

**ONTARIO  
SUPERIOR COURT OF JUSTICE  
COMMERCIAL LIST**

B E T W E E N:

GARY STEVENS, LINDA STEVENS and 1174365 ALBERTA LTD.

Applicants

-and-

SANDY HUTCHENS, also known as SANDY CRAIG HUTCHENS, also known as S. CRAIG HUTCHENS, also known as CRAIG HUTCHENS, also known as MOISHE ALEXANDER BEN AVROHOM, also known as MOISHE ALEXANDER BEN AVRAHAM, also known as MOSHE ALEXANDER BEN AVROHOM, also known as FRED HAYES, also known as FRED MERCHANT, also known as ALEXANDER MACDONALD, also known as MATHEW KOVCE, also known as ED RYAN, and TANYA HUTCHENS, also known as TATIANA HUTCHENS, also known as TATIANA BRIK, also known as TANYA BRIK-HUTCHENS

Respondents

**MOTION RECORD OF THE RECEIVER  
(Motion returnable August 19, 2019)**

August 13, 2019

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## **TAB A**

Court File No. CV-18-608271-00CL

**ONTARIO  
SUPERIOR COURT OF JUSTICE  
COMMERCIAL LIST**

B E T W E E N:

GARY STEVENS, LINDA STEVENS and 1174365 ALBERTA LTD.

Applicants

-and-

SANDY HUTCHENS, also known as SANDY CRAIG HUTCHENS, also known as S. CRAIG HUTCHENS, also known as CRAIG HUTCHENS, also known as MOISHE ALEXANDER BEN AVROHOM, also known as MOISHE ALEXANDER BEN AVRAHAM, also known as MOSHE ALEXANDER BEN AVROHOM, also known as FRED HAYES, also known as FRED MERCHANT, also known as ALEXANDER MACDONALD, also known as MATHEW KOVCE, also known as ED RYAN, and TANYA HUTCHENS, also known as TATIANA HUTCHENS, also known as TATIANA BRIK, also known as TANYA BRIK-HUTCHENS

Respondents

**NOTICE OF MOTION**

A. Farber & Partners Inc., as receiver (“**Farber**” or the “**Receiver**”), without security, of all the assets undertakings and properties of Sandy Hutchens, Tanya Hutchens, and certain entities referred to in Schedule “A” of the Order of Justice Penny in this proceeding dated March 18, 2019, will make a Motion to a Judge in chambers on Monday, the 19<sup>th</sup> day of August, 2019 at 9:30 a.m., or on such further date as may be scheduled at that time, at the Court House, 330 University Avenue, Toronto, Ontario.

**PROPOSED METHOD OF HEARING:** The Motion is to be heard *(choose appropriate option)*

[ ] in writing under subrule 37.12.1(1) because it is *(insert one of on consent, unopposed or made without notice)*;

[ ] in writing as an opposed motion under subrule 37.12.1(4);

[X] orally.

### THE MOTION IS FOR

- (a) An order abridging the time for service of this Motion, if necessary;
- (b) An order authorizing the 1790 Cross Transaction, the 1889 Simcoe Transaction, and the 1779 Cross Transaction (each defined below), vesting in the purchasers thereunder the right, title and interest of the subject properties and authorizing the Receiver to take all steps required to complete the Sale Transaction;
- (c) An order sealing the Confidential Appendices to the Fourth Report of the Receiver unless and until the Receiver files a certificate confirming that the Sale Transaction has closed;
- (d) An order authorizing the Receiver to distribute the following, more or less, from the 1790 Cross Transaction, the 1889 Simcoe Transaction, and the 1779 Cross Transaction, as follows:
  - (i) \$200,000 to Hillmount Capital Inc. (“**Hillmount**”);
  - (ii) The outstanding balances on the first mortgages held by Meridian Credit Union Limited (“**Meridian**”) on each of these properties, as set out further

below, totalling \$581,809.14, plus \$20,688.70 of legal fees incurred by Meridian; and

- (iii) The outstanding municipal taxes owed on each property, as set out further below, totalling \$14,170.00, more or less, subject to adjustments, to the Town of Innisfil;
- (e) An order granting leave to the Receiver to issue a Writ of Possession in respect the property municipally known at 1779 Cross Street, Innisfil, Ontario (“**1779 Cross**”);
- (f) An order approving the activities of the Receiver to date;
- (g) An order approving the fees of the Receiver and its counsel as detailed in the Fourth Report of the Receiver; and
- (h) Such further and other relief as to this Honourable Court may deem just.

## THE GROUNDS FOR THE MOTION ARE

### Background

- (a) By order dated February 28, 2019, Justice Penny appointed Farber as interim receiver, without security, of all the assets undertakings and properties of Sandy Hutchens, Tanya Hutchens, and certain entities referred to in Schedule “A” of the order (collectively, the “**Debtors**”), including certain properties listed in Schedule “B” of the order (the “**Properties**”);
- (b) By order dated March 18, 2019 (the “**March Order**”), Justice Penny continued the Receiver’s appointment, expanded the list of Properties over which it extended,

expanded the Receiver's powers to include control and management of certain Properties that produce rental income, and granted the Receiver the power to take possession of the 1779 Cross property;

- (c) By order dated April 25, 2019 (the "**April Order**"), Justice Penny authorized and empowered the Receiver to sell five of the Properties (the "**Saleable Properties**"), and ordered a broader freezing of the Debtors' assets subject to provisions for their living expenses and legal fees.
- (d) By order dated June 7, 2019, Justice Penny further expanded the list of Properties over which the Receiver's appointment is extended, approved the sale of a Saleable Property, vesting in the respective purchaser, and authorized the distribution of the sale proceeds.
- (e) By judgment dated July 5, 2019, Justice Penny issued a judgment, on consent, recognizing the judgments of the United States District Court for the Eastern District of Pennsylvania, entered on October 11, 2018 and December 19, 2018 in Case Civ. No. 18-692 in favour of the Applicants and against the Respondents Sandy Hutchens ("**Sandy**") and Tanya Hutchens ("**Tanya**"), in the amount of US\$26,774,736.09, owed jointly and severally, temporarily stayed enforcement, and continued the Receivership and the terms of the above orders (the "**Judgment**").
- (f) Pursuant to these orders and judgment, the Receiver has undertaken three broad categories of work:

- (i) Investigation of Debtor assets;
- (ii) Assessment and management of those Properties that the March Order and the Judgment empowered and authorized the Receiver to control and manage; and
- (iii) Overseeing sales processes for those Properties that the April Order empowered and authorized the Receiver to sell.

**1790 Cross Transaction to be Approved**

- (g) The Receiver has entered into an agreement of purchase and sale in respect of 1790 Cross Street, Innisfil, Ontario (“**1790 Cross**”), one of the Saleable Properties, with a purchaser who is arm’s length from the Receiver and the parties (the “**1790 Cross Transaction**”);
- (h) The Receiver recommends that this Court approve the 1790 Cross Transaction. The Receiver selected a listing brokerage for 1790 Cross through a competitive proposals process; the realtor publicly marketed 1790 Cross for sale; the purchase price is higher than the appraised power-of-sale and fair market values; the transaction provides for the continued tenancy of the current tenants; and, the purchase price is sufficient to discharge the secured liability of the Debtors to the municipality for outstanding property taxes as well as Meridian, the first mortgagee registered on title;



**1889 Simcoe Transaction to be Approved**

- (i) The Receiver has entered into an agreement of purchase and sale in respect of 1889 Simcoe Boulevard, Innisfil, Ontario (“**1889 Simcoe**”), one of the Saleable Properties, with a purchaser who is arm’s length from the Receiver and the parties (the “**1889 Simcoe Transaction**”);
- (j) The Receiver recommends that this Court approve the 1889 Simcoe Transaction. The Receiver selected a listing brokerage for 1889 Simcoe through a competitive proposals process; the realtor publicly marketed 1889 Simcoe for sale; the Receiver received nine other offers with lower purchase prices and with less desirable other terms; the purchase price is higher than the appraised power-of-sale value and equal to, or greater than, the fair market value; and, the purchase price is sufficient to discharge the secured liability of the Debtors to the municipality for outstanding property taxes as well as Meridian, the first mortgagee registered on title;

**1779 Cross Transaction to be Approved**

- (k) The Receiver has entered into an agreement of purchase and sale in respect of 1779 Cross, one of the Saleable Properties, with a purchaser who is arm’s length from the Receiver and the parties (the “**1779 Cross Transaction**”);
- (l) The Receiver recommends that this Court approve the 1779 Cross Transaction. The Receiver selected a listing brokerage for 1779 Cross through a competitive proposals process; the realtor publicly marketed 1779 Cross for sale even though it was kept in poor condition and poor repair; the Receiver received three other offers with lower purchase prices and with less desirable other terms; the purchase price

is within 1-2% of the appraised fair market value, and 13-15% higher than the appraised power-of-sale value; the carrying costs incurred to preserve 1779 Cross will otherwise continue to accrue with no off-setting revenue; and, the purchase price is sufficient to discharge the secured liability of the Debtors to the municipality for outstanding property taxes as well as Meridian, the first mortgagee registered on title;

**Writ of Possession for 1779 Cross**

- (m) The Receiver seeks leave of this Court to issue a Writ of Possession with respect to 1779 Cross;
- (n) The respondent, Sandy Hutchens (“**Sandy**”), is the only occupant of 1779 Cross. Sandy has had sufficient notice of the March Order, which he consented to, granting the Receiver the right to take exclusive possession of 1779 Cross, to the exclusion of Sandy;
- (o) The Receiver has requested that Sandy vacate 1779 Cross, but Sandy has failed to do so. Sandy has also obstructed the Receiver’s efforts to sell 1779 Cross by other means;
- (p) The 1779 Cross Transaction will not close unless the Receiver is able to provide vacant possession of 1779 Cross to the purchaser;
- (q) The prime season for property sales in Innisfil, where 1779 Cross is located, will soon lapse for the year;

- (r) In the event that a Sheriff is to proceed with an eviction, adequate time will be required to conclude such process and clear 1779 Cross of belongings and waste in time to meeting the closing date.

**Proposed Payments to Meridian**

- (s) Meridian holds a first mortgage on each of 1770 Cross, 1889 Simcoe, and 1779 Cross. It is arm's length from the Debtors, and has documented its mortgage loan. The Receiver has obtained a security opinion to the effect that Meridian's mortgages are valid and enforceable to the extent of all monies advanced thereunder;
- (t) As of August 19, 2019, the outstanding balances on each property are as follows:
  - (i) 1779 Cross, approximately \$301,175.13;
  - (ii) 1790 Cross, approximately \$80,046.89; and
  - (iii) 1889 Simcoe, approximately \$200,587.12;
- (u) The Receiver anticipates that the net proceeds from the 1770 Cross Transaction, 1889 Simcoe Transaction, and the 1779 Cross Transaction (the "**Sale Transactions**") will each exceed the amount of the mortgage loan, with accrued interest, on their respective properties. The Receiver proposes to repay the full outstanding amount of each mortgage loan, plus Meridian's accrued legal fees, from the net proceeds of the respective Sale Transactions in order to stop the accrual of loan interest;

**Proposed Payments to the Town of Innisfil**

- (v) The annual property tax levies issued by the Town of Innisfil for 2019 on each of 1770 Cross, 1889 Simcoe, and 1779 Cross are as follows:
  - (i) 1779 Cross: \$5,938.14;
  - (ii) 1790 Cross: \$3,250.86; and
  - (iii) 1889 Simcoe: \$4,718.75;
- (w) The Receiver understands that no payments have been made by the Debtors to the Town of Innisfil in respect of property taxes;
- (x) On closing of the Sale Transactions, the Receiver proposes releasing payment to the Town of Innisfil for the amount of property taxes outstanding, pro-rated to the closing date; or, alternatively, adjust the purchase price, as may be agreed between the Receiver and respective purchasers, to account for the pro-rated amount due by the Debtors.

**Proposed Payments to Hillmount**

- (y) Pursuant to the March Order, the Receiver borrowed \$400,000 from Hillmount in order to fund the Receivership;
- (z) This loan is secured by a Receiver's Borrowing Charge (as defined in the March Order) ranking as a second charge on the Properties in priority to all other interests;
- (aa) The Receiver proposes paying \$200,000, plus interest, to Hillmount in accordance with the Receiver's Certificate Commitment;

**Sealing**

- (bb) The Receiver has filed certain Confidential Appendices with the Fourth Report. The information contained in these appendices concerning the agreed purchase price and appraised value of the Property are commercially sensitive and it would be prejudicial to the receivership estate if the information contained therein is disclosed publicly at this time. The Receiver therefore requests that the Court grant an Order sealing the Confidential Appendices unless and until the Receiver files a certificate confirming that the Sale Transaction has closed;

**Fees of the Receiver and Its Counsel**

- (cc) The Receiver and its counsel have reasonable incurred fees, disbursements and HST thereon in respect of this matter, for which they seek approval pursuant to the March Order, as continued by the Judgment.
- (dd) Rules 1.04, 1.05, 2.01, 2.03, 3, 37 and 41.05 of the *Rules of Civil Procedure*, R.R.O. 1990, Reg. 194 and s. 249 of the BIA; and
- (ee) Such further and other grounds as the lawyers may advise.

**THE FOLLOWING DOCUMENTARY EVIDENCE** will be used at the hearing of the Motion:

- (a) The Fourth Report of the Receiver, dated August 13, 2019; and
- (b) Such further and other evidence as the lawyers may advise and this Honourable Court may permit.

August 13, 2019

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A. Farber & Partners Inc.

STEVENS *et al.*  
Applicants

-and-

HUTCHENS *et al.*  
Respondents

Court File No. CV-18-608271-00CL

***ONTARIO***  
**SUPERIOR COURT OF JUSTICE**  
**COMMERCIAL LIST**

Proceeding commenced at TORONTO

**NOTICE OF MOTION**

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## **TAB B**



Court File No. CV-18-608271-00CL

**ONTARIO  
SUPERIOR COURT OF JUSTICE  
COMMERCIAL LIST**

B E T W E E N:

GARY STEVENS, LINDA STEVENS and 1174365 ALBERTA LTD.

Applicants

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Respondents

**FOURTH REPORT OF THE RECEIVER**

August 13, 2019

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## I. INTRODUCTION AND PURPOSE OF THE FOURTH REPORT

1. On February 28, 2019, Justice Penny appointed A. Farber & Partners Inc. as interim receiver (the “**Receiver**”), without security, of all the assets undertakings and properties of Sandy Hutchens, Tanya Hutchens, and certain entities referred to in Schedule “A” of the (collectively, the “**Debtors**”), including certain real property (the “**Properties**”). A copy of Justice Penny’s order, dated February 28, 2019, is attached at **Appendix 1**.

2. On March 18, 2019, Justice Penny continued the Receiver’s appointment, expanded the list of Properties over which it extended, and expanded the Receiver’s powers to include control and management of certain of the Properties that produced rental income (the “**Income Producing Properties**”). A copy of the order of Justice Penny, dated March 18, 2019 (the “**March Order**”) is attached at **Appendix 2**.

3. On April 25, 2019, Justice Penny authorized and empowered the Receiver to sell five of the Properties (the “**Saleable Properties**”), and ordered a broader freezing of the Debtors’ assets subject to provisions for their living expenses and legal fees. A copy of Justice Penny’s April 25, 2019 order (the “**April Order**”) is attached at **Appendix 3**.

4. On June 7, 2019, Justice Penny further expanded the list of Properties over which the Receiver’s appointment is extended, approved the sale of a Saleable Property, vesting in the respective purchaser, and authorized the distribution of the sale proceeds. A copy of Justice Penny’s order, dated June 7, 2019 (the “**June Order**”) is attached at **Appendix 4**.

5. On July 5, 2019, Justice Penny issued a judgment, on consent, recognizing the judgments of the United States District Court for the Eastern District of Pennsylvania, entered on October 11, 2018 and December 19, 2018 in Case Civ. No. 18-692 in favour of the Applicants and against the

Respondents Sandy Hutchens (“**Sandy**”) and Tanya Hutchens (“**Tanya**”), in the amount of US\$26,774,736.09, owed jointly and severally, temporarily stayed enforcement, and continued the Receivership and the terms of the above orders. A copy of Justice Penny’s Judgment, dated July 5, 2019 (the “**Judgment**”), attached at **Appendix 5**.

6. The Receiver files this fourth report (the “**Fourth Report**”) with the Court to advise of the Receiver’s activities since the Third Report and to support its request for an order for the following:

- (a) Authorizing the following sale transactions: 1790 Cross Transaction, the 1889 Simcoe Transaction, and the 1779 Cross Transaction (each as defined below), vesting in the respective purchasers thereunder the right, title and interest of the subject properties and authorizing the Receiver to take all steps required to complete each sale transaction;
- (b) Sealing Confidential Appendices A, B, C, D, E and F (each as defined below);
- (c) Authorizing the distribution of the following funds from the Innisfil Sale Transactions (defined below) as follows:
  - (i) \$200,000, plus interest, to Hillmount Capital Inc. (“**Hillmount**”);
  - (ii) \$581,809.14, plus \$20,688.70 in legal fees, to Meridian Credit Union Limited (“**Meridian**”); and
  - (iii) \$14,170.00, more or less, subject to adjustments, to the Town of Innisfil, in payment of outstanding municipal property taxes accrued to the respective dates of closing of the Innisfil Sale Transactions;

- (d) Granting leave to the Receiver to have a Writ of Possession issued in respect of the Saleable Properties municipally known as 1779 Cross Street, Innisfil, Ontario; and
- (e) Approving this Fourth Report and (i) the activities and conduct of the Receiver described herein; and (ii) the fees and disbursements of the Receiver to June 30, 2019, in the amount of \$575,193.01, plus HST; and (iii) the fees and disbursements of the Receiver's counsel to July 31, 2019, in the amount of \$234,013.71, plus HST.

## **II. DISCLAIMER**

7. In preparing this Fourth Report, the Receiver has relied upon the unaudited, draft and/or internal financial and other information provided by the Debtors, their advisors, and other third-party sources. The Receiver has not independently reviewed or verified such information. The Receiver has prepared this Fourth Report for the sole use of the Court and of the other stakeholders in these proceedings. The Receiver assumes no responsibility or liability for loss or damage occasioned by any party as a result of the circulation, publication, re-production or use of this Fourth Report. Any use which any party, other than the Court, makes of this Fourth Report or any reliance on or a decision made based upon it is the responsibility of such party.

8. Unless otherwise specifically noted, all dollar amounts referred to in this Fourth Report are in Canadian funds.

## **III. RECEIVER'S ACTIVITIES**

9. The Receiver's activities directly relating to the preservation, protection and realization of the Properties since the Third Report include:

- (a) Managing the remaining Income Producing Properties, including:
  - (i) overseeing necessary clean-up;

- (ii) undertaking and arranging for necessary repairs, as needed;
  - (iii) maintaining the premises;
  - (iv) collecting rents and attending to general landlord-tenant matters;
  - (v) liaising with public utilities and other service providers to ensure continued services;
  - (vi) ensuring and maintaining adequate insurance coverage on all Properties
- (b) Responding to ongoing queries from secured creditors and parties claiming to have interest in and to the Properties;
- (c) Selecting a real estate brokerage to handle the sale of the three (3) Saleable Properties in Innisfil, Ontario and the one (1) Saleable Properties in Thornhill, Ontario;
- (d) Working with Meridian on multiple listings on Saleable Properties, on which Meridian holds a first mortgage;
- (e) Working with Royal LePage Your Community Realty Inc. to market and sell three (3) of the Saleable Properties in Innisfil, Ontario (collectively, the “**Innisfil Properties**”):
- (i) 1790 Cross Street ( “**1790 Cross**”);
  - (ii) 1889 Simcoe Boulevard (“**1889 Simcoe**”); and
  - (iii) 1779 Cross Street ( “**1779 Cross**”);
- (f) Negotiating terms of sale for the Innisfil Properties with their respective purchasers;
- (g) Discussions with the Debtors’ legal counsel with respect to Sandy’s and his family’s ongoing efforts to obstruct the Receiver’s efforts to sell the Innisfil Properties;

- (h) Maintaining and updating the Receiver's case website, including the posting of Court reports, motion materials and updated service list;
- (i) Working with the interested parties to provide monthly living expenses to Sandy and Tanya based on an agreed upon budget; and
- (j) Conducting ongoing investigations and monitoring of cash flow of the Respondents;
- (k) Obtaining a revolving credit facility from Hillmount, as authorized by the March Order, to fund the Receiver's ongoing obligations.

#### **IV. SALES OF INNISFIL PROPERTIES TO BE APPROVED**

10. The April Order authorizes and empowers the Receiver to:

- (a) “[C]onvey [or] transfer... the Saleable Properties [defined as including, *inter alia*, the Innisfil Properties] or any part or parts thereof out of the ordinary course of business” without notice pursuant to the *Personal Property Security Act* or *Mortgages Act* (para. 1(b)); and
- (b) “[A]pply for any vesting order or other orders necessary to convey the Saleable Properties or any part or parts thereof to a purchaser or purchasers thereof, free and clear of any liens or encumbrances affecting such Saleable Property” (para. 1(c)).

11. The sale process followed and the basis for the Receiver's recommendation to approve the sale of the Innisfil Properties are below.

12. The Receiver requested comprehensive listing proposals and marketing outlines from four (4) real estate brokerages, and received comprehensive proposals from three (3) brokerages. Each

of the proposals included similar commission structures. The Receiver chose Royal LePage Your Community Realty Brokerage, in consultation with Meridian, the first position mortgagee of the Innisfil Properties, as the listing brokerage (the **“Innisfil Broker”**) for the Innisfil Properties.

**A. The 1790 Cross Transaction**

13. On or around July 10, 2019, the Receiver entered into an Agreement of Purchase and Sale in respect of 1790 Cross (the **“1790 Cross Transaction”**), conditional on Court approval. No other conditions remain. The sale’s original scheduled closing date was August 8, 2019, which the Receiver subsequently extended to September 12, 2019, via agreement between counsel. Copies of the Agreement of Purchase and Sale and correspondence between counsel extending the closing date are attached at **Confidential Appendix “A”**.

14. From June 18, 2019 to July 2, 2019, the Innisfil Broker engaged in a sale process that included a social media campaign and the advertisement the listing on several real estate websites, including MLS standard listing on www.realtor.ca. The Innisfil broker showed the 1790 Cross property to ten prospective purchasers.

15. The Receiver obtained formal appraisals of the 1790 Cross property, as of June 14, 2019, which appraised the property on both a ‘power of sale’ basis and a ‘fair market value’ basis (the **“1790 Cross Appraisals”**). A copy of the 1790 Cross Appraisals is attached at **Confidential Appendix “B”**.

16. The Receiver received one offer to purchase 1790 Cross. After several days of negotiations, the agreement for purchase and sale was finalized on July 10, 2019, subject to Court approval, and included the following key terms:



- (a) A purchase price between 0% and 3% higher than the appraised fair market value, and between 24% and 28% higher than the appraised power of sale value.
- (b) Several conditions in favour of the purchaser, including ones relating to financing, insurance and inspection;
- (c) The assumption of the current tenant; and
- (d) A flexible closing date, tentatively scheduled approximately 45 days from the issuance of the agreement of purchase and sale.

17. Based on advice from the Innisfil Broker and on the 1790 Cross Appraisals, the Receiver accepted this the offer, which was from an arm's length party.

18. As of the date of this Fourth Report, the purchase of 1790 Cross has provided the Innisfil Broker with a deposit of \$20,000.00 , which is being held in trust by the Innisfil Broker. The deposit is payable to the Receiver as liquidated damages should the transaction not close due to default or failure to perform on the part of the purchaser.

19. The Receiver recommends that this Court approve the 1790 Cross Transaction because:

- (a) The Receiver selected a listing brokerage for the 1790 Cross Property through a competitive proposals process;
- (b) The Innisfil Broker marketed 1790 Cross for sale to the public and showed it to ten prospective purchasers;
- (c) The Innisfil Broker has advised the Receiver that there have been no further requests for showings;

- (d) The 1790 Cross Transaction provides for the continued tenancy of the current tenants, being arms' length parties to the Debtors and a family comprising two adults and two children under the age of majority;
- (e) The purchase price is higher than the power of sale value and the fair market value;
- (f) The purchase price is sufficient to discharge the secured liability of the Debtors to Meridian, the first mortgagee registered on title. Meridian consents to the 1790 Cross Transaction;
- (g) The purchase price is sufficient to discharge the secured liability of the Debtors for outstanding property taxes due to the municipality;
- (h) The Innisfil Broker has advised the Receiver that the optimal season for selling cottage-type properties such as 1790 Cross is spring and summer; and
- (i) The Innisfil Broker recommended the 1790 Cross Transaction.

#### **B. The 1889 Simcoe Transaction**

20. On or around July 2, 2019, the Receiver entered into an Agreement of Purchase and Sale in respect of 1889 Simcoe (the “**1889 Simcoe Transaction**”), conditional on Court approval. No other conditions remain and the sale is scheduled to close on September 5, 2019. A copy of the Agreement of Purchase and Sale is attached at **Confidential Appendix “C”**.

21. The Receiver obtained formal appraisals of 1889 Simcoe, as of June 17, 2019, which appraised the property on both a ‘power of sale’ basis and a ‘fair market value’ basis (the “**1889 Simcoe Appraisals**”). A copy of the 1889 Simcoe Appraisals is attached at **Confidential Appendix “D”**.

22. From June 18, 2019 to July 2, 2019, the Innisfil Broker engaged in a sale process that included a social media campaign, the advertisement of the listing on several real estate websites, including MLS standard listing on [www.realtor.ca](http://www.realtor.ca), and setting an offer presentation date of June 27, 2019. The Innisfil broker showed 1889 Simcoe to nineteen prospective purchasers. The Receiver received ten offers by June 27, 2019 and asked the three offerors who submitted the highest and best offers to submit a second round of offers. From those, the Receiver considered one to be the best because it provided:

- (a) A purchase price between 0% and 2% higher than the appraised fair market value, and between 24% and 27% higher than the appraised power of sale value; and
- (b) No conditions (making it the only unconditional offer received).

23. Based on advice from the Innisfil Broker and on the 1889 Simcoe Appraisals, the Receiver accepted this offer, which was from an arm's length party.

24. As of the date of this Fourth Report, the purchaser of 1889 Simcoe has provided the Innisfil Broker with a deposit of \$50,000.00, which is being held in trust by the Innisfil Broker. The deposit is payable to the Receiver as liquidated damages should the transaction not close due to default or failure to perform on the part of the purchaser.

25. The Receiver recommends that this Court approve the 1889 Simcoe Transaction because:

- (a) The Receiver selected a listing brokerage for the 1889 Simcoe through a competitive proposals process;
- (b) The Innisfil Broker marketed the 1889 Simcoe for sale to the public and showed it to nineteen prospective purchasers;

- (c) The Receiver received nine other offers with lower purchase prices and with less desirable other terms;
- (d) The purchase price is higher than the power of sale value and equal to, or greater than, the fair market value;
- (e) The purchase price is sufficient to discharge the secured liability of the Debtors to Meridian, the only mortgagee registered on title. Meridian consents to the 1889 Simcoe Transaction;
- (f) The purchase price is sufficient to discharge the secured liability of the Debtors for outstanding property taxes due to the municipality;
- (g) The Innisfil Broker has advised the Receiver that the optimal season for selling cottage-type properties such as 1889 Simcoe is spring and summer; and
- (h) The Innisfil Broker recommended the 1889 Simcoe Transaction.

### **C. The 1779 Cross Transaction**

26. On or around July 2, 2019, the Receiver entered into an Agreement of Purchase and Sale in respect of 1779 Cross (the “**1779 Cross Transaction**”), conditional on Court approval and the Receiver’s provision of vacant possession. The sale is set to close on September 12, 2019. If the Receiver fails to provide vacant possession by the closing date, the Receiver has sole discretion to postpone the closing date for up to fifty (50) days, after which the Agreement of Purchase and Sale is rendered null and void and the Receiver must return the purchaser’s deposit in full. A copy of the Agreement of Purchase and Sale is attached at **Confidential Appendix “E”**.

27. The Receiver obtained formal appraisals of 1779 Cross, as of June 24, 2019, which appraised the property on both a ‘power of sale’ basis and a ‘fair market value’ basis (the “**1779**

**Cross Appraisals**”). A copy of the 1779 Cross Appraisals are attached at **Confidential Appendix “F”**.

28. Sandy has apparently resided at 1779 Cross without paying rent since prior to the Receiver’s appointment. The March Order, to which Sandy consented, authorized the Receiver to take exclusive possession of the Property without interference from Sandy.<sup>1</sup> The Receiver permitted Sandy to remain at the property rent-free until June 30, 2019, when it requested that he vacate the property. Sandy has failed to do so as of the date of this Fourth Report, in violation of the Receiver’s request and of the March Order and the Judgment continuing the March Order.

29. The Receiver’s efforts to market and sell 1779 Cross have also been significantly impeded by the actions of Sandy and/or members of his family.

30. At the start of the sale process,

- (a) Sandy told prospective realtors that he had a right to maintain an office at 1779 Cross;
- (b) the Innisfil Broker placed a ‘For Sale’ sign at the front of the property, but it was advised by a neighbour that Sandy’s sons had removed the sign shortly after it had

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<sup>1</sup> Paragraph 2 of the March Order (continued by the Judgment) states, in relevant part:

2. THIS COURT ORDERS that the Receiver is hereby empowered and authorized, but not required, to act at once in respect of the Property and without in any way limiting the generality of the foregoing, the Receiver is hereby expressly empowered and authorized to do any of the following where the Receiver considers it necessary or desirable:

...

- (d) to take possession of and exercise control over [enumerated Properties including 1779 Cross]

...

and in each case where the Receiver takes any such actions or steps, it shall be exclusively authorized and empowered to do so, to the exclusion of all other Persons [defined as including the Debtors, including Sandy, and all other persons with notice of the March Order] and without interference from any other Person.

been erected. As of the date of this Fourth Report, the 'For Sale' sign has not been recovered;

- (c) The Innisfil Broker made multiple appointments with Sandy for access to the property's interior so that it could take pictures for the sale listing, but was never able to do so because on each occasion Sandy either cancelled the meeting at the last minute or failed to be present at the appointed meeting time; and
- (d) Sandy refused to permit showings of 1779 Cross without his personal attendance.

31. On May 12, 2019, Receiver's counsel, Daniel Naymark, sent an email to Sandy's counsel, Phil Smith, stating:

It appears... that [Sandy] has told agents (a) not to attend at the Theodore property [33 Theodore, discussed below] as scheduled tomorrow; and (b) that he has a right to continue to occupy the Theodore and Cross properties post-sale. I do not need to explain to you the jeopardy to which he exposes himself by so doing. Without waiving any possible consequences of what he has done already, I ask that you please caution your client in strongest terms not to interfere further in the sales process.

Given that the assertion of continuing tenancy rights has only been made from Mr. Hutchens to these agents and not from you to me, I am proceeding on the assumption that it is not a position he is actually taking formally. If it is, he should bring a motion urgently and expect it will be opposed.

A copy of Mr. Naymark's email (without attachments) is attached at **Appendix 6**.

32. Mr. Smith did not respond to this email and Sandy did not bring a motion as invited.

33. On June 17, 2019, Mr. Naymark wrote to Mr. Smith advising of the missed appointments, lack of cooperation, and the removal of the For Sale Sign. A copy of the letter is attached at **Appendix 7**.

34. On June 18, 2019, Mr. Smith responded to explain that Sandy had missed an appointment with the Innisfil Broker because his car had broken down, and that his sons had acted on their own accord to remove the For Sale sign. Mr. Smith advised that Sandy would agree to provide the Innisfil Broker with a key (kept inside a lockbox on the front door), to keep the property in a “tidy condition”, and vacate the premises for showing as long as he was given 24 hours’ notice. A copy of Mr. Smith’s email, dated June 18, 2019, is attached at **Appendix 8**.

35. From June 18, 2019 to June 28, 2019, the Innisfil Broker booked thirty-seven showings of the property. However, the Innisfil Broker was only able to show the property 20 times because Sandy failed to confirm seventeen showings.

36. The Innisfil Broker advised the Receiver that prospective purchasers and/or their realtors reported that the house was in extremely poor condition for scheduled showings, including:

- (a) The presence of alcohol, drug paraphernalia, food, garbage, dirty laundry, and smoke;
- (b) The obstruction of the entrance to the property by garbage; and
- (c) An odour in the house from rotting food, alcohol, garbage and other substances left out in the open, which so unbearable that prospective purchasers refused to walk through the house.

37. On multiple occasions, even though the Innisfil Broker had confirmed the showing with Sandy, his sons (who reside with Tanya at 33 Theodore Place) were present at the property and claimed that they were not informed of the showing. In addition to the poor condition of the

premises, prospective purchasers reported being told that the property was not for sale and being yelled at for trespassing. Multiple prospective purchasers decided, upon arrival, not to view the property because they felt unsafe due to the presence of a loud, unleashed dog, and/or because there was someone home who refused to answer the door.

38. Attached at **Appendix 9** are three email reports, dated June 24, 2019, June 25, 2019 and June 28, 2019, from the Innisfil Broker summarizing the experiences of various prospective purchasers who attended at 1779 Cross.

39. On June 20, 2019, Mr. Smith emailed Mr. Naymark to express Sandy's concerns with the Receiver's sale process for 1779 Cross. Mr. Naymark responded by email on June 24, 2019, and included a copy of the Innisfil Broker's initial submission to the Receiver of his opinion of the value of 1779 Cross. A copy of this email chain, without attachments, is attached at **Appendix 10**.

40. The Receiver received no offers by the offer presentation deadline of 12:00 p.m. on June 28, 2019. A prospective buyer's agent notified the Receiver that on that day, a large amount of garbage was placed on the porch of the Property around the entryway, preventing access to the lockbox on the door.

41. On June 30, 2019, Mr. Naymark emailed Mr. Smith to advise him of the continued obstruction of the Receiver's attempt to sell 1779 Cross, and that the Receiver could not sell the property for fair market value without taking possession, pursuant to the March Order, by July 15, 2019. A copy of Mr. Naymark's email to Mr. Smith, dated June 30, 2019, is attached at **Appendix 11**.

42. From June 18, 2019 to July 9, 2019, the Innisfil Broker engaged in a sale process that included a social media campaign, the advertisement of the listing on several real estate website,



including MLS standard listing on www.realtor.ca, and setting an offer presentation date of June 28, 2019.

43. Following the offer presentation deadline, the Receiver received four offers between June 28, 2019 and July 2, 2019. In response, the Innisfil Broker requested a second round of offers. All four prospective purchasers complied with this request. From the pool of second-round offers, the Receiver considered one to be the best because it provided:

- (a) The highest purchase price;
- (b) The highest deposit; and
- (c) No conditions (making it the only unconditional offer received).

44. The Receiver continued negotiations with the purchaser to improve the purchase price. During the negotiations, the purchaser advised that its legal counsel had reviewed the various Court Orders and materials posted on the Receiver's case website and had become concerned about the Receiver's ability to provide vacant possession. In response, the Receiver agreed that it would exercise best efforts to provide vacant possession by the closing date. If unable to do so, the Receiver has sole discretion to extend the closing date for up to fifty days, after which the Agreement of Purchase and Sale would be rendered null and void and the Receiver would have to return the deposit in full.

