daily logs; review site inspection photos; review December rent roll	0.90	\$395.00	\$355.50

Filters Used:

- Time Entry Date: 1/01/70 to 12/31/22
- File ID: AANUVO-R: to AANUVO-R:
- Time Entry Bill Status: Un-Billed to Un-Billed
- Time Entry Bill Status: Un-Billed to Un-Billed

MSGG - Detailed Time Dockets

Printed on: 2/15/23

Page 151 of 152

File Name (ID): 2607380 Ontario Limited (NUVO") (AANUVO-R:)

Day	Date	Memo	B-Hrs	B-Rate	Amount
Trevor Pringle (TPR)					
Mon	12/05/2022	review general ledger; review monthly cash-flow; review Active Security daily logs; review December rent roll; discussions/correspondence re ongoing operations including FAD Movie firearms protocol, short-term rentals, Internet update, mould abatement; review December accounts payable; review financial statements	0.90	\$395.00	\$355.50
Tues	12/06/2022	review G/L; review monthly cash-flow; review December rent roll; discussions/correspondence re ongoing operations including short-term rentals, FAD Movie armourer license; review December accounts payable; review Active Security daily logs; review FAD Movie gun schedule	0.80	\$395.00	\$316.00
Wed	12/07/2022	correspondence/discussions re ongoing operations including short-term rentals, building maintenance; review G/L; review December rent collection; review December accounts payable; review monthly cash-flow; review mould remediation quote; review and approve production office rental; review Active Security daily logs	0.90	\$395.00	\$355.50
Thur	12/08/2022	review G/L; review monthly cash-flow; review December rent roll; discussions/correspondence re ongoing operations including building maintenance, Nuvo Taste eviction, short-term rentals; review December accounts payable; review Active Security daily logs; review November bank statement	0.80	\$395.00	\$316.00
Fri	12/09/2022	review G/L; correspondence/discussions re ongoing operations including short-term rentals, building maintenance, Nuvo Taste; correspond with Shawn Saulnier re Nuvo Taste occupancy; correspond/tdw Rosemary Fisher, lawyer; review monthly cash-flow; review December accounts payable; call Bernie Huber, Meridian	0.90	\$395.00	\$355.50
Mon	12/12/2022	correspondence/discussions re ongoing operations including short-term rentals, FAD Movie clean-up issue, building maintenance; review general ledger; review monthly cash-flow; review December accounts payable; review December rent roll; correspond/tdw Bernie Huber, Meridian; review Active Security daily logs; review old Nuvo Taste lease terms; review Crossroads lease terms; correspond with Rosemary Fisher, lawyer re drafting Nuvo Taste rental agreement; correspond with Shawn Saulnier re updated month to month Nuvo Taste rental agreement; review and make changes to updated statement of receipts and disbursements & updated monthly rent roll for Meridian	1.90	\$395.00	\$750.50
Tues	12/13/2022	review G/L; review monthly cash-flow; review SRD; discussions/correspondence re ongoing operations including building maintenance, short-term rentals; review and approve Nuvo Taste acknowledgement and occupancy agreement with schedules; correspond with Rosemary Fisher, lawyer re Nuvo Taste occupancy; review Active Security daily logs; review December accounts payable; review December rent roll	1.20	\$395.00	\$474.00
Wed	12/14/2022	review G/L; review monthly cash-flow; discussions/correspondence re ongoing operations including building maintenance, short-term rentals; review Active Security daily logs; review December accounts payable; call/correspond with Bernie Huber, Meridian; review SRD; review MLS; review Avison Young/Cushman & Wakefield correspondence re Crossroads	0.90	\$395.00	\$355.50

Filters Used:

- Time Entry Date: 1/01/70 to 12/31/22
- File ID: AANUV0-R: to AANUV0-R:
- Time Entry Bill Status: Un-Billed to Un-Billed
- Time Entry Bill Status: Un-Billed to Un-Billed

MSGG - Detailed Time Dockets

Printed on: 2/15/23

Page 152 of 152

File Name (ID): 2607380 Ontario Limited (NUVO") (AANUV0-R:)

Day	Date	Memo	B-Hrs	B-Rate	Amount
Trevor Pringle (TPR)					
Thur	12/15/2022	correspond/tdw Fraser Plant, Cushman & Wakefield re prospective purchasers; correspondence/discussions re ongoing operations including FAD Movie shoot, building maintenance, salting parking lot, facility user insurance policy renewal, short-term rentals; review Avison Young correspondence; review 2022 studio b rental amounts; review and approve payment of January 2023 property tax installment; review November general ledger; review November HST return; correspond with Shawn Saulnier re Nuvo Taste occupancy agreement	1.50	\$395.00	\$592.50
Fri	12/16/2022	review G/L; correspond with Marcel Potvin, sales consultant re contract increase; review November cash-flow; review December accounts payable; discussions/correspondence re ongoing operations including roof leak, FAD Movie shoot, parking lot salting; review Avison Young correspondence; review HUB correspondence re building insurance policy renewal; review Active Security daily logs; review Saulnier correspondence	1.20	\$395.00	\$474.00
Mon	12/19/2022	review general ledger; review monthly cash-flow; review December accounts payable; discussions/correspondence re ongoing operations including suspending Nuvo Taste access cards, building maintenance, FAD Movie clean-up, security guard incident, wheelchair incident; review Saulnier correspondence; review December rent roll; tdw Rosemary Fisher, lawyer; review Active Security daily logs; review memo to file re John Ing incident	1.20	\$395.00	\$474.00
Tues	12/20/2022	review G/L; review monthly cash-flow; review December accounts payable; review monthly hydro usage; discussions/correspondence re ongoing operations including annual fire inspection, elevator inspection, FAD Movie cleanup, property taxes, short-term rentals, studio b rental; review and approve return of Ward campaign security deposit; conference call with Tyson Dorsey, Hub International re building insurance policy renewal; review Active Security daily logs; review memo to file re John Ing incident; call/correspond with Rosemary Fisher, lawyer re John Ing incident	1.60	\$395.00	\$632.00
Wed	12/21/2022	review G/L; review monthly cash-flow; review December accounts payable; discussions/correspondence re ongoing operations including annual fire inspection, winter maintenance, Nuvo Taste smoker, sub-contractor payments; call Bernie Huber, Meridian; review John Ing incident documentation; review Active Security daily logs	0.90	\$395.00	\$355.50
Thur	12/22/2022	review G/L; review monthly cash-flow; review December accounts payable; review Active Security daily logs	0.40	\$395.00	\$158.00
Trevor Pringle (TPR)			486.80		\$192,286.00
Total for File ID AANUV0-R:			1,841.40		\$392,117.50
Grand Total:			1,841.40		\$392,117.50

**This is Exhibit “B”
To the Affidavit of Trevor Pringle**

dated November 17, 2023



**Evan Scott McCullagh,
a Commissioner etc, Province of
Ontario, for msi Spergel inc. Expires
October 6, 2026**

September 26, 2023

Invoice #: 12593

Meridian Credit Union
75 Corporate Park Drive
St. Catharines, Ontario L2S 3W3

Billing Period: Aug 31, 2023

Attention: Bernie Huber, Senior Commercial Credit Specialist

Invoice

RE: 2607380 Ontario Limited (NUVO")

FOR PROFESSIONAL SERVICES RENDERED as Court-Appointed Receiver from January 1, 2023 to August 31, 2023.

	Hours	Hourly Rate	Total
Trevor Pringle, CFE, CIRP, LIT	166.80	\$395.00	\$65,886.00
Gillian Goldblatt, CPA, CA, CIRP, LIT	5.80	290.00	1,682.00
Mukul Manchanda, CPA, CIRP, LIT	23.10	290.00	6,699.00
Susan Downey	30.90	120.00	3,708.00
Evan McCullagh	241.90	110.00	26,609.00
Paula Amaral	48.10	195.00	9,379.50
Others	37.80	100.00	3,780.00
Total Professional fees	554.40	\$212.38	\$117,743.50
HST			15,306.66

Reimbursable Expenses

Total

\$133,050.16

HST Registration #R103478103

(AANUVO-R)

Filters Used:

- Time Entry Date: 1/1/1970 to 8/31/2023
- File Client ID: AANUVVO-R to AANUVVO-R
- Time Entry Bill Status: Un-Billed to Un-Billed

MSGG - Detailed Time Dockets

Printed on: 9/26/2023

Page 1 of 45

File Name (ID): 2607380 Ontario Limited (NUVO") (AANUVVO-R:)

Day	Date	Memo	B-Hrs	B-Rate	Amount
Evan McCullagh (EMC)					
Tues	01/03/2023	Attend at Site re walkthrough; correspondence with Shawn Saulnier re January agreement; discussion with JH re operations, mold abatement quote, roof leak, water tank heater, NUVO Taste; discussion with AH re operations, NUVO taste; discussion with MP re sales; review deposits, draft deposit req; review geoff aiken invoice, review grassroots invoice, review principal access invoice; review Waybase lease, correspondence re same; review OMS termination notice, review OMS agreement, respond; review GL; review and update rent roll; review Canada Restoration Services mold remediation quote; review power vac quote; discuss same with JH;	2.50	\$110.00	\$275.00
Wed	01/04/2023	Travel to site re walkthrough; correspondence with Sandra, Waybase re lease agreement; discussion with MP re sales, waybase and OMS; discussion with JH re operations, mold quote; review Mold quotes; review security daily logs; review and update rent roll; review Canada Restoration Service Agreement; review deposits, draft deposit reqs; update rent roll; follow up with o/s members/tenents payments; Discussion and correspondence with Amber Armstrong, case worker for Will Bloem, review Will's timesheet;	2.00	\$110.00	\$220.00
Thur	01/05/2023	Review GL; discussion with AH re operations, Inbox Monster, NUVO Taste access cards; correspondence with Jennifer, NUVO Taste, access cards; review wire transfers; draft deposit reqs; correspondence with Jeff, Inbox Monster re January payment; update rent roll; correspondence with JH re elevator phone; discussion with Geoff Aiken re Elevator Phone; discussion with JH re operations, maintenance, water tank repair update, chiller, compressor, mold abatement; correspondence with CRA re status of file;	1.00	\$110.00	\$110.00
Fri	01/06/2023	Review GL; review rent roll; prep and issue Sign Agent invoice re bruce trail room; review HubSPot invoice, arrange payment; discussion with JH re operations, maintenance items; correspondence with Ron, Sceneworks re power supply; NUVO taste correspondence re March event; Travel to site re walkthrough; review cheques received, update rent roll; discussion with AH re ill; review mold abatement work; correspondence with Melissa, crossroads re studio b event; review scene work proptly claim and back up; review active security invoice;	1.50	\$110.00	\$165.00
Mon	01/09/2023	Travel to site re walkthrough; discussion with AH re operations; discussion with WB re hours; discussion with JH re operations, maintenance, compressor update; discussion with MP re sales, o/s rent; review cheques received, update rent roll, arrange deposits; review WB and AH timesheets and AH expenses; correspondence with Digby re o/s rent;	1.50	\$110.00	\$165.00
Tues	01/10/2023	review security daily logs; John Ing Incident, correspondence and discuss with John Henry, review JH memo, discuss with TP; discussion with JH re operations, maintenance; discussion with AH re operations; correspondence with JH re office repair from mold abatement;	0.50	\$110.00	\$55.00
Wed	01/11/2023	Travel to site re walkthrough; discussion with JH re operations, maintenance items, compressor update; review rent roll; update TP; review security daily logs;	1.00	\$110.00	\$110.00
Thur	01/12/2023	Review GL; Discussion and correspondence with JH re operations, leak in boiler room; review and prep receipts for YESA, Mending the Chasm, KRG, Ed Med and Risun; correspondence with Lee Digby, January payment; discussion with AH re operations, studio b tour; discussion with MP re studio b lead; discussion with JH re Gustaw quote on pruning trees; review security daily log; review growthill solutions hot desk agreement, approve; review and approve able lock quote;	1.00	\$110.00	\$110.00

Filters Used:

- Time Entry Date: 1/1/1970 to 8/31/2023
- File Client ID: AANUV0-R to AANUV0-R
- Time Entry Bill Status: Un-Billed to Un-Billed

MSGG - Detailed Time Dockets

Printed on: 9/26/2023

Page 2 of 45

File Name (ID): 2607380 Ontario Limited (NUVO") (AANUV0-R:)

Day	Date	Memo	B-Hrs	B-Rate	Amount
Evan McCullagh (EMC)					
Fri	01/13/2023	Discussion with JH re operations, snow removal and salting; correspondence with Nedco re quote for lightbulbs, require invoice; review Canway Invoices; review GL; correspondence with new hot desk re PAP payments; review and issue invoice to Growthill re boardroom; correspondence with MP re NUVO Taste, lounge rental; review facility user policy renewal, review invoice, draft CHQ REQ; Travel to site re walkthrough; discussion with AH re operations; discussion with JH re operations, roto router; review roto reouter invoice; water heater; discussion and correspondence with MP and TP re private office, realtor compensation;	2.00	\$110.00	\$220.00
Mon	01/16/2023	various Correspondence with MP re potential new office; Growthill Solutions office upgrade; review prorated amount; correspondence with waybase re notice to terminate lease; review and update rent roll; review GL; review and prep December HST return; discussion with JH re operations, maintenance, compressor, discussion with AH re operations, time off; discussion with MP re sales, waybase, the boys update, growthill solutions; review daily security logs; Travel to site re walkthrough;	1.50	\$110.00	\$165.00
Tues	01/17/2023	Review Burlington Hydro Invoice; review GL; discussion with JH re operations, security desk, NEDCO, compressor update; correspondence with MP re Props B update; review security daily logs;	0.50	\$110.00	\$55.00
Wed	01/18/2023	Travel to site re walkthrough; photos for Props B and Trailer; discussion with TP re buzzfeed proposal; correspondence with Jason, Buzzfeed re settlement proposal; correspondence with Lee Digby, January payment; correspondence with Mike Taylor, January payment; review and file December 2022 HST return; review Control Fire Invoice; review centimark quotes re sealant replacement and south ramp repair; discuss same with TP and JH; discussion with JH re operations, maintenance;	1.50	\$110.00	\$165.00
Thur	01/19/2023	Travel to site re walkthrough; discussion with AH re operations; discussion with JH re operations, maintenance; meeting with MP, AH, JH and GA re security desk; review Control Fire Report re 2022 Inspection; update with TP; discussion with MP and Provoke re invoice reminder; correspondence with Mike Taylor re January payment; discussion with JH re roof leak, 2nd quote required; various correspondence and discussions with MP re Edvance expansion; review lease re 305 use, square footage rate, etc; review security daily logs; review Provoke invoice; review Burlington Hydro invoice; review Edvance counter proposal;	2.00	\$110.00	\$220.00
Fri	01/20/2023	Travel to site re walkthrough; discussion with JH re operations, maintenance; discussion with AH re operations; review MP invoice; meeting with Rajat, Active Security; review roto router invoice; review and discuss edvance expansion proposal, respond;	1.00	\$110.00	\$110.00
Mon	01/23/2023	Review OTIS invoice; review Abell invoice; review Canway Invoice; discussion with JH re operations, maintenance, 2nd floor women's washroom; discussion with AH re operations; review JH, AH and Wb hours and expenses; correspondence and approval re chiller bearings repair, review quotes; review GL; correspondence with Nedco re light bulb payment; review honeywell invoice; review gsuite; correspondence with Geoff Alken re tenants vacating; Travel to site re walkthrough; discussion with MP re Th Boys production, sales update, edvance, yesa; review and approve yesa meetings; discussion with AH re operations; correspondence re cushman tour;	2.50	\$110.00	\$275.00

Filters Used:

- Time Entry Date: 1/1/1970 to 8/31/2023
- File Client ID: AANUV0-R to AANUV0-R
- Time Entry Bill Status: Un-Billed to Un-Billed

MSGG - Detailed Time Dockets

Printed on: 9/26/2023

Page 3 of 45

File Name (ID): 2607380 Ontario Limited (NUVO") (AANUV0-R:)

Day	Date	Memo	B-Hrs	B-Rate	Amount
Evan McCullagh (EMC)					
Tues	01/24/2023	review YESA Meeting agreement, wire confirmation; review and issue invoice to Inbox Monster re meeting; review GL; discussion and correspondence with JH re 2nd floor urinal, flood; approve Roto Router repair; review Crossroads production schedule; review payables; correspondence with Buzzfeed re counter offer; correspondence with MP re new hot desk; Travel to site re walkthrough; discussion with JH re maintenance items, urinal repair update; discussion with AH re operations; review security daily logs;	2.00	\$110.00	\$220.00
Wed	01/25/2023	Review Roto Router invoice, correspondence re timing of payments; correspondence with JH re security, illness; discussion with Rajat, Active Security re coverage; discussion with JH re operations, snow removal and security; review Complete Comfort quote; review 2023 interim property tax bill; discussion with Rajat re site reports; review GL: f/u with Lee Digby re January payment; correspondence with Jeff, Inbox Monster re variable payments; correspondence with Zaid re post dated CHQs; review and update rent roll;	1.00	\$110.00	\$110.00
Thur	01/26/2023	Discussion with AH re illness; discussion with JH re operations, snow removal and salting; review GL; Buzzfeed correspondence re settlement offer; review security daily logs; review velacity electrical quote, discuss with TP;	0.50	\$110.00	\$55.00
Fri	01/27/2023	Travel to site re walkthrough; discussion with AH re illness, discussion with JH re operations, maintenance, electrical 2nd quote, security; discussion with MP re sales, new hot desk; review Net2Learn hot desk agreement; review and update rent roll; correspondence to Lee Digby re January payment; review GL; discussion with Maroun Naser re new Hot Desk member; discussion with PA re Enbridge, review Enbridge invoice;	1.50	\$110.00	\$165.00
Mon	01/30/2023	Travel to site re walkthrough; discussion with AH re operations, new hot desk, discussion with WB re hours; discussion with JH re maintenance, 2nd floor door, 2nd electrical quote; discussion with MP re sales; review Enbridge invoice; correspondence re generator test, issue notice to tenants; review Control Fire quote re 2022 inspection deficiencies; correspondence with MP re hall rental for elevation realty; review security daily logs;	1.50	\$110.00	\$165.00
Tues	01/31/2023	Travel to site re walkthrough; discussion with AH re operations, Lee Digby, boardroom rentals; discussion with JH re operations, maintenance, main floor urinal issue, 2nd quote for electrical work; review cheques received, arrange deposits, review and update rent roll; f/u re Buzzfeed cash position; correspondence with Lee Digby and banking re PAP form and January payment; review spicer invoice, prep CHQ REQ; review security daily logs; review GL;	1.50	\$110.00	\$165.00
Wed	02/01/2023	Travel to site re walkthrough; discussion with JH re operations, maintenance, main floor urinal, chiller repair started; props B; review security daily logs; review principal access invoice; review control fire invoice; review cheques received; review and update rent roll; review GL; review 2nd electrical quote, issue approval to 1st electrical quote; discussion with JH re Veracity electric and urinal update; correspondence with Shawn Saulnier re NUVO Taste rent; correspondence with Inbox Monster re PAP form; review and issue invoice to Heart to Heart re February rent; correspondence with JBI re cancelation of membership;	1.50	\$110.00	\$165.00
Thur	02/02/2023	Review Waybase Lease; discussion with TP re Waybase, respond to Sandra, Waybase re vacating; discussion with AH re operations, Mending Chasm request (sound proof); review Geoff Aiken invoice; review GL; review security daily logs; discussion with JH re operations, maintenance; review Emterra invoice, review Grassroots invoice;	1.00	\$110.00	\$110.00

Filters Used:

- Time Entry Date: 1/1/1970 to 8/31/2023
- File Client ID: AANUVVO-R to AANUVVO-R
- Time Entry Bill Status: Un-Billed to Un-Billed

MSGG - Detailed Time Dockets

Printed on: 9/26/2023

Page 4 of 45

File Name (ID): 2607380 Ontario Limited (NUVO") (AANUVVO-R:)

Day	Date	Memo	B-Hrs	B-Rate	Amount
Evan McCullagh (EMC)					
Fri	02/03/2023	Review Green Planet Invoice; review security daily logs; review Saulnier's request; draft SRDs and Rent Roll, review GLs; review and approval additional light work; review 2nd sealant quote; discussion with JH re operations, chiller repair update, sealant quote, light bulbs, heat, complete comfort update; Travel to site re walkthrough; discussion with AH; discussion with JH re sealant quote approved, nedco lights update; discussion with MP re sales; review cheques received; correspondence with Shawn Saulnier re february rent;	2.50	\$110.00	\$275.00
Mon	02/06/2023	Discussion with AH re operations, NUVO Taste CHQ, correspondence with Lee Roller, February payment, discussion with JH re operations and maintenance, review security daily logs; correspondence re Intravision NSF payment; review John Henry proposal re Security Desk, issue approval; finalize and issue SRD and rent rolls with disclaimer to Saulnier, review rent roll; f/u with o/s members; review cogeco invoice; review February payables; Travel to site re walkthrough; discussion with JH re operations, security desk;	2.00	\$110.00	\$220.00
Tues	02/07/2023	Correspondence with MP re potential new office membership; correspondence with Crossroads and C&W re C&W tour; review Active Security invoice; discussion with AH re operations, C&W tour; review and arrange deposit of CHQs; discussion with JH re operations, maintenance; correspondence with Jason, Buzzfeed re settlement, discuss with TP;	0.75	\$110.00	\$82.50
Wed	02/08/2023	Travel to site re walkthrough; discussion with JH re operations, maintenance, chiller update, HVAC mid season update, electrical update; review security daily logs; review GL; discussion with MP re Hallmark update, cooking show update and JDI private office update; review JH's timesheet;	1.00	\$110.00	\$110.00
Thur	02/09/2023	Review security daily logs; review AH and WB timesheets and expenses; discussion with JH re operations, maintenance; discussion with AH re operations; correspondence to tenants/members re internet maintenance; review Powerschool payment, update rent roll; discussion with Kris, Centimark re quote; review January cashflow report; issue notice re women's 2nd floor washroom; discussion with MP re Edvance expansion, JDI new co working membership;	1.50	\$110.00	\$165.00
Fri	02/10/2023	Travel to site re walkthrough; discussion with AH re operations; review GL; review payables; review CHQs received, updated rent roll; review Chiller photos;	1.00	\$110.00	\$110.00
Mon	02/13/2023	Travel to site re walkthrough; discussion with AH re operations; discussion with JH re operations, maintenance update; review GL, pre and issue receipts to YESA, Risun, Mending the Chasm, KRG and Eder; review QuickBooks Receipt; review 2021 GL, Review 2022 GL, prep 2021 and 2022 SRDs for data room; review security daily logs; correspondence with JH re supply room; correspondence with JBI re vacating date; discussion with MP re JDI internet added to agreement; correspondence with Jason, Buzzfeed re props b;	2.00	\$110.00	\$220.00
Tues	02/14/2023	Discussions and correspondence with JH re operations, maintenance, loading bay area heat issue, approve complete comfort diagnostics, props B; discuss same with TP; discussion with Les, Complete Comfort re motor quote; review GL; review rent roll; review security daily logs; review and approve complete comfort quote re motor for heater; discussion with AH re WB purchase of splenda, grand piano usage, operations; review honeywell invoice;	1.00	\$110.00	\$110.00

Filters Used:

- Time Entry Date: 1/1/1970 to 8/31/2023
- File Client ID: AANUV0-R to AANUV0-R
- Time Entry Bill Status: Un-Billed to Un-Billed

MSGG - Detailed Time Dockets

Printed on: 9/26/2023

Page 5 of 45

File Name (ID): 2607380 Ontario Limited (NUVO") (AANUV0-R:)

Day	Date	Memo	B-Hrs	B-Rate	Amount
Evan McCullagh (EMC)					
Wed	02/15/2023	Travel to site re walkthrough; discussion with JH re operations, maintenance items i.e. heater, 2nd floor leak, bulbs, props b storage; discussion with WB re purchase of supplies, access; update TP; f/u with Lee Roller re o/s rent; discussion with Amber, social worker for WB; review security daily logs; review MP correspondence re filming credits; review and fill in questionnaire; discussion with MP re studio questionnaire; review draft Edvance month to Month agreement, correspondence with lawyer re same; finalize and issue 2021 and 2022 SRD for data room; draft October 2022 SRD; prepare CHQ REQ re fees; issue invoice to Avalanche re boardroom rental;	2.00	\$110.00	\$220.00
Thur	02/16/2023	Travel to site re walkthrough; discussion with AH re Waybase keys, operations; discussion with JH re operations, maintenance, props b; correspondence with Elevation re keys; review Edvance agreement; correspondence and discussion with MP re internet for Edvance; discussion with Geoff re IT update; review MP invoice; review Dave Gustaw invoice; review complete comfort invoice; review burlington hydro invoice; review Edvance rental agreement for the new space; finalize questionnaire with MP; review Dave Gustaw quote for pruning, correspondence with JH re same; Crossroads correspondence re building maintenance items;	2.00	\$110.00	\$220.00
Fri	02/17/2023	Review GL; correspondence and discussion with JH re Dave Gustaw invoice, work completed; review Provoke Invoice; discussion with JH re operations, maintenance, 2nd quote for fire deficiencies, urinal issue, crossroads correspondence; prep CHQ REQ re Property Taxes; review JDI agreement; review and update rent roll; finalize and file January HST return; discussions with MP re marketing and Powerschool; correspondence with Imran re dedicated desk; discussion with AH re operations;	1.50	\$110.00	\$165.00
Tues	02/21/2023	Travel to site re walkthrough; discussion with AH re operations, elevation keys/access cards received; discussion with JH re operations, plumbing repair, chiller rebuild quote; review chiller rebuild quote, discuss with TP; reach out to Trane re 2nd quote, various correspondence; review Burlington Hydro invoice; review Abell invoice; review GL; review Ricento CHQ , correspondence with MP re ricento shortfall; discussion with MP re Ricento, Lee Weber, sales; review security daily logs; correspondence with MP re Lee Weber storage agreement pricing, spaced leased by crossroads; discuss same with TP;	2.00	\$110.00	\$220.00
Wed	02/22/2023	Travel to site re walkthrough; discussion with JH re operations, snow removal, maintenance update, chiller; correspondence with MP re Lee Weber agreement, edvance, powerschool; review and update rent roll; discussion with MP re PowerSchool vacating; review GL and prep SRD and rent roll for Meridian; review security daily logs; correspondence with Tyson, HUB re insurance renewal;	1.50	\$110.00	\$165.00
Thur	02/23/2023	Discussions with JH re operations, salting, snow removal, maintenance update, Elevation Event; Discussion with AH re operations, Lee Weber storage room; lengthy discussion with MP re Elevation even logistics; discuss same with TP; correspondence with MP re lee weber storage agreement; elevation; correspondence with Edvance re payment; correspondence with Brad, Trane re Chiller Quote;	1.00	\$110.00	\$110.00
Mon	02/27/2023	Various correspondence and discussion with MP re 65 inch monitor stand, ricento event, ricento security deposit, lee weber agreement, melrose investment agreement; travel to site re walkthrough; meeting with Rajat, Active Security; review security daily logs, review GL; discussion with JH re operations, maintenance, review and approve roto router quote; discussion with AH re operations, new offices; correspondence with Tyson, HUB re insurance renewal; review new terms;	1.50	\$110.00	\$165.00

Filters Used:

- Time Entry Date: 1/1/1970 to 8/31/2023
- File Client ID: AANUV0-R to AANUV0-R
- Time Entry Bill Status: Un-Billed to Un-Billed

MSGG - Detailed Time Dockets

Printed on: 9/26/2023

Page 6 of 45

File Name (ID): 2607380 Ontario Limited (NUVO") (AANUV0-R:)

Day	Date	Memo	B-Hrs	B-Rate	Amount
Evan McCullagh (EMC)					
Tues	02/28/2023	Discussion with JH re operations, time off, maintenance, chiller, snow removal; review security daily logs; Active Correspondence re new ownership; correspondence with Bridget Saulnier re March event, payments; review agreement; review CHQS, update rent roll; arrange deposits; review GL; review spicer invoice, prep CHQ REQ; discussion with MP re Ontario Creates requests;	1.00	\$110.00	\$110.00
Wed	03/01/2023	Travel to site re walkthrough; discussion with JH re operations, maintenance items; review cheques received, review and update rent roll; discussions with MP re Edvance, JDI, Mike Ulmer and Lee Weber; correspondence with Edvance re payment; correspondence with JDI re Receivership, payment; lengthy meeting with JH re Crossroads correspondence re building maintenance items; draft and issue response; discussions with JH, MP and correspondence to Jason Moring re Props B, settlement update; update TP; review GL; review Principal Access Invoice; review and approve Film Production Ad re tax creditors; discussion with MP re JDI cleaning introduction;	2.50	\$110.00	\$275.00
Thur	03/02/2023	Review TYCO invoices, correspondence re same; review Grassroots Invoice; correspondence with Canway re o/s invoices; correspondence with PowerSchool re March rent; review rent roll; review GL; review CHQs and arrange deposits; discussion with AH re operations, roto router, props b, et al; review Advert email re studio B; MP correspondence re monthly rate; review security daily logs; review utility invoices, begin overhead review; discuss overhead review with TP; Travel to site re walkthrough, meeting with AH re operations, plumbing update, tenants/member items, board meeting tomorrow; discussion with MP re monthly rates for Studio B; review and approve quarterly drain test; review Complete Comfort invoice; discussion and correspondence with Lee Weber re monthly payments; correspondence with JDI re monthly payments; review Canway invoices;	3.00	\$110.00	\$330.00
Fri	03/03/2023	Discussion with JH re operations, maintenance, Props B, Snow Removal, JDI meeting; discussion with AH re operations, melrose; review correspondence re board meetings; review rent roll; review JDI PAP; review security daily logs; continue overhead review; review payables;	1.00	\$110.00	\$110.00
Mon	03/06/2023	Review GL; draft Interim 246(2) and SRD and issue to OSB; review deposits, prep Deposit REQ; review update rent roll; correspondence with Lee Roller re vacating end of month; correspondence with PowerSchool re security deposit; correspondence with MP re Growthill 2nd member; discussion with JH re operations, snow removal, props B; Travel to site re walkthrough; discussion with JH re operations update; discussion with AH re operations; MP correspondence re new private offices, studio inquiry; review security daily logs; review cheques received on site, update rent roll;	2.00	\$110.00	\$220.00
Tues	03/07/2023	Discussion with AH re WB, health issue (non work related); discussion with JH re operations, Green Room washroom smell, solutions; maintenance items, Props B; correspondence with MP re pro rated office space, Elevation Event re parking issue; review cheques and arrange deposits; correspondence with CJ re Honeywell software notice, insurance premiums; review NUVO Taste COI for event; review security daily logs; review Emterra Invoice;	1.00	\$110.00	\$110.00
Wed	03/08/2023	Travel to site re walkthrough; meeting with JH re maintenance, operations; meeting with Jason, JDI re cleaning proposal; review GL; review rent roll; Lee Roller correspondence re payment; discussion with MP re Elevation Event, sales, YESA expansion, Dovetail studio; review YESA agreement; correspondence with MP re YESA expansion;	1.50	\$110.00	\$165.00

Filters Used:

- Time Entry Date: 1/1/1970 to 8/31/2023
- File Client ID: AANUVVO-R to AANUVVO-R
- Time Entry Bill Status: Un-Billed to Un-Billed

MSGG - Detailed Time Dockets

Printed on: 9/26/2023

Page 7 of 45

File Name (ID): 2607380 Ontario Limited (NUVO") (AANUVVO-R:)

Day	Date	Memo	B-Hrs	B-Rate	Amount
Evan McCullagh (EMC)					
Thur	03/09/2023	review security daily logs; discussions with AH re operations, cheques received, YESA space; discussions with JH re operations, maintenance, Props B, Honeywell automation, fire deficiency quote; update TP; discussions and correspondence with MP re YESA expansion proposals; review GL: arrange deposit NUVO Taste funds; review AH and WB timesheets and expenses; correspondence with Powerschool re pre receivership security deposit; review roto router invoice; review honeywell invoice; control chem correspondence; review Membership agreement	1.50	\$110.00	\$165.00
Fri	03/10/2023	Review GL; Review Enbridge Invoice; Discussion with JH re operations, maintenance items, security desk, pods for dishwasher, memo for fire deficiency quote, snow removal and salting; discussion with AH re operations, salting; review Elevation agreement, May 2023 event; correspondence with MP re same; review security daily logs; review payables;	0.75	\$110.00	\$82.50
Mon	03/13/2023	Review security daily logs; discussion with JH re operations, snow removal; review GL; review and issue receipts to Eder, KRG, YESA, Mending and RISUN; review QuickBooks receipt; correspondence with Tyson, HUB re insurance renewal; Travel to site re walkthrough; lengthy discussion with JH re backflow test, man hole cover, spicer to replace; lengthy discussion with MP and AH re YESA expansion, review proposed square footage, discuss same with TP, issue approval; update TP on backflow and man hole; discussion with Halton Region re extension of back flow test;	3.00	\$110.00	\$330.00
Tues	03/14/2023	discussion with JH re operations, man hole repair, review GL, payables; review and arrange deposit of CHQs; correspondence with MP re virtual office; review control chem invoice; discussion with AH re operations;	0.50	\$110.00	\$55.00
Wed	03/15/2023	Travel to site re walk through; discussion with JH re maintenance, operations, card reader on main level, chiller; correspondence with MP re YESA, IT, review draft agreement; review and approve grab bar quote; update TP; HUB correspondence re CYBER policy; correspondence with MP re new private offices; review and update rent roll; review Theresa Place agreement; review CYBER insurance renewal form; review fire deficiency quote, send approval; review JH correspondence re fire deficiencies; review security daily logs;	1.50	\$110.00	\$165.00
Thur	03/16/2023	Discussion with JH re operations, maintenance, security, props b, grab bar; discussion with AH re operations, security, training; update TP; review February GL; prep February HST return for review; lengthy discussion with GA and MP re YESA IT requirements; file HST return; review security daily logs; Lee Roller correspondence re extension;	1.00	\$110.00	\$110.00
Fri	03/17/2023	Discussion with JH re operations, maintenance update, props b; discussion with AH re operations; review complete comfort invoice, work order and original quote; review GL: discussion with JH re cleaning; review security daily logs; Travel to site re walkthrough; review TYCO collection letter, respond; review TYCO invoice;	1.50	\$110.00	\$165.00
Mon	03/20/2023	Travel to site re walkthrough; discussion with JH re operations, maintenance update, Props B; discussion with AH re operations; discussion with TP re update, TYCO letter; review security daily logs; Lengthy discussion with TYCO re invoices, receivership order, payments; PowerSchool correspondence; discussion with MP re PowerSchool changes and YESA correspondence; discussion with JH re YESA paint request, security guard training; correspondence with MP re YESA approval;	1.50	\$110.00	\$165.00

Filters Used:

- Time Entry Date: 1/1/1970 to 8/31/2023
- File Client ID: AANUV0-R to AANUV0-R
- Time Entry Bill Status: Un-Billed to Un-Billed

MSGG - Detailed Time Dockets

Printed on: 9/26/2023

Page 8 of 45

File Name (ID): 2607380 Ontario Limited (NUVO") (AANUV0-R:)

Day	Date	Memo	B-Hrs	B-Rate	Amount
Evan McCullagh (EMC)					
Tues	03/21/2023	Discussion with JH re operations, maintenance items; correspondence with YESA re termination of current agreement; review YESA expansion agreement; discussion and correspondence re changes; review TYCO invoices, payment report; prepare analysis; prep TYCO CHQ REQ; discussion and correspondence with Sara, Powerschool re changes to agreement; discussion with AH re operations, 212-7 office, discussion with MP re payments, 212-7 office, PowerSchool update, YESA update;	1.50	\$110.00	\$165.00
Wed	03/22/2023	Travel to site re walkthrough; discussion with JH re operations, maintenance, boiler leak, security; review GL; review YESA agreement; review security daily logs;	1.00	\$110.00	\$110.00
Thur	03/23/2023	Discussion with JH re operations, boiler repair update, roto router, time off; review payables, review Burlington Hydro Invoice; correspondence with Christine re Spark Power quote, substation maintenance; discussion with Veracity re invoice update; discussion with Clive Lobo re co-working member, office payment and access; discuss same with AH and MP; discussion with TYCO re payment, services;	0.75	\$110.00	\$82.50
Fri	03/24/2023	Review security daily logs; review new Hot Desk membership; update rent roll; discussion with AH re operations; discussion with AH re Arlies employee, suspected heart attack, paramedics on site; Travel to site re walkthrough, meeting with AH re operations update, paramedic update; update TP; review Veracity invoice;	1.50	\$110.00	\$165.00
Mon	03/27/2023	review GL; Discussion with TYCO, payment confirmed, service confirmed; review Abell Invoice, review Spicer Invoice; discussion with JH and AH re operations; correspondence with CJ and JH re Spark Power and AED pad update; review CHQs; Travel to site re walkthrough; discussion with AH re operations, boardroom; discussion with JH re operations, back flow test update; review payables; review JH timesheet; correspondence with Ron, Major Air re chiller rebuild update;	1.50	\$110.00	\$165.00
Tues	03/28/2023	Review payables; discussion with JH re operations, fire deficiency repair update; chiller update correspondence; review control fire sales order and quote; discussion with AH re operations, powerschool, new hot desk; review and approve corporate event;	0.50	\$110.00	\$55.00
Wed	03/29/2023	Discussion with JH re operations, radiator valve part; review Payables, review TYCO invoice; review rent roll, update rent roll; Travel to site re walkthrough; discussion with MP re payment, Sunday even, pricing;	1.50	\$110.00	\$165.00
Thur	03/30/2023	Review security daily logs; discussion with AH re operations, boardroom meetings; review and update contact list; review rent roll; discussion with JH re operations, radiator update; review and finalize CYBER Insurance form; correspondence with Jason, Buzzfeed re o/s payment, ownership for settlement et al; review and issue Inbox Monster Invoice re boardroom;	0.75	\$110.00	\$82.50
Fri	03/31/2023	Review Roto Router Invoice; review security daily logs; correspondence with Dave Gustaw re landscaping service agreement; Travel to site re walkthrough; discussion with JH re operations, maintenance, leaks; discussion with AH re operations, member's vacating; review CHQs; review and update rent roll; review GL; review wire deposits, pre deposit req; review complete comfort invoice;	1.50	\$110.00	\$165.00
Mon	04/03/2023	review Spark Power 2023 substation maintenance quote, review previous year; correspondence with CJ re 2nd quote; review Dave Gustaw landscaping agreement, discuss with JH; discussion with JH re operations, maintenance, Chiller update; discussion with AH re operations, Lee Roller; review Principal Access invoice; Travel to site re walkthrough; discussion with MP re sales; discussion with AH re operations; review CHQs received, update rent roll; review GL; review and Complete Comfort Quote; discussion with JH re boiler, generator run test; review security daily logs; meeting with Rajat, Falcon Security re security update;	2.50	\$110.00	\$275.00

Filters Used:

- Time Entry Date: 1/1/1970 to 8/31/2023
- File Client ID: AANUV0-R to AANUV0-R
- Time Entry Bill Status: Un-Billed to Un-Billed

MSGG - Detailed Time Dockets

Printed on: 9/26/2023

Page 9 of 45

File Name (ID): 2607380 Ontario Limited (NUVO") (AANUV0-R:)

Day	Date	Memo	B-Hrs	B-Rate	Amount
Evan McCullagh (EMC)					
Tues	04/04/2023	Review Grassroots invoice; correspondence with JH re epoxy on wheel chair ramp; discussion with JH re operations, boilers down, complete comfort; discussion with AH re operations, CHQs; correspondence with Zaid re April CHQ; review and update rent roll; review wire transfers, prep deposit reqs; discussion with JH re boiler update, props b update; Crossroads correspondence re production schedule; review Emterra invoice;	1.00	\$110.00	\$110.00
Wed	04/05/2023	Travel to site re walkthrough; discussion with JH re boiler, chiller, landscaping, operations, cleaning, props b; review CHQs, update rent roll; review Control Chem invoice, review payables; discussion and correspondence with MP re office lead, school, age restriction, safety issues; review security daily logs; review Spicer summer landscaping quote, review Dave Gustaw quote, discuss with TP for spicer approval; correspond with both;	1.50	\$110.00	\$165.00
Thur	04/06/2023	Review Hubspot Invoice, arrange payment; discussion with PA re payables and payroll; correspondence with Major Air re Chiller update; discussion with John re operations, gauge and valves needed, approve; arrange deposit of CHQs; discussion with AH re operations; Boathouse correspondence re vacating, respond; Travel to site re walkthrough; discussion with MP re sales, discussion with AH re operations; discussion with JH re operations, maintenance, control fire update, chiller, et al;	1.50	\$110.00	\$165.00
Mon	04/10/2023	Correspondence re Chiller; Discussion with JH re operations, chiller, props B; Travel to site re walkthrough, discussion with MP re sales; discussion with AH re operations, discussion with JH re outside chiller update, maintenance items; review and approve Complete Comfort quote re CER Humidifier room; review payables;	1.50	\$110.00	\$165.00
Tues	04/11/2023	Review security daily logs; discussion with JH re operations, chiller, himidifier CER Room; Crossroads correspondence re production schedule; Major Air Correspondence re Chiller; review GL; review rent roll; review and approve Complete Comfort quote re cleaning of chiller tower;	0.50	\$110.00	\$55.00
Wed	04/12/2023	Travel to site re walkthrough; correspondence with Roto Router re invoice; discussion with JH re operations, chiller, maintenance items; update TP; review payables and GL; review and issue receipts to YESA, KRG, Mending, Eder and Risun;	1.00	\$110.00	\$110.00
Thur	04/13/2023	review See My clients correspondence; issue boardroom invoice; correspondence re 2nd quote for substation maintenance; correspondence with Active re daily logs; discussion with AH re operations, YESA space; discussion with JH re operations, maintenance, glazing update, chiller; Travel to site re walkthrough; review security daily logs; review complete comfort invoice; correspondence with Avalanche re termination of agreement; review and update rent roll;	1.50	\$110.00	\$165.00
Fri	04/14/2023	Discussion with JH re operations, maintenance, east end door thresholds; discussion with AH re bin for props b, operations, CHQs;	0.20	\$110.00	\$22.00
Mon	04/17/2023	Review GL; review and prepare MArch 2023 HST return, file; discussion with JH re operations, maintenance, props b, leaks; discussion with AH re operations, coffee for co-working; review security daily logs; review substation maintenance quotes; discussion with Patrick, Spark Power re quote; Travel to site re walkthrough; meeting with JH, AH and MP re maintenance, sales, et al;	1.75	\$110.00	\$192.50
Tues	04/18/2023	Discussion with JH re operations, maintenance items, props b, security, substation maintenance; correspondence with Falcon Security re issues; review CHQ received; discussion with Rajat re weekend guard issue; discussion with AH re operations; review security daily logs;	0.50	\$110.00	\$55.00

Filters Used:

- Time Entry Date: 1/1/1970 to 8/31/2023
- File Client ID: AANUV0-R to AANUV0-R
- Time Entry Bill Status: Un-Billed to Un-Billed

MSGG - Detailed Time Dockets

Printed on: 9/26/2023

Page 10 of 45

File Name (ID): 2607380 Ontario Limited (NUVO") (AANUV0-R:)