45. Based on advice from the Innisfil Broker and on the 1779 Cross Appraisals, the Receiver accepted the terms of the 1779 Cross Transaction, which was from an arm's length party.

46. As of the date of this Fourth Report, the purchaser has provided the Innisfil Broker with a deposit of \$50,000.00, which is being held in trust by the Innisfil Broker. The deposit is payable

to the Receiver as liquidated damages should the transaction not close due to default or failure to perform on the part of the purchaser.

47. On July 11, 2019, Mr. Naymark emailed Mr. Smith to advise that the Receiver had finalized the 1779 Cross Transaction and, because the closing date was September 12, 2019, Sandy could stay at the premises until July 31, 2019. A copy of the email from Mr. Naymark to Mr. Smith is attached at **Appendix 12**.

48. Sandy has not substantively responded to the Receiver's requests that he vacate 1779 Cross, and as of the date of this Fourth Report, he has not done so. The Receiver accordingly seeks leave to issue a writ of possession to remove him from the property.

49. On or around July 23, 2019, Sandy commenced an application before the Landlord Tenant Board, naming Paul Denton of the Receiver as the respondent "landlord", seeking to impose certain restrictions on the Receiver's ability to sell 1779 Cross. A copy of the Notice of Hearing is attached at **Appendix 13**.

50. Sandy's application violated the March Order (continued by the Judgment), which prohibited proceedings against the Receiver or in respect of enumerated properties including 1779 Cross. Through counsel, the Receiver advised Sandy that it intended to bring contempt proceedings in respect of his continuing violation of the March Order and to seek a penalty of incarceration in order to avoid further obstruction of property sales. In response, on August 9, 2019, Sandy agreed to withdraw his Landlord Tenant Board application. As of the date of this Fourth Report, Sandy has not withdrawn the application. Copies of the corresponding emails between counsel for the Receiver and counsel for Sandy are attached at **Appendix 14**.

51. Sandy did not assert a residential tenancy right to remain in 1779 Cross prior to consenting to the March Order, paragraph 2(d) of which authorizes and empowers the Receiver to take exclusive possession of 1779 Cross, or the April Order authorizing and empowering the Receiver to market and sell the Property. Nor did Sandy assert the existence of a residential lease agreement or rental payments in respect of 1779 Cross prior to issuing the Landlord Tenant Board application. To the contrary, Sandy's information provided to the Receiver pursuant to the March Order was that he has paid no rent in respect of 1779 Cross, and he asserted only a right to maintain an office at 1779 Cross (not a residential tenancy right) to prospective realtors as described above, an assertion he did not formally make or maintain in this proceeding in response to Mr. Naymark's May 12, 2019 email attached above at Appendix 6.

52. The Receiver recommends that this Court approve the 1779 Cross Transaction because:

- (a) The carrying costs incurred to preserve 1779 Cross will continue to accrue with no off-setting revenue, as it has been occupied by Sandy who has not paid any rent;
- (b) The Receiver selected a listing brokerage for 1779 Cross through a competitive proposals process;
- (c) The Innisfil Broker used best efforts to market 1779 Cross for sale to the public, which was kept in poor condition and poor repair by Sandy;
- (d) Despite Sandy's and his sons' lack of cooperation with and obstruction of the marketing and sale process described above, the Innisfil Broker arranged for 1779 Cross to be showed to twenty prospective purchasers;
- (e) The Receiver received three other offers for lower purchase prices and with less desirable other terms;

- (f) The purchase price in the 1779 Cross Transaction is within 1-2% of the property's appraised fair market value, and 13-15% higher than its appraised power of sale value;
  - (g) The 1779 Cross Transaction provides for the highest and best sale price of all offers;
  - (h) The purchase price is sufficient to discharge the secured liability of the Debtors to Meridian, the only mortgagee registered on title. Meridian consents to the 1779 Cross Transaction;
  - (i) The purchase price is sufficient to discharge the secured liability of the Debtors for outstanding property taxes due to the municipality;
  - (j) As reflected in the email exchange attached above at Appendix 10 above, the Receiver does not credit Sandy's assertion that the value of 1779 Cross is higher because of the listing price of a neighbouring property. The property in question consists of a larger lot with more desirable physical features and a larger cottage building, and Sandy points to its listing price (at which it has been listed for over a year) rather than a sale price;
  - (k) The Innisfil Broker has advised the Receiver that the optimal season for selling cottage-type properties such as 1779 Cross is spring and summer; and
  - (l) The Innisfil Broker recommended the 1779 Cross Transaction.
53. The Receiver further recommends that this Court grant leave to issue a Writ of Possession in respect of the 1779 Cross property as soon as possible because:
- (a) The 1779 Cross Transaction will not close unless the Receiver is able to provide vacant possession;

- (b) The Receiver will most likely not be able to obtain a comparable offer or purchase price if the 1779 Cross Transaction does not close as scheduled, or at all, because the prime season for property sales in Innisfil will have lapsed for the year;
- (c) Sandy has obstructed the Receiver's efforts to sell 1779 Cross, both directly and indirectly through the actions of his sons; and
- (d) Sandy has sufficient notice of the March Order, to which he consented, authorizing the Receiver to take exclusive possession of 1779 Cross; and
- (e) In the event that a Sheriff is to proceed with an eviction, adequate time will be required to conclude such process and clear 1779 Cross of belongings and waste in time to meeting the closing date.

#### **V. UPDATE ON SALE PROCESS FOR 33 THEODORE PLACE**

54. The April Order authorized and empowered the Receiver to market and sell two Properties in addition to the Innisfil Properties. The Receiver has closed the sale of one such property, located at 42 Clemow Avenue, Sudbury, pursuant to the June Order. The other Property is municipally known as 33 Theodore Place, Thornhill, Ontario ("**33 Theodore**").

55. Tanya resides at 33 Theodore with her and Sandy's three children: two sons, aged 18 and 20, and a daughter aged 16. The Receiver is advised that there is at least one, but as many as three, dogs living at 33 Theodore. Meridian is the first mortgagee registered on title to 33 Theodore and has advised the Receiver that it wishes to realize on its security for the underlying loan, which is in default, immediately.

56. Since the issuance of the April Order, the Receiver has encountered considerable obstacles in its attempt to sell 33 Theodore.

57. The Receiver sought listing proposals and marketing outlines from three real estate brokerages and received comprehensive proposals from each. Each of the realtors who attended at 33 Theodore encountered similar hindrances to those that were experienced by the Innisfil Broker, prospective purchasers and their agents at 1779 Cross. For example, one realtor advised the Receiver that a growling dog prevented him from viewing the upstairs of the property and that Tanya refused to move the dog. Another realtor advised the Receiver that one of Sandy's and Tanya's sons was present during his property visit, that the son was aggressive with the agent and refused to allow the agent to tour the home, and that he told the agent he was acting pursuant to his father's instructions. None of the realtors attending at 33 Theodore Property were permitted full access to the premises.

58. In addition, all three realtors who visited 33 Theodore advised the Receiver that the Property was in a critically poor state of repair and maintenance. All the realtors advised the Receiver that the Property's current condition would significantly depress its market value.

59. Unlike 1779 Cross, the March Order does not authorize and empower the Receiver to take exclusive possession of 33 Theodore. The Receiver requested that Tanya move out of 33 Theodore so that it can be repaired and staged for sale in order to recognize the asset's full value. Tanya has refused to do so. So long as Tanya continues to reside at 33 Theodore, the Receiver expects it will be unable to sell this Property except at a significant discount to its value.

60. Tanya instead proposed that the Receiver be authorized to market and sell two other Properties (1573 Houston Avenue, Innisfil and 1479 Maple Road, Innisfil), to use the proceeds of sale of those Properties to buy out Meridian's mortgage on 33 Theodore, and to forebear on the sale of 33 Theodore pursuant to the stay of enforcement set out in the Judgment. The Receiver and

the other parties to this proceeding have consented to Tanya's proposal, and no other member of the Service List opposes it. As of the date of this Fourth Report, the Receiver has circulated a detailed draft order in respect of that proposal to the Service List and expects to seek that order on consent at the next chambers appointment in this matter, presently scheduled for August 19, 2019.

## **VI. ONGOING EFFORTS TO OBSTRUCT SALES; URGENCY OF PROPOSED SALES**

61. The Receiver seeks an order permitting the above sale transactions on an urgent basis due to:

- (a) The impending scheduled closing dates of the transactions, which it may not be possible to extend;
- (b) The fact that the market for the Innisfil Properties is a seasonal one, peaking in spring and summer, and that the optimal selling window will accordingly soon end if the contemplated sales do not close;
- (c) Sandy's and Tanya's ongoing efforts to frustrate the sales.

62. With respect to (c), in addition to the obstruction of the sales of 1779 Cross and 33 Theodore described above, the Receiver has recently received reports of efforts to obstruct the 1889 Simcoe Transaction and 1790 Cross Transaction. The Receiver is concerned by this conduct. Specifically:

- (a) On June 14, 2019, the Receiver's realtor advised that the "For Sale" sign placed at 1790 Cross had been removed. It was later located in a nearby ditch;
- (b) On July 18, 2019, the Receiver's realtor for 1790 Cross advised that Tanya was calling that Property's tenant, and that the tenant did not wish to speak with Tanya and was unsure what to do;

- (c) On July 22, 2019, the tenant of 1889 Simcoe advised the Receiver that Tanya was calling him repeatedly and that she advised him she was trying to find a way to save the properties; and
- (d) On July 23, 2019, the tenant of 1790 Cross advised the Receiver that Tanya had arrived uninvited at the Property and pressured the tenant to sign a two-year tenancy agreement, which the tenant declined to sign. The tenant advised the Receiver that she was fearful and that she did not want to have contact with Tanya and asked if she could block Tanya's number. The Receiver advised that Tanya had no authority to enter into a tenancy agreement in respect of the Property. In response to the tenant's questions, the Receiver advised the tenant that she was not obligated to speak with Tanya.

63. At this time, the Receiver has made no determination as to whether to initiate contempt proceedings against Sandy or Tanya. The Receiver's focus is on fulfilling its mandate to preserve the Debtors' assets and to monetize them through sales where authorized, and wishes to do so without incurring unnecessary expense. However, the Receiver may elect to initiate contempt proceedings if Sandy's and Tanya's obstruction continues.

## **VII. PROPOSED DISTRIBUTION TO SECURED CREDITORS**

64. The Innisfil Properties are subject to the following charges against title:

- (a) All three Innisfil Properties are subject to the Receiver's Charge (as defined in the March order) securing the fees and disbursements of the Receiver and its counsel;
- (b) All three Innisfil Properties are subject to a Receiver's Borrowing Charge (as defined in the March Order) securing amounts that the Receiver has borrowed pursuant to the March Order from Hillmount Capital Inc. ("**Hillmount**");



- (c) Meridian is the first registered mortgagee on all three Innisfil Properties, and the only mortgagee registered on title to each of 1779 Cross and 1889 Simcoe;
- (d) There is a second mortgages registered on title to 1790 Cross in favour of Dina Brik, Tanya's mother; and
- (e) All three of the Innisfil Properties have outstanding property taxes due to the Town of Innisfil.

#### **A. Hillmount**

65. The March Order granted the Receiver authority to borrow up to \$750,000.00 to fund the receivership, secured by a Receiver's Borrowing Charge (as defined in the March Order) ranking as a second charge on the Properties in priority to all other interests, aside from the Receiver's Charge. On May 15, 2019, pursuant to the March Order, the Receiver borrowed \$400,000.00 from Hillmount (of a maximum of \$750,000), on terms that include interest compounding monthly at the greater of 9.75% per annum or the posted Royal Bank of Canada Prime Rate + 5.3% (the "**Hillmount Receiver Loan**"). Copies of the Receiver's certificate and the term sheet in respect of the Hillmount Receiver Loan (the "**Receiver's Certificate Commitment**") are attached at **Appendix 15**.

66. The Receiver's Certificate Commitment also provides that:

- (a) The Receiver shall pay the Hillmount Receiver Loan in proportionate paydowns upon the sale of the Properties;
- (b) The Receiver shall not distribute funds to any creditors without the consent of Hillmount, save for the Receiver's Charge as contemplated by the March Order;

- (c) The Receiver must obtain Hillmount's prior written consent before seeking Court approval for distribution to secured creditors with charges ranking subordinate to the Receiver's Borrowing Charge in favour of Hillmount.

## **B. Meridian**

67. Meridian is arm's length from the Debtors and has documented its security and mortgage loans (the "**Meridian Security**") to the Receiver's satisfaction. The Receiver has obtained a security opinion, which concluded that the Meridian Security is valid and enforceable to the extent of all monies advanced thereunder. A copy of the security opinion relating to the Meridian Security, dated May 8, 2019, is attached at **Appendix 16**.

68. As of the scheduled closing dates of each of the Innisfil Sale Transactions, payments due to Meridian on its mortgages will total approximately \$581,809.14, as of August 19, 2019, plus \$20,688.70 in legal fees. This figure is based on payout balances provided to the Receiver by Meridian on August 9, 2019, as follows:

- (a) on the 1779 Cross property, approximately \$301,175.13;
- (b) on the 1790 Cross property, approximately \$80,046.89; and
- (c) on the 1889 Simcoe property, approximately \$200,587.12.

69. The Receiver expects to receive an updated payout statement from Meridian with final figures prior to paying out the balance of these mortgages

70. Meridan has advised the Receiver that as of June 3, 2019, it has incurred \$38,598.32 in legal fees with respect to these three properties and 33 Theodore Place. For the purposes of this report, the Receiver has allocated \$20,688.70 of Meridian's legal fees incurred based on the proportion of the mortgage balance of these three properties compared to the total balance of all

four mortgages. Meridian consents to this approach, but advises that it may have additional legal fees post-June 3, 2019 that need to be accounted for in the future.

### **C. Property Tax**

71. The annual property tax levies issued by the Town of Innisfil for 2019 on each of the Innisfil Properties are as follows:

- (a) On the 1779 Cross property: \$5,938.14;
- (b) On the 1790 Cross property: \$3,250.86; and
- (c) On the 1889 Simcoe property: \$4,718.75.

72. As of the date of this Fourth Report, the Receiver believes that no instalment payments have been made by the Debtors to the Town of Innisfil in respect of property taxes. On closing of the Innisfil Sale Transactions, the Receiver will authorize the release of payment to the Town of Innisfil for the amount of property taxes outstanding, pro-rated to the closing date; or, alternatively, adjust the purchase price, as may be agreed between the Receiver and respective purchasers, to account for the pro-rated amount due by the Debtors.

### **D. Dina Brik**

73. Dina Brik is Tanya's mother and therefore a non-arm's length party to the Debtors. Ms. Brik has a registered charge on the 1790 Cross Property, registered as instrument number SC962560 on February 10, 2012, in the amount of \$80,750. On April 26, 2012, Ms. Brik registered a postponement of her charge in favour of Meridian. Accordingly, Ms. Brik's security, if valid and enforceable, ranks subsequent to the priority of the Meridian Security. A copy of the parcel register for the 1790 Cross property, dated November 16, 2018, is attached as **Appendix 17**.

74. To date, the Receiver has not been provided with any evidence or documentation related to the security or indebtedness, if any, in favour of Ms. Brik. The Receiver does not recommend any distribution of funds from the proceeds of the 1790 Cross Transaction to Ms. Brik at this time. The validity and priority of any claim by Ms. Brik can be determined in future, and the vesting order sought will contain standard language to the effect that claims against 1790 Cross apply as against the proceeds of sale thereof.

#### **E. Proposed Distributions**

75. With Hillmount's consent, the Receiver proposes to distribute from the net proceeds of sale of the Innisfil Properties (together, the **"Innisfil Sale Transactions"**):

- (a) Amounts due to the Town of Innisfil in respect of outstanding property taxes levied against the respective Innisfil Properties, from the sale of each; then
- (b) \$200,000, plus interest, to Hillmount on account of the Receiver's Certificate Commitment; then
- (c) The balance of Meridian's loans in respect of each Innisfil Property, up to the amounts for which those loans are secured by mortgages registered against each Innisfil Property. The Receiver anticipates that the net proceeds of the Innisfil Sale Transactions after the above distributions will exceed the amount of Meridian's loans in respect of the Innisfil Properties.

76. The Receiver and its counsel are content to postpone the payment of their fees and disbursements to the above payments.

## **VIII. SEALING ORDER**

77. Confidential Appendices A, B, C, D, E and F contain information disclosing the agreed sale prices and appraised values, respectively, of the Innisfil Properties. The Receiver expects that disclosure of this information prior to the closing of the Innisfil Sale Transactions may prejudice its negotiating position in the sale process for the Innisfil Properties that would be required if the Innisfil Sale Transactions are not approved or do not close for any reason.

## **IX. FEES OF THE RECEIVER AND ITS COUNSEL**

78. The Receiver seeks approval of its fees and disbursements and those of its counsel, pursuant to the Interim Appointment Order and the March Order.

79. Attached at **Appendix 18** is an affidavit of the Receiver setting out its fees and disbursements to June 30, 2019. The Receiver's detailed statements of account for this period are attached as exhibits to its affidavit. The total quantum of the amounts incurred and for which approval is sought is fees of \$560,653.00, together with HST on fees of \$72,884.92 and disbursements (including HST) of \$16,430.13, for a total of \$649,968.10.

80. Attached at **Appendix 19** is an affidavit of counsel to the Receiver in this proceeding, Naymark Law, setting out its fees and disbursements to July 31, 2019. Counsel's detailed statements of account for this period are attached as exhibits to that affidavit. The total quantum of the amounts incurred and for which approval is sought is fees and disbursements of \$234,013.71, plus HST of \$29,795.28, for a total of \$263,808.99.

## **X. RELIEF REQUESTED**

81. Based on the foregoing, the Receiver respectfully recommends that this Court provide the relief noted in paragraph 6 of this Fourth Report.

All of which is respectfully submitted this 13<sup>th</sup> day of August, 2019.

**A. FARBER & PARTNERS INC.  
IN ITS CAPACITY AS COURT APPOINTED  
INTERIM RECEIVER OF HUTCHENS *ET AL.*  
AND NOT IN ITS PERSONAL OR CORPORATE CAPACITY.**

A. Farber & Partners Inc.

***ONTARIO***  
**SUPERIOR COURT OF JUSTICE**  
**COMMERCIAL LIST**

Proceeding commenced at TORONTO

**FOURTH REPORT OF THE RECEIVER**

**NAYMARK LAW**  
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Fax: (647) 660-5060  
tliu@naymarklaw.com

Lawyers for the Receiver,  
A. Farber & Partners Inc.

## **APPENDIX 1**



Court File No. CV-18-608271-00CL

**ONTARIO  
SUPERIOR COURT OF JUSTICE  
COMMERCIAL LIST**

THE HONOURABLE MR.

)

THURSDAY, THE

JUSTICE PENNY

)

28<sup>TH</sup> DAY OF FEBRUARY, 2019

)



GARY STEVENS, LINDA STEVENS and 1174365 ALBERTA LTD.

Applicants

– and –

SANDY HUTCHENS, also known as SANDY CRAIG HUTCHENS, also known as S. CRAIG HUTCHENS, also known as CRAIG HUTCHENS, also known as MOISHE ALEXANDER BEN AVROHOM, also known as MOISHE ALEXANDER BEN AVRAHAM, also known as MOSHE ALEXANDER BEN AVROHOM, also known as FRED HAYES, also known as FRED MERCHANT, also known as ALEXANDER MACDONALD, also known as MATHEW KOVCE also known as ED RYAN, and TANYA HUTCHENS, also known as TATIANA HUTCHENS, also known as TATIANA BRIK, also known as TANYA BRIK-HUTCHENS

Respondents

**ORDER  
(Appointing an Interim Receiver)**

THIS MOTION made by the Applicants on notice for an Order pursuant to section 101 of the *Courts of Justice Act*, R.S.O. 1990, c. C.43, as amended (the “CJA”) appointing A. Farber & Partners Inc. as receiver without security, of all of the assets, undertakings and properties of the Respondents and the entities referred to at Schedule “A” attached hereto (collectively, with the Respondents, the “Debtors”) acquired for, or used in relation to a business carried on by the Debtors, was heard this day at 330 University Avenue, Toronto, Ontario.

ON READING the Motion Record of the Applicants, the Supplementary Motion Record of the Applicants and the Factum of the Applicants, the consent of A. Farber & Partners Inc. to

act as the receiver, the letter from counsel for the plaintiffs in Court File No. 2651/17 supporting the relief sought herein, and on hearing the submissions of counsel for the Applicants and the Debtors:

#### **APPOINTMENT**

1. THIS COURT ORDERS that, from the date of this Order until March 18, 2019 (the "Adjournment Period"), A. Farber & Partners Inc. is hereby appointed Interim Receiver, without security, of all of the assets, undertakings and properties, including the real property listed in Schedule "B" hereto (the "Schedule "B" Properties"), of the Debtors acquired for, or used in relation to a business carried on by the Debtors, including all proceeds thereof (the "Property").

#### **INTERIM RECEIVER'S POWERS**

2. THIS COURT ORDERS that the Interim Receiver is hereby empowered and authorized, but not obligated, to act at once in respect of the Property and, without in any way limiting the generality of the foregoing, the Interim Receiver is hereby expressly empowered and authorized to do any of the following where the Interim Receiver considers it necessary or desirable:

- (a) to investigate and monitor, but not to exercise control over, the Debtors' affairs and Property;
- (b) to review and have access to any and all financial information pertaining to the Debtors and the Property, including bank statements, financial records and accounts;
- (c) to demand access to additional documents as it sees fit;
- (d) to engage consultants, appraisers, agents, experts, auditors, accountants, managers, counsel and such other persons from time to time and on whatever basis, including on a temporary basis, to assist with the exercise of the Interim Receiver's powers and duties, including without limitation those conferred by this Order;
- (e) to report to, meet with and discuss with such affected Persons (as defined below) as the Interim Receiver deems appropriate on all matters relating to the Property

and the receivership, and to share information, subject to such terms as to confidentiality as the Interim Receiver deems advisable;

- (f) to conduct examinations under oath of any Person concerning the management of known assets of the Debtors and the existence of any other assets; and
- (g) to take any steps reasonably incidental to the exercise of these powers or the performance of any statutory obligations.

and in each case where the Interim Receiver takes any such actions or steps, it shall be exclusively authorized and empowered to do so, to the exclusion of all other Persons (as defined below) and without interference from any other Person.

#### **DUTY TO PROVIDE ACCESS AND CO-OPERATION TO THE INTERIM RECEIVER**

3. THIS COURT ORDERS that (i) the Debtors, (ii) all of their current and former directors, officers, employees, agents, accountants, legal counsel, shareholders, banks, financial institutions, brokerages, and all officers and employees of such banks, financial institutions and brokerages, (iii) all other individuals, firms, corporations, governmental bodies or agencies, or other entities having notice of this Order, and (iv) anyone acting on the instructions of anyone listed in this paragraph (all of the foregoing, collectively, being "Persons" and each being a "Person", save and except for the Applicants) shall forthwith advise the Interim Receiver of the existence of any Property in such Person's possession or control.

4. THIS COURT ORDERS that all Persons shall forthwith advise the Interim Receiver of the existence of any books, documents, securities, contracts, orders, corporate and accounting records, and any other papers, records and information of any kind related to the business or affairs of the Debtors, and any computer programs, computer tapes, computer disks, or other data storage media containing any such information (the foregoing, collectively, the "Records") in that Person's possession or control, and shall provide to the Interim Receiver or permit the Interim Receiver to make, retain and take away copies thereof and grant to the Interim Receiver unfettered access to and use of accounting, computer, software and physical facilities relating thereto, provided however that nothing in this paragraph 4 or in paragraph 5 of this Order shall require the delivery of Records, or the granting of access to Records, which may not be disclosed

or provided to the Interim Receiver due to the privilege attaching to solicitor-client communication or due to statutory provisions prohibiting such disclosure.

5. THIS COURT ORDERS that if any Records are stored or otherwise contained on a computer or other electronic system of information storage, whether by independent service provider or otherwise, all Persons in possession or control of such Records shall forthwith give unfettered access to the Interim Receiver for the purpose of allowing the Interim Receiver to recover and fully copy all of the information contained therein whether by way of printing the information onto paper or making copies of computer disks or such other manner of retrieving and copying the information as the Interim Receiver in its discretion deems expedient, and shall not alter, erase or destroy any Records without the prior written consent of the Interim Receiver. Further, for the purposes of this paragraph, all Persons shall provide the Interim Receiver with all such assistance in gaining immediate access to the information in the Records as the Interim Receiver may in its discretion require including providing the Interim Receiver with instructions on the use of any computer or other system and providing the Interim Receiver with any and all access codes, account names and account numbers that may be required to gain access to the information.

6. THIS COURT ORDERS that the Interim Receiver shall have access to those premises wherever the Records are kept, retained, stored or used, including, but not limited to, the Schedule "B" Properties, upon reasonable notice to any of the Debtors having control of such premises, or their legal counsel, and the offices or residential premises of all Persons (as defined in sub-paragraph 3 above) relating to the business and affairs of the Debtors, and the Debtors and all Persons shall take all reasonable steps to ensure that the Interim Receiver will have such access.

#### **NO PROCEEDINGS AGAINST THE INTERIM RECEIVER**

7. THIS COURT ORDERS that no proceeding or enforcement process in any court or tribunal (each, a "Proceeding"), shall be commenced or continued against the Interim Receiver except with the written consent of the Interim Receiver or with leave of this Court.

**NO PROCEEDINGS AGAINST THE DEBTORS OR THE PROPERTY**

8. THIS COURT ORDERS that, with the exception of the proceeding underway in Court File No. 2651/17 in the Superior Court of Justice at London, Ontario, no Proceeding against or in respect of the Debtors or the Property shall be commenced or continued except with the written consent of the Interim Receiver or with leave of this Court and any and all Proceedings currently under way against or in respect of the Debtors or the Property are hereby stayed and suspended pending further Order of this Court.

**NO EXERCISE OF RIGHTS OR REMEDIES**

9. THIS COURT ORDERS that all rights and remedies against the Debtors, the Interim Receiver, or affecting the Property, except the within proceeding and the proceeding underway in Court File No. 2651/17 in the Superior Court of Justice at London, Ontario, are hereby stayed and suspended except with the written consent of the Interim Receiver or leave of this Court, provided however that this stay and suspension does not apply in respect of any "eligible financial contract" as defined in the BIA, and further provided that nothing in this paragraph shall (i) empower the Interim Receiver or the Debtors to carry on any business which the Debtors are not lawfully entitled to carry on, (ii) exempt the Interim Receiver or the Debtors from compliance with statutory or regulatory provisions relating to health, safety or the environment, (iii) prevent the filing of any registration to preserve or perfect a security interest, or (iv) prevent the registration of a claim for lien.

**NO INTERFERENCE WITH THE INTERIM RECEIVER**

10. THIS COURT ORDERS that no Person shall discontinue, fail to honour, alter, interfere with, repudiate, terminate or cease to perform any right, renewal right, contract, agreement, licence or permit in favour of or held by the Debtors, without written consent of the Interim Receiver or leave of this Court.

**CONTINUATION OF SERVICES**

11. THIS COURT ORDERS that all Persons having oral or written agreements with the Debtors or statutory or regulatory mandates for the supply of goods and/or services, including without limitation, all computer software, communication and other data services, centralized

banking services, payroll services, insurance, transportation services, utility or other services to the Debtors are hereby restrained until further Order of this Court from discontinuing, altering, interfering with or terminating the supply of such goods or services as may be required by the Interim Receiver, and that the Interim Receiver shall be entitled to the continued use of the Debtors' current telephone numbers, facsimile numbers, internet addresses and domain names, provided in each case that the normal prices or charges for all such goods or services received after the date of this Order are paid by the Interim Receiver in accordance with normal payment practices of the Debtors or such other practices as may be agreed upon by the supplier or service provider and the Interim Receiver, or as may be ordered by this Court.

#### **LIMITATION ON THE INTERIM RECEIVER'S LIABILITY**

12. THIS COURT ORDERS that the Interim Receiver shall incur no liability or obligation as a result of its appointment or the carrying out the provisions of this Order, save and except for any gross negligence or wilful misconduct on its part, or in respect of its obligations under sections 81.4(5) or 81.6(3) of the BIA or under the *Wage Earner Protection Program Act*. Nothing in this Order shall derogate from the protections afforded the Interim Receiver by section 14.06 of the BIA or by any other applicable legislation.

#### **INTERIM RECEIVER'S ACCOUNTS**

13. THIS COURT ORDERS that the Interim Receiver and counsel to the Interim Receiver shall be paid their reasonable fees and disbursements, in each case at their standard rates and charges unless otherwise ordered by the Court on the passing of accounts, and that the Interim Receiver and counsel to the Interim Receiver shall be entitled to and are hereby granted a charge (the "Interim Receiver's Charge") on the Property, as security for such fees and disbursements, both before and after the making of this Order in respect of these proceedings, and that the Interim Receiver's Charge shall form a first charge on the Property in priority to all security interests, trusts, liens, charges and encumbrances, statutory or otherwise, in favour of any Person, but subject to sections 14.06(7), 81.4(4), and 81.6(2) of the BIA. The amount of the Interim Receiver's Charge shall not exceed \$150,000.

14. THIS COURT ORDERS that the Interim Receiver and its legal counsel shall pass its accounts from time to time, and for this purpose the accounts of the Interim Receiver and its

legal counsel are hereby referred to a judge of the Commercial List of the Ontario Superior Court of Justice.

### **SERVICE AND NOTICE**

15. THIS COURT ORDERS that the E-Service Protocol of the Commercial List (the "Protocol") is approved and adopted by reference herein and, in this proceeding, the service of documents made in accordance with the Protocol (which can be found on the Commercial List website at <http://www.ontariocourts.ca/scj/practice/practice-directions/toronto/e-service-protocol/>) shall be valid and effective service. Subject to Rule 17.05 this Order shall constitute an order for substituted service pursuant to Rule 16.04 of the Rules of Civil Procedure. Subject to Rule 3.01(d) of the Rules of Civil Procedure and paragraph 21 of the Protocol, service of documents in accordance with the Protocol will be effective on transmission. This Court further orders that a Case Website shall be established in accordance with the Protocol with the following URL '<<https://farbergroup.com/engagements/hutchens/>>'.

16. THIS COURT ORDERS that if the service or distribution of documents in accordance with the Protocol is not practicable, the Interim Receiver is at liberty to serve or distribute this Order, any other materials and orders in these proceedings, any notices or other correspondence, by forwarding true copies thereof by prepaid ordinary mail, courier, personal delivery or facsimile transmission to the Debtors' creditors or other interested parties at their respective addresses as last shown on the records of the Debtors and that any such service or distribution by courier, personal delivery or facsimile transmission shall be deemed to be received on the next business day following the date of forwarding thereof, or if sent by ordinary mail, on the third business day after mailing.

### **GENERAL**

17. THIS COURT ORDERS that the Interim Receiver may from time to time apply to this Court for advice and directions in the discharge of its powers and duties hereunder.

18. THIS COURT ORDERS that nothing in this Order shall prevent the Interim Receiver from acting as a trustee in bankruptcy of the Debtors.

19. THIS COURT ORDERS that the appointment of the Interim Receiver shall expire on March 18, 2019, or such other date as ordered by the Court, unless continued by an Order of this Court.

20. 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 Interim 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 Interim Receiver, as an officer of this Court, as may be necessary or desirable to give effect to this Order or to assist the Interim Receiver and its agents in carrying out the terms of this Order.

21. THIS COURT ORDERS that the Interim Receiver be at liberty and is hereby authorized and empowered to apply to any court, tribunal, regulatory or administrative body, wherever located, for the recognition of this Order and for assistance in carrying out the terms of this Order, and that the Interim Receiver is authorized and empowered to act as a representative in respect of the within proceedings for the purpose of having these proceedings recognized in a jurisdiction outside Canada.

22. THIS COURT ORDERS that any interested party may apply to this Court to vary or amend this Order on not less than seven (7) days' notice to the Interim Receiver and to any other party likely to be affected by the order sought or upon such other notice, if any, as this Court may order.

#### **FREEZING OF ASSETS**

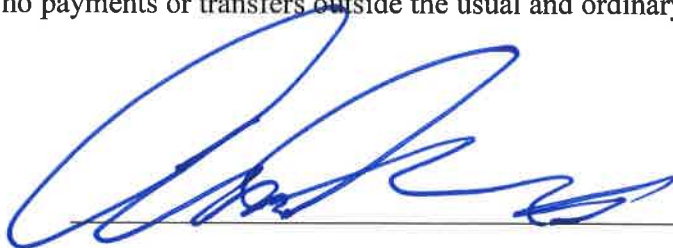
23. THIS COURT ORDERS that the Debtors, and their servants, employees, agents, assigns, officers, directors and anyone else acting on their behalf or in conjunction with any of them, and any and all persons with notice of this injunction, are restrained from directly or indirectly, by any means whatsoever:

- (a) selling, removing, dissipating, alienating, transferring, assigning, encumbering, or similarly dealing with any of the Property;



- (b) instructing, requesting, counselling, demanding, or encouraging any other person to do so; and
- (c) facilitating, assisting in, aiding, abetting, or participating in any acts the effect of which is to do so.

24. THIS COURT ORDERS that the Property shall be managed in the usual and ordinary course of business and that there shall be no payments or transfers outside the usual and ordinary course of business.



Alan G. Smith

SUPERIOR COURT OF  
JUSTICE

ENTERED AT / INSCRIT À TORONTO  
ON / BOOK NO:  
LE / DANS LE REGISTRE NO:

MAR 05 2019

PER / PAR: *RW*

**SCHEDULE "A"**  
**DEBTOR ENTITIES**

1. 29 Laren Street Inc.
2. 3415 Errington Avenue Inc.
3. 3419 Errington Avenue Inc.
4. 331 Regent Street Inc.
5. 110-114 Pine Street Inc.
6. 15-16 Keziah Court Inc.
7. 193 Mountain Street Inc.
8. 625 Ash Street Inc.
9. 101 Service Road Inc.
10. 146 Whittaker Street Inc.
11. Estate of Judith Hutchens
12. 364 Morris Street Inc.
13. 367-369 Howey Drive Inc.
14. 720 Cambrian Heights Inc.
15. JBD Hutchens Family Holdings Inc.
16. 17 Serpentine Street Inc.