Day	Date	Memo	B-Hrs	B-Rate	Amount
Evan McCullagh (EMC)					
Wed	04/19/2023	Travel to site re walkthrough; meeting with JH re operations, maintenance, props b, discussion with John Ing, security items; review Halton region letter re back flow test; correspondence re chiller update; review security daily logs; correspondence with Rajat, Falcon Security re guard issues; discussion with JH re props b update, security and chiller; correspondence with Patrick, Spark Power re timing of substation maintenance; review Provoke Invoice; discussion with Rajat, Falcon Security re Guard issues;	1.50	\$110.00	\$165.00
Thur	04/20/2023	Review Hood cleaning quote, approve; correspondence re same; correspondence with Spark Power re Thermo inspection; lengthy discussion with JH re security issues, maintenance, thermographic inspection and substation, door, sealant repair; lengthy discussion with MP re sales, studio, YESA update; correspondence re property tax payments; review security daily logs; correspondence with Melissa, Crossroads re Saulnier tour; further discussions with MP re sales, marketing push; discussion with Geoff, Internet outage and Substation maintenance; issue notice to co-working re internet outage; review complete comfort invoices; review payables; review and update rent roll; review and draft March 2023 SRD; correspondence with Cushman & Wakefield re projected income;	2.00	\$110.00	\$220.00
Fri	04/21/2023	Travel to site; walkthrough; discussion with AH re operations, mail, saulnier tour yesterday; discussion with JH re operations, maintenance items, grease trap; review GL; review wire, prep receipt for YESA; review burlington hydro invoice; review cogeco invoice; review security daily logs;	1.00	\$110.00	\$110.00
Mon	04/24/2023	Discussion with JH re operations, leak repair update, maintenance, chiller; discussion with AH re operations, Wednesday; discussion with Paul, Halton region repair re emergency valve repair, active leak; update TP; discussion with MP re same; review Abell invoice; correspondence with tenants re water shut off; Travel to site re walkthrough; lengthy discussion with JH and AH re water shut off, logistics; issue additional notice to tenants/members re water shut off; discussion with Provoke re same; review payables, review velocity mechanical invoice; f/u with Grab Bar Guy invoice; review and update rent roll; review GL	2.00	\$110.00	\$220.00
Tues	04/25/2023	Review service report; correspondence with SD re payables; discussion with Super Save re portable toilet rental; arrange rental; discussions with JH re operations, leak, water shut off, logistics; correspondence with Melissa, Crossroads re water shut off; review security daily logs; correspondence with MP re YESA event; discussion with JH re generator maintenance, portable toilet update, YESA personel using handicap spots, by-law; review Ronnie's generator agreement; review CHQ REQs for payables and payroll; review canway invoices; review control fire invoice;	1.50	\$110.00	\$165.00
Wed	04/26/2023	Travel to site; walkthrough; discussion with AH re operations, cheques, fire checks; discussion with WB re water shut off; discussion with JH re by-law, YESA, operations, water shut off, maintenance, new signs; review Green Planet invoice; review email blast re co working; discussion with TP re same; discussions with MP and Lisa, Provoke re Google Ad spends; discussion and correspondence with MP re YESA, office tour and stage rental; review and approve new stage rental; review Enbridge Invoice; review GL; review rent roll; discussions with JH re water back up; issue update to tenants re water restored;	2.00	\$110.00	\$220.00
Thur	04/27/2023	Discussion with Super Save re removal or portable toilet; discussion with JH re operations, maintenance, water; discussion with AH re operations; correspondence with AH and MP re broken table by YESA; review GL; discussion with SD re payables and payroll; correspondence with MP re Hot Desk; discussion and correspondence with AH re replacement table, draft invoice for YESA; correspondence with Boathouse re vacating; review security daily logs;	1.00	\$110.00	\$110.00

Filters Used:

- Time Entry Date: 1/1/1970 to 8/31/2023
- File Client ID: AANUVVO-R to AANUVVO-R
- Time Entry Bill Status: Un-Billed to Un-Billed

MSGG - Detailed Time Dockets

Printed on: 9/26/2023

Page 11 of 45

File Name (ID): 2607380 Ontario Limited (NUVO") (AANUVVO-R:)

Day	Date	Memo	B-Hrs	B-Rate	Amount
Evan McCullagh (EMC)					
Fri	04/28/2023	Travel to site re walkthrough; discussions with JH and AH re operations, maintenance items, chiller, portable toilet pick up, cheques; correspondence with Major Air re Chiller rebuilding; review cheques, prep deposit reqs; review Phil Woolley agreement re new hot desk; correspondence re payments; YESA correspondence re moving date, discuss with AH and MP; review Ernie Contracting Invoice;	1.50	\$110.00	\$165.00
Mon	05/01/2023	Review grassroots invoice; review principal access invoice; discussion with JH re operations, maintenance, leaks; spark power correspondence re info; discussion with AH re operations; discussion and correspondence with MP re YESA meetings; review and issue invoice;	0.50	\$110.00	\$55.00
Tues	05/02/2023	review control chem invoice, review geoff aiken invoice; discussion with JH re operations, thermo graphic and spark power items; discussion with AH re operations; f/u with Super Save re portable toilet pick up; review and approve stage rental; review security daily logs; review and update rent roll; review cheques; travel to site, walkthrough; meeting with Rajat, Falcon Security; discussions with JH and AH re Spark Power, YESA correspondence, chiller update, onsite; discussion with MP re YESA;	2.00	\$110.00	\$220.00
Wed	05/03/2023	Review CHQs, arrange deposit; correspondence with Mathias re HOT Desk payment; review Fast Sign quote re stop sign, handicap signs; discussion with JH re operations, chiller update, no leaks; correspondence re new dedicated desk; review security daily logs;	0.50	\$110.00	\$55.00
Thur	05/04/2023	Travel to site, walkthrough, review chiller rebuild; discussion with JH re operations, signage, maintenance; discussion with Geoff and JH re YESA, access, IT access; Melissa, Crossroads correspondence re signage non compliance notice from City; discuss with JH, review and approve Fast Sign quote; review Fire access and accessible signage guidelines; correspondence with Patrick, Spark Power re electrical drawings; review electrical drawings; discussion with Geoff re internet connection issues for Theresa Place and Phil Woolley;	1.75	\$110.00	\$192.50
Fri	05/05/2023	Discussions and correspondence with John Henry, Marcel Potvin, TP, Corrie at YESA, Kyle at YESA re unauthorized lock, review membership agreement; discussion with JH and AH re chiller repair, signage, operations, maintenance; discussion with MP re sales; review security daily logs; review Falcon invoice; review Chicken farmers agreement, approve and issue; review rent roll; discuss o/s rent with AH; discussion with MP re card access for Aries;	1.00	\$110.00	\$110.00
Mon	05/08/2023	Shawn Saulnier correspondence re tour; correspondence with Melissa, Crossroads re saulnier tour; discussion same with JH and AH re access; discussion with JH re operations, maintenance update, chiller, YESA lock; correspondence with Marcel re Edvance shoot; review AH hours and expenses, review WB hours; Review security daily logs; travel to site re walkthrough, discussion with JH and AH re operations, signage, chiller, hot desk member sleeping in yesa space; review and issue sign agent invoice, review edvance COI re film shoot; review and issue YESA invoice re stage rental; review cheques, update rent roll; follow up with o/s may rent payments; correspondence with City of Burlington re updated property tax amounts; review payable and payroll CHQ REQs; correspondence and discussions re fire alarm set off by chiller repair; discussion and correspondence with MP re poker event, decline approval;	3.00	\$110.00	\$330.00
Tues	05/09/2023	Discussions with JH and AH re operations, fire alarm yesterday, maintenance items; review rent roll and update; correspondence with Mike Ulmer re membership cancelation; correspondence to Major Air re chiller update; review security daily logs;	0.50	\$110.00	\$55.00

Filters Used:

- Time Entry Date: 1/1/1970 to 8/31/2023
- File Client ID: AANUV0-R to AANUV0-R
- Time Entry Bill Status: Un-Billed to Un-Billed

MSGG - Detailed Time Dockets

Printed on: 9/26/2023

Page 12 of 45

File Name (ID): 2607380 Ontario Limited (NUVO") (AANUV0-R:)

Day	Date	Memo	B-Hrs	B-Rate	Amount
Evan McCullagh (EMC)					
Wed	05/10/2023	Travel to site re walkthrough; discussion with JH re operations, new signage, water valve in make up room, chiller; review and approve water valve repair; review CHQs, arrange deposit; crossroads correspondence re production schedule; review titans invoice; correspondence with MP and YESA re extension for 110 and 117; review and issue invoice; RISUN correspondence re vacating;	1.50	\$110.00	\$165.00
Thur	05/11/2023	Discussion with JH re operations, chiller, building temperature, signage; correspondence with RISUN re vacating date; correspondence with Kyle, YESA re Internet; lengthy discussion with Geoff, IT Support re YESA Internet requirements; review Spicer invoice, prep CHQ REQ; review security daily logs; discussion with AH re operations, cheques; review GL; review and issue receipts to RISUN, KRG, Eder, Mending the Chasm; correspondence with Geoff re Studio B SSID, unauthorized use;	1.50	\$110.00	\$165.00
Fri	05/12/2023	Discussion with JH re operations, chiller update, cracked toilet, leaky faucet; review security daily logs; discussion with AH re chqs, operations, YESA, vacancies; correspondence with Cushman and Crossroads re tour on monday; review GL; review rent roll; correspondence with Kyle, YESA re building tour, AC issues;	0.75	\$110.00	\$82.50
Mon	05/15/2023	Travel to site re walkthrough; discussions with JH re fire panel, mag lock front door, approved Control Fire service call; review and approve Roto Router quote re toilet and faucet repair; discussion with AH re operations; review security daily logs; review and prep property tax CHQ REQ; review Cogeco invoice, review Burlington Hydro (Water) invoice, review and issue invoice to YESA re week of May 15th;	1.50	\$110.00	\$165.00
Tues	05/16/2023	discussion with JH re operations, landscaping, chiller, maglock; review Chiller agreement; review security daily logs; review landscaping agreement; discussion with AH re operations; review April GL, prep HST return for April 2023	0.50	\$110.00	\$55.00
Wed	05/17/2023	Discussion with JH re operations, chiller workers on site, signage, roto router; review fast sign invoice, review MP invoice; review GL; review provoke invoice; review security daily logs;	0.50	\$110.00	\$55.00
Thur	05/18/2023	Travel to site re walkthrough; discussion with AH re operations, rent, plants for crossroads; discussion with JH re operations, maintenance, spring clean up, signage, chiller update, honeywell invoice; review honeywell invoice, correspondence re clarification on invoice; clive lobo correspondence re o/s may payment; review rent roll; review GL; review and issue invoice to Clive Lobo; correspondence with Shawn Saulnier re request; review June rent roll; review prepare April SRD; review constuction permits and books and records; review security daily logs;	2.00	\$110.00	\$220.00
Fri	05/19/2023	review security daily logs; discussion with AH re operations; discussion with JH re operations, maintenance, chiller update; correspondence with Melissa, Crossroads re use of loading bay for truck and equipment; review Canway invoices; review Burlington Hydro invoice; correspondence re Honeywell;	0.50	\$110.00	\$55.00
Tues	05/23/2023	Discussion with JH re operations, maintenance, chiller, eddy current test, annual test; review security daily logs; review GL: correspondence re property taxes; Travel to site re walkthrough; discussion with JH re operations update; discussion with AH re operations; review cheques received, update rent roll; Active Security correspondence re o/s invoices; review GL, correspondence re payment sent, discuss same;	1.50	\$110.00	\$165.00
Wed	05/24/2023	Discussion with JH re operations, maintenance; review cheques, arrange deposit; issue notice to tenants re generator maintenance; review payables;	0.50	\$110.00	\$55.00

Filters Used:

- Time Entry Date: 1/1/1970 to 8/31/2023
- File Client ID: AANUVVO-R to AANUVVO-R
- Time Entry Bill Status: Un-Billed to Un-Billed

MSGG - Detailed Time Dockets

Printed on: 9/26/2023

Page 13 of 45

File Name (ID): 2607380 Ontario Limited (NUVO") (AANUVVO-R:)

Day	Date	Memo	B-Hrs	B-Rate	Amount
Evan McCullagh (EMC)					
Thur	05/25/2023	Travel to site re walkthrough; discussion with JH re operations, generator maintenance, loading bay; discussion with AH re operations; City of Burlington correspondence re fire alarm in 2019; review GL; discussion with MP re sales, carson law event; correspondence re falcon security site reports; review security daily logs;	1.50	\$110.00	\$165.00
Fri	05/26/2023	Correspondence with MP re Net2learn suspension for month of june; carson law event; discussion with Geoff Aiken re YESA network update; discussion with AH re operations; discussion with JH re operations, maintenance, generator; review generator invoice, review service report; review payables; review and issue invoice to Sign Agent; review CYBER policy, draft CHQ REQ for payment;	1.00	\$110.00	\$110.00
Mon	05/29/2023	Discussion with AH re operations; Meraj correspondence re June payment; correspondence with Daniel, RISUN re security deposit; review security daily logs; discussion with JH re operations, maintenance; review Control Fire invoice; review payables; discussion with MP re sales report; Travel to site; walkthrough, discussion with JH and AH re operations; review hubspot pipeline report; correspondence with MP re crossroads, lounge; discussion with Lisa, Provoke re advertising;	1.50	\$110.00	\$165.00
Tues	05/30/2023	Review Spicer invoice; review; review utilities; review Gordon meeting agreement; review Carson law agreement; discussion with JH re operations, kitchen cleaning, maintenance, YESA, chiller;	0.50	\$110.00	\$55.00
Wed	05/31/2023	Review security daily logs; discussion with JH re operations, maintenance; review rent roll; correspondence re ulmer and avalanche access cards; crossroads correspondence re production schedule; correspondence with MP re Imran, dedicated desk upgrade; review security logs; issue reminder notice to tenants re power outage for substation maintenance on June 17th; review contact list; review rent roll; arrange deposits;	1.00	\$110.00	\$110.00
Thur	06/01/2023	Travel to site re walkthrough; discussion with JH re operations, Les from Complete Comfort change of companies, cleaning update; discussion with AH re operations; review and update rent roll and cheques received; review GL; review and issue invoices to H2H and Clive Lobo; review security daily logs; Shawn saulnier correspondence re rent cheques;	1.00	\$110.00	\$110.00
Fri	06/02/2023	Travel to site re walkthrough; discussion with AH re operations; review cheques, review and update rent roll; review security logs; review and issue invoice to Sign Agent re boardroom; correspondence re carson security deposit; review TYCO invoice; review Grassroots invoice; review major air invoices; review Control Chem invoices; review major air agreements; discussion with MP re sales, Imran dedicated desk, payment; correspondence re NUVO Taste CHQs;	2.00	\$110.00	\$220.00
Mon	06/05/2023	Travel to site re walkthrough; discussions with JH re operations, maintenance, security issue over the weekend, crossroads email, chiller; discussion with AH re operations, security issue; review security footage; review TYCO and Emterra invoices; update TP; review and update rent roll; arrange deposit of CHQs; review Major Air invoices, prep CHQ REQS; review security daily logs;	1.50	\$110.00	\$165.00
Tues	06/06/2023	Lengthy call with MP re sales, comp days, studio, offices; discussion with JH re operations, maintenance; review rent roll; CRA correspondence re update; correspondence re event premiums; Travel to site re walkthrough; lengthy meeting with Rajat, Falcon and John Henry re security issues, tags for check points; correspondence re same; review Honeywell invoice; discussion with AH re operations, Carson law;	2.00	\$110.00	\$220.00

Filters Used:

- Time Entry Date: 1/1/1970 to 8/31/2023
- File Client ID: AANUV0-R to AANUV0-R
- Time Entry Bill Status: Un-Billed to Un-Billed

MSGG - Detailed Time Dockets

Printed on: 9/26/2023

Page 14 of 45

File Name (ID): 2607380 Ontario Limited (NUVO") (AANUV0-R:)

Day	Date	Memo	B-Hrs	B-Rate	Amount
Evan McCullagh (EMC)					
Wed	06/07/2023	Review Honeywell Invoice; review payables; discussion with JH re operations, maintenance, stage event last night; various discussions with Lisa, Provoke, Geoff Aiken and MP re domain expired, access, email issues; review digital access, et al; discussion with MP re new hot desk, pro rated amount, imran update; review edward ramos hot desk agreement, approve; review security daily logs;	1.50	\$110.00	\$165.00
Thur	06/08/2023	Travel to site re walkthrough; discussion with AH re operations, hot desk, access cards; discussion with JH re operations, maintenance, air flow; discussion with GA re Gsuite login; review Spicer Invoice; correspondence with Edward Ramos re new hot desk, pap set up; review and update rent roll; review security daily logs;	1.50	\$110.00	\$165.00
Mon	06/12/2023	Correspondence with YESA re office extension, office repair; review and issue YESA invoice; correspondence with Mitchell, Control Fire re fire extinguishers, pricing; correspondence with Spark Power re burlington hydro service agreement; review of service agreement; correspondence with security re cheques received; discussion with rajat re tags for security; discussion with JH re operations, leak in 2nd floor office, leak in LFAN's old space, leak in Anglican office space; review AH time and expenses; review WB time; review security daily logs; review GL; prepare February to May SRD; correspondence with Saulnier re same; review payables and payroll;	2.50	\$110.00	\$275.00
Tues	06/13/2023	Travel to site re walkthrough; discussion with JH re operations, leaks in 202-1, LFAN and Anglican offices, course of action, tags for security, burlington hydro agreement; correspondence with Spark Power re burlington hydro agreement; review and update rent roll; review cheques and arrange deposits; discussion with MP re YESA space, green room; review and issue invoice to Intravision re board room; review TYCO invoice, review AED invoice; review HVAC quote, discussion with JH re same;	2.00	\$110.00	\$220.00
Wed	06/14/2023	Review CHQ REQs; Review Rent Roll, follow up with outstanding June payments; review GL; correspondence with falcon security, daily reports; correspondence with YESA re 202-1 office; discussion with JH re operations, centimark to review leaks, 2nd quote for HVAC service, security phone; review security daily logs;	0.75	\$110.00	\$82.50
Thur	06/15/2023	Travel to site re walkthrough; lengthy discussion with AH and JH re operations, plants, substation maintenance, security phone, leaks; review cheques received; discussion with MP re YESA space, sales; update TP; discussion and correspondence with Patrick, Spark Power re Burlington Hydro agreement, postpone substation maintenance; issue notice to tenants re delay of maintenance; correspondence re site reports;	1.50	\$110.00	\$165.00
Fri	06/16/2023	Discussion and correspondence with Jay King, Principal Access and JH re mag lock in front entry way; discussion with AH re same, operations, maintenance; discussion and correspondence with MP re YESA prorated, et al; Travel to site re walkthrough; review security daily logs; discussions with AH re mag lock; discussions with Rajat, Falcon Security re 2nd guard for weekend; discussions with TP re mag lock; review cheques received;	2.00	\$110.00	\$220.00
Mon	06/19/2023	Discussion with JH re operations, maintenance, front door, security, yesa keys; review security daily logs; correspondence with Phil Woolley re June payment; review and issue invoice to Growthill re boardroom rental; review GL; review payables; JH and YESA correspondence re Littering and loitering; review and file May 2023 RT0002; review HVAC quote, review last years quote; review and prepare property tax CHQ REQ; Travel to site re walkthrough; discussions with AH and JH re update on operations; review MP invoice; review GL;	2.00	\$110.00	\$220.00

Filters Used:

- Time Entry Date: 1/1/1970 to 8/31/2023
- File Client ID: AANUV0-R to AANUV0-R
- Time Entry Bill Status: Un-Billed to Un-Billed

MSGG - Detailed Time Dockets

Printed on: 9/26/2023

Page 15 of 45

File Name (ID): 2607380 Ontario Limited (NUVO") (AANUV0-R:)

Day	Date	Memo	B-Hrs	B-Rate	Amount
Evan McCullagh (EMC)					
Tues	06/20/2023	correspondence re spark power, burlington hydro service agreement; correspondence re quote for entry way; discussion with JH re operations, maintenance, rain catcher, leaks; review roof quote; review and approve principal access quote, mag lock repair; correspondence with MP re hall rental; review green planet invoice; review payables; correspondence re property tax payment;	1.00	\$110.00	\$110.00
Wed	06/21/2023	Discussion with MP re sales, correspondence re stage rental; discussion with JH re operations, maintenance; review Burlington Hydro invoice;	0.20	\$110.00	\$22.00
Thur	06/22/2023	Review HVAC quotes, approve; correspondence and discussion with JH re same; review security daily logs; correspondence re security tags; discussion with JH re operations, maintenance; review Burlington Hydro Revised Operating Agreement, correspondence re same; discussion with AH re Crossroad packages, signing; Travel to site re walkthrough; review cheques; lengthy discussion with AH re packages, security to not sign for packages, et al; discussion with JH re operations update;	1.75	\$110.00	\$192.50
Fri	06/23/2023	Review and update rent roll; arrange deposit of cheques; discussion with JH re maintenance, operations, HVAC, COI for HVAC; discussion with AH re operations;	0.30	\$110.00	\$33.00
Mon	06/26/2023	Review security daily logs; review Abell invoice; discussion with JH re operations, leaks; Travel to site, walk through, discussions with AH and JH re operations, packages, review membership agreement, discussions with MP re packages, chicken farmers payment and COI. Review GL; review payables and payroll CHQ REQs;	1.50	\$110.00	\$165.00
Tues	06/27/2023	Discussions with JH and AH re operations, Aries packages, waivers, maintenance, leaks; review post dated cheques; review Chicken COI; review and issue invoice; various correspondence with Aries re package deliveries; correspondence with Chicken Farmers re invoice, EFT payment; prep and issue EFT form, discuss same with banking and TP; review and update rent roll; correspondence with JDI re keys/access cards; review GL; review and draft potential waiver re package deliveries;	1.50	\$110.00	\$165.00
Wed	06/28/2023	review payables, CHQ REQs; review water treatment report; review and make changes to packages waiver; correspondence to Rosemary, Lawyer re packages waiver; discussion with JH re operations, leaks, packages waiver; correspondence with Daniel, RISUN re keys and access cards returned; review final waiver; conference call with Kerry, Aries Pro re waiver; discussion with Melissa, Crossroads re packages, waiver, et al; discussion with MP re waiver, YESA space;	1.50	\$110.00	\$165.00
Thur	06/29/2023	Travel to site re walkthrough, meeting with JH re operations, compressor issue, leaks, maintenance; review and approve compressor repair quote; update TP; discussion with AH re operations, waiver for packages; review YESA agreement, sign, correspondence re payments, waiver, 202-1 office update; discussion with GA re braebrook voicemail, Clive Lobo phone; Honeywell correspondence review GL; correspondence re site reports; review security daily logs; review and provide deposit req re YESA payment; review Spicer Invoices, review C&H invoices;	2.00	\$110.00	\$220.00
Fri	06/30/2023	review GL; discussion with AH re operations, packages, security, leaks, cheques; review payables; review and prep deposit req for chicken farmers; discussion with MP studio tour, YESA;	0.50	\$110.00	\$55.00

Filters Used:

- Time Entry Date: 1/1/1970 to 8/31/2023
- File Client ID: AANUV0-R to AANUV0-R
- Time Entry Bill Status: Un-Billed to Un-Billed

MSGG - Detailed Time Dockets

Printed on: 9/26/2023

Page 16 of 45

File Name (ID): 2607380 Ontario Limited (NUVO") (AANUV0-R:)

Day	Date	Memo	B-Hrs	B-Rate	Amount
Evan McCullagh (EMC)					
Tues	07/04/2023	review Geoff Aiken invoice, correspondence re same; review TSSA invoice; review Grassroots invoice; review honeywell invoice; Melissa, Crossroads correspondence re wheelchair access, discuss with JH and respond; discussion with JH re operations, maintenance, wheelchair access, control fire, able lock quote; correspondence with YESA re lock quote; correspondence with Control Fire re fire extinguishers, bell test; correspondence re substation maintenance; review and update rent roll; review GL: review AIR Comm invoice; review Principal Access invoice; Travel to site re walkthrough; meeting with Rajat, Falcon Security, review security daily logs; meeting with JH re operations update; meeting with AH re operations up;	3.00	\$110.00	\$330.00
Wed	07/05/2023	review Emterra invoice; discussion with JH re operations, maintenance, substation maintenance;	0.20	\$110.00	\$22.00
Thur	07/06/2023	Travel to site re walkthrough; discussion with AH re operations; discussion with JH re operations maintenance, cooling on 2nd floor; review AIR Comm quote re VAV, approve; review Hubspot Invoice, process payment; review Emterra invoice; review Cogeco invoice; review ENbridge invoice; Falcon correspondence re security tags; discussion with MP re sales update; review control chem invoice;	1.50	\$110.00	\$165.00
Fri	07/07/2023	Correspondence and discussion with MP re Mike Ulmer hot desk, growthill upgrade; discussion with JH re operations, security tags, maintenance; discussion with AH re operations; discussion with PA re payroll and payables; review Canway invoices; discussion with Rajat & JH re security tags, emails; review test security report; review Falcon invoice; review rent roll; follow up with outstanding payments;	1.00	\$110.00	\$110.00
Tues	07/11/2023	Review security logs; discussion with JH re operations, maintenance; review payables and payroll chq reqs; review GL; review deposits and pre deposit req; correspondence with NUVO Taste re fridge; review rent roll, update rent roll; correspondence with MP re Growthill, review cheques received; Travel to site re walkthrough; meeting with JH re operations, automation issue; review ministry letter; discussion with AH re operations; review security phone plans, upgrade to include data;	2.00	\$110.00	\$220.00
Wed	07/12/2023	Review security logs; review GL; review cheques and prep deposits; correspondence with Spark Power re substation maintenance; draft and issue notice to tenants re power outage for substation maintenance; review sealant quote, correspondence with JH re same; discussion with JH re operations, honeywell; review and issue receipts to Refugee Jumpstart, hot desk membership; review Mik Ulmer agreement; review Growthill agreement; review and update rent roll; review honeywell comprehensive agreement; review APS and redline;	1.50	\$110.00	\$165.00
Thur	07/13/2023	Review security daily logs; Travel to site re walkthrough; meeting with JH re operations, automation, substation maintenance; review AIR comm invoice, review payables; discussion with AH re operations; discussion and correspondence with MP re potential studio production;	1.00	\$110.00	\$110.00
Fri	07/14/2023	review security logs; discussion with JH re operations; review GL; review ABLE locks invoice; review burlington hydro water invoice;	0.50	\$110.00	\$55.00
Mon	07/17/2023	review security logs; review and issue invoice to Inbox Monster re boardroom rental; correspondence with MP re emails; correspondence with JH re lock; review honeywell correspondence re work order; discussion with JH re operations, leaks, maintenance update; review and prep property tax cheque req; review rent roll; review GL; Travel to site re walkthrough; discussion with JH re operations update; correspondence with GA re substation and site visit; discussion with AH re operations;	1.75	\$110.00	\$192.50

Filters Used:

- Time Entry Date: 1/1/1970 to 8/31/2023
- File Client ID: AANUV0-R to AANUV0-R
- Time Entry Bill Status: Un-Billed to Un-Billed

MSGG - Detailed Time Dockets

Printed on: 9/26/2023

Page 17 of 45

File Name (ID): 2607380 Ontario Limited (NUVO") (AANUV0-R:)

Day	Date	Memo	B-Hrs	B-Rate	Amount
Evan McCullagh (EMC)					
Tues	07/18/2023	review security logs; issue substation maintenance reminder re power outage; review June GL and prep HST return; discussion with JH re operations, maintenance, leaks, dry walling 202 office; discussion with AH re operations, printer ink, 202 office; review and approve drywall estimate; review and approve printer ink estimate; review MP invoice; correspondence and discussion re building tour; review AIR Comm invoice;	1.50	\$110.00	\$165.00
Wed	07/19/2023	Review security logs; review growthill amended pap and new banking; discussion with JH re operations, diesel fuel, building tour; review GL; review rent roll;	0.50	\$110.00	\$55.00
Thur	07/20/2023	Review security logs; discussion with JH re operations, maintenance; discussion with AH re operations; review GL;	0.50	\$110.00	\$55.00
Fri	07/21/2023	Travel to site; walkthrough; meeting with AH re operations, maintenance, review of any leaks, glass in parking lot; review security logs; review GL: review security phone plan; discussion with Geoff Aiken, IT re substation maintenance; discussion with MP re sales update; correspondence with MP re studio production, fire FX; review additional terms and conditions; discussion with Paula re payroll and payables;	2.00	\$110.00	\$220.00
Wed	07/26/2023	Review security logs; lengthy discussion with JH re operations, transfer switch, maintenance items; review GL; review payables and payroll, discussion with PA re samel review spicer invoice, review Abell invoice; correspondence re property tax payment; discussion with TP re transfer switch, internet issues; discussion with Geoff Aiken re internet update; Travel to site re walkthrough; meeting with JH and Kyle, Ronnie's Generator re transfer switch, update TP; review and update rent roll, review Crossroads and YESA leases, respond to Cushman and Wakefield; correspondence with Melissa, Crossroads re transfer switch; correspondence with Mathias re membership cancellation, notify banking;	3.00	\$110.00	\$330.00
Thur	07/27/2023	review GL; review security logs; review payables; discussion with TP re Transfer switch; discussion with JH re operations, maintenance, chiller issue, Transfer switch; discussion with AH re operations, leaks; correspondence with JH re Studio A power; review rent roll; review post dated cheques received for August; review enbridge invoice; review GSUITE and arrange payment;	1.00	\$110.00	\$110.00
Fri	07/28/2023	Review GL; discussion with JH re operations, air dryer for chiller, transfer switch, honeywell; correspondence re HONEYWELL invoices covered, review invoices; review Ronnie's invoice re transfer switch diagnostics; Travel to site re walkthrough; meeting with JH and AH re transfer switch, generator update, toromont, ronnie's electrician, other operating matters; correspondence re payroll cheques;	1.50	\$110.00	\$165.00
Mon	07/31/2023	Review security logs; discussions with JH re ATS transfer switch proposal update; review and prep customer form; discussion with AH re operations, leaks, cheques; review GL, prep interim SRD and review 12months of maintenance items; correspondence with Phil, Lawyer for Crossroads re same; review Major Air work order; discussion with MP re sales; Travel to site re walkthrough; meeting with JH re operations update; meeting with AH re operations; review cheques, arrange deposits; review and update rent roll;	3.00	\$110.00	\$330.00
Tues	08/01/2023	Review GL; review security logs; discussions and correspondence with JH re operations, ATS, back up generator; discussion with AH re operations, Therese media packages; correspondence with Theresa, re lost package; discussion with MP re packages; review and update rent roll; review August payments to date; discussion with GA re lost cheque; review invoice and prepare replacement CHQ REQ;	1.50	\$110.00	\$165.00

Filters Used:

- Time Entry Date: 1/1/1970 to 8/31/2023
- File Client ID: AANUV0-R to AANUV0-R
- Time Entry Bill Status: Un-Billed to Un-Billed

MSGG - Detailed Time Dockets

Printed on: 9/26/2023

Page 18 of 45

File Name (ID): 2607380 Ontario Limited (NUVO") (AANUV0-R:)

Day	Date	Memo	B-Hrs	B-Rate	Amount
Evan McCullagh (EMC)					
Wed	08/02/2023	review security logs; review GL; review rent roll; MP correspondence re boardroom rental; review Toromont generator quote from last year; correspondence and discussions with Toromont re updated temp back up generator quote; discussion with TP re ATS switch; correspondence and discussions with JH re ATS switch; review updated back up generator quote, discuss with TP; discussion with JH re generator; correspondence and discussion with Melissa, Crossroads re back up generator; correspondence with HUB re COI; review COI; review Honeywell invoice, review Control Chem Invoice; Travel to site re walkthrough; lengthy meeting with JH, Blaise and Melissa from Crossroads and Toromont re ATS Transfer, back up generator; discuss same with TP; review cheques received, update rent roll;	4.00	\$110.00	\$440.00
Thur	08/03/2023	Travel to site re walkthrough; meeting with Toromont, JH and Blaise from Crossroads re temp ATS; review Emterra invoice, review Falcon security invoice; review ATS quote, review Ronnie's electrical quote; discuss with TP; review cheques, arrangement deposit; review updated Toromont Quote re Temp ATS; discussion with TP re same, correspondence with Melissa, Crossroads re ATS options; correspondence with Lama, Toromont re quote and installation option; discussion with JH re HVAC in crossroads space, ATS options, meadbrook quote; review and approve Major Air quote; review Canway invoices; review security logs; review payables; review rent roll; correspondence with Shawn Saulnier re August rent delay;	4.00	\$110.00	\$440.00
Fri	08/04/2023	Review Meadowbrook quote re ATS replacement; review NEDCO quote re ATS and ATB; correspondence with Meadowbrook; discussion and correspondence with Lama, Toromont re temp ATS; discussions with TP re same; discussions with JH re temp ATS, meadowbrook quote; review photos; discussion with Geoff re internet and power outage; issue notice to building re power outage, correspondence with Kerry, Aries Pro re internet shutoff; review GL; correspondence and discussions with Falcon, Air Comm, canway re cheques; correspondence with banking re reissue cheques; review Grassroots invoice; discussion with TP and PA re payables issue;	3.00	\$110.00	\$330.00
Tues	08/08/2023	Time from the weekend, discussions and correspondence with JH re Temp ATS installation, issue with generator, issue with security; Tuesday: discussions with JH re leak in utility room, generator issue; correspondence with Toromont re service call for generator; discussion with MM re payment arrangements; arrangement payment; review payables; review cogeco invoice; discussion and correspondence with Nazhat re reissue of payment, courier; discussions with AH re operations, new guard on duty, packages, wednesday; review GL; review and issue invoice to see my client re boardroom; review and approve October Golin event; Travel to site re walkthrough; meeting with JH re operations, maintenance items; ATS and back up generator, leak in mechanical room, YESA office; discussion with AH re security, pets; meeting with Rajat, Falcon Security re guards, training; review cheques received; review and update rent roll; f/u with Mike Ulmer re August payment; correspondence to Melissa, Crossroads re generator update; issue notice to tenants/members re no pets;	4.00	\$110.00	\$440.00
Wed	08/09/2023	Review security logs; discussion with JH re operations, honeywell automation contractor onsite, toromont contractor; discussion with AH re operations; review payables; discussion with JH re circuit board in generator fried, discuss cost and next steps; Principal access quote re mag lock; arrange payment of toromont repair; discussion and correspondence with MM re same, correspondence with TP re same; update JH	1.00	\$110.00	\$110.00

Filters Used:

- Time Entry Date: 1/1/1970 to 8/31/2023
- File Client ID: AANUV0-R to AANUV0-R
- Time Entry Bill Status: Un-Billed to Un-Billed

File Name (ID): 2607380 Ontario Limited (NUVO") (AANUV0-R:)

Day	Date	Memo	B-Hrs	B-Rate	Amount
Evan McCullagh (EMC)					
Thur	08/10/2023	Travel to site; walkthrough; correspondence with Toromont re generator repair; discussion and meeting with AH re toromont, fire alarm, generator test, no ATS test; review GL; discussion with PA re payables; discussions with C&H and Emterra re outstanding balances; review Emterra credit memos; discussion with GA re internet, UPS, et al; review rent roll; review payables; review and issue invoice to YESA re locksmith work; discussion with MP re sales update; discussion with Dan, Toromont back up generator repair; discussion with GA re power outage; discussion with Blaise, Crossroads re power outage; discussion with JH re update and power outage; issue notice to tenants re power outage, network issues; discussion with Melissa, Crossroads re power outage; discussion with TP re power outage, generator update; correspondence with Blaise, Crossroads re Temp ATS test; correspondence with Fraser, C&W re potential purchaser, information request; review GL, review July 31st interim SRD; review and arrange deposits of CHQs; review payables CHQ REQs;	5.50	\$110.00	\$605.00
Fri	08/11/2023	Review GL; correspondence with Fraser, Cushman re rental income, review SRD; review QuickBooks receipt; review and issue receipts for YESA, KRG, Mending the Chasm and Eder; lengthy discussion with JH re operations, fire extinguishers, bell test, generator test, honeywell, fuel for generator, leak investigation; correspondence follow ups regarding fuel for generator, control fire and leak investigations; review rent roll; discussion with AH re operations, HVAC; review payables; discussion with PA re payables; correspondence and discussion with Principal Access re July payment; correspondence with Canway re confirmation of payment; discussion with JH re operations update;	1.75	\$110.00	\$192.50
Mon	08/14/2023	review security logs; discussions and correspondence with JH and Ah re operations, maintenance, security issues; correspondence and discussion with Rajat, Falcon Security re weekend security issues; review GL; correspondence re leak investigation update; review Frew invoice, prep CHQ REQ re diesel for generator; review OTIS invoice; discussion with Fraser, Cushman & Wakefield re interested party inquiries;	1.50	\$110.00	\$165.00
Tues	08/15/2023	Review Security logs; correspondence with Mike Ulmer, August payment; Travel to site re walk through; meeting with JH re maintenance items, security, leak investigation, wiring for mag lock fix, generator test; discussion with AH re operations, security; review GL; review and update rent roll; discussion with Nazhat and PA re purolator; discussion with Jeffery, Meadbrook re ATS versus ATB;	1.50	\$110.00	\$165.00
Wed	08/16/2023	Review security logs; correspondence with Tony, Nedco re ATS; review BOMA reports; review rent roll; review SRD; review interim tax bill; review BOMA excel report; draft and issues response to Fraser, Cushman & Wakefield re interested party inquiries; discussion with JH re operations, principal access, leaks, et al; review Toromont receipt; review Toromont report and proforma invoice; correspondence with Nick, Avison Young re rent roll; review July GL, prep July 2023 HST return; review NEDCO invoice re ATS; review Burlington Hydro (Water) invoice; review new Dedicated Desk membership; update rent roll; correspondence with MP re potential tenant;	2.00	\$110.00	\$220.00
Thur	08/17/2023	Travel to site re walkthrough; meeting with JH and AH re operations, maglock update, maintenance, generator, packages, security, et al; correspondence with Adam, Grassroots re August payment; review Principal Access Invoice re maglock; review security logs; review GL; discussion with MP re sales update; review wire details of Frew and NEDCO; correspondence re timing of delivery of fuel and ATS; discussion with JH re update on leak investigation and YESA room; discussion with Rajat, Falcon Security re security issue earlier this week;	2.00	\$110.00	\$220.00

Filters Used:

- Time Entry Date: 1/1/1970 to 8/31/2023
- File Client ID: AANUV0-R to AANUV0-R
- Time Entry Bill Status: Un-Billed to Un-Billed

MSGG - Detailed Time Dockets

Printed on: 9/26/2023

Page 20 of 45

File Name (ID): 2607380 Ontario Limited (NUVO") (AANUV0-R:)

Day	Date	Memo	B-Hrs	B-Rate	Amount
Evan McCullagh (EMC)					
Fri	08/18/2023	review security logs; discussion with JH re operations, leak investigation, diesel fuel, honeywell; honeywell correspondence re credits; review MP invoice; review and update contact list; discussion with AH re operations, sign agent request, security phone; correspondence with Frew re diesel delivery; MP correspondence re studio rental update; Honeywell correspondence re credit; toromont correspondence re ATS test, approve cost; discussion with JH re leak investigation update;	1.00	\$110.00	\$110.00
Wed	08/23/2023	Travel to site re walkthrough; meeting with JH re operations, electrical issue in studio, spark power to fix; update TP; discussion with MP re sales, office upgrade for Phil; review GL; review burlington hydro invoice; review provoke invoice; review abell invoices; discuss payables and payroll with PA; review security logs; Crossroads correspondence re electrical in studio; discussion with Tony, NEDCO and correspondence re ATS status;	1.75	\$110.00	\$192.50
Thur	08/24/2023	Discussion with JH re ATS Test, operations; review security logs; review payables; review Spicer Invoice; update TP re ATS test, leak investigation, et al; review GL; issue notice re lost credit card; review contact list; discussion and correspondence with MP re holiday market event, Phil, office upgrade; review rent roll;	1.00	\$110.00	\$110.00
Fri	08/25/2023	review security logs; correspondence with Tony, NEDCO re ATS status, on route; review meadowbrook quote; correspondence and discussion with Jeffrey, Meadowbrook re ATS status; discussion with JH re leaks update, maintenance, YESA office, fuses, 3rd floor door; discussion with AH re operations, coffee supplies; Travel to site re walkthrough; review TSSA license; meeting with AH re operations; update TP; review and approve AH and JH expenses and timesheets; review and update rent roll; discussion with MP re sales update;	2.00	\$110.00	\$220.00
Mon	08/28/2023	Discussion with TP re ATS; discussion with JH re operations, ATS delivery, security, 3rd floor door; discussion with Ah re operations; review security logs; correspondence with Meraj, dedicated desk member re September payment; review draft report to court, continue draft, review appendices; review CCCI APS, review and arrange deposit of CCCI deposit; JH correspondence re Horton service call;	2.00	\$110.00	\$220.00
Tues	08/29/2023	Travel to site, re walkthrough; meeting with JH re operations, 3rd floor door, ATS update, YESA office; meeting with AH re operations, comp day pass; review GL; discussion with Nazhat and PA re payables and payroll; review Phil Woolley office agreement, amended PAP; review and update rent roll; update TP on operations; discussion and correspondence with JH re new ATS delivered; review Meadowbrook quote; correspondence with Meadowbrook re installation of new ATS; correspondence with City of Burlington, September payment;	2.00	\$110.00	\$220.00
Wed	08/30/2023	Review security logs; review meadowbrook quote, make changes and submit for approval; correspondence with meadowbrook re ATS, COI; discussion with JH re operations, cheques, maintenance; review and update rent roll; review post dated cheques for September, arrange deposits; discussion with TP re ATS installation; review GL; prepare interim report and SRD for OSB; review Spark Power Invoice, discuss with JH; C&W correspondence re tour; discuss tour with JH;	1.50	\$110.00	\$165.00
Thur	08/31/2023	Review Security Logs; discussion with TP re Crossroads, discussion with JH re operations, maintenance, Crossroads; correspondence with Lee Weber, 30 days notice vacating, hot desk membership; discussion with MP re Lee Weber, Hot Desk; correspondence with YESA re office update; correspondence with Rajat, Falcon Security re security staff; Travel to site re walkthrough; meeting with Preet, Security Guard; meeting with JH re operations, Crossroads; discussion with AH re operations; discussion with MP re sales; review and issue Clive Lobo invoice re September and boardroom rental;	2.00	\$110.00	\$220.00
Evan McCullagh (EMC)			241.90		\$26,609.00

Filters Used:

- Time Entry Date: 1/1/1970 to 8/31/2023
- File Client ID: AANUV0-R to AANUV0-R
- Time Entry Bill Status: Un-Billed to Un-Billed

MSGG - Detailed Time Dockets

Printed on: 9/26/2023

Page 21 of 45

File Name (ID): 2607380 Ontario Limited (NUVO") (AANUV0-R:)

Day	Date	Memo	B-Hrs	B-Rate	Amount
Gillian Goldblatt (GGO)					
Sun	01/15/2023	review and approve bank reconciliation.	0.10	\$290.00	\$29.00
Fri	01/27/2023	review and approve disbursements.	0.30	\$290.00	\$87.00
Wed	02/01/2023	review and approve bank reconciliation.	0.10	\$290.00	\$29.00
Fri	02/10/2023	review and approve cheque requisitions.	0.30	\$290.00	\$87.00
Mon	02/13/2023	Approve Wire transfers and EFTs.	0.30	\$290.00	\$87.00
Fri	02/17/2023	review and approve disbursement.	0.10	\$290.00	\$29.00
Thur	02/23/2023	review and approve disbursements.	0.50	\$290.00	\$145.00
Fri	02/24/2023	review and approve disbursements.	0.30	\$290.00	\$87.00
Tues	02/28/2023	review and approve disbursement.	0.10	\$290.00	\$29.00
Thur	03/09/2023	review and approve bank reconciliation.	0.10	\$290.00	\$29.00
Mon	04/03/2023	review and approve disbursement.	0.10	\$290.00	\$29.00
Tues	04/04/2023	review and approve bank reconciliation.	0.10	\$290.00	\$29.00
Wed	04/12/2023	review and approve disbursements.	0.30	\$290.00	\$87.00
Tues	04/25/2023	review and approve disbursements.	0.50	\$290.00	\$145.00
Wed	04/26/2023	review and approve disbursements.	0.30	\$290.00	\$87.00
Mon	05/01/2023	Receipt, review and Bank reconciliation.	0.10	\$290.00	\$29.00
Fri	05/12/2023	review and approve disbursement.	0.10	\$290.00	\$29.00
Mon	05/29/2023	review and approve disbursements.	0.30	\$290.00	\$87.00
Thur	06/08/2023	review and approve wire transfer.	0.10	\$290.00	\$29.00
Fri	06/09/2023	review and approve disbursement.	0.10	\$290.00	\$29.00
Wed	06/14/2023	review and approve disbursements.	0.60	\$290.00	\$174.00
Thur	06/22/2023	review and approve disbursement.Review and approval of bank reconciliation on June 5th, 2023	0.20	\$290.00	\$58.00
Thur	07/06/2023	Receipt and review of bank reconciliation.	0.10	\$290.00	\$29.00
Tues	07/18/2023	review and approve disbursement.	0.10	\$290.00	\$29.00
Wed	07/26/2023	General	0.40	\$290.00	\$116.00
Fri	08/04/2023	review and approve disbursement.	0.10	\$290.00	\$29.00
Fri	08/04/2023	Receipt and review of the bank statement.	0.10	\$290.00	\$29.00
Gillian Goldblatt (GGO)			5.80		\$1,682.00
Haran Sivanathan (HSI)					
Wed	01/11/2023	cheques/deposits	0.50	\$100.00	\$50.00
Fri	01/13/2023	wire transfer.	0.30	\$100.00	\$30.00
Thur	01/26/2023	EFT's payments	0.60	\$100.00	\$60.00
Mon	02/13/2023	wires /EFT's payments	1.20	\$100.00	\$120.00
Tues	02/28/2023	Wire Payments	0.50	\$100.00	\$50.00
Wed	03/29/2023	Cheques/Deposit/Review EFT	0.60	\$100.00	\$60.00
Thur	04/06/2023	Cheques/Deposit/Review EFT payments	1.20	\$100.00	\$120.00
Thur	04/13/2023	setup account, Deposit , Cheques, EFT	0.90	\$100.00	\$90.00
Tues	04/18/2023	EFT's , Cheque, Deposit processing	1.10	\$100.00	\$110.00
Tues	05/09/2023	Cheques	0.70	\$100.00	\$70.00
Wed	05/10/2023	EFT's and cheques and wires	0.90	\$100.00	\$90.00
Thur	05/11/2023	EFT payment	0.40	\$100.00	\$40.00
Mon	05/15/2023	EFT'w wire	0.40	\$100.00	\$40.00
Mon	05/29/2023	EFT/Wire, Deposit	0.90	\$100.00	\$90.00
Wed	06/14/2023	General	1.20	\$100.00	\$120.00
Thur	06/15/2023	General	0.30	\$100.00	\$30.00
Wed	06/28/2023	Setup ac/ EFT /Cheque Req posting	1.20	\$100.00	\$120.00

Filters Used:

- Time Entry Date: 1/1/1970 to 8/31/2023
- File Client ID: AANUV0-R to AANUV0-R
- Time Entry Bill Status: Un-Billed to Un-Billed

MSGG - Detailed Time Dockets

Printed on: 9/26/2023

Page 22 of 45

File Name (ID): 2607380 Ontario Limited (NUVO") (AANUV0-R:)

Day	Date	Memo	B-Hrs	B-Rate	Amount
Haran Sivanathan (HSI)					
Tues	07/04/2023	General	0.40	\$100.00	\$40.00
Thur	07/13/2023	General	1.40	\$100.00	\$140.00
Mon	08/28/2023	Cheque/PAP/EFT's processing	1.70	\$100.00	\$170.00
Haran Sivanathan (HSI)			16.40		\$1,640.00
Inga Friptuleac (IFR)					
Thur	01/26/2023	Issue cheques.	1.50	\$100.00	\$150.00
Fri	01/27/2023	Postings, Deposits	1.50	\$100.00	\$150.00
Mon	02/13/2023	Deposits, Issue cheques, Postings	2.00	\$100.00	\$200.00
Thur	04/27/2023	Issue chqs, Deposit, Postings	3.00	\$100.00	\$300.00
Thur	05/04/2023	Issue cheques, postings, Deposits	3.00	\$100.00	\$300.00
Fri	06/02/2023	Issue cheques , Postings, Deposits	3.00	\$100.00	\$300.00
Tues	06/20/2023	Issue chqs, Deposits	1.60	\$100.00	\$160.00
Mon	07/31/2023	Issue chqs, Deposits.	3.10	\$100.00	\$310.00
Mon	08/28/2023	Issue cheques, stop payments, deposits	2.70	\$100.00	\$270.00
Inga Friptuleac (IFR)			21.40		\$2,140.00
Mukul Manchanda (MMA)					
Tues	01/03/2023	Receipt, review and edit the cash flow forecast.	1.00	\$290.00	\$290.00
Thur	01/05/2023	Receipt and review of the updated cash flow forecast.	0.50	\$290.00	\$145.00
Fri	01/06/2023	Receipt, review and approve payables.	0.20	\$290.00	\$58.00
Mon	01/09/2023	Receipt, review and approve payroll and payables.	0.50	\$290.00	\$145.00
Tues	01/10/2023	Receipt, review and approve payables.	0.20	\$290.00	\$58.00
Tues	01/17/2023	Receipt, review and approve payables. Receipt, review and approve the HST filing.	0.30	\$290.00	\$87.00
Thur	01/26/2023	Receipt, review and approve payroll and payables.	0.50	\$290.00	\$145.00
Fri	01/27/2023	Receipt, review and approve payables.	0.30	\$290.00	\$87.00
Wed	02/01/2023	Receipt, review and approve payables.	0.10	\$290.00	\$29.00
Fri	02/03/2023	Receipt, review and approve the SRD's and rent roll requested by S. Saulnier.	0.50	\$290.00	\$145.00
Thur	02/09/2023	Receipt, review and edit the cash flow forecast.	1.00	\$290.00	\$290.00
Fri	02/10/2023	Receipt, review and approve payables.	0.50	\$290.00	\$145.00
Mon	02/13/2023	Review and approve updated R&D and financials. Receipt, review and approve EFTs.	0.70	\$290.00	\$203.00
Wed	02/15/2023	Receipt and review of an email to S. Saulnier providing the updated SRD.	0.20	\$290.00	\$58.00
Fri	02/17/2023	Receipt, review and approve the hst filing. Receipt, review and approve payables.	0.40	\$290.00	\$116.00
Wed	02/22/2023	Receipt, review and approve payables.	0.50	\$290.00	\$145.00
Fri	03/10/2023	Receipt, review and approve payroll and payables. Receipt, review and edit the cash flow forecast. Forwarded same to T. Pringle.	1.30	\$290.00	\$377.00
Mon	03/13/2023	Review and approval of payroll and payables initiated by P.Amaral.	0.50	\$290.00	\$145.00
Tues	03/14/2023	Receipt, review and approval of 2 EFT's by H.Sivanathan.	0.20	\$290.00	\$58.00
Wed	03/15/2023	Receipt, review and approve payable for insurance.	0.10	\$290.00	\$29.00
Thur	03/16/2023	Receipt, review and approval of Estate General Ledger Report shared by E.McCullagh.	0.60	\$290.00	\$174.00
Thur	03/16/2023	Receipt , review and approval of EFT's shared by H. Sivanathan.	0.20	\$290.00	\$58.00
Wed	03/22/2023	Receipt, review and approval of property tax Wire to BMO shared by H. Sivanathan. Receipt, review and approval of EFT cheque requisition shared by H.Sivanathan	0.20	\$290.00	\$58.00
Tues	03/28/2023	Receipt, review and approval of Bi-weekly cheque requisitions	0.40	\$290.00	\$116.00

Filters Used:

- Time Entry Date: 1/1/1970 to 8/31/2023
- File Client ID: AANUV0-R to AANUV0-R
- Time Entry Bill Status: Un-Billed to Un-Billed

MSGG - Detailed Time Dockets

Printed on: 9/26/2023

Page 23 of 45

File Name (ID): 2607380 Ontario Limited (NUVO") (AANUV0-R:)

Day	Date	Memo	B-Hrs	B-Rate	Amount
Mukul Manchanda (MMA)					
Wed	03/29/2023	Receipt, review and approval of 3 wires shared by H.Sivanathan.	0.30	\$290.00	\$87.00
Thur	04/06/2023	Receipt, review and approve the Hubspot invoice. Email exchanges regarding same with E. McCullagh.	0.10	\$290.00	\$29.00
Mon	04/10/2023	Receipt, review and the Cash Flow forecast prepared by P.Amaral.	1.00	\$290.00	\$290.00
Wed	04/12/2023	Receipt, review and approval of revised cheque requisition	0.50	\$290.00	\$145.00
Thur	04/13/2023	Receipt, review and approval of 3 Wires and 1 EFT bill payment shared by H.Sivanathan.	0.40	\$290.00	\$116.00
Mon	04/17/2023	Receipt, review and approval of HST shared by E.McCullagh.	0.20	\$290.00	\$58.00
Tues	04/18/2023	Receipt. review and approval of BMO Wire shared by H.Sivanathan.	0.20	\$290.00	\$58.00
Wed	05/03/2023	Receipt, reviewed and approved the BMO EFT.	0.10	\$290.00	\$29.00
Fri	05/05/2023	Receipt and review of Cash flow forecast shared by P.Amaral.	0.20	\$290.00	\$58.00
Tues	05/09/2023	Receipt, review and approval of 14 Cheque requisitions shared by S.Downey.	0.70	\$290.00	\$203.00
Wed	05/10/2023	Receipt, review and approval of 3 wires shared by H.Sivanathan.	0.30	\$290.00	\$87.00
Mon	05/15/2023	Receipt, review and approval and of BNS transfer shared by H.Sivanathan	0.10	\$290.00	\$29.00
Tues	05/16/2023	Receipt, review and approval of HST list shared by E.McCullagh	0.10	\$290.00	\$29.00
Fri	05/26/2023	Receipt, review and approval of 16 Cheque requisitions shared by S.Downey.	0.50	\$290.00	\$145.00
Sun	05/28/2023	Receipt, review and approval of Cheque requisitions shared by S.Downey.	0.20	\$290.00	\$58.00
Mon	05/29/2023	Receipt, review and approval of 5 BMO EFTs and 1 wire transfer shared by H.Sivanathan.	0.50	\$290.00	\$145.00
Mon	06/05/2023	Receipt, review and approval of BMO wire shared by H. Sivanathan.	0.10	\$290.00	\$29.00
Mon	06/12/2023	Receipt, review and approval of cheques shared by S.Downey.	0.50	\$290.00	\$145.00
Fri	06/16/2023	Receipt and review of multiple cheque requisitions shared by S.Downey.	0.10	\$290.00	\$29.00
Mon	06/19/2023	Receipt, review and approval of BMO wire shared H.Sivanathan. Receipt, review and approval of the revised HST return.	0.20	\$290.00	\$58.00
Mon	06/26/2023	Receipt and review of the cash flow forecast.	0.50	\$290.00	\$145.00
Tues	06/27/2023	Receipt, review and approval of EFT payments and payroll shared by S.Downey.	0.10	\$290.00	\$29.00
Thur	06/29/2023	Receipt, review and approval of EFT payments and payroll shared by I.Liptuleac. Receipt, review and approval of 5 BMO EFT's shared H.Sivanathan.	0.90	\$290.00	\$261.00
Wed	07/05/2023	Receipt, review and approve payables.	0.20	\$290.00	\$58.00
Thur	07/06/2023	Receipt, review and approve payables.	0.20	\$290.00	\$58.00
Wed	07/12/2023	Receipt, review and approval of email from S. Downey regarding the cheque requisitions.	0.10	\$290.00	\$29.00
Thur	07/13/2023	Receipt and review of multiple email regarding the cheques.	0.10	\$290.00	\$29.00
Tues	07/18/2023	Receipt, review and approval of HST shared by E. McCullagh.	0.10	\$290.00	\$29.00
Tues	07/25/2023	Receipt, review and approve payables. Receipt, review , edit and approve the cash flow forecast.	1.00	\$290.00	\$290.00
Wed	08/02/2023	Receipt, review and approve payables.	0.20	\$290.00	\$58.00
Fri	08/04/2023	Receipt, review and approve payables.	0.20	\$290.00	\$58.00
Tues	08/08/2023	Receipt and review of email communication from E. McCullagh and S. Medjed regarding on site tech visit. Arranged for payment of same.	0.30	\$290.00	\$87.00
Wed	08/09/2023	Email exchanges with E. McCullagh regarding repairs.	0.20	\$290.00	\$58.00
Thur	08/10/2023	Dealt with repair issues.	0.30	\$290.00	\$87.00

Filters Used:

- Time Entry Date: 1/1/1970 to 8/31/2023
- File Client ID: AANUV0-R to AANUV0-R
- Time Entry Bill Status: Un-Billed to Un-Billed

MSGG - Detailed Time Dockets

Printed on: 9/26/2023

Page 24 of 45

File Name (ID): 2607380 Ontario Limited (NUVO") (AANUV0-R:)

Day	Date	Memo	B-Hrs	B-Rate	Amount
Mukul Manchanda (MMA)					
Fri	08/11/2023	Receipt, review and approve payables.	0.50	\$290.00	\$145.00
Wed	08/16/2023	Email communication with E. McCullagh regarding the HST returns. Dealt with repair and operational issues.	0.40	\$290.00	\$116.00
Thur	08/17/2023	Receipt, review and approve payables.	0.20	\$290.00	\$58.00
Fri	08/18/2023	Dealt with repair and operational issues.	0.30	\$290.00	\$87.00
Tues	08/29/2023	Receipt, review and approve payables.	0.10	\$290.00	\$29.00
Mukul Manchanda (MMA)			23.10		\$6,699.00

Paula Amaral (PAM)

Wed	01/04/2023	Extend cashflow to June 2023.	1.00	\$195.00	\$195.00
Thur	01/05/2023	Prepare NUVO cashflow for December 2022 and extend for six months.	5.00	\$195.00	\$975.00
Tues	01/10/2023	Receive contractor information and calculate amounts payable, prepare requisitions and submit for approval.	2.50	\$195.00	\$487.50
Thur	01/12/2023	Receive and review cheques, prepare for mailing and courier.	0.30	\$195.00	\$58.50
Tues	01/24/2023	Receive hours from contractors, prepare requisitions for payables and submit for approval. Receive email from contractor requesting total of all payments for 2022. Prepare list of invoices paid and forward to contractor.	4.00	\$195.00	\$780.00
Thur	01/26/2023	Receive invoice payable and prepare requisition and submit for approval and processing.	0.20	\$195.00	\$39.00
Fri	01/27/2023	Receive emails regarding status of electronic payments. Receive prepared cheques and prepare for mailing and courier.	0.40	\$195.00	\$78.00
Mon	01/30/2023	Receive call from Evan regarding status of Enbridge bill. Investigate billings and invoices received to date.	0.20	\$195.00	\$39.00
Mon	02/06/2023	Prepare and send email to contractors requesting hours for Feb 15-28.	0.10	\$195.00	\$19.50
Wed	02/08/2023	Prepare cash flow for January 2023.	1.50	\$195.00	\$292.50
Thur	02/09/2023	Prepare January 2033 cash flow. Receive hours, calculate amounts outstanding and upload to drive.	4.00	\$195.00	\$780.00
Tues	02/14/2023	Receive signed cheques and organize cheques for courier and mailing.	0.10	\$195.00	\$19.50
Tues	02/21/2023	Send emails to contractors for submission of hours. Prepare requisitions for payables	2.70	\$195.00	\$526.50
Wed	02/22/2023	Receive additional payables. Prepare requisition for payments and submit for approval.	0.30	\$195.00	\$58.50
Thur	02/23/2023	Request supporting document for receipt submitted for reimbursement.	0.10	\$195.00	\$19.50
Wed	03/08/2023	Prepare and send email to staff requesting hours and expenses for next cheque run.	0.10	\$195.00	\$19.50
Fri	03/10/2023	Prepare requisitions for payables and submit for approval. Prepare February cash flow.	6.00	\$195.00	\$1,170.00
Mon	03/27/2023	Receive contractor hours and prepare for processing of payment.	0.20	\$195.00	\$39.00

Filters Used:

- Time Entry Date: 1/1/1970 to 8/31/2023
- File Client ID: AANUV0-R to AANUV0-R
- Time Entry Bill Status: Un-Billed to Un-Billed

File Name (ID): 2607380 Ontario Limited (NUVO") (AANUV0-R:)

Day	Date	Memo	B-Hrs	B-Rate	Amount
Paula Amaral (PAM)					
Mon	04/10/2023	Receive emails with contractor hours, prepare payroll calculations and submit for preparation of requisitions. Preparation of cash flow for March 2023.	4.30	\$195.00	\$838.50
Thur	04/20/2023	Prepare and send emails requesting hours from contractors.	0.10	\$195.00	\$19.50
Mon	04/24/2023	Receive hours from staff, prepare calculations and save to drive for preparation of requisitions.	0.50	\$195.00	\$97.50
Mon	05/08/2023	Receive emails with contractor hours and forward for processing.	0.20	\$195.00	\$39.00
Wed	05/24/2023	Receive contractor information and prepare amounts owing for processing.	0.50	\$195.00	\$97.50
Thur	06/22/2023	Send emails to staff requesting hours and expenses for June 16-30. Receive emails with hours and save to drive for processing.	0.30	\$195.00	\$58.50
Fri	06/23/2023	Prepare cash flow for May 1-31.	4.00	\$195.00	\$780.00
Fri	07/07/2023	Prepare and send emails to staff to request hours and expenses for July 1-15.	0.20	\$195.00	\$39.00
Mon	07/10/2023	Receive hours from staff and forward for processing.	0.10	\$195.00	\$19.50
Tues	07/11/2023	Follow up with staff for hours not submitted. Receive and forward hours for processing of payment.	0.10	\$195.00	\$19.50
Wed	07/19/2023	Prepare requisitions for payables and submit for processing.	1.50	\$195.00	\$292.50
Mon	07/24/2023	Prepare and send emails to staff requesting hours and expenses.	0.20	\$195.00	\$39.00
Tues	07/25/2023	Receive hours from employees, prepare calculations and submit for processing.	0.20	\$195.00	\$39.00
Wed	07/26/2023	Prepare cash flow for June 1-30.	4.50	\$195.00	\$877.50
Thur	08/10/2023	Receive hours and expenses from contractor. Prepare calculation and save to drive for processing.	0.30	\$195.00	\$58.50
Fri	08/11/2023	Receive hours from contractor. Prepare calculation and save to drive for processing.	0.30	\$195.00	\$58.50
Thur	08/24/2023	Email staff requesting hours and expenses.	0.10	\$195.00	\$19.50
Fri	08/25/2023	Receive hours and expenses form staff., calculate totals owing and save to drive for processing.	0.50	\$195.00	\$97.50
Tues	08/29/2023	Review outstanding payables and provide direction for completion of requisitions. Review completed requisitions. Review emails regarding receivables, review invoices and prepare response to emails addressing discrepancies.	1.50	\$195.00	\$292.50
Paula Amaral (PAM)			48.10		\$9,379.50
Susan Downey (SDW)					
Tues	02/07/2023	Reimbursement to MSGG	0.50	\$120.00	\$60.00
Thur	02/09/2023	Process Feb 15 disbursements	3.00	\$120.00	\$360.00
Tues	03/14/2023	Issued EFT's and sent cheques via courier	0.50	\$120.00	\$60.00
Mon	03/27/2023	Prepare Nuvo cheque requisitions for approval	2.50	\$120.00	\$300.00
Tues	03/28/2023	Finalize Nuvo cheques	1.00	\$120.00	\$120.00
Mon	04/10/2023	Prepare cheques/disbursements for April 1 - 15.	3.00	\$120.00	\$360.00
Tues	04/11/2023	Finalize cheque requisitions.	0.50	\$120.00	\$60.00
Tues	04/25/2023	Prepare cheque reqs re: April 16-30	3.00	\$120.00	\$360.00
Wed	04/26/2023	Finalize cheque requisitions	0.50	\$120.00	\$60.00
Wed	05/03/2023	Prepare Cheques May 1- 15	2.00	\$120.00	\$240.00
Fri	05/05/2023	Prepare cheques May 1-15	0.50	\$120.00	\$60.00
Mon	05/08/2023	Finalized May 1 - 15 cheque requisitions	0.50	\$120.00	\$60.00
Wed	05/24/2023	Prepare Payable cheques for May 15 - 31	1.50	\$120.00	\$180.00
Thur	05/25/2023	Finalized NUVO cheques	2.00	\$120.00	\$240.00
Sat	06/10/2023	Prepare cheque reqs for supplier invoices.	2.00	\$120.00	\$240.00

Filters Used:

- Time Entry Date: 1/1/1970 to 8/31/2023
- File Client ID: AANUV0-R to AANUV0-R
- Time Entry Bill Status: Un-Billed to Un-Billed

MSGG - Detailed Time Dockets

Printed on: 9/26/2023

Page 26 of 45

File Name (ID): 2607380 Ontario Limited (NUVO") (AANUV0-R:)

Day	Date	Memo	B-Hrs	B-Rate	Amount
Susan Downey (SDW)					
Mon	06/12/2023	Finalized June 1- 15 Cheque Reqs	0.50	\$120.00	\$60.00
Wed	06/14/2023	Nuvo cheques sent by mail and courier.	0.20	\$120.00	\$24.00
Sun	06/18/2023	Prepare reimbursement requisition for NUVO charges to MMA credit card.	0.70	\$120.00	\$84.00
Mon	06/26/2023	Finalize cheques for June 30th pay period	1.50	\$120.00	\$180.00
Tues	06/27/2023	Finalized cheque requisitions for June 16 - 30	1.00	\$120.00	\$120.00
Sun	07/09/2023	Prepare cheque requisitions for July 1-15 pay period	2.00	\$120.00	\$240.00
Mon	07/10/2023	Processing disbursements for July 1 - 15 payments	0.50	\$120.00	\$60.00
Tues	07/11/2023	Finalize cheque requisitions re July 1 - 15	0.50	\$120.00	\$60.00
Thur	07/13/2023	Receipt, review and action e-mails	1.00	\$120.00	\$120.00
Susan Downey (SDW)			30.90		\$3,708.00
Trevor Pringle (TPR)					
Tues	01/03/2023	correspondence/discussions re ongoing operations including short-term rentals, Nuvo Taste rent & access cards, building maintenance, OMS International lease termination; review and approve cheque reqs; review general ledger; review monthly cash-flow; review Cushman & Wakefield December marketing update report; correspond with Bernie Huber, Meridian; review December accounts payable; review Nuvo Taste acknowledgement and occupancy agreement; review January accounts payable; review Active Security daily logs	1.50	\$395.00	\$592.50
Wed	01/04/2023	review G/L; review monthly cash-flow; review January accounts payable; discussions/correspondence re ongoing operations including building maintenance, WayBase last months rent, short-term rentals; review and execute Canada's Restoration Services mould removal contract; review Active Security daily logs	0.90	\$395.00	\$355.50
Thur	01/05/2023	review G/L; review monthly cash-flow; review January accounts payable; discussions/correspondence re ongoing operations including building maintenance, mould abatement, CentiMark roof inspection, water heater repair; review January rent roll; review Active Security daily logs	0.80	\$395.00	\$316.00
Fri	01/06/2023	review G/L; review monthly cash-flow; review January accounts payable; correspondence/discussions re ongoing operations including short-term rentals, stairwell mould repair; review January rent roll; review Active Security daily logs; review Sceneworks property proof of claim with supporting documentation re power supply; review site inspection photos	0.90	\$395.00	\$355.50
Mon	01/09/2023	review G/L; review monthly cash-flow; review January accounts payable; review January rent roll; discussions/correspondence re ongoing operations including short-term rentals, third party property, building maintenance; tdw Phil Cho, lawyer for Crossroads re further one year lease extension; call Bernie Huber, Meridian; review Active Security daily logs	0.90	\$395.00	\$355.50
Tues	01/10/2023	review G/L; review monthly cash-flow; review January accounts payable; discussions/correspondence re ongoing operations including another John Ing incident, building maintenance, short-term rentals; review Active Security daily logs; review January rent roll; review Meridian December bank statement	0.80	\$395.00	\$316.00
Wed	01/11/2023	review G/L; review monthly cash-flow; review January accounts payable; discussions/correspondence re ongoing operations including short-term rentals, building maintenance; review and approve atrium, stage & lounge rental; tdw Bernie Huber, Meridian	0.70	\$395.00	\$276.50

Filters Used:

- Time Entry Date: 1/1/1970 to 8/31/2023
- File Client ID: AANUV0-R to AANUV0-R
- Time Entry Bill Status: Un-Billed to Un-Billed

MSGG - Detailed Time Dockets

Printed on: 9/26/2023

Page 27 of 45

File Name (ID): 2607380 Ontario Limited (NUVO") (AANUV0-R:)

Day	Date	Memo	B-Hrs	B-Rate	Amount
Trevor Pringle (TPR)					
Thur	01/12/2023	review G/L; review monthly cash-flow; review Active Security daily logs; discussions/correspondence re ongoing operations including building maintenance, boiler room pipe leak, short-term rentals; review January rent roll; review Able Lock Services quote; tdw Bernie Huber, Meridian; call Phil Cho, lawyer for Crossroads re further one year lease extension to 2025; call Rosemary Fisher, lawyer re Crossroads lease extension	1.10	\$395.00	\$434.50
Fri	01/13/2023	review G/L; review monthly cash-flow; review January accounts payable; discussions/correspondence re ongoing operations including snow removal & salting parking lot, short-term rentals, building maintenance; review media coverage; review Special Risk Insurance Manager facility users liability policy; review and approve payment of commercial insurance policy renewal invoice; review Active Security daily logs; correspond with Marcel Potvin, sales consultant	1.30	\$395.00	\$513.50
Tues	01/17/2023	correspondence/discussions re ongoing operations including short-term rentals, moving security desk, building maintenance, compressor repair; review general ledger; review monthly cash-flow; review January accounts payable; review December HST return; review draft Crossroads one-year lease extension; correspond/tdw Rosemary Fisher, lawyer re Crossroads one-year lease extension; review Crossroads lease; review and approve pre-payment of Rexell light bulb invoice; review and approve payment of February property tax installment; review Active Security daily logs	1.60	\$395.00	\$632.00
Wed	01/18/2023	correspondence/discussions re ongoing operations including short-term rentals, building maintenance, property taxes; review G/L; review monthly cash-flow; review January accounts payable; review January rent roll; review Dear David props, trailer photos; review Active Security daily logs; review CentiMark quotes	0.90	\$395.00	\$355.50
Thur	01/19/2023	review G/L; review monthly cash-flow; review phase 2 as-built drawings; discussions/correspondence re ongoing operations including salting parking lot, moving security desk, building maintenance, roof leaks, Edvance lease; review annual fire and sprinkler inspection reports; review Active Security daily logs	0.90	\$395.00	\$355.50
Fri	01/20/2023	review G/L; review monthly cash-flow; review monthly hydro usage; review January accounts payable; discussions/correspondence re ongoing operations including property taxes, building maintenance, banking, month to month leasing, short-term rentals; review Edvance 302 lease; review Active Security daily logs; review phase 1 & 2 atrium construction as-built drawings, permits, warranties, testing, inspection & occupancy documents	1.40	\$395.00	\$553.00
Mon	01/23/2023	correspondence/discussions re ongoing operations including short-term rentals, parking lot snow removal, building maintenance, property taxes; review general ledger; review monthly cash-flow; review January accounts payable; tdw Bernie Huber, Meridian; correspond with Mike Yull, Cushman & Wakefield; review Major Air Systems centrifugal chiller repair quote; review January rent roll	1.10	\$395.00	\$434.50
Tues	01/24/2023	review G/L; review monthly cash-flow; review January accounts payable; discussions/correspondence re ongoing operations including Buzzfeed storage settlement, short-term rentals, building maintenance, second floor urinal flood; review Artisan Bizarre atrium rental proposal; review Active Security daily logs; review and execute Crossroads lease extension and amending agreement; correspond with Rosemary Fisher, lawyer	1.20	\$395.00	\$474.00

Filters Used:

- Time Entry Date: 1/1/1970 to 8/31/2023
- File Client ID: AANUV0-R to AANUV0-R
- Time Entry Bill Status: Un-Billed to Un-Billed

MSGG - Detailed Time Dockets

Printed on: 9/26/2023

Page 28 of 45

File Name (ID): 2607380 Ontario Limited (NUVO") (AANUV0-R:)

Day	Date	Memo	B-Hrs	B-Rate	Amount
Trevor Pringle (TPR)					
Wed	01/25/2023	review G/L; review monthly cash-flow; review January accounts payable; review January rent roll; discussions/correspondence re ongoing operations including snow removal, parking lot salting, security guards, building maintenance; review Active Security daily logs; review and approve Complete Comfort HVAC quote	0.90	\$395.00	\$355.50
Thur	01/26/2023	review G/L; review 2023 interim property tax bill; discussions/correspondence re ongoing operations including parking lot snow removal and salting, building maintenance, Buzzfeed rental settlement; correspond with Christine Sinclair, PWC - receiver for Bridging Finance re sales process; review monthly cash-flow; review January rent roll; review Active Security daily logs; review Veracity Electric quote	1.10	\$395.00	\$434.50
Fri	01/27/2023	review G/L; review monthly cash-flow; discussions/correspondence re ongoing operations including building maintenance, January rent collection, short-term rentals; review January accounts payable; review monthly gas usage	0.70	\$395.00	\$276.50
Mon	01/30/2023	review G/L; review monthly cash-flow; discussions/correspondence re ongoing operations including building maintenance, parking lot snow removal, backup generator test, January rent collection, short-term rentals; correspond with Mike Yull, Cushman & Wakefield; review Control Fire Systems repair quote	0.80	\$395.00	\$316.00
Tues	01/31/2023	review G/L; review monthly cash-flow; discussions/correspondence re ongoing operations including short-term rentals, rent collection, building maintenance, Buzzfeed rent settlement, OMS lease termination; review Cushman & Wakefield marketing update report; review and approve payment of Spicer Landscaping invoice; correspond with Bernie Huber, Meridian; review and approve cheque requisition	1.10	\$395.00	\$434.50
Wed	02/01/2023	review general ledger; review February rent collection; review monthly cash-flow; review February accounts payable; discussions/correspondence re ongoing operations including building maintenance, chiller repair, Nuvo Taste February rent; review Active Security daily logs; conference call with Mike Yull & Marc Danko, Cushman & Wakefield re sales process; review Brant Electric quote; review and approve Veracity Electric quote	1.20	\$395.00	\$474.00
Thur	02/02/2023	review G/L; correspondence/discussions re ongoing operations including Waybase February rent, building maintenance, short-term rentals; review monthly cash-flow; review February accounts payable; review Waybase expired lease; review Active Security daily logs	0.90	\$395.00	\$355.50
Fri	02/03/2023	review G/L; correspondence/discussions re ongoing operations including short-term rentals, building maintenance, chiller repair, studio b rental; review monthly cash-flow; review February accounts payable; review Active Security daily logs; review Saulnier correspondence; review updated rent rolls; review draft statements of receipts and disbursements; review and approve Ernie Contracting skylight sealant quote; review CentiMark skylight sealant quote; tdw's Bernie Huber, Meridian; correspond with Rosemary Fisher, lawyer	1.50	\$395.00	\$592.50
Mon	02/06/2023	review G/L; review monthly cash-flow; review February accounts payable; discussions/correspondence re ongoing operations including Nuvo Taste February rent cheques, building maintenance, moving security desk, short-term rentals; review Active Security daily logs; review February rent roll; correspond with Mike Yull, Cushman & Wakefield re property tour	1.00	\$395.00	\$395.00

Filters Used:

- Time Entry Date: 1/1/1970 to 8/31/2023
- File Client ID: AANUV0-R to AANUV0-R
- Time Entry Bill Status: Un-Billed to Un-Billed

File Name (ID): 2607380 Ontario Limited (NUVO") (AANUV0-R:)

Day	Date	Memo	B-Hrs	B-Rate	Amount
Trevor Pringle (TPR)					
Tues	02/07/2023	review G/L; review monthly cash-flow; review February accounts payable; correspondence/discussions re ongoing operations including short-term rentals, property tour, studio b rental, building maintenance, Buzz Feed props b rental arrears settlement; review JDI Cleaning 3rd floor rental proposal; review Active Security daily logs	0.90	\$395.00	\$355.50
Wed	02/08/2023	review G/L; review monthly cash-flow; review February accounts payable; review February rent roll; discussions/correspondence re ongoing operations including short-term rentals, building maintenance, property tour, studio b rental; review and execute Cushman & Wakefield MLS listing agreement extension to June 15, 2023; tdw Bernie Huber, Meridian; review Active Security daily logs	1.10	\$395.00	\$434.50
Tues	02/14/2023	review G/L; discussions/correspondence re ongoing operations including short-term rentals, Buzzfeed props b storage removal, insurance policy renewal, building maintenance, Edvance month to month lease; review monthly cash-flow; review February accounts payable; review Active Security daily logs; review and approve Complete Comfort quote re motor repair for unit heater in loading docking	1.10	\$395.00	\$434.50
Wed	02/15/2023	review general ledger; review Court Order; discussions/correspondence re ongoing operations including Buzzfeed props b storage removal, building maintenance, co-working member outstanding rent, CME Productions studio tour; review monthly cash-flow; review February accounts payable; correspond/tdw Rosemary Fisher, lawyer re fees; review interim invoice and WIP; review Active Security daily logs; review SRD's; review rent roll; correspond/tdw Bernie Huber, Meridian re approving interim invoice; correspond with Marcel Potvin, sales consultant; review Saulnier correspondence; review and approve chq rq	1.90	\$395.00	\$750.50
Thur	02/16/2023	review G/L; review monthly cash-flow; review February accounts payable; correspondence/discussions re ongoing operations including short-term rentals, building maintenance, Edvance lease terms; review Edvance draft month to month occupancy agreement; review Ontario studio tax credit information; review October SRD; review Active Security daily logs; review Crossroads correspondence re maintenance items	1.20	\$395.00	\$474.00
Fri	02/17/2023	review G/L; review monthly cash-flow; review February accounts payable; discussions/correspondence re ongoing operations including property maintenance, plumbing issues, fire inspection deficiencies quote, short-term rentals, Crossroads list of maintenance issues, advertising office space; review January HST return; review and approve payment of March property tax installment; review Active Security daily logs; review financial statements; correspond/tdw Mike Yull, Cushman & Wakefield re foreign prospective purchaser; review Meridian January bank account statement	1.60	\$395.00	\$632.00
Tues	02/21/2023	review G/L; review monthly cash-flow; review February accounts payable; discussions/correspondence re ongoing operations including building maintenance, insurance coverage renewal, short-term rentals; review Major Air Systems chiller rebuild quote; correspond with Marcel Potvin, sales consultant; review Crossroads floor plan	0.90	\$395.00	\$355.50

Filters Used:

- Time Entry Date: 1/1/1970 to 8/31/2023
- File Client ID: AANUVVO-R to AANUVVO-R
- Time Entry Bill Status: Un-Billed to Un-Billed

MSGG - Detailed Time Dockets

Printed on: 9/26/2023

Page 30 of 45

File Name (ID): 2607380 Ontario Limited (NUVO") (AANUVVO-R:)

Day	Date	Memo	B-Hrs	B-Rate	Amount
Trevor Pringle (TPR)					
Wed	02/22/2023	correspondence/discussions re ongoing operations including short-term rentals, parking lot salting, chiller repair quote, long weekend security coverage, insurance policy renewal, property tax installments; review general ledger; review monthly cash-flow; review February accounts payable; review monthly hydro usage; review Active Security daily logs; correspond/tdw Bernie Huber, Meridian; review and execute Edvance month to month occupancy agreement; review and provide updated interim statement of receipts and disbursements & rent roll to Meridian; review financial results; review interim property tax bill; review property tax installment schedule	1.90	\$395.00	\$750.50
Thur	02/23/2023	review G/L; correspondence/discussions re ongoing operations including short-term rentals, snow removal & salting at premises, Edvance event pricing, chiller repair quote; review monthly cash-flow; review February accounts payable; review Active Security daily logs; correspond with Marcel Potvin, sales consultant; tdw Bernie Huber, Meridian	1.00	\$395.00	\$395.00
Fri	02/24/2023	review G/L; correspondence re ongoing operations including short-term rentals, Buzzfeed props b storage removal; review monthly cash-flow; review February accounts payable; review Active Security daily logs; review Simpson Wigle interim account; correspond with Marcel Potvin, sales consultant	0.80	\$395.00	\$316.00
Mon	02/27/2023	correspondence/discussions re ongoing operations including short-term rentals, building maintenance, chiller repair; review G/L; review monthly cash-flow; review March accounts payable; review and approve payment of Simpson Wigle legal invoice; review Active Security daily logs; review insurance renewal quotation; correspond with Tyson Dorsey, Hub International re insurance policy renewal; review interim statement of receipts and disbursements; review draft 246(2) notice	1.30	\$395.00	\$513.50
Tues	02/28/2023	review general ledger; correspondence/discussions re ongoing operations including short-term rentals, property maintenance, chiller rebuild, Falcon Security Services acquisition, Ontario Creates tax credits; review monthly cash-flow; review and approve payment of Spicer Landscaping invoice; correspond with Marcel Potvin, sales consultant; review Active Security daily logs; review redacted studio rental agreement; review March rent roll; review and approve cheque requisition	1.30	\$395.00	\$513.50
Wed	03/01/2023	review G/L; review March rent collection; review monthly cash-flow; review Active Security daily logs; discussions/correspondence re ongoing operations including building maintenance, Buzzfeed props b storage, Crossroads deficiency list, Edvance bank draft, short-term rentals, Provoke advertising; review March accounts payable; review March rent roll	1.00	\$395.00	\$395.00
Thur	03/02/2023	review G/L; review monthly cash-flow; review March accounts payable; discussions/correspondence re ongoing operations including building maintenance, Provoke tax credit advertising, short-term rentals, overhead cost analysis; correspond/tdw Bernie Huber, Meridian re Ontario Creates approval; correspond with Mike Yull, Cushman & Wakefield re Ontario Creates approval; review March rent roll; correspond with Marcel Potvin, sales consultant re studio b rental; review Cushman & Wakefield marketing update report for February 2023; review Active Security daily logs	1.60	\$395.00	\$632.00

Filters Used:

- Time Entry Date: 1/1/1970 to 8/31/2023
- File Client ID: AANUV0-R to AANUV0-R
- Time Entry Bill Status: Un-Billed to Un-Billed

MSGG - Detailed Time Dockets

Printed on: 9/26/2023

Page 31 of 45

File Name (ID): 2607380 Ontario Limited (NUVO") (AANUV0-R:)

Day	Date	Memo	B-Hrs	B-Rate	Amount
Trevor Pringle (TPR)					
Fri	03/03/2023	review G/L; review monthly cash-flow; review March accounts payable; discussions/correspondence re ongoing operations including short-term rentals, backup generator, property maintenance, studio b overhead, Nuvo Taste event; review March rent roll; taw Bernie Huber, Meridian; review Active Security logs	0.90	\$395.00	\$355.50
Mon	03/06/2023	review general ledger; review monthly cash-flow; review March accounts payable; discussions/correspondence re ongoing operations including property maintenance, Buzzfeed props b storage removal, short-term rentals, run back-up generator, rent cheques; review Falcon Security Services invoice; review interim statement of receipts and disbursement; review and sign 246(2) Receiver's Interim Report; review March rent roll; correspond with Marcel Potvin, sales consultant; review Falcon Security Services daily logs	1.40	\$395.00	\$553.00
Tues	03/07/2023	review G/L; review monthly cash-flow; review March accounts payable; discussions/correspondence re ongoing operations including sub-contractors, short-term rentals, Elevation Realty event, building maintenance, Nuvo Taste event; review Falcon Security Services daily logs; review March rent roll	0.90	\$395.00	\$355.50
Wed	03/08/2023	review G/L; review monthly cash-flow; review March accounts payable; discussions/correspondence re ongoing operations including chiller maintenance, Nuvo Taste event, JDI cleaning quote, Elevation Realty event; review WEPPA; review Falcon Security daily logs	0.80	\$395.00	\$316.00
Thur	03/09/2023	correspondence/discussions re ongoing operations including YESA quote, Nuvo Taste deposit, Power School unsecured claim, building maintenance, insurance coverage renewal; review G/L; review monthly cash-flow; review March rent roll; review and approve YESA co-working office space rental proposal; review Falcon Security daily logs	0.90	\$395.00	\$355.50
Fri	03/10/2023	review G/L; review monthly cash-flow; review March accounts payable; discussions/correspondence re ongoing operations including snow removal, parking lot salting, Elevation Realty event parking; review YESA co-working membership agreement; review building floor plans; review and approve Nuvo Taste security deposit cheque req; review Falcon Security daily logs; review monthly natural gas usage; review March rent roll	1.20	\$395.00	\$474.00
Mon	03/13/2023	review general ledger; review monthly cash-flow; review March accounts payable; correspondence/discussions re ongoing operations including insurance coverage renewal, short-term rentals, annual back-flow testing, parking lot manhole cover damage by Spicer; review Falcon Security Services daily logs; review and sign Simpson Wigle letter; correspond with Tyson Dorsey, HUB re insurance policy premium including flood coverage; review March rent roll; review and approve YESA co-working space rental quote; review site inspection photos	1.50	\$395.00	\$592.50
Tues	03/14/2023	review G/L; review monthly cash-flow; correspondence/discussions re ongoing operations including short-term rentals, building maintenance, manhole cover damage, YESA co-working membership agreement; review bank statement; review and approve payment of insurance policy renewal invoice; review insurance policy	0.90	\$395.00	\$355.50

Filters Used:

- Time Entry Date: 1/1/1970 to 8/31/2023
- File Client ID: AANUV0-R to AANUV0-R
- Time Entry Bill Status: Un-Billed to Un-Billed

MSGG - Detailed Time Dockets

Printed on: 9/26/2023

Page 32 of 45

File Name (ID): 2607380 Ontario Limited (NUVO") (AANUV0-R:)

Day	Date	Memo	B-Hrs	B-Rate	Amount
Trevor Pringle (TPR)					
Wed	03/15/2023	review general ledger; review draft YESA co-working membership contract; review site inspection photos; review monthly cash-flow; review March accounts payable; review Falcon Security Services daily logs; correspondence/discussions re ongoing operations including short-term rentals, property maintenance, manhole cover repairs; review and approve Control Fire Systems repair quote; review cyber insurance renewal	1.20	\$395.00	\$474.00
Thur	03/16/2023	review G/L; correspondence/discussions re ongoing operations including short-term rentals, Buzzfeed props b storage removal, building maintenance, YESA co-working membership quote, PowerSchool security deposit; review monthly cash-flow; review March rent roll; review February HST return; review Falcon Security Services daily logs; review March accounts payable; review monthly water usage	1.10	\$395.00	\$434.50
Mon	03/20/2023	review general ledger; review monthly cash-flow; review March accounts payable; review Falcon Security Services daily logs; discussions/correspondence re ongoing operations including TYCO invoice issues, short-term rentals, security desk relocation, Buzzfeed props b storage removal, PowerSchool hot desk; review and approve payment of April property tax installment; review rent roll; review site inspection photos; correspond with Marcel Potvin, sales consultant; review draft YESA co-working membership agreement with schedules; review PowerSchool proposed amendments to co-working agreement	1.60	\$395.00	\$632.00
Tues	03/21/2023	review G/L; correspondence/discussions re ongoing operations including short-term rentals, back-flow testing, TYCO invoices, PowerSchool, boiler repair; review monthly cash-flow; review March accounts payable; review Falcon Security Services daily logs; correspond with Rosemary Fisher, lawyer re YESA paint; review and approve YESA co-working agreement with schedules; review and approve payment of TYCO invoices	1.10	\$395.00	\$434.50
Wed	03/22/2023	review G/L; review monthly cash-flow; review March accounts payable; review and execute YESA co-working agreement; discussions/correspondence re ongoing operations including building maintenance, new security guards training, short-term rentals, upcoming payables; review Falcon Security Services daily logs	0.90	\$395.00	\$355.50
Thur	03/23/2023	review general ledger; review monthly cash-flow; review March accounts payable; discussions/correspondence re ongoing operations including April property tax installment, building maintenance, Buzzfeed props b storage removal, short-term rentals, sub-station maintenance, fire deficiency repairs, Tyco service; review Falcon Security Services daily logs; review monthly hydro usage; review monthly rent roll	1.20	\$395.00	\$474.00
Fri	03/24/2023	review G/L; review monthly cash-flow; review March accounts payable; review Falcon Security Services daily logs; discussions/correspondence re ongoing operations including short-term rentals, building maintenance, medical emergency; review April rent roll; review and execute statement of values for insurance company	0.90	\$395.00	\$355.50
Tues	03/28/2023	correspondence/discussions re ongoing operations including short-term rentals, chiller repair, building maintenance, fire extinguishers; review G/L; review monthly cash-flow; review March accounts payable; review Falcon Security services daily logs; review April rent roll	0.80	\$395.00	\$316.00