**SCHEDULE "B"**  
**DEBTOR PROPERTIES**

**Real Property:**

	Property Address	Registered Owner	Legal Description of Real Property
1.	29 Laren Street Sudbury, Ontario	29 Laren Street Inc.	PIN #73481-0001 (LT);  PCL 12042 SEC SES; PT LT 31 BLK B PL M9 DRYDEN & PT LT 32 BLK B PL M9 DRYDEN AS IN LT67718; PT LT 33 PL M9 DRYDEN PT 1 53R64589; GREATER SUDBURY
2.	29 Laren Street Sudbury, Ontario	29 Laren Street Inc.	PIN #73481-0006 (LT);  PCL 12115 SEC SES; LT 30 BLK B PL M9 DRYDEN; GREATER SUDBURY
3.	29 Laren Street Sudbury, Ontario	29 Laren Street Inc.	PIN #73481-0008 (LT);  PLC 12201 SEC SES; LT 29 BLK B PL M9 DRYDEN; PT PINE ST PL M9 DRYDEN; PT LANE PL PL M9 DRYDEN (NOW CLOSED) PARTS 3- 5, 53R9050 SAVE & EXPECTING THEREFROM THE CANADIAN PACIFIC RAILWAY COMPANY PROPERTY, & THAT PORTION OF THE WAHNAPIITAE RIVER; S/T LT567345; GREATER SUDBURY
4.	29 Laren Street Sudbury, Ontario	29 Laren Street Inc.	PIN #73481-0493 (LT);  PCL 3816 SEC SES; LT 5-6 BLK B PL M9 DRYDEN; S/T LT567345; GREATER SUDBURY
5.	29 Laren Street Sudbury, Ontario	29 Laren Street Inc.	PIN #73481-0446 (LT);  PCL 12386 SEC SES; LT 1-3 BLK B PL M9 DRYDEN; GREATER SUDBURY
6.	29 Laren Street Sudbury, Ontario	29 Laren Street Inc.	PIN #73481-0512 (LT);  PLC 198 SEC SES; LT 4 BLK B PL M9 DRYDEN; GREATER SUDBURY
7.	3415 Errington Avenue Sudbury, Ontario	3415 Errington Avenue Inc.	PIN: 73349-1569 (LT)  PCL 10618 SEC SWS; LT 215 BLK 6

	Property Address	Registered Owner	Legal Description of Real Property
			PL M91 BALFOUR; GREATER SUDBURY
8.	3419 Errington Avenue Sudbury, Ontario	3419 Errington Avenue Inc.	PIN: 73349-0720 (LT)  PCL 21629 SEC SWS; LT 222 BLK 6 PL M91 BALFOUR; GREATER SUDBURY
9.	331 Regent Street Sudbury, Ontario	331 Regent Street Inc.	PIN #73586-0638 (LT)  LT 297 PL 4SC MCKIM; GREATER SUDBURY
10.	110-114 Pine Street Sudbury, Ontario	110-114 Pine Street Inc.	PIN #02135-0246 (LT);  LTS 48, 49, PT LT 50, BLK B PLAN 3SA; PTS 2, 4, 5, 6 53R11500 SUBJECT TO S94352 CITY OF SUDBURY
11.	193 Mountain Street Sudbury, Ontario	193 Mountain Street Inc.	PIN #02132-0942 (LT);  PCLS 2388, 3113 AND 21292 SEC SES LTI PLAN M28B EXCEPT COMM AT THE S ELY ANGLE OF LT1; THENCE S 37 DEG 16'W ALONG THE SLY LIMIT OF LT1 A DISTANCE OF 42FT 3INCHES TO THE SLY ANGLE OF SAID LT1; THENCE S 73 DEG 04"W ALONG THE SLY LIMIT OF SAID LT1 A DISTANCE OF 10FT, 6INCHES TO THE SW ANGLE OF LT1; THENCE N 52DEG 10"W ALONG THE W LIMIT OF LT1 A DISTANCE OF 10FT, 6INCHES TO A POINT; THENCE N 64DEG 29'E A DISTANCE OF 11 FT MORE OR LESS TO A POINT BEING 11.0FT N 25DEG 31'W OF THE SLY ANGLE OF LT1; THENCE N 52 DEG 00' E A DISTANCE OF 38FT MORE OR LESS TO THE POC, PLAN ATTACHED IN 33273, NOW PCL 5776 SES; LT2 PLAN M28B EXCEPT COMMENCING AT THE S ELY ANGLE OF LT2, THENCE S 73 DEGREES 04'W ALONG THE SLY LIMIT OF LT2 A DISTANCE OF 63'2" TO THE S WLY ANGLE OF LT2, THEN N64 DEGREES 29' EA DISTANCE OF 62' MORE OR LESS TO A POINT ON THE ELY LIMIT OF LT2, THENCE S 52 DEGREES E ALONG THE ELY LIMIT OF LT2 A

	Property Address	Registered Owner	Legal Description of Real Property
			DISTANCE OF 10'6" MORE OR LESS TO THE POC; PLAN ATTACHED IN 33273, NOW PLC 5776 SES; EXCEPT COMM AT A POINT IN THE S WESTERN LIMIT OF SAID LT2 DISTANT 95.0FT FROM THE MOST SLY ANGLE OF SAID LT; THENCE N 45DEG 23'W TO A POINT IN THE HIGHWATER MARK OF THE EASTERN BANK OF JUNCTION CREEK; THENCE S WLY FOLLOWING ALONG SAID HIGHWATER MARK TO THE MOST WLY ANGLE OF SAID LT; THENCE S 54DEG 42'E ALONG THE AFORESAID S WESTERN LIMIT 95.0 FT MORE OR LESS TO THE POC, NOW PCL 21291 SES; EXCEPT PT1 53R8264; PT LT3 PLAN M28B COMM AT TA POINT IN THE N ELY ANGLE; THENCE S 70 DEG 32' W ALONG THE S EASTERN LIMIT OF SAID LT 18.0FT; THENCE N 45DEG 23'W TO THE POC; EXCEPT PT 2 53R8264 SUBJECT TO 25265S/T LT868119 PART 6&7 ON PLAN 53R-16220 CITY OF SUDBURY
12.	1779 Cross Street Innisfil, Ontario	Tanya Hutchens	PIN #58069-0150 (LT);  PT N 1/2 LT 25 CON 6 INNISFIL AS IN R01093173; ST R01093173; INNISFIL
13.	367-369 Howey Drive Sudbury, Ontario	367-369 Howey Drive Inc.	PIN #73583-0400 (LT);  LT 1-2 BLK A PL 5SA MCKIM S/T & T/W S112782; S/T INTEREST IN S112782; GREATER SUDBURY
14.	33 Theodore Place Vaughan, Ontario	Tatiana Hutchens	PIN #03251-0304 (LT);  PCL 89-1, SEC 65M2941; LT 89, PL 65M2941, S/T LT746593: Vaughan
15.	33 Theodore Place Vaughan, Ontario	Tatiana Hutchens	PIN #03251-0304 (LT);  PCL 89-1, SEC 65M2941; LT 89, PL 65M2941, S/T LT746593: Vaughan
16.	1889 Simcoe Blvd Innisfil, Ontario	Tatiana Hutchens	LT 31, PL 657; INNISFIL being all of PIN (58072-0299 (LT))
17.	1790 Cross Street	Tatiana Hutchens	LT 1, PL 978; INNISFIL

	Property Address	Registered Owner	Legal Description of Real Property
	Innisfil, Ontario		being all of PIN (58069-0103 (LT))
18.	1479 Maple Road Innisfil, Ontario	Tatiana Hutchens	LT 6, PL 642; INNISFIL being all of PIN (58068-0102 (LT))

**Personal Property:**

Sea Doo Boat located at 33 Theodore Place, Vaughan, Ontario.

GARY STEVENS et al. v. SANDY HUTCHENS et al.  
Applicants Respondents

Court File No. CV-18-608271-00CL

**ONTARIO  
SUPERIOR COURT OF JUSTICE  
COMMERCIAL LIST**

Proceeding commenced at TORONTO

**ORDER  
(APPOINTING INTERIM RECEIVER)**

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Lawyers for the Applicants, Gary Stevens,  
Linda Stevens and 1174365 Alberta Ltd.

## **APPENDIX 2**



Court File No. CV-18-608271-00CL

**ONTARIO  
SUPERIOR COURT OF JUSTICE  
COMMERCIAL LIST**

THE HONOURABLE MR.

)

MONDAY, THE

JUSTICE PENNY

)

18<sup>TH</sup> DAY OF MARCH, 2019

)

GARY STEVENS, LINDA STEVENS and 1174365 ALBERTA LTD.

Applicants

-and-

SANDY HUTCHENS, also known as SANDY CRAIG HUTCHENS, also known as S. CRAIG HUTCHENS, also known as CRAIG HUTCHENS, also known as MOISHE ALEXANDER BEN AVROHOM, also known as MOISHE ALEXANDER BEN AVRAHAM, also known as MOSHE ALEXANDER BEN AVROHOM, also known as FRED HAYES, also known as FRED MERCHANT, also known as ALEXANDER MACDONALD, also known as MATHEW KOVCE also known as ED RYAN, and TANYA HUTCHENS, also known as TATIANA HUTCHENS, also known as TATIANA BRIK, also known as TANYA BRIK-HUTCHENS

Respondents

**ORDER  
(Continuing Receivership)**

THIS MOTION made by the Applicants on notice for an Order continuing the appointment of A. Farber & Partners Inc. as receiver without security, of all of the assets, undertakings and properties of the Respondents and the entities referred to at Schedule "A" attached hereto (collectively, with the Respondents, the "Debtors"), was heard this day at 330 University Avenue, Toronto, Ontario.

ON READING the Motion Record of the Applicants, the Supplementary Motion Record of the Applicants and the Factum of the Applicants, the consent of A. Farber & Partners Inc. to act as the receiver, and on hearing the submissions of counsel for the Applicants, the Debtors and the plaintiffs in Court File No. 2651/17:

**APPOINTMENT CONTINUED**

1. THIS COURT ORDERS that the Order dated February 28, 2019 (the "February 28 Order") appointing A. Farber & Partners Inc. as Receiver, without security, of all of the assets, undertakings and properties, including the real property listed in Schedule "B" hereto (the "Schedule "B" Properties"), of the Debtors, including all proceeds thereof (the "Property"), is hereby continued on the terms set out below, until further order of this Court.

**RECEIVER'S POWERS**

2. THIS COURT ORDERS that the Receiver is hereby empowered and authorized, but not obligated, to act at once in respect of the Property and, without in any way limiting the generality of the foregoing, the Receiver is hereby expressly empowered and authorized to do any of the following where the Receiver considers it necessary or desirable:

- (a) to investigate and monitor the Debtors' affairs and the Property;
- (b) to review and have access to any and all financial information pertaining to the Debtors and the Property, including bank statements, financial records and accounts;
- (c) to demand access to additional documents as it sees fit;
- (d) to take possession of and exercise control over the real property listed in Rows 1-13 and 16-20 of Schedule "B" hereto (hereinafter "the Income Producing Property") and any and all proceeds, receipts and disbursements arising out of or from the Income Producing Property;
- (e) to receive, preserve, and protect the Income Producing Property, or any part or parts thereof, including, but not limited to, the changing of locks and security codes, the engaging of independent security personnel, the taking of physical inventories and the placement of such insurance coverage as may be necessary or desirable;
- (f) to manage, operate, and carry on the business of the Debtors with respect to the Income Producing Property, including the powers to enter into any agreements,

incur any obligations in the ordinary course of business, cease to carry on all or any part of the business, or cease to perform any contracts of the Debtor;

- (g) to receive all revenues generated by the Income Producing Property, including without limitation any rents paid by tenants thereof;
- (h) to engage consultants, appraisers, agents, experts, auditors, accountants, managers, counsel and such other persons from time to time and on whatever basis, including on a temporary basis, to assist with the exercise of the Receiver's powers and duties, including without limitation those conferred by this Order;
- (i) to report to, meet with and discuss with such affected Persons (as defined below) as the Receiver deems appropriate on all matters relating to the Property and the receivership, and to share information, subject to such terms as to confidentiality as the Receiver deems advisable;
- (j) to conduct examinations under oath of any Person concerning the management of known assets of the Debtors and the existence of any other assets; and
- (k) to take any steps reasonably incidental to the exercise of these powers or the performance of any statutory obligations;
- (l) to execute, assign, issue and endorse documents of whatever nature in respect of any of the Property, whether in the Receiver's name or in the name and on behalf of the Debtors, for any purpose pursuant to this Order.

and in each case where the Receiver takes any such actions or steps, it shall be exclusively authorized and empowered to do so, to the exclusion of all other Persons (as defined below) and without interference from any other Person.

### **RING-FENCING AND USE OF FUNDS**

3. THIS COURT ORDERS that all funds, monies, cheques, instruments, and other forms of payments received or collected, from and after the making of this Order, from any source whatsoever, including without limitation the collection of rents paid by tenants of the Property and

the collection of any accounts receivable of the Debtors in whole or part, whether in existence on the date of the Order or hereafter coming into existence, shall be deposited into new property-specific accounts (the "**Segregated Accounts**") to be opened by the Receiver immediately. The Segregated Accounts shall be segregated such that all receipts in respect of a property shall be deposited into the Segregated Account opened in respect of such property and all permitted disbursements (the "**Permitted Disbursements**") in respect of such property shall be withdrawn therefrom, if sufficient funds are available. Permitted Disbursements shall mean, in relation to the property in respect of which a Segregated Account has been opened, realty taxes, utilities, payroll, insurance, maintenance expenses, other reasonable property-specific expenses and business expenses associated with such property. The Receiver shall have sole signing authority over the Segregated Accounts.

#### **DUTY TO PROVIDE ACCESS AND CO-OPERATION TO THE RECEIVER**

4. THIS COURT ORDERS that (i) the Debtors, (ii) all of their current and former directors, officers, employees, agents, accountants, legal counsel, shareholders, banks, financial institutions, brokerages, and all officers and employees of such banks, financial institutions and brokerages, (iii) all other individuals, firms, corporations, governmental bodies or agencies, or other entities having notice of this Order, and (iv) anyone acting on the instructions of anyone listed in this paragraph (all of the foregoing, collectively, being "Persons" and each being a "Person", save and except for the Applicants) shall forthwith advise the Receiver of the existence of any Property in such Person's possession or control.

5. THIS COURT ORDERS that all Persons shall forthwith advise the Receiver of the existence of any books, documents, securities, contracts, orders, corporate and accounting records, and any other papers, records and information of any kind related to the business or affairs of the Debtors, and any computer programs, computer tapes, computer disks, or other data storage media containing any such information (the foregoing, collectively, the "Records") in that Person's possession or control, and shall provide to the Receiver or permit the Receiver to make, retain and take away copies thereof and grant to the Receiver unfettered access to and use of accounting, computer, software and physical facilities relating thereto, provided however that nothing in this paragraph 5 or in paragraph 6 of this Order shall require the delivery of Records, or the granting of access to Records, which may not be disclosed or provided to the Receiver due to the privilege

attaching to solicitor-client communication or due to statutory provisions prohibiting such disclosure.

6. THIS COURT ORDERS that if any Records are stored or otherwise contained on a computer or other electronic system of information storage, whether by independent service provider or otherwise, all Persons in possession or control of such Records shall forthwith give unfettered access to the Receiver for the purpose of allowing the Receiver to recover and fully copy all of the information contained therein whether by way of printing the information onto paper or making copies of computer disks or such other manner of retrieving and copying the information as the Receiver in its discretion deems expedient, and shall not alter, erase or destroy any Records without the prior written consent of the Receiver. Further, for the purposes of this paragraph, all Persons shall provide the Receiver with all such assistance in gaining immediate access to the information in the Records as the Receiver may in its discretion require including providing the Receiver with instructions on the use of any computer or other system and providing the Receiver with any and all access codes, account names and account numbers that may be required to gain access to the information.

7. THIS COURT ORDERS that the Receiver shall have access to those premises wherever the Records are kept, retained, stored or used, including, but not limited to, the Schedule "B" Properties, upon reasonable notice to any of the Debtors having control of such premises, or their legal counsel, and the offices or residential premises of all Persons (as defined in sub-paragraph 4 above) relating to the business and affairs of the Debtors, and the Debtors and all Persons shall take all reasonable steps to ensure that the Receiver will have such access.

#### **NO PROCEEDINGS AGAINST THE RECEIVER**

8. THIS COURT ORDERS that no proceeding or enforcement process in any court or tribunal (each, a "Proceeding"), shall be commenced or continued against the Receiver except with the written consent of the Receiver or with leave of this Court.

#### **NO PROCEEDINGS AGAINST THE DEBTORS OR THE PROPERTY**

9. THIS COURT ORDERS that, with the exception of the proceeding underway in Court File No. 2651/17 in the Superior Court of Justice at London, Ontario, no Proceeding against or in

respect of the Debtors or the Property shall be commenced or continued except with the written consent of the Receiver or with leave of this Court and any and all Proceedings currently under way against or in respect of the Debtors or the Property are hereby stayed and suspended pending further Order of this Court.

#### **NO EXERCISE OF RIGHTS OR REMEDIES**

10. THIS COURT ORDERS that all rights and remedies against the Debtors, the Receiver, or affecting the Property, except the within proceeding and the proceeding underway in Court File No. 2651/17 in the Superior Court of Justice at London, Ontario, are hereby stayed and suspended except with the written consent of the Receiver or leave of this Court, provided however that this stay and suspension does not apply in respect of any "eligible financial contract" as defined in the BIA, and further provided that nothing in this paragraph shall (i) empower the Receiver or the Debtors to carry on any business which the Debtors are not lawfully entitled to carry on, (ii) exempt the Receiver or the Debtors from compliance with statutory or regulatory provisions relating to health, safety or the environment, (iii) prevent the filing of any registration to preserve or perfect a security interest, or (iv) prevent the registration of a claim for lien.

#### **NO INTERFERENCE WITH THE RECEIVER**

11. THIS COURT ORDERS that no Person shall discontinue, fail to honour, alter, interfere with, repudiate, terminate or cease to perform any right, renewal right, contract, agreement, licence or permit in favour of or held by the Debtors, without written consent of the Receiver or leave of this Court.

#### **CONTINUATION OF SERVICES**

12. THIS COURT ORDERS that all Persons having oral or written agreements with the Debtors or statutory or regulatory mandates for the supply of goods and/or services, including without limitation, all computer software, communication and other data services, centralized banking services, payroll services, insurance, transportation services, utility or other services to the Debtors are hereby restrained until further Order of this Court from discontinuing, altering, interfering with or terminating the supply of such goods or services as may be required by the Receiver, and that the Receiver shall be entitled to the continued use of the Debtors' current telephone numbers, facsimile numbers, internet addresses and domain names, provided in each

case that the normal prices or charges for all such goods or services received after the date of this Order are paid by the Receiver in accordance with normal payment practices of the Debtors or such other practices as may be agreed upon by the supplier or service provider and the Receiver, or as may be ordered by this Court.

#### **LIMITATION ON THE RECEIVER'S LIABILITY**

13. THIS COURT ORDERS that the Receiver shall incur no liability or obligation as a result of its appointment or the carrying out the provisions of this Order, save and except for any gross negligence or wilful misconduct on its part, or in respect of its obligations under sections 81.4(5) or 81.6(3) of the BIA or under the *Wage Earner Protection Program Act*. Nothing in this Order shall derogate from the protections afforded the Receiver by section 14.06 of the BIA or by any other applicable legislation.

#### **RECEIVER'S ACCOUNTS**

14. THIS COURT ORDERS that the Receiver and counsel to the Receiver shall be paid their reasonable fees and disbursements, in each case at their standard rates and charges unless otherwise ordered by the Court on the passing of accounts, and that the Receiver and counsel to the Receiver shall be entitled to and are hereby granted a charge (the "Receiver's Charge") on the Property, as security for such fees and disbursements, both before and after the making of this Order in respect of these proceedings, and that the Receiver's Charge shall form a first charge on the Property in priority to all security interests, trusts, liens, charges and encumbrances, statutory or otherwise, in favour of any Person, but subject to sections 14.06(7), 81.4(4), and 81.6(2) of the BIA.

15. THIS COURT ORDERS that the Receiver and its legal counsel shall pass its accounts from time to time, and for this purpose the accounts of the Receiver and its legal counsel are hereby referred to a judge of the Commercial List of the Ontario Superior Court of Justice.

16. THIS COURT ORDERS that the Receiver and its counsel shall allocate their respective fees and disbursements with respect to work done on each of the Income Producing Properties.

17. THIS COURT ORDERS that prior to the passing of its accounts, the Receiver shall be at liberty from time to time to apply reasonable amounts, out of the monies in its hands, including monies in the Segregated Accounts, against its fees and disbursements, including legal fees and

disbursements, incurred at the standard rates and charges of the Receiver or its counsel, and such amounts shall constitute advances against its remuneration and disbursements when and as approved by this Court.

#### **FUNDING OF THE RECEIVERSHIP**

18. THIS COURT ORDERS that the Receiver be at liberty and it is hereby empowered to borrow by way of a revolving credit or otherwise, such monies from time to time as it may consider necessary or desirable, provided that the outstanding principal amount does not exceed \$750,000 (or such greater amount as this Court may by further Order authorize) at any time, at such rate or rates of interest as it deems advisable for such period or periods of time as it may arrange, for the purpose of funding the exercise of the powers and duties conferred upon the Receiver by this Order, including interim expenditures. The whole of the Property shall be and is hereby charged by way of a fixed and specific charge (the "Receiver's Borrowings Charge") as security for the payment of the monies borrowed, together with interest and charges thereon, in priority to all security interests, trusts, liens, charges and encumbrances, statutory or otherwise, in favour of any Person, but subordinate in priority to the Receiver's Charge and the charges as set out in sections 14.06(7), 81.4(4), and 81.6(2) of the BIA.

19. THIS COURT ORDERS that neither the Receiver's Borrowings Charge nor any other security granted by the Receiver in connection with its borrowings under this Order shall be enforced without leave of this Court.

20. THIS COURT ORDERS that the Receiver is at liberty and authorized to issue certificates substantially in the form annexed as Schedule "C" hereto (the "Receiver's Certificates") for any amount borrowed by it pursuant to this Order.

21. THIS COURT ORDERS that the monies from time to time borrowed by the Receiver pursuant to this Order or any further order of this Court and any and all Receiver's Certificates evidencing the same or any part thereof shall rank on a *pari passu* basis, unless otherwise agreed to by the holders of any prior issued Receiver's Certificates.



**GENERAL**

22. 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.

23. THIS COURT ORDERS that the Receiver be at liberty and is hereby authorized and empowered to apply to any court, tribunal, regulatory or administrative body, wherever located, for the recognition of this Order and for assistance in carrying out the terms of this Order, and that the Receiver is authorized and empowered to act as a representative in respect of the within proceedings for the purpose of having these proceedings recognized in a jurisdiction outside Canada.

**TIMING OF FURTHER STEPS**

24. The Respondents shall fulfill their obligations under the February 28 order by no later than April 18, 2019.

25. The Receiver shall deliver a further report by April 30, 2019.




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CM CHIBA, Registrar  
Superior Court of Justice

330 UNIVERSITY AVE.	330 AVE. UNIVERSITY
7TH FLOOR	7E ÉTAGE
TORONTO, ONTARIO	TORONTO, ONTARIO
M5G 1A7	M5G 1A7

ENTERED AT/ INSCRIT À TORONTO  
ON/BOOK NO:  
LE / DANS LE REGISTRE NO:

MAR 26 2019

PER / PAR: *RW*

**SCHEDULE "A"**  
**DEBTOR ENTITIES**

1. 29 Laren Street Inc.
2. 3415 Errington Avenue Inc.
3. 3419 Errington Avenue Inc.
4. 331 Regent Street Inc.
5. 110-114 Pine Street Inc.
6. 15-16 Keziah Court Inc.
7. 193 Mountain Street Inc.
8. 625 Ash Street Inc.
9. 101 Service Road Inc.
10. 146 Whittaker Street Inc.
11. Estate of Judith Hutchens
12. 364 Morris Street Inc.
13. 367-369 Howey Drive Inc.
14. 720 Cambrian Heights Inc.
15. JBD Hutchens Family Holdings Inc.
16. 17 Serpentine Street Inc.

**SCHEDULE "B"**  
**DEBTOR PROPERTIES**

**Real Property:**

	Property Address	Registered Owner	Legal Description of Real Property
1.	29 Laren Street Sudbury, Ontario	29 Laren Street Inc.	PIN #73481-0001 (LT);  PCL 12042 SEC SES; PT LT 31 BLK B PL M9 DRYDEN & PT LT 32 BLK B PL M9 DRYDEN AS IN LT67718; PT LT 33 PL M9 DRYDEN PT 1 53R64589; GREATER SUDBURY
2.	29 Laren Street Sudbury, Ontario	29 Laren Street Inc.	PIN #73481-0006 (LT);  PCL 12115 SEC SES; LT 30 BLK B PL M9DRYDEN;GREATERSUDBURY
3.	29 Laren Street Sudbury, Ontario	29 Laren Street Inc.	PIN #73481-0008 (LT);  PLC 12201 SEC SES; LT 29 BLK B PL M9 DRYDEN; PT PINE ST PL M9 DRYDEN; PT LANE PL PL M9 DRYDEN (NOW CLOSED) PARTS 3- 5, 53R9050 SAVE & EXPECTING THEREFROM THE CANADIAN PACIFIC RAILWAY COMPANY PROPERTY, & THAT PORTION OF THE WAHNAPIITAE RIVER; S/T LT567345; GREATER SUDBURY
4.	29 Laren Street Sudbury, Ontario	29 Laren Street Inc.	PIN #73481-0493 (LT);  PCL 3816 SEC SES; LT 5-6 BLK B PL M9 DRYDEN; S/T LT567345; GREATER SUDBURY
5.	29 Laren Street Sudbury, Ontario	29 Laren Street Inc.	PIN #73481-0446 (LT);  PCL 12386 SEC SES; LT 1-3 BLKB PL M9DRYDEN;GREATERSUDBURY
6.	29 Laren Street Sudbury, Ontario	29 Laren Street Inc.	PIN #73481-0512 (LT);  PLC 198 SEC SES; LT 4 BLK B PL M9 DRYDEN;GREATERSUDBURY
7.	3415 Errington Avenue Sudbury, Ontario	3415 Errington Avenue Inc.	PIN: 73349-1569 (LT)

	Property Address	Registered Owner	Legal Description of Real Property
			PCL 10618 SEC SWS; LT215BLK6PL M91 BALFOUR; GREATER SUDBURY
8.	3419 Errington Avenue Sudbury, Ontario	3419 Errington Avenue Inc.	PIN: 73349-0720 (LT)  PCL 21629 SEC SWS; LT 222 BLK 6 PL M91 BALFOUR; GREATER SUDBURY
9.	331 Regent Street Sudbury, Ontario	331 Regent Street Inc.	PIN #73586-0638 (LT)  LT 297 PL 4SC MCKIM; GREATER SUDBURY
10.	110-114 Pine Street Sudbury, Ontario	110-114 Pine Street Inc.	PIN #02135-0246 (LT);  LTS 48, 49, PT LT 50, BLK B PLAN 3SA; PTS 2, 4, 5, 6 53R11500 SUBJECT TO S94352 CITY OF SUDBURY
11.	193 Mountain Street Sudbury, Ontario	193 Mountain Street Inc.	PIN #02132-0942 (LT);  PCLS 2388, 3113 AND 21292 SEC SES LTI PLAN M28B EXCEPT COMM AT THESELY ANGLE OF LT1; THENCE S 37 DEG 16'W ALONG THE SLY LIMIT OF LT1 A DISTANCE OF 42FT 3INCHES TO THE SLY ANGLE OF SAID LT1; THENCE S 73 DEG 04'W ALONG THE SLY LIMIT OF SAID LT1 A DISTANCE OF 10FT, 6INCHES TO THE SW ANGLE OF LT1; THENCE N 52DEG 10'W ALONG THE W LIMIT OF LT1 A DISTANCE OF 10FT, 6INCHES TO A POINT; THENCE N 64DEG 29'E A DISTANCE OF 11 FT MORE OR LESS TO A POINT BEING 11.0FT N 25DEG 31'W OF THE SLY ANGLE OF LT1; THENCE N 52 DEG 00' E A DISTANCE OF 38FT MORE OR LESS TO THE POC, PLAN ATTACHED IN 33273, NOWPCL5776 SES; LT2 PLAN M28B EXCEPT COMMENCING AT THESELY ANGLE OF LT2, THENCE S 73 DEGREES 04'W ALONG THE SLY LIMIT OF LT2 A DISTANCE OF 63'2" TO THE S WLY ANGLE OF LT2, THEN N64 DEGREES 29' EA DISTANCE OF 62' MORE OR LESS TO A POINT ON THE ELY LIMIT OF LT2, THENCE S 52 DEGREES E ALONG THE ELY LIMIT OF LT2 A

	Property Address	Registered Owner	Legal Description of Real Property
			DISTANCE OF 10'6" MORE OR LESS TO THE POC; PLAN ATTACHED IN 33273, NOW PLC 5776 SES; EXCEPT COMM AT A POINT IN THE S WESTERN LIMIT OF SAID LT2 DISTANT 95.0FT FROM THE MOST SLY ANGLE OF SAID LT; THENCE N 45DEG 23'W TO A POINT IN THE HIGHWATER MARK OF THE EASTERN BANK OF JUNCTION CREEK; THENCE S WLY FOLLOWING ALONG SAID HIGHWATER MARK TO THE MOST WLY ANGLE OF SAID LT; THENCE S 54DEG 42'E ALONG THE AFORESAID S WESTERN LIMIT 95.0 FT MORE OR LESS TO THE POC, NOW PCL 21291 SES; EXCEPT PT1 53R8264; PT LT3 PLAN M28B COMM AT TA POINT IN THEN ELY ANGLE; THENCE S 70 DEG 32' W ALONG THE S EASTERN LIMIT OF SAID LT 18.0FT; THENCE N 45DEG 23'W TO THE POC; EXCEPT PT 2 53R8264 SUBJECT TO 25265S/T LT868119 PART 6&7 ON PLAN 53R-16220 CITY OF SUDBURY
12.	1779 Cross Street Innisfil, Ontario	Tanya Hutchens	PIN #58069-0150 (LT);  PT N 1/2 LT 25 CON 6 INNISFIL AS IN R 01093173; STR 01093173; INNISFIL
13.	367-369 Howey Drive Sudbury, Ontario	367-369 Howey Drive Inc.	PIN #73583-0400 (LT);  LT 1-2 BLK A PL 5SA MCKIM S/T & T/W S112782; S/T INTEREST IN S112782; GREATER SUDBURY
14.	33 Theodore Place Vaughan, Ontario	Tatiana Hutchens	PIN #03251-0304 (LT);  PCL 89-1, SEC 65M2941; LT 89, PL 65M2941, S/T LT746593; Vaughan
15.	33 Theodore Place Vaughan, Ontario	Tatiana Hutchens	PIN #03251-0304 (LT);  PCL 89-1, SEC 65M2941; LT 89, PL 65M2941, S/T LT746593; Vaughan
16.	1889 Simcoe Blvd Innisfil, Ontario	Tatiana Hutchens	LT 31, PL 657; INNISFIL being all of PIN (58072-0299 (LT))
17.	1790 Cross Street Innisfil, Ontario	Tatiana Hutchens	LT 1, PL 978; INNISFIL being all of PIN (58069-0103 (LT))

	Property Address	Registered Owner	Legal Description of Real Property
18.	1479 Maple Road Innisfil, Ontario	Tatiana Hutchens	LT 6, PL 642; INNISFIL being all of PIN (58068-0102 (LT))
19.	17 Serpentine Street Sudbury, Ontario	17 Serpentine Street Inc.	PIN 73599-0157 (LT); PLC 40961 SEC SES SRO; LT 95 PL MI 025 MCKIM; S/T LT 387652, LT387654; GREATER SUDBURY
20.	42 Clemow Avenue Sudbury, Ontario	Sandy Hutchens and the Estate of Judith Hutchens	

**Personal Property:**

Sea Doo Boat located at 33 Theodore Place, Vaughan, Ontario.

## SCHEDULE "C"

## RECEIVER CERTIFICATE

CERTIFICATE NO. \_\_\_\_\_

AMOUNT\$ \_\_\_\_\_

1. THIS IS TO CERTIFY that [RECEIVER'S NAME], the receiver (the "Receiver") of the assets, undertakings and properties [DEBTOR'S NAME] 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 \_\_\_\_ day of \_\_\_\_\_, 20\_\_ (the "Order") made in an action having Court file number \_\_\_\_-CL-\_\_\_\_\_, has received as such Receiver from the holder of this certificate (the "Lender") the principal sum of \$\_\_\_\_\_, being part of the total principal sum of \$\_\_\_\_\_ 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 \_\_\_\_\_ per cent above the prime commercial lending rate of Bank of \_\_\_\_\_ 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.

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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 \_\_\_\_ day of \_\_\_\_\_, 20\_\_.

[RECEIVER'S NAME], solely in its capacity  
as Receiver of the Property, and not in its  
personal capacity

Per: \_\_\_\_\_

Name:

Title:



GARY STEVENS et al. v. SANDY HUTCHENS et al.  
Applicants Respondents

**ONTARIO  
SUPERIOR COURT OF JUSTICE  
COMMERCIAL LIST**

Proceeding commenced at TORONTO

**ORDER  
(CONTINUING RECEIVERSHIP)**

**Necpal Litigation Professional Corporation**  
171 John Street, Suite 101  
Toronto, Ontario M5T 1X3  
Fax: 1.866.495.8389

Justin Necpal (LSO# 56126J)  
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Anisah Hassan (LSO# 65919L)  
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[ahassan@necpal.com](mailto:ahassan@necpal.com)

Lawyers for the Applicants, Gary Stevens,  
Linda Stevens and 1174365 Alberta Ltd.

## **APPENDIX 3**

Court File No. CV-18-608271-00CL

**ONTARIO  
SUPERIOR COURT OF JUSTICE  
COMMERCIAL LIST**

THE HONOURABLE MR.

)

THURSDAY , THE 25<sup>TH</sup>

)

JUSTICE PENNY

)

DAY OF APRIL, 2019

GARY STEVENS, LINDA STEVENS and 1174365 ALBERTA LTD.

Applicants

– and –

SANDY HUTCHENS, also known as SANDY CRAIG HUTCHENS, also known as S. CRAIG HUTCHENS, also known as CRAIG HUTCHENS, also known as MOISHE ALEXANDER BEN AVROHOM, also known as MOISHE ALEXANDER BEN AVRAHAM, also known as MOSHE ALEXANDER BEN AVROHOM, also known as FRED HAYES, also known as FRED MERCHANT, also known as ALEXANDER MACDONALD, also known as MATHEW KOVCE also known as ED RYAN, and TANYA HUTCHENS, also known as TATIANA HUTCHENS, also known as TATIANA BRIK, also known as TANYA BRIK-HUTCHENS

Respondents

**ORDER**

THIS MOTION, made by the Respondents, was heard this day at 330 University Avenue, Toronto, Ontario.

ON BEING ADVISED of the Consent of the Applicants, the Respondents, the entities referred to at Schedule “B” attached hereto, the plaintiffs in the Ontario Superior Court of Justice proceeding bearing London Court File No. 2651/17 (the “**London Plaintiffs**”), Ronald Henderson, Meridian Credit Union Limited, and A. Farber & Partners Inc. as receiver (the “**Receiver**”) without security, of all of the assets, undertakings and properties of the Respondents and certain additional entities pursuant to Orders in this proceeding dated February 28 and March 18, 2019 (together, the “**Appointment Orders**”), and on being advised that no other member of the Service List in this proceeding has opposed the relief herein,

**SALE OF PROPERTIES**

1. THIS COURT ORDERS that in addition to the Receiver's powers and authorizations set out in the Appointment Orders, the Receiver is hereby empowered and authorized, but not obligated, to act as follows in respect of the properties listed in Schedule "A" hereto (the "**Saleable Properties**"):

- (a) to market any or all of the Saleable Properties, including advertising and soliciting offers in respect of the Property or any part or parts thereof and negotiating such terms and conditions of sale as the Receiver in its discretion may deem appropriate;
- (b) to sell, convey, transfer, lease or assign the Saleable Properties or any part or parts thereof out of the ordinary course of business,
  - (i) without the approval of this Court in respect of any transaction not exceeding \$250,000, provided that the aggregate consideration for all such transactions does not exceed \$500,000; and
  - (ii) with the approval of this Court in respect of any transaction in which the purchase price or the aggregate purchase price exceeds the applicable amount set out in the preceding clause;

and in each such case notice under subsection 63(4) of the Ontario *Personal Property Security Act* or section 31 of the Ontario *Mortgages Act* shall not be required; and

- (c) to apply for any vesting order or other orders necessary to convey the Saleable Properties or any part or parts thereof to a purchaser or purchasers thereof, free and clear of any liens or encumbrances affecting such Saleable Property.

2. THIS COURT ORDERS that paragraph 3 of the Order herein dated March 18, 2019 shall apply to the proceeds of sale of any Saleable Property, net of closing expenses.

**FREEZING, LIVING EXPENSES, LEGAL EXPENSES**

3. THIS COURT ORDERS that the Respondents and the entities referred to at Schedule "B" attached hereto (collectively, the "Debtors"), and their servants, employees, agents, assigns, officers, directors and anyone else acting on their behalf or in conjunction with any of them, and any and all persons with notice of this injunction, are restrained from directly or indirectly, by any means whatsoever:

- (a) selling, removing, dissipating, alienating, transferring, assigning, encumbering, or similarly dealing with any assets of the Debtors, wherever situate;
- (b) instructing, requesting, counselling, demanding, or encouraging any other person to do so; and
- (c) facilitating, assisting in, aiding, abetting, or participating in any acts the effect of which is to do so.

4. THIS COURT ORDERS that paragraph 3 applies to all of the Debtors' assets whether or not they are in their own names and whether they are solely or jointly owned. For the purpose of this order, the Debtors' assets include any asset which any one of them has the power, directly or indirectly, to dispose of or deal with as if it were his own. A Debtor is to be regarded as having such power if a third party holds or controls the assets in accordance with the Debtor's direct or indirect instructions.

5. THIS COURT ORDERS that notwithstanding paragraphs 3 and 4 of this Order, the Receiver shall:

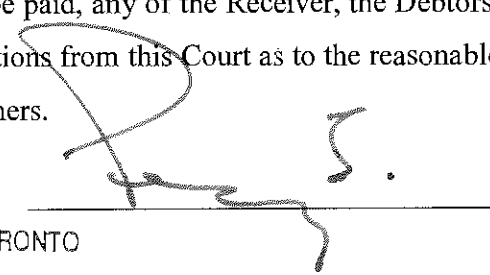
- (a) pay to the Debtors reasonable amounts from the funds in the Receiver's possession as a result of the Appointment Orders or this Order, subject to the availability of such funds for spending on ordinary living expenses and legal advice and representation, and excluding the following funds from the proceeds of the Saleable Properties noted, which funds shall not be paid to the Debtors without the express written consent of the London Plaintiffs or further Order of the Court obtained on notice to the London Plaintiffs:

- 4 -

- (i) 33 Theodore Place, Vaughan, Ontario – \$379,968;
  - (ii) 42 Clemow Avenue, Sudbury, Ontario – \$615,000; and
  - (iii) 1779 Cross Street, Innisfil, Ontario – \$150,626.22;
- (b) authorize the Debtors to spend reasonable amounts from funds in their power, possession or control otherwise subject to paragraph 3 above on ordinary living expenses and legal advice and representation, and in either case the Debtors shall be entitled to spend such funds on ordinary living expenses and legal advice and representation only.

6. THIS COURT ORDERS that the Receiver shall provide notice to the Applicants and the London Plaintiffs of any amount to be paid or authorized to a Debtor pursuant to paragraph 5 above at least 24 hours prior to making such a payment.

7. THIS COURT ORDERS that if the Receiver and any Debtor cannot agree on reasonable amounts to be paid pursuant to paragraph 5 above, or if the Applicants and/or the London Plaintiffs dispute the reasonableness of any amount proposed to be paid, any of the Receiver, the Debtors, the Applicants, or the London Plaintiffs may seek directions from this Court as to the reasonable quantum to be paid on at least 24 hours' notice to the others.



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PER/PAR: UM

**SCHEDULE "A"**  
**SALEABLE PROPERTIES**

	Property Address	Registered Owner	Legal Description of Real Property
1.	1779 Cross Street Innisfil, Ontario	Tanya Hutchens	PIN #58069-0150 (LT);  PT N 1/2 LT 25 CON 6 INNISFIL AS IN R01093173; ST R01093173; INNISFIL
2.	1889 Simcoe Blvd Innisfil, Ontario	Tatiana Hutchens	LT 31, PL 657; INNISFIL being all of PIN (58072-0299 (LT))
3.	1790 Cross Street Innisfil, Ontario	Tatiana Hutchens	LT 1, PL 978; INNISFIL being all of PIN (58069-0103 (LT))
4.	42 Clemow Avenue Sudbury, Ontario	Sandy Hutchens and the Estate of Judith Hutchens	PCL 7614 SEC SES; LT 278 PL M128 MCKIM; GREATER SUDBURY
5.	33 Theodore Place Vaughan, Ontario	Tatiana Hutchens	PIN #03251-0304 (LT);  PCL 89-1, SEC 65M2941; LT 89, PL 65M2941, S/T LT746593: Vaughan

**SCHEDULE "B"**  
**DEBTOR ENTITIES**

1. 29 Laren Street Inc.
2. 3415 Errington Avenue Inc.
3. 3419 Errington Avenue Inc.
4. 331 Regent Street Inc.
5. 110-114 Pine Street Inc.
6. 15-16 Keziah Court Inc.
7. 193 Mountain Street Inc.
8. 625 Ash Street Inc.
9. 101 Service Road Inc.
10. 146 Whittaker Street Inc.
11. Estate of Judith Hutchens
12. 364 Morris Street Inc.
13. 367-369 Howey Drive Inc.
14. 720 Cambrian Heights Inc.
15. JBD Hutchens Family Holdings Inc.
16. 17 Serpentine Street Inc.



STEVENS *et al.*  
Applicants

-and-

HUTCHENS *et al.*  
Respondents

Court File No. CV-18-608271-00CL

**ONTARIO  
SUPERIOR COURT OF JUSTICE  
COMMERCIAL LIST**

Proceeding commenced at Toronto

**ORDER**

**NAYMARK LAW**

171 John Street, Suite 101  
Toronto, ON M5T 1X3

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Tel: (416) 640-6078

Fax: (647) 660-5060

**Terrence Liu** LSO#: 64130M

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Lawyers for the Receiver,  
A. Farber & Partners Inc.

## **APPENDIX 4**

Court File No. CV-18-608271-00CL

**ONTARIO  
SUPERIOR COURT OF JUSTICE  
COMMERCIAL LIST**

THE HONOURABLE

)

FRIDAY, THE 7<sup>TH</sup>

MR. JUSTICE PENNY

)


DAY OF JUNE, 2019

)

GARY STEVENS, LINDA STEVENS and 1174365 ALBERTA LTD.

Applicants

- and -



SANDY HUTCHENS, also known as SANDY CRAIG HUTCHENS, also known as S. CRAIG HUTCHENS, also known as CRAIG HUTCHENS, also known as MOISHE ALEXANDER BEN AVROHOM, also known as MOISHE ALEXANDER BEN AVRAHAM, also known as MOSHE ALEXANDER BEN AVROHOM, also known as FRED HAYES, also known as FRED MERCHANT, also known as ALEXANDER MACDONALD, also known as MATHEW KOVCE also known as ED RYAN, and TANYA HUTCHENS, also known as TATIANA HUTCHENS, also known as TATIANA BRIK, also known as TANYA BRIK-HUTCHENS

Respondents

**ORDER**

THIS MOTION, made by A. Farber & Partners Inc. as receiver (the “**Receiver**”), without security, of all of the assets, undertakings and properties of the Respondents and certain additional entities pursuant to Orders (collectively, the “**Debtors**”) in this proceeding dated February 28, March 18, and April 25 2019 (together, the “**Receivership Orders**”), including certain real properties, for an order authorizing the sale transaction (the “**Sale Transaction**”) contemplated by an agreement of purchase and sale between the Receiver and Robert Whitcher (the “**Purchaser**”) on May 15, 2019 (the “**Sale Agreement**”) and appended to the Third Report of the Receiver dated June 3, 2019, and vesting in the Purchaser the Debtors’ rights, title and interests in and to the asset respectively described in the Sale Agreement (the “**Purchased Asset**”), as well as certain other relief related to the Receivership, was heard this day at 330 University Avenue, Toronto, Ontario.

ON READING the Motion Record of the Receiver and on hearing the submissions of counsel for the Receiver, and on being advised that no party or member of the Service List herein opposes the relief set out in this Order:

#### **AUTHORIZATION OF SALE TRANSACTION**

1. THIS COURT ORDERS that the time for service of the Notice of Motion and the Motion is hereby abridged and validated so that this motion is properly returnable today and hereby dispenses with further service thereof.
2. THIS COURT ORDERS AND DECLARES that the Sale Transaction is hereby approved, and the execution of the Sale Agreement by the Receiver 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 completion of the Sale Transaction and for the conveyance of the Purchased Asset 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 Debtors' right, title and interest in and to the Purchased Asset described in the Sale Agreement and listed on Schedule B hereto 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"**) including, without limiting the generality of the foregoing: (i) any encumbrances or charges created by the Receivership Orders; (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 (the **"Encumbrances"**) 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.



4. THIS COURT ORDERS that upon the registration in the Sudbury Land Registry (No. 53) Land Registry Office of an Application for Vesting Order in the form prescribed by the *Land Titles Act*, the Land Registrar is hereby directed to enter the Purchasers as the owners of the subject real property as 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.

5. THIS COURT ORDERS that for the purposes of determining the nature and priority of any Claims, the net proceeds 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 sale, 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.

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 Debtors and any bankruptcy order issued pursuant to any such applications; and
- (c) any assignment in bankruptcy made in respect of the Debtors;

the vesting of the Purchased Asset in the Purchaser pursuant to this Order shall be binding on any trustee in bankruptcy that has been or may from time to time be appointed in respect of the Debtors and shall not be void or voidable by creditors of the Debtors, 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 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.

#### **SEALING CONFIDENTIAL APPENDICES**

9. THIS COURT ORDERS that the Confidential Appendices to the Third Report be and are hereby sealed unless and until Receiver files a certificate confirming that the Transaction has closed.

#### **DISTRIBUTION OF PROCEEDS FROM SALE TRANSACTION TO MORTGAGEE**

10. THIS COURT ORDERS that the distribution of \$80,319.60, more or less, from the Sale Transaction to Ronald Henderson, in payment of his loan to Sandy Hutchens secured by a mortgage registered on title to the subject property is hereby authorized and approved. 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 distribution of these funds to Mr. Henderson.

#### **ADDITIONAL PROPERTIES**

11. THIS COURT ORDERS that in addition to the Receiver's appointment set out in the Receivership Orders, the Receiver is hereby appointed as Receiver, without security, of the real property listed in Schedule "D" hereto, including all proceeds thereof (the "**Additional Properties**"), on the terms set out below, until further order of this Court.

12. THIS COURT ORDERS that in addition to the Receiver's powers and authorizations set out in the Receivership Orders, the Receiver is hereby empowered and authorized, but not obligated, to act at once in respect of the Additional Properties and, without in any way limiting the generality of the foregoing, the Receiver is hereby expressly empowered and authorized to do any of the following where the Receiver considers it necessary or desirable:

- (a) to investigate and monitor the Additional Properties;
- (b) to review and have access to any and all financial information pertaining to the Additional Properties, including bank statements, financial records and accounts;
- (c) to demand access to additional documents as it sees fit;
- (d) to take possession of and exercise control over the Additional Properties and any and all proceeds, receipts and disbursements arising out of or from the Additional Properties;
- (e) to receive, preserve, and protect the Additional Properties, or any part or parts thereof, including, but not limited to, the changing of locks and security codes, the engaging of independent security personnel, the taking of physical inventories and the placement of such insurance coverage as may be necessary or desirable;
- (f) to manage, operate, and carry on the business of the Debtors with respect to the Additional Properties, including the powers to enter into any agreements, incur any obligations in the ordinary course of business, cease to carry on all or any part of the business, or cease to perform any contracts of the Debtors;
- (g) to receive all revenues generated by the Additional Properties, including without limitation any rents paid by tenants thereof;
- (h) to engage consultants, appraisers, agents, experts, auditors, accountants, managers, counsel and such other persons from time to time and on whatever basis, including on a temporary basis, to assist with the exercise of the Receiver's powers and duties, including without limitation those conferred by this Order;
- (i) to report to, meet with and discuss with such affected Persons (as defined below) as the Receiver deems appropriate on all matters relating to the Additional Properties and the receivership, and to share information, subject to such terms as to confidentiality as the Receiver deems advisable;
- (j) to conduct examinations under oath of any Person concerning the management of the Additional Properties; and

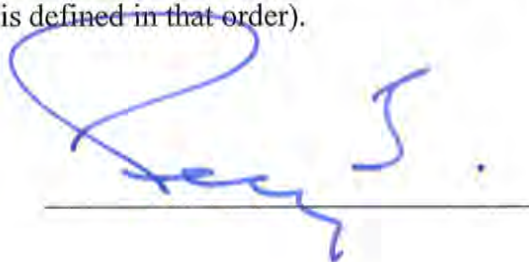


- (k) to take any steps reasonably incidental to the exercise of these powers or the performance of any statutory obligations.

and in each case where the Receiver takes any such actions or steps, it shall be exclusively authorized and empowered to do so, to the exclusion of all other Persons (as defined below) and without interference from any other Person.

13. THIS COURT ORDERS that all funds, monies, cheques, instruments, and other forms of payments received or collected, from and after the making of this Order, from any source whatsoever, including without limitation the collection of rents paid by tenants of the Additional Properties and the collection of any accounts receivable of the Debtors in whole or part, whether in existence on the date of the Order or hereafter coming into existence, shall be deposited into new property-specific accounts (the “**Segregated Accounts**”) to be opened by the Receiver immediately. The Segregated Accounts shall be segregated such that all receipts in respect of a property shall be deposited into the Segregated Account opened in respect of such property and all permitted disbursements (the “**Permitted Disbursements**”) in respect of such property shall be withdrawn therefrom, if sufficient funds are available. Permitted Disbursements shall mean, in relation to the property in respect of which a Segregated Account has been opened, realty taxes, utilities, payroll, insurance, maintenance expenses, other reasonable property-specific expenses and business expenses associated with such property. The Receiver shall have sole signing authority over the Segregated Accounts.

14. THIS COURT ORDERS that paragraphs 4 to 19 of the Order of Justice Penny dated March 18, 2019 herein shall apply with respect to the Additional Properties, in the same manner as they apply with respect to the Property (as that term is defined in that order).



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ON / BOOK NO:  
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JUN 10 2019

PER / PAR:





**Schedule A**

**Form of Receiver's Certificate**

Court File No. CV-18-608271-00CL

**ONTARIO  
SUPERIOR COURT OF JUSTICE  
COMMERCIAL LIST**

BETWEEN:

GARY STEVENS, LINDA STEVENS and 1174365 ALBERTA LTD.

Applicants

– and –

SANDY HUTCHENS, also known as SANDY CRAIG HUTCHENS, also known as S. CRAIG HUTCHENS, also known as CRAIG HUTCHENS, also known as MOISHE ALEXANDER BEN AVROHOM, also known as MOISHE ALEXANDER BEN AVRAHAM, also known as MOSHE ALEXANDER BEN AVROHOM, also known as FRED HAYES, also known as FRED MERCHANT, also known as ALEXANDER MACDONALD, also known as MATHEW KOVCE also known as ED RYAN, and TANYA HUTCHENS, also known as TATIANA HUTCHENS, also known as TATIANA BRIK, also known as TANYA BRIK-HUTCHENS

Respondents

**ORDER**

**RECEIVER'S CERTIFICATE**

**RECITALS**

A. Pursuant to an Order of the Honourable Mr. Justice Penny of the Ontario Superior Court of Justice (the "Court") dated March 18, 2019, A. Farber & Partners Inc. was appointed as the receiver (the "Receiver") without security, of all of the assets, undertakings and properties of the Respondents and certain additional entities (the "**Debtors**").

B. Pursuant to an Order of the Court dated June 7, 2019, the Court approved the agreement of purchase and sale made as of May 15, 2019 (the "**Sale Agreement**") between the Receiver

and Robert Whitcher (the "**Purchaser**") and provided for the vesting in the Purchaser of the Debtors right, title and interest in and to the Purchased Asset, which vesting is to be effective with respect to the Purchased Asset 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 Asset; (ii) that the conditions to Closing as set out in Schedules A & B of the Sale Agreement have been satisfied or waived by the Receiver and the Purchaser; and (iii) the Sale 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 Agreement.

THE RECEIVER CERTIFIES the following:

1. The Purchaser has paid and the Receiver has received the Purchase Price for the Purchased Asset payable on the Closing Date pursuant to the Sale Agreement;
2. The conditions to Closing as set out in Schedules A & B of the Sale Agreement have been satisfied or waived by the Receiver and the Purchaser; and
3. The Sale Transaction has been completed to the satisfaction of the Receiver.
4. This Certificate was delivered by the Receiver at \_\_\_\_\_ [TIME] on \_\_\_\_\_ [DATE].

**A. FARBER & PARTNERS INC. IN ITS  
CAPACITY AS COURT APPOINTED  
INTERIM RECEIVER OF HUTCHENS ET  
AL. AND NOT IN ITS PERSONAL OR  
CORPORATE CAPACITY.**

Per: \_\_\_\_\_

Name: \_\_\_\_\_

Title: \_\_\_\_\_

**SCHEDULE B**

**Purchased Asset**

42 CLEMOW AVENUE, CITY OF GREATER SUDBURY, P3C 3H3, PCL 7614 SEC SES, LT 278  
PL M128 MCKIM (P.I.N. 73588-0383 (LT))

**SCHEDULE C****Encumbrances to be deleted and expunged from title to the Real Property**

Encumbrances to be deleted as against the Real Property described as 42 CLEMOW AVENUE, CITY OF GREATER SUDBURY, P3C 3H3, PCL 7614 SEC SES, LT 278 PL M128 MCKIM (P.I.N. 73588-0383 (LT)):

- a) Instrument No. SD61982
- b) Instrument No. SD373443

**SCHEDULE D****Additional Properties**

	<b>Property Address</b>	<b>Registered Owner</b>	<b>Legal Description of Real Property</b>
1.	1573 Houston Avenue, Innisfill, Ontario	Tatiana Hutchens	LT 14 AND PT LT 15 PL 591 PT 2 51R37515 TOWN OF INNISFIL
2.	1760 Cross Street, Innisfille, Ontario	Tatiana Hutchens	LT 73 PL 881 INNISFIL; INNISFIL
3.	175 Hilda Avenue, Suite 1015, Thornhill, Ontario	Tatiana Hutchens	UNIT 15, LEVEL 10, YORK CONDOMINIUM PLAN NO. 102, PTS OF BLKS O, P & T PLAN 6955 AS DESCRIBED IN SCHEDULE A OF DECLARATION B364075. TWP OF YORK/NORTH YORK, CITY OF TORONTO
4.	131 Beecroft Avenue, Unit 62, Toronto, Ontario	Dina Brik	UNIT 62, LEVEL A, METROPOLITAN TORONTO CONDOMINIUM PLAN NO. 595, LOTS 462, 463, 464, 465, 466, 481, 482, 483, 484, 485 AND PARTS OF LOTS 461 AND 486 ON PLAN M407 AND PART OF BURNETT AVENUE ON SAID PLAN M407 AS DESCRIBED IN SCHEDULE 'A' OF DECLARATION B762963. TWP OF YORK/NORTH YORK, CITY OF TORONTO



STEVENS *et al.*  
Applicants

-and-

HUTCHENS *et al.*  
Respondents

Court File No. CV-18-608271-00CL

**ONTARIO**  
**SUPERIOR COURT OF JUSTICE**  
**COMMERCIAL LIST**

Proceeding commenced at Toronto

**ORDER**

**NAYMARK LAW**  
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**Terrence Liu** LSO#: 64130M  
Tel: (416) 640-2256  
Fax: (647) 660-5060

Lawyers for the Receiver,  
A. Farber & Partners Inc.

## **APPENDIX 5**

Court File No.: CV-18-608271-00CL

**ONTARIO  
SUPERIOR COURT OF JUSTICE  
COMMERCIAL LIST**

THE HONOURABLE MR.  
JUSTICE PENNY

)  
)  
)

FRIDAY, THE 5TH  
DAY OF JULY, 2019

BETWEEN:



GARY STEVENS, LINDA STEVENS and 1174365 ALBERTA LTD.

Applicants

– and –

SANDY HUTCHENS, also known as SANDY CRAIG HUTCHENS, also known as S. CRAIG HUTCHENS, also known as CRAIG HUTCHENS, also known as MOISHE ALEXANDER BEN AVROHOM, also known as MOISHE ALEXANDER BEN AVRAHAM, also known as MOSHE ALEXANDER BEN AVROHOM, also known as FRED HAYES, also known as FRED MERCHANT, also known as ALEXANDER MACDONALD, also known as MATHEW KOVCE, also known as ED RYAN, and TANYA HUTCHENS, also known as TATIANA HUTCHENS, also known as TATIANA BRIK, also known as TANYA BRIK-HUTCHENS

Respondents

APPLICATION UNDER Rule 14.05(3)(g) and (h) of *the Rules of Civil Procedure*

**JUDGMENT**

THIS APPLICATION made by the Applicants was heard this day at 330 University Avenue, Toronto, Ontario.



ON READING the Application Record, the Consent to Judgment of the Respondents, and on hearing the submissions of counsel for the parties:

### **RECOGNITION AND ENFORCEMENT OF THE US JUDGMENTS**

1. THIS COURT DECLARES that the judgments of the United States District Court for the Eastern District of Pennsylvania, entered on October 11, 2018 and December 19, 2018 in Case Civ. No. 18-692 in favour of the Applicants and against the Respondents Sandy Hutchens and Tanya Hutchens, in which damages were assessed against the Respondents Sandy Hutchens and Tanya Hutchens jointly and severally in the amount of US\$26,774,736.09 (the "US Judgments") are recognized and enforceable in Ontario.

2. THIS COURT ORDERS that the Respondents Sandy Hutchens and Tanya Hutchens pay to the Applicants an amount in Canadian dollars sufficient to purchase US\$26,774,736.09 at a bank in Ontario listed in Schedule I to the *Bank Act*, R.S.C. 1991, c. 46 at the close of business on the first day on which the bank quotes a Canadian dollar rate for purchase of U.S. dollars before the day payment of the obligation is received by the Applicants.

### **RECEIVERSHIP CONTINUED**

3. THIS COURT ORDERS that the Orders dated March 18, 2019 (the "March 18 Order") and June 7, 2019 (the "June 7 Order") continuing and expanding the appointment of A. Farber & Partners Inc. as Receiver, without security, of all of the assets, undertakings and properties, including the real property listed in Schedule "B" to the March 18 Order and Schedule "D" to the June 7 Order, of the Debtors (as defined in the March 18 Order), including all proceeds thereof (the "Property"), are hereby continued on the terms set out in the March 18 Order and June 7

Order, except for the Receiver's powers which are expanded as set out below in paragraph 4, until further order of this Court.

#### **RECEIVER'S POWERS**

4. THIS COURT ORDERS that the Receiver is hereby empowered and authorized, but not obligated, to act at once in respect of the Property and, without in any way limiting the generality of the foregoing, the Receiver is hereby expressly empowered and authorized to do any of the following where the Receiver considers it necessary or desirable:

- (a) to investigate and monitor the Debtors' affairs and the Property;
- (b) to review and have access to any and all financial information pertaining to the Debtors and the Property, including bank statements, financial records and accounts;
- (c) to demand access to additional documents as it sees fit;
- (d) to take possession of and exercise control over the real property listed in Rows 1-13 and 16-20 of Schedule "B" to the March 18 Order and Schedule "D" to the June 7 Order (hereinafter "the Income Producing Property") and any and all proceeds, receipts and disbursements arising out of or from the Income Producing Property;
- (e) to receive, preserve, and protect the Income Producing Property, or any part or parts thereof, including, but not limited to, the changing of locks and security codes, the engaging of independent security personnel, the taking of physical

inventories and the placement of such insurance coverage as may be necessary or desirable;

- (f) to manage, operate, and carry on the business of the Debtors with respect to the Income Producing Property, including the powers to enter into any agreements, incur any obligations in the ordinary course of business, cease to carry on all or any part of the business, or cease to perform any contracts of the Debtor;
- (g) to receive all revenues generated by the Income Producing Property, including without limitation any rents paid by tenants thereof;
- (h) to engage consultants, appraisers, agents, experts, auditors, accountants, managers, counsel and such other persons from time to time and on whatever basis, including on a temporary basis, to assist with the exercise of the Receiver's powers and duties, including without limitation those conferred by this Order;
- (i) to report to, meet with and discuss with such affected Persons (as defined below) as the Receiver deems appropriate on all matters relating to the Property and the receivership, and to share information, subject to such terms as to confidentiality as the Receiver deems advisable;
- (j) to conduct examinations under oath of any Person concerning the management of known assets of the Debtors and the existence of any other assets;
- (k) to purchase or lease such machinery, equipment, inventories, supplies, premises or other assets to continue the business of the Debtors or any part or parts thereof;

- (l) to receive and collect all monies and accounts now owed or hereafter owing to the Debtors and to exercise all remedies of the Debtors in collecting such monies, including, without limitation, to enforce any security held by the Debtors;
- (m) to settle, extend or compromise any indebtedness owing to the Debtors;
- (n) to execute, assign, issue and endorse documents of whatever nature in respect of any of the Property, whether in the Receiver's name or in the name and on behalf of the Debtors, for any purpose pursuant to this Order;
- (o) to market any or all of the Property, including advertising and soliciting offers in respect of the Property or any part or parts thereof and negotiating such terms and conditions of sale as the Receiver in its discretion may deem appropriate;
- (p) to sell, convey, transfer, lease or assign the Property or any part or parts thereof out of the ordinary course of business,
  - (i) without the approval of this Court in respect of any transaction not exceeding \$250,000, provided that the aggregate consideration for all such transactions does not exceed \$500,000; and
  - (ii) with the approval of this Court in respect of any transaction in which the purchase price or the aggregate purchase price exceeds the applicable amount set out in the preceding clause;

and in each such case notice under subsection 63(4) of the Ontario *Personal Property Security Act*, or section 31 of the Ontario *Mortgages Act*, as the case

may be, shall not be required, and in each case the Ontario *Bulk Sales Act* shall not apply.

- (q) to apply for any vesting order or other orders necessary to convey the Property or any part or parts thereof to a purchaser or purchasers thereof, free and clear of any liens or encumbrances affecting such Property;
- (r) to report to, meet with and discuss with such affected Persons (as defined below) as the Receiver deems appropriate on all matters relating to the Property and the receivership, and to share information, subject to such terms as to confidentiality as the Receiver deems advisable;
- (s) to register a copy of this Order and any other Orders in respect of the Property against title to any of the Property;
- (t) to apply for any permits, licences, approvals or permissions as may be required by any governmental authority and any renewals thereof for and on behalf of and, if thought desirable by the Receiver, in the name of the Debtors;
- (u) to enter into agreements with any trustee in bankruptcy appointed in respect of the Debtors, including, without limiting the generality of the foregoing, the ability to enter into occupation agreements for any property owned or leased by the Debtors;
- (v) to exercise any shareholder, partnership, joint venture or other rights which the Debtors may have; and

- (w) to take any steps reasonably incidental to the exercise of these powers or the performance of any statutory obligations.

and in each case where the Receiver takes any such actions or steps, it shall be exclusively authorized and empowered to do so, to the exclusion of all other Persons (as defined below), including the Debtor, and without interference from any other Person.

#### STAY

5. THIS COURT ORDERS that paragraphs 2, 4(m), 4(o), 4(p), 4(q) and 4(v) of this Order are hereby stayed until fourteen (14) days after a decision is rendered by the United States Court of Appeals for the Third Circuit on the Respondents' appeals from the US Judgments in C.A. No. 19-1258 and C.A. No. 19-1047 (the "Stay Period"). For greater certainty, this stay will automatically terminate upon the expiry of the Stay Period, regardless of the outcome of the appeals, unless the stay is extended in accordance with paragraph 6 below.

6. THIS COURT ORDERS that the Respondents may seek an extension of the stay ordered in paragraph 5 during the Stay Period, and if an extension of the stay is not granted during the Stay Period or at such other hearing date as may be scheduled by a Commercial Court Judge at a 9:30 hearing held during the Stay Period, the Applicants shall be at liberty to obtain an order lifting the stay, at a chambers appointment, and without notice to the Respondents, if the Applicants deem it necessary to obtain such an order.

7. THIS COURT ORDERS that nothing in this Order limits or in any way modifies the Order of April 25, 2019 (the "April 25 Order") regarding sales of the Saleable Properties (as defined in the April 25 Order). For greater certainty, those sales may proceed pursuant to the terms of the April 25 Order and are not affected by the stay ordered in paragraph 5 hereto.

8. THIS COURT ORDERS that nothing in this Order limits the right of the Receiver to seek the parties' consent or the court's approval to sell the Additional Saleable Properties (as defined in the Receiver's Notice of Motion dated May 31, 2019) or other properties, and to proceed with such sales.

#### **NO DETERMINATION OF PROPERTY RIGHTS**

9. THIS COURT ORDERS that nothing in this Order shall be construed as a determination of ownership of any particular property and that this Order is granted without prejudice to the right of any party to dispute whether (a) a particular asset is owned by the Respondents or (b) whether a particular asset is exigible for the purpose of satisfying the judgment debt owed by the Respondents to the Applicants.

#### **FREEZING, LIVING EXPENSES, LEGAL EXPENSES**

10. THIS COURT ORDERS that the Respondents and the entities referred to at Schedule "B" of the April 25 Order (collectively, the "Debtors"), and their servants, employees, agents, assigns, officers, directors and anyone else acting on their behalf or in conjunction with any of them, and any and all persons with notice of this injunction, are restrained from directly or indirectly, by any means whatsoever:

- (a) selling, removing, dissipating, alienating, transferring, assigning, encumbering, or similarly dealing with any assets of the Debtors, wherever situate;
- (b) instructing, requesting, counselling, demanding, or encouraging any other person to do so; and

- (c) facilitating, assisting in, aiding, abetting, or participating in any acts the effect of which is to do so.

11. THIS COURT ORDERS that paragraph 10 applies to all of the Debtors' assets whether or not they are in their own names and whether they are solely or jointly owned. For the purpose of this order, the Debtors' assets include any asset which any one of them has the power, directly or indirectly, to dispose of or deal with as if it were his own. A Debtor is to be regarded as having such power if a third party holds or controls the assets in accordance with the Debtor's direct or indirect instructions.

12. THIS COURT ORDERS that notwithstanding paragraphs 10 and 11 of this Order, the Receiver shall:

- (a) pay to the Debtors reasonable amounts from the funds in the Receiver's possession as a result of the Appointment Orders or this Order, subject to the availability of such funds for spending on ordinary living expenses and legal advice and representation, and excluding the following funds from the proceeds of the Saleable Properties noted, which funds shall not be paid to the Debtors without the express written consent of the London Plaintiffs (as defined in the April 25 Order) or further Order of the Court obtained on notice to the London Plaintiffs:

- (i) 33 Theodore Place, Vaughan, Ontario – \$379,968;
- (ii) 42 Clemow Avenue, Sudbury, Ontario – \$615,000; and
- (iii) 1779 Cross Street, Innisfil, Ontario – \$150,626.22;



-10-


- (b) authorize the Debtors to spend reasonable amounts from funds in their power, possession or control otherwise subject to paragraph 3 above on ordinary living expenses and legal advice and representation, and in either case the Debtors shall be entitled to spend such funds on ordinary living expenses and legal advice and representation only.

13. THIS COURT ORDERS that the Receiver shall provide notice to the Applicants and the London Plaintiffs of any amount to be paid or authorized to a Debtor pursuant to paragraph 12 above at least 24 hours prior to making such a payment.

14. THIS COURT ORDERS that if the Receiver and any Debtor cannot agree on reasonable amounts to be paid pursuant to paragraph 12 above, or if the Applicants and/or the London Plaintiffs dispute the reasonableness of any amount proposed to be paid, any of the Receiver, the Debtors, the Applicants, or the London Plaintiffs may seek directions from this Court as to the reasonable quantum to be paid on at least 24 hours' notice to the others.


#### **COSTS**

15. THIS COURT ORDERS that the Respondents shall pay the Applicants' costs of this Application in an amount to be agreed or fixed by this Court.



ENTERED AT / INSCRIT À TORONTO  
ON / BOOK NO:  
LE / DANS LE REGISTRE NO:

JUL 05 2019

PER / PAR: 

GARY STEVENS et al.                      SANDY HUTCHENS et al.  
Applicants                      -and-                      Respondents

**ONTARIO**  
**SUPERIOR COURT OF JUSTICE**  
**(COMMERCIAL LIST)**

PROCEEDING COMMENCED AT  
TORONTO

**JUDGMENT**

**NECPAL LITIGATION PROFESSIONAL  
CORPORATION**  
171 John Street, Suite 101  
Toronto, Ontario, M5T 1X3

**Justin Nepal** LSO#: 56126J  
[justin@necpal.com](mailto:justin@necpal.com)

Tel: 416.646.2920

Fax: 1.866.495.8389

Lawyers for the Applicants

## **APPENDIX 6**

**Subject:** Fwd: Inspections of 1779 Cross St and 33 Theodore Place  
**Date:** Sunday, May 12, 2019 at 9:12:36 AM Eastern Daylight Time  
**From:** Daniel Naymark  
**To:** Phil Smith  
**CC:** Paul Denton  
**Attachments:** 4 Real Estate Agents cards.pdf, Phil Smith Letter dated August 28 2018 -Re S Hutchens tenancy's.pdf

Phil,

Apologies for the Mother' Day email but an urgent issue has developed. We received the email below from Mr. Hutchens late last night. I will not respond to him directly.