Filters Used:

- Time Entry Date: 1/1/1970 to 8/31/2023
- File Client ID: AANUV0-R to AANUV0-R
- Time Entry Bill Status: Un-Billed to Un-Billed

MSGG - Detailed Time Dockets

Printed on: 9/26/2023

Page 33 of 45

File Name (ID): 2607380 Ontario Limited (NUVO") (AANUV0-R:)

Day	Date	Memo	B-Hrs	B-Rate	Amount
Trevor Pringle (TPR)					
Wed	03/29/2023	review general ledger; review monthly cash-flow; review March accounts payable; review Falcon Security Services daily logs; discussions/correspondence re ongoing operations including building maintenance, security meeting, short-term rentals, chiller repair; review financial statements; review April rent roll	0.90	\$395.00	\$355.50
Thur	03/30/2023	review G/L; review March accounts payable; review monthly cash-flow; review Falcon Security Services daily logs; discussions/correspondence re ongoing operations including Buzzfeed trailer ownership, Tyco billing; review and sign cyber insurance renewal application; review April rent roll	0.90	\$395.00	\$355.50
Fri	03/31/2023	review G/L; review monthly cash-flow; discussions/correspondence re ongoing operations including building maintenance, roof leaks, backup generator; review April accounts payable; review Falcon Security Services daily logs; review April rent roll; review and approve cheque requisition	0.80	\$395.00	\$316.00
Mon	04/03/2023	review general ledger; review monthly cash-flow; review April accounts payable; review monthly gas usage; discussions/correspondence re ongoing operations including building maintenance, landscaping quote, short-term rentals; review Cushman & Wakefield marketing update report for March; correspond with Bernie Huber, Meridian; review Falcon Security Services daily logs; review April rent roll	1.10	\$395.00	\$434.50
Tues	04/04/2023	correspondence re ongoing operations including building maintenance, short-term rentals	0.10	\$395.00	\$39.50
Wed	04/05/2023	tdw Bernie Huber, Meridian; correspondence re ongoing operations including building maintenance, short-term rentals; review and execute Spicer landscaping contract	0.40	\$395.00	\$158.00
Thur	04/06/2023	review G/L; correspondence re ongoing operations including short-term rentals, property maintenance	0.20	\$395.00	\$79.00
Mon	04/10/2023	review G/L; review monthly cash-flow; review April accounts payable; discussions/correspondence re ongoing operations including building maintenance, chiller repair; review and approve Complete Comfort quote; review Falcon Security Services daily logs; review April rent roll	0.90	\$395.00	\$355.50
Tues	04/11/2023	review general ledger; review monthly cash-flow; review April accounts payable; discussions/correspondence re ongoing operations including building maintenance, cleaning quote, short-term rentals, running outdoor chiller, stairwell repairs; review Falcon Security Services daily logs; review April rent roll; tdw John Trivieri, Meridian; tdw Bernie Huber, Meridian	1.00	\$395.00	\$395.00
Wed	04/12/2023	review G/L; review monthly cash-flow; review April accounts payable; discussions/correspondence re ongoing operations including building maintenance, short-term rentals; review Falcon Security Services daily logs; review March bank statement	0.80	\$395.00	\$316.00
Thur	04/13/2023	review G/L; correspondence/discussions re ongoing operations including short-term rentals, window glazing; review monthly cash-flow; review April accounts payable; review Falcon Security Services daily logs	0.60	\$395.00	\$237.00
Fri	04/14/2023	review general ledger; review monthly cash-flow; review April accounts payable; discussions/correspondence re ongoing operations including building maintenance, door repairs, backup chiller working; review Falcon Security Services daily logs	0.70	\$395.00	\$276.50

Filters Used:

- Time Entry Date: 1/1/1970 to 8/31/2023
- File Client ID: AANUV0-R to AANUV0-R
- Time Entry Bill Status: Un-Billed to Un-Billed

MSGG - Detailed Time Dockets

Printed on: 9/26/2023

Page 34 of 45

File Name (ID): 2607380 Ontario Limited (NUVO") (AANUV0-R:)

Day	Date	Memo	B-Hrs	B-Rate	Amount
Trevor Pringle (TPR)					
Mon	04/17/2023	review general ledger; review monthly cash-flow; review April accounts payable; review April rent roll; review and approve payment of May property tax installment; discussions/correspondence re ongoing operations including building maintenance, roof leaks, back-ordered chiller part, security guard issues; review March HST return; review (Lineman's Testing quote) and approve SparkPower sub-station maintenance quote; review Falcon Security Services daily logs	1.20	\$395.00	\$474.00
Tues	04/18/2023	review G/L; review monthly cash-flow; review April accounts payable; review monthly water usage; correspondence/discussions re ongoing operations including short-term rentals, building maintenance, roof leak, security guard issues; review Falcon Security Services daily logs	0.90	\$395.00	\$355.50
Wed	04/19/2023	review G/L; review monthly cash-flow; review April accounts payable; review April rent roll; discussions/correspondence re ongoing operations including back-flow reporting, Buzzfeed props b storage removal, chiller rebuild, studio rentals, security guard issues, scheduling sub-station maintenance; review Falcon Security Services daily logs; review WEPPA; review previous agreements of purchase and sale	1.10	\$395.00	\$434.50
Thur	04/20/2023	review G/L; correspondence/discussions re ongoing operations including property tax installments, sub-station maintenance, security guard issues, short-term rentals, YESA May rent payment, Saulnier property tour; review April accounts payable; review monthly cash-flow; review Falcon Security Services daily logs; tdw Bernie Huber, Meridian; review and approve Cushman & Wakefield financial information request; review March statement of receipts and disbursements; review May projected rent roll; review disclaimer	1.40	\$395.00	\$553.00
Fri	04/21/2023	review G/L; review monthly cash-flow; review April accounts payable; discussions/correspondence re ongoing operations including props b storage cleaning, YESA rent receipt, roof leaks; review Falcon Security Services daily logs	0.70	\$395.00	\$276.50
Mon	04/24/2023	review general ledger; review monthly cash-flow; review April accounts payable; review monthly hydro usage; correspondence/discussions re ongoing operations including short-term rentals, Halton Region water valve repair, notice to tenants re water shutoff; review YESA certificate of insurance; review May rent roll; review financial statements; review Falcon Security Services daily logs	1.00	\$395.00	\$395.00
Tues	04/25/2023	review G/L; review April accounts payable; review monthly cash-flow; correspondence/discussions re ongoing operations including short-term rentals, water valve shutoff, porta potty rental, annual generator maintenance, YESA parking issues, roof leak; review Falcon Security Services daily logs; review ControlChem service report	0.90	\$395.00	\$355.50
Wed	04/26/2023	review G/L; review April accounts payable; review monthly cash-flow; discussions/correspondence re ongoing operations including Halton Region water main repair, porta potty rental, signage replacement, short-term rentals, studio advertising; review Falcon Security Services daily logs; review Provoke draft advertising	0.90	\$395.00	\$355.50
Thur	04/27/2023	review G/L; review April accounts payable; review monthly cash-flow; discussions/correspondence re ongoing operations including roof leaks, security site reports, Provoke Google advertising, stage rental, Nuvo Taste event; review Falcon Security Services daily logs; review May rent roll	0.80	\$395.00	\$316.00

Filters Used:

- Time Entry Date: 1/1/1970 to 8/31/2023
- File Client ID: AANUV0-R to AANUV0-R
- Time Entry Bill Status: Un-Billed to Un-Billed

MSGG - Detailed Time Dockets

Printed on: 9/26/2023

Page 35 of 45

File Name (ID): 2607380 Ontario Limited (NUVO") (AANUV0-R:)

Day	Date	Memo	B-Hrs	B-Rate	Amount
Trevor Pringle (TPR)					
Fri	04/28/2023	review general ledger; review April accounts payable; review monthly cash-flow; discussions/correspondence re ongoing operations including Major Air Systems chiller rebuild, short-term rentals, Nuvo Taste event; review Falcon Security Services daily logs; review and approve cheque requisition	0.80	\$395.00	\$316.00
Mon	05/01/2023	review general ledger; review monthly cash-flow; review May rent collection; review May accounts payable; review monthly gas usage; discussions/correspondence re ongoing operations including sub-station maintenance, short-term rentals; review Cushman & Wakefield April 2023 marketing activity report; correspond with Bernie Huber, Meridian; review and approve cheque requisition; review Falcon Security Services daily logs	1.20	\$395.00	\$474.00
Tues	05/02/2023	review G/L; review May accounts payable; review monthly cash-flow; correspondence/discussions re ongoing operations including short-term rentals, SparkPower sub-station maintenance, studio rental; review Falcon Security Services daily logs; review May rent roll; review electrical drawings	0.90	\$395.00	\$355.50
Wed	05/03/2023	review general ledger; review May accounts payable; review monthly cash-flow; discussions/correspondence re ongoing operations including sub-station maintenance, chiller repair, short-term rentals; review and approve CFC cyber insurance quote; review electrical drawings; review Falcon Security Services daily logs; tdw Rosemary Fisher, lawyer; review May rent collection	1.00	\$395.00	\$395.00
Thur	05/04/2023	review G/L; review May accounts payable; review monthly cash-flow; discussions/correspondence re ongoing operations including chiller repair, SparkPower sub-station maintenance, fire route/accessibile signage replacement, short-term rentals; review 2018 electrical drawings; review and approve FastSigns quote; review May rent collection; review Falcon Security Services daily logs	1.10	\$395.00	\$434.50
Fri	05/05/2023	review G/L; review site inspection photo; correspondence/discussions re ongoing operations including YESA unauthorized lock, chiller repair, short-term rentals; review May accounts payable; review monthly cash-flow; review May rent roll; review Falcon Security Services daily logs; tdw Bernie Huber, Meridian	0.90	\$395.00	\$355.50
Mon	05/08/2023	review general ledger; review May rent collection; correspondence/discussions re ongoing operations including Saulnier property tour, chiller repair, short-term rentals, signage replacement, security, false fire alarm; review May accounts payable; review monthly cash-flow; review property tax final billing monthly amount; review May rent roll; review Falcon Security Services daily logs	1.00	\$395.00	\$395.00
Tues	05/09/2023	review G/L; review May accounts payable; review monthly cash-flow; discussions/correspondence re ongoing operations including false fire alarm, chiller repair, short-term rentals; review Falcon Security Services daily logs; review May rent roll	0.80	\$395.00	\$316.00
Wed	05/10/2023	review G/L; review May accounts payable; review monthly cash-flow; correspondence/discussions re ongoing operations including short-term rentals, washroom repair, chiller repair, YESA rent, cyber insurance; review Saulnier correspondence; correspond with Bernie Huber, Meridian; review Falcon Security Services daily logs	0.90	\$395.00	\$355.50

Filters Used:

- Time Entry Date: 1/1/1970 to 8/31/2023
- File Client ID: AANUV0-R to AANUV0-R
- Time Entry Bill Status: Un-Billed to Un-Billed

MSGG - Detailed Time Dockets

Printed on: 9/26/2023

Page 36 of 45

File Name (ID): 2607380 Ontario Limited (NUVO") (AANUV0-R:)

Day	Date	Memo	B-Hrs	B-Rate	Amount
Trevor Pringle (TPR)					
Thur	05/11/2023	review general ledger; tdw John Trivieri, Meridian; review accounts payable; review monthly cash-flow; discussions/correspondence re ongoing operations including chiller repair, security services, landscaping, YESA Internet, studio b wifi; call/correspond with Philip Cho, lawyer for Crossroads; review CRA HST deemed trust claim; review CRA DAS deemed trust claim; review company's financial statements including balance sheet; review Crossroads 2nd mortgage; review Bridging 3rd mortgage; review May rent roll; review and make changes to interim statement of receipts and disbursements; correspond/tdw Bernie Huber, Meridian; review and approve payment of Spicer Landscaping invoice; review Saulnier correspondence; review Meridian draft pay-out statement; review Falcon Security Services daily logs	2.40	\$395.00	\$948.00
Fri	05/12/2023	review G/L; review May accounts payable; review monthly building gas usage; review monthly cash-flow; review May rent roll; discussions/correspondence re ongoing operations including chiller repair, building maintenance, plumbing issues, Cushman & Wakefield property tour; review Falcon Security Services daily logs; review rent collection; review Meridian April 2023 bank statement	1.00	\$395.00	\$395.00
Mon	05/15/2023	review general ledger; review monthly cash-flow; discussions/correspondence re ongoing operations including building maintenance, fire panel issues resolved, Cushman & Wakefield property tour, short-term rentals; review Falcon Security Services daily logs; review and approve payment of June property tax installment; review May rent roll; review May accounts payable; review monthly water usage	1.10	\$395.00	\$434.50
Tues	05/16/2023	review G/L; review May accounts payable; review monthly cash-flow; correspondence/discussions re ongoing operations including chiller rebuild, Crossroads productions, holiday security coverage; review Falcon Security Services daily logs; correspond/tdw Mike Yull, Cushman & Wakefield re prospective purchasers; review April HST remittance; tdw Phil Cho, lawyer for Crossroads	1.00	\$395.00	\$395.00
Wed	05/17/2023	review G/L; correspondence/discussions re ongoing operations including short-term rentals, chiller rebuild, signage replacement, plumbing repairs; review May accounts payable; review monthly cash-flow; call Bernie Huber, Meridian; review and sign cyber insurance renewal form; review Falcon Security Services daily logs	0.90	\$395.00	\$355.50
Thur	05/18/2023	review G/L; correspondence/discussions re ongoing operations including cyber insurance policy renewal, building maintenance, short-term rentals; review May accounts payable; review monthly cash-flow; review Saulnier correspondence; review updated rent roll; review April statement of receipts and disbursement	0.90	\$395.00	\$355.50
Tues	05/23/2023	review general ledger; review May accounts payable; review monthly hydro usage; review monthly cash-flow; discussions/correspondence re ongoing operations including chiller running, updated chiller quote, parking lot signage installation, short-term rentals, June property tax installment; correspond with Mike Yull, Cushman & Wakefield re prospective purchaser; review Falcon Security Services daily logs	1.10	\$395.00	\$434.50
Wed	05/24/2023	review G/L; review May accounts payable; review monthly cash-flow; correspondence/discussions re ongoing operations including property taxes, generator maintenance; review Falcon Security Services daily logs; review May rent roll	0.70	\$395.00	\$276.50

Filters Used:

- Time Entry Date: 1/1/1970 to 8/31/2023
- File Client ID: AANUV0-R to AANUV0-R
- Time Entry Bill Status: Un-Billed to Un-Billed

MSGG - Detailed Time Dockets

Printed on: 9/26/2023

Page 37 of 45

File Name (ID): 2607380 Ontario Limited (NUVO") (AANUV0-R:)

Day	Date	Memo	B-Hrs	B-Rate	Amount
Trevor Pringle (TPR)					
Thur	05/25/2023	review general ledger; review May accounts payable; review monthly cash-flow; correspondence/discussions re ongoing operations including short-term rentals, generator maintenance, false fire alarm notice; review Falcon Security Services daily logs; tdw John Trivieri, Meridian	0.80	\$395.00	\$316.00
Fri	05/26/2023	review G/L; review May accounts payable; review monthly cash-flow; discussions/correspondence re ongoing operations including building maintenance, short-term rentals; review Falcon Security Services daily logs; review June rent roll; review and approve payment of cyber insurance premium; review cyber insurance policy renewal	0.90	\$395.00	\$355.50
Mon	05/29/2023	review G/L; review May & June accounts payable; review monthly cash-flow; discussions/correspondence re ongoing operations including building maintenance, studio rental leads, short-term rentals; review Falcon Security Services daily logs; review rent roll; review HubSpot sales pipeline report	0.90	\$395.00	\$355.50
Tues	05/30/2023	review general ledger; review June accounts payable; review monthly cash-flow; discussions/correspondence re ongoing operations including Nuvo Taste rent cheques, building maintenance, short-term rentals, cleaners, security; correspond with Mike Yull, Cushman & Wakefield re listing price; review and approve cheque requisition; review Falcon Security Services daily logs	1.00	\$395.00	\$395.00
Wed	05/31/2023	review G/L; review June accounts payable; review monthly gas usage; review monthly cash-flow; discussions/correspondence re ongoing operations including building maintenance, Nuvo Taste rent cheques, Crossroads productions; review Falcon Security Services daily logs; review June rent roll; review Cushman & Wakefield marketing activity report for May 2023; correspond with Bernie Huber, Meridian	1.10	\$395.00	\$434.50
Thur	06/01/2023	review general ledger; review June rent collection; review June accounts payable; review monthly cash-flow; discussions/correspondence re ongoing operations including building maintenance, Nuvo Taste rent cheques; conference call with Mike Yull, Marc Danko, Fraser Plant et al, Cushman & Wakefield re listing price reduction; tdw Bernie Huber, Meridian; review Falcon Security Services daily logs; review June rent roll	1.30	\$395.00	\$513.50
Fri	06/02/2023	correspondence/discussions re ongoing operations including short-term rentals, building maintenance, Nuvo Taste rent cheques; review general ledger; review and execute Cushman & Wakefield listing agreement amendment extension to September 15th, 2023; correspond with Mike Yull et al, Cushman & Wakefield; review June accounts payable; review monthly cash-flow; review June rent roll; review Falcon Security Services daily logs	1.20	\$395.00	\$474.00
Mon	06/05/2023	review general ledger; review June accounts payable; review monthly cash-flow; discussions/correspondence re ongoing operations including security, short-term rentals, building maintenance; call Kevin Shepherd, Crossroads; correspond with John Trivieri, Meridian; review and approve payment of Major Air Systems chiller rebuild invoices; review Falcon Security Services daily logs; review June rent roll	1.10	\$395.00	\$434.50
Tues	06/06/2023	review G/L; review June accounts payable; review monthly cash-flow; discussions/correspondence re ongoing operations including security, short-term rentals, NSF rent cheque, building maintenance; review Falcon Security Services daily logs	0.80	\$395.00	\$316.00

Filters Used:

- Time Entry Date: 1/1/1970 to 8/31/2023
- File Client ID: AANUVVO-R to AANUVVO-R
- Time Entry Bill Status: Un-Billed to Un-Billed

MSGG - Detailed Time Dockets

Printed on: 9/26/2023

Page 38 of 45

File Name (ID): 2607380 Ontario Limited (NUVO") (AANUVVO-R:)

Day	Date	Memo	B-Hrs	B-Rate	Amount
Trevor Pringle (TPR)					
Wed	06/07/2023	correspondence/discussions re ongoing operations including Crossroads productions, Nuvo Taste rent cheques, IT domain issues, building maintenance, short-term rentals; review general ledger; review June accounts payable; review monthly cash-flow; review and approve return of security deposit; review and approve review Falcon Security Services daily logs; Kevin Shepherd call	1.00	\$395.00	\$395.00
Thur	06/08/2023	review G/L; review June accounts payable; review monthly cash-flow; discussions/correspondence re ongoing operations including short-term rentals, building maintenance, security; review Falcon Security Services daily logs; correspond with Mike Yull, Cushman & Wakefield; tdw Kevin Shepherd, Crossroads	0.90	\$395.00	\$355.50
Fri	06/09/2023	review general ledger; review June accounts payable; review monthly cash-flow; review June rent roll; correspond with Mike Yull, Cushman & Wakefield re prospective purchasers; review Falcon Security Services daily logs; review SparkPower correspondence; review Meridian May bank account statement	0.80	\$395.00	\$316.00
Mon	06/12/2023	correspondence/discussions re ongoing operations including short-term rentals, building maintenance, roof leaks, security; review general ledger; review June accounts payable; review monthly cash-flow; review Burlington Hydro operating agreement with amendments; review Saulnier correspondence; correspond with Rosemary Fisher, lawyer; review draft February, March, April & May statements of receipts and disbursements; review Falcon Security Services daily logs; review June rent roll	1.40	\$395.00	\$553.00
Tues	06/13/2023	review G/L; review June accounts payable; review monthly cash-flow; correspondence/discussions re ongoing operations including sub-station maintenance, Crossroads productions, roof leaks, short-term rentals, security; review June rent roll; review Burlington Hydro operating agreement	0.90	\$395.00	\$355.50
Wed	06/14/2023	review general ledger; review June accounts payable; review monthly cash-flow; correspondence/discussions re ongoing operations including security reporting, sub-station maintenance, roof leak quote; review Falcon Security Services daily logs; tdw Rosemary Fisher, lawyer re Burlington Hydro operating agreement; tdw Bernie Huber, Meridian re Crossroads	1.00	\$395.00	\$395.00
Thur	06/15/2023	review G/L; review June accounts payable; review monthly water usage; review monthly cash-flow; review June rent roll; correspondence/discussions re ongoing operations including sub-station maintenance, YESA office rental, roof leaks, short-term rentals; review Falcon Security Services daily logs; tdw Bernie Huber, Meridian	0.90	\$395.00	\$355.50
Fri	06/16/2023	review general ledger; discussions/correspondence re ongoing operations including YESA office rental, building maintenance, front door mag-lock repair, roof leaks, extra weekend security guards; review June accounts payable; review monthly cash-flow; review June rent collection; correspond with Mike Yull, Cushman & Wakefield; Kevin Shepherd from Crossroads call; review Falcon Security Services daily logs	1.10	\$395.00	\$434.50

Filters Used:

- Time Entry Date: 1/1/1970 to 8/31/2023
- File Client ID: AANUV0-R to AANUV0-R
- Time Entry Bill Status: Un-Billed to Un-Billed

MSGG - Detailed Time Dockets

Printed on: 9/26/2023

Page 39 of 45

File Name (ID): 2607380 Ontario Limited (NUVO") (AANUV0-R:)

Day	Date	Memo	B-Hrs	B-Rate	Amount
Trevor Pringle (TPR)					
Mon	06/19/2023	review general ledger; review June accounts payable; review monthly cash-flow; review and approve payment of July property tax installment; discussions/correspondence re ongoing operations including short-term rentals, front door repair, YESA locksmith quote; correspond with Mike Yull, Cushman & Wakefield re prospective purchaser; review Falcon Security Services daily logs; review May HST return	1.10	\$395.00	\$434.50
Tues	06/20/2023	review G/L; review June accounts payable; review monthly cash-flow; correspondence/discussions re ongoing operations including building maintenance, short-term rentals, roof repair quotes; call Bernie Huber, Meridian; review Falcon Security Services daily logs; review and approve Principal Access magnetic lock quote	0.90	\$395.00	\$355.50
Wed	06/21/2023	review general ledger; review June accounts payable; review monthly cash-flow; discussions/correspondence re ongoing operations including building maintenance, property taxes; review Falcon Security Services daily logs	0.60	\$395.00	\$237.00
Thur	06/22/2023	review G/L; review June accounts payable; review monthly hydro usage; review monthly cash-flow; discussions/correspondence re ongoing operations including HVAC service, security tags, sub-station maintenance, Crossroads package; review Complete Comfort HVAC quote; review and approve Air Comm Mechanical HVAC quote; review Falcon Security Services daily logs; review and sign Burlington Hydro amended operating agreement; review electrical permit; review legal correspondence; tdw Bernie Huber, Meridian	1.40	\$395.00	\$553.00
Fri	06/23/2023	review general ledger; review June accounts payable; review monthly cash-flow; correspondence/discussions re ongoing operations including Crossroads productions, HVAC service; review June rent roll; review Falcon Security Services daily logs	0.70	\$395.00	\$276.50
Mon	06/26/2023	correspondence/discussions re ongoing operations including short-term rentals, security, building maintenance; review G/L; review June accounts payable; review monthly cash-flow; review Falcon Security Services daily logs	0.70	\$395.00	\$276.50
Tues	06/27/2023	review general ledger; review June accounts payable; review monthly cash-flow; discussions/correspondence re ongoing operations including building maintenance, Aries Pro deliveries, short-term rentals, banking; tdw Mike Yull, Cushman & Wakefield re prospective purchaser; review rent roll; review Falcon Security Services daily logs; review and sign Chicken Farmers of Ontario vendor information EFT form	1.10	\$395.00	\$434.50
Wed	06/28/2023	review G/L; review June accounts payable; review monthly cash-flow; review Aries Pro waiver; discussions/correspondence re ongoing operations including building maintenance, security, deliveries; tdw Bernie Huber, Meridian; discussions with Meridian re sales process & Crossroads	0.90	\$395.00	\$355.50
Thur	06/29/2023	review general ledger; review June accounts payable; review monthly cash-flow; discussions/correspondence re ongoing operations including compressor repairs, roof leaks, deliveries, sub-station maintenance, security; review Falcon Security Services daily logs; review Cushman & Wakefield June marketing update report; correspond with Bernie Huber, Meridian	1.00	\$395.00	\$395.00

Filters Used:

- Time Entry Date: 1/1/1970 to 8/31/2023
- File Client ID: AANUV0-R to AANUV0-R
- Time Entry Bill Status: Un-Billed to Un-Billed

MSGG - Detailed Time Dockets

Printed on: 9/26/2023

Page 40 of 45

File Name (ID): 2607380 Ontario Limited (NUVO") (AANUV0-R:)

Day	Date	Memo	B-Hrs	B-Rate	Amount
Trevor Pringle (TPR)					
Fri	06/30/2023	review G/L; review June accounts payable; review monthly cash-flow; review and approve cheque requisition; discussions/correspondence re ongoing operations including building maintenance, YESA rental, studio tour, security; review Falcon Security Services daily logs; review July rent roll	0.90	\$395.00	\$355.50
Mon	07/10/2023	correspondence re ongoing operations including building maintenance, short-term rentals; review general ledger; tdw Bernie Huber, Meridian; review July accounts payable; review monthly gas usage; review monthly cash-flow; review Falcon Security Services daily logs; correspond/tdw Mike Yull, Cushman & Wakefield	0.90	\$395.00	\$355.50
Tues	07/11/2023	review G/L; discussions/correspondence re ongoing operations including security checks, Crossroads productions, sub-station maintenance, Nuvo Taste fridge repairs, short-term rentals, HVAC issues; review July accounts payable; review monthly cash-flow; review Falcon Security Services patrol reports; correspond with Mike Yull, Cushman & Wakefield; review July rent roll; review Meridian June bank account statement	1.10	\$395.00	\$434.50
Wed	07/12/2023	review general ledger; correspond with Mike Yull, Cushman & Wakefield; review Maple Armor Group Corporation redline agreement of purchase and sale/offer with schedules; review July accounts payable; review monthly cash-flow; review Ministry of Energy correspondence; discussions/correspondence re ongoing operations including Honeywell issues, sealant quote, sub-station maintenance; tdw's Bernie Huber, Meridian; call Phil Cho, lawyer for Crossroads; correspond/tdw Rosemary Fisher, lawyer re Maple Armor Group APS/offer; review Falcon Security Services patrol reports; review confidential information memorandum; prepare a signed back Maple Armor Group Corporation agreement of purchase and sale	2.50	\$395.00	\$987.50
Thur	07/13/2023	review G/L; call/correspond with Mike Yull, Cushman & Wakefield re signing back Maple Armor Group offer; discussions/correspondence re ongoing operations including Honeywell issues, front door mag-lock parts, short-term rentals, sub-station maintenance; review July accounts payable; review monthly cash-flow; review and sign back Maple Armor Group Corporation agreement of purchase and sale; call Bernie Huber, Meridian; review July rent roll; review Falcon Security Services patrol reports	1.40	\$395.00	\$553.00
Fri	07/14/2023	review general ledger; review July accounts payable; review monthly cash-flow; discussions/correspondence re ongoing operations including building maintenance, Nuvo Taste fridge; review Falcon Security Services patrol reports	0.60	\$395.00	\$237.00
Mon	07/17/2023	review G/L; review July accounts payable; review monthly water usage; review monthly cash-flow; review and approve payment of August property tax installment; correspond with Mike Yull, Cushman & Wakefield re Maple Armor Group offer; discussions/correspondence re ongoing operations including building maintenance, short-term rentals; review Falcon Security Services patrol reports; review July rent roll	1.20	\$395.00	\$474.00

Filters Used:

- Time Entry Date: 1/1/1970 to 8/31/2023
- File Client ID: AANUV0-R to AANUV0-R
- Time Entry Bill Status: Un-Billed to Un-Billed

MSGG - Detailed Time Dockets

Printed on: 9/26/2023

Page 41 of 45

File Name (ID): 2607380 Ontario Limited (NUVO") (AANUV0-R:)

Day	Date	Memo	B-Hrs	B-Rate	Amount
Trevor Pringle (TPR)					
Tues	07/18/2023	review general ledger; review July accounts payable; review monthly cash-flow; review Falcon Security Services patrol reports; correspond with Mike Yull, Cushman & Wakefield re Maple Armor Group offer; correspondence/discussions re ongoing operations including sub-station maintenance, short-term rentals, drywall replacement; review June HST return; tdw Bernie Huber, Meridian; review rent roll; correspond with Marc Danko, Cushman & Wakefield re property tour	1.30	\$395.00	\$513.50
Wed	07/19/2023	review G/L; review July accounts payable; review monthly cash-flow; review Falcon Security Services patrol reports; discussions/correspondence re ongoing operations including building maintenance; Meridian update call; correspond with Marc Danko, Cushman & Wakefield	0.80	\$395.00	\$316.00
Thur	07/20/2023	review general ledger; review July accounts payable; review monthly cash-flow; review Falcon Security Services patrol reports; discussions/correspondence re ongoing operations including building maintenance; review rent roll	0.70	\$395.00	\$276.50
Fri	07/21/2023	review G/L; discussions/correspondence re ongoing operations including sub-station maintenance, studio rental; review July accounts payable; review monthly hydro usage; review monthly cash-flow; review Falcon Security Services patrol reports; correspond with Mike Yull, Cushman & Wakefield re Maple Armor Group counter offer; review August rent roll	0.90	\$395.00	\$355.50
Mon	07/24/2023	discussions/correspondence re ongoing operations including sub-station maintenance issues, transfer switch replacement, restoring Internet service, air handler repair, short-term rentals, YES TV off air; correspond with John Henry, maintenance lead; correspond with Marcel Potvin, sales consultant; review general ledger; review Burlington Hydro operating agreement; review SparkPower sub-station maintenance quote; review accounts payable; review monthly cash-flow; review overheads; review Falcon Security Services patrol reports; correspond with Mike Yull, Cushman & Wakefield re Maple Armor Group; conference call with Geoff Aiken & John Henry re restoring Internet service, card lock repairs, transfer switch failure; correspond/tdw Rosemary Fisher, lawyer; review and approve CentiMark roof leak test investigation quote	2.50	\$395.00	\$987.50
Tues	07/25/2023	review G/L; correspond with Marcel Potvin, sales consultant; review July accounts payable; review monthly cash-flow; review Falcon Security Services patrol reports; correspondence re ongoing operations including short-term rentals, sub-station maintenance; correspond/tdw John Henry, maintenance lead re transfer switch replacement; correspond with Mike Yull, Cushman & Wakefield re Maple Armor Group offer; review Maple Armor Group agreement of purchase and sale/offer; tdw Bernie Huber, Meridian; correspond with Rosemary Fisher, lawyer re Maple Armor Group agreement of purchase and sale/offer terms; tdw's Phil Cho, lawyer for Crossroads; review ASCO Power Technologies transfer switch stock; review and approve Ronnies Generator service call quote	2.40	\$395.00	\$948.00

Filters Used:

- Time Entry Date: 1/1/1970 to 8/31/2023
- File Client ID: AANUV0-R to AANUV0-R
- Time Entry Bill Status: Un-Billed to Un-Billed

MSGG - Detailed Time Dockets

Printed on: 9/26/2023

Page 42 of 45

File Name (ID): 2607380 Ontario Limited (NUVO") (AANUV0-R:)

Day	Date	Memo	B-Hrs	B-Rate	Amount
Trevor Pringle (TPR)					
Wed	07/26/2023	discussions/correspondence re ongoing operations including transfer switch replacement, roof leak investigation quote, Nuvo Taste request, August property tax installment, back-up generator, HVAC issues, mag-lock door repair; review general ledger; review July accounts payable; review monthly cash-flow; review overheads; review Falcon Security Services patrol reports; tdw's Bernie Huber, Meridian; correspond/tdw Mike Yull, Cushman & Wakefield re Maple Armor Group APS; review Maple Armor Group executed agreement of purchase and sale with schedule "C"; prepare second signed back version of Maple Armor Group agreement of purchase and sale; review ATS switch photos; call Phil Cho, lawyer for Crossroads; review rent roll	2.10	\$395.00	\$829.50
Thur	07/27/2023	review G/L; discussions/correspondence re ongoing operations including transfer switch replacement, chiller repair, roof leak, Crossroads switch gear issue, short-term rentals; review July accounts payable; review monthly cash-flow; review Falcon Security Services patrol reports; review Maple Armor Group APS; tdw Rosemary Fisher, lawyer; correspond w/ Phil Cho, lawyer for Crossroads	1.00	\$395.00	\$395.00
Fri	07/28/2023	review general ledger; review August accounts payable; review monthly gas usage; review monthly cash-flow; review Falcon Security Services patrol reports; review Maple Armor Group agreement of purchase and sale; correspondence/discussions re ongoing operations including Honeywell billing issues, transfer switch replacement, chiller issues, backup generator; review Honeywell invoices; call/correspond with Phil Cho, lawyer for Crossroads	1.30	\$395.00	\$513.50
Mon	07/31/2023	review general ledger; review August accounts payable; review monthly cash-flow; review Falcon Security Services patrol reports; discussions/correspondence re ongoing operations including building maintenance; correspond with Phil Cho, lawyer for Crossroads; review Nuvo Taste acknowledgement and occupancy agreement; review disclaimer; review draft interim statement of receipts and disbursements; review Cushman & Wakefield marketing update report; correspond with Bernie Huber, Meridian	1.40	\$395.00	\$553.00
Tues	08/01/2023	review G/L; review August rent collection; review accounts payable; review monthly cash-flow; review Falcon Security Services patrol reports; discussions/correspondence re ongoing operations including transfer switch replacement, HVAC issues, backup generator, short-term rentals, Turquoise Accounting missing cheque; review August rent roll; correspond with Mike Yull, Cushman & Wakefield; review and approve cheque requisition	1.20	\$395.00	\$474.00
Wed	08/02/2023	review general ledger; review August accounts payable; review monthly cash-flow; review August rent roll; review Falcon Security Services patrol reports; discussions/correspondence re ongoing operations including transfer switch replacement, backup generator installation, YES TV engineer; tdw Bernie Huber, Meridian; review Toromont Cat Power Systems backup generator quote; review CNA commercial insurance policy and deductible; review Toromont loss damage waiver; review Crossroads correspondence; review backup generator photo; review certificate of insurance; review Toromont backup generator installation plan; review ATS photos	1.90	\$395.00	\$750.50

Filters Used:

- Time Entry Date: 1/1/1970 to 8/31/2023
- File Client ID: AANUVO-R to AANUVO-R
- Time Entry Bill Status: Un-Billed to Un-Billed

MSGG - Detailed Time Dockets

Printed on: 9/26/2023

Page 43 of 45

File Name (ID): 2607380 Ontario Limited (NUVO") (AANUVO-R:)

Day	Date	Memo	B-Hrs	B-Rate	Amount
Trevor Pringle (TPR)					
Thur	08/03/2023	review G/L; review August accounts payable; review monthly cash-flow; review Falcon Security Services patrol reports; correspond with Shawn Saulnier re August rent deferred; correspondence/discussions re ongoing operations including transfer switch replacement, scheduling backup generator ATS rental installation, Nuvo Taste rent cheque, short-term rentals, HVAC issues; review Nedco Rexel Group ATS & ATB emergency pricing quote; review Ronnies Generator Service ATS replacement quote; review ASCO Service ATS & ATB replacement pricing quote; review and execute Toromont Cat Power Systems backup ATS installation and rental quote; review Crossroads correspondence; review and approve Toromont Cat Power Systems ATS rental payment	2.40	\$395.00	\$948.00
Fri	08/04/2023	review general ledger; review Meadowbrook transfer switch installation quote; discussions/correspondence re ongoing operations including transfer switch replacement, backup generator temporary ATS installation, banking, utility room leak; review Toromont correspondence re scheduling temporary transfer switch installation; conference call with John Henry, maintenance lead re transfer switch installation quote; review August accounts payable; review monthly cash-flow; review August rent roll; review Falcon Security Services patrol reports; review ASCO name plate photo; call Phil Cho, lawyer for Crossroads; call Bernie Huber, Meridian; review Crossroads correspondence re scheduling temporary transfer switch installation; review Toromont wire details	2.30	\$395.00	\$908.50
Mon	08/21/2023	correspondence/discussions re ongoing operations including building maintenance, ATS replacement switch, backup generator, power outage, short-term rentals, leak investigation; review ATS switch rental photos; review and approve purchase of generator circuit board; review interim statement of receipts and disbursements; review Crossroads black-line agreement of purchase and sale; correspond with Phil Cho, lawyer for Crossroads; correspond with Rosemary Fisher, lawyer; tdw's Bernie Huber, Meridian; correspond with Fraser Plant et al, Cushman & Wakefield; review and approve purchase of ATS replacement unit; review general ledger; review August rent collection; review August accounts payable; review monthly water usage; review monthly cash-flow; review July HST return; review Falcon Security Services daily logs; correspond/tdw John Henry, maintenance lead; review July bank account statement; review August rent roll; review 2023 interim property tax bill; review and sign back Crossroads APS/offer	3.50	\$395.00	\$1,382.50
Tues	08/22/2023	review general ledger; review August accounts payable; review monthly cash-flow; review Falcon Security Services daily logs; tdw Rosemary Fisher, lawyer; review property taxes; review books and records; review financial statements	0.70	\$395.00	\$276.50
Wed	08/23/2023	review G/L; discussions/correspondence re ongoing operations including SparkPower fixing Crossroads electrical issues, ATS temporary switch testing, ATS switch replacement purchase, short-term rentals; review August accounts payable; review monthly cash-flow; review Falcon Security Services daily logs; correspond/tdw Phil Cho, lawyer for Crossroads; review and approve payment of September property tax installment; review CBRE property appraisal; review Antec property appraisal; review Nedco ATS purchase invoice; review Crossroads agreement of purchase and sale/amended offer; tdw Bernie Huber, Meridian; correspond with Rosemary Fisher, lawyer	1.90	\$395.00	\$750.50

Filters Used:

- Time Entry Date: 1/1/1970 to 8/31/2023
- File Client ID: AANUV0-R to AANUV0-R
- Time Entry Bill Status: Un-Billed to Un-Billed

MSGG - Detailed Time Dockets

Printed on: 9/26/2023

Page 44 of 45

File Name (ID): 2607380 Ontario Limited (NUVO") (AANUV0-R:)

Day	Date	Memo	B-Hrs	B-Rate	Amount
Trevor Pringle (TPR)					
Thur	08/24/2023	review general ledger; discussions/correspondence re ongoing operations including building maintenance, ATS transfer switch testing, roof leaks fixed, missing A/P cheques, property taxes, short-term rentals; review August accounts payable; review monthly hydro usage; review monthly cash-flow; tdw's Bernie Huber, Meridian; review CRA source deductions deemed trust claim; review CRA HST deemed trust claim; review HST audit report; review Falcon Security Services daily logs; review and sign back Crossroads agreement of purchase and sale/offer; correspond with Dee Malek et al, Cushman & Wakefield; review Maple Armor Group Corporation agreement of purchase and sale; tdw Phil Cho, lawyer for Crossroads; correspond/tdw Mike Yull, Cushman & Wakefield re Maple Armor Group APS	2.50	\$395.00	\$987.50
Fri	08/25/2023	review G/L; discussions/correspondence re ongoing operations including building maintenance, ATS switch purchase order; review August accounts payable; review monthly cash-flow; review Falcon Security Services daily logs; review August rent roll; review Maple Armor Group Corporation agreement of purchase and sale	0.90	\$395.00	\$355.50
Mon	08/28/2023	review general ledger; discussions/correspondence re ongoing operations including ATS transfer switch storage, building maintenance; review August accounts payable; review monthly cash-flow; review Falcon Security Services daily logs; correspond/tdw Phil Cho, lawyer for Crossroads re executed APS & first deposit cheque; tdw's Bernie Huber, Meridian re Crossroads APS; review Crossroads executed agreement of purchase and sale; review Antec property appraisal; correspond/tdw Rosemary Fisher, lawyer; review Cushman & Wakefield listing agreement; correspond with Mike Yull, Cushman & Wakefield; review and approve deposit of Crossroads \$250,000 first deposit cheque	1.90	\$395.00	\$750.50
Tues	08/29/2023	discussions/correspondence re ongoing operations including ATS transfer switch delivery, 3rd floor door fixed, YESA office repairs, property tax installment; review G/L; review August accounts payable; review monthly cash-flow; review Falcon Security Services daily logs; review photo of new ATS switch; review Meadowbrook ATS switch installation quote options; review Crossroads agreement of purchase and sale	1.10	\$395.00	\$434.50
Wed	08/30/2023	review general ledger; review and approve Meadowbrook revised quote re new ATS transfer switch installation; review August accounts payable; review monthly cash-flow; discussions/correspondence re ongoing operations including building maintenance, accounts payable, ATS transfer switch installation; review draft statement of receipts and disbursements; review and sign 246(2) interim report; review Falcon Security Services daily logs; correspond with Fraser Plant, Cushman & Wakefield	1.40	\$395.00	\$553.00
Thur	08/31/2023	review G/L; review September accounts payable; review monthly cash-flow; review September rent roll; tdw's Kevin Shepherd, Crossroads; discussions/correspondence re ongoing operations including building maintenance, security guards, short-term rentals; tdw John Henry, maintenance lead; correspond with Melissa McEachern, Crossroads; tdw Bernie Huber, Meridian; review Falcon Security Services daily logs; review and sign MTO signage permit authorization letter; review Meadowbrook certificate of insurance and WSIB clearance certificate	1.50	\$395.00	\$592.50
Trevor Pringle (TPR)			166.80		\$65,886.00
Total for File ID AANUV0-R:			554.40		\$117,743.50

Filters Used:

- Time Entry Date: 1/1/1970 to 8/31/2023
- File Client ID: AANUVO-R to AANUVO-R
- Time Entry Bill Status: Un-Billed to Un-Billed

File Name (ID): 2607380 Ontario Limited (NUVO") (AANUVO-R:)

Day	Date	Memo	B-Hrs	B-Rate	Amount
Grand Total:			554.40		\$117,743.50

**This is Exhibit “C”
To the Affidavit of Trevor Pringle
dated November 17, 2023**



Evan Scott McCullagh,
a Commissioner etc, Province of
Ontario, for msi Spergel inc. Expires
October 6, 2026

November 13, 2023

Invoice #: 12620

Meridian Credit Union
75 Corporate Park Drive
St. Catharines, Ontario L2S 3W3

Billing Period: Nov 10, 2023

Attention: Bernie Huber, Senior Commerical Credit Specialist

Invoice

RE: 2607380 Ontario Limited (NUVO")

FOR PROFESSIONAL SERVICES RENDERED as Court-Appointed Receiver from September 1, 2023 to November 10, 2023.