It appears from his email below that he has told agents (a) not to attend at the Theodore property as scheduled tomorrow; and (b) that he has a right to continue to occupy the Theodore and Cross properties post-sale. I do not need to explain to you the jeopardy to which he exposes himself by so doing. Without waiving any possible consequences of what he has done already, I ask that you please caution your client in strongest terms not to interfere further in the sales process.

Given that the assertion of continuing tenancy rights has only been made from Mr. Hutchens to these agents and not from you to me, I am proceeding on the assumption that it is not a position he is actually taking formally. If it is, he should bring a motion urgently and expect it will be opposed.

Daniel

--

Daniel Naymark  
 NAYMARK LAW  
 t: (416) 640-6078 | f: (647) 660-5060  
 dnaymark@naymarklaw.com

---

**From:** Sandy Hutchens <sandyhutchens0@gmail.com>  
**Sent:** Sunday, May 12, 2019 12:24:36 AM  
**To:** Paul J. Denton  
**Cc:** Phil Smith; Daniel Naymark; hrjones@rogers.com; Elizabeth Lentz  
**Subject:** Inspections of 1779 Cross St and 33 Theodore Place

I confirm that on Friday afternoon 4 Real Estate agents attended at the appointed time, I have attached a copy of there business cards , Since I thought only 3 were attending I only had 3 copies of Mr. Smith's letter dated August 28 /18 to provide. I undertook to email Ms Jones a copy of his letter which I have attached here as well, I have copied Ms. Jones accordingly. I am confident that Meridian advised you, However I felt it important that any listing for either 1779 Cross St or 33 Theodore place include the tenancy information, Mr Smith's letter provides sufficient information in this regard. Its important to note

that Meridian is aware of my Tenancy at both properties that concludes on Dec 31 2020.

**Inspection at 33 Theodore Place on Monday May 13/19**

I was advised that there are similar inspections set for Monday at 12.00 noon, I was not given any notice from you. I am not available on Monday, but could make myself available on Wed May 15/19 between 12 noon and 2 PM. I take it that it was just an oversight that I was not notified

Please advise

Sandy Hutchens

On Thu, May 9, 2019 at 6:45 PM Sandy Hutchens <[sandyhutchens0@gmail.com](mailto:sandyhutchens0@gmail.com)> wrote:

Okay then 1 of them called me and its set for tomorrow at 1.30

Sandy

On Thu, May 9, 2019 at 3:10 PM Paul J. Denton <[pdenton@farbergroup.com](mailto:pdenton@farbergroup.com)> wrote:

Sandy

Those realtors and their teams indicate they cover that area and property type.

Additionally one further realtor will now be coming through on Friday - Heather Jones of Lifestyle Realty Associates Inc.

regards

**Paul J. Denton**, CA (NZ), CIRP, LIT  
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**From:** Sandy Hutchens <[sandyhutchens0@gmail.com](mailto:sandyhutchens0@gmail.com)>  
**Sent:** Thursday, May 9, 2019 10:59 AM  
**To:** Paul J. Denton <[pdenton@farbergroup.com](mailto:pdenton@farbergroup.com)>  
**Cc:** Phil Smith <[psmith@dmlaw.ca](mailto:psmith@dmlaw.ca)>; [dnyamark@naymarklaw.com](mailto:dnyamark@naymarklaw.com)  
**Subject:** Re: 1779 Cross Street - Friday attendance

Thank you.

Don't you think that Local realtors would be advantages?

Sandy Hutchens

On Thu, May 9, 2019 at 9:29 AM Paul J. Denton <[pdenton@farbergroup.com](mailto:pdenton@farbergroup.com)> wrote:

Sandy

With respect to the attendance on Friday, the 3 real estate agents are listed below.

- Kash Vasal – HomeLife Woodbine Realty – 647-290-5274
- Ilan Joseph – Sutton Group Admiral Realty – 416 419-7001
- Shawn Zigelstein – Royal Le Page – 647-274-7355

Thanks



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**From:** Sandy Hutchens <[sandyhutchens0@gmail.com](mailto:sandyhutchens0@gmail.com)>

**Sent:** Wednesday, May 8, 2019 6:04 PM

**To:** Paul J. Denton <[pdenton@farbergroup.com](mailto:pdenton@farbergroup.com)>

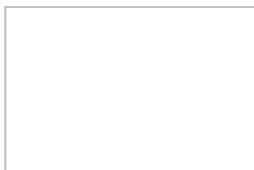
**Subject:** Re: Various Matters- Undertakings etc

Thanks

On Wed, May 8, 2019 at 5:58 PM Paul J. Denton <[pdenton@farbergroup.com](mailto:pdenton@farbergroup.com)> wrote:

Sandy

Thanks -address is: 1220 Sheppard Avenue East, Suite 300, Toronto, Ontario, Canada M2K 2S5



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**From:** Sandy Hutchens <[sandyhutchens0@gmail.com](mailto:sandyhutchens0@gmail.com)>  
**Sent:** Wednesday, May 8, 2019 5:54 PM  
**To:** Paul J. Denton <[pdenton@farbergroup.com](mailto:pdenton@farbergroup.com)>  
**Cc:** [dnaymark@naymarklaw.com](mailto:dnaymark@naymarklaw.com); Phil Smith <[psmith@dmlaw.ca](mailto:psmith@dmlaw.ca)>  
**Subject:** Re: Various Matters- Undertakings etc

First of all thank you what was the address again? I think it was Sheppard and Bayview? And here is my cell # 647 832 8383 no problem If you could send back which persons are coming etc On Friday 10th

Sandy Hutchens

On Wed, May 8, 2019 at 5:19 PM Paul J. Denton <[pdenton@farbergroup.com](mailto:pdenton@farbergroup.com)> wrote:

Sandy

Arrangements are in place at our Sheppard Office for tomorrow. Please ask the receptionist – the 2 hard drives are there and the boxes can be left there.

Can I ask on Friday for the realtors (3 realty firms) will you be present at 1779 Cross noon to 3:00 re access. If so can I give them your cell # to ensure they can contact you if need be. I can provide their particulars as well

regards



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by return email and delete this message from your system. Thank you.

**From:** Sandy Hutchens <[sandyhutchens0@gmail.com](mailto:sandyhutchens0@gmail.com)>  
**Sent:** Wednesday, May 8, 2019 12:56 PM  
**To:** Paul J. Denton <[pdenton@farbergroup.com](mailto:pdenton@farbergroup.com)>  
**Cc:** [dnyamark@naymarklaw.com](mailto:dnyamark@naymarklaw.com); Phil Smith <[psmith@dmlaw.ca](mailto:psmith@dmlaw.ca)>  
**Subject:** Re: Various Matters- Undertakings etc

Thanks much appreciated, I have Dr's appointments so this will also save me a lot of driving.  
Let me know

Sandy Hutchens

On Wed, May 8, 2019 at 12:04 PM Paul J. Denton <[pdenton@farbergroup.com](mailto:pdenton@farbergroup.com)> wrote:

Sandy

Understood - just need some one to shepherd these items to Sheppard and vice versa  
back to our downtown office

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**From:** Sandy Hutchens <[sandyhutchens0@gmail.com](mailto:sandyhutchens0@gmail.com)>  
**Sent:** Wednesday, May 8, 2019 11:57 AM  
**To:** Paul J. Denton <[pdenton@farbergroup.com](mailto:pdenton@farbergroup.com)>  
**Cc:** [dnaymark@naymarklaw.com](mailto:dnaymark@naymarklaw.com); Phil Smith <[psmith@dmlaw.ca](mailto:psmith@dmlaw.ca)>  
**Subject:** Re: Various Matters- Undertakings etc

I had called and spoke to the woman who was at my examination as per your direction regarding the hard drives, she advised that she would give them to Tanya at her previous examination which was Tanya's 2nd examination not yesterday's. So if they could be at your Sheppard office it would really be appreciated. I am going through issues with my circulation and feet, that's why I have a disabled parking sign and your downtown office for me to bring up the boxes will be difficult. It would be much easier at your Sheppard office.

Sandy

On Wed, May 8, 2019 at 11:45 AM Paul J. Denton <[pdenton@farbergroup.com](mailto:pdenton@farbergroup.com)> wrote:

Sandy,

Let me review and revert.

We still have both hard drives here. They have been awaiting pick up for a good number of weeks.

regards

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**From:** Sandy Hutchens <[sandyhutchens0@gmail.com](mailto:sandyhutchens0@gmail.com)>

**Sent:** Wednesday, May 8, 2019 10:52 AM

**To:** Paul J. Denton <[pdenton@farbergroup.com](mailto:pdenton@farbergroup.com)>

**Cc:** [dnaymark@naymarklaw.com](mailto:dnaymark@naymarklaw.com); Phil Smith <[psmith@dmlaw.ca](mailto:psmith@dmlaw.ca)>

**Subject:** Various Matters- Undertakings etc

Paul

I am wondering if we could do the following;

1 I would like to drop off the 5 bankers boxes of Tax documentation and the 1 small box of back up to Jan Luistermans accounting ( the accounting was provided yesterday , this small box also has what cheque Book and cheque registers I found for the transactions at Meridian Credit Union by 480 Linda St Inc) tomorrow at your Sheppard St office,

2 If you did not give Tanya yesterday my hard Drive then i could pick it up while I am dropping off the above noted,

I could drop off and pick up early afternoon, Please advise

| | | | | | Sandy Hutchens

## **APPENDIX 7**

File No. 10197

June 17, 2019

**BY EMAIL**

Philip Smith  
Donnelly Murphy  
18 Courthouse Square  
Goderich, ON N7A 3Y7

Dear Mr. Smith:

**Re: *Stevens et. al. v. Hutchens et. al.* (Court File No. CV-18-608271-00CL)  
Obstruction of Sale of Cross Street Properties**

We are told that Mr. Hutchens and his sons have obstructed the Receiver's attempts to market and sell the properties at 1779 and 1790 Cross Street as follows:

1. Mr. Hutchens failed to attend scheduled appointments with the realtor for 1779 Cross Street last week and again today. The realtor has been unable to take photographs for the property for its listing as a result.
2. Mr. Hutchens has refused to permit showings of 1779 Cross Street except with his personal attendance.
3. Mr. Hutchens' sons have removed and damaged the "For Sale" signs the realtor placed at both properties.

The Receiver cannot permit this behaviour to continue and we ask that you speak with your client and his sons in that regard. If you do not have contact with his sons, please provide us with their email addresses and we will provide a caution directly.

Setting aside the issue of whether Mr. Hutchens and/or his sons are in contempt of the April 25, 2019 order authorizing the sales, the Receiver will avoid further obstruction of its sales efforts by exercising forthwith its power to take exclusive possession and control of the properties pursuant to paragraph 2 of the March 18, 2019 order, unless:

1. Mr. Hutchens grants unrestricted access to the property to the realtor at the realtor's next available appointment time. I have copied Paul Denton and Noah Litwack of Farber who are coordinating the realtor's work. One of them will write shortly advising of the time. As a result of repeated non-attendances, we are not willing to negotiate access time. Mr. Hutchens must either be personally present at the time indicated or provide a key for access;
2. Mr. Hutchens facilitates showings of the property by:

## NAYMARK LAW

- a. Providing the realtor with a copy of the key to the front door of the property no later than 5:00 pm on Wednesday, June 19, 2019, and permitting the realtor to affix a lockbox containing the key to or near the front door;
  - b. Vacating the property for showings upon receipt of at least 24 hours' notice by the realtor; and
  - c. Maintaining the property in a clean and tidy condition for showings; and
3. There is no further vandalism or removal of the For Sale signs at either Cross Street property.

If any of the above conditions is unsatisfied, the Receiver will have no choice but to assume possession and control of the properties. In that scenario, it will agree to an adjustment of Mr. Hutchens' living expenses to account for rental accommodations.

Yours truly,



Daniel Naymark

- c. Terrence Liu, Paul Denton, Noah Litwack

## **APPENDIX 8**



**From:** Phil Smith  
**Sent:** June 18, 2019 4:33 PM  
**To:** Daniel Naymark <[dnyaymark@naymarklaw.com](mailto:dnyaymark@naymarklaw.com)>  
**Cc:** Elizabeth Lentz <[elentz@dmlaw.ca](mailto:elentz@dmlaw.ca)>  
**Subject:** RE: Obstruction of Sale of Cross Street Properties

Good afternoon Daniel, thank you for your letter of June 17, 2019.

I spoke with my client earlier today regarding the same.

With respect to the missed appointment at 1779 Cross, my client forwarded me the text message exchange between himself and the realtor. My client's vehicle broke down and was towed to a garage in Gravenhurst. My client made immediate contact with the realtor as a result to let him know about the delay. There was absolutely no attempt to interfere with the listing process.

With respect to my clients' sons: they were not acting at the behest of my client. On the contrary: my client has made it clear that they should not interfere with this process. I do not have any contact with my clients' sons but I have been provided with the following email addresses from my client:

- Joshua <[jbrik40@gmail.com](mailto:jbrik40@gmail.com)>;
- Daniel <[danielwebkinz@gmail.com](mailto:danielwebkinz@gmail.com)>

In any event, my client is content to provide the realtor with a key and permit the lockbox for the purposes of attendances at 1779 Cross. He further agrees to vacate the property for showing and maintain the property in a tidy condition, on the understanding he will always be provided with at least 24 hours' notice.

Sincerely,  
Phil J. Smith, J.D., B.Math  
DONNELLY MURPHY LAWYERS P.C.  
519-524-2154 x 310

---

**From:** Daniel Naymark <[dnyaymark@naymarklaw.com](mailto:dnyaymark@naymarklaw.com)>  
**Sent:** Monday, June 17, 2019 4:35 PM  
**To:** Phil Smith <[psmith@dmlaw.ca](mailto:psmith@dmlaw.ca)>  
**Cc:** Terrence Liu <[tliu@naymarklaw.com](mailto:tliu@naymarklaw.com)>; Paul Denton <[pdenton@farbergroup.com](mailto:pdenton@farbergroup.com)>; Noah Litwack <[nlitwack@farbergroup.com](mailto:nlitwack@farbergroup.com)>  
**Subject:** Obstruction of Sale of Cross Street Properties

Please see the attached letter.

--

**Daniel Naymark**  
[dnyaymark@naymarklaw.com](mailto:dnyaymark@naymarklaw.com)

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## **APPENDIX 9**

Redacted

From: Shawn Zigelstein <shawn@teamzold.com>  
Date: 2019-06-24 7:21 p.m. (GMT-05:00)  
To: "Paul J. Denton" <pdenton@farbergroup.com>, Noah Litwack <nlitwack@farbergroup.com>  
Subject: Fw: 1779 Cross Street | Showing Update

Good evening Gentlemen

My admin send me the email below earlier today, and it is starting to become more and more of an issue with how the home is being shown.....

Sandy has been confirming the appt to the house, and then each agent that has been there has only had issues, and Sandy just keeps blaming his children on the state of the house.

We did have an agent send us an offer this morning, but I told her that she would need to resubmit on Friday with the other potential offers.

Let me know if you want to have a chat tomorrow and we can discuss the next steps

Thanks

Shawn Zigelstein  
Sales Representative  
Royal LePage Your Community Realty  
[www.teamzold.com](http://www.teamzold.com)  
905-731-2000 Phone  
905-886-7556 Fax

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---

**From:** Chelsea Kuhlmann  
**Sent:** June 24, 2019 3:09 PM  
**To:** Shawn Zigelstein  
**Subject:** 1779 Cross Street | Showing Update

Hi Shawn,

See below for all the feedback gathered for 1779 Cross Street. There are a few agent's I haven't been able to reach yet – however the general consensus is that the complete mess of the house as well as discomfort caused by the owner / boys in the house is a serious deterrent for both buyers and agents showing the property. Attached below is Sarah's direct e-mail from Saturday's showing as well.

I have been texting Sandy each showing request which he has assured me is being forwarded to his kids, however as noted below the boys seem alarmed with any showings and claim the message is not reaching them.

### **1779 CROSS STREET FEEDBACK:**

#### **June 24 2:30-3:30 – Pamela Baril**

I phone Pamela to warn her we had an issue with the showing this morning. She said upon arrival there were 3 boys there partying who said their dad didn't tell them about any showings today. She said it was clear they were having a big party based on the mess and state of the house. It was expressed that there were alcohol, drugs & drug paraphernalia all over the place, and so much food, garbage, and mess on the counters / floors it was difficult to even enter some rooms. She informed me she is experienced in working with court ordered

sales, and understands they aren't always perfectly "show ready", but this would be one of the top worst condition homes she has seen in 20 years.

The boys left for the showing as they said they all had to go to the walk-in clinic and would be back. Overall was an uncomfortable and unpleasant experience – this agent was previewing it on behalf of her clients, and thinks it could work for them but isn't sure she would bring them through.

**June 24 10:00-11:00 – Justin Bartlett**

He could not access the property as he had trouble with the key in the lockbox. He says he is almost positive someone was home, as he could see cars in the driveway as well as shadows inside / a dog home / the glass door open. He felt extremely uncomfortable that he tried to knock and say hello and the owners were avoiding contact. He also mentioned that his clients drove by on Saturday and there were people drinking out front, they slowed down and asked if this house was for sale (of course there is no sign up as the sons have removed / destroyed it) and the people said "no it is not for sale, you have the wrong place go away!" I spoke to Sandy; he said this agent was using the key in the wrong door. Of course, this confirms he (or someone) was home but did not wish to speak with or allow access to the agent & clients. They did consider walking the property however given the circumstances felt very uncomfortable and left. They will potentially return for another showing however seem weary given this experience. He said even if he had successfully unlocked he door he wouldn't have gone in given the barking dog running wild and the discomfort of knowing someone was home but not answering.

**June 23 11:00-12:00 – Kimberly Stephenson**

She described the house as "absolutely trashed" due to the number of bottles and garbage left outside. The clients looked through the window and said the house was covered in bottles & mess to the point that they didn't want to enter. There was a car out front so they knocked on the door but there was no answer – they did not feel comfortable entering the house in its current state with someone potentially home.

**June 22 4:00-6:00 – Sarah Norris**

As mentioned in Sarah's previous e-mail, this showing was a complete disaster which Sarah felt reflected poorly on the professionalism of our team as well as her personally. Sandy's son's as well as some friends were home, and seemed completely unaware there were showings. The boys were yelling at her for trespassing, but finally allowed her to stay. They said their dad didn't tell them about the showings (although he informed me he had).

The house was a complete disaster with clothes, food, and general dirty mess everywhere. This included a lot of alcohol & bongs / other drug paraphernalia. One set of clients were so turned off by the experience they left without saying anything to Sarah. Other clients who were through were having to walk through the mess & cloud of smoke left by the boys (who stuck around during showings).

Sarah is hoping to take some other potential buyers there on Wednesday night, but has expressed utter discomfort with going back unless it is confirmed it will be vacant during showings (if not cleaned, at least free from disturbances and issues).

Sarah's direct e-mail about this experience is copied below.

**June 21 5:30-6:00 – Sheri Smith**

Had no issues with entry as nobody was home, will likely be submitting an offer on the presentation date.

**June 21 4:30-5:30 – Sabina Sadl-Kolchetski**

Clients left the house due to the smell of the rotting garbage. The agent said it was almost unbearable, and although she thinks the property could work for her clients with a good clean, they are fairly turned off from considering it.

Let me know if you need anything further,

**Chelsea Kuhlmann**

Team Zold Co-Ordinator

Royal LePage Your Community Realty

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**From:** Sarah Norris <Sarah@teamzold.com>

**Sent:** June-22-19 8:06 PM

**To:** Shawn Zigelstein <shawn@teamzold.com>; Chelsea Kuhlmann <admin@teamzold.com>

**Subject:** 1779 Cross Street - today's showing was a disaster!!

Hi there.... Checking in to tell you about my afternoon at Cross St.

As you know, I booked and was confirmed for 4 - 6pm.

When I arrived with our first clients, the front and side doors from the deck were open... I yelled hello, throughout the entire property before entering the premises, and when I did, I knocked on the side of the doors, and walked in slowing, again yelling hello... No one answered. I cautiously checked the rooms before allowing my clients to enter the home. No one was home.

- As I was leaving the home itself, my phone rang (it was another client who was supposed to meet me here), and 5 or 6 twenty-something boys entered the home... One was yelling at me that "it was their home, who was I, I was trespassing, etc., etc...." I got them to calm down, letting them know I booked and was confirmed yesterday, etc.... Gave them my card, etc...

I believe two of them were brothers... They finally said, 'okay', and that their father didn't tell them anything about people coming in - otherwise they would have cleaned up a bit.

Now, let's talk about 'clean up bit' - the place was quite filthy, and there were beer and wine bottles strewn everywhere - outside/inside... clothes all over the floors, messy kitchen, dirty socks on the floor in weird places, etc. and bong / paraphernalia.

I told them I'd be there until 5:30 /6pm, and they said they'd hang out on the deck. They did for a minute, and then came in to smoke joints - several times. The place reeked.

When clients came in, the boys went back out to the deck, yet the air was thick with smoke.

- Before the last clients arrived, they left around 5:20 - the 'bigger' brother told me they were leaving for a while (omg - between the smoking and the beer, they were driving??!), but they'd be back. I told

them I was waiting for one last client and would leave everything as is for them, including doors unlocked. After taking the last client through, we spoke outside by the gate until around 6:15. They were not back yet. I left, and left the patio doors closed, yet unlocked. (and fyi, I was unsure of what door they would have had keys to regardless, and I doubt they knew the lockbox number).

Okay, so the bigger boy was nice enough - even offered beer to a client - yet it just wasn't cool... very unprofessional, and it made us, as Realtors, look extremely unprofessional!!!

I will not go back/bring clients through until we know that when they 'confirm', they mean it. It was quite daunting to our clients to have the boys there and 'partying'... I explained to our clients before bringing them through, since I didn't want to cancel at the last minute since a couple came from Toronto, an hour away. And, the home was in really rough shape from a cleanliness/messy standpoint.

Fyi, the first clients I brought through - the ones that were there when the boys first arrived... they left without saying goodbye to me. I was unable to see them leave, too busy trying to calm the boys down. I've tried to call these buyers since, and there was no answer. I'm thinking the boys chased them away, esp. considering how they initially came at me.

Speaking of lockbox - if the key is to that front right door, I would NOT recommend we have an agent open that door to enter the house. They would be met with a toppled over garbage bag in front of the door, and it rather smelled - alot.

So, that was how it meant today - verrrry poorly!

Sarah

Sarah Norris  
Sales Representative  
Royal LePage Your Community Realty  
Office: 905-731-2000  
Direct: 416-418-5130

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**From:** Shawn Zigelstein <shawn@teamzold.com>

**Sent:** Tuesday, June 25, 2019 12:25 PM

**To:** Paul J. Denton <pdenton@farbergroup.com>; Noah Litwack <nlitwack@farbergroup.com>

**Subject:** Fwd: Today's Showing | 1779 Cross St.

Shawn Zigelstein  
Sales Representative  
Royal LePage Your Community Realty  
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[905-731-2000](tel:905-731-2000) Phone  
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Begin forwarded message:

**From:** Chelsea Kuhlmann <[admin@teamzold.com](mailto:admin@teamzold.com)>  
**Date:** June 25, 2019 at 10:24:27 AM CDT  
**To:** Shawn Zigelstein <[shawn@teamzold.com](mailto:shawn@teamzold.com)>  
**Subject:** Today's Showing | 1779 Cross St.

Hi Shawn,

Just keeping you posted: Lori Alexander has a showing here from 11:00-12:00. Upon arrival she called because there is a barking dog inside & it seems someone is home although no one is answering. I confirmed the showing with Sandy yesterday and also expressed that he needs to pass along those details to his sons, he confirmed.

I phoned Sandy who said "What's the big deal tell them to come back later. I'll be there in an hour or so – I'm not sure which of my sons are home right now because they aren't answering their phones, but I can't help you because I'm not there." When I asked if the dog is friendly he said they have 3 dogs and he doesn't know which it is so he can't say for sure.

I spoke to Lori and advised her not to enter the house but is welcome to walk the property with her clients. Sandy said she can return once he is there, so I'll let her know once I get in touch with him this afternoon and he's at the property. That being said her clients are from Toronto and need to leave – she will be going through the house alone at that point.

**Chelsea Kuhlmann**

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**Subject:** Hutchens - Real Estate Listing Update  
**Date:** Friday, June 28, 2019 at 9:52:51 AM Eastern Daylight Time  
**From:** Paul J. Denton  
**To:** Daniel Naymark, Terrence Liu, Hylton Levy, Noah Litwack, Megha Sharma  
**Attachments:** image002.png

Folks,

For the 3 properties listed in Innisfil with Royal Le Page (Shawn Zigelstein), provide the following update.

For reference purposes have provided a table summarizing the key items.

R

Hutchens Listing Status June 28, 2019				
Property	List Price	Appraisal		Meridian Debt
		FLV	FMV	
1889 Simcoe	Redacted			199,000
1790 Cross				80,000
1779 Cross (Sandy)				299,000

**1889 Simcoe**

Redacted

**1790 Cross**

Redacted

**1779 Cross**

This as you have been aware has been really problematic given: (i) Sandy, kids obstruction of sale and the very poor condition of the property (recall the above 2 properties were rented to third parties who kept in reasonable shape); (II) plus Sandy fired his missile on the listing pricing. Showings did continue through this week, most negatively impacted by Sandy absence or kids presence. Shawn indicated he will see what comes in. He has been encouraging agents to make offers this week. We (Farber) believes we need to get this conduct on the record and subject to what offers are submitted this likely needs to be remarketed vacant and clean up. The realtor indicated the current state, occupancy discountS this by up to 15%.

On the appraisal front we have FLV in hand with FMV are being provided today. All are subject to the Meridian mortgages and in essence default, That said for these Innisfil properties June is certainly the time to have them listed and exposed.

Clearly on 1889 Simcoe the market has spoken. We will see what offers come in on the other two properties.

We will circulate the 1889 agreement shortly to Jerry and copy Daniel.

Feel free to provide comments.

regards

**Paul J. Denton**, CA (NZ), CIRP, LIT  
Managing Director | Restructuring  
**T:** +1 (416) 496-3773 | **M:** +1 (416) 846-0069  
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## **APPENDIX 10**

---

**From:** Daniel Naymark <[dnaymark@naymarklaw.com](mailto:dnaymark@naymarklaw.com)>  
**Date:** Monday, June 24, 2019 at 9:58 AM  
**To:** Phil Smith <[psmith@dmlaw.ca](mailto:psmith@dmlaw.ca)>  
**Cc:** Elizabeth Lentz <[elentz@dmlaw.ca](mailto:elentz@dmlaw.ca)>  
**Subject:** Re: Obstruction of Sale of Cross Street Properties

Hi Phil,

Thank you for this email. We intend to sell this property through a robust process designed to obtain the market value. Here is a copy of the realtor's opinion of value, which I am sharing with you on a confidential basis.

Regarding some of your specific comments below:

1. The list price is \$599k, not \$559k.
2. The realtor is being paid a percentage commission.
3. I'm told the neighbouring property listed for \$999,900 is a larger, more desirable lot with a bigger cottage that is likely in better condition, and that \$999,900 is a *list* price, not a sale price.
4. We would have had at least an oral figure from the appraiser but for the delays caused by your client twice missing appointments. In the circumstances and to avoid further delay, we listed based on the realtor's opinion of value, which isn't unusual. We do not intend to accept any offers before we have an appraisal in hand, which should happen shortly. If the appraisal is markedly different from the realtor's value opinion, we can revisit the list price.
5. If the neighbour you reference is still willing to pay \$875,000 for the property or generally just interested, please have him contact the Receiver or the agent. I am told that local real estate market conditions have changed considerably since last year, with very few sales of similar type waterfront properties in the area over the past 18 months, so it may be that he is no longer interested.
6. If there is any additional analysis regarding market value that your client wishes us to consider, please let us know and we will consider it.

Daniel

--

Daniel Naymark  
NAYMARK LAW  
t: (416) 640-6078 | f: (647) 660-5060  
[dnaymark@naymarklaw.com](mailto:dnaymark@naymarklaw.com)

---

**From:** Phil Smith <[psmith@dmlaw.ca](mailto:psmith@dmlaw.ca)>  
**Date:** Thursday, June 20, 2019 at 10:25 PM



**To:** Daniel Naymark <[dnaymark@naymarklaw.com](mailto:dnaymark@naymarklaw.com)>  
**Cc:** Elizabeth Lentz <[elentz@dmlaw.ca](mailto:elentz@dmlaw.ca)>  
**Subject:** RE: Obstruction of Sale of Cross Street Properties

Good evening Daniel,

Further to my email below I understand that, although my client was unable to return to Cross Street today, he did make arrangements for a local cleaning lady to provide the realtor with a copy of the key to access the property.

I am writing because my client has learned that 1779 Cross has been listed for \$559k. He is extremely alarmed by that listing price.

His understanding is that the 1779 Cross is worth in the range of 900-950k. He advises that as recent as last year his neighbour had offered him \$875k for the property; a price which he refused.

He further has provided me with a copy of a recent listing of a direct neighbouring property, which appears a close comparable, which listed for \$999,900 recently. Please see attached.

My client has raised his alarm over the listing price with the realtor, and based on comments the realtor has made to my client, my client is under the impression the realtor is being paid a flat commission fee for any sale, and has no invested interest in maximizing the sale price / commission.

My client has also been advised by the realtor that, despite the property being listed, an appraisal hasn't yet been conducted on the property; it is scheduled for Monday.

My client's position is that the property should not be exposed to the market until that appraisal has been conducted; clearly there are very real concerns that this property is being sold well below market value.

I ask that you provide me with copies of the realtors' comparable properties, opinions of value (or any other documentation upon which he based his listing price), and confirm how the realtor is being paid for his services as the listing agent.

It is best we deal with these issues now, as oppose to on a motion to approve a sale.

Sincerely,  
Phil J. Smith, J.D., B.Math  
DONNELLY MURPHY LAWYERS P.C.  
519-524-2154 x 310

---

**From:** Phil Smith  
**Sent:** June 18, 2019 4:33 PM  
**To:** Daniel Naymark <[dnaymark@naymarklaw.com](mailto:dnaymark@naymarklaw.com)>  
**Cc:** Elizabeth Lentz <[elentz@dmlaw.ca](mailto:elentz@dmlaw.ca)>  
**Subject:** RE: Obstruction of Sale of Cross Street Properties

Good afternoon Daniel, thank you for your letter of June 17, 2019.

I spoke with my client earlier today regarding the same.

With respect to the missed appointment at 1779 Cross, my client forwarded me the text message exchange between himself and the realtor. My client's vehicle broke down and was towed to a garage in Gravenhurst.

My client made immediate contact with the realtor as a result to let him know about the delay. There was absolutely no attempt to interfere with the listing process.

With respect to my clients' sons: they were not acting at the behest of my client. On the contrary: my client has made it clear that they should not interfere with this process. I do not have any contact with my clients' sons but I have been provided with the following email addresses from my client:

- Joshua <[jbrik40@gmail.com](mailto:jbrik40@gmail.com)>;
- Daniel <[danielwebkinz@gmail.com](mailto:danielwebkinz@gmail.com)>

In any event, my client is content to provide the realtor with a key and permit the lockbox for the purposes of attendances at 1779 Cross. He further agrees to vacate the property for showing and maintain the property in a tidy condition, on the understanding he will always be provided with at least 24 hours' notice.

Sincerely,

Phil J. Smith, J.D., B.Math  
DONNELLY MURPHY LAWYERS P.C.  
519-524-2154 x 310

---

**From:** Daniel Naymark <[dnaymark@naymarklaw.com](mailto:dnaymark@naymarklaw.com)>

**Sent:** Monday, June 17, 2019 4:35 PM

**To:** Phil Smith <[psmith@dmlaw.ca](mailto:psmith@dmlaw.ca)>

**Cc:** Terrence Liu <[tliu@naymarklaw.com](mailto:tliu@naymarklaw.com)>; Paul Denton <[pdenton@farbergroup.com](mailto:pdenton@farbergroup.com)>; Noah Litwack <[nlitwack@farbergroup.com](mailto:nlitwack@farbergroup.com)>

**Subject:** Obstruction of Sale of Cross Street Properties

Please see the attached letter.

--

**Daniel Naymark**  
[dnaymark@naymarklaw.com](mailto:dnaymark@naymarklaw.com)

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## **APPENDIX 11**

---

**From:** Daniel Naymark <[dnaymark@naymarklaw.com](mailto:dnaymark@naymarklaw.com)>  
**Date:** Sunday, June 30, 2019 at 6:00 PM  
**To:** Phil Smith <[psmith@dmlaw.ca](mailto:psmith@dmlaw.ca)>  
**Cc:** Elizabeth Lentz <[elentz@dmlaw.ca](mailto:elentz@dmlaw.ca)>  
**Subject:** Re: Obstruction of Sale of Cross Street Properties

Phil,

I write further to my letter of June 17 and our subsequent exchange (below). It seems the listing for 1779 Cross Street has continued to encounter obstruction. The realtor showed it through Friday, the designated day for the presentation of offers, but with great difficulty and impairment. Some emails detailing the types of issues that have continued are attached.

We have concluded that it is not possible to sell this property at fair market value with Mr. Hutchens and his sons continuing to occupy it. In the circumstances, there is no option but to take possession of the property, pursuant to Justice Penny's March 18 order.

Mr. Hutchens has had an extra 3.5 months in the property since the March 18 order and would have needed to vacate it eventually in any event given the sale order. So hopefully he has already begun to plan alternative accommodation options. (I recall he was actually renting a separate property at the time of the March 18 order, for example.) We are prepared to provide him with a couple of weeks to make arrangements as well as a reasonable allowance for the rental expense pursuant to the April 25<sup>th</sup> order. We would like to take possession by July 15. Please let me know if you foresee any feasibility issue with that and we can be slightly flexible, bearing in mind that the sale has already been delayed.

Happy to discuss.

Daniel

--

Daniel Naymark  
NAYMARK LAW  
t: (416) 640-6078 | f: (647) 660-5060  
[dnaymark@naymarklaw.com](mailto:dnaymark@naymarklaw.com)

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**From:** Daniel Naymark <[dnaymark@naymarklaw.com](mailto:dnaymark@naymarklaw.com)>  
**Date:** Monday, June 24, 2019 at 9:58 AM  
**To:** Phil Smith <[psmith@dmlaw.ca](mailto:psmith@dmlaw.ca)>  
**Cc:** Elizabeth Lentz <[elentz@dmlaw.ca](mailto:elentz@dmlaw.ca)>  
**Subject:** Re: Obstruction of Sale of Cross Street Properties

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Daniel

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**From:** Phil Smith <[psmith@dmlaw.ca](mailto:psmith@dmlaw.ca)>  
**Date:** Thursday, June 20, 2019 at 10:25 PM

**To:** Daniel Naymark <[dnyaymark@naymarklaw.com](mailto:dnyaymark@naymarklaw.com)>  
**Cc:** Elizabeth Lentz <[elentz@dmlaw.ca](mailto:elentz@dmlaw.ca)>  
**Subject:** RE: Obstruction of Sale of Cross Street Properties

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He further has provided me with a copy of a recent listing of a direct neighbouring property, which appears a close comparable, which listed for \$999,900 recently. Please see attached.

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My client's position is that the property should not be exposed to the market until that appraisal has been conducted; clearly there are very real concerns that this property is being sold well below market value.

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519-524-2154 x 310

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**From:** Phil Smith  
**Sent:** June 18, 2019 4:33 PM  
**To:** Daniel Naymark <[dnyaymark@naymarklaw.com](mailto:dnyaymark@naymarklaw.com)>  
**Cc:** Elizabeth Lentz <[elentz@dmlaw.ca](mailto:elentz@dmlaw.ca)>  
**Subject:** RE: Obstruction of Sale of Cross Street Properties

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I spoke with my client earlier today regarding the same.

With respect to the missed appointment at 1779 Cross, my client forwarded me the text message exchange between himself and the realtor. My client's vehicle broke down and was towed to a garage in Gravenhurst.

My client made immediate contact with the realtor as a result to let him know about the delay. There was absolutely no attempt to interfere with the listing process.

With respect to my clients' sons: they were not acting at the behest of my client. On the contrary: my client has made it clear that they should not interfere with this process. I do not have any contact with my clients' sons but I have been provided with the following email addresses from my client:

- Joshua <[jbrik40@gmail.com](mailto:jbrik40@gmail.com)>;
- Daniel <[danielwebkinz@gmail.com](mailto:danielwebkinz@gmail.com)>

In any event, my client is content to provide the realtor with a key and permit the lockbox for the purposes of attendances at 1779 Cross. He further agrees to vacate the property for showing and maintain the property in a tidy condition, on the understanding he will always be provided with at least 24 hours' notice.

Sincerely,

Phil J. Smith, J.D., B.Math  
DONNELLY MURPHY LAWYERS P.C.  
519-524-2154 x 310

---

**From:** Daniel Naymark <[dnaymark@naymarklaw.com](mailto:dnaymark@naymarklaw.com)>

**Sent:** Monday, June 17, 2019 4:35 PM

**To:** Phil Smith <[psmith@dmlaw.ca](mailto:psmith@dmlaw.ca)>

**Cc:** Terrence Liu <[tliu@naymarklaw.com](mailto:tliu@naymarklaw.com)>; Paul Denton <[pdenton@farbergroup.com](mailto:pdenton@farbergroup.com)>; Noah Litwack <[nlitwack@farbergroup.com](mailto:nlitwack@farbergroup.com)>

**Subject:** Obstruction of Sale of Cross Street Properties

Please see the attached letter.

--

**Daniel Naymark**  
[dnaymark@naymarklaw.com](mailto:dnaymark@naymarklaw.com)

**NAYMARK LAW**  
171 John Street, Suite 101  
Toronto, ON M5T 1X3  
t: (416) 640-6078 | f: (647) 660-5060  
[www.naymarklaw.com](http://www.naymarklaw.com)

## **APPENDIX 12**



Redacted

**From:** Daniel Naymark <dnaymark@naymarklaw.com>  
**Date:** Thursday, July 11, 2019 at 12:21 PM  
**To:** Phil Smith <psmith@dmlaw.ca>  
**Cc:** Elizabeth Lentz <elentz@dmlaw.ca>  
**Subject:** Re: Obstruction of Sale of Cross Street Properties

Phil,

I write further to my email below.

The Receiver has received an offer to purchase 1779 Cross Street that is within a percentage point of the property's appraised value, and has entered into an agreement of purchase and sale conditional on court approval. That permits some greater flexibility on Mr. Hutchens' move-out date: if has not yet found alternative accommodations to move into by this coming Monday, he can take until end of month.

Please let me know his move-out date as soon as possible so that the Receiver can make necessary corresponding arrangements.

Daniel

--

Daniel Naymark  
NAYMARK LAW  
t: (416) 640-6078 | f: (647) 660-5060  
dnaymark@naymarklaw.com

---

**From:** Daniel Naymark <dnaymark@naymarklaw.com>  
**Date:** Sunday, June 30, 2019 at 6:00 PM  
**To:** Phil Smith <psmith@dmlaw.ca>  
**Cc:** Elizabeth Lentz <elentz@dmlaw.ca>  
**Subject:** Re: Obstruction of Sale of Cross Street Properties

Phil,

I write further to my letter of June 17 and our subsequent exchange (below). It seems the listing for 1779 Cross Street has continued to encounter obstruction. The realtor showed it through Friday, the designated day for the presentation of offers, but with great difficulty and impairment. Some emails detailing the types of issues that have continued are attached.

We have concluded that it is not possible to sell this property at fair market value with Mr. Hutchens and his sons continuing to occupy it. In the circumstances, there is no option but to take possession of the property, pursuant to Justice Penny's March 18 order.

Mr. Hutchens has had an extra 3.5 months in the property since the March 18 order and would have needed to vacate it eventually in any event given the sale order. So hopefully he has already begun to plan alternative accommodation options. (I recall he was actually renting a separate property at the time of the March 18 order, for example.) We are prepared to provide him with a couple of weeks to make arrangements as well as a reasonable allowance for the rental expense pursuant to the April 25<sup>th</sup> order. We would like to take possession by July 15. Please let me know if you foresee any feasibility issue with that and we can be slightly flexible, bearing in mind that the sale has already been delayed.

Happy to discuss.

Daniel

--

Daniel Naymark  
NAYMARK LAW  
t: (416) 640-6078 | f: (647) 660-5060  
dnaymark@naymarklaw.com

---

**From:** Daniel Naymark <dnaymark@naymarklaw.com>  
**Date:** Monday, June 24, 2019 at 9:58 AM  
**To:** Phil Smith <psmith@dmlaw.ca>  
**Cc:** Elizabeth Lentz <elentz@dmlaw.ca>  
**Subject:** Re: Obstruction of Sale of Cross Street Properties

Hi Phil,

Thank you for this email. We intend to sell this property through a robust process designed to obtain the market value. Here is a copy of the realtor's opinion of value, which I am sharing with you on a confidential basis.

Regarding some of your specific comments below:

1. The list price is \$599k, not \$559k.
2. The realtor is being paid a percentage commission.
3. I'm told the neighbouring property listed for \$999,900 is a larger, more desirable lot with a bigger cottage that is likely in better condition, and that \$999,900 is a *list* price, not a sale price.
4. We would have had at least an oral figure from the appraiser but for the delays caused by your client twice missing appointments. In the circumstances and to avoid further delay, we listed based on the

realtor's opinion of value, which isn't unusual. We do not intend to accept any offers before we have an appraisal in hand, which should happen shortly. If the appraisal is markedly different from the realtor's value opinion, we can revisit the list price.

5. If the neighbour you reference is still willing to pay \$875,000 for the property or generally just interested, please have him contact the Receiver or the agent. I am told that local real estate market conditions have changed considerably since last year, with very few sales of similar type waterfront properties in the area over the past 18 months, so it may be that he is no longer interested.
6. If there is any additional analysis regarding market value that your client wishes us to consider, please let us know and we will consider it.

Daniel

--

Daniel Naymark  
 NAYMARK LAW  
 t: (416) 640-6078 | f: (647) 660-5060  
 dnaymark@naymarklaw.com

---

**From:** Phil Smith <psmith@dmlaw.ca>  
**Date:** Thursday, June 20, 2019 at 10:25 PM  
**To:** Daniel Naymark <dnaymark@naymarklaw.com>  
**Cc:** Elizabeth Lentz <elentz@dmlaw.ca>  
**Subject:** RE: Obstruction of Sale of Cross Street Properties

Good evening Daniel,  
 Further to my email below I understand that, although my client was unable to return to Cross Street today, he did make arrangements for a local cleaning lady to provide the realtor with a copy of the key to access the property.

I am writing because my client has learned that 1779 Cross has been listed for \$559k. He is extremely alarmed by that listing price.

His understanding is that the 1779 Cross is worth in the range of 900-950k. He advises that as recent as last year his neighbour had offered him \$875k for the property; a price which he refused.

He further has provided me with a copy of a recent listing of a direct neighbouring property, which appears a close comparable, which listed for \$999,900 recently. Please see attached.

My client has raised his alarm over the listing price with the realtor, and based on comments the realtor has made to my client, my client is under the impression the realtor is being paid a flat commission fee for any sale, and has no invested interest in maximizing the sale price / commission.

My client has also been advised by the realtor that, despite the property being listed, an appraisal hasn't yet been conducted on the property; it is scheduled for Monday.

My client's position is that the property should not be exposed to the market until that appraisal has been conducted; clearly there are very real concerns that this property is being sold well below market value.

I ask that you provide me with copies of the realtors' comparable properties, opinions of value (or any other documentation upon which he based his listing price), and confirm how the realtor is being paid for his

services as the listing agent.

It is best we deal with these issues now, as oppose to on a motion to approve a sale.

Sincerely,  
Phil J. Smith, J.D., B.Math  
DONNELLY MURPHY LAWYERS P.C.  
519-524-2154 x 310

---

**From:** Phil Smith  
**Sent:** June 18, 2019 4:33 PM  
**To:** Daniel Naymark <[dnaymark@naymarklaw.com](mailto:dnaymark@naymarklaw.com)>  
**Cc:** Elizabeth Lentz <[elentz@dmlaw.ca](mailto:elentz@dmlaw.ca)>  
**Subject:** RE: Obstruction of Sale of Cross Street Properties

Good afternoon Daniel, thank you for your letter of June 17, 2019.

I spoke with my client earlier today regarding the same.

With respect to the missed appointment at 1779 Cross, my client forwarded me the text message exchange between himself and the realtor. My client's vehicle broke down and was towed to a garage in Gravenhurst. My client made immediate contact with the realtor as a result to let him know about the delay. There was absolutely no attempt to interfere with the listing process.

With respect to my clients' sons: they were not acting at the behest of my client. On the contrary: my client has made it clear that they should not interfere with this process. I do not have any contact with my clients' sons but I have been provided with the following email addresses from my client:

- Joshua <[jbrik40@gmail.com](mailto:jbrik40@gmail.com)>;
- Daniel <[danielwebkinz@gmail.com](mailto:danielwebkinz@gmail.com)>

In any event, my client is content to provide the realtor with a key and permit the lockbox for the purposes of attendances at 1779 Cross. He further agrees to vacate the property for showing and maintain the property in a tidy condition, on the understanding he will always be provided with at least 24 hours' notice.

Sincerely,  
Phil J. Smith, J.D., B.Math  
DONNELLY MURPHY LAWYERS P.C.  
519-524-2154 x 310

---

**From:** Daniel Naymark <[dnaymark@naymarklaw.com](mailto:dnaymark@naymarklaw.com)>  
**Sent:** Monday, June 17, 2019 4:35 PM  
**To:** Phil Smith <[psmith@dmlaw.ca](mailto:psmith@dmlaw.ca)>  
**Cc:** Terrence Liu <[tlou@naymarklaw.com](mailto:tlou@naymarklaw.com)>; Paul Denton <[pdenton@farbergroupp.com](mailto:pdenton@farbergroupp.com)>; Noah Litwack <[nlitwack@farbergroupp.com](mailto:nlitwack@farbergroupp.com)>  
**Subject:** Obstruction of Sale of Cross Street Properties

Please see the attached letter.

--

Daniel Naymark

[dnaymark@naymarklaw.com](mailto:dnaymark@naymarklaw.com)

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## **APPENDIX 13**



## NOTICE OF HEARING

Under section 174 of the *Residential Tenancies Act, 2006*

The Landlord and Tenant Board (LTB) has scheduled a hearing

between: **SANDY HUTCHENS**

and **FARBER GROUP, PAUL DENTON**

concerning the rental unit located at:

**1779 CROSS STREET INNISFIL ON L9S 4L9**

### Purpose of the hearing:

The **tenant** has filed an application with the Landlord and Tenant Board (LTB). A copy of the application is attached to this notice. The LTB will hold a hearing to make a decision about the application.

### Hearing information:

**When:** Monday, September 09, 2019 9:30 AM

**Where:** Barrie Suite 303, 34 Simcoe Street, Barrie ON L4N 6T4 3rd Floor

**You must:**

- arrive at 9:00 AM to sign in for your hearing
- be ready to stay the whole day – your hearing may be later in the day

The LTB usually books hearings for several applications to start at the same time on a hearing day. The LTB member in charge decides the order to hear those applications.

It is very important for you to attend the hearing. If you cannot attend the hearing, you should send someone who has your written permission to represent you. If you or your representative do not attend or come late, the LTB may hold the hearing without you and you may not be sent any further notice of the proceedings.

### What can happen if you do not attend the hearing:

**If you are the tenant** and you do not attend the hearing or send a representative, the LTB can hold the hearing without you and your application may be dismissed.

**If you are the landlord** and you do not attend the hearing or send a representative, the LTB can hold the hearing without you and make a decision based on what is claimed by the tenant.

**What you should bring to the hearing:**

Be ready to present any evidence you need to support your case. Make sure you bring:

- three copies of any evidence you wish to use (for example: receipts or pictures), and
- any people you want to use as witnesses.

You may also bring a lawyer or agent to represent you.

**The LTB supports a scent-reduced environment.  
Please do not use perfume, aftershaves or other scented  
personal care products when coming to the LTB.**

**For more information:**

If you have any questions about the application or hearing you may:

- visit the LTB website at [sjto.ca/LTB](http://sjto.ca/LTB)
- call the LTB call centre at 416-645-8080, or toll free at 1-888-332-3234
- email your regional LTB office at [CE-ltb@ontario.ca](mailto:CE-ltb@ontario.ca) or send them a fax at (905) 279-7286

Be sure to include your file number on any correspondence with your regional LTB office.

You can view the application at your regional office listed below, or in some cases, arrangements can be made to view the file at another LTB office.

*Ce document est disponible en français. Pour obtenir la version française, et obtenir une audience en français, veuillez communiquer avec nous au 416-645-8080 ou sans frais au 1-888-332-3234.*

**Regional Office:** Central-RO, 3 Robert Speck Pkwy,  
Mississauga, ON L4Z 2G5 5th Floor

**Date Issued:** Tuesday, July 23, 2019





Read the instructions carefully before completing this form. Print or type in capital letters.

## PART 1: GENERAL INFORMATION

### Address of the Rental Unit Covered by This Application

Street Number

1 7 7 9

Street Name

C R O S S

Street Type (e.g. Street, Avenue, Road)

S T R E E T

Direction (e.g. East)

Unit/Apt./Suite

Municipality (City, Town, etc.)

I N N I S F I L

Prov.

O N

Postal Code

L 9 S 4 L 9

### Tenant Names and Address

Tenant 1: First Name (If there are more than 2 tenants, complete a *Schedule of Parties* form and file it with this application.)

S A N D Y

Tenant 1: Last Name

H U T C H E N S

Tenant 2: First Name

Tenant 2: Last Name

Mailing Address (if it is different from the address of the rental unit)

1 5 0 1 - 1 5 0 7 M U S K O K A R D 1 6 9

Unit/Apt./Suite

1

Municipality (City, Town, etc.)

G R A V E N H U R S T

Prov.

O N

Postal Code

P 1 P 1 R 2

Day Phone Number

( 6 4 7 ) 8 3 2 - 8 3 8 3

Evening Phone Number

( ) -

Fax Number

( ) -

E-mail Address

S A N D Y H U T C H E N S 0 @ G M A I L . C O M

### OFFICE USE ONLY

File Number

C E T - 8 7 5 4 4 - 1 9

### E-FILE DATE RECEIVED

22 Jul 2019



**Social Justice Tribunals Ontario**  
*Providing fair and accessible justice*  
**Landlord and Tenant Board**

**Application about Tenant Rights**  
**FORM T2**

**Landlord's Name and Address**

First Name (If there is more than 1 landlord, complete a *Schedule of Parties* form and file it with this application.)

P A U L

Last Name

D E N T O N

Company Name (if applicable)

F A R B E R G R O U P

Street Address

1 5 0 Y O R K S T R E E T

Unit/Apt./Suite

1 5 0 0

Municipality (City, Town, etc.)

T O R O N T O

Prov.

O N

Postal Code

M 5 H 3 S 5

Day Phone Number

( 4 1 6 ) 4 9 6 - 3 7 7 3

Evening Phone Number

( ) -

Fax Number

( ) -

E-mail Address

P D E N T O N @ F A R B E R G R O U P . C O M

**Other parties to the Application**

Are you also applying against your superintendent or landlord's agent because they caused the problem?  
 Shade the circle completely next to your answer.

☒ No

☐ Yes

► Complete and attach a *Schedule of Parties* form available from the Board.

**Questions about Your Tenancy**

When did you move into the rental unit you are applying about?

0 7 / 0 1 / 2 0 1 1  
 dd/mm/yyyy

Do you still live in the rental unit? Shade the circle completely next to your answer.

☒ Yes

☐ No

► When did you move out?

/ /  
 dd/mm/yyyy

**Related Applications**

If you or your landlord filed other applications that relate to this rental unit and those applications have not been resolved, list their file numbers below.

File Number 1

File Number 2



## PART 2: REASONS FOR FILING THIS APPLICATION

Shade the box completely next to each of your reasons for applying to the Board. For reasons 1 - 5, the person who caused the problem could be your landlord, the landlord's agent or the superintendent. For reasons 6 and 7, you can only apply if the landlord caused the problem.

### My landlord, landlord's agent or superintendent

- ☐ **Reason 1:** Entered my rental unit illegally.
- ☐ **Reason 2:** Changed the locks or the locking system to my rental unit or building without giving me replacement keys.
- ☒ **Reason 3:** Substantially interfered with my reasonable enjoyment of the rental unit or complex or with the reasonable enjoyment of a member of my household.
- ☒ **Reason 4:** Harassed, coerced, obstructed, threatened or interfered with me.
- ☐ **Reason 5:** Withheld or interfered with my:
- vital services, which are heat from September 1 to June 15, fuel, electricity, gas, hot or cold water,
  - care services and meals in my care home.

### My landlord

- ☐ **Reason 6:** Did not give me 72 hours to remove my property from the rental unit or from someplace close to it, after the Sheriff evicted me.

You can apply for remedies 2, 3, 5, 8, 10 and remedy 11 in Part 3.

- ☐ **Reason 7:** Did not give me a written tenancy agreement for my care home unit, or gave me an agreement that did not include information about my care services and meals and/or the charges we agreed I would pay for them.

If you are applying for reason 7, the only remedy you can select in Part 3 is remedy 1.



**Explaining your Reasons**

List the number of each reason you chose on page 3. Then describe in the box below the events that led you to apply to the Board.

- What happened?
- What were the dates and times of the events?
- Who caused the problem?
- What were the names and titles (such as superintendent) of all the people involved?

Reason #	Describe in Detail
	SEE ATTACHMENT

Attach more sheets if necessary.



### PART 3: REMEDIES

The remedies listed below are orders the Board can make to address your reasons for filing the application. Shade the box completely next to the remedies you want the Board to order. If the Board decides in your favour, it may decide to include a different remedy or remedies than the ones you selected.

☒ **Remedy 1:** The landlord must pay me a rent abatement of \$ 

		8	0	0	0	.	0	0
--	--	---	---	---	---	---	---	---

My current rent is \$ 

		4	0	0	0	.	0	0
--	--	---	---	---	---	---	---	---

I am required to pay rent by the ☐ month ☐ week ☒ other (specify) ATTACH

**Please explain:** How did you calculate the rent abatement?

MY OBLIGATIONS FOR RENTAL PAYMENTS AMOUNT TO APPROXIMATELY 4K PER MONTH AND THE HARASSMENT AND LEGAL THREATS BY THE LANDLORD AND THERE LAWYER STARTING ON MAY 12 2019 AND HAS CONTINUED UNTIL PRESENT THAT BEING 2 MONTHS WHICH HARASSMENT AND THREATS HAVE COMPLETELY DESTROYED ANY REASONABLE ENJOYMENT OF EITHER PREMISES

*Attach more sheets if necessary.*

☒ **Remedy 2:** The landlord, the landlord's agent or superintendent must stop the activities described below.

**Please explain:** What activities do you want the landlord, the landlord's agent or the superintendent to stop?

I SEEK THE FOLLOWING ORDERS THAT APP[LY TO 1779 CROSS ST INNISFIL AND 33 THEODORE PLACE THORNHILL

1 AN ORDER THAT THE LANDLORD CEASE AND DESIST FROM THREATENING CIVIL CONTEMPT, AND TO ONLY SERVE PROPER NOTICES AND TAKE ANY ACTION PURSUANT TO THE RTA 2006 2 AN ORDER THAT THE LANDLORD INSERT AS A CONDITION TO ANY PURCHASE AND SALE AGREEMENT THAT ANY PURCHASER MUST ASSUME ME AS A TENANT PURSUANT TO THE TENANCY AGREEMENT AS SET OUT HEREIN

3 IF THERE ARE ANY FURTHER SHOWINGS AT EITHER PROPERTY THE LANDLORDS OR THERE REPRESENTATIVES MUST COMPLY WITH THE REQUIREMENTS OF THE RTA 2006, RECO AND ANY OTHER LAWS TO RESPECT AND PROTECT MY TENANTS RIGHTS AS REQUIRED BY LAW.

4 AND FOR SUCH FURTHER AND OTHER ORDER THIS TRIBUNAL DEEMS APPROPRIATE

*Attach more sheets if necessary.*

☒ **Remedy 3:** The landlord must pay a fine to the Board.

☒ **Remedy 4:** I want the Board to end my tenancy on 

3	1	/	1	2	/	2	0	2	0
---	---	---	---	---	---	---	---	---	---

  
dd/mm/yyyy



- ☐ **Remedy 5:** The landlord, landlord's agent or superintendent must pay me for the costs to repair or replace my property that was damaged, destroyed or disposed of because of their actions.

The total costs are

\$ 

--	--	--	--	--	--	--	--	--	--

**Please explain:** How was your property damaged, destroyed or disposed of? List each item and the cost to repair or replace it.

*Attach more sheets if necessary.*

If the actions of the landlord, landlord's agent or superintendent caused you to move out of your rental unit, you can ask the Board to include remedies 6 and/or 7 in the order.

- ☐ **Remedy 6:** My new rental unit has a higher rent. The landlord must pay me the difference in rent between my old rental unit and my new rental unit for one year from the date I moved out.

The difference in rent is

\$ 

--	--	--	--	--	--	--	--	--	--

 each

☐ month ☐ week ☐ other (specify) \_\_\_\_\_

The total amount the landlord owes me is

\$ 

--	--	--	--	--	--	--	--	--	--

- ☐ **Remedy 7:** The landlord must pay me for my moving and storage expenses.

These expenses total

\$ 

--	--	--	--	--	--	--	--	--	--

**Please explain:** How did you calculate the expenses?

*Attach more sheets if necessary.*



- ☐ **Remedy 8:** I had or will have out-of-pocket expenses resulting from the actions of the landlord, landlord's agent or superintendent. The landlord, landlord's agent or superintendent must pay me for these expenses.

These expenses total

\$ 

--	--	--	--	--	--	--	--	--	--	--	--

**Please explain:** How did you calculate the expenses?

*Attach more sheets if necessary.*

If you are applying to the Board because the landlord, landlord's agent or superintendent changed the locks or the locking system without giving you replacement keys (Reason 2), you can ask the Board to include Remedy 9 in the order.

- ☐ **Remedy 9:** The landlord must allow me to move back into the rental unit and must not rent the unit to anyone else.

Is the unit vacant?

☐ Yes    ☐ No    ☐ I don't know

If you are applying to the Board because the landlord did not let you get your property after the Sheriff evicted you (Reason 6), you can ask the Board to include Remedy 10 in the order.

- ☐ **Remedy 10:** The landlord must return all my property that he or she possesses, or that he or she can get back from other people.

- ☒ **Remedy 11:** I want the Board to order other remedies. I have described those remedies below.

**Please explain:** What else do you want the Board to order?

A FINDING OR DECLARATION THE THE TENANCY AGREEMENT OF SANDY HUTCHENS COMMENCING JANUARY 7TH 2011 IS A VALID TENANCY PURSUANT TO THE RTA 2006 AND IS PROTECTED ACCORDINGLY.  
SUCH FURTHER AND OTHER FINDINGS,DECLARATIONS OR ORDER THE TRIBUNAL DEEMS APPROPRIATE TO ENSURE THE RIGHTS AND TERMS PROVIDED BY THE TENANCY AGREEMENT ARE PROTECTED AND ENFORCED.

*Attach more sheets if necessary.*

**Tenant/Representative's Signature**

22/07/2019

Who has signed the application? Shade the circle completely next to your answer.

☐ Tenant 1    ☐ Tenant 2    ☐ Legal Representative

### Information About the Legal Representative

Last Name

LSUC #

Company Name (if applicable)

Mailing Address

Unit/Apt./Suite

Municipality (City, Town, etc.)

Prov.

**Total Code**

Day Phone Number

Evening Phone Number

Fax Number

E-mail Address





## Collecting Personal Information

Under section 185 of the *Residential Tenancies Act, 2006*, the Landlord and Tenant Board has the right to collect the personal information requested on this form. We use the information to resolve your application. After you file the form, your information may also be available to the public. If you have questions about how the Board uses your personal information, contact one of our Customer Service Officers at **416-645-8080** or **1-888-332-3234 (toll free)**.

### Important Information from the Landlord and Tenant Board

1. You can ask the Board to provide French-language services at your hearing. If you are the applicant, you can fill out the *Request for Accommodation or French-Language Services* form included at the end of this application. If you are the respondent, the *Request for Accommodation or French-Language Services* form is available at Board offices and at the Board's website at [sjto.ca/LTB](http://sjto.ca/LTB).
2. You can ask the Board to make special arrangements (called a Request for Accommodation) under the Ontario *Human Rights Code* to help you participate in the hearing. For example, you can ask the Board to make arrangements to provide a sign-language interpreter. You can make a request for accommodation under the *Code* by telephone, fax or mail. If you are the applicant, you can fill out the *Request for Accommodation or French-Language Services* form included at the end of this application. If you are the respondent, the *Request for Accommodation or French-Language Services* form is available at Board offices and at the Board's website at [sjto.ca/LTB](http://sjto.ca/LTB).
3. It is an offence under the *Residential Tenancies Act, 2006* to file false or misleading information with the Landlord and Tenant Board.
4. The Board can order either the landlord or the tenant to pay the other's costs related to the application.
5. The Board has *Rules of Practice* that set out rules related to the application process and *Interpretation Guidelines* that explain how the Board might decide specific issues that could come up in an application. You can read the *Rules and Guidelines* on the Board's website at [sjto.ca/LTB](http://sjto.ca/LTB) or you can buy a copy from a Board office.

#### OFFICE USE ONLY:

Delivery Method: ☐ In Person ☐ Mail ☐ Courier ☐ Email ☐ Efile ☒ Fax

MS ☐ FL ☐





Shade the appropriate boxes to indicate whether you need accommodation under the Ontario *Human Rights Code*, or French-language services, or both. We will include the information in your application file. The file may be viewed by other parties to the application.

☐ **Accommodation Under the Ontario *Human Rights Code***

The Board will provide accommodation for *Code* related needs to help you throughout the application and hearing process in accordance with the Social Justice Tribunals Ontario policy on accessibility and accommodation. For example, you may need a sign-language interpreter at your hearing. We may contact you about your request. You can obtain a copy of the policy at [SJTO.ca](http://SJTO.ca).

**Please explain:** What accommodation do you need?

--

☐ **French-Language Services**

The Landlord and Tenant Board will assign a bilingual adjudicator to be in charge of the hearing. We will also arrange for a French-English interpreter to attend the hearing.

**Requester's Information**

☐ Landlord    ☐ Co-op    ☐ Tenant    ☐ Co-op Member    ☐ Representative    ☐ Other

First Name		Last Name	
Mailing Address			Phone Number
Municipality (City, Town, etc.)	Province	Postal Code	Fax Number
Email	File Number		Date (dd/mm/yyyy)

**OFFICE USE ONLY:**

File Number

Delivery Method: ☐ In Person    ☐ Mail    ☐ Courier    ☐ Email    ☐ Efile    ☐ Fax    FL



Tribunaux de justice sociale Ontario

Pour une justice accessible et équitable

Commission de la location immobilière

## Demande d'adaptation ou de services en français

veuillez ombrer les cases appropriées pour indiquer si vous avez besoin d'une adaptation aux termes du *Code des droits de la personne* de l'Ontario, de services en français, ou des deux. Nous inclurons ces renseignements dans votre dossier de requête. Le dossier peut être consulté par les autres parties à la requête.

☐ **Adaptation aux termes du *Code des droits de la personne* de l'Ontario**

La Commission fournira les mesures d'adaptation nécessaires concernant des besoins liés au *Code* pour vous aider tout au cours du processus de présentation d'une requête et du processus d'audience conformément à la politique des Tribunaux de justice sociale de l'Ontario sur l'accessibilité et les adaptations. Par exemple, vous pourriez avoir besoin d'un interprète gestuel pendant votre audience. Il est possible que nous communiquions avec vous au sujet de votre demande. Vous pouvez consulter la politique à [TJSO.ca](http://TJSO.ca).

**Veuillez expliquer :** Quelles sont les adaptations dont vous avez besoin?

☐ **Services en français**

La Commission de la location immobilière assignera un arbitre bilingue qui sera responsable de l'audience. Elle engagera également les services d'un interprète français-anglais qui sera présent à l'audience.

**Renseignements personnels**
☐ Locateur   ☐ Représentant du Locateur   ☐ Locataire   ☐ Représentant du Locataire   ☐ Autre

Prénom		Nom de famille	
Adresse postale			N° de téléphone
Municipalité (ville, village, etc.)	Province	Code postal	N° de télécopieur
Adresse électronique	Numéro de dossier		Date (jj/mm/aaaa)

**RÉSERVÉ AU BUREAU :**

File Number

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 Delivery Method: ☐ In Person   ☐ Mail   ☐ Courrier   ☐ Email   ☐ Efile   ☐ Fax

FL

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## **APPENDIX 14**

Redacted



**From:** Daniel Naymark <[dnaymark@naymarklaw.com](mailto:dnaymark@naymarklaw.com)>

**Sent:** Thursday, August 8, 2019 9:26 AM

**To:** Paul J. Denton <[pdenton@farbergroup.com](mailto:pdenton@farbergroup.com)>; Hylton Levy <[hlevy@farbergroup.com](mailto:hlevy@farbergroup.com)>; Noah Litwack <[nlitwack@farbergroup.com](mailto:nlitwack@farbergroup.com)>

**Subject:** FW: File Number: CET-87544-19

Good news below. Phil has been working on Sandy for a week for this. I have not waived anything vis-à-vis contempt.

--

Daniel Naymark

NAYMARK LAW

t: (416) 640-6078 | f: (647) 660-5060

[dnaymark@naymarklaw.com](mailto:dnaymark@naymarklaw.com)

---

**From:** Daniel Naymark <[dnaymark@naymarklaw.com](mailto:dnaymark@naymarklaw.com)>

**Date:** Thursday, August 8, 2019 at 9:25 AM  
**To:** Phil Smith <[psmith@dmlaw.ca](mailto:psmith@dmlaw.ca)>  
**Subject:** Re: File Number: CET-87544-19

Phil,

Thank you for this email. Please confirm when the application has been formally withdrawn.

--

Daniel Naymark  
NAYMARK LAW  
t: (416) 640-6078 | f: (647) 660-5060  
[dnaymark@naymarklaw.com](mailto:dnaymark@naymarklaw.com)

---

**From:** Phil Smith <[psmith@dmlaw.ca](mailto:psmith@dmlaw.ca)>  
**Date:** Thursday, August 8, 2019 at 8:46 AM  
**To:** Daniel Naymark <[dnaymark@naymarklaw.com](mailto:dnaymark@naymarklaw.com)>  
**Subject:** RE: File Number: CET-87544-19

Further to our call Tuesday, I am informed by my client that he is content to withdraw his pending LLTB application, without prejudice to his right to re-assert the relief being sought.

This withdraw would be for the purposes of bringing a motion before Justice Penny, seeking leave to bring the aforementioned application.

My client had no intention to obstruct the Order in place; his concern was, and remains, in maintaining his tenancy on the terms set out in the separation agreement.

Sincerely,  
Phil J. Smith, J.D., B.Math  
DONNELLY MURPHY LAWYERS P.C.  
519-524-2154 x 310

---

**From:** Phil Smith  
**Sent:** August 6, 2019 2:11 PM  
**To:** 'Daniel Naymark' <[dnaymark@naymarklaw.com](mailto:dnaymark@naymarklaw.com)>  
**Subject:** RE: File Number: CET-87544-19

I got off the phone with Sandy a moment ago.

Do you have time to talk? I realize you're on vacation and I'll try to accommodate whenever you're free.

---

**From:** Daniel Naymark <[dnaymark@naymarklaw.com](mailto:dnaymark@naymarklaw.com)>  
**Sent:** August 2, 2019 8:39 PM  
**To:** Phil Smith <[psmith@dmlaw.ca](mailto:psmith@dmlaw.ca)>  
**Cc:** Elizabeth Lentz <[elentz@dmlaw.ca](mailto:elentz@dmlaw.ca)>; Hylton Levy <[hlevy@farberfinancial.com](mailto:hlevy@farberfinancial.com)>; Paul Denton <[pdenton@farbergroup.com](mailto:pdenton@farbergroup.com)>  
**Subject:** Re: File Number: CET-87544-19

Phil,

We have received no response despite the assurance in your email below. As the orders that Mr. Hutchens has violated and is continuing to violate are made in our proceeding, this seems to me to be a matter for you to deal with it rather than counsel advising Mr. Hutchens on the LTB proceeding.

As advised by phone, I would rather not have to waste time or resources dealing with this issue. Our interest is in fulfilling the Receiver's mandate without unnecessary expense or diversions. However, if Mr. Hutchens' contempt continues the Receiver will have little choice but to bring a contempt motion and to seek incarceration as the penalty necessary to prevent further obstruction. We require confirmation that the LTB application is being withdrawn by Tuesday latest.

Daniel

--

Daniel Naymark  
NAYMARK LAW  
t: (416) 640-6078 | f: (647) 660-5060  
[dnaymark@naymarklaw.com](mailto:dnaymark@naymarklaw.com)

---

**From:** Phil Smith <[psmith@dmlaw.ca](mailto:psmith@dmlaw.ca)>  
**Date:** Wednesday, July 31, 2019 at 6:59 PM  
**To:** Daniel Naymark <[dnaymark@naymarklaw.com](mailto:dnaymark@naymarklaw.com)>  
**Cc:** Elizabeth Lentz <[elentz@dmlaw.ca](mailto:elentz@dmlaw.ca)>  
**Subject:** RE: File Number: CET-87544-19

Good evening Daniel,  
I have spoken with my client.

He has separate counsel who is advising him with respect to this Landlord Tenant Board application; he is meeting with that counsel on Friday and you can expect to hear from them that same day.

In the interim, regardless of what the receiver's position is with respect to the tenancy rights, my client's living expenses cannot be held in random. Those funds are his only means to purchase food and his monthly medications.