	Hours	Hourly Rate	Total
Trevor Pringle, CFE, CIRP, LIT	60.00	\$395.00	\$23,700.00
Gillian Goldblatt, CPA, CA, CIRP, LIT	1.90	290.00	551.00
Mukul Manchanda, CPA, CIRP, LIT	4.50	290.00	1,305.00
Evan McCullagh	97.00	110.00	10,670.00
Paula Amaral	15.10	195.00	2,944.50
Azeem Shah	15.10	120.00	1,812.00
Nazhat Sarabi	11.20	100.00	1,120.00
Others	7.30	100.00	798.00
Total Professional fees	212.10	\$202.27	\$42,900.50
HST			5,577.07
Reimbursable Expenses			
Courier			\$15.50
Total Reimbursable expenses			\$15.50
HST on expenses			\$2.02
Total			\$48,495.09

HST Registration #R103478103

(AANUVO-R)

Filters Used:

- Time Entry Date: 9/1/2023 to 11/10/2023
- File ID: AANUVO-R: to AANUVO-R:

MSGG - Detailed Time Dockets

Printed on: 11/17/2023

Page 1 of 16

File Name (ID): 2607380 Ontario Limited (NUVO") (AANUVO-R:)

Day	Date	Memo	B-Hrs	B-Rate	Amount
Azeem Shah (ASA)					
Fri	10/06/2023	Cheque Requisitions	3.50	\$120.00	\$420.00
Wed	10/11/2023	Cheque Requisition - Cheques Sent out	1.50	\$120.00	\$180.00
Wed	10/25/2023	prepared cheque requisition as directed Emailed mukul for approval	2.50	\$120.00	\$300.00
Thur	10/26/2023	Email sent to mukul regarding the chqs	0.10	\$120.00	\$12.00
Fri	10/27/2023	Cheque req mailed out	0.50	\$120.00	\$60.00
Tues	11/07/2023	Cheque Requisitions Prepared as directed	4.50	\$120.00	\$540.00
Wed	11/08/2023	cc	2.50	\$120.00	\$300.00
Azeem Shah (ASA)			15.10		\$1,812.00
Evan McCullagh (EMC)					
Fri	09/01/2023	review security logs; review control chem invoice, review grassroots invoice, review principal access invoice, review GL; review and update rent roll; discussion with JH re operations, maintenance; discussion with AH re operations, Clive Lobo meeting;	0.75	\$110.00	\$82.50
Tues	09/05/2023	review security logs; correspondence with Shawn Saulnier re NUVO taste rent request; correspondence with Banking re NUVO Taste CHQ; review GL; Cushman & Wakefield correspondence re Crossroads request; review new hot desk agreement, review and update rent roll; review lease and membership agreements, review property taxes, review floor plans; discussion with JH re operations, maintenance items; correspondence with MP re events; review Geoff Aiken invoice, review Canway invoice, review Honeywell invoice; correspondence with MP re Golfi cancelation of event; review Crossroads production schedule; Travel to site, walkthrough; meeting with JH re operations, chiller, maintenance, security; discussion with AH re operations, security phone; meeting with Rajat, Falcon Security re security update, timing of checks, guard uniforms, professionalism, security phone, send follow up from meeting; review property tax statement, finalize info for CCCI draft and issue response to Cushman & Wakefield re CCCI information request; review disclaimer; correspondence with Cushman re building tour friday, discuss and correspond with JH re same; meeting with Shawn Saunier, September rent proposal;	4.50	\$110.00	\$495.00
Wed	09/06/2023	Review security daily logs; discussion with JH re operations, maintenance, ATS; correspondence to S Saulnier re rent; review rent roll; review cheques, arrange deposits; follow up with o/s September payments; review Falcon security invoice; review payables; continue drafting 1st report to court; review and update confidential appendices, review and update appendices; review emterra invoice; review enbridge account, credit on file; review Cogeco Invoice;	4.50	\$110.00	\$495.00
Thur	09/07/2023	review security logs; discussion with JH re operations, building tour, YESA change of locks; correspondence with Matt, YESA re building tour and unapproved change of locks; review OTIS statement, correspondence re same; discussion with Jeffery, Meadowbrook re ATS installation; discussion with MP re Signagent, storage space for rent; discussion with JH re Transformer room, heat issue, to get AIR Commercial in; update TP; review and approve AIR Commercial Quote re Transformer room; discussion with Blaise, Crossroads re ATS update; discussion with Melissa, Crossroads re ATS update; review TYCO invoices; Continue drafting first report to court; review and approve B200 storage to Sign Agent, respond to MP; review and approve RTC private office;	3.00	\$110.00	\$330.00
Fri	09/08/2023	Travel to site re walkthrough; lengthy discussion with JH re YESA Lock, Transformer room air flow, tour, maintenance items, ATS, substation maintenance; discussion with AH re operations, time off, new storage rental; review security logs; review and update rent roll;	1.50	\$110.00	\$165.00

Filters Used:

- Time Entry Date: 9/1/2023 to 11/10/2023
 - File ID: AANUVO-R: to AANUVO-R:

MSGG - Detailed Time Dockets

Printed on: 11/17/2023

Page 2 of 16

File Name (ID): 2607380 Ontario Limited (NUVO") (AANUVO-R:)

Day	Date	Memo	B-Hrs	B-Rate	Amount
Evan McCullagh (EMC)					
Mon	09/11/2023	review security logs; correspondence with Falcon Security re security issues; review GL; payables; review and issue invoice to H2H; review and issue receipts to KRG, YESA, Eder, Mending the Chasm; discussion with AH re operations, security; discussions with JH re operations, security, honeywell, avison young request; discussion with Eamon Murphy, Avison Young re request; update TP;	1.50	\$110.00	\$165.00
Tues	09/12/2023	Eamonn, Avison Young Correspondence re tenant request and building tour; Travel to site re walkthrough; review security logs; review payables; review and update rent roll; discussion with JH re operations, maintenance; discussion with AH re signagent storage space, access cards, operations; discussion with MP re sales, signagent storage space; discussion with Melissa, Crossroads re holiday party event; correspondence with Eamon, Avison re contact information, tour and meetings; review tenant acknowledgments; review B200 agreement; correspondence with MP re Crossroads event;	2.00	\$110.00	\$220.00
Wed	09/13/2023	Review security logs; review Air Comm quote re dampener, discuss same with TP; correspondence re approval; review spark power invoice; discussion with Nazhat re payables; discussion with JH re operations, maintenance; review and approve new private office; Nick, Avison Young correspondence; review SRD, Utilities and Insurance draft response to Avison Young; discussion and correspondence with Kerry Wood re Aries Pro;	1.00	\$110.00	\$110.00
Thur	09/14/2023	Review security logs; discussion with AH re operations, Edvance meeting; discussion with JH re operations, maintenance, tour; correspondence with MP re Student Event, respond; review Spicer Winter 2023/2024 agreement, compare 2022/2023; Travel to site re walkthrough; discussion and correspondence with Geoff Aiken re Bell contractor for YESTV, MTR room access; discussion with OTIS contractor re phone line in elevator; discussion with JH re operations, OTIS, MTR room; transformer room; update TP: draft correspondence to Blaise, YES TV re MTR room; Control Fire correspondence re fire extinguishers;	2.00	\$110.00	\$220.00
Fri	09/15/2023	review security logs; review GL; review AIR Comm invoice; correspondence re access; discussion with JH re operations, maintenance, Grasshopper (solar panels); Grasshopper correspondence re COI and access; HOT Desk correspondence; review Major Air quote, correspondence with JH re same;	0.50	\$110.00	\$55.00
Mon	09/18/2023	Travel to site; walkthrough; discussion with JH re operations, security, maintenance; discussion with AH re operations, replacement cards; discussion with MP re security issue; review Harry's Comfort private office agreement, sign and issue PAP form; review and update rent roll; review security logs; discussion with TP re update; lengthy meeting with Meadowbrook, JH and YESTV re installation logistics of new ATS; correspondence with Jeff, Meadowbrook re ATS contact, Toromont contact and YESTV schedule; review and prepare CHQ REQ re property taxes; discussion with JH operations; discussion and correspondence with Grasshopper, solar panels re access and certificate of insurance; correspondence with Matt, YESA re building tour; correspondence with Eamonn, Avison re building tour, YESA;	4.00	\$110.00	\$440.00
Tues	09/19/2023	Review security logs; review rent roll; review GL; review August GL and prep August 2023 HST return; discussion with JH re operations, chiller, ATS; discussion with AH re operations, security;	0.50	\$110.00	\$55.00
Wed	09/20/2023	Grasshopper correspondence re COI required; correspondence to security re Grasshopper; review security logs; discussion with JH re operations, YESA office, Grasshopper; review Provoke Invoice; review authorization and directions letter;	0.50	\$110.00	\$55.00

Filters Used:

- Time Entry Date: 9/1/2023 to 11/10/2023
 - File ID: AANUVO-R: to AANUVO-R:

MSGG - Detailed Time Dockets

Printed on: 11/17/2023

Page 3 of 16

File Name (ID): 2607380 Ontario Limited (NUVO") (AANUVO-R:)

Day	Date	Memo	B-Hrs	B-Rate	Amount
Evan McCullagh (EMC)					
Thur	09/21/2023	Review security daily logs; discussion with JH re operations, maintenance; review and approve stage rental for Mike Ulmer; discussion with TP re maintenance items, fire extinguishers; review Burlington Hydro Invoice; review payables; review and issue SignAgent Invoice re meeting rental; Travel to Site re walkthrough, discussion with AH re operations, access card cheque, security; discussion with JH re tour update, YESA office, lock; correspondence with Ender, Grasshopper re COL, Site Visits; discussion with PA re payables/payroll; discussion with MP re sales update; review rent roll; correspondence with Clive Lobo re convert office to hot desk; review CCAA Termination Order, review appointment order; review monitor's reports; review and continue draft 1st report to court; review Grasshopper COL; correspondence with Grasshopper, access to roof; discussion with AH re Grasshopper, Scissor Lift issue; discussion with JH re Grasshopper;	4.00	\$110.00	\$440.00
Fri	09/22/2023	Review GL; review and update rent roll; Clive Lobo correspondence re vacating, convert to hot desk; review security daily logs; discussion with JH re operations, maintenance, scissor lift, grasshopper, new security guard; discussion with AH re operations, security; NUVO taste CHQ NSF correspondence;	0.75	\$110.00	\$82.50
Mon	09/25/2023	review security logs; review Abell invoice; discussion with JH re operations, YESA office, maintenance, security; f/u with Meadowbrook re ATS; Melissa, Crossroads correspondence re door access on Oct 19th; Meraj, correspondence re October rent; NUVO Taste correspondence re NSF CHQ; discussion with AH re operations, security; review payables and payroll CHQ REQs; review and issue Intravision invoice;	1.00	\$110.00	\$110.00
Tues	09/26/2023	Review security logs; review Spicer Invoice; Travel to Site re walkthrough; discussion with AH re operations; discussion with JH re operations, YESA office; Shawn Saulnier correspondence; review and approve YESA office cleaning quote;	1.50	\$110.00	\$165.00
Wed	09/27/2023	Additional time from the 25th; review NUVO Taste occupancy, review GL, review NUVO taste arrears; discussion and correspondence from MP re Mike Ulmer event, COL, et al; discussion with MP and JH re YESA office and agreement; Clive Lobo correspondence re boardroom cancelation; correspondence with MP and discussion with TP re filming agreement; Meadowbrook and correspondence re HVAC and Electrical meeting; Time from today; Discussion with JH re operations, maintenance; correspondence with MP re co-working space, discuss same with TP; review NUVO Taste eviction notice; Travel to site re walkthrough; issue NUVO Taste eviction notice (no one there); discussion with JH and security re NUVO Taste; discussion with John and Melissa re roof top access, YESTV antenna; update TP;	3.00	\$110.00	\$330.00
Thur	09/28/2023	review security daily logs; review rent roll; review GL; correspondence with Clive Lobo re maintaining office; discussion with MP re Mike Ulmer even, NUVO taste, co-working space; discussion with JH re operations, maintenance; review and approve Burlington Hydro event; correspondence with Geoff Aiken re elevator phone, meracki license; review Crossroads COL, correspondence with Melissa, Crossroads re access to roof, antenna; correspondence with Lee weber, re conversion to hot desk, discuss same with MP; review and update rent roll; review PAPs on file; review canway invoice, review enbridge invoice; correspondence with Mike Taylor, Growthhill re NSF payment;	1.75	\$110.00	\$192.50

Filters Used:

- Time Entry Date: 9/1/2023 to 11/10/2023
 - File ID: AANUVO-R: to AANUVO-R:

MSGG - Detailed Time Dockets

Printed on: 11/17/2023

Page 4 of 16

File Name (ID): 2607380 Ontario Limited (NUVO") (AANUVO-R:)

Day	Date	Memo	B-Hrs	B-Rate	Amount
Evan McCullagh (EMC)					
Fri	09/29/2023	Review security logs; discussion and correspondence with JH re compressor issue (HVAC), security issue, operations; discussion with AH re security app, site checks; review and issue invoice to Clive Lobo re October payment; Travel to site re walkthrough; observe NUVO Taste activities; Shawn Saulnier correspondence; lengthy meeting with Meadowbrook re ATS/HVAC logistics; review and approve AIR Comm quote re compressor issue; discussions with AH and JH and Security re Security App, email/photos if app doesn't work; correspondence re wire details; correspondence with Mike, Growthhill re vacating and August payment; discussion with MP re Mike Ulmer event; review and update rent roll; discussion with JH re YESA office; review Geoff Aiken invoice;	4.00	\$110.00	\$440.00
Mon	10/02/2023	Review security logs; discussion with JH re operations, maintenance, chiller; discussion with AH re operations, new private office member; review and update rent roll; review GL; review principal access invoice; review Grassroots invoice; discussion re NUVO taste eviction; review and issue Heart to Heart invoice; correspondence with Ben, Hot Desk member re October payment;	1.00	\$110.00	\$110.00
Tues	10/03/2023	Review security logs; review GL; correspondence with MP re boardroom rental; review Crossroads production schedule; discussion with JH re operations, security, locks for NUVO taste; review NEDCO invoice, review Toromont quote, review meadowbrook quote, prepare ATS cost analysis; review Toromont invoice, correspondence with discussion with Lama, Toromont re TEMP ATS; Discussion with Rajat, Falcon re meeting; Travel to site re walkthrough; meeting with AH re operations, security, NUVO Taste; discussion with JH re operations, maintenance, NUVO Taste; correspondence with MP re new member for 117, potential; review cheques received, review and update rent roll;	3.00	\$110.00	\$330.00
Wed	10/04/2023	review security logs; discussion with JH re operations, NUVO taste eviction; Shawn Saulnier correspondence; review and update rent roll; follow up with tenants that haven't paid October's payment; review cheques received, arrange deposits; review cogeco invoice; review falcon security invoice; discussion with MP re sales, new memberships; review NUVO taste receipts and list of equipment, update schedules; review Centimark invoice;	1.50	\$110.00	\$165.00
Thur	10/05/2023	Review security logs; review Control Chem invoice; multiple discussions with JH re operations, NUVO Taste eviction, removal of items; review NUVO taste inventory list; review GL; review payables; discussion with Geoff, re Elevator phone; various correspondence with Shawn Saulnier, re removal of items, perishables, COI for gas fitter; Travel to site re walkthrough; meeting with Rajat, Falcon Security; supervise NUVO Taste eviction; photos; correspondence with Rajat, Falcon re memo for meeting; discussion with Eamonn Murphy, Avison Young, update TP;	4.00	\$110.00	\$440.00
Fri	10/06/2023	Review security logs; review Andrew and Will's timesheets; discussion with JH re operations, NUVO taste lock, review photos; review GL; correspondence with Lee Weber, payment;	0.50	\$110.00	\$55.00
Tues	10/10/2023	Review security logs; review payables; review GL; discussion with JH re operations, NUVO taste, ATS change order; review Meadowbrook change order, discuss with TP; correspondence with Melissa, Crossroads re same; discussion with AH re operations; discussion with Melissa, Crossroads re change order for ATS; review Crossroads production schedule; Travel to site re walkthrough; meeting with JH and AH re operations update; JH correspondence re NUVO taste; review cheques; correspondence and discussion with MP re potential event in November;	1.50	\$110.00	\$165.00

Filters Used:

- Time Entry Date: 9/1/2023 to 11/10/2023
 - File ID: AANUVO-R: to AANUVO-R:

MSGG - Detailed Time Dockets

Printed on: 11/17/2023

Page 5 of 16

File Name (ID): 2607380 Ontario Limited (NUVO") (AANUVO-R:)

Day	Date	Memo	B-Hrs	B-Rate	Amount
Evan McCullagh (EMC)					
Wed	10/11/2023	Review security logs; discussion with JH re operations, maintenance, ATS; correspondence with Melissa, Crossroads re ATS, change order quote; discuss same with Jeff, Meadowbrook; review GL; review QuickBooks receipt; review and issue receipts to KRG, Eder, Mending the Chasm and YESA; review Lee Weber PAP; review and update rent roll; review cheques and arrange deposits; correspondence with Shawn Saulnier re food in freezer and equipment removal update; discuss same with JH; review wires; prep Sign Agent deposit req;	1.50	\$110.00	\$165.00
Thur	10/12/2023	review security logs; discussion with JH re operations, heating, NUVO taste; discussion with AH re operations, cheques; review rent roll; send follow up on outstanding rent payments;	0.50	\$110.00	\$55.00
Fri	10/13/2023	Travel to site re walkthrough; review security logs; Control Fire correspondence re Bell Test; Meeting with AH re operations, Brookside Homes Hot Desk; correspondence with MP re sales; meeting with JH re operations, bell test, maintenance, ATS update; review GL; review cheques received; issue notices to tenants re bell test on October 18th; correspondence with principal access re payment; review wire transfer confirmation; discussion with AH re cheques, camera update;	1.75	\$110.00	\$192.50
Mon	10/16/2023	review security logs; review GL; review rent roll; review Harry Comfort correspondence re additional member; discussion with JH re operations, maintenance; discussion with AH re operations, security cameras; review and issue stage invoice to YESA; review Air Commercial quotes re fall maintenance and valve replacement; discussion with TP re Air Comm fall 2023 quote;	1.00	\$110.00	\$110.00
Tues	10/17/2023	review security logs; travel to site re walkthrough; meeting with JH re operations, maintenance, discussion with AH re operations; Lee Digby correspondence re meeting room; review and issue invoice; Discussion with TP re Proof of insurance for gas fitting for remaining NUVO taste items; Shawn Saulnier correspondence; review Air Comm Invoice; review and approve battery re bathroom expense; review deposit report, prep deposit req;	1.50	\$110.00	\$165.00
Wed	10/18/2023	Review security logs; review GL, correspondence with banking re same;; review amended PAP from YESA; correspondence with Ender, Grasshopper re site visit; multiple discussions with JH re operations, maintenance, parking lights, emergency lights, grasshopper, noise in Edvance space, cooling in UPS room; correspondence with Melissa, Crossroads re parking lights and emergency lights; review ATS change order and crossroads correspondence; discussion with TP re same; correspondence to Rosemary, lawyer re ATS change order, crossroads response; prepare September 2023 HST return for review and approval; file return; review Burlington Hydro (Water) invoice; review rent roll; review cheques and arrange deposits; review canway invoices;	2.00	\$110.00	\$220.00
Thur	10/19/2023	Discussion with AH re operations; review security logs; Travel to site, meeting with GA re IT update, meeting with AH re operations, access cards; review GL; review Shawn Saulnier affidavit; review CCCI waiver; discuss file with TP;	1.50	\$110.00	\$165.00
Fri	10/20/2023	Travel to site re walkthrough; meeting with AH re operations, leaks; review security logs; review ATS change order, correspondence with Meadowbrook, change order approved; Shawn Saulnier correspondence re NUVO affidavit; review Shawn Saulnier sworn affidavit, respond; correspondence with JH re ATS change order; review and finalize MSGG CHQ REQ;	1.50	\$110.00	\$165.00
Mon	10/23/2023	Travel to site re walkthrough; meeting with MP re sales and events; discussion with AH re operations, boiler, maintenance; review security logs; discussion re Mike Ulmer event change; review GL, review WIP, draft Projected SRD; review Burlington Hydro Invoices, review Major Air invoice; review and update rent roll; correspondence with Rosemary, Lawyer re MP contract; prepare draft termination letters re MP and Provoke;	2.50	\$110.00	\$275.00

Filters Used:

- Time Entry Date: 9/1/2023 to 11/10/2023
- File ID: AANUVO-R: to AANUVO-R:

MSGG - Detailed Time Dockets

Printed on: 11/17/2023

Page 6 of 16

File Name (ID): 2607380 Ontario Limited (NUVO") (AANUVO-R:)

Day	Date	Memo	B-Hrs	B-Rate	Amount
Evan McCullagh (EMC)					
Tues	10/24/2023	Review security logs; review spicer invoice, review MP invoice, review provoke invoice; review payables and discuss payables and payroll with PA; discussion with JH re operations, heating, annual bell test; honeywell correspondence; review and prepare mike ulmer refund CHQ REQ; review GL; review rent roll; review appendices, continue drafting first report to court; review draft motion; review critical supplier list; review CCAA material; correspondence with Kevin, Antec re property taxes, rent roll; review property tax bill and November 2023 rent roll;	3.50	\$110.00	\$385.00
Wed	10/25/2023	review security logs; discussion with JH re operations, Air Commercial: UPS room and fall maintenance, NUVO Taste; correspondence with MP re meeting room rental for November; discussion with Mike Ulmer, re refund, nov and dec membership, prep amended CHQ REQ; review Air Comm invoice; review JH hours, review AH hours, review WB hours; continue first report to court draft; correspondence with MP re new Hot Desk membership;	2.50	\$110.00	\$275.00
Thur	10/26/2023	Travel to site; walkthrough, discussion with JH re operations, security, maintenance items; discussion with AH re operations, kitchen supplies; meeting with MP re termination of agreement; meeting with Lisa and Shane, Provoke re termination of agreement; review Honeywell credit; review security logs; correspondence with Amber, case worker for Will re Will's Duties, supplies and time off; discuss same with AH; review Will's duties; review payables; review Honeywell credit; meadowbrook and crossroads correspondence re ATS, in production studio dates;	3.00	\$110.00	\$330.00
Fri	10/27/2023	review security logs; discussion with JH re operations, heating/cooling, maintenance items; discussion with AH re operations, new private office, Will; review GL, payables; Shane, Provoke correspondence re google/website; continue review of draft first report; Brookside correspondence re October payment; review rent roll; review hubspot invoice, terms and conditions, removal of auto renewal; discussion with TP re Hubspot and Google accounts;	2.00	\$110.00	\$220.00
Mon	10/30/2023	review security logs; review GL; discussion with JH re operations, maintenance; discussion with AH re operations, Will sick, security late; review JeffTech estimates re lift annual inspection and battery, review last years, correspondence re approval; review draft report to court; review appraisals; correspondence with Peg, Antec re building tour; correspondence with Melissa, Crossroads re building tour; correspondence with Michael, Cushman & Wakefield re sale process memorandum; discussion with Meadowbrook re ATS update;	1.50	\$110.00	\$165.00
Tues	10/31/2023	review security logs; Travel to site re walkthrough; meeting with JH re operations, maintenance items going forward, ATS; discussion with AH re operations; meeting with Kevin and Peg, Antec re update memorandum, walkthrough property;	1.50	\$110.00	\$165.00
Wed	11/01/2023	Review security logs; review principal access invoice; review Grassroots invoice; review general ledger, review and update rent roll; discussion with JH re operations, maintenance; review Control chem invoice; review Geoff Aiken invoice; correspondence with Purchaser re updated rent roll; review Antec invoice, prep CHQ REQ; Shawn Saulnier correspondence; discuss same with TP;	1.00	\$110.00	\$110.00
Thur	11/02/2023	Review security logs; discussion and correspondence with Geoff Aiken, re IT update, Grassroots, et al; review Abell Invoice; review water treatment report; Travel to site re walkthrough; meeting with AH re operations; meeting with JH re operations, maintenance; discussion with MP re sales; review GL; review wire report, prep Deposit REQ; review Antec letter; correspondence with Michael Yull, Sales Memorandum; review and update rent roll; review draft motion, review and update report to court; Jeff, Crossroads correspondence re transition information; review contact list, review contractors, review critical suppliers, draft response and discussion with TP;	4.00	\$110.00	\$440.00

Filters Used:

- Time Entry Date: 9/1/2023 to 11/10/2023
 - File ID: AANUVO-R: to AANUVO-R:

MSGG - Detailed Time Dockets

Printed on: 11/17/2023

Page 7 of 16

File Name (ID): 2607380 Ontario Limited (NUVO") (AANUVO-R:)

Day	Date	Memo	B-Hrs	B-Rate	Amount
Evan McCullagh (EMC)					
Fri	11/03/2023	Review security logs; review rent roll, follow up with tenants on outstanding rent; discussions with JH re operations, ATS, maintenance, spicer landscaping; discussion with AH re operations, rent cheques, ATS; correspondence with Jeff, Crossroads re Transition meeting; correspondence with Meadowbrook re ATS installation; review emterra invoice, review falcon security invoice, review swan invoice; correspondence with Data Axle, cancelation of dedicated desk; discussion with MP re sales;	1.50	\$110.00	\$165.00
Mon	11/06/2023	review security logs; ATS correspondence; review GL; discussion with JH re operations, maintenance; correspondence re generator semi-annual maintenance, supplies; crossroads correspondence re December event; discussion with AH re operations; Travel to site re walkthrough; meeting with JH and AH re ATS logistics, review Blaise and meadowbrooks correspondence; discuss maintenance items; meeting with Rajat, re security issues; review weekend security footage, correspondence re same;	2.00	\$110.00	\$220.00
Tues	11/07/2023	review security logs; discussion with Michael Yull, Sales summary; discussion with JH re operations, maintenance, YESA toilet issue; discussion with AH re operations; review spicer invoice; review payables; review and update rent roll; arrange deposit of CHQs; review Cushman sales summary, update report to court and appendices; review transition information for Crossroads; conference call with Jeff and Melissa, Crossroads and TP re transition of ownerships, maintenance, contractors, chattels, tenants, et al.	2.00	\$110.00	\$220.00
Wed	11/08/2023	Review security logs; discussions with JH re operations, maintenance, YESA toilet, Chiller shutdown and Eddy Test; review quotes for shutdown and Eddy test; correspondence with TP; correspondence with Honeywell re meeting; correspondence with Meadowbrook re ATS meeting; review Gsuite receipt; correspondence with MP re office inquiry; review and issue invoices to Intravision and clive lobo re boardroom rentals; discussion with JH re salting;	1.50	\$110.00	\$165.00
Thur	11/09/2023	Travel to site re walkthrough, meeting with JH re operations, maintenance, plumbing, chiller shutdowns, fire extinguishers; review security logs; discussion with AH re operations; correspondence with Ross, Harry Home Comfort re outstanding rent; review and update rent roll; Jeff Hogan, YESTV correspondence; review payout statement of CCAA professionals; correspondence with Lama, Toromont re TEMP ATS; Correspondence with Eamon, Avison re building tour; discussion with AH re master key;	1.50	\$110.00	\$165.00
Fri	11/10/2023	Review security logs; discussion with JH re operations, lighting quote, YESA plumbing issue, security, maintenance; discussion with AH re operations, rent, security; review appendices and review revised notice of motion, make changes and update draft report to court; discussion with Meadowbrook re commissioning of ATS; discussion with JH re meadowbrook tour update, ATS commissioning; review city of burlington property tax statement;	2.00	\$110.00	\$220.00
Evan McCullagh (EMC)			97.00		\$10,670.00
Eileen Sturge (EST)					
Tues	09/26/2023	Prepare documentation as directed	0.80	\$185.00	\$148.00
Eileen Sturge (EST)			0.80		\$148.00
Gillian Goldblatt (GGO)					
Thur	09/07/2023	review and approve disbursements.	0.30	\$290.00	\$87.00
Wed	09/13/2023	review and approve disbursements.	0.30	\$290.00	\$87.00
Thur	09/14/2023	review and approve disbursements.	0.30	\$290.00	\$87.00
Wed	10/11/2023	Receipt and review of bank reconciliation.	0.10	\$290.00	\$29.00
Fri	10/27/2023	review and approve disbursements.	0.30	\$290.00	\$87.00

Filters Used:

- Time Entry Date: 9/1/2023 to 11/10/2023
 - File ID: AANUVO-R: to AANUVO-R:

MSGG - Detailed Time Dockets

Printed on: 11/17/2023

Page 8 of 16

File Name (ID): 2607380 Ontario Limited (NUVO") (AANUVO-R:)

Day	Date	Memo	B-Hrs	B-Rate	Amount
Gillian Goldblatt (GGO)					
Wed	11/01/2023	Receipt and review of bank reconciliation.	0.10	\$290.00	\$29.00
Fri	11/10/2023	review and approve disbursements.	0.50	\$290.00	\$145.00
Gillian Goldblatt (GGO)			1.90		\$551.00
Haran Sivanathan (HSI)					
Mon	09/11/2023	wire/cheques processing	1.20	\$100.00	\$120.00
Fri	09/29/2023	EFTS/ Banking Wire transfer setup. transfers/ Cheques	1.80	\$100.00	\$180.00
Mon	10/30/2023	Cheques/deposit and reveiw and EFT/Wire	0.30	\$100.00	\$30.00
Haran Sivanathan (HSI)			3.30		\$330.00
Inga Friptuleac (IFR)					
Wed	09/20/2023	Issue chqs; Deposits	1.70	\$100.00	\$170.00
Tues	10/17/2023	Issue chqs, postings, Deposits	1.50	\$100.00	\$150.00
Inga Friptuleac (IFR)			3.20		\$320.00
Mukul Manchanda (MMA)					
Fri	09/01/2023	Receipt, review and approve payables.	0.20	\$290.00	\$58.00
Tues	09/05/2023	Receipt, review and approve paybales.	0.30	\$290.00	\$87.00
Wed	09/13/2023	Receipt, review and approval of Cheque requisitions for Payroll and other invoices shared by N. Sarabi. Dealt with operational issues.	0.70	\$290.00	\$203.00
Tues	09/19/2023	Email exchange with E. McCullagh about the AUGUST HST refund.	0.20	\$290.00	\$58.00
Mon	09/25/2023	Receipt, review and approval of cheque requisitions including payroll and payables. Ensure processing of same.	0.50	\$290.00	\$145.00
Tues	10/10/2023	Receipt, review and approval of multiple cheque requisitions shared by A. Shah.	1.00	\$290.00	\$290.00
Fri	10/27/2023	Receipt, review and approval of multiple cheque requisitions shared by A. Shah.	0.80	\$290.00	\$232.00
Tues	11/07/2023	Receipt, review and approval of multiple cheque requisitions shared b A. Shah.	0.80	\$290.00	\$232.00
Mukul Manchanda (MMA)			4.50		\$1,305.00
Nazhat Sarabi (NSA)					
Wed	09/13/2023	Prepared the cheque requisitions for payroll and other payments.	4.00	\$100.00	\$400.00
Thur	09/14/2023	Prepared the courier packages and dispatched the cheques.	1.00	\$100.00	\$100.00
Tues	09/26/2023	Prepared cheque requisitions; prepare/dispatch courier packages	6.20	\$100.00	\$620.00
Nazhat Sarabi (NSA)			11.20		\$1,120.00
Paula Amaral (PAM)					
Tues	09/12/2023	Receive hours and expenses. Prepare calculations for amounts payable and forward for processing. Review cheque requisitions prior to submitting for further approvals.	1.00	\$195.00	\$195.00
Mon	09/18/2023	Reconcile receipts and disbursements and prepare cash flow for July 2023.	3.00	\$195.00	\$585.00
Mon	09/25/2023	Receive hours for employees and prepare calculations for processing of payment. Review cheque requisitions.	0.80	\$195.00	\$156.00
Thur	10/05/2023	Send emails to employees requesting hours for Oct 1-15.	0.10	\$195.00	\$19.50
Fri	10/06/2023	Prepare cash flow for August 2023. Receive hours from staff and calculate amounts owing and prepare for processing. Review requisitions before submitting for approval.	4.60	\$195.00	\$897.00
Wed	10/25/2023	Receive hours from staff and prepare amounts for processing by others.	0.40	\$195.00	\$78.00

Filters Used:

- Time Entry Date: 9/1/2023 to 11/10/2023
 - File ID: AANUVO-R: to AANUVO-R:

MSGG - Detailed Time Dockets

Printed on: 11/17/2023

Page 9 of 16

File Name (ID): 2607380 Ontario Limited (NUVO") (AANUVO-R:)

Day	Date	Memo	B-Hrs	B-Rate	Amount
Paula Amaral (PAM)					
Fri	10/27/2023	Prepare cheques for distribution.	0.10	\$195.00	\$19.50
Fri	11/03/2023	General	4.00	\$195.00	\$780.00
Tues	11/07/2023	Email staff and request hours and expenses for Nov 1-15.	0.20	\$195.00	\$39.00
Wed	11/08/2023	Receive emails with hours and forward to team for processing.	0.20	\$195.00	\$39.00
Thur	11/09/2023	Review requisitions for accuracy prior to submitting for approval. Receive payroll information and submit for processing.	0.70	\$195.00	\$136.50
Paula Amaral (PAM)			15.10		\$2,944.50
Trevor Pringle (TPR)					
Fri	09/01/2023	review general ledger; review September rent collection; discussions/correspondence re ongoing operations including security guards, building maintenance, short-term rentals; review September accounts payable; review monthly cash-flow; review Falcon Security Services daily logs; review and approve cheque requisition; review September rent roll	1.00	\$395.00	\$395.00
Tues	09/05/2023	review general ledger; review Saulnier correspondence; discussions/correspondence re ongoing operations including Nuvo Taste rent arrears, building maintenance, short-term rentals, security guards; review September accounts payable; review monthly cash-flow; review Crossroads information request; review Falcon Security Services daily logs; review Cushman & Wakefield August marketing report; correspond with Bernie Huber, Meridian; review September rent roll; review property tax statement	1.40	\$395.00	\$553.00
Wed	09/06/2023	review G/L; review September accounts payable; review monthly cash-flow; discussions/correspondence re ongoing operations including building maintenance, short-term rentals, Nuvo Taste rent arrears; review September rent collection; review Saulnier correspondence; review Falcon Security Services daily logs	0.90	\$395.00	\$355.50
Thur	09/07/2023	review general ledger; review September accounts payable; review monthly cash-flow; discussions/correspondence re ongoing operations including building tours, YESA locks, ATS switch replacement, HVAC issues, sub-station maintenance reporting; review Falcon Security Services daily logs; review September rent roll; review IDN Canada keypad lock quote	1.00	\$395.00	\$395.00
Fri	09/08/2023	review G/L; review September rent collection; review September accounts payable; review monthly cash-flow; discussions/correspondence re ongoing operations including building maintenance, short-term rentals, building tours; review and execute Cushman & Wakefield listing agreement extension; correspond with Fraser Plant et al, Cushman & Wakefield; review Falcon Security Services daily logs	1.10	\$395.00	\$434.50
Mon	09/11/2023	review general ledger; review September rent collection; review September accounts payable; review monthly cash-flow; discussions/correspondence re ongoing operations including building maintenance, security guards, Crossroads, short-term rentals; review SparkPower sub-station maintenance report; review Falcon Security Services daily logs	0.90	\$395.00	\$355.50
Tues	09/12/2023	correspond with Kevin Shepherd, Crossroads; correspond with Eamonn Murphy, Avison Young; correspondence re ongoing operations including building maintenance, short-term rentals; review Crossroads waiver of board approval condition; correspond with Rosemary Fisher, lawyer	0.70	\$395.00	\$276.50

Filters Used:

- Time Entry Date: 9/1/2023 to 11/10/2023
 - File ID: AANUVO-R: to AANUVO-R:

MSGG - Detailed Time Dockets

Printed on: 11/17/2023

Page 10 of 16

File Name (ID): 2607380 Ontario Limited (NUVO") (AANUVO-R:)

Day	Date	Memo	B-Hrs	B-Rate	Amount
Trevor Pringle (TPR)					
Wed	09/13/2023	review general ledger; review September accounts payable; review monthly cash-flow; review Falcon Security Services daily logs; review August bank account statement; review WeirFoulds LLP authorization and direction letter; discussions/correspondence re ongoing operations including building maintenance, short-term rentals, tenants; review and approve quote for transformer room repair; review APS condition waiver; review Crossroads agreement of purchase and sale; tdw Bernie Huber, Meridian; review statement of receipts and disbursements; review utility invoices for past 12 months	1.90	\$395.00	\$750.50
Thur	09/14/2023	review G/L; review September accounts payable; review monthly cash-flow; discussions/correspondence re ongoing operations including tenants, short-term rentals, building maintenance, fire extinguishers PO, Crossroads contractor, studio rental, TSSA surprise inspection; review Falcon Security Services daily logs; review and execute Spicer winter maintenance contract; review September rent roll; review SparkPower sub-station maintenance report	1.20	\$395.00	\$474.00
Fri	09/15/2023	review general ledger; review September rent collection; review September accounts payable; review monthly cash-flow; discussions/correspondence re ongoing operations including building maintenance, short-term rentals, Nuvo Taste rent cheque; review Falcon Security Services daily logs; review rent roll	0.80	\$395.00	\$316.00
Mon	09/18/2023	correspondence/discussions re ongoing operations including short-term rentals, YESA, security, building maintenance, Nuvo Taste rent cheque, ATS switch installation, building tour; review general ledger; review September accounts payable; review monthly cash-flow; review Falcon Security Services daily logs; review and approve payment of October property tax installment; review rent roll	1.10	\$395.00	\$434.50
Tues	09/19/2023	correspondence/discussions re ongoing operations including building tour, maintenance, YESA, security, short-term rentals; review G/L; review September accounts payable; review monthly cash-flow; review August HST return; review Falcon Security Services daily logs	0.80	\$395.00	\$316.00
Wed	09/20/2023	review and sign authorization & direction for Crossroads; discussions/correspondence re ongoing operations including building tour, maintenance, short-term rentals; review general ledger; review September accounts payable; review monthly cash-flow; review Falcon Security Services daily logs; review rent roll; correspond with Rosemary Fisher, lawyer	0.90	\$395.00	\$355.50
Thur	09/21/2023	review G/L; review September rent collection; review September accounts payable; review monthly cash-flow; correspondence/discussions re ongoing operations including short-term rentals, building maintenance, property tour; review Falcon Security Services daily logs	0.70	\$395.00	\$276.50

Filters Used:

- Time Entry Date: 9/1/2023 to 11/10/2023
 - File ID: AANUVO-R: to AANUVO-R:

MSGG - Detailed Time Dockets

Printed on: 11/17/2023

Page 11 of 16

File Name (ID): 2607380 Ontario Limited (NUVO") (AANUVO-R:)

Day	Date	Memo	B-Hrs	B-Rate	Amount
Trevor Pringle (TPR)					
Mon	09/25/2023	correspondence/discussions re ongoing operations including building maintenance, short-term rentals, Nuvo Taste NSF rent cheque, property tour, scissor lift repairs, 2023 property taxes; review general ledger; review September accounts payable; review monthly hydro usage; review monthly cash-flow; review Falcon Security Services daily logs; correspond with Rosemary Fisher, lawyer	1.00	\$395.00	\$395.00
Tues	09/26/2023	review G/L; correspond with Shawn Saulnier; review September accounts payable; review monthly cash-flow; review rent rolls; review Crossroads agreement of purchase and sale; correspondence/discussions re ongoing operations including Nuvo Taste, building maintenance, Crossroads; correspond/tdw's Kevin Shepherd, Crossroads CEO; review Falcon Security Services daily logs; tdw Bernie Huber, Meridian; call/correspond with Rosemary Fisher, lawyer re evicting Nuvo Taste; review and approve interim invoice	1.90	\$395.00	\$750.50
Wed	09/27/2023	correspondence/discussions re ongoing operations including short-term rentals, building maintenance, minimum wage, Nuvo Taste eviction, ATS replacement switch installation, security, Crossroads antenna; review SimpsonWigle eviction notice to Nuvo Taste; review general ledger; review October accounts payable; review monthly cash-flow; review Falcon Security Services daily logs; correspond with Rosemary Fisher, lawyer; correspond with Shawn Saulnier, Nuvo Taste; correspond/tdw Bernie Huber, Meridian; review interim invoices; review tenants last month's rent; review October rent roll; review draft notice of motion; review draft approval, vesting and discharge order; review coworking space diagram; review and approve cheque requisition; review and execute YESA office rental agreement; review site photos	2.70	\$395.00	\$1,066.50
Thur	09/28/2023	review G/L; review October accounts payable; review monthly cash-flow; discussions/correspondence re ongoing operations including building maintenance, Nuvo Taste eviction, Crossroads roof access; review Falcon Security Services daily logs; correspond with Bernie Huber, Meridian; review Crossroads certificate of insurance; review administration charge and DIP charge under Receivership Order; review and approve Crossroads shoot; review October rent roll	1.30	\$395.00	\$513.50
Fri	09/29/2023	review general ledger; review Growhill Solutions rent NSF; review October accounts payable; review monthly gas usage; review monthly cash-flow; correspondence/discussions re ongoing operations including Crossroads productions, compressor issues, security, short-term rentals, Nuvo Taste eviction, ATS switch replacement scheduling ; review Falcon Security Services daily logs; correspond with Shawn Saulnier, Nuvo Taste re eviction date and equipment removal; correspond with Talia Rotman et al, WeirFoulds - lawyers for Crossroads re 2nd deposit; review wire/EFT details; review Saulnier reclamation of property form	1.70	\$395.00	\$671.50
Mon	10/02/2023	correspondence/discussions re ongoing operations including short-term rentals, building maintenance, Nuvo Taste eviction; review general ledger; review October rent collection; review October accounts payable; review monthly cash-flow; review draft notice of motion; review amended and restated initial CCAA Order; review CCAA administration charge; review Falcon Security Services daily logs; review and approve cheque req	1.20	\$395.00	\$474.00

Filters Used:

- Time Entry Date: 9/1/2023 to 11/10/2023
- File ID: AANUVO-R: to AANUVO-R:

MSGG - Detailed Time Dockets

Printed on: 11/17/2023

Page 12 of 16

File Name (ID): 2607380 Ontario Limited (NUVO") (AANUVO-R:)

Day	Date	Memo	B-Hrs	B-Rate	Amount
Trevor Pringle (TPR)					
Tues	10/03/2023	review G/L; review October accounts payable; review monthly cash-flow; review Falcon Security Services daily logs; review commercial insurance policy; review insurance deductible; discussions/correspondence re ongoing operations including ATS switch replacement, Crossroads productions, Toromont ATS rental, security; review CCAA documentation; review ATS switch replacement cost analysis; review financial statements; review Toromont ATS switch rental invoices; review October rent roll	1.40	\$395.00	\$553.00
Wed	10/04/2023	correspondence/discussions re ongoing operations including short-term rentals, Nuvo Taste eviction, changing locks; review general ledger, Nuvo Taste security deposit; correspond with Shawn Saulnier; review October accounts payable; review ATS switch replacement cost analysis; review monthly cash-flow; correspond with Bart Sarsh, SimpsonWigle lawyer; review Falcon Security Services daily logs; review October rent roll; tdw Bernie Huber, Meridian; review Nuvo Taste equipment listing	1.40	\$395.00	\$553.00
Thur	10/05/2023	review general ledger; correspondence/discussions re ongoing operations including short-term rentals, Nuvo Taste eviction, changing locks, Turquoise Accounting, perishable inventory storage, building security; review October rent collection; review October accounts payable; review monthly cash-flow; review Falcon Security Services daily logs; review Nuvo Taste occupancy agreement; review October rent roll; review Saulnier correspondence	1.30	\$395.00	\$513.50
Fri	10/06/2023	review G/L; review October rent collection; review October accounts payable; review monthly cash-flow; discussions/correspondence re ongoing operations including Nuvo Taste eviction, ATS switch installation scheduling, expenses; review Falcon Security Services daily logs; review October rent roll; tdw Phil Cho, lawyer for Crossroads re due diligence extension of one week; tdw Bernie Huber, Meridian	1.10	\$395.00	\$434.50
Tues	10/10/2023	correspondence/discussions re ongoing operations including short-term rentals, ATS switch installation, Nuvo Taste perishable inventory removal, chiller shutdown, Crossroads productions; review general ledger; review ATS switch installation quote; review October accounts payable; review October monthly cash-flow; review Falcon Security Services daily logs; review Cushman & Wakefield's September marketing report; correspond with Bernie Huber, Meridian; review October rent roll; review September bank statement; correspond with Phil Cho, lawyer for Crossroads re granting short due diligence extension	1.60	\$395.00	\$632.00
Wed	10/11/2023	review G/L; review October accounts payable; review monthly cash-flow; discussions/correspondence re ongoing operations including Crossroads server room cooling, Nuvo Taste equipment removal; review Saulnier correspondence; review Falcon Security Services daily logs; review WeirFoulds LLP correspondence	0.90	\$395.00	\$355.50
Mon	10/16/2023	correspondence/discussions re ongoing operations including building maintenance, short-term rentals, freezers thawed, accounts payable; review G/L; review October accounts payable; review monthly cash-flow; review Falcon Security Services daily logs; review October rent roll; review and approve Air Comm Mechanical HVAC maintenance quotes; correspond with Mike Yull, Cushman & Wakefield re Crossroads due diligence condition extension	1.20	\$395.00	\$474.00

Filters Used:

- Time Entry Date: 9/1/2023 to 11/10/2023
- File ID: AANUV0-R: to AANUV0-R:

MSGG - Detailed Time Dockets

Printed on: 11/17/2023

Page 13 of 16

File Name (ID): 2607380 Ontario Limited (NUVO") (AANUV0-R:)

Day	Date	Memo	B-Hrs	B-Rate	Amount
Trevor Pringle (TPR)					
Tues	10/17/2023	review general ledger; review Air Comm Mechanical insurance confirmation & WSIB clearance certificate; review October accounts payable; review monthly cash-flow; correspondence/discussions re ongoing operations including short-term rentals, Nuvo Taste equipment removal; review Falcon Security Services daily logs; review independent contractor agreement; review Saulnier correspondence; review rent roll; review Crossroads second deposit wire transfer of \$250,000; review Crossroads agreement of purchase and sale	1.50	\$395.00	\$592.50
Wed	10/18/2023	review G/L; review October accounts payable; review monthly cash-flow; discussions/correspondence re ongoing operations including solar panels, fire alarm testing, Crossroads productions, HVAC issues, lighting issues, ATS replacement installation; tdw Bernie Huber, Meridian; review Meadowbrook ATS installation quote change order; correspond/tdw Rosemary Fisher, lawyer; review Crossroads agreement of purchase and sale; review financing date condition; review Falcon Security Services daily logs; review September HST return; correspond with Mike Yull, Cushman & Wakefield re Saulnier voice mail; review monthly water usage	1.70	\$395.00	\$671.50
Thur	10/19/2023	review general ledger; review October accounts payable; review monthly cash-flow; review Falcon Security Services daily logs; discussions/correspondence re ongoing operations including building maintenance; correspond with Philip Cho et al, WeirFoulds - lawyers for Crossroads re waiver of conditions; review Crossroads agreement of purchase and sale; review date of closing defined in APS; correspond with Rosemary Fisher, lawyer re AVO motion; call Bernie Huber, Meridian; review Crossroads waiver notice	1.40	\$395.00	\$553.00
Fri	10/20/2023	review G/L; review Saulnier equipment ownership affidavit; review October accounts payable; review monthly cash-flow; review Falcon Security Services daily logs; discussions/correspondence re ongoing operations including building maintenance, ATS switch replacement installation, terminating sub-contractors, short-term rentals; Nuvo Taste equipment removal; review and sign Meadowbrook ATS switch installation change order; tdw Bernie Huber, Meridian; call Mike Yull, Cushman & Wakefield; review and approve cheque requisition	1.50	\$395.00	\$592.50
Mon	10/23/2023	review general ledger; correspondence/discussions re ongoing operations including short-term rentals, building maintenance, sub-contractor termination; review October accounts payable; review monthly cash-flow; review October rent roll; review Falcon Security Services daily logs; correspond/tdw Mike Yull, Cushman & Wakefield re Crossroads waiver; review projected statement of receipts and disbursements; tdw Bernie Huber, Meridian; tdw's Rosemary Fisher, lawyer re court date for AVO; review draft sub-contractor termination letters	1.50	\$395.00	\$592.50

Filters Used:

- Time Entry Date: 9/1/2023 to 11/10/2023
 - File ID: AANUV0-R: to AANUV0-R:

MSGG - Detailed Time Dockets

Printed on: 11/17/2023

Page 14 of 16

File Name (ID): 2607380 Ontario Limited (NUVO") (AANUV0-R:)

Day	Date	Memo	B-Hrs	B-Rate	Amount
Trevor Pringle (TPR)					
Tues	10/24/2023	review G/L; correspondence/discussions re ongoing operations including short-term rentals, Crossroads productions, HVAC issues; review October accounts payable; review monthly hydro usage; review monthly cash-flow; review Falcon Security Services daily logs; review interim statement of receipts and disbursements; review Cushman & Wakefield listing agreement; correspond/tdw Bernie Huber, Meridian; review and approve cheque requisition; review Antec property appraisal; review and sign Provoke contract termination letter; review and sign Marcel Potvin contract termination letter; correspond/tdw Kevin Antonides, Antec Appraisal Group re updating property appraisal; review updated rent roll; review City of Burlington property tax statement; review CBRE property appraisal; correspond/tdw Rosemary Flsher, lawyer	2.40	\$395.00	\$948.00
Wed	10/25/2023	review general ledger; review October accounts payable; review monthly cash-flow; discussions/correspondence re ongoing operations including building maintenance, Nuvo Taste equipment, short-term rentals; review Falcon Security Services daily logs; review and approve cheque requisition; tdw Rosemary Fisher, lawyer	0.90	\$395.00	\$355.50
Thur	10/26/2023	review G/L; review October accounts payable; review monthly cash-flow; discussions/correspondence re ongoing operations including new security guards, termination of sub-contractors, building maintenance, Crossroads productions; review Falcon Security Services daily logs; review November rent roll; review Crossroads agreement of purchase and sale; review receivership order; review CCAA administration charge of \$300,000; review independent contractor agreements; review and sign Confirmation of Co-operation and Representation; correspond with Fraser Plant, Cushman & Wakefield	1.60	\$395.00	\$632.00
Fri	10/27/2023	review general ledger; review October accounts payable; review monthly cash-flow; discussions/correspondence re ongoing operations including building maintenance, cancelling HubSpot account, short-term rentals, leasing, co-working agreements; tdw Rosemary Fisher, lawyer; review Falcon Security Services daily logs; review Crossroads agreement of purchase and sale	1.00	\$395.00	\$395.00
Mon	10/30/2023	review general ledger; review commercial list request form continuing matter; review October accounts payable; review monthly cash-flow; discussions/correspondence re ongoing operations including security guards, Antec tour, HubSpot account cancellation, ATS switch replacement installation scheduling; review legal correspondence; review and approve annual lifts maintenance & battery purchase quotes; review Falcon Security Services daily logs; review Crossroads agreement of purchase and sale; review draft report to court; review CBRE property appraisal; review CBRE property appraisal; tdw Rosemary Fisher, lawyer	1.80	\$395.00	\$711.00
Tues	10/31/2023	review G/L; review November accounts payable; review monthly gas usage; review monthly cash-flow; discussions/correspondence re ongoing operations including sub-contractors, building maintenance, HubSpot account cancellation; review Falcon Security Services daily logs; review and approve cheque requisition; correspond with Kevin Shepherd, Crossroads re new CFO	1.00	\$395.00	\$395.00

Filters Used:

- Time Entry Date: 9/1/2023 to 11/10/2023
 - File ID: AANUVO-R: to AANUVO-R:

MSGG - Detailed Time Dockets

Printed on: 11/17/2023

Page 15 of 16

File Name (ID): 2607380 Ontario Limited (NUVO") (AANUVO-R:)

Day	Date	Memo	B-Hrs	B-Rate	Amount
Trevor Pringle (TPR)					
Wed	11/01/2023	review general ledger; review November rent collection; review November accounts payable; review monthly cash-flow; correspond/tdw Jeff Hogan, Crossroads CFO; discussions/correspondence re ongoing operations including new co-working office, solar panel access; review Falcon Security Services daily logs; review November rent roll; review Antec updated draft appraisal; review and approve payment of Antec invoice; review Saulnier correspondence; review legal correspondence	1.30	\$395.00	\$513.50
Thur	11/02/2023	review general ledger; correspondence/discussions re ongoing operations including HubSpot account cancellation, tenant inquiries; review November accounts payable; review monthly cash-flow; review rent rolls; review draft notice of motion; correspond with Peg VanderMeer et al, Antec; review Antec updated final appraisal; review City of Burlington property tax statement; review parcel register; review Falcon Security Services daily logs; correspond with Jeff Hogan, Crossroads CFO; review Crossroads transition information request	1.40	\$395.00	\$553.00
Fri	11/03/2023	review G/L; review November accounts payable; review monthly cash-flow; correspondence/discussions re ongoing operations including cancellation of HubSpot account, ATS switch installation scheduling, leasing opportunities; review Crossroads agreement of purchase and sale; review assignment & assumption of leases; review critical supplier listing; review tenant listing; review contractor listing; review transition information request; review Falcon Security Services daily logs; correspond with Jeff Hogan, Crossroads CFO; review November rent roll	1.50	\$395.00	\$592.50
Mon	11/06/2023	review legal correspondence; review G/L; correspondence/discussions re ongoing operations including ATS switch replacement installation scheduling, short-term rentals, security guard issues; review November accounts payable; review monthly cash-flow; review November rent roll; review Falcon Security Services daily logs; review Crossroads agreement of purchase and sale; review CRA DAS & HST deemed trust claims; correspond with Tracy Beggs, City of Burlington re property taxes; review site inspection photos; review Cushman & Wakefield memorandum re summary of sales process; correspond with Mike Yull, Cushman & Wakefield	1.80	\$395.00	\$711.00
Tues	11/07/2023	review general ledger; review November accounts payable; review monthly cash-flow; discussions/correspondence re ongoing operations including short-term rentals, plumbing issues, security guard credit; review Falcon Security Services daily logs; review Cushman & Wakefield sales process memorandum; review Sheridan College agreement of purchase and sale; review initial CCCI agreement of purchase and sale; review Maple Armor Group agreement of purchase and sale; review draft report to court; review Crossroads transitional issues correspondence; review transition information including critical supplier list; review draft notice of motion; conference call with Melissa McEachern, COO & Jeff Hogan, CFO - Crossroads re property sale transitional issues; review November rent roll; review financial statements including balance sheets	2.50	\$395.00	\$987.50

Filters Used:

- Time Entry Date: 9/1/2023 to 11/10/2023
- File ID: AANUV0-R: to AANUV0-R:

MSGG - Detailed Time Dockets

Printed on: 11/17/2023

Page 16 of 16

File Name (ID): 2607380 Ontario Limited (NUVO") (AANUV0-R:)

Day	Date	Memo	B-Hrs	B-Rate	Amount
Trevor Pringle (TPR)					
Wed	11/08/2023	review G/L; review November accounts payable; review monthly cash-flow; discussions/correspondence re ongoing operations including Honeywell issues, plumbing issues, chiller shutdown, ATS replacement switch installation, short-term rentals; review Falcon Security Services daily logs; review and approve Major Air Systems small chiller shutdown quote; review and approve Air Comm Mechanical chiller shutdown quote	1.10	\$395.00	\$434.50
Thur	11/09/2023	review legal correspondence; review general ledger; review Stikeman outstanding legal invoices; review November accounts payable; review monthly cash-flow; discussions/correspondence re ongoing operations including building maintenance, short-term rentals, security guard issues, ATS rental; correspond with Jeff Hogan, CFO - Crossroads; review Falcon Security Services daily logs; correspond with Rosemary Fisher, lawyer	1.00	\$395.00	\$395.00

Trevor Pringle (TPR)

60.00

\$23,700.00

Total for File ID AANUV0-R:

212.10

\$42,900.50

Grand Total:

212.10

\$42,900.50

TAB 16

**ONTARIO
SUPERIOR COURT OF JUSTICE
COMMERCIAL LIST**

BETWEEN:

MERIDIAN CREDIT UNION LIMITED

Applicant

- and -

2607380 ONTARIO INC.

Respondent

**AFFIDAVIT OF ROSEMARY FISHER
(Sworn: November 20th, 2023)**

I, Rosemary Fisher, of the City of Burlington, in the Province of Ontario **MAKE
OATH AND SAY:**

1. I am a partner with SimpsonWigle Law LLP, the legal counsel to the Court-appointed Receiver (the “**Receiver**”) of 2607380 Ontario Inc. (the “**Debtor**”) and, as such, have knowledge of the matters deposed to herein, except where such knowledge is stated to be based on information and belief, in which case I state the source of the information and verily believe such information to be true.
2. The Receiver was appointed, without security, of the assets, undertakings and properties of the Debtor by Court Order dated March 18, 2021.
3. In our capacity as legal counsel to the Receiver, we have prepared Statements of Account in connection with our role detailing our services rendered and disbursements incurred for the period March 17, 2021 to February 15, 2023 in the

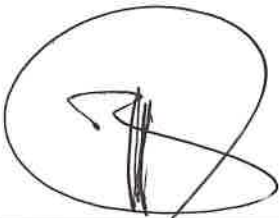
amount of \$48,934.81 and the period of February 16, 2023 to November 21, 2023, in the amount of \$11,396.17, inclusive of HST and disbursements. Attached hereto and marked as **Exhibit "A"** to this my Affidavit are copies of the Statements of Account. The average hourly rate in respect of the accounts is \$545.

- 4. I anticipate additional costs to complete this matter including attendance in Court relative to the within Motion to be approximately \$6,000-8000.00 inclusive of tax and disbursements.
- 5. This Affidavit is made in support of a Motion to, *inter alia*, approve the receipts and disbursements of the Receiver and the accounts of its counsel and for no improper purpose.

SWORN before me at the City of)
Burlington, in the Province of Ontario)
This 20th day of November, 2023)
)
)
)
)
)
)



A Commissioner, etc.
Tanisha Elaine Lashley, a Commissioner, etc.,
Province of Ontario,
for SimpsonWigle Law LLP.
Expires April 5, 2024.



ROSEMARY FISHER



SimpsonWigle LAW LLP

1 Hunter Street East, Suite 200, Hamilton, Ontario L8N 3W1
P.O. Box 990, Hamilton, Ontario L8N 3R1
Tel: 905-528-8411 Fax: 905-528-9008
www.simpsonwigle.com

INVOICE

MSI Spergel Inc.
Att: Trevor Pringle
21 King Street West
Hamilton, ON
L8P 4W7, CAN

Tanisha Elaine Lashley, a Commissioner, et al.,
Province of Ontario,
for SimpsonWigle Law LLP.
Expires April 5, 2024.

This Exhibit A referred to in the
affidavit of ROSEMARY FISHER
sworn before me, this 20th
day of November, 2023
Tanisha Lashley
A COMMISSIONER FOR TAKING AFFIDAVITS

Account Name	2607380 Ontario Inc. and Nuvo Network Inc.		
Your Ref	Trevor Pringle	Invoice No.	INV01-8501
Our Ref	42/MAT17492/802938	Date	23 Feb 2023
Account No.	MAT17492/CNT876	Page	1 of 9

Date	Description	FE	Amount excl. Tax	Tax Amount
FEES				
17 Mar 21	review email from client re termination of employees discussion;	42		
17 Mar 21	engaged in review of CCAA termination Order, Applicant Order, Covid clause acknowledgement notes and comments thereon;	42		
17 Mar 21	email to client, C. Prophet;	42		
17 Mar 21	review email from C. Prophet re Osiers; reply;	42		
17 Mar 21	engaged in review of Acknowledgement and notes thereon; exchanges with client;	42		
18 Mar 21	conference call with B. Huber D. Glavston C. Prophet and T. Pringle;	42		
18 Mar 21	discussions with T. Pringle;	42		
18 Mar 21	engaged in review of revised Order; email C. Prophet re same;	42		
18 Mar 21	preparation of memorandum to clerk re conflict search and open file;	42		
18 Mar 21	attendance in Court re initial Order;	42		
18 Mar 21	email to client letter to Dietrich J.;	42		
18 Mar 21	engaged in review of Consulting Agreement; revisions thereto;	42		
18 Mar 21	further review of Consulting Agreement and further revisions thereto;	42		
19 Mar 21	pull subsearch; draft Application to register court Order; speak with R. Fisher to confirm capacity of Receiver; attend to registration of Court Order;	115		
19 Mar 21	review email from client re registration of Order; discussion with G. Nalsok;	42		
19 Mar 21	engaged in review of draft registration; finalize report to client;	42		
19 Mar 21	discussions with Receiver;	42		
20 Mar 21	review email from client re tenant queries and response;	42		
20 Mar 21	engaged in review of Members Terms and Conditions - Dedicated Hot Desk Private Office contacts;	42		
20 Mar 21	preparation of memorandum to client;	42		
22 Mar 21	review email from client re vet security;	42		
22 Mar 21	order searches;	42		

Account No.	MAT17492/CNT876	Invoice No.	INV01-8501	Date	23 Feb 2023	Page	2 of 9
Date	Description	FE	Amount excl. Tax	Tax Amount			
22 Mar 21	engaged in review of PPSA and title searches;	42					
22 Mar 21	revisions to overview memo;	42					
22 Mar 21	review further email from client;	42					
22 Mar 21	engaged in review of Huber Affidavit;	42					
23 Mar 21	discussions with T. Pringle re Member Terms Schedule and Employment contract;	42					
23 Mar 21	engaged drafting Schedule A and memo including review of Terms;	42					
23 Mar 21	engaged in review of Employment Contract and revisions thereto;	42					
23 Mar 21	review email from client (x2) re Cease and Desist letter;	42					
23 Mar 21	engaged drafting Cease and Desist letter;	42					
23 Mar 21	review email from L. Pillon; discussion with Receiver; reply;	42					
24 Mar 21	engaged in review of CBRE proposal; provide comments to Receiver;	42					
24 Mar 21	engaged in review of Short Term Rental Agreement (Film & TV); discussion with client;	42					
24 Mar 21	discussions with client re insurance/leased and operations;	42					
24 Mar 21	engaged drafting Receivers Term - Studio;	42					
25 Mar 21	finalize Governing Terms (TV) and email to client;	42					
25 Mar 21	review correspondence from R. Fisher with respect to use of trademark search CIPO with respect to same; call with R. Fisher to discuss search results and potential for registered versus unregistered trademark; instruct clerk to obtain business names search and corporate profile;	134					
25 Mar 21	review email from L. Pillon; reply; discussion with client;	42					
25 Mar 21	review email from client re Events contract;	42					
26 Mar 21	review email from client re use of NUVO name;	42					
26 Mar 21	email to clerk re Motion Record;	42					
26 Mar 21	review email from client re CERB setoff;	42					
26 Mar 21	engaged drafting security opinion including review of title PPSA corporate and execution searches General Security Agreement and mortgage;	42					
26 Mar 21	preliminary drafting of opinion;	42					
26 Mar 21	discussions with B. Kittle; review searches consider name use issues and report to client;	42					
26 Mar 21	review email from S. Saulnier; discussion with client;	42					
26 Mar 21	consider issues;	42					
26 Mar 21	engaged drafting Receivers' Terms for Special Events contract;	42					
27 Mar 21	review and revise vetting letter;	42					
29 Mar 21	finalize Events Governing Terms; further work on vetting security;	42					
29 Mar 21	engaged in review of second Charge; finalize vetting letter;	42					
29 Mar 21	discussions with client re Saulnier email and Events contract; finalize;	42					
29 Mar 21	review email from client; respond to S. Saulnier;	42					
29 Mar 21	review email from client and MPAC assessment;	42					
29 Mar 21	engaged in review of letter and contract discussion with client; memo to clerk;	42					
29 Mar 21	review email from client re NUVO brand; consider;	42					
30 Mar 21	review email from client re Crossroads Lease; review Lease extension;	42					
30 Mar 21	discussion with client re types of events;	42					
01 Apr 21	telephone conference with T. Pringle re setoff issues with CIBC;	211					
06 Apr 21	review email from T. Pringle re NUVO Taste;	42					
06 Apr 21	review email from T. Pringle re OMS Lease request; consider issues;	42					

Account No.	MAT17492/CNT876	Invoice No.	INV01-8501	Date	23 Feb 2023	Page	3 of 9
Date	Description	FE	Amount excl. Tax	Tax Amount			
06 Apr 21	discussions with T. Pringle;	42					
07 Apr 21	engaged in meeting with Daniel direction re setoff issue;	211					
08 Apr 21	engaged in review of 269 NUVO Taste Lease and S. Saulnier email; draft response;	42					
08 Apr 21	email to T. Pringle re NUVO Taste;	42					
09 Apr 21	discussions with client re NUVO Taste Lease;	42					
09 Apr 21	engaged drafting letter to L. Pilon; revisions thereto; finalize;	42					
09 Apr 21	engaged in review of Nigel's memo re setoff; email to Nigel re caselaw; preparation of opinion letter to the Receiver;	211					
12 Apr 21	telephone conference with T. Pringle re setoff opinion;	211					
12 Apr 21	complete opinion re setoff;	211					
13 Apr 21	review email from C. Prophet; discussion re overview and update;	42					
13 Apr 21	engaged in review of opinion of D. Jackson re TD and CEBA set off;	42					
13 Apr 21	finalize opinion letter re TD setoff;	211					
16 Apr 21	engaged in review of Orders and Endorsement re Monitor; consider lease validity; reply;	42					
19 Apr 21	review email from client with S. Saulnier re marketing license etc.;	42					
21 Apr 21	review email from client with attachments;	42					
21 Apr 21	engaged in review of Lease and other related documents re solar panels;	42					
21 Apr 21	discussions with client;	42					
21 Apr 21	preparation of memorandum to student;	42					
22 Apr 21	review email from P. Cho re second mortgagee Crossroads;	42					
22 Apr 21	email to T. Pringle; discussion with student;	42					
22 Apr 21	engaged in review of memo from R. Fisher; review of offer to lease amendment to lease review of landlord agreements review of insurance certificate and brief discussion with R. Fisher re contents of offer to lease;	213					
23 Apr 21	discussions with P. Cho; update client;	42					
23 Apr 21	review email from client re SPN Lease;	42					
23 Apr 21	receive and review letter from client re MPAC adjustments;	42					
23 Apr 21	preliminary review of same;	42					
23 Apr 21	review email from client re Crossroads tour; reply re P. Cho;	42					
24 Apr 21	discussions with T. Pringle re Crossroads sale process/tour;	42					
24 Apr 21	review email from client re Chaiton bridging;	42					
26 Apr 21	preparation of draft memorandum to R. Fisher re request to draft memo/chart communicating repair and termination provisions in lease amendment to lease and landlord agreements;	213					
27 Apr 21	email to H. Chaiton;	42					
27 Apr 21	email to Monitor re court appointed charges;	42					
27 Apr 21	email to client re MPAC;	42					
28 Apr 21	email to H. Chaiton;	42					
03 May 21	engaged in review of Certificate of Insurance (vicarious liability) and Lease Amendment; notes thereon;	42					
03 May 21	discussions with T. Pringle re NUVO Taste Lease;	42					
03 May 21	engaged drafting letter to S. Saulnier including review of CCAA Orders;	42					
06 May 21	receive and review letter from P. Cho with attachments reply and preliminary report to client;	42					
06 May 21	engaged in review of letter lease-back rent calculations;	42					
06 May 21	discussions with T. Pringle;	42					

Account No.	MAT17492/CNT876	Invoice No.	INV01-8501	Date	23 Feb 2023	Page	4 of 9
Date	Description	FE	Amount excl. Tax	Tax Amount			
07 May 21	consider terms/issues re additional rent;	42					
07 May 21	engaged drafting letter to T. Pringle;	42					
12 May 21	review email from client re Saulnier;	42					
19 May 21	review email from client re NUVO Network brand consider and reply;	42					
19 May 21	prepare and forward letter to Saulnier re occupation rent;	42					
25 May 21	review email from T. Pringle re Saulnier;	42					
25 May 21	review email from T. Pringle re H. Chaiton;	42					
25 May 21	email to H. Chaiton;	42					
26 May 21	engaged in review of Saulnier emails re financial statements;	42					
26 May 21	discussions with T. Pringle re Saulnier financial disclosure/cheques;	42					
26 May 21	review email from E. McCullough re cheques report to client;	42					
28 May 21	review email from T. Pringle re listing proposals;	42					
02 Jun 21	review email from client reply and discuss re listing;	42					
02 Jun 21	engaged in review of listing agreement and marked up comparison provide comments;	42					
02 Jun 21	review email from client S.Saulnier;	42					
03 Jun 21	review email from S. Saulnier; review email from T. Pringle;	42					
03 Jun 21	email to T. Pringle;	42					
03 Jun 21	review email from Receiver;	42					
10 Jun 21	review email from P. Cho;	42					
11 Jun 21	review email from client re APS; reply;	42					
11 Jun 21	review email from P. Cho; reply;	42					
11 Jun 21	preliminary work on APS;	42					
14 Jun 21	finalize APS; forward to T. Pringle;	42					
14 Jun 21	review email from T. Pringle re NDA; reply;	42					
14 Jun 21	review email from P. Cho; advise T. Pringle;	42					
15 Jun 21	discussions with client re additional rent; email P. Cho;	42					
15 Jun 21	engaged in review of CIM;	42					
15 Jun 21	review email from client CIM; email to P. Cho;	42					
15 Jun 21	email to client re CIM;	42					
15 Jun 21	email to clerk;	42					
17 Jun 21	review email from P. Cho; advise Receiver;	42					
17 Jun 21	email to Receiver; review reply re Additional Rent;	42					
21 Jun 21	email exchanges with T. Cho;	42					
21 Jun 21	email to Receiver;	42					
24 Jun 21	engaged in review of issue;	42					
24 Jun 21	discussions with Receiver;	42					
24 Jun 21	conference call with J. Cho/Receiver;	42					
02 Jul 21	review email from Receiver; reply (x2);	42					
02 Jul 21	engaged in review of email from NUVO Taste;	42					
05 Jul 21	engaged in review of Carruthers email;	42					
05 Jul 21	discussions with Receiver;	42					
05 Jul 21	review email from S. Saulnier; reply to Receiver;	42					
06 Jul 21	conference call with K. Carruthers; E. McCullagh;	42					

Account No.	MAT17492/CNT876	Invoice No.	INV01-8501	Date	23 Feb 2023	Page	5 of 9
Date	Description	FE	Amount excl. Tax	Tax Amount			
06 Jul 21	email to client;	42					
07 Jul 21	email to Receiver re NUVO Taste;	42					
07 Jul 21	review email from Receiver; draft letter to S. Saulnier;	42					
08 Jul 21	email to client; finalize letter to S. Saulnier;	42					
09 Jul 21	review email from T. Pringle; review of property agreement;	42					
09 Jul 21	to advising Receiver;	42					
28 Jul 21	review email from T. Pringle; email debtor;	42					
29 Jul 21	engaged in review of documents re Bridging Receivership; email Receiver;	42					
29 Jul 21	discussions with Receiver re Bridging;	42					
06 Aug 21	discussions with T. Pringle; review email;	42					
16 Aug 21	review email from Receiver re Elections Canada Lease;	42					
16 Aug 21	engaged in review of documents and reply;	42					
23 Aug 21	discussions with Receiver re September 10 bid date;	42					
23 Aug 21	review email from Receiver;	42					
31 Aug 21	discussions with T. Pringle re Offer deadline;	42					
01 Sep 21	engaged in review of Event contract; revise;	42					
01 Sep 21	email to client;	42					
03 Sep 21	review email from client re Covin protocols; consider and reply;	42					
03 Sep 21	discussions with client re Covid;	42					
07 Sep 21	review email from P. Cho; advise client;	42					
07 Sep 21	email to P. Cho re attached marketing update;	42					
13 Sep 21	review email from client; reply;	42					
13 Sep 21	engaged in review of NUVO emails re bid;	42					
13 Sep 21	discussions with client;	42					
13 Sep 21	email to P. Simpson;	42					
16 Sep 21	review email from client; review bid;	42					
16 Sep 21	engaged in preliminary review of Bid changes;	42					
17 Sep 21	engaged in review of Covid acknowledgement; amend;	42					
17 Sep 21	email to client;	42					
17 Sep 21	further review of Sheridan College Bid and searches;	42					
17 Sep 21	discussions with client;	42					
22 Sep 21	email to P. Cho;	42					
23 Sep 21	discussions with client re bid notes;	42					
27 Sep 21	engaged in review of Sheridan College Offer; notes thereon;	42					
27 Sep 21	email to client re issues;	42					
27 Sep 21	discussions with client;	42					
28 Sep 21	discussions with client re APS;	42					
29 Sep 21	discussions with client re cease and desist;	42					
29 Sep 21	discussions with review email from client; review letter; discussions with client;	42					
30 Sep 21	review email from P. Cho; advise client and discussion; email P. Cho;	42					
30 Sep 21	review email from P. Cho; E. McCullagh; send interim report;	42					
06 Oct 21	review email from client; E. McCullagh; discussion;	42					
06 Oct 21	receive and review letter from client re roof repair contract; email client;	42					

Account No.	MAT17492/CNT876	Invoice No.	INV01-8501	Date	23 Feb 2023	Page	6 of 9
Date	Description	FE	Amount excl. Tax	Tax Amount			
12 Oct 21	engaged in review of letter and emails re H.R. issues;	42					
12 Oct 21	discussions with T. Pringle;	42					
12 Oct 21	discussions with K. Carruthers;	42					
12 Oct 21	engaged drafting letter to Saulniers;	42					
12 Oct 21	review email from K. Carruthers;	42					
13 Oct 21	review email from client re letter; reply and revise;	42					
13 Oct 21	review email from B. Saulnier reply (x2);	42					
13 Oct 21	further email from B. Saulnier; reply;	42					
14 Oct 21	review email from E. McCullagh; draft reply to Nuvo re ops issues; revise;	42					
18 Oct 21	discussions with client;	42					
26 Oct 21	review email from client re tenant overpayment;	42					
28 Oct 21	engaged in review of tenant overpayment issues;	42					
28 Oct 21	discussions with E. McCullagh;	42					
09 Nov 21	receive and review letter from R. Sandhu re Sheridan termination of Agreement attachments;	42					
09 Nov 21	review email from Receiver;	42					
15 Nov 21	engaged in review of case law re sales process;	42					
15 Nov 21	discussions with T. Pringle;	42					
16 Nov 21	review email from client re appraisal update; reply;	42					
17 Nov 21	review email from Saulnier client re appraisal;	42					
29 Nov 21	discussions with client re smoke incident;	42					
07 Dec 21	review email from client re property manager resignation;	42					
10 Jan 22	review email from client; consider and reply re rent;	42					
11 Jan 22	email to T. Pringle; review or email to S. Saulnier;	42					
12 Jan 22	discussions with T. Pringle;	42					
18 Jan 22	review email from S. Saulnier;	42					
26 Jan 22	telephone call with T. Pringle;	42					
24 Mar 22	telephone call with T. Pringle re masking policy;	42					
25 Mar 22	review email from P Cho; Trevor to call; review email from T. Pringle; reply re Crossroads Lease;	42					
30 Mar 22	telephone call with T. Pringle; prepare and forward letter to P. Cho;	42					
27 Apr 22	review email from P. Cho re Lease Extension; engaged in review of same; email client;	42					
27 Apr 22	engaged in review of Crossroads Lease and proposed amendments and schedules; notes thereon; discussion with T. Pringle; email to P. Cho;	42					
29 Apr 22	email to P. Cho;	42					
29 Apr 22	review email from P. Cho;	42					
01 May 22	review email from P. Cho re further amended extension; review and email to client;	42					
02 May 22	email to P. Cho; memo to clerk;	42					
10 May 22	review email from P. Cho re Lease Extension;	42					
13 Jun 22	review email from client re Code of Conduct and Membership Agreement; reply;	42					
15 Jun 22	review email from E. McCullagh re pricing; reply;	42					
07 Jul 22	telephone call with client re potential successor employer issue;	42					
13 Jul 22	engaged in review of caselaw and consider successor employer issues; memo to client;	42					

Account No.	MAT17492/CNT876	Invoice No.	INV01-8501	Date	23 Feb 2023	Page	7 of 9
Date	Description	FE	Amount excl. Tax	Tax Amount			
18 Aug 22	review email from client; reply; engaged in review of LOI; email points; discussion with T. Pringle re LOI terms;	42					
22 Aug 22	review email from P. Cho; reply; conference call with P. Cho and T. Pringle;	42					
22 Aug 22	review email from P. Cho; reply;	42					
23 Aug 22	engaged in review of redlined APS/Financial Statements; discussion with T. Pringle;	42					
24 Aug 22	engaged in review of APS; revisions to redlined APS;	42					
25 Aug 22	further work on sign back; discussion with T. Pringle; engaged drafting revised APS;	42					
26 Aug 22	telephone call with T. Pringle; further revisions to APS; resolve outstanding issues; prepare and forward letter to T. Pringle with clean tracked APS versions;	42					
26 Aug 22	further revisions for call; prepare and forward letter to Receiver;	42					
29 Aug 22	work on formatting in Agreement of Purchase and Sale; email marked up and clean copies of APS to the client;	TL					
01 Sep 22	review email from P. Cho; reply; engaged in meeting with P. Cho; discussions with Trustee;	42					
02 Sep 22	telephone call with T. Pringle; consider issues re Medcap;	42					
06 Sep 22	consider issues re bankruptcy; conference call with C. Prophet; H. Fisher and T. Pringle;	42					
08 Sep 22	review email from P. Cho re revised APS; review of same and notes thereon; review email from client;	42					
09 Sep 22	email to client re marked up APS; discussion with client; email to P. Cho re points for discussion; discussion with P. Cho;	42					
09 Sep 22	telephone call with T. Pringle; email to P. Cho;	42					
13 Sep 22	review email from T. Pringle; reply; review email from client; reply; email from P. Cho;	42					
17 Sep 22	review email from client; P. Cho; review of language re Certificate of Incorporation, Enviro hold harmless and Schedule C; consider; memo to file; discussion with clients (Evan and Trevor); review email from Evan re contract terms; reply; email to P. Cho re blacklined new changes;	42					
20 Sep 22	review email from P. Cho re accept terms; engaged in review of blacklined (2 versions); email to client and discussion; email to P. Cho (x2);	42					
21 Sep 22	review email from P. Cho; reply;	42					
23 Sep 22	review email from P. Cho; various exchanges; engaged in review of latest offer; notes on chattels; discussion with client;	42					
27 Sep 22	review email from Receiver; sign back; review email from P. Cho;	42					
04 Oct 22	review email from client re eviction; engaged in review of rent reconciliation; email and lease; discussion with client re lease and APS; review email from E. McCullough re production;	42					
06 Oct 22	review email from client re rent issue;	42					
17 Oct 22	review email from client re structure; discussion with client re termination; engaged drafting termination letter;	42					
18 Oct 22	review email from client; discussion; send out termination letter; discussion with B. Huber; Receiver; revisions to termination letter;	42					
20 Oct 22	review email from client client; discussion re Artisan Event; review email from client re equipment; preparation of revised termination letter;	42					
20 Oct 22	review email from S. Saulnier; review email from Receiver; reply;	42					
21 Oct 22	review email from client re Saulnier email and exchanges re next steps;	42					
21 Oct 22	review email from client re review of email to Saulnier; revisions to same; review email from B. Saulnier; review email from S. Saulnier;	42					
24 Oct 22	conference call with Receiver; Saulnier; discussion with client; engaged drafting Acknowledgment and Occupancy Agreement;	42					
24 Oct 22	email to client re draft Acknowledgement; engaged drafting Agreement to Vacate;	42					

Account No.	MAT17492/CNT876	Invoice No.	INV01-8501	Date	23 Feb 2023	Page	8 of 9
-------------	-----------------	-------------	------------	------	-------------	------	--------

Date	Description	FE	Amount excl. Tax	Tax Amount
25 Oct 22	engaged drafting Occupancy Agreement; revisions to Undertaking to Vacate;	42		
26 Oct 22	engaged drafting Occupancy Agreement germs; finalize;	42		
27 Oct 22	review email from S. Saulnier; accept terms; review email from Receiver re logistics;	42		
08 Dec 22	review email from client; reply;	42		
09 Dec 22	review email from S. Saulnier; client; reply; discussion with Receiver re tenant;	42		
12 Dec 22	review email from client; drafts ok; prepare and forward letters to Saulniers enclosing draft Occupancy Agreement/Undertaking and Schedules;	42		
12 Dec 22	review email from client; further exchanges re new Occupancy Agreement; engaged drafting same; forward to clients;	42		
16 Dec 22	review email from S. Saulnier; Receiver;	42		
19 Dec 22	review email from client; reply; review email from S. Saulnier;	42		
20 Dec 22	review email from clerk; email from Receiver; reply;	42		
03 Jan 23	review emails from client; S. Saulnier re funds and executed Agreement;	42		
11 Jan 23	telephone call with T. Pringle;	42		
17 Jan 23	review email from P. Cho; reply and engaged in review of Extension Agreement; email client; discussion with client; email P. Cho;	42		
24 Jan 23	review email from P. Cho; reply; forward to client;	42		
14 Feb 23	review email from E. McCullough re Edvance Rental Agreement; engaged drafting same;	42		
15 Feb 23	telephone call with T. Pringle re fees; interim and rental; memo to clerk;	42		
15 Feb 23	finalize Rental Agreement;	42		
TOTAL FEES			\$ 42,762.00	\$ 5,559.25

DISBURSEMENTS

SimpsonWigle ERBA	\$ 76.20	\$ 9.91
File Administration Fee	\$ 45.00	\$ 5.85
TL Transaction Levy Surcharge	\$ 100.00	\$ 13.00
PUROLATOR INC.	\$ 45.67	\$ 5.94
Registered Mail	\$ 10.67	\$ 1.39
Arrow	\$ 18.50	\$ 2.41
Photocopies	\$ 130.80	\$ 17.00
Profile Reports - No Tax	\$ 27.00	**
Profile Reports - Taxable	\$ 18.00	**
Subsearches	\$ 76.30	\$ 9.92
TOTAL DISBURSEMENTS	\$ 548.14	\$ 65.42

TOTAL FEES AND DISBURSEMENTS

\$ 43,310.14

TOTAL TAX @ 13.00%

\$ 5,624.67

TOTAL DUE ON THIS INVOICE

\$ 48,934.81

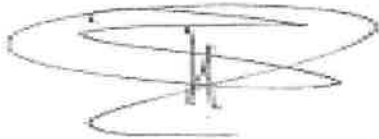
Payable upon Presentation (0 Days)

** Zero Rated

Account No.	MAT17492/CNT876	Invoice No.	INV01-8501	Date	23 Feb 2023	Page	9 of 9
-------------	-----------------	-------------	------------	------	-------------	------	--------

Code	Fee Earner	Time	Rate/hr	Total Fees
213	Andrew Hall	4.80	110.00	528.00
211	David J. Jackson - Emeritus	1.90	495.00	940.50
115	Gokcin Nalsok	0.90	415.00	373.50
42	Rosemary Fisher	45.40	500.00	22,700.00
42	Rosemary Fisher	30.80	525.00	16,170.00
42	Rosemary Fisher	3.00	575.00	1,725.00
134	Serena Lee	0.30	500.00	150.00
TL	Tanisha Lashley	1.40	125.00	175.00

SimpsonWigle LAW LLP



Rosemary Fisher

In accordance with Section 33 of the Solicitors Act, interest will be charged at the rate of 3.0% per annum on unpaid fees, charges or disbursements calculated from a date that is 30 days after this statement is delivered.

H.S.T Registration Number is R122007156



SimpsonWigle LAW LLP

1 Hunter Street East, Suite 200, Hamilton, Ontario L8N 3W1
P.O. Box 990, Hamilton, Ontario L8N 3R1
Tel: 905-528-8411 Fax: 905-528-9008
www.simpsonwigle.com

INVOICE

MSI Spergel Inc.
Att: Trevor Pringle
21 King Street West
Hamilton, ON
L8P 4W7, CAN

Account Name	2607380 Ontario Inc. and Nuvo Network Inc.		
Your Ref	Trevor Pringle	Invoice No.	INV01-13643
Our Ref	42/MAT17492/802938	Date	21 Nov 2023
Account No.	MAT17492/CNT876	Page	1 of 3

Date	Description	FE	Amount excl. Tax	Tax Amount
FEES				
21 Mar 23	review email from Receiver re lease clause; reply;	42		
12 Jun 23	review email from E. McCullough re Burlington Hydro Agreement; reply;	42		
14 Jun 23	telephone call with T. Pringle re Burlington Hydro;	42		
22 Jun 23	review email from client re Burlington Hydro waiver; reply;	42		
26 Jun 23	review email from E. McCullough re waiver; reply;	42		
12 Jul 23	review email from client; review Agreement of Purchase and Sale; discussion with client; review sign back;	42		
24 Jul 23	telephone call with client re Spark Power;	42		
25 Jul 23	review email from T. Pringle re new offer; engaged in review of Purchaser's changes; email to client;	42		
21 Aug 23	engaged in review of Agreement of Purchase and Sale changes; notes thereon; email to client; review email from client re Agreement of Purchase and Sale sign back;	42		
21 Aug 23	engaged in meeting with client;	42		
24 Aug 23	review email from client re Receiver sign back;	42		
12 Sep 23	review email from client; email to P. Cho;	42		
14 Sep 23	engaged in review of Purchaser's Waiver;	42		
25 Sep 23	preparation of Notice of Motion and blacklined model order re approval and vesting, activities/fees approval and discharge;	TL		
25 Sep 23	engaged in review of draft Notice of Motion/Order; email to client;	42		
26 Sep 23	review email from client re eviction; discussion with client; engaged in review of Lease Agreements; prepare and forward letter to Debtor/Saulniers';	42		
27 Sep 23	email to T. Pringle re eviction letter; review email from T. Pringle; draft Notice of Motion; Order;	42		
28 Sep 23	review email from E. McCullough re CRA; reply; revisions to Notice of Motion/Order;	42		
29 Sep 23	review email from Saulnier's; client;	42		
29 Sep 23	revisions to Notice of Motion; email client;	42		

Account No.	MAT17492/CNT876	Invoice No.	INV01-13643	Date	21 Nov 2023	Page	2 of 3
-------------	-----------------	-------------	-------------	------	-------------	------	--------

Date	Description	FE	Amount excl. Tax	Tax Amount
04 Oct 23	emails with T. Pringle re. eviction of tenant and details re same;	151		
18 Oct 23	telephone call with T. Pringle; engaged in review of Change Order; provide opinion;	42		
19 Oct 23	review email from purchaser re Waiver;	42		
23 Oct 23	preparation of Hearing Request Form;	TL		
23 Oct 23	revisions to Hearing Request Form;	TL		
23 Oct 23	telephone call with T. Pringle; D. Michaud; review email from E. McCullough; engaged in review of Independent Contractor Agreement; email to E. McCullough; review email from court re December dates; email client; prepare memo to clerk re Service List; review email from E. McCullough;	42		
24 Oct 23	email to Commercial List Office with Hearing Request Form attached;	TL		
24 Oct 23	telephone call with C. Prophet; client; call to C. Prophet;	42		
25 Oct 23	telephone call with C. Prophet; T. Pringle;	42		
27 Oct 23	telephone call with client;	42		
28 Oct 23	work on Notice of Motion; email to L. Pillon;	42		
29 Oct 23	work on Notice of Motion; email to Receiver re appraisals;	42		
30 Oct 23	review email from L. Pillon;	42		
01 Nov 23	review email from client re purchaser; reply;	42		
03 Nov 23	review email from L. Pillon; advise client;	42		
08 Nov 23	review email from L. Pillon; reply and report to client;	42		
09 Nov 23	work on Notice of Motion including review of file documents (CCAA, sale process, etc.);	42		
10 Nov 23	review email from T. Pringle and further email exchanges;	42		
16 Nov 23	engaged in review of draft 1st Report and revisions;	42		
16 Nov 23	email to client;	42		
16 Nov 23	work on blacklined model order;	TL		
17 Nov 23	review email from client and reply;	42		
17 Nov 23	engaged in review of Fee Affidavit and reply;	42		
17 Nov 23	review email from P. Cho;	42		
17 Nov 23	engaged in review of credit balances statement against CF - advise client;	42		
17 Nov 23	engaged in review of draft Order, cross with Notice of Motion and revisions to Notice of Motion;	42		
17 Nov 23	continue work on blacklined Order;	TL		
20 Nov 23	finalizing Notice of Motion, Order and Fee Affidavit of R. Fisher;	42		
20 Nov 23	work on Notice of Motion;	TL		
20 Nov 23	preparation of Fee Affidavit; preparation of Motion cover and index pages;	TL		

TOTAL FEES

\$ 10,522.50 \$ 1,368.06

DISBURSEMENTS

Photocopies

\$ 21.45 \$ 2.79

TOTAL DISBURSEMENTS

\$ 21.45 \$ 2.79

TOTAL FEES AND DISBURSEMENTS

\$ 10,543.95

TOTAL TAX @ 13.00%

\$ 1,370.85

TOTAL DUE ON THIS INVOICE

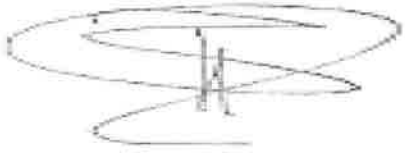
\$ 11,914.80

Payable upon Presentation (0 Days)

Account No.	MAT17492/CNT876	Invoice No.	INV01-13643	Date	21 Nov 2023	Page	3 of 3
-------------	-----------------	-------------	-------------	------	-------------	------	--------

Code	Fee Earner	Time	Rate/hr	Total Fees
151	Bart Sarsh	0.30	500.00	150.00
42	Rosemary Fisher	16.80	575.00	9,660.00
TL	Tanisha Lashley	5.70	125.00	712.50

SimpsonWigle LAW LLP



Rosemary Fisher

In accordance with Section 33 of the Solicitors Act, interest will be charged at the rate of 3.0% per annum on unpaid fees, charges or disbursements calculated from a date that is 30 days after this statement is delivered.