Sincerely,  
Phil J. Smith, J.D., B.Math  
DONNELLY MURPHY LAWYERS P.C.  
519-524-2154 x 310

---



**From:** Daniel Naymark <[dnyaymark@naymarklaw.com](mailto:dnyaymark@naymarklaw.com)>  
**Sent:** July 31, 2019 2:55 PM  
**To:** Phil Smith <[psmith@dmlaw.ca](mailto:psmith@dmlaw.ca)>  
**Cc:** Hylton Levy <[hlevy@farbergroupp.com](mailto:hlevy@farbergroupp.com)>; Paul Denton (<[pdenton@farbergroupp.com](mailto:pdenton@farbergroupp.com)>  
<[pdenton@farbergroupp.com](mailto:pdenton@farbergroupp.com)>; Terrence Liu <[tliu@naymarklaw.com](mailto:tliu@naymarklaw.com)>  
**Subject:** Fwd: File Number: CET-87544-19

Hi Phil,

Mr. Hutchens has commenced a Landlord Tenant Board application naming Mr. Denton as "Landlord" and seeking residential occupancy rights in respect of 1779 Cross. Among other problems, this is in violation of multiple terms of the court orders in our proceeding. It appears to have been done without your knowledge or involvement.

I wrote the email below to the Vice-Chair of the LTB advising of the orders and asking that the proceeding be dismissed, and received a response today advising that we must raise the issue at the scheduled hearing in September.

The result is that as of now, Mr. Hutchens is in continuing violation of the orders as set out in my email below. I ask that you intervene to have your client withdraw his application and cure those violations. We ask that that be done today or tomorrow. We received today a request for further living expenses from Mr. Hutchens and will defer consideration of that until we have your substantive response. We ask that you and your client treat this issue as urgent.

Thank you,  
Daniel

--

Daniel Naymark  
NAYMARK LAW  
t: (416) 640-6078 | f: (647) 660-5060  
[dnyaymark@naymarklaw.com](mailto:dnyaymark@naymarklaw.com)

---

**From:** Daniel Naymark <[dnyaymark@naymarklaw.com](mailto:dnyaymark@naymarklaw.com)>  
**Sent:** Friday, July 26, 2019 11:04:41 AM  
**To:** Hylton Levy <[hlevy@farbergroupp.com](mailto:hlevy@farbergroupp.com)>; Noah Litwack <[nlitwack@farbergroupp.com](mailto:nlitwack@farbergroupp.com)>  
**Cc:** Paul Denton <[pdenton@farbergroupp.com](mailto:pdenton@farbergroupp.com)>; Terrence Liu <[tliu@naymarklaw.com](mailto:tliu@naymarklaw.com)>  
**Subject:** FW: File Number: CET-87544-19

FYI. We shall see.

Noah, what is your approximate ETA for your summary of obstruction efforts?

--

Daniel Naymark  
NAYMARK LAW  
t: (416) 640-6078 | f: (647) 660-5060  
[dnyaymark@naymarklaw.com](mailto:dnyaymark@naymarklaw.com)

---

**From:** Daniel Naymark <[dnaymark@naymarklaw.com](mailto:dnaymark@naymarklaw.com)>  
**Date:** Friday, July 26, 2019 at 1:59 PM  
**To:** "ce-ltb@ontario.ca" <[ce-ltb@ontario.ca](mailto:ce-ltb@ontario.ca)>  
**Cc:** Terrence Liu <[tliu@naymarklaw.com](mailto:tliu@naymarklaw.com)>, Paul Denton <[pdenton@farbergroup.com](mailto:pdenton@farbergroup.com)>  
**Subject:** File Number: CET-87544-19

Vice Chair  
Landlord Tenant Tribunal

Dear Madam or Sir,

I am writing to you at the suggestion of an agent at the LTB call centre, in the hope that you can assist with this matter.

In short, the above-referenced application has been started in violation of an Order of the Ontario Superior Court of Justice. We have recently received notice of the application and a notice of hearing with a scheduled hearing date of September 9, 2019 (attached). We ask that the Landlord and Tenant Board strike or dismiss the application as a result before it continues any further, to avoid further violation of the Court order.

#### **Context**

The respondent in this application is a Court-appointed receiver. It has been appointed receiver over the assets and undertakings of the applicant, Sandy Hutchens, as well as of his wife, Tanya Hutchens, and a number of related corporations, in an Ontario Superior Court of Justice Proceeding regarding the recognition and enforcement of a judgment for fraud against Mr. and Mrs. Hutchens. Copies of the Court Orders appointing the Receiver and expanding and continuing its powers dated March 18, 2019, April 25, 2019, June 7, 2019 and July 5, 2019 are attached. Additional materials related to the Receivership, including the Receiver's past reports to the Court, are available on the Receiver's website (established and maintained pursuant to the March 18, 2019 Order) at <https://farbergroup.com/engagements/hutchens/>.

The Court authorized the Receiver to sell the property that is the subject of the above LTB application (1779 Cross Street in Innisfil) in its Order of April 25, 2019. The Receiver has entered into an agreement of purchase and sale to sell that property that is conditional on Court approval, and so advised Mr. Hutchens through counsel, shortly prior to Mr. Hutchens' commencement of this LTB application.

The Receiver is not the owner of the subject property, 1779 Cross Street. Tanya Hutchens is the owner, as reflected at Schedule B of the attached order dated March 18, 2019 and the lists of properties scheduled to subsequent orders. However, the Receiver is empowered to take exclusive possession of the Property pursuant to paragraph 2(d) of the March 18, 2019 Order as continued by paragraphs 3 and 4(d) of the July 5, 2019 Judgment, and to do so "to the exclusion of all other Persons..., including the Debtors [defined as including Mr. and Mrs. Hutchens], and without interference from any other Person.

**The Commencement of this Application is Prohibited**

As reviewed in the above paragraph, the Ontario Superior Court has already made an order authorizing the Receiver to take exclusive possession of the subject property without interference by Mr. Hutchens.

Moreover, the Court has expressly prohibited Mr. Hutchens from commencing proceedings such as his present LTB application. Specifically, paragraphs 8 and 9 of the attached Order dated March 18, 2019 appointing the Receiver (and continued in force by paragraph 3 of the July 5, 2019 Judgment) state:

**NO PROCEEDINGS AGAINST THE RECEIVER**

8. THIS COURT ORDERS that no proceeding or enforcement process in any court or tribunal (each, a "Proceeding"), shall be commenced or continued against the Receiver except with the written consent of the Receiver or with leave of this Court [*neither of which has been sought or granted in respect of Mr. Hutchens' LTB application*].

**NO PROCEEDINGS AGAINST THE DEBTORS OR THE PROPERTY**

9. THIS COURT ORDERS that, with the exception of [a second Superior Court of Justice proceeding], no Proceeding against or in respect of the Debtors [a term defined to include Tanya Hutchens, the owner of 1779 Cross Street] or the Property [a term defined to include 1779 Cross Street] shall be commenced or continued except with the written consent of the Receiver or with leave of this Court and any and all Proceedings currently under way against or in respect of the Debtors or the Property are hereby stayed and suspended pending further Order of this Court.

In short, this Order prohibits the commencement or continuation of any tribunal proceeding against the Receiver (the named respondent in the present LTB application), against the actual owner of the subject property, or in respect of the subject property. The only exception is where the Receiver consents or the Court grants leave, neither of which has occurred.

As such, Mr. Hutchens' application is in violation of Court Order and its continuation would further violate Court Order. We ask that you confirm its dismissal accordingly.

I would be pleased to discuss this further should you require any clarification or have any questions.

Yours truly,  
Daniel Naymark

--

**Daniel Naymark**  
[dnaymark@naymarklaw.com](mailto:dnaymark@naymarklaw.com)

**NAYMARK LAW**  
171 John Street, Suite 101  
Toronto, ON M5T 1X3  
t: (416) 640-6078 | f: (647) 660-5060  
[www.naymarklaw.com](http://www.naymarklaw.com)

## **APPENDIX 15**

May 15, 2019


Farber  
150 York Street, Suite 1600  
Toronto, ON M5H 3S5

**Attention: Paul Denton**

Dear Sirs:

**RE: Loan of \$750,000 (the "Loan") secured by a Receiver's Certificate (the "Receiver's Certificate") issued pursuant to the order of Justice Penny of the Ontario Superior Court of Justice dated March 18<sup>th</sup>, 2019 (the "March 18 Order") and attached to this Commitment as Schedule "A"**

We are pleased to advise that, based upon and subject to the accuracy of information furnished to Hillmount Capital Inc., your request for the Loan has been approved subject to the terms and conditions set out below and all legal matters and documentation being completed to the satisfaction of Hillmount Capital Inc. and its solicitor.

LENDER:	Hillmount Capital Inc. (and/or its assignees) (the " <b>Lender</b> ")
BORROWER:	A. Farber & Partners Inc. in its capacity as Receiver of Sandy Hutchens, also known as Sandy Craig Hutchens, also known as S. Craig Hutchens, also known as Craig Hutchens, also known as Moishe Alexander Ben Avrohom, also known as Moishe Alexander Ben Avraham, also known as Fred Merchant, also known as Alexander Macdonald, also known as Mathew Kovce, also known as Ed Ryan, and Tanya Hutchens, also known as Tatiana Hutchens, also known as Tatiana Brik, also known as Tanya Brik-Hutchens (the " <b>Borrower</b> ")
PRIORITY:	Receiver's Borrowings Charge in 2 <sup>nd</sup> priority on the Property (as defined in the March 18 Order and set out in Schedule B of the March 18 Order) pursuant to sections 18, 19, 20 and 21 of the March 18 Order in priority to any other Receiver Certificate to be issued
PROPERTY:	See Schedule "B" of the March 18 Order for list of properties
LOAN AMOUNT:	<b>Up to \$750,000.00</b> (to be advanced in draws and through Receiver Certificates)
FEES:	Lender Origination Fee - \$15,000.00 (2.00%) Lender Legal Fees - TBD
INTEREST RATE & PAYMENT:	Interest shall be calculated and payable at the greater of <b>9.75%</b> per annum or the posted RBC Prime Rate + 5.30% and payable in proportionate paydowns upon the sale of the Property.
AMORTIZATION:	Interest only
TERMS OF LOAN & PREPAYMENT PRIVILEGE:	The Loan will mature in 12 months from the date of the first advance. When not in default, the Borrower shall have the right to prepay the Loan at any time upon 10 days written notice.
ADVANCES:	The proceeds of this Loan shall be advanced less Lender fees and legal fees as set out below.
SECURITY:	1. Receiver's Borrowings Charge - Second charge on the Property described in Schedule B of the March 18 Order in the form of Receiver's Certificates up to a maximum of \$750,000 in accordance with Section 18 of the March 18 Order; and 2. Fire and liability insurance to be in place on the Property (evidence to be
Borrower Initials:	



provided to Lender) and will continue to be in place while the Receiver's Certificate remains outstanding. 178

ADDITIONAL  
CONDITIONS AND  
REPRESENTATIONS:


The advance of funds under the Loan is subject to the following conditions, all of which must be satisfactory to the Lender, and its solicitor, in its sole, unfettered and absolute discretion:

1. Written acceptance of this Commitment by the Borrower and attending to the lawful execution and delivery of this Commitment.
2. The Borrower acknowledges that the Lender's fees are earned upon the Borrower's acceptance of this Commitment and payable from the proceeds of the first advance.
3. It is hereby agreed by and between the Lender and the Borrower that any monies tendered in respect of the Receiver's Certificate or other payments due shall be paid by 1pm on the business day upon which they are due at the Lender's address. If received after that time (ie for computing interest), the monies will be deemed to be received the next business day.
4. Satisfactory review of fire and liability insurance to be in place on the Property
5. The Borrower is to provide a covenant on closing to the Lender that: (i) no Receiver's Certificates ranking, or purporting to rank, prior to or *pari passu* with the Receiver's Certificate issued as security for the Loan shall be issued by the Borrower to any person other than the Lender without the prior consent in writing of the Lender, which consent may be unreasonably withheld; and (ii) that the Borrower will provide the Lender with notice of any proceeding which could have an adverse effect on the Lender's Receiver's Certificate and/or the Receiver's Borrowings Charge.
6. The Borrower will give the Lender the first opportunity to fund further loans secured by Receiver Certificates prior to approaching other parties.
7. The Borrower shall not distribute funds to any creditors without the Lender's consent, save for the Receiver's Charge as contemplated by section 18 of the March 18 Order. The Borrower agrees not to make an application for payout of proceeds received, other than the Receiver's Charge, in priority to amounts owing to the Lender as contemplated in Section 18 of the Order, without the Lender's prior written consent.
8. The Borrower and Lender agree that the Receiver's Certificates will be repaid from the sale proceeds of the Property as set out in this section. The Borrower has been authorized and empowered to sell five of the Properties, and the Borrower and Lender anticipate repayment of the full amount of the Receiver's Certificates in accordance with the targets set out in column 1 of Schedule C, with such payments being made simultaneously with payment of the 1st mortgagees listed therein. In the event there are insufficient funds from the net sale proceeds to repay the Receiver's Certificates in full pursuant to Schedule C, the balance of the Receiver's Certificates must be repaid in full upon the sale of:
  - a. the 1479 Maple Street property; or
  - b. the remaining properties located in Sudbury (the "**Sudbury Properties**") if they are sold prior to the Maple Street Property.
9. The Lender shall have the right to charge for all reasonable costs and expenses incurred by the Lender in connection with this Loan, including reasonable legal fees and costs and costs and expenses incurred in enforcing Lender's rights under the Receiver's Certificate.
10. The Lender will require 5 business days written notice of a request for an advance. There will be a \$50.00 wiring fee and \$200.00 administration fee payable to the Lender for each advance/Receiver's Certificate.
11. Satisfactory review of this Commitment, the March 18 Order and the further Order of Justice Penny dated April 25, 2019 (the "**April 25 Order**") by the Lender's solicitor.

SCHEDULES  
ATTACHED:

The following attached Schedules form a part of this Commitment:

SCHEDULE A – Court Order dated March 18, 2019  
SCHEDULE B – Court Order dated April 25, 2019  
SCHEDULE C – Summary of Properties

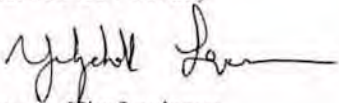
Borrower Initials: 

This Commitment may be executed in two or more counterparts and returned by facsimile or email, each of which counterparts will be deemed to be an original and all of which together shall be deemed to be one and the same instrument.

To confirm your agreement with the terms and conditions herein, please sign and return this letter as proof of acceptance to us prior to **5:00pm on May 16, 2019**.

Yours truly,

Hillmount Capital Inc.  
(Lic. #10453 / 11925)



Per: Yitz Levinson  
President

### ACCEPTANCE

The Borrower hereby accepts this Commitment and confirms its agreement with all of the terms and conditions thereof, having either obtained independent legal advice or having been satisfied that legal advice is not required. The Lender Origination Fee is fully earned by the Lender upon acceptance of the terms of this Commitment. The Commitment Fee is due and payable upon the advance of funds hereunder or the date of the termination of the Commitment (unless such termination of the Commitment results from a default of the Lender). Regardless of whether the above conditions are met, or the Loan is advanced, upon signing this Commitment, the Borrower agrees that it is liable, save if the Lender is in default, for the Lender Origination Fee and all of the Lender's costs.

Accepted this 15<sup>th</sup> day of May, 2019.

### Borrower



**A Farber & Partners Inc.**  
in its capacity as Receiver of the Property  
and not in its personal capacity

### Receiver's Solicitor:

Name: DANIEL NAYMARK  
Firm: NAYMARK LAW  
Telephone: 416 640-6078

Borrower Initials: DF

**Schedule C**

<b>Court Approved Sales Process - Property Summary Hutchens Receivership</b>									
	<b>Receiver Certificate (Borrowing Charge) - Anticipated Paydown</b>	<b>1st Mortgages</b>	<b>2nd Mortgages</b>	<b>Reserve for London Plaintiffs Trust</b>	<b>Total</b>	<b>Lowest of Purview or Farber Estimate</b>			
33 Theodore Place, Thornhill, ON	\$ 350,000	\$ 534,746		\$ 379,968	\$ 1,264,714	\$ 1,520,000			
1779 Cross Street, Innisfil	\$ 150,000	\$ 298,238		\$ 150,626	\$ 598,864	\$ 794,900			
1790 Cross Street, Innisfil	\$ 150,000	\$ 86,745	\$ 80,750	-	\$ 317,495	\$ 537,100			
1889 Simcoe Blvd., Innisfil	\$ 50,000	\$ 203,161		-	\$ 253,161	\$ 349,300			
42 Clemow Avenue, Sudbury		\$ 78,000		\$ 615,000	\$ 693,000	\$ 133,400			
1479 Maple Road, Innisfil (Note 1)		\$ 200,000		\$	\$ 200,000	\$ 89,970			
<b>Total</b>	<b>\$ 700,000</b>	<b>\$ 1,400,890</b>	<b>\$ 80,750</b>	<b>\$ 1,145,594</b>	<b>\$ 3,327,234</b>	<b>\$ 3,424,670</b>			
<p>Note 1: In the event there are insufficient proceeds to pay the Receiver's Certificates on the other properties listed above, the Receiver's Certificates are to be repaid from sale proceeds of the Maple Street property. Should the Sudbury Properties sell prior to the Maple Street property and there are sufficient proceeds to repay the Receiver's Certificates, Lender will accept same in lieu of repayment from sale proceeds of Maple Street.</p>									



## **APPENDIX 16**



Sheraton Centre  
100 Richmond Street West  
Suite 424  
Toronto, ON M5H 3K6

www.jaffeperitz.com

**ELAINE S. PERITZ\***

**Phone:** (416) 368-2809 Ext. 102

**Fax:** (416) 365-1474

**Email:** eperitz@jaffeperitz.com

\*practising as a professional corporation

BARRISTERS AND SOLICITORS

May 8, 2019

**BY EMAIL [dnaymark@naymarklaw.com](mailto:dnaymark@naymarklaw.com)**

Daniel Naymark  
Naymark Law  
101 - 171 John Street  
Toronto, ON  
M5T 1X3

Dear Mr. Naymark:

**Re: A. Farber & Partners Inc., Receiver of Hutchens et al. (the "Receiver")**

You have requested our opinion concerning the Charge/Mortgages issued by Tanya (also known as Tatiana) Hutchens ("Tanya") to Meridian Credit Union Limited ("Meridian") and the Charge/Mortgage issued by Sandy Hutchens ("Sandy") to Ronald Henderson ("Ronald"). Tanya and Sandy are respondents in an Application with Court File No. CV-18-608271-00CL (the "Application").

In order to provide our opinion we reviewed and relied exclusively on copies of the following:

1. A Charge/Mortgage registered in the Simcoe land registry office as SC976633 on April 26, 2012 from Tanya to Meridian in the principal amount of \$85,000.00 (the "85K Mortgage") against the property with PIN 58069-0103 (LT) and legally described as LT 1 PL 978 INNISFIL; INNISFIL (the "1790 Cross Property"), obtained from Service Ontario;
2. A Charge/Mortgage registered in the Simcoe land registry office as SC1049629 on April 8, 2013 from Tanya to Meridian in the principal amount of \$300,000.00 (the "300K Mortgage") against the property with PIN 58069-0150 (LT) and legally described as PT N ½ LT 25 CON 6 INNISFIL AS IN RO1093173; S/T RO1093173; INNISFIL (the "1779 Cross Property"), obtained from Service Ontario;
3. A Charge/Mortgage registered in the Simcoe land registry office as SC1049631 on April 8, 2013 from Tanya to Meridian in the principal amount of \$200,000.00 (the "200K

Mortgage”) against the property with PIN 58072-0299 (LT) and legally described as LT 31, PL 657; INNISFIL (the “Simcoe Blvd. Property”), obtained from Service Ontario;

4. A Charge/Mortgage registered in the York Region land registry office as YR1844133 on June 27, 2012 from Tanya to Meridian in the principal amount of \$535,000.00 (the “535K Mortgage”) against the property with PIN 03251-0304 (LT) and legally described as PCL 89-1, SEC 65M2941; LT 89, PL 65M2941, S/T LT746593; VAUGHAN (the “Theodore Place Property”), obtained from Service Ontario; and
5. A Charge/Mortgage registered in the Sudbury land registry office as SD61982 on October 11, 2006 from Sandy to Ronald in the principal amount of \$100,000.00 (the “100K Mortgage”) against the property with PIN 73588-0383 (LT) and legally described as PCL 7614 SEC SES; LT 278 PL M128 MCKIM; GREATER SUDBURY (the “Clemow Property”), which you provided.

(Collectively, the “Mortgages”).

6. Parcel Registers obtained on April 29, 2019, provided by Service Ontario, Simcoe Land Registry Office (#51) for the 1790 Cross Property;
7. Parcel Registers obtained on April 26, 2019, provided by Service Ontario, Simcoe Land Registry Office (#51), for the 1779 Cross Property;
8. Parcel Registers obtained on April 26, 2019, provided by Service Ontario, Simcoe Land Registry Office (#51), for the Simcoe Blvd. Property;
9. Parcel Registers obtained on April 29, 2019, provided by Service Ontario, York Region Land Registry Office (#65), for the Theodore Place Property; and
10. Parcel Registers obtained on April 26, 2019, provided by Service Ontario, Sudbury Land Registry Office (#53), for the Clemow Property. The Parcel Register discloses a Land Registry Order on March 9, 2007 amending Owners’ Name Field by adding Judith Anne Hutchens – Estate ASIN.

(Collectively, the “Searches”).

The Searches discloses various Certificates of Pending Litigation.

In accordance with your instructions, we have not conducted the usual supplemental searches that are ordinarily conducted in real estate transactions; for instance, municipal work orders, realty tax arrears, writ searches, etc.

We express no opinion as to the priority of any of the Mortgages, the enforceability of any loans or obligations secured by the Mortgages, the specific payment provisions of the Mortgages, or title to the properties secured by the Mortgages. We express no opinion on the Application.

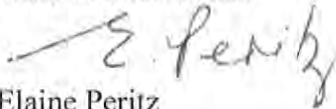
In our opinion, subject to the foregoing qualifications and the assumptions and qualifications set out in Schedule "A", attached hereto, each of the Mortgages is a valid and enforceable Charge/Mortgage against the Receiver to the extent of all monies advanced thereunder.

We have no reason to believe that any assumptions and qualifications set out in Schedule "A" may specifically apply with respect to the Mortgages. We invite your questions or comments should you have any concerns in this regard.

The opinions expressed herein are provided to and are for the sole purpose of A. Farber & Partners Inc. and may not be released to any other person or used for any other purpose without our express written consent.

Yours truly,

**Jaffe & Peritz LLP**

A handwritten signature in dark ink, appearing to read "E. Peritz", is written over the printed name.

Elaine Peritz

ESP:rb

**SCHEDULE "A"**

## Assumptions and Qualifications:

## 1. In rendering our opinion we have assumed the following:

- (a) the genuineness of all signatures on documents examined by us, the authenticity of all documents submitted to us as originals and the conformity to authentic original documents of all documents submitted to us as certified, conformed or photostatic copies;
- (b) the legal capacity of natural persons and the truth of the factual statements contained in all documents submitted to us;
- (c) the accuracy and currency of the indices and filing systems maintained at the public offices where we have searched or inquired;
- (d) the due execution, authorization and delivery of the documentation referred to herein by all parties and as of the date of this opinion no steps or actions have been taken to revoke, rescind or modify any such authorizations;
- (e) that the debtors have no legal defence against any of the secured parties for, without limitation, absence of legal capacity, fraud, by or to the knowledge of any of the secured parties, misrepresentation, undue influence or duress.

## 2. We express no opinion with respect to the debtors' title to assets.

## 3. All opinions with regard to the enforceable nature of the obligations evidenced by any agreement or document, which are the subject matter hereof, are subject to the following qualifications:

- (a) enforcement of an agreement may be restricted by any laws affecting or limiting the right of creditors to enforce any remedies available to them;
- (b) enforcement of an agreement might be affected or limited by any collateral agreements or arrangements relating thereto entered into among the parties thereto, of which we are not aware;
- (c) no opinion is given with respect to the availability of any particular remedy, equitable or otherwise. Without limiting the generality of the foregoing, no opinion is given that any particular provision of any of the agreement or document the subject matter hereof, may be specifically enforced; the enforceability of a party's obligations thereunder being

subject to the general principles of equity regardless of whether such enforceability is considered in a proceeding in equity or at law;

- (d) enforcement of an agreement may be limited by any applicable bankruptcy, reorganization, insolvency, moratorium or other law (including the *Bankruptcy and Insolvency Act*, R.S.C. 1985, c. B-3 (the "BIA")) affecting the enforcement of creditors' rights generally from time to time; and
  - (e) since specific performance and injunctive relief are equitable remedies and may only be granted in the discretion of a court of competent jurisdiction, such remedies may not be available where damages are considered adequate.
4. The security documents are only enforceable to the extent that monies have been advanced by the secured parties and/or other obligations owed by the debtors to the secured parties have been incurred.
  5. The opinions expressed herein are provided to and are for the sole purpose of A. Farber & Partners Inc. and may not be released to any other person or used for any other purpose, other than to the Superintendent as defined in the BIA.

## **APPENDIX 17**

\* CERTIFIED IN ACCORDANCE WITH THE LAND TITLES ACT \* SUBJECT TO RESERVATIONS IN CROWN GRANT \*

PROPERTY DESCRIPTION: LT 1 PL 978 INNISFIL ; INNISFIL

PROPERTY REMARKS:

ESTATE/QUALIFIER:

FEE SIMPLE  
LT CONVERSION QUALIFIED

OWNERS' NAMES  
HUTCHENS, TATIANA

RECENTLY:  
FIRST CONVERSION FROM BOOK

CAPACITY SHARE  
ROWN

PIN CREATION DATE:  
1999/09/20

REG. NUM.	DATE	INSTRUMENT TYPE	AMOUNT	PARTIES FROM	PARTIES TO	CERT/ CHKD
**EFFECTIVE	2000/07/29	THE NOTATION OF THE	"BLOCK IMPLEMENTATION DATE" OF 1999/09/20 ON THIS PIN**			
**WAS REPLACED WITH THE		"PIN CREATION DATE"	OF 1999/09/20**			
** PRINTOUT		INCLUDES ALL DOCUMENT TYPES AND	DELETED INSTRUMENTS SINCE 1999/09/17 **			
**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: 1999/09/20 **				
RO1387843	1998/08/07	TRANSFER		*** COMPLETELY DELETED ***	ENMAN (DI VINCENZO) , SILVIA GABRIELLA	
RO1387844	1998/08/07	CHARGE		*** COMPLETELY DELETED ***	ROYAL BANK OF CANADA	
LT405527	1999/10/04	NOTICE		*** COMPLETELY DELETED *** THE CONSUMERS' GAS COMPANY LTD.		
REMARKS: RO1387843						
SC100243	2003/03/14	TRANSFER		*** COMPLETELY DELETED *** ENMAN (DI VINCENZO) , SILVIA GABRIELLA	KING, LISA	
REMARKS: PLANNING ACT STATEMENT						
SC100244	2003/03/14	CHARGE		*** COMPLETELY DELETED *** KING, LISA	HOME TRUST COMPANY	

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.



58069-0103 (LT)

\* 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
SC100245	2003/03/14	CHARGE		*** COMPLETELY DELETED *** KING, LISA	NELSON, DIANE	
SC110428	2003/04/29	DISCH OF CHARGE		*** COMPLETELY DELETED *** ROYAL BANK OF CANADA		
	REMARKS: RE: RC1387844					
SC436455	2006/05/12	TRANSFER		*** COMPLETELY DELETED *** KING, LISA	DELVIEW GROUP CORP.	
	REMARKS: PLANNING ACT STATEMENTS					
SC436456	2006/05/12	CHARGE		*** COMPLETELY DELETED *** DELVIEW GROUP CORP.	2075716 ONTARIO INC.	
SC436467	2006/05/12	NO ASSGN RENT GEN		*** COMPLETELY DELETED *** DELVIEW GROUP CORP.	2075716 ONTARIO INC.	
	REMARKS: SC436456					
SC436529	2006/05/12	DISCH OF CHARGE		*** COMPLETELY DELETED *** NELSON, DIANE		
	REMARKS: RE: SC100245					
SC445659	2006/06/09	CHARGE		*** COMPLETELY DELETED *** DELVIEW GROUP CORP.	NIXEY, JOHN	
SC476564	2006/09/08	DISCH OF CHARGE		*** COMPLETELY DELETED *** HOME TRUST COMPANY		
	REMARKS: RE: SC100244					
SC482625	2006/09/26	TRANSFER		*** COMPLETELY DELETED *** DELVIEW GROUP CORP.	CHOW, RAYMOND	
SC482627	2006/09/26	CHARGE		*** COMPLETELY DELETED *** CHOW, RAYMOND	MCAP SERVICE CORPORATION	
SC482843	2006/09/27	DISCH OF CHARGE		*** COMPLETELY DELETED *** NIXEY, JOHN		
	REMARKS: RE: SC445659					
SC485628	2006/10/05	DISCH OF CHARGE		*** COMPLETELY DELETED *** 2075716 ONTARIO INC.		
	REMARKS: RE: SC436456					

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.

\* 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
SC701339	2008/11/24	POSTPONEMENT		*** COMPLETELY DELETED *** THE CONSUMERS' GAS COMPANY LTD.	MCAP SERVICE CORPORATION	
SC725790	2009/03/31	TRANS POWER SALE	\$161,500	MCAP SERVICE CORPORATION	HUTCHENS, TATIANA	C
SC725791	2009/03/31	CHARGE		*** COMPLETELY DELETED *** HUTCHENS, TATIANA		
SC732881	2009/05/04	DISCHARGE INTEREST		*** COMPLETELY DELETED ***	THE TORONTO-DOMINION BANK	
SC812245	2010/04/13	NO SEC INTEREST	\$2	MORENERGY SERVICES INC.	ENBRIDGE GAS DISTRIBUTION INC.	C
SC838320	2010/07/19	NO SEC INTEREST	\$2	MORENERGY SERVICES INC.		C
SC890071	2011/03/21	APL (GENERAL)		*** COMPLETELY DELETED *** MAESBURY HOMES, INC. LAKE AUSTIN PROPERTIES, I, LTD. AYRES ROCK, LTD.		
SC958328	2012/01/19	APL AMEND ORDER		*** COMPLETELY DELETED *** ONTARIO SUPERIOR COURT OF JUSTICE	HUTCHENS, TATIANA HUTCHENS, TANYA	
SC962560	2012/02/10	CHARGE	\$80,750	HUTCHENS, TATIANA	BRIK, DINA	C
SC968049	2012/03/13	DISCH OF CHARGE		*** COMPLETELY DELETED *** THE TORONTO-DOMINION BANK		
SC976633	2012/04/26	CHARGE	\$85,000	HUTCHENS, TATIANA	MERIDIAN CREDIT UNION LIMITED	C
SC976634	2012/04/26	POSTPONEMENT		BRIK, DINA	MERIDIAN CREDIT UNION LIMITED	C
SC1475977	2017/12/07	CERTIFICATE		CGC HOLDING COMPANY LLC HARLEM ALGONQUIN LLC		C

58069-0103 (LT)

\* 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
REMARKS: PENDING LITIGATION				MEDICK, JAMES T.		

## **APPENDIX 18**

**ONTARIO  
SUPERIOR COURT OF JUSTICE  
COMMERCIAL LIST**

B E T W E E N:

GARY STEVENS, LINDA STEVENS and 1174365 ALBERTA LTD.

Applicants

-and-

SANDY HUTCHENS, also known as SANDY CRAIG HUTCHENS, also known as S. CRAIG HUTCHENS, also known as CRAIG HUTCHENS, also known as MOISHE ALEXANDER BEN AVROHOM, also known as MOISHE ALEXANDER BEN AVRAHAM, also known as MOSHE ALEXANDER BEN AVROHOM, also known as FRED HAYES, also known as FRED MERCHANT, also known as ALEXANDER MACDONALD, also known as MATHEW KOVCE, also known as ED RYAN, and TANYA HUTCHENS, also known as TATIANA HUTCHENS, also known as TATIANA BRIK, also known as TANYA BRIK-HUTCHENS

Respondents

**AFFIDAVIT OF PAUL J. DENTON**

I, Paul J. Denton, CA (NZ), CIRP, LIT of the City of Toronto, in the Province of Ontario, MAKE OATH AND STATE AS FOLLOWS:

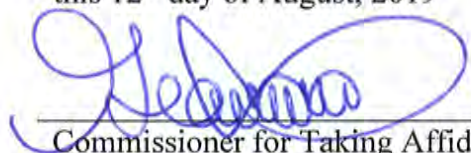
1. I am a Managing Director and Licensed Insolvency Trustee at A. Farber & Partners Inc. and, as such, have knowledge of the matters to which I hereinafter depose.
2. On February 28, 2019, Justice Penny appointed A. Farber & Partners Inc. as interim receiver ("**Farber**" or the "**Receiver**"), (the '**Interim Appointment Order**') without security, of all the assets undertakings and properties of Sandy Hutchens, Tanya Hutchens, and certain entities referred to in Schedule "A" of the Interim Appointment Order, including certain real property (the "**Properties**")
3. On March 18, 2019, Justice Penny continued the Receiver's appointment, expanded the list of Properties over which it extended, and expanded the Receiver's powers to include control and management of certain of the properties that produced rental income (hereafter referred to as the "**March Order**").

4. On April 25, 2019, Justice Penny authorized and empowered the Receiver to sell five of the Properties (the “**Saleable Properties**”), and ordered a broader freezing of the Debtors’ assets subject to provisions for their living expenses and legal fees.
5. On June 7, 2019, Justice Penny further expanded the list of Properties over which the Receiver’s appointment is extended, approved the sale of a Saleable Property, vesting in the respective purchaser, and authorized the distribution of the sale proceeds.
6. On July 5, 2019, Justice Penny issued a judgment, on consent, recognizing the judgments of the United States District Court for the Eastern District of Pennsylvania, entered on October 11, 2018 and December 19, 2018 in Case Civ. No. 18-692 in favour of the Applicants and against the Respondents Sandy Hutchens and Tanya Hutchens, in the amount of US\$26,774,736.09, owed jointly and severally, temporarily stayed enforcement, and continued the Receivership and the terms of the above orders.
7. Pursuant to paragraph 3 of the March Order, the Receiver was required to create Segregated Accounts (as defined therein) for each of the Properties as set out in Schedule B of the March Order.
8. Prior to April 1, 2019 all fees and expenses were charged to one account (hereinafter described as “**General Fees and Costs**”). Since April 1, 2019, fees and costs have continued to be charged to General Fees and Costs where not specifically allocable to any one Property.
9. In accordance with the March Order, where possible the Receiver recorded its fees and expenses on a Property by Property basis from April 1, 2019 going forward.
10. The detailed activities of the Receiver are set out in further detail in the First Report dated March 15, 2019, the Second Report dated May 15, 2019, the Third Report dated June 3, 2019 and this Fourth Report, attached herewith.
11. A summary of the fees and costs for the period of October 9, 2018 to June 30, 2019 (including fees up to April 30, 2019, detailed in the affidavit attached to the Second Report dated May 15, 2019) is attached as “**Exhibit 1**”. The total of the Receiver’s fees as outlined in Exhibit 1 is \$560,653.00 together with, H.S.T. on fees of \$72,884.97 and disbursements (including HST) of \$16,430.13, the sum of which equals \$649,968.10. The average hourly rate in respect of time as outlined in Exhibit 1 is \$494.07.