H.S.T Registration Number is R122007156

MERIDIAN CREDIT UNION LIMITED
Applicant

-and- 2607380 ONTARI INC.
Respondent

Court File No. CV-21-00659019-00CL

**ONTARIO
SUPERIOR COURT OF JUSTICE
COMMERCIAL LIST**

PROCEEDING COMMENCED AT
TORONTO

AFFIDAVIT OF ROSEMARY FISHER

SimpsonWigle LAW LLP

1006 Skyview Drive, Suite 103
Burlington, Ontario L7P 0V1

Rosemary A. Fisher (LSO #32238T)

E-mail: fisherr@simpsonwigle.com

Tel: (905) 639-1052

Fax: (905) 528-9008

Lawyers for msi Spergel Inc., in its capacity as Receiver of
the assets, undertakings and properties of 2607380
Ontario Inc.

TAB 17

District of Ontario
Division No. 07 - Hamilton
Estate No. 32-159235

**In the matter of the Receivership of
2607380 Ontario Inc.
Receiver's Interim Statement of Receipts and Disbursements
as of November 17, 2023**

RECEIPTS

Rental Income	\$ 6,384,238.09
HST Collected	830,911.20
Purchaser Deposit	500,000.00
Advance by Secured Creditor	200,000.00
HST Refund	121,790.38
Interest	71,358.50
Cash in Bank	34,442.35
Security Deposits	24,936.91
Cash on Hand	1,860.72
Sales	<u>1,858.93</u>

TOTAL RECEIPTS **\$ 8,171,397.08**

DISBURSEMENTS

Municipal Taxes	\$ 1,241,333.34
Utilities	990,244.17
Repairs and Maintenance	698,591.94
Casual Labour	685,393.85
Security	523,195.86
Receiver's Fees	509,861.00
HST Paid	469,282.52
Cleaning	455,627.67
HST Remitted	403,008.25
Advertising	185,377.78
Insurance	179,857.80
Outside Consulting	44,010.00
Legal Fees	43,310.14
Office Expenses	20,876.50
Computer Services	18,720.00
Appraisal Fees	18,630.00
Travel	4,617.49
Filing Fee, Ascend License, Courier, Bank Charges, Search Fees	1,830.41
Telephone	1,189.99
Change of Locks	<u>125.00</u>

TOTAL DISBURSEMENTS **\$ 6,495,083.71**

Net Receipts over Disbursements **\$ 1,676,313.37** E&OE

TAB 18

Outstanding Amounts Owing – Nuvo

Invoice #	Date	Time Period	Outstanding Amount
5858870 (Stikeman)	December 17, 2020	Up to November 30, 2020	\$20,856.65 (account amount \$107,881.14)
5860872 (Stikeman)	December 21, 2020	Up to November 30, 2020	\$15,471.96
5863564 (Stikeman)	December 31, 2020	Up to December 31, 2020	\$55,773.23
5876646 (Stikeman)	February 23, 2021	Up to January 31, 2021	\$157,938.83
5883413 (Stikeman)	March 16, 2021	Up to March 12, 2021	\$60,326.12
20406169 (Richter)	March 19, 2021	November 19, 2020 – March 15, 2021	\$23,047.47
Total			\$333,414.26

TAB 19

SCHEDULE "A"

RECEIVER CERTIFICATE

CERTIFICATE NO. 1 (MERIDIAN)

AMOUNT \$ 200,000.00

1. THIS IS TO CERTIFY that msi Spergel Inc., the receiver (the "Receiver") of the assets, undertakings and properties of 2607380 Ontario Inc. acquired for, or used in relation to a business carried on by the Debtor, including all proceeds thereof (collectively, the "Property") appointed by Order of the Ontario Superior Court of Justice (Commercial List) (the "Court") dated the 18th day of MARCH, 2021 (the "Order") made in an action having Court file number CV-21-00659019-00CL, has received as such Receiver from the holder of this certificate (the "Lender") the principal sum of \$ 200,000.00 being part of the total principal sum of \$ 500,000.00 which the Receiver is authorized to borrow under and pursuant to the Order.

2. The principal sum evidenced by this certificate is payable on demand by the Lender with interest thereon calculated and compounded [daily][monthly not in advance on the _____ day of each month] after the date hereof at a notional rate per annum equal to the rate of five (5) per cent above the prime commercial lending rate of Meridian Credit Union from time to time.

3. Such principal sum with interest thereon is, by the terms of the Order, together with the principal sums and interest thereon of all other certificates issued by the Receiver pursuant to the Order or to any further order of the Court, a charge upon the whole of the Property, in priority to the security interests of any other person, but subject to the priority of the charges set out in the Order and in the *Bankruptcy and Insolvency Act*, and the right of the Receiver to indemnify itself out of such Property in respect of its remuneration and expenses.

4. All sums payable in respect of principal and interest under this certificate are payable at the main office of the Lender at Toronto, Ontario.

5. Until all liability in respect of this certificate has been terminated, no certificates creating charges ranking or purporting to rank in priority to this certificate shall be issued by the Receiver to any person other than the holder of this certificate without the prior written consent of the holder of this certificate.

6. The charge securing this certificate shall operate so as to permit the Receiver to deal with the Property as authorized by the Order and as authorized by any further or other order of the Court.

7. The Receiver does not undertake, and it is not under any personal liability, to pay any sum in respect of which it may issue certificates under the terms of the Order.

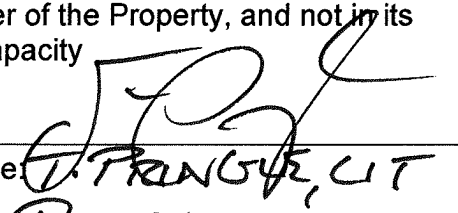
DATED the 31st day of MARCH, 2021.

msi Spergel Inc., solely in its capacity
as Receiver of the Property, and not in its
personal capacity

Per: _____

Name: _____

Title: _____


G. PRANGE, C.T.
PATENTEE



Send Regular Wire Transfer - Confirmation

Sending Financial Institution

Transit # 083702202
Sender FI Name Meridian Credit Union
Full Address 75 Corporate Park Dr, St Catharines, Ontario, L2S 3W3, Canada

Beneficiary's Financial Institution

SWIFT/Transit #/etc. BOFMCAM2XXX
Beneficiary FI Name BANK OF MONTREAL, THE
Full Address 800 DE LA GAUCHETIERE, MONTREAL, Quebec, H5A 1K8, Canada

Wire Amount

Transfer Amount 170,000.00 CAD
Member Fee 100.00 CAD
Member Total 170,100.00 CAD

Wire Sender

Account Number 3340056
Business Name 2607380 Ontario Inc.
Full Address 21 King St W Suite 1602, Hamilton, Ontario, L8P 4W7, Canada

Beneficiary

Account Number 1971 893
Business Name Msi Spergel Inc. In Trust For 26073
Full Address 505 Consumers Road, Suite 200, Toronto, Ontario, M2J 4V8, Canada

Sender FI to Receiver FI Information

Msi Spergel Inc. In Trust For
2607380 Ontario Inc., AANUVO-R

Terms & Conditions

Funds transfer requests are final once sent. **I, the Sender, confirm that I have fully disclosed to the Financial Institution any suspicious circumstances of any deposits on which the funds transfer is based. I agree that the information I provided is true and accurate.** I understand that the deposit items can be reversed after clearing or following lifting of a hold. If the funds transfer is based on any item that is later returned for any reason, the loss will be to my account. I understand that if I make a recall request,

1. there is no guarantee that any refund will be received;
2. that processing charges will apply regardless of any refund; and
3. on a foreign currency transfer, any refund will be made using the rate of exchange and processing charges in effect on the date of the refund and not the rate of exchange in effect on the date of original transfer confirmation.

Signature



Send Regular Wire Transfer - Confirmation

Sending Financial Institution

Transit # 083702202
Sender FI Name Meridian Credit Union
Full Address 75 Corporate Park Dr, St Catharines, Ontario, L2S 3W3, Canada

Beneficiary's Financial Institution

SWIFT/Transit #/etc. BOFMCAM2XXX
Beneficiary FI Name BANK OF MONTREAL, THE
Full Address 800 DE LA GAUCHETIERE, MONTREAL, Quebec, H5A 1K8, Canada

Wire Amount

Transfer Amount 30,000.00 CAD
Member Fee 50.00 CAD
Member Total 30,050.00 CAD

Wire Sender

Account Number 3340056
Business Name 2607380 Ontario Inc.
Full Address 21 King St W Suite 1602, Hamilton, Ontario, L8P 4W7, Canada

Beneficiary

Account Number 1971 893
Business Name Msi Spergel Inc. In Trust For 26073
Full Address 505 Consumers Road, Suite 200, Toronto, Ontario, M2J 4V8, Canada

Payment Details

Msi Spergel Inc. In Trust For
2607380 Ontario Inc., AANUVO-R

Terms & Conditions

Funds transfer requests are final once sent. **I, the Sender, confirm that I have fully disclosed to the Financial Institution any suspicious circumstances of any deposits on which the funds transfer is based. I agree that the information I provided is true and accurate.** I understand that the deposit items can be reversed after clearing or following lifting of a hold. If the funds transfer is based on any item that is later returned for any reason, the loss will be to my account. I understand that if I make a recall request,

1. there is no guarantee that any refund will be received;
2. that processing charges will apply regardless of any refund; and
3. on a foreign currency transfer, any refund will be made using the rate of exchange and processing charges in effect on the date of the refund and not the rate of exchange in effect on the date of original transfer confirmation.

Signature

TAB 20

DRAFT STATEMENT OF BALANCES OUTSTANDING AT December 19, 2023.

msi Spergel inc. Attention: Mr.Trevor Pringle tpringle@spergel.ca	NAME OF DEBTOR 2607380 Ontario Inc.
Prepared By: B. HUBER MERIDIAN CREDIT UNION LIMITED Senior Commercial Credit Specialist	PROPERTY DESCRIPTION: Various CIVIC ADDRESSES: 1295 North Service Road, Burlington, Ontario INTEREST RATE: see below MATURITY DATE: Various STATEMENT PREPARATION DATE: 17-Nov-23

Advances made to the Receiver P + 5.00%	17-Nov-23	\$200,000.00
ACCRUED INTEREST TO	19-Dec-23	\$36,275.85
Demand Loan DIP financing (L8) 9.25%	17-Nov-23	\$7,180,000.00
ACCRUED INTEREST TO	19-Dec-23	\$1,915,837.77
Professional Charges P + 5.00%	17-Nov-23	\$282,698.61
ACCRUED INTEREST TO	19-Dec-23	\$66,869.90
Demand Loan Land (L 2) P + 2.00%	17-Nov -23	\$12,350,000.00
ACCRUED INTEREST TO	19-Dec-23	\$3,078,245.96
Demand Loan Construction (L 4) P + 2.50%	17-Nov-23	\$1,500,000.00
ACCRUED INTEREST TO	19-Dec-23	\$409,613.01
Demand Loan Construction (L 5) P + 2.50%	17-Nov-23	\$3,291,237.00
ACCRUED INTEREST TO	19-Dec-23	\$898,755.67
VISA Business Cash Back	17-Nov-23	\$54,898.02
Standby Letter of Credit (L6)	17-Nov-23	\$26,715.57
Demand Loan - call on Letter of Credit (L10) P + 2.0%	17-Nov-23	\$20,071.00
ACCRUED INTEREST TO	19-Dec-23	\$4,522.70
Demand Loan - call on Letter of Credit (L11) P + 2.0%	17-Nov-23	\$73,284.43
ACCRUED INTEREST TO	19-Dec-23	\$16,012.02
TOTAL BALANCE OUTSTANDING AS AT:	19-Dec-23	<u><u>\$31,405,037.51</u></u>

REMARKS: Error and omissions excepted.
This statement does **not** include receivership fees and costs and other expenses that should be reserved for the receiver.
The Meridian Prime lending rate is currently 7.20%.

Herewith please find our draft projected mortgage statement in respect of the above-noted matter. You will note that our statement contains the "E. and O.E." qualification, which is customary in the financial services industry. While the Credit Union makes every reasonable attempt to ensure that its mortgage statements are accurate, errors are possible.

TAB 21

ServiceOntario

LAND
REGISTRY
OFFICE #20

07127-0265 (L7)

* CERTIFIED IN ACCORDANCE WITH THE LAND TITLES ACT * SUBJECT TO RESERVATIONS IN CROWN GRANT *

PAGE 1 OF 7
PREPARED FOR Cherleam1
ON 2021/01/18 AT 14:23:19

PARCEL REGISTER (ABBREVIATED) FOR PROPERTY IDENTIFIER

PROPERTY DESCRIPTION: PT LT 10 , RCP PL 99 , PART 3 & 7 , 20R6963 , S/T IN 619045 , BURLINGTON

PROPERTY REMARKS:

ESTATE/QUALIFIER:
FEE SIMPLE
LT CONVERSION QUALIFIED

RECENTLY:
FIRST CONVERSION FROM BOOK

PIN CREATION DATE:
1996/05/27

OWNERS' NAMES
2607380 ONTARIO INC.

CAPACITY SHARE

REG. NUM.	DATE	INSTRUMENT TYPE	AMOUNT	PARTIES FROM	PARTIES TO	CERT/ CHRD
EFFECTIVE 2000/07/29 THE NOTATION OF THE "BLOCK IMPLEMENTATION DATE" OF 1996/05/27 ON THIS PIN						
WAS REPLACED WITH THE	"PIN CREATION DATE" OF 1996/05/27					
** PRINTOUT	INCLUDES ALL DOCUMENT TYPES AND DELETED INSTRUMENTS SINCE 1996/05/24 **					
**SUBJECT,	ON FIRST REGISTRATION UNDER THE LAND TITLES ACT, TO:					
**	SUBSECTION 44(1) OF THE LAND TITLES ACT, EXCEPT PARAGRAPH 11, PARAGRAPH 14, PROVINCIAL SUCCESSION DUTIES *					
**	AND ESCHEATS OR FORFEITURE TO THE CROWN.					
**	THE RIGHTS OF ANY PERSON WHO WOULD, BUT FOR THE LAND TITLES ACT, BE ENTITLED TO THE LAND OR ANY PART OF					
**	IT THROUGH LENGTH OF ADVERSE POSSESSION, PRESCRIPTION, MISDESCRIPTION OR BOUNDARIES SETTLED BY					
**	CONVENTION.					
**	ANY LEASE TO WHICH THE SUBSECTION 70(2) OF THE REGISTRY ACT APPLIES.					
**DATE OF CONVERSION TO	LAND TITLES: 1996/05/27 **					
119980	BYLAW					C
609501	1984/11/07 AGREEMENT				THE CORPORATION OF THE CITY OF BURLINGTON	C
612717	1985/01/15 AGREEMENT				THE CORPORATION OF THE CITY OF BURLINGTON	C
	REMARKS: 609501					
613383	1985/01/30 AGREEMENT				THE CORPORATION OF THE CITY OF BURLINGTON	C
20R6963	1985/03/22 PLAN REFERENCE					C
616715	1985/04/03 AGREEMENT				THE CORPORATION OF THE CITY OF BURLINGTON	C
717373	1989/04/28 TRANSFER			*** COMPLETELY DELETED ***	CROSSROADS CHRISTIAN COMMUNICATIONS INC.	C

NOTE: ADJOINING PROPERTIES SHOULD BE INVESTIGATED TO ASCERTAIN DESCRIPTIVE INCONSISTENCIES, IF ANY, WITH DESCRIPTION REPRESENTED FOR THIS PROPERTY.
NOTE: ENSURE THAT YOUR PRINTOUT STATES THE TOTAL NUMBER OF PAGES AND THAT YOU HAVE PICKED THEM ALL UP.

ServiceOntario

PARCEL REGISTER (ABBREVIATED) FOR PROPERTY IDENTIFIER

LAND
REGISTRY
OFFICE #20

07127-0265 (L7)

PAGE 2 OF 7
PREPARED FOR CherieAMI
ON 2021/01/18 AT 14:23:19

* CERTIFIED IN ACCORDANCE WITH THE LAND TITLES ACT * SUBJECT TO RESERVATIONS IN CROWN GRANT *

REG. NUM.	DATE	INSTRUMENT TYPE	AMOUNT	PARTIES FROM	PARTIES TO	CERT/ CHRD
756784	1991/01/04	CHARGE		*** COMPLETELY DELETED ***	CROSSROADS INVESTMENTS INC.	
20R10695	1992/04/22	PLAN REFERENCE				C
784431	1992/05/08	CHARGE		*** COMPLETELY DELETED ***	CROSSROADS INVESTMENTS INC.	
805562	1993/06/03	CHARGE		*** COMPLETELY DELETED ***	CROSSROADS INVESTMENTS INC.	
815143	1993/12/08	TRANSFER OF CHARGE		*** COMPLETELY DELETED ***	CANTELON, HOMER	
	REMARKS: 756784					
815144	1993/12/08	TRANSFER OF CHARGE		*** COMPLETELY DELETED ***	CANTELON, HOMER	
	REMARKS: 784431					
815145	1993/12/08	TRANSFER OF CHARGE		*** COMPLETELY DELETED ***	CANTELON, HOMER	
	REMARKS: 805562					
815146ERR	1993/12/08	TRANSFER OF CHARGE		*** COMPLETELY DELETED ***	CANTELON, HOMER	
	REMARKS: 805562					
	REMARKS: 805562					
815146	1993/12/08	NOTICE AGREEMENT		*** COMPLETELY DELETED ***	CANTELON, HOMER	
	REMARKS: 805562, 815145					
8644295	1996/09/04	CHARGE		*** COMPLETELY DELETED ***	FELTMATE, DONALD WILLIAMS, GORDON	
8644296	1996/09/04	CHARGE		*** COMPLETELY DELETED ***	FELTMATE, DONALD WILLIAMS, GORDON	
8724946	1998/02/27	TRANSFER OF CHARGE		*** COMPLETELY DELETED ***	FELTMATE, DONALD, REV. WILLIAMS, GORDON, REV.	
	REMARKS: 784431					

NOTE: ADJOINING PROPERTIES SHOULD BE INVESTIGATED TO ASCERTAIN DESCRIPTIVE INCONSISTENCIES, IF ANY, WITH DESCRIPTION REPRESENTED FOR THIS PROPERTY.

NOTE: ENSURE THAT YOUR PRINTOUT STATES THE TOTAL NUMBER OF PAGES AND THAT YOU HAVE PICKED THEM ALL UP.

ServiceOntario

LAND
REGISTRY
OFFICE #20

07127-0265 (LT)

* CERTIFIED IN ACCORDANCE WITH THE LAND TITLES ACT * SUBJECT TO RESERVATIONS IN CROWN GRANT *

PARCEL REGISTER (ABBREVIATED) FOR PROPERTY IDENTIFIER

PAGE 3 OF 7
PREPARED FOR CHELSEA MI
ON 2021/01/18 AT 14:23:19

REG. NUM.	DATE	INSTRUMENT TYPE	AMOUNT	PARTIES FROM	PARTIES TO	CERT/ CHRD
H724947	1998/02/27	TRANSFER OF CHARGE		*** COMPLETELY DELETED *** CANTELON, HOMER	FELTMATE, DONALD, REV. WILLIAMS, GORDON, REV.	
H724948	1998/02/27	TRANSFER OF CHARGE		*** COMPLETELY DELETED *** CANTELON, HOMER	FELTMATE, DONALD, REV. WILLIAMS, GORDON, REV.	
REMARKS: 756784						
REMARKS: 805562						
HR55635	2001/06/20	TRANSFER OF CHARGE		*** COMPLETELY DELETED *** FELTMATE, DONALD, REV. WILLIAMS, GORDON, REV.	WILLIAMS, GORDON CLAYTON, ROBERT	
REMARKS: 756784, 815143, H724947						
HR55636	2001/06/20	TRANSFER OF CHARGE		*** COMPLETELY DELETED *** FELTMATE, DONALD, REV. WILLIAMS, GORDON, REV.	WILLIAMS, GORDON CLAYTON, ROBERT	
REMARKS: 784431, 815144, H724946						
HR55637	2001/06/20	TRANSFER OF CHARGE		*** COMPLETELY DELETED *** FELTMATE, DONALD, REV. WILLIAMS, GORDON, REV.	WILLIAMS, GORDON CLAYTON, ROBERT	
REMARKS: 805562, 815145, 815146, H724948						
HR55638	2001/06/20	TRANSFER OF CHARGE		*** COMPLETELY DELETED *** FELTMATE, DONALD WILLIAMS, GORDON	WILLIAMS, GORDON CLAYTON, ROBERT	
REMARKS: H644235						
HR55639	2001/06/20	TRANSFER OF CHARGE		*** COMPLETELY DELETED *** FELTMATE, DONALD WILLIAMS, GORDON	WILLIAMS, GORDON CLAYTON, ROBERT	
REMARKS: H644236						
HR505343	2006/08/24	DISCH OF CHARGE		*** COMPLETELY DELETED *** WILLIAMS, GORDON CLAYTON, ROBERT		
REMARKS: RE: 756784						
HR505344	2006/08/24	DISCH OF CHARGE		*** COMPLETELY DELETED *** WILLIAMS, GORDON		

NOTE: ADJOINING PROPERTIES SHOULD BE INVESTIGATED TO ASCERTAIN DESCRIPTIVE INCONSISTENCIES, IF ANY, WITH DESCRIPTION REPRESENTED FOR THIS PROPERTY.
NOTE: ENSURE THAT YOUR PRINTOUT STATES THE TOTAL NUMBER OF PAGES AND THAT YOU HAVE PICKED THEM ALL UP.

ServiceOntario

LAND
REGISTRY
OFFICE #20
* CERTIFIED IN ACCORDANCE WITH THE LAND TITLES ACT * SUBJECT TO RESERVATIONS IN CROWN GRANT *

PARCEL REGISTER (ABBREVIATED) FOR PROPERTY IDENTIFIER

07127-0265 (LT)

PAGE 4 OF 7
PREPARED FOR CherieLAMI
ON 2021/01/18 AT 14:22:19

REG. NUM.	DATE	INSTRUMENT TYPE	AMOUNT	PARTIES FROM	PARTIES TO	CERT/ CHRD
HR505345	2006/08/24	DISCH OF CHARGE		CLAYTON, ROBERT *** COMPLETELY DELETED *** WILLIAMS, GORDON CLAYTON, ROBERT		
REMARKS: RE: 784431						
HR505346	2006/08/24	DISCH OF CHARGE		*** COMPLETELY DELETED *** WILLIAMS, GORDON CLAYTON, ROBERT		
REMARKS: RE: 805562						
HR505347	2006/08/24	TRANSFER OF CHARGE		*** COMPLETELY DELETED *** WILLIAMS, GORDON CLAYTON, ROBERT	WILLIAMS, GORDON SMITH, INER	
REMARKS: HR644295, HR55638						
HR1212979	2014/09/12	NOTICE OF LEASE	\$2	CROSSROADS CHRISTIAN COMMUNICATIONS INC.	SOLAR POWER NETWORK 001 INC SPN LP 3	C
REMARKS: HR644295, HR55638						
HR1255191	2015/03/25	TRANSFER OF CHARGE		*** COMPLETELY DELETED *** WILLIAMS, GORDON SMITH, INER	GRAY, RICHARD SMITH, INER	
REMARKS: HR644295, HR55638						
HR1314607	2015/11/12	APL CH NAME OWNER		*** COMPLETELY DELETED *** CROSSROADS CHRISTIAN COMMUNICATIONS INC.	CROSSROADS CHRISTIAN COMMUNICATIONS INCORPORATED	
HR1315272	2015/11/13	CHARGE		*** COMPLETELY DELETED *** CROSSROADS CHRISTIAN COMMUNICATIONS INCORPORATED	THE PENSION FUND (1969) OF THE PENTECOSTAL ASSEMBLIES OF CANADA	
HR1315274	2015/11/13	POSTPONEMENT		*** COMPLETELY DELETED *** GRAY, RICHARD SMITH, INER	THE PENSION FUND (1969) OF THE PENTECOSTAL ASSEMBLIES OF CANADA	
REMARKS: HR644295, HR1255191 TO HR1315272						
HR1315275	2015/11/13	POSTPONEMENT		*** COMPLETELY DELETED *** SOLAR POWER NETWORK 001 INC	THE PENSION FUND (1969) OF THE PENTECOSTAL ASSEMBLIES OF CANADA	

NOTE: ADJOINING PROPERTIES SHOULD BE INVESTIGATED TO ASCERTAIN DESCRIPTIVE INCONSISTENCIES, IF ANY, WITH DESCRIPTION REPRESENTED FOR THIS PROPERTY.

NOTE: ENSURE THAT YOUR PRINTOUT STATES THE TOTAL NUMBER OF PAGES AND THAT YOU HAVE PICKED THEM ALL UP.

ServiceOntario

LAND
 PARCEL REGISTER (ABBREVIATED) FOR PROPERTY IDENTIFIER
 REGISTRY
 OFFICE #20
 07127-0265 (LT)
 * CERTIFIED IN ACCORDANCE WITH THE LAND TITLES ACT * SUBJECT TO RESERVATIONS IN CROWN GRANT *

PAGE 5 OF 7
 PREPARED FOR CHELSEA
 ON 2021/01/18 AT 14:23:19

REG. NUM.	DATE	INSTRUMENT TYPE	AMOUNT	PARTIES FROM	PARTIES TO	CERT/ CHRD
HR138557	2016/02/23	NO CHARGE LEASE		SPN LP 3 *** COMPLETELY DELETED *** SOLAR POWER NETWORK 001 INC SPN LP 3	CIT FINANCIAL LTD.	
HR1411666	2016/11/21	CHARGE		*** COMPLETELY DELETED *** CROSSROADS CHRISTIAN COMMUNICATIONS INCORPORATED	LINK CHARITY CANADA INC	
HR1411694	2016/11/21	POSTPONEMENT		*** COMPLETELY DELETED *** GRAY, RICHARD SMITH, INER	LINK CHARITY CANADA INC.	
HR1462580	2017/06/13	DISCH OF CHARGE		*** COMPLETELY DELETED *** CIT FINANCIAL LTD.		
HR1482777	2017/08/21	NO CHARGE LEASE		*** COMPLETELY DELETED *** SOLAR POWER NETWORK 001 INC SPN LP 3	ECLIPSALE FUNDING LTD.	
HR1531249	2018/03/19	NO CHARGE LEASE	\$337,500.000	SOLAR POWER NETWORK 001 INC SPN LP 3	DEUTSCHE BANK TRUST COMPANY AMERICAS	C
HR1531501	2018/03/20	DISCH OF CHARGE		*** COMPLETELY DELETED *** ECLIPSALE FUNDING LTD.		
HR1532630	2018/03/26	DISCH OF CHARGE		*** COMPLETELY DELETED *** GRAY, RICHARD SMITH, INER		
HR1532631	2018/03/26	DISCH OF CHARGE		*** COMPLETELY DELETED *** LINK CHARITY CANADA INC		
HR1532632	2018/03/26	DISCH OF CHARGE		*** COMPLETELY DELETED ***		

NOTE: ADJOINING PROPERTIES SHOULD BE INVESTIGATED TO ASCERTAIN DESCRIPTIVE INCONSISTENCIES, IF ANY, WITH DESCRIPTION REPRESENTED FOR THIS PROPERTY.
 NOTE: ENSURE THAT YOUR PRINTOUT STATES THE TOTAL NUMBER OF PAGES AND THAT YOU HAVE PICKED THEM ALL UP.

ServiceOntario

LAND
REGISTRY
OFFICE #20
* CERTIFIED IN ACCORDANCE WITH THE LAND TITLES ACT * SUBJECT TO RESERVATIONS IN CROWN GRANT *

PARCEL REGISTER (ABBREVIATED) FOR PROPERTY IDENTIFIER

07127-0265 (L7)

PAGE 6 OF 7
PREPARED FOR CHELSEA
ON 2021/01/18 AT 14:23:19

REG. NUM.	DATE	INSTRUMENT TYPE	AMOUNT	PARTIES FROM	PARTIES TO	CERT/ CHRD
HR1532633	2018/03/26	TRANSFER REMARKS: PLANNING ACT STATEMENTS.	\$19,000,000	THE PENSION FUND (1969) OF THE PENTECOSTAL ASSEMBLIES OF CANADA	2607380 ONTARIO INC.	C
HR1532634	2018/03/26	CHARGE	\$23,000,000	2607380 ONTARIO INC.	MERIDIAN CREDIT UNION LIMITED	C
HR1532635	2018/03/26	NO ASSIGN RENT GEN REMARKS: HR1532634		2607380 ONTARIO INC.	MERIDIAN CREDIT UNION LIMITED	C
HR1532636	2018/03/26	NOTICE OF LEASE	\$1	2607380 ONTARIO INC.	CROSSROADS CHRISTIAN COMMUNICATIONS INCORPORATED	C
HR1532637	2018/03/26	CHARGE	\$4,500,000	2607380 ONTARIO INC.	CROSSROADS CHRISTIAN COMMUNICATIONS INCORPORATED	C
HR1532638	2018/03/26	POSTPONEMENT REMARKS: HR1532637 TO HR1532634		CROSSROADS CHRISTIAN COMMUNICATIONS INCORPORATED	MERIDIAN CREDIT UNION LIMITED	C
HR1532639	2018/03/26	CHARGE	\$3,250,000	2607380 ONTARIO INC.	BRIDGING FINANCE INC.	C
HR1532640	2018/03/26	NO ASSIGN RENT GEN REMARKS: HR1532639.		2607380 ONTARIO INC.	BRIDGING FINANCE INC.	C
HR1532641	2018/03/26	POSTPONEMENT REMARKS: HR1532639 TO HR1532634		BRIDGING FINANCE INC.	MERIDIAN CREDIT UNION LIMITED	C
HR167791	2019/11/25	CONSTRUCTION LIEN		*** COMPLETELY DELETED *** MAPLE REINDERS CONSTRUCTORS LTD.		
HR1672639	2019/12/16	CONSTRUCTION LIEN		*** COMPLETELY DELETED *** BARIE GLASS & MIRROR LTD.		
HR1674574	2019/12/23	CERTIFICATE		MAPLE REINDERS CONSTRUCTORS LTD.		C
HR1693750	2020/02/12	CERTIFICATE REMARKS: HR1672639		BARIE GLASS & MIRROR LTD.		C
HR1699444	2020/03/12	CHARGE	\$7,180,000	2607380 ONTARIO INC.	MERIDIAN CREDIT UNION LIMITED	C
HR1690254	2020/03/16	APL DEL CONST LIEN		*** COMPLETELY DELETED *** MAPLE REINDERS CONSTRUCTORS LTD.		

NOTE: ADJOINING PROPERTIES SHOULD BE INVESTIGATED TO ASCERTAIN DESCRIPTIVE INCONSISTENCIES, IF ANY, WITH DESCRIPTION REPRESENTED FOR THIS PROPERTY.
NOTE: ENSURE THAT YOUR PRINTOUT STATES THE TOTAL NUMBER OF PAGES AND THAT YOU HAVE PICKED THEM ALL UP.

ServiceOntario

LAND REGISTER (ABBREVIATED) FOR PROPERTY IDENTIFIER
REGISTRY OFFICE #20 07127-0265 (LT)
* CERTIFIED IN ACCORDANCE WITH THE LAND TITLES ACT * SUBJECT TO RESERVATIONS IN CROWN GRANT *
PAGE 7 OF 7
PREPARED FOR CherieMM
ON 2021/01/18 AT 14:23:19

REG. NUM.	DATE	INSTRUMENT TYPE	AMOUNT	PARTIES FROM	PARTIES TO	CERT/ CHRD
HR1690255	2020/03/16	APL DEL CONST LIEN		*** COMPLETELY DELETED *** MAPLE REINDERS CONSTRUCTORS LTD.		
REMARKS: HR1667791.						

NOTE: ADJOINING PROPERTIES SHOULD BE INVESTIGATED TO ASCERTAIN DESCRIPTIVE INCONSISTENCIES, IF ANY, WITH DESCRIPTION REPRESENTED FOR THIS PROPERTY.
NOTE: ENSURE THAT YOUR PRINTOUT STATES THE TOTAL NUMBER OF PAGES AND THAT YOU HAVE PICKED THEM ALL UP.

TAB 22



Statement of Account

P. O. BOX 5080
BURLINGTON, ONTARIO L7R 4G4
Phone Number 905-335-7750
Toll Free 1-877-213-3609

2607380 Ontario Inc.
C/O NUVO NETWORK
1295 NORTH SERVICE RD.
BURLINGTON ON L7P 3A7

Statement Date: November 10, 2023
Account Number: 100644
Location: 1295 North Service Rd.
Roll Number: 2402-020-204-05001-0000
Legal Description: PLAN 99 PT LOT 10 RP 20R6963
PARTS 3,7

Tax Levy Information					
Tax Year	Interim	Final	Supp/Omit	Appeal / Apportion	Total Levy
2023	\$187,526.16	\$206,531.90	\$0.00	\$0.00	\$394,058.06

Added Charges	
Charge	Grand Total Levy & Charges
\$0.00	\$394,058.06

Tax Levy		Summary of Past Due Amounts		
TAX YEAR	Levy	Tax/Charges	Penalty/Interest	TOTAL
2023	\$394,058.06	\$0.00	\$0.00	\$0.00
2022	\$375,052.12	\$0.00	\$0.00	\$0.00
2021	\$367,991.01	\$0.00	\$0.00	\$0.00
2020 & Prior	N/A	\$0.00	\$0.00	\$0.00
TOTAL PAST DUE		\$0.00	\$0.00	\$0.00
CREDIT				\$0.00

Future Due Amounts	
Due Date	Amount
TOTAL FUTURE DUE	\$0.00
ACCOUNT BALANCE	\$0.00

Additional Information:

Pre-Authorized Payment Plans are available. Please visit www.burlington.ca/propertytax, email pap@burlington.ca or call our office for more information.

This notice may be paid by telephone or internet banking, at your bank or trust company, by mailing a cheque to P.O. Box 5080, by depositing a cheque in the drop box at the Locust St. entrance of City Hall or in person at the Service Burlington counter, City Hall, 426 Brant St. (debit or cheque only; cash not accepted).

Please use Tax Account # when making payment.

Please make your cheque payable to the **City of Burlington**. Post dated cheques to the due date are permitted.

Remittance Form - Please detach and remit with your payment

Remittance Portion



P. O. BOX 5080
BURLINGTON, ONTARIO L7R 4G4
Phone Number 905-335-7750
Toll Free 1-877-213-3609

Account Number: 100644
Roll Number: 2402-020-204-05001-0000
Assessed Owner: 2607380 Ontario Inc.
Total Amount Due: \$0.00

Please note that penalty of 1.25% of the amount in default shall be added on the first day of default. Interest charges shall be applied at the rate of 1.25% on the last day of each month on the outstanding tax balance. When a penalty has been applied in a given month, interest of 1.25% will be prorated from the date of default.

PLEASE ENTER
AMOUNT PAID:

\$

00001006440 000000000000

TAB C

LAND
REGISTRY
OFFICE #20

07127-0265 (LT)

PAGE 1 OF 7
PREPARED FOR Kanza001
ON 2023/11/22 AT 08:53:33

* CERTIFIED IN ACCORDANCE WITH THE LAND TITLES ACT * SUBJECT TO RESERVATIONS IN CROWN GRANT *

PROPERTY DESCRIPTION: PT LT 10 , RCP PL 99 , PART 3 & 7 , 20R6963 , S/T IN 619045 ; BURLINGTON

PROPERTY REMARKS:

ESTATE/QUALIFIER:

FEE SIMPLE
LT CONVERSION QUALIFIED

RECENTLY:

FIRST CONVERSION FROM BOOK

PIN CREATION DATE:

1996/05/27

OWNERS' NAMES

2607380 ONTARIO INC.

CAPACITY

SHARE

REG. NUM.	DATE	INSTRUMENT TYPE	AMOUNT	PARTIES FROM	PARTIES TO	CERT/ CHKD
<div><div>**EFFECTIVE 2000/07/29 THE NOTATION OF THE "BLOCK IMPLEMENTATION DATE" OF 1996/05/27 ON THIS PIN**</div><div>**WAS REPLACED WITH THE "PIN CREATION DATE" OF 1996/05/27**</div><div>** PRINTOUT INCLUDES ALL DOCUMENT TYPES AND DELETED INSTRUMENTS SINCE 1996/05/24 **</div><div>**SUBJECT, ON FIRST REGISTRATION UNDER THE LAND TITLES ACT, TO:</div><div>** SUBSECTION 44(1) OF THE LAND TITLES ACT, EXCEPT PARAGRAPH 11, PARAGRAPH 14, PROVINCIAL SUCCESSION DUTIES *</div><div>** AND ESCHEATS OR FORFEITURE TO THE CROWN.</div><div>** THE RIGHTS OF ANY PERSON WHO WOULD, BUT FOR THE LAND TITLES ACT, BE ENTITLED TO THE LAND OR ANY PART OF</div><div>** IT THROUGH LENGTH OF ADVERSE POSSESSION, PRESCRIPTION, MISDESCRIPTION OR BOUNDARIES SETTLED BY</div><div>** CONVENTION.</div><div>** ANY LEASE TO WHICH THE SUBSECTION 70(2) OF THE REGISTRY ACT APPLIES.</div><div>**DATE OF CONVERSION TO LAND TITLES: 1996/05/27 **</div></div>						
119980	1961/01/25	BYLAW				C
609501	1984/11/07	AGREEMENT			THE CORPORATION OF THE CITY OF BURLINGTON	C
612717	1985/01/15	AGREEMENT			THE CORPORATION OF THE CITY OF BURLINGTON	C
613383	1985/01/30	AGREEMENT			THE CORPORATION OF THE CITY OF BURLINGTON	C
20R6963	1985/03/22	PLAN REFERENCE				C
616715	1985/04/03	AGREEMENT			THE CORPORATION OF THE CITY OF BURLINGTON	C
717373	1989/04/28	TRANSFER		*** COMPLETELY DELETED ***	CROSSROADS CHRISTIAN COMMUNICATIONS INC.	

NOTE: ADJOINING PROPERTIES SHOULD BE INVESTIGATED TO ASCERTAIN DESCRIPTIVE INCONSISTENCIES, IF ANY, WITH DESCRIPTION REPRESENTED FOR THIS PROPERTY.
NOTE: ENSURE THAT YOUR PRINTOUT STATES THE TOTAL NUMBER OF PAGES AND THAT YOU HAVE PICKED THEM ALL UP.

REG. NUM.	DATE	INSTRUMENT TYPE	AMOUNT	PARTIES FROM	PARTIES TO	CERT/ CHKD
756784	1991/01/04	CHARGE		*** COMPLETELY DELETED ***	CROSSROADS INVESTMENTS INC.	C
20R10695	1992/04/22	PLAN REFERENCE				
784431	1992/05/08	CHARGE		*** COMPLETELY DELETED ***	CROSSROADS INVESTMENTS INC.	
805562	1993/06/03	CHARGE		*** COMPLETELY DELETED ***	CROSSROADS INVESTMENTS INC.	
815143	1993/12/08	TRANSFER OF CHARGE		*** COMPLETELY DELETED ***	CANTELON, HOMER	
REMARKS: 756784						
815144	1993/12/08	TRANSFER OF CHARGE		*** COMPLETELY DELETED ***	CANTELON, HOMER	
REMARKS: 784431						
815145	1993/12/08	TRANSFER OF CHARGE		*** COMPLETELY DELETED ***	CANTELON, HOMER	
REMARKS: 805562						
815146ERR	1993/12/08	TRANSFER OF CHARGE		*** COMPLETELY DELETED ***	CANTELON, HOMER	
REMARKS: 805562						
		815146 -ERROR ENTRY, CANCELLED BY J MENARD ON 1998/02/27				
815146	1993/12/08	NOTICE AGREEMENT		*** COMPLETELY DELETED *** CROSSROADS CHRISTIAN COMMUNICATIONS INCORPORATED	CANTELON, HOMER	
REMARKS: 805562, 815145 ENTERED FEB 27, 98 J. MENARD						
H644295	1996/09/04	CHARGE		*** COMPLETELY DELETED *** CROSSROADS CHRISTIAN COMMUNICATIONS INCORPORATED	FELTMATE, DONALD WILLIAMS, GORDON	
H644296	1996/09/04	CHARGE		*** COMPLETELY DELETED *** CROSSROADS CHRISTIAN COMMUNICATIONS INCORPORATED	FELTMATE, DONALD WILLIAMS, GORDON	
H724946	1998/02/27	TRANSFER OF CHARGE		*** COMPLETELY DELETED *** CANTELON, HOMER	FELTMATE, DONALD, REV. WILLIAMS, GORDON, REV.	
REMARKS: 784431						

NOTE: ADJOINING PROPERTIES SHOULD BE INVESTIGATED TO ASCERTAIN DESCRIPTIVE INCONSISTENCIES, IF ANY, WITH DESCRIPTION REPRESENTED FOR THIS PROPERTY.

NOTE: ENSURE THAT YOUR PRINTOUT STATES THE TOTAL NUMBER OF PAGES AND THAT YOU HAVE PICKED THEM ALL UP.

REG. NUM.	DATE	INSTRUMENT TYPE	AMOUNT	PARTIES FROM	PARTIES TO	CERT/ CHKD
H724947	1998/02/27	TRANSFER OF CHARGE		*** COMPLETELY DELETED *** CANTELON, HOMER	FELTMATE, DONALD, REV. WILLIAMS, GORDON, REV.	
	REMARKS: 756784					
H724948	1998/02/27	TRANSFER OF CHARGE		*** COMPLETELY DELETED *** CANTELON, HOMER	FELTMATE, DONALD, REV. WILLIAMS, GORDON, REV.	
	REMARKS: 805562					
HR55635	2001/06/20	TRANSFER OF CHARGE		*** COMPLETELY DELETED *** FELTMATE, DONALD, REV. WILLIAMS, GORDON, REV.	WILLIAMS, GORDON CLAYTON, ROBERT	
	REMARKS: 756784, 815143, H724947					
HR55636	2001/06/20	TRANSFER OF CHARGE		*** COMPLETELY DELETED *** FELTMATE, DONALD, REV. WILLIAMS, GORDON, REV.	WILLIAMS, GORDON CLAYTON, ROBERT	
	REMARKS: 784431, 815144, H724946					
HR55637	2001/06/20	TRANSFER OF CHARGE		*** COMPLETELY DELETED *** FELTMATE, DONALD, REV WILLIAMS, GORDON, REV.	WILLIAMS, GORDON CLAYTON, ROBERT	
	REMARKS: 805562, 815145, 815146, H724948					
HR55638	2001/06/20	TRANSFER OF CHARGE		*** COMPLETELY DELETED *** FELTMATE, DONALD WILLIAMS, GORDON	WILLIAMS, GORDON CLAYTON, ROBERT	
	REMARKS: H644295					
HR55639	2001/06/20	TRANSFER OF CHARGE		*** COMPLETELY DELETED *** FELTMATE, DONALD WILLIAMS, GORDON	WILLIAMS, GORDON CLAYTON, ROBERT	
	REMARKS: H644296					
HR505343	2006/08/24	DISCH OF CHARGE		*** COMPLETELY DELETED *** WILLIAMS, GORDON CLAYTON, ROBERT		
	REMARKS: RE: 756784					
HR505344	2006/08/24	DISCH OF CHARGE		*** COMPLETELY DELETED *** WILLIAMS, GORDON		

NOTE: ADJOINING PROPERTIES SHOULD BE INVESTIGATED TO ASCERTAIN DESCRIPTIVE INCONSISTENCIES, IF ANY, WITH DESCRIPTION REPRESENTED FOR THIS PROPERTY.

NOTE: ENSURE THAT YOUR PRINTOUT STATES THE TOTAL NUMBER OF PAGES AND THAT YOU HAVE PICKED THEM ALL UP.

REG. NUM.	DATE	INSTRUMENT TYPE	AMOUNT	PARTIES FROM	PARTIES TO	CERT/ CHKD
		REMARKS: RE: 784431		CLAYTON, ROBERT		
HR505345	2006/08/24	DISCH OF CHARGE		*** COMPLETELY DELETED *** WILLIAMS, GORDON CLAYTON, ROBERT		
		REMARKS: RE: 805562				
HR505346	2006/08/24	DISCH OF CHARGE		*** COMPLETELY DELETED *** WILLIAMS, GORDON CLAYTON, ROBERT		
		REMARKS: RE: H644296				
HR505347	2006/08/24	TRANSFER OF CHARGE		*** COMPLETELY DELETED *** WILLIAMS, GORDON CLAYTON, ROBERT	WILLIAMS, GORDON SMITH, INER	
		REMARKS: HR644295, HR55638				
HR1212979	2014/09/12	NOTICE OF LEASE	\$2	CROSSROADS CHRISTIAN COMMUNICATIONS INC.	SOLAR POWER NETWORK 001 INC SPN LP 3	C
		CORRECTIONS: PARTY TO NAME:SPN LP 3 ADDED ON 2016/03/03 AT 13:42 BY WENDOVER, TERE.				
HR1255191	2015/03/25	TRANSFER OF CHARGE		*** COMPLETELY DELETED *** WILLIAMS, GORDON SMITH, INER	GRAY, RICHARD SMITH, INER	
		REMARKS: H644295 H644295				
HR1314607	2015/11/12	APL CH NAME OWNER		*** COMPLETELY DELETED *** CROSSROADS CHRISTIAN COMMUNICATIONS INC.	CROSSROADS CHRISTIAN COMMUNICATIONS INCORPORATED	
HR1315272	2015/11/13	CHARGE		*** COMPLETELY DELETED *** CROSSROADS CHRISTIAN COMMUNICATIONS INCORPORATED	THE PENSION FUND (1969) OF THE PENTECOSTAL ASSEMBLIES OF CANADA	
HR1315274	2015/11/13	POSTPONEMENT		*** COMPLETELY DELETED *** GRAY, RICHARD SMITH, INER	THE PENSION FUND (1969) OF THE PENTECOSTAL ASSEMBLIES OF CANADA	
		REMARKS: H644295, HR1255191 TO HR1315272				
HR1315275	2015/11/13	POSTPONEMENT		*** COMPLETELY DELETED *** SOLAR POWER NETWORK 001 INC	THE PENSION FUND (1969) OF THE PENTECOSTAL ASSEMBLIES OF CANADA	

NOTE: ADJOINING PROPERTIES SHOULD BE INVESTIGATED TO ASCERTAIN DESCRIPTIVE INCONSISTENCIES, IF ANY, WITH DESCRIPTION REPRESENTED FOR THIS PROPERTY.

NOTE: ENSURE THAT YOUR PRINTOUT STATES THE TOTAL NUMBER OF PAGES AND THAT YOU HAVE PICKED THEM ALL UP.

REG. NUM.	DATE	INSTRUMENT TYPE	AMOUNT	PARTIES FROM	PARTIES TO	CERT/ CHKD
		REMARKS: HR1212979 TO HR1315272		SPN LP 3		
HR1338557	2016/02/23	NO CHARGE LEASE		*** COMPLETELY DELETED *** SOLAR POWER NETWORK 001 INC SPN LP 3	CIT FINANCIAL LTD.	
		REMARKS: HR1212979.				
HR1411666	2016/11/21	CHARGE		*** COMPLETELY DELETED *** CROSSROADS CHRISTIAN COMMUNICATIONS INCORPORATED	LINK CHARITY CANADA INC	
HR1411694	2016/11/21	POSTPONEMENT		*** COMPLETELY DELETED *** GRAY, RICHARD SMITH, INER	LINK CHARITY CANADA INC.	
		REMARKS: H644295 TO HR1411666				
HR1462580	2017/06/13	DISCH OF CHARGE		*** COMPLETELY DELETED *** CIT FINANCIAL LTD.		
		REMARKS: HR1338557.				
HR1482777	2017/08/21	NO CHARGE LEASE		*** COMPLETELY DELETED *** SOLAR POWER NETWORK 001 INC SPN LP 3	ECLIPSALL FUNDING LTD.	
		REMARKS: HR1212979. PE274962				
HR1531249	2018/03/19	NO CHARGE LEASE	\$337,500,000	SOLAR POWER NETWORK 001 INC SPN LP 3	DEUTSCHE BANK TRUST COMPANY AMERICAS	C
		REMARKS: HR1212979.				
HR1531501	2018/03/20	DISCH OF CHARGE		*** COMPLETELY DELETED *** ECLIPSALL FUNDING LTD.		
		REMARKS: HR1482777.				
HR1532630	2018/03/26	DISCH OF CHARGE		*** COMPLETELY DELETED *** GRAY, RICHARD SMITH, INER		
		REMARKS: H644295.				
HR1532631	2018/03/26	DISCH OF CHARGE		*** COMPLETELY DELETED *** LINK CHARITY CANADA INC		
		REMARKS: HR1411666.				
HR1532632	2018/03/26	DISCH OF CHARGE		*** COMPLETELY DELETED ***		

NOTE: ADJOINING PROPERTIES SHOULD BE INVESTIGATED TO ASCERTAIN DESCRIPTIVE INCONSISTENCIES, IF ANY, WITH DESCRIPTION REPRESENTED FOR THIS PROPERTY.

NOTE: ENSURE THAT YOUR PRINTOUT STATES THE TOTAL NUMBER OF PAGES AND THAT YOU HAVE PICKED THEM ALL UP.

LAND
REGISTRY
OFFICE #20

07127-0265 (LT)

PAGE 6 OF 7
PREPARED FOR Kanza001
ON 2023/11/22 AT 08:53:33

* CERTIFIED IN ACCORDANCE WITH THE LAND TITLES ACT * SUBJECT TO RESERVATIONS IN CROWN GRANT *

REG. NUM.	DATE	INSTRUMENT TYPE	AMOUNT	PARTIES FROM	PARTIES TO	CERT/ CHKD
				THE PENSION FUND (1969) OF THE PENTECOSTAL ASSEMBLIES OF CANADA		
HR1532633	2018/03/26	TRANSFER	\$19,000,000	CROSSROADS CHRISTIAN COMMUNICATIONS INCORPORATED	2607380 ONTARIO INC.	C
		REMARKS: HR1315272. REMARKS: PLANNING ACT STATEMENTS.				
HR1532634	2018/03/26	CHARGE	\$23,000,000	2607380 ONTARIO INC.	MERIDIAN CREDIT UNION LIMITED	C
HR1532635	2018/03/26	NO ASSGN RENT GEN		2607380 ONTARIO INC.	MERIDIAN CREDIT UNION LIMITED	C
		REMARKS: HR1532634				
HR1532636	2018/03/26	NOTICE OF LEASE	\$1	2607380 ONTARIO INC.	CROSSROADS CHRISTIAN COMMUNICATIONS INCORPORATED	C
HR1532637	2018/03/26	CHARGE	\$4,500,000	2607380 ONTARIO INC.	CROSSROADS CHRISTIAN COMMUNICATIONS INCORPORATED	C
HR1532638	2018/03/26	POSTPONEMENT		CROSSROADS CHRISTIAN COMMUNICATIONS INCORPORATED	MERIDIAN CREDIT UNION LIMITED	C
		REMARKS: HR1532637 TO HR1532634				
HR1532639	2018/03/26	CHARGE	\$3,250,000	2607380 ONTARIO INC.	BRIDGING FINANCE INC.	C
HR1532640	2018/03/26	NO ASSGN RENT GEN		2607380 ONTARIO INC.	BRIDGING FINANCE INC.	C
		REMARKS: HR1532639.				
HR1532641	2018/03/26	POSTPONEMENT		BRIDGING FINANCE INC.	MERIDIAN CREDIT UNION LIMITED	C
		REMARKS: HR1532639 TO HR1532634				
HR1667791	2019/11/25	CONSTRUCTION LIEN		*** COMPLETELY DELETED *** MAPLE REINDERS CONSTRUCTORS LTD.		
HR1672639	2019/12/16	CONSTRUCTION LIEN		*** COMPLETELY DELETED *** BARRIE GLASS & MIRROR LTD.		
HR1674574	2019/12/23	CERTIFICATE		*** COMPLETELY DELETED *** MAPLE REINDERS CONSTRUCTORS LTD.		
		REMARKS: DELETED BY J.CASEY 2021/03/22 PER HR1690255				
HR1683750	2020/02/12	CERTIFICATE		*** COMPLETELY DELETED *** BARRIE GLASS & MIRROR LTD.		
		REMARKS: HR1672639 DELETED BY J.CASEY 2021/03/22 PER HR1690254				
HR1689444	2020/03/12	CHARGE	\$7,180,000	2607380 ONTARIO INC.	MERIDIAN CREDIT UNION LIMITED	C

NOTE: ADJOINING PROPERTIES SHOULD BE INVESTIGATED TO ASCERTAIN DESCRIPTIVE INCONSISTENCIES, IF ANY, WITH DESCRIPTION REPRESENTED FOR THIS PROPERTY.
NOTE: ENSURE THAT YOUR PRINTOUT STATES THE TOTAL NUMBER OF PAGES AND THAT YOU HAVE PICKED THEM ALL UP.

REG. NUM.	DATE	INSTRUMENT TYPE	AMOUNT	PARTIES FROM	PARTIES TO	CERT/ CHKD
HR1690254	2020/03/16	APL DEL CONST LIEN		*** COMPLETELY DELETED *** MAPLE REINDERS CONSTRUCTORS LTD.		
HR1690255	2020/03/16	APL DEL CONST LIEN		*** COMPLETELY DELETED *** MAPLE REINDERS CONSTRUCTORS LTD.		
HR1775187	2021/03/19	APL COURT ORDER		ONTARIO SUPERIOR COURT OF JUSTICE	MSI SPERGEL INC.	C

NOTE: ADJOINING PROPERTIES SHOULD BE INVESTIGATED TO ASCERTAIN DESCRIPTIVE INCONSISTENCIES, IF ANY, WITH DESCRIPTION REPRESENTED FOR THIS PROPERTY.

NOTE: ENSURE THAT YOUR PRINTOUT STATES THE TOTAL NUMBER OF PAGES AND THAT YOU HAVE PICKED THEM ALL UP.

TAB D

SHERIFF OF/ SHÉRIF DE: REGIONAL MUNICIPALITY OF HALTON (MILTON)

CERTIFICATE #/ N° DE CERTIFICAT: 48402987-8233786B

DATE OF CERTIFICATE/ DATE DU CERTIFICAT: 2023-NOV-23 / 2023-NOV.-23

SHERIFF'S STATEMENT

THIS CERTIFIES THAT THERE ARE NO ACTIVE WRITS OF EXECUTION, ORDERS OR CERTIFICATES OF LIEN FILED WITHIN THE ELECTRONIC DATABASE MAINTAINED BY THIS OFFICE IN ACCORDANCE WITH SECTION 10 OF THE *EXECUTION ACT* AT THE TIME OF SEARCHING AGAINST THE REAL AND PERSONAL PROPERTY OF:

DÉCLARATION DU SHÉRIF

CE CERTIFICAT ATTESTE QU'IL N'Y A AUCUNE ORDONNANCE ACTIVE OU AUCUN BREF D'EXÉCUTION FORCÉE OU CERTIFICAT DE PRIVILÈGE ACTIF DANS LA BASE DE DONNÉES ÉLECTRONIQUE MAINTENUE PAR CE BUREAU AUX TERMES DE L'ARTICLE 10 DE LA *LOI SUR L'EXÉCUTION FORCÉE* AU MOMENT DE LA RECHERCHE VISANT LES BIENS MEUBLES ET IMMEUBLES DE :

NAME SEARCHED / NOM RECHERCHÉ

#	PERSON OR COMPANY / PERSONNE OU SOCIÉTÉ	NAME OR SURNAME, GIVEN NAME(S) / NOM OU NOM DE FAMILLE, PRÉNOM(S)
1.	COMPANY / SOCIÉTÉ	2607380 ONTARIO INC.

CAUTION TO PARTY REQUESTING SEARCH:

1. IT IS THE RESPONSIBILITY OF THE REQUESTING PARTY TO ENSURE THAT THE NAME SEARCHED IS CORRECT.
2. BY VIRTUE OF THIS CERTIFICATE, THE SHERIFF IS ASSURING THAT THIS NAME WILL REMAIN CLEAR UNTIL THE END OF CLOSE OF THIS BUSINESS DATE, UNLESS THE SHERIFF IS DIRECTED OTHERWISE UNDER AN ORDER OF THE COURT.

AVERTISSEMENT À LA PARTIE QUI DEMANDE LA RECHERCHE :

1. IL INCOMBE À LA PARTIE QUI DEMANDE LA RECHERCHE DE S'ASSURER QUE LE NOM RECHERCHÉ EST EXACT.
2. EN VERTU DU PRÉSENT CERTIFICAT, LE SHÉRIF ASSURE QUE CE NOM DEMEURE LIBRE JUSQU' À LA FIN DE CETTE JOURNÉE DE TRAVAIL, À MOINS DE RECEVOIR DES DIRECTIVES CONTRAIRES AUX TERMES D'UNE ORDONNANCE DU TRIBUNAL.

CHARGE FOR THIS CERTIFICATE/ FRAIS POUR CE CERTIFICAT: CA\$12.85

SEARCHER REFERENCE/ REFERENCE CONCERNANT L'AUTEUR DE LA DEMANDE: KR

TAB E



- Web Page ID: WEnqResult
- System Date: 22NOV2023
- Last Modified: April 02, 2023

Note: All pages have been returned.

Type of Search	Business Debtor								
Search Conducted On	2607380 ONTARIO INC.								
File Currency	21NOV 2023								
	File Number	Family	of Families	Page	of Pages	Expiry Date	Status		
	735244317	1	3	1	6	28DEC 2024			
FORM 1C FINANCING STATEMENT / CLAIM FOR LIEN									
File Number	Caution Filing	Page of	Total Pages	Motor Vehicle Schedule	Registration Number	Registered Under	Registration Period		
735244317		001	1		20171228 0941 1295 8875	P PPSA	05		
Individual Debtor	Date of Birth	First Given Name			Initial	Surname			
Business Debtor	Business Debtor Name					Ontario Corporation Number			
	2607380 ONTARIO INC.								
	Address				City	Province	Postal Code		
	2380 MOHAWK TRAIL				CAMPBELLVILLE	ON	L0P 1B0		
Individual Debtor	Date of Birth	First Given Name			Initial	Surname			
Business Debtor	Business Debtor Name					Ontario Corporation Number			
	Address				City	Province	Postal Code		
Secured Party	Secured Party / Lien Claimant								
	MERIDIAN CREDIT UNION LIMITED								
	Address				City	Province	Postal Code		
	75 CORPORATE PARK DRIVE				ST. CATHARINES	ON	L2S 3W3		
Collateral Classification	Consumer Goods	Inventory	Equipment	Accounts	Other	Motor Vehicle Included	Amount	Date of Maturity or	No Fixed Maturity Date
		X	X	X	X	X			
Motor Vehicle Description	Year	Make			Model		V.I.N.		
General Collateral Description	General Collateral Description								
	NOTICE - SECURITY AGREEMENT CONTAINS COVENANT BY DEBTOR NOT TO GRANT								
	SECURITY INTERESTS IN OR TRANSFER TO THIRD PARTIES THE COLLATERAL								
	WITHOUT THE CONSENT OF THE SECURED PARTY								
Registering Agent	Registering Agent								
	SCARFONE HAWKINS LLP (17R1494)								
	Address				City	Province	Postal Code		
	1 JAMES STREET SOUTH, 14TH FLOOR				HAMILTON	ON	L8N 3P9		
Type of Search	Business Debtor								
Search Conducted On	2607380 ONTARIO INC.								
File Currency	21NOV 2023								
	File Number	Family	of Families	Page	of Pages				
	735244317	1	3	2	6				
FORM 2C FINANCING CHANGE STATEMENT / CHANGE STATEMENT									
	Caution Filing	Page of	Total Pages	Motor Vehicle Schedule Attached	Registration Number	Registered Under			
		001	1		20221115 0940 1532 4875				

Record Referenced	File Number	Page Amended	No Specific Page Amended	Change Required		Renewal Years	Correct Period		
	735244317			B RENEWAL		2			
Reference Debtor/ Transferor	First Given Name			Initial	Surname				
	Business Debtor Name								
	2607380 ONTARIO INC.								
Other Change	Other Change								
Reason / Description	Reason / Description								
Debtor/ Transferee	Date of Birth	First Given Name			Initial	Surname			
	Business Debtor Name						Ontario Corporation Number		
	Address				City	Province	Postal Code		
Assignor Name	Assignor Name								
Secured Party	Secured party, lien claimant, assignee								
	Address				City	Province	Postal Code		
Collateral Classification	Consumer Goods	Inventory	Equipment	Accounts	Other	Motor Vehicle Included	Amount	Date of Maturity or	No Fixed Maturity Date
Motor Vehicle Description	Year	Make			Model		V.I.N.		
General Collateral Description	General Collateral Description								
Registering Agent	Registering Agent or Secured Party/ Lien Claimant								
	D + H LIMITED PARTNERSHIP								
	Address					City	Province	Postal Code	
	2 ROBERT SPECK PARKWAY, 15TH FLOOR					MISSISSAUGA	ON	L4Z 1H8	
Type of Search	Business Debtor								
Search Conducted On	2607380 ONTARIO INC.								
File Currency	21NOV 2023								
	File Number	Family	of Families	Page	of Pages	Expiry Date	Status		
	737412957	2	3	3	6	20MAR 2026			
FORM 1C FINANCING STATEMENT / CLAIM FOR LIEN									
File Number	Caution Filing	Page of	Total Pages	Motor Vehicle Schedule	Registration Number		Registered Under	Registration Period	
737412957		001	1		20180320 1415 1590 5683		P PPSA	5	
Individual Debtor	Date of Birth	First Given Name			Initial	Surname			
Business Debtor	Business Debtor Name						Ontario Corporation Number		
	2607380 ONTARIO INC.								

	Address	City	Province	Postal Code					
	2388 MOHAWK TRAIL	CAMPBELLVILLE	ON	L0P 1B0					
Individual Debtor	Date of Birth	First Given Name	Initial	Surname					
Business Debtor	Business Debtor Name	Ontario Corporation Number							
	Address	City	Province	Postal Code					
Secured Party	Secured Party / Lien Claimant								
	BRIDGING FINANCE INC., AS AGENT								
	Address	City	Province	Postal Code					
	77 KING ST. WEST, SUITE 2925	TORONTO	ON	M5K 1K7					
Collateral Classification	Consumer Goods	Inventory	Equipment	Accounts	Other	Motor Vehicle Included	Amount	Date of Maturity or	No Fixed Maturity Date
		X	X	X	X	X			
Motor Vehicle Description	Year	Make	Model	V.I.N.					
General Collateral Description	General Collateral Description								
Registering Agent	Registering Agent								
	CHAITONS LLP (DB/42135)								
	Address	City	Province	Postal Code					
	5000 YONGE STREET, 10TH FLOOR	TORONTO	ON	M2N 7E9					
Type of Search	Business Debtor								
Search Conducted On	2607380 ONTARIO INC.								
File Currency	21NOV 2023								
	File Number	Family	of Families	Page	of Pages				
	737412957	2	3	4	6				
FORM 2C FINANCING CHANGE STATEMENT / CHANGE STATEMENT									
	Caution Filing	Page of	Total Pages	Motor Vehicle Schedule Attached	Registration Number	Registered Under			
		01	001		20230320 1454 1590 5422				
Record Referenced	File Number	Page Amended	No Specific Page Amended	Change Required	Renewal Years	Correct Period			
	737412957			B RENEWAL	3				
Reference Debtor/ Transferor	First Given Name	Initial	Surname						
	Business Debtor Name								
	2607380 ONTARIO INC.								
Other Change	Other Change								
Reason / Description	Reason / Description								
Debtor/ Transferee	Date of Birth	First Given Name	Initial	Surname					
	Business Debtor Name	Ontario Corporation Number							

		Address				City		Province	Postal Code
Assignor Name		Assignor Name							
Secured Party		Secured party, lien claimant, assignee							
		Address				City		Province	Postal Code
Collateral Classification	Consumer Goods	Inventory	Equipment	Accounts	Other	Motor Vehicle Included	Amount	Date of Maturity or	No Fixed Maturity Date
Motor Vehicle Description	Year	Make			Model		V.I.N.		
General Collateral Description	General Collateral Description								
Registering Agent	Registering Agent or Secured Party/ Lien Claimant								
	THORNTON GROUT FINNIGAN LLP (AD/AO)								
	Address					City		Province	Postal Code
	3200-100 WELLINGTON STREET WEST					TORONTO		ON	M5K 1K7
Type of Search	Business Debtor								
Search Conducted On	2607380 ONTARIO INC.								
File Currency	21NOV 2023								
	File Number	Family	of Families	Page	of Pages	Expiry Date	Status		
	737412966	3	3	5	6	20MAR 2026			
FORM 1C FINANCING STATEMENT / CLAIM FOR LIEN									
File Number	Caution Filing	Page of	Total Pages	Motor Vehicle Schedule	Registration Number		Registered Under	Registration Period	
737412966		001	1		20180320 1415 1590 5684		P PPSA	5	
Individual Debtor	Date of Birth		First Given Name			Initial		Surname	
Business Debtor	Business Debtor Name							Ontario Corporation Number	
	2607380 ONTARIO INC.								
	Address				City		Province	Postal Code	
	2388 MOHAWK TRAIL				CAMPBELLVILLE		ON	L0P 1B0	
Individual Debtor	Date of Birth		First Given Name			Initial		Surname	
Business Debtor	Business Debtor Name							Ontario Corporation Number	
	Address				City		Province	Postal Code	
Secured Party	Secured Party / Lien Claimant								
	BRIDGING FINANCE INC., AS AGENT								
	Address					City		Province	Postal Code
	77 KING ST. WEST, SUITE 2925					TORONTO		ON	M5K 1K7
Collateral Classification	Consumer Goods	Inventory	Equipment	Accounts	Other	Motor Vehicle Included	Amount	Date of Maturity or	No Fixed Maturity Date
				X	X				
Motor Vehicle Description	Year	Make			Model		V.I.N.		

General Collateral Description	General Collateral Description								
Registering Agent	Registering Agent								
	CHAITONS LLP (DB/42135)								
	Address					City	Province	Postal Code	
	5000 YONGE STREET, 10TH FLOOR					TORONTO	ON	M2N 7E9	
Type of Search	Business Debtor								
Search Conducted On	2607380 ONTARIO INC.								
File Currency	21NOV 2023								
	File Number	Family	of Families	Page	of Pages				
	737412966	3	3	6	6				
FORM 2C FINANCING CHANGE STATEMENT / CHANGE STATEMENT									
	Caution Filing	Page of	Total Pages	Motor Vehicle Schedule Attached	Registration Number			Registered Under	
		01	001		20230320 1454 1590 5423				
Record Referenced	File Number	Page Amended	No Specific Page Amended	Change Required			Renewal Years	Correct Period	
	737412966			B RENEWAL			3		
Reference Debtor/ Transferor	First Given Name				Initial	Surname			
	Business Debtor Name								
	2607380 ONTARIO INC.								
Other Change	Other Change								
Reason / Description	Reason / Description								
Debtor/ Transferee	Date of Birth	First Given Name			Initial	Surname			
	Business Debtor Name						Ontario Corporation Number		
	Address				City	Province	Postal Code		
Assignor Name	Assignor Name								
Secured Party	Secured party, lien claimant, assignee								
	Address				City	Province	Postal Code		
Collateral Classification	Consumer Goods	Inventory	Equipment	Accounts	Other	Motor Vehicle Included	Amount	Date of Maturity or	No Fixed Maturity Date
Motor Vehicle Description	Year	Make			Model		V.I.N.		
General Collateral Description	General Collateral Description								

Registering Agent	Registering Agent or Secured Party/ Lien Claimant			
	THORNTON GROUT FINNIGAN LLP (AD/AO)			
	Address	City	Province	Postal Code
	3200-100 WELLINGTON STREET WEST	TORONTO	ON	M5K 1K7

LAST PAGE

Note: All pages have been returned.

TAB F

Court File No. CV-21-00659019-00CL

**ONTARIO
SUPERIOR COURT OF JUSTICE
COMMERCIAL LIST**

THE HONOURABLE) WEEKDAY TUESDAY, THE # 5TH
JUSTICE)
DAY OF MONTH DECEMBER,
20YR 2023

B E T W E E N:

PLAINTIFF MERIDIAN CREDIT UNION LIMITED

Plaintiff Applicant

- and -

DEFENDANT 2607380 ONTARIO INC.

Defendant Respondent

APPROVAL AND VESTING and DISCHARGE ORDER

THIS MOTION, made by msi Spergel Inc. [RECEIVER'S NAME] in its capacity as the Court-appointed receiver ("Spergel" or the "**Receiver**") of the assets, undertakings, and property esy and assets of [DEBTOR] 2607380 Ontario Inc. (the "**Debtor**") for an order:

1. validating service of the Notice of Motion and the Motion Record in the manner effected by the Receiver and an Order dispensing with service thereof on any party other than the parties served;
2. approving the sale transaction (the "**Transaction**") contemplated by an aAgreement of pPurchase and sSale (the "**Sale Purchase Agreement**") between the Receiver and Crossroads Christian Communications Incorporated [NAME OF PURCHASER] (the "**Purchaser**") dated [DATE] August

- 22, 2023, and appended to the **First** Report of the Receiver dated [DATE] November 22, 2023 (the "**First Report**"), in respect of the sale of real property located at 1295 North Service Road, Burlington, Ontario (the "**Real Property**") and authorizing the Receiver to do all things and execute all documentation necessary to complete the transaction contemplated therein;
3. vesting in the Purchaser the Debtor's right, title and interest in and to the **assets Property** described in the **Sale-Purchase** Agreement (the "**Purchased Assets**"), free and clear of encumbrances save and except the Permitted Encumbrances as defined in the Purchase Agreement;
 4. sealing the Confidential Appendices 1 through 8 to the First Report until the earlier of the completion of the transaction or further Order of this Honourable Court;
 5. permitting the Receiver to assign the Debtor into bankruptcy and to accept an appointment as the Trustee in Bankruptcy in the Estate of the Debtor, consequent to the request of the senior secured creditor, Meridian Credit Union Limited;
 6. approving the conduct, activities and actions of the Receiver as set out in the First Report;
 7. approving the distribution of the net proceeds of sale of the Property and authorizing and directing the Receiver to proceed to make the distributions and set aside the reserves recommended by the Receiver in the First Report adhering to the priority established by this Court in the CCAA proceedings (as defined in the Notice of Motion) such that the priority of the CCAA charges in relation to the Receivership charges shall be as detailed in the Notice of Motion;
 8. authorizing the Receiver to make payment of any outstanding taxes and all costs to complete the administration of the receivership from the sale proceeds;
 9. approving the Receiver's Final Statement of Receipts and Disbursements;

10. approving the professional fees and disbursements of the Receiver and its counsel, as detailed in the Notice of Motion and the First Report;

11. discharging Spergel as Receiver of the assets, undertakings and properties of the Debtor; and,

12. releasing Spergel from any and all liability, as set out in paragraph –19— of this Order,

was heard this day at 330 University Avenue, Toronto, Ontario.

ON READING the First Report, the affidavits of the Receiver and its counsel as to fees (the "Fee Affidavits"), and on hearing the submissions of counsel for the Receiver, _____ [NAMES OF OTHER PARTIES APPEARING], no one appearing for any other person on the service list, although properly served as appears from the affidavit of [NAME] Tanisha Lashley sworn [DATE] filed⁴:

1. THIS COURT ORDERS AND DECLARES that service of the Notice of Motion and the Motion Record in the manner effected by the Receiver be and is hereby validated and service thereof on any party other than the parties served is hereby dispensed with.

4.2. THIS COURT ORDERS AND DECLARES that the Transaction is hereby approved,² and the execution of the Sale-Purchase Agreement by the Receiver³ is hereby authorized and approved, with such minor amendments as the Receiver may deem necessary. The Receiver is hereby authorized and directed to take such additional steps and execute such additional documents as may be necessary or desirable for the

⁴ ~~This model order assumes that the time for service does not need to be abridged. The motion seeking a vesting order should be served on all persons having an economic interest in the Purchased Assets, unless circumstances warrant a different approach. Counsel should consider attaching the affidavit of service to this Order.~~

² ~~In some cases, notably where this Order may be relied upon for proceedings in the United States, a finding that the Transaction is commercially reasonable and in the best interests of the Debtor and its stakeholders may be necessary. Evidence should be filed to support such a finding, which finding may then be included in the Court's endorsement.~~

³ ~~In some cases, the Debtor will be the vendor under the Sale Agreement, or otherwise actively involved in the Transaction. In those cases, care should be taken to ensure that this Order authorizes either or both of the Debtor and the Receiver to execute and deliver documents, and take other steps.~~

completion of the Transaction and for the conveyance of the Purchased Assets to the Purchaser.

3. THIS COURT ORDERS AND DECLARES that upon the delivery of a Receiver's certificate to the Purchaser substantially in the form attached as Schedule A hereto (the "**Receiver's Certificate**"), all of the Debtor's right, title and interest in and to the Purchased Assets described in the Purchase Sale Agreement [and listed on Schedule B hereto]⁴ shall vest absolutely in the Purchaser, free and clear of and from any and all security interests (whether contractual, statutory, or otherwise), hypothecs, mortgages, trusts or deemed trusts (whether contractual, statutory, or otherwise), liens, executions, levies, charges, or other financial or monetary claims, whether or not they have attached or been perfected, registered or filed and whether secured, unsecured or otherwise (collectively, the "**Claims**"⁵) including, without limiting the generality of the foregoing: (i) any encumbrances or charges created by the Order of the Honourable Justice [NAME]Dietrich dated [DATE]March 18, 2021; (ii) all charges, security interests or claims evidenced by registrations pursuant to the *Personal Property Security Act* (Ontario) or any other personal property registry system; and (iii) those Claims listed on Schedule C hereto (all of which are collectively referred to as the "**Encumbrances**", which term shall not include the permitted encumbrances, easements and restrictive covenants listed on Schedule D) and, for greater certainty, this Court orders that all of the Encumbrances affecting or relating to the Purchased Assets are hereby expunged and discharged as against the Purchased Assets.

2.

3.4. THIS COURT ORDERS that upon the registration in the Land Registry Office for the [Registry Division of (LOCATION)] of a Transfer/Deed of Land in the form prescribed

⁴ To allow this Order to be free-standing (and not require reference to the Court record and/or the Sale Agreement), it may be preferable that the Purchased Assets be specifically described in a Schedule.

⁵ The "Claims" being vested out may, in some cases, include ownership claims, where ownership is disputed and the dispute is brought to the attention of the Court. Such ownership claims would, in that case, still continue as against the net proceeds from the sale of the claimed asset. Similarly, other rights, titles or interests could also be vested out, if the Court is advised what rights are being affected, and the appropriate persons are served. It is the Subcommittee's view that a non-specific vesting out of "rights, titles and interests" is vague and therefore undesirable.

~~by the Land Registration Reform Act duly executed by the Receiver]]~~ Land Titles Division of ~~{LOCATION}~~ Halton (No. 20) of an Application for Vesting Order in the form prescribed by the *Land Titles Act* ~~and/or the Land Registration Reform Act~~⁶, the Land Registrar is hereby directed to enter the Purchaser as the owner of the ~~subject Real p~~Property identified in Schedule B hereto ~~(the "Real Property")~~ in fee simple, and is hereby directed to delete and expunge from title to the Real Property all of the Claims listed in Schedule C hereto.

~~4.5.~~ THIS COURT ORDERS that for the purposes of determining the nature and priority of Claims, the net proceeds⁷ from the sale of the Purchased Assets shall stand in the place and stead of the Purchased Assets, and that from and after the delivery of the Receiver's Certificate all Claims and Encumbrances shall attach to the net proceeds from the sale of the Purchased Assets with the same priority as they had with respect to the Purchased Assets immediately prior to the sale⁸, as if the Purchased Assets had not been sold and remained in the possession or control of the person having that possession or control immediately prior to the sale.

~~6.~~ THIS COURT ORDERS AND DIRECTS the Receiver to file with the Court a copy of the Receiver's Certificate, forthwith after delivery thereof.

~~5. THIS COURT ORDERS that, pursuant to clause 7(3)(c) of the Canada Personal Information Protection and Electronic Documents Act, the Receiver is authorized and permitted to disclose and transfer to the Purchaser all human resources and payroll information in the Company's records pertaining to the Debtor's past and current employees, including personal information of those employees listed on Schedule "•" to the Sale Agreement. The Purchaser shall maintain and protect the privacy of such~~

⁶Elect the language appropriate to the land registry system (Registry vs. Land Titles).

⁷The Report should identify the disposition costs and any other costs which should be paid from the gross sale proceeds, to arrive at "net proceeds".

⁸This provision crystallizes the date as of which the Claims will be determined. If a sale occurs early in the insolvency process, or potentially secured claimants may not have had the time or the ability to register or perfect proper claims prior to the sale, this provision may not be appropriate, and should be amended to remove this crystallization concept.

~~information and shall be entitled to use the personal information provided to it in a manner which is in all material respects identical to the prior use of such information by the Debtor.~~

~~6.7.~~ THIS COURT ORDERS that, notwithstanding:

- (a) the pendency of these proceedings;
- (b) any applications for a bankruptcy order now or hereafter issued pursuant to the *Bankruptcy and Insolvency Act* (Canada) in respect of the Debtor and any bankruptcy order issued pursuant to any such applications; and
- (c) any assignment in bankruptcy made in respect of the Debtor;

the vesting of the Purchased Assets in the Purchaser pursuant to this Order shall be binding on any trustee in bankruptcy that may be appointed in respect of the Debtor and shall not be void or voidable by creditors of the Debtor, nor shall it constitute nor be deemed to be a fraudulent preference, assignment, fraudulent conveyance, transfer at undervalue, or other reviewable transaction under the *Bankruptcy and Insolvency Act* (Canada) or any other applicable federal or provincial legislation, nor shall it constitute oppressive or unfairly prejudicial conduct pursuant to any applicable federal or provincial legislation.

8. THIS COURT ORDERS AND DECLARES that the Transaction is exempt from the application of the *Bulk Sales Act* (Ontario).

9. THIS COURT ORDERS that the Confidential Appendices 1 through 8 to the First Report be and are hereby sealed until the earlier of the completion of the Transaction or further Order of this Honourable Court.

10. THIS COURT ORDERS that the Receiver is hereby permitted to assign the Debtor into bankruptcy and to accept an appointment as the Trustee in Bankruptcy in the Estate of the Debtor.

7. —

11. THIS COURT HEREBY REQUESTS the aid and recognition of any court, tribunal, regulatory or administrative body having jurisdiction in Canada or in the United States to give effect to this Order and to assist the Receiver and its agents in carrying out the terms of this Order. All courts, tribunals, regulatory and administrative bodies are hereby respectfully requested to make such orders and to provide such assistance to the Receiver, as an officer of this Court, as may be necessary or desirable to give effect to this Order or to assist the Receiver and its agents in carrying out the terms of this Order.

12. THIS COURT ORDERS that the conduct, activities and actions of the Receiver, as set out in the First Report, are hereby approved.

13. THIS COURT ORDERS that the Receiver's Final Statement of Receipts and Disbursements are hereby approved.

14. THIS COURT ORDERS that the fees and disbursements of the Receiver and its counsel, as set out in the First Report and the Fee Affidavits, are hereby approved.

15. THIS COURT ORDERS that, after payment of the fees and disbursements herein approved, the Receiver shall pay the monies remaining in its hands as follows: to ~~NAME~~ OF PARTY.

- (a) To the Former Monitor and Stikeman Elliott LLP in the amount of \$300,000.00, on account of outstanding amounts due under the Administration Charge;
- (b) To Meridian in the amount of \$ 7,180,000.00, or such other party as Meridian might direct, for the repayment of the DIP Charge, plus interest thereon, accordance to the DIP Financing Agreement;
- (c) To Meridian, or such other party as Meridian might direct, for the repayment of the Borrowings, pursuant to Receiver Certificate No. 1 in the amount of \$200,000.00, plus interest thereon, in accordance with Receiver's Certificate No. 1 that was issued to Meridian;
- (d) To Canada Revenue Agency for payment of the Source Deduction Trust Claim in the amount of \$12,323.24;
- (e) To Service Canda for payment of the Priority Portion of the WEPP claim in the amount of \$9,652.80; and,

(f) The balance of any and all funds available in the Debtor's estate to Meridian, on account of the Debtors' secured indebtedness to Meridian.

16. THIS COURT ORDERS that the Receiver is hereby authorized to make payment of all costs to complete the administration of the receivership from the sale proceeds.

17. THIS COURT ORDERS that upon payment of the amounts set out in paragraph 15 hereof and upon the Receiver filing a certificate certifying that it has completed the other activities described in the Report, the Receiver shall be discharged as Receiver of the undertaking, property and assets of the Debtor, provided however that notwithstanding its discharge herein (a) the Receiver shall remain Receiver for the performance of such incidental duties as may be required to complete the administration of the receivership herein, and (b) the Receiver shall continue to have the benefit of the provisions of all Orders made in this proceeding, including all approvals, protections and stays of proceedings in favour of Spergel in its capacity as Receiver.

8.18. THIS COURT ORDERS AND DECLARES that Spergel is hereby released and discharged from any and all liability that Spergel now has or may hereafter have by reason of, or in any way arising out of, the acts or omissions of Spergel while acting in its capacity as Receiver herein, save and except for any gross negligence or wilful misconduct on the Receiver's part. Without limiting the generality of the foregoing, Spergel is hereby forever released and discharged from any and all liability relating to matters that were raised, or which could have been raised, in the within receivership proceedings, save and except for any gross negligence or wilful misconduct on the Receiver's part.

Schedule A – Form of Receiver's Certificate

Court File No. CV-21-00659019-00CL

ONTARIO

SUPERIOR COURT OF JUSTICE

COMMERCIAL LIST

B E T W E E N:

PLAINTIFF MERIDIAN CREDIT UNION LIMITED

Plaintiff Applicant

- and -

DEFENDANT 2607380 ONTARIO INC.

Defendant Respondent

RECEIVER'S CERTIFICATE

RECITALS

A. Pursuant to an Order of the Honourable [NAME OF JUDGE] Justice Dietrich of the Ontario Superior Court of Justice (the "**Court**") dated [DATE OF ORDER] March 18, 2021, [NAME OF RECEIVER] msi Spergel Inc. was appointed as the receiver and manager (the "**Receiver**") of the undertakings, property and assets of [DEBTOR] 2607380 Ontario Inc. (the "**Debtor**").

B. Pursuant to an Order of the Court dated [DATE], the Court approved the agreement of purchase and sale made as of [DATE OF AGREEMENT] August 22, 2023 (the "**Sale-Purchase Agreement**") between the Receiver [Debtor] and Crossroads Christian Communications Incorporated [NAME OF PURCHASER] (the "**Purchaser**") and provided for the vesting in the Purchaser of the Debtor's right, title and interest in and to the Purchased Assets, which vesting is to be effective with respect to the Purchased Assets upon the delivery by the Receiver to the Purchaser of a certificate confirming (i)

the payment by the Purchaser of the Purchase Price for the Purchased Assets; (ii) that the conditions to Closing as set out in section s 12 and 13 of the Sale-Purchase Agreement have been satisfied or waived by the Receiver and the Purchaser; and (iii) the Transaction has been completed to the satisfaction of the Receiver.

C. Unless otherwise indicated herein, terms with initial capitals have the meanings set out in the Sale-Purchase Agreement.

THE RECEIVER CERTIFIES the following:

1. The Purchaser has paid and the Receiver has received the Purchase Price for the Purchased Assets payable on the Closing Date pursuant to the Sale-Purchase Agreement;
2. The conditions to Closing as set out in section s 12 and 13 of the Sale-Purchase Agreement have been satisfied or waived by the Receiver and the Purchaser; and
3. The Transaction has been completed to the satisfaction of the Receiver.
4. This Certificate was delivered by the Receiver at _____ [TIME] on _____ [DATE].

[NAME OF RECEIVER]msi Spergel Inc.,
in its capacity as Receiver of the assets,
undertakings, and properties and
assets of 2607380 Ontario Inc.[DEBTOR],
and not in its personal capacity

Per: _____

Name:

Title:

Schedule B – Purchased Assets

PT LT 10, RCP PL 99, PART 3 & 7, 20R6963, S/T IN 619045; BURLINGTON

PIN 07127-0265 (LT)

known municipally as 1295 North Service Road, Burlington, Ontario

Schedule C – Claims to be deleted and expunged from title to Real Property

[Instrument No. HR1532634 being a Charge in favour of Meridian Credit Union Limited](#)

[Instrument No. HR1532635 being a Notice of Assignment of Rents in favour of Meridian Credit Union Limited](#)

[Instrument No. HR1532636 being a Notice of Lease in favour of Crossroads Christian Communications Incorporated](#)

[Instrument No. HR1532637 being a Charge in favour of Crossroads Christian Communications Incorporated](#)

[Instrument No. HR1532638 being a Postponement from Crossroads Christian Communications Incorporated to Meridian Credit Union Limited](#)

[Instrument No. HR1532639 being a Charge in favour of Bridging Finance Inc.](#)

[Instrument No. HR1532640 being a Notice of Assignment of Rents in favour of Bridging Finance Inc.](#)

[Instrument No. HR1532641 being a Postponement from Bridging Finance Inc. to Meridian Credit Union Limited](#)

[Instrument No. HR1689444 being a Charge in favour of Meridian Credit Union Limited](#)

[Instrument No. HR1775187 being an Order of Dietrich, J. appointing msi Spergel Inc. as Receiver of the assets, undertakings and properties of 2607380 Ontario Inc., registered on March 19, 2021](#)

**Schedule D – Permitted Encumbrances, Easements and Restrictive Covenants
related to the Real Property**

(unaffected by the Vesting Order)

1. Instrument No. HR1212979 being a Notice of Lease registered on September 12, 2014 from Crossroads Christian Communications Inc. to Solar Power Network 001 Inc. SPN LP 3;
2. Instrument No. HR1531249 being a Notice of Charge of Lease registered on March 19, 2018, in the amount of \$337,500,000 from Solar Power Network 001 Inc. SPN LP 3 to Deutsche Bank Trust Company Americas;
3. any reservation or unregistered restrictions, rights of way, easements or covenants that run with the land;
4. any registered or unregistered agreements or easements with a municipality or a supplier of utility services including without limitation, electricity, water, sewage, gas, telephone or cable television or any other telecommunication service;
5. any laws, by-laws and regulations;
6. any minor easements for the supply of utility service to the land or adjacent lands;
7. any encroachments disclosed by any errors or omissions in existing surveys of the Real Property or neighbouring properties and any title defect, encroachment or breach of zoning or building by-law or any other applicable law, by-law or regulation which might be disclosed by a more up-to-date survey or the Real Property and survey matters generally;
8. any exceptions and qualifications set forth in the *Land Titles Act* (Ontario);
9. any reservation contained in the original grant from the Crown;
10. any Land Registrar's registered orders;
11. any deposited reference plans.

MERIDIAN CREDIT UNION LIMITED
Applicant

-and- 2607380 ONTARIO INC.
Respondent

Court File No. CV-21-00659019-00CL

**ONTARIO
SUPERIOR COURT OF JUSTICE
COMMERCIAL LIST**

**PROCEEDING COMMENCED AT
TORONTO**

**MOTION RECORD
VOLUME 2**

SimpsonWigle LAW LLP
1006 Skyview Drive, Suite 103
Burlington, Ontario L7P 0V1

Rosemary A. Fisher (LSO #32238T)

E-mail: fisherr@simpsonwigle.com

Tel: (905) 639-1052

Fax: (905) 528-9008

Lawyers for msi Spergel Inc., in its capacity as Receiver of
the assets, undertakings and properties of 2607380
Ontario Inc.