12. The Receiver has rendered thirty two (32) invoices for the period of October 9, 2018 to June 30, 2019 in the total amount of \$649,968.10. A copy of the invoices rendered are attached as “**Exhibit 2**”.

13. This Affidavit is made in support of a motion to, *inter alia*, seek approval of the foregoing fees and disbursements as fair and reasonable.

SWORN BEFORE ME at the  
City of Toronto, in the  
Province of Ontario,  
this 12<sup>th</sup> day of August, 2019



Commissioner for Taking Affidavits

**GEANINA SCHMIDT, A Commissioner, etc.,  
Province of Ontario, for A. Farber & Partners Inc.  
Expires: April 6, 2021.**



**Paul J. Denton, CA (NZ), CIRP, LIT**

This is Exhibit 1 to the Affidavit of Paul J. Denton  
Sworn before me this 12th day of August, 2019  
A Commissioner, etc.

GEANINA SCHMIDT, A Commissioner, etc.,  
Province of Ontario, for A. Farber & Partners Inc.  
Expires: April 6, 2021.

A. FARBER & PARTNERS INC.  
HUTCHENS ET AL  
SUMMARY OF RECEIVER'S FEES  
OCTOBER 9, 2018 TO JUNE 30, 2019

Property/Account	Invoice No.	Invoice Period	Hours	Fees	HST on Fees	Disbursements (Inc. HST)	Total Fees
General Client Account	15758	October 9, 2018 to March 31, 2019	273.70	134,371.50	17,468.30	1,642.20	\$ 153,482.00
General Client Account	15842	April 1, 2019 to April 30, 2019	114.60	50,730.00	6,594.90	9,065.63	\$ 66,390.53
110-114 Pine Street	15847	April 1, 2019 to April 30, 2019	16.80	6,939.50	902.14	100.80	\$ 7,942.44
1479 Maple Road	15850	April 1, 2019 to April 30, 2019	14.30	6,402.00	832.26	85.80	\$ 7,320.06
17 Serpentine Street	15843	April 1, 2019 to April 30, 2019	23.70	8,948.50	1,163.31	175.06	\$ 10,286.87
1779 Cross Street	15851	April 1, 2019 to April 30, 2019	15.20	6,663.50	866.26	91.20	\$ 7,620.96
1790 Cross Street	15852	April 1, 2019 to April 30, 2019	15.80	7,005.50	910.72	94.80	\$ 8,011.02
1889 Simcoe Blvd	15853	April 1, 2019 to April 30, 2019	14.80	6,381.00	829.53	88.80	\$ 7,299.33
29 Laren Street	15844	April 1, 2019 to April 30, 2019	18.00	7,303.00	949.39	108.00	\$ 8,360.39
33 Theodore Place	15845	April 1, 2019 to April 30, 2019	15.60	6,773.50	880.56	93.60	\$ 7,747.66
331 Regent Street	15848	April 1, 2019 to April 30, 2019	17.30	7,452.50	968.83	103.80	\$ 8,525.13
3415 Errington Avenue	15854	April 1, 2019 to April 30, 2019	16.30	7,008.00	911.04	97.80	\$ 8,016.84
3419 Errington Avenue	15855	April 1, 2019 to April 30, 2019	16.70	6,918.50	899.41	100.20	\$ 7,918.11
367-369 Howey Drive	15849	April 1, 2019 to April 30, 2019	17.30	7,307.00	949.91	103.80	\$ 8,360.71
42 Glenow Avenue	15846	April 1, 2019 to April 30, 2019	16.40	7,009.00	911.17	98.40	\$ 8,018.57
1573 Houston Avenue	16151	April 2, 2019 to June 30, 2019	11.64	4,805.00	624.65	69.84	\$ 5,499.49
1015-175 Hilda Avenue	16149	April 2, 2019 to June 30, 2019	12.39	4,811.50	625.50	74.34	\$ 5,511.34
1760 Cross Street	16152	April 2, 2019 to June 30, 2019	11.01	4,302.00	559.26	66.06	\$ 4,927.32
General Client Account	16141	May 1, 2019 to June 30, 2019	125.40	51,523.00	6,697.99	872.40	\$ 59,093.39
110-114 Pine Street	16146	May 1, 2019 to June 30, 2019	41.76	15,198.00	1,975.74	250.56	\$ 17,424.30
1479 Maple Road	16150	May 1, 2019 to June 30, 2019	40.87	17,139.50	2,228.14	245.22	\$ 19,612.86
17 Serpentine Street	16142	May 1, 2019 to June 30, 2019	44.06	16,704.00	2,171.52	264.36	\$ 19,139.88
1779 Cross Street	16153	May 1, 2019 to June 30, 2019	50.91	21,367.50	2,777.78	305.46	\$ 24,450.74
1790 Cross Street	16154	May 1, 2019 to June 30, 2019	45.61	18,672.50	2,427.43	273.66	\$ 21,373.59
1889 Simcoe Blvd	16155	May 1, 2019 to June 30, 2019	48.11	19,963.50	2,595.26	288.66	\$ 22,847.42
29 Laren Street	16143	May 1, 2019 to June 30, 2019	39.86	15,069.00	1,958.97	239.16	\$ 17,267.13
33 Theodore Place	16144	May 1, 2019 to June 30, 2019	42.32	18,800.50	2,444.07	253.92	\$ 21,498.49
331 Regent Street	16147	May 1, 2019 to June 30, 2019	35.56	13,740.50	1,786.27	219.36	\$ 15,746.13
3415 Errington Avenue	16156	May 1, 2019 to June 30, 2019	37.56	14,468.00	1,880.84	225.36	\$ 16,574.20
3419 Errington Avenue	16157	May 1, 2019 to June 30, 2019	37.17	13,934.00	1,811.42	223.02	\$ 15,968.44
367-369 Howey Drive	16148	May 1, 2019 to June 30, 2019	39.11	14,474.50	1,881.69	234.66	\$ 16,590.85
42 Glenow Avenue	16145	May 1, 2019 to June 30, 2019	45.70	18,467.00	2,400.71	274.20	\$ 21,141.91
<b>Total</b>			<b>1,315.54</b>	<b>\$ 560,653.00</b>	<b>\$ 72,884.97</b>	<b>\$ 16,430.13</b>	<b>\$ 649,968.10</b>
						Average Hourly Rate	\$ 494.07



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**FARBER**

**GEANINA SCHMIDT, A Commissioner, etc.,**  
**Province of Ontario, for A. Farber & Partners Inc.**  
**Expires: April 6, 2021.**

150 York Street, Suite 1600  
 Toronto, ON, Canada, M5H 3S5  
 T: 1.855.775.8777  
 F: 416.496.3839

May 7, 2019

Hutchens  
 Gary & Linda Stevens & 1174365 Alberta Ltd  
 c/o Justin Necpal Litigation  
 171 John Street, Suite 101  
 Toronto, ON M5T 1X3

Invoice No. 15758

This is Exhibit <u>2</u>	to the Affidavit
of <u>Paul J. Denton</u>	
Sworn before me this <u>12<sup>th</sup></u>	day
of <u>August +</u>	20 <u>19</u>
<u>[Signature]</u> A Commissioner, etc.	

**TO PROFESSIONAL SERVICES RENDERED BY A. FARBER & PARTNERS INC. for the period ended March 31, 2019:**

DATE	SERVICE	STAFF
10/09/2018	Consulting fees - Corporate Discussions with Daniel Naymark regarding receivership. Review matters internally.	Levy
10/10/2018	Consulting fees - Corporate Discussion with Daniel Naymark regarding next steps.	Levy
10/11/2018	Consulting fees - Corporate Discussion with Daniel Naymark regarding status and next steps.	Levy
10/16/2018	Consulting fees - Corporate Discussion with Daniel Naymark regarding Meridian.	Levy
10/22/2018	Consulting fees - Corporate Discussion with Daniel Naymark regarding status and next steps.	Levy
10/25/2018	Consulting fees - Corporate Discussion with Daniel Naymark and J. Necpal regarding motion for appointment of Receiver. Review emails.	Levy
10/26/2018	Consulting fees - Corporate Discussion with Daniel Naymark regarding motion material.	Levy
10/29/2018	Consulting fees - Corporate Emails with Daniel Naymark regarding draft notice of motion.	Levy
10/29/2018	Consulting fees - Corporate Meeting with P. Denton to provide background on the file including providing information on the US legal proceedings.	Levy

# FARBER

11/01/2018	Consulting fees - Corporate	Levy	Discussion with Daniel Naymark and Paul Denton regarding draft documents and next steps.
11/07/2018	Consulting fees - Corporate	Denton	Time incurred on October 29, 30, Nov 1, 6 and 7 related to: review of background information on Hutchens including the legal proceedings and judgments in Pennsylvania and Colorado; review of the Tanya Hutchens company ownership and real estate holdings including obtaining a summary of same and review property searches late 2017; further review of updated real estate searches as well Purview searches; coordinate drive-by evaluation of 4 properties in Sudbury ON area; assess other debts on property vs estimated value to determine equity and mortgage charges held by Tanya Hutchens; through liaison with legal counsel Daniel Naymark and Justin Necpal; review of matters with HL.
11/12/2018	Consulting fees - Corporate	Levy	Review of matters with P. Denton and counsel.
11/12/2018	Consulting fees - Corporate	Denton	Work undertaken in prior week Nov 8, 9 & 10 including: review of US litigation, review of draft motion record, review and follow up real estate; liaise with Tracy Rose of Farber Sudbury; coordinate generation of review of Purview search for each property; update corporate entity and real estate summary schedule; review of matters with HL and legal counsel Daniel Naymark and Justin Necpal.
11/13/2018	Consulting fees - Corporate	Denton	Hutchens: Coordinate call with legal counsel on status; follow up drive by evaluations with Tracy Rose of Farber - Sudbury.
11/14/2018	Consulting fees - Corporate	Denton	Hutchens - Follow up Tracy Rose Farber Sudbury for real estate drive by opinions of value; follow up with legal counsel to coordinate a conference call.
11/15/2018	Consulting fees - Corporate	Denton	Receipt and review of Sudbury drive by evaluations; update schedule of major properties review and evaluation of equity; forward to legal counsel; review of draft motion record, order and affidavit; participate on call with legal counsel; provide court ordered precedents;.
11/15/2018	Consulting fees - Corporate	Binelli	Open file administration.
11/15/2018	Consulting fees - Corporate	Levy	Discussion with Daniel Naymark regarding next steps.

11/16/2018	Consulting fees - Corporate	Denton
	Hutchens; complete updated assessment of all properties plus 5 properties sold; draft e-mail and send to legal counsel; attend to project management matters; review of property searches Nov 17.	
11/19/2018	Consulting fees - Corporate	Denton
	Review of all updated property searches provided by DN on Nov 16; follow up and revisit certain of the Purview searches to compare to latest title searches; update summary.	
11/19/2018	Consulting fees - Corporate	Levy
	Review Daniel Naymark's email.	
11/20/2018	Consulting fees - Corporate	Denton
	Update real company and real estate chart as well as summary real estate chart based on updated property searches provided in the weekend; coordinate call with Justin Necpal and Daniel Naymark to review updated summary real estate chart regarding Tanya Hutchens interest and apparent assumption of large mortgages; review of e-mails thereafter related to motion materials and draft order.	
11/20/2018	Accounting	Castillo
	Account Setup.	
11/21/2018	Consulting fees - Corporate	Levy
	Discussion with Daniel Naymark, Paul Denton and J. Necpal. Review of Order.	
11/21/2018	Consulting fees - Corporate	Levy
	Received update and analysis from P. Denton.	
11/21/2018	Consulting fees - Corporate	Denton
	Further update of the summary property schedule; update Hylton; call Daniel Naymark on various matters including linkage of properties to Tanya Hutchens.	
11/27/2018	Consulting fees - Corporate	Denton
	Review of matters with J Cooperman re: appointment order language and powers.	
11/29/2018	Consulting fees - Corporate	Denton
	Follow up legal counsel week of Nov 26.	
11/30/2018	Consulting fees - Corporate	Levy
	Review of matters with P. Denton and counsel.	
12/04/2018	Consulting fees - Corporate	Levy
	Review emails with Daniel Naymark regarding status.	

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12/04/2018	Consulting fees - Corporate	Levy	Discussion with Daniel Naymark, P. Denton and J. Nepal regarding status and next steps.
12/05/2018	Consulting fees - Corporate	Denton	Call with Justin Nepal and Daniel Naymark and HL re: status and next steps.
12/12/2018	Consulting fees - Corporate	Levy	Emails with Daniel Naymark regarding status.
12/20/2018	Consulting fees - Corporate	Levy	Calls and emails with Daniel Naymark regarding status and next steps.
12/20/2018	Consulting fees - Corporate	Denton	Review of e-mails; review of judgement entered against Sandy Hutchens; coordinate and participate on a conference call.
01/03/2019	Consulting fees - Corporate	Denton	Follow up the status of court materials and timing of service; follow up Flett Baccario to confirm Meridian notice of sale status on 5 Hutchens properties.
01/10/2019	Consulting fees - Corporate	Denton	Review of draft order, motion record and affidavit; review against real estate analysis; review of Daniel Naymark draft comments; review of HL comments; draft e-mail response.
01/10/2019	Consulting fees - Corporate	Levy	Review of court motion materials and discussions with Daniel Naymark, Paul Denton.
01/11/2019	Consulting fees - Corporate	Denton	Send e-mail with draft comments; preparation and participation on call with Daniel Naymark, Justin Nepal and HL; review of matters with HL and NL.
01/11/2019	Consulting fees - Corporate	Levy	Review of the motion materials and conference call with Paul Denton, Justin Nepal and Daniel Naymark.
01/18/2019	Consulting fees - Corporate	Denton	Review of e-mails.
01/18/2019	Consulting fees - Corporate	Levy	Discussions with Paul Denton and Daniel Naymark regarding Siskinds position.
01/30/2019	Consulting fees - Corporate	Denton	Review of draft documents; participate on call with Justin Nepal and HL to go through draft comments

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01/30/2019	Consulting fees - Corporate	Levy	Various emails with Daniel Naymark, Justin Necpal and Paul Denton; Conference call with team to discuss motion materials and draft Order.
01/30/2019	Consulting fees - Corporate	Schmidt	Provide P Denton with URL.
02/04/2019	Consulting fees - Corporate	Denton	Review of draft materials; review of matters with HL; participate on conference call with JN and HL; also review service list queries with JN re: BMO, B2B and Carpenter.
02/06/2019	Consulting fees - Corporate	Denton	Review and provide input on draft service list; review, check property searches.
02/08/2019	Consulting fees - Corporate	Denton	Follow up with Justin Necpal final matters on service list and real properties.
02/11/2019	Consulting fees - Corporate	Levy	Review of materials from Justin Necpal and discussions with Paul Denton.
02/12/2019	Consulting fees - Corporate	Levy	Review of materials from Justin Necpal and discussions with Paul Denton.
02/15/2019	Consulting fees - Corporate	Denton	Review planning requirements (day 1 etc.); draft workplan; review of e-mails through the week of Feb 15 re: scheduling; review of motion record served Friday afternoon.
02/20/2019	Consulting fees - Corporate	Denton	Review of e-mails re court hearing Feb 20.
02/20/2019	Consulting fees - Corporate	Levy	Review of factum and notice of motion re: Mareva injunction relief.
02/21/2019	Consulting fees - Corporate	Denton	Attendance at court 9:30 re scheduling hearing.
02/21/2019	Consulting fees - Corporate	Levy	Attend in Court on scheduling motion and discussions with Daniel Naymark and Justin Necpal.
02/22/2019	Consulting fees - Corporate	Denton	Review of Justin and Daniel e-mails and attachments; re: engagement planning liaised with Froese to coordinate a call.



02/22/2019	Consulting fees - Corporate	Levy	Review of the supplementary affidavit and amended Court orders and endorsements.
02/25/2019	Consulting fees - Corporate	Levy	Review of the amended notice of motion, receivership factum, supplementary motion record and discussions with Daniel Naymark.
02/25/2019	Consulting fees - Corporate	Denton	Review of e-mails from Daniel Naymark and Justin Nepal re: response from parties served; work on Receivership action plan including liaison with Froese re: computer digital back up services; review of Meridian legal counsel position re Receivership motion; review of Meridian matter with HL draft receiver position to provide to Meridian legal counsel Tony D'Amico Flett Baccario for review.
02/26/2019	Consulting fees - Corporate	Denton	Further receivership planning; review of e-mails from legal counsel re: receivership motion; review of response from Meridian legal counsel.
02/27/2019	Consulting fees - Corporate	Denton	Review of e-mails re upcoming motion and hearing Feb 28; liaise with JN and DN on same.
02/28/2019	Consulting fees - Corporate	Levy	Attend in Court; Prepare and review the list of information; Review of Justice Penny endorsement; Calls and emails with Daniel Naymark; Various discussions with Paul Denton.
02/28/2019	Consulting fees - Corporate	Denton	Attendance at court in morning; review of action items with HL given Interim Receiver appointment to March 18; review of matters with D Naymark re: Justice Penny and matters to be dealt with to finalize order; review of e-mails through afternoon; review of matters with HL; brief Megha Sharma on file background and IR role approved in the am; work on an information request list overnight.
03/01/2019	Consulting fees - Corporate	Levy	Review of the list of action items and discussions with Paul Denton and Megha Sharma; review of the draft IR Order and comments.
03/01/2019	Consulting fees - Corporate	Denton	Review of draft IR order and provide comments to counsel; review of e-mails; call with Daniel Naymark; work on information request list; review of e-mails through Friday and Saturday from US legal counsel.

03/03/2019	Consulting fees - Corporate	Levy	Call with Justin Necpal, Daniel Naymark, Terrence Lau, Anisah Hassan and Farber team.
03/03/2019	Consulting fees - Corporate	Sharma	Call with D Naymark, Justin, P Denton and H Levy re the matter and steps forward.
03/03/2019	Consulting fees - Corporate	Denton	Planning and participation on call with team and legal counsel regarding steps and information requirements.
03/04/2019	Consulting fees - Corporate	Sharma	Reviewing the information received re the details of the fraud for the purpose of the Information Request List and updating the information request list.
03/04/2019	Consulting fees - Corporate	Levy	Review of information request from Paul Denton and emails with Daniel Naymark regarding IR Plan, Information request and strategy; Review of emails from Justin Necpal, Daniel Naymark, Paul Denton.
03/04/2019	Consulting fees - Corporate	Denton	Work on IR Plan and Information request listing; work on appendices for same; liaison with legal counsel throughout day and evening on planned action items, integration of information requests, assess Sudbury visit and requirements; continue to provide direction to MS and get up to speed; work on draft for web page; coordinate search for 4 entities/ properties not disclosed previously.
03/04/2019	Consulting fees - Corporate	Litwack	Various discussions and planning with P Denton regarding interim receivership mandate, Sudbury properties and investigation of other properties.
03/04/2019	Consulting fees - Corporate	Schmidt	Format document.
03/05/2019	Consulting fees - Corporate	Levy	Review of final information request and IR plan; Emails with Daniel Naymark regarding same; Call with Paul Denton regarding IR workplan, Sudbury visit, Innisfil properties and other identified properties; Call with Daniel Naymark regarding IR Order.
03/05/2019	Consulting fees - Corporate	Denton	Work on IR Plan and Information request listing and coordination; review and provide direction to MS on same; coordinate and participate on 10:30 call with DN and JN; liaise with and provide instruction to Noah Litwack re: Sudbury real estate; review of update



information request list provided by MS and have sent to lawyers; review of abridged IR plan to be provided to legal counsel; call Q Seeley, Remax realtor in Sudbury to assess availability and obtain information; provide direction for update of web page and provide draft outline; review of e-mail and draft information outline and IR plan late evening.

03/05/2019	Consulting fees - Corporate	Litwack	Various correspondence and planning with P Denton regarding preparation for attendance and investigation at Sudbury properties.
03/05/2019	Consulting fees - Corporate	Sharma	Reviewing material to understand the background in the matter. Call re way forward. Working on the Receiver's information request list re the real estate properties.
03/06/2019	Consulting fees - Corporate	Levy	Review of the Interim Receiver Order; Review of correspondence from Naymark regarding Androit Advocates; Numerous discussions with Paul Denton re: Sudbury and Innisfil site visits.
03/06/2019	Consulting fees - Corporate	Denton	Review of overall information request documents; review of draft letters from DN to be provided to counsel for Tanya Hutchens, Sandy Hutchens, legal counsel for the Hutchens companies; follow up and obtain contact details of Morry Posner accountant for the Hutchens; review of draft letter to Hutchens; coordinate planning staffing for Sudbury attendance; call with Quentin Seeley Remax realtor in Sudbury; review of recent Purview searches; review of matters throughout the day with MS; coordinate web site set up with GS.
03/06/2019	Consulting fees - Corporate	Litwack	Further planning with P Denton; reached out to local trustee resources in Sudbury regarding assistance and availability for file, resources for asset investigation.
03/06/2019	Consulting fees - Corporate	Sharma	Reviewing information request letter to be sent out to the relevant parties and discussion with P Denton re the same.
03/06/2019	Consulting fees - Corporate	Schmidt	Update website.
03/07/2019	Consulting fees - Corporate	Denton	Assist with gathering information and briefing Noah for attendance at Sudbury properties; review of e-mails from legal counsel; review of new potential properties identified; review of matters late evening with NL; review of status of information requests.

03/07/2019	Consulting fees - Corporate	Litwack	Compiled documents for meetings and investigation in Sudbury; travel time; continued planning for following day; reviewed various documents in the file regarding the properties and suspected properties.
03/08/2019	Consulting fees - Corporate	Litwack	Attended at various properties in the Greater Sudbury area to investigate and assess status, value and ownership interests in known properties of the debtor and properties that the debtors are suspected to have interest in; correspondence and a meeting with the property manager of known properties owned by the debtors; discussions with tenants at various properties owned and/or controlled by the debtors; meeting with local real estate agent to discuss the values and recent listings of various properties owned or suspected to be owned/controlled by the debtors; various discussions and correspondence with counsel and team regarding findings; notes regarding findings; travel time.
03/09/2019	Consulting fees - Corporate	Levy	Review of correspondence from Daniel Naymark and comments thereon.
03/10/2019	Consulting fees - Corporate	Levy	Emails with Daniel Naymark; Review and comment on correspondence to Banks and 29 Laren Street.
03/10/2019	Consulting fees - Corporate	Denton	Review of e-mails March 8, 9 and 10 regarding information requests, Noah Litwack attendance in Sudbury to review real estate; review of matters with Hylton and legal counsel.
03/11/2019	Consulting fees - Corporate	Denton	Review of emails and information request responses in hand; Draft report structure. Review of Noah L draft memo re Sudbury Review and prep for Tanya Hutchens examination. Provide comments to TL re examination points.
03/11/2019	Consulting fees - Corporate	Sharma	Reviewing the bank statements received for any further information.
03/11/2019	Consulting fees - Corporate	Levy	Review of various emails and responses thereon; Calls and emails with Daniel Naymark; Review of memo from Noah Litwack for the Sudbury visit.
03/11/2019	Consulting fees - Corporate	Litwack	Compiled conversation and observation notes from previous week; drafted memo regarding attendance at

various properties in the greater Sudbury area on March 8, 2019; various discussions with P Denton regarding same.

03/11/2019	Consulting fees - Corporate	Cooperman	To office conference with Hylton re: interim receivership appointment order obtained, activities to date, strategize on examination of Tanya Hutchens tomorrow, and other investigation areas.
03/12/2019	Consulting fees - Corporate	Denton	Report drafting. Review format with AH; review matters with MS; Provide draft to legal counsel TL Review of e mails. Review of matters with HL Call with TL on report and MS Work on real estate tables Drafting of report 5 to 10. Calls with TL. Review of NL Report Sudbury; review of Tanya and Sandy responses; review of e-mails and work on tables charts in evening; review with Noah Innisfil/ Thornhill visit; worked late evening reviewing information provided as a result of information requests.
03/12/2019	Consulting fees - Corporate	Sharma	Call with T Liu on update and way forward and discussion with P Denton.
03/12/2019	Consulting fees - Corporate	Binelli	Document production.
03/12/2019	Consulting fees - Corporate	Levy	Numerous emails and discussions with Terrence Lau, Daniel Naymark, Paul Denton; Review of information provided by Gary Caplan; Discussions regarding IR report and exhibits; Discussions with Noah Litwack regarding Sudbury visit and information memorandum prepared; Review of separation agreement and identification of additional property/mortgage.
03/12/2019	Consulting fees - Corporate	Litwack	Continued drafting memo and putting together appendices, including pictures from attendance, property listings and Purview reports; obtained new Purview reports on additional property discovered; finalized memo; discussions with P Denton regarding same; call with lawyer for tenant at Serpentine property and email follow up.
03/12/2019	Consulting fees - Corporate	Schmidt	Format document for P Denton.
03/13/2019	Consulting fees - Corporate	Denton	Review liaison with Terrence Liu Naymark through the day. Attend to turns of report; work on real estate analysis re: schedule B, sales and other properties flagged for further; review of matters with MS Review

matters with NL re properties Thornhill/ Innisfil. Work on report tables and charts. Continue to review and advance report during evening.

03/13/2019	Consulting fees - Corporate	Sharma	Reviewing the bank statements and other material receiver. Updating the financial institution section in the First Report of the Interim Receiver.
03/13/2019	Consulting fees - Corporate	Litwack	Traveled to Innisfil to attend at the various properties named in the interim receivership appointment order; traveled to Thornhill to attend at one property named in the interim receivership appointment order; pictures and observation notes for each property; reviewed and revised interim receiver's draft report to court.
03/14/2019	Consulting fees - Corporate	Denton	Review draft turned over night. Call Noah re findings on Innisfil Thornhill trip. Review of tables with Noah and update on same Liaise with Terry Liu throughout day. Focus on additional properties. Review further documents from Caplan. Review of report edits and turns; review of report with HL Review matters with MS and NL through the afternoon. Review of turn of report late evening. Review of Hutchens Trust agreements (8).
03/14/2019	Consulting fees - Corporate	Sharma	Call with P Denton, T Liu and N Litwack re the draft first report of the Interim Receiver.
03/14/2019	Consulting fees - Corporate	Levy	Review of the draft report and amendments thereto; Review of various emails from Terrence Liu, Paul Denton, Noah Litwack; Review of emails from Gary Caplan regarding Tanya Hutchens information; Review of updated schedules of property plus additional properties.
03/14/2019	Consulting fees - Corporate	Litwack	Various discussions with P Denton regarding interim receiver's report; updated schedules for report as inserts and appendices; various revisions to the interim receiver's report throughout the day and evening; obtained updated Purview reports on new suspected Hutchens controlled properties; various correspondence with T Liu regarding same.
03/15/2019	Consulting fees - Corporate	Sharma	Call with D Naymark, T Liu, H Levy and N Litwack on the draft first report and filing of the report. Working on putting together the report for filing purposes and discussions with T Liu re the same.
03/15/2019	Consulting fees - Corporate	Binelli	

Document production for First Report.

03/15/2019	Consulting fees - Corporate	Levy	Review and finalization of the First report of the Interim Receiver including numerous amendments thereon; Conference call with Daniel Naymark, Terrence Liu, Noah Litwack and Megha Sharma regarding finalizing the report; Review of the motion material from Gary Caplan regarding the receivership motion.
03/15/2019	Consulting fees - Corporate	Litwack	Various email and telephone correspondence with T Liu throughout the day; conference call with D Naymark et al. regarding completion of report to court; assisted with preparation of service list, physical report; continued with report drafting and revisions; finalized report and various schedules included; direction to staff regarding service and filing of report with court.
03/18/2019	Consulting fees - Corporate	Binelli	Meeting with M. Sharma and G. Sharma re stream-lining the claims process.
03/18/2019	Consulting fees - Corporate	Binelli	Document production.
03/18/2019	Consulting fees - Corporate	Levy	Attendance in Court regarding extension of the receivership order; Review of email from Terrence Liu regarding endorsement; Call with Daniel Naymark to discuss strategy regarding Hutchens living expenses, Meridian properties and carve out of legal fees.
03/18/2019	Consulting fees - Corporate	Sharma	Preparing for and attending Court hearing. Discussion with Hylton on Endorsement.
03/19/2019	Consulting fees - Corporate	Odeh	Uploaded documents to the corporate engagement website and made amendments to naming. Review of endorsement and made amendments where necessary to transcript. Emailed to Hylton L for review.
03/19/2019	Consulting fees - Corporate	Levy	Review of the draft Court order; Calls with Daniel Naymark, Terrence Liu and Megha Sharma regarding income producing assets, Hutchens allowance and legal fees; review of the Dondeb, from a precedent perspective Order regarding general expenses.
03/19/2019	Consulting fees - Corporate	Sharma	Reviewing the draft order and endorsement. Call with D Naymark, H Levy and T Liu re comments on the draft Order. Coordinating re updating the website materials. Call with T Liu re next steps.

03/20/2019	Consulting fees - Corporate	Levy
	Review of the draft order and amendments thereto; Various emails from Daniel Naymark, Anishah Hassan; Review of email from Ron Henderson.	
03/20/2019	Consulting fees - Corporate	Sharma
	Reviewing materials received so far and preparing the work plan for the next steps. Reviewing the draft order.	
03/20/2019	Consulting fees - Corporate	Litwack
	Emails with Sudbury realtor regarding potential properties that might be owned by the debtors; emails with counsel regarding Meridian mortgage discharge and Innisfil properties.	
03/21/2019	Consulting fees - Corporate	Levy
	Numerous calls with Daniel Naymark and Terrence Liu regarding draft order and proposed terms regarding living expenses; Review of Henderson mortgage communication.	
03/21/2019	Consulting fees - Corporate	Sharma
	Reviewing the Strategy and Work Plan.	
03/22/2019	Consulting fees - Corporate	Levy
	Review of draft order emails from Anisah Hassan; review of emails from James Zibarras and Gary Caplan regarding comments on the Order; Numerous discussions with Daniel Naymark and Paul Denton regarding draft living and legal expenses and sale of properties; Emails with Noah Litwack regarding Serpentine property.	
03/22/2019	Consulting fees - Corporate	Cooperman
	To meeting with Hylton - strategize on dealing with living allowance for family and payment of legal fees for them, and related implications / approach to upcoming court hearing on the issues.	
03/22/2019	Consulting fees - Corporate	Sharma
	Reviewing materials shared and email correspondence.	
03/23/2019	Consulting fees - Corporate	Denton
	Review of e-mails and materials re court hearing of March 18, terms of March 18 Order, correspondence from parties on the service list and other interested parties.	
03/23/2019	Consulting fees - Corporate	Levy
	Various discussions and emails with Daniel Naymark regarding living expenses and legal fee expenses draft Order and amendments thereon; Discussions with Daniel Naymark regarding legal opinions and Brandon Jaffe; Review of email to Tony D'Amico regarding sale	

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of properties.

03/25/2019	Consulting fees - Corporate	Odeh	Updated documents to the corporate engagement website. Formatted and made amendments to project structure PowerPoint document.
03/25/2019	Consulting fees - Corporate	Denton	Review of e-mails in am; participate in meeting at 10:00 with legal counsel and the Farber team; review of work plan and project structure; work on the project structure; follow up meeting with NL and MS; review of matters through afternoon with NL and MS; review of protocol and current draft order providing sale of certain properties to provide a pool of cash for living expenses, legal and receiver fees.
03/25/2019	Consulting fees - Corporate	Denton	1479 Maple - review of e-mail from DN and offer received; review Purview; review with NL; provide comments.
03/25/2019	Consulting fees - Corporate	Denton	33 Theodore - review of e-mail from Meridian legal counsel re: intentions to proceed with sale; confer on internally.
03/25/2019	Consulting fees - Corporate	Levy	Meeting with Daniel Naymark, Terrence Liu and Farber team to discuss action items list and go forward work plan; Calls with Daniel Naymark regarding Meridian and Henderson mortgages and request to sell properties.
03/25/2019	Consulting fees - Corporate	Sharma	Preparing for the meeting with D Naymark, T Liu, H Levy, P Denton and N Litwack and attending the meeting. Discussion with P. Denton and N Litwack on way forward.
03/25/2019	Consulting fees - Corporate	Litwack	Review of files regarding Sudbury properties; meeting with counsel and Farber team regarding planning for estate administration going forward; various discussions with P Denton and M Sharma regarding cash flows, protocols for administration and addressing issues relating to certain properties.
03/25/2019	Consulting fees - Corporate	Litwack	17 Serpentine - Reviewed correspondence from counsel for commercial tenant; drafted email response regarding lease payments; discussions with team regarding same.
03/25/2019	Consulting fees - Corporate	Litwack	1479 Maple - Obtained Purview report on property; email to counsel regarding same and assessment of



value of property.

03/26/2019	Consulting fees - Corporate	Odeh	Made amendments to project structure PowerPoint document.
03/26/2019	Consulting fees - Corporate	Denton	Review of issued and entered order; review of Justice Penny endorsement; review of Hutchens motion record of March 14; review of draft proposed order re: protocol to deal with sale of certain properties to fund living expenses and fees of debtors and Receiver and counsel fees; call with legal counsel; review of matters with HL; review of draft information for follow up requests from DN late evening; review of trust agreements and other stakeholder correspondence to identify other properties; review of matters with NL and MS.
03/26/2019	Consulting fees - Corporate	Levy	Numerous emails and calls with Daniel Naymark; Discussions with Paul Denton regarding Meridian mortgages; Review of emails from James Zibarras and Gary Caplan regarding draft Order; Review of changes to Order from Tony D'Amico; Review of draft letters to interested parties.
03/26/2019	Consulting fees - Corporate	Litwack	Various discussions with team regarding power of sale properties; reviewed issues relating to Innisfil and Thornhill properties subject to Meridian power of sale proceedings; email memo to counsel regarding same.
03/27/2019	Consulting fees - Corporate	Odeh	Updated endorsements to corporate engagement website.
03/27/2019	Consulting fees - Corporate	Denton	Review of e-mail in the morning; attend court re: HL; follow up property rental matters; liaison with DN; review of draft e-mails to parties with information follow up requests; work on matters with NL coordinate property search for previously undisclosed properties: 1875 Houston Ave; 175 Hilda Street, Suite 1015; coordinate payment of legal invoice.
03/27/2019	Consulting fees - Corporate	Levy	Attend in Court for chambers appointment with Justice Penny; Meetings with Daniel Naymark, Terrence Liu and Ross Macfarlane; Discussions with Paul Denton regarding additional properties.
03/27/2019	Consulting fees - Corporate	Sharma	Updating of Website + Service List.
03/27/2019	Consulting fees - Corporate	Litwack	



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Follow up with local realtor regarding letters of opinion of value for 33 Theodore and 1479 Maple properties; obtained Purview reports on 1573 Houston and 1015-175 Hilda properties; various emails and discussions with team.

03/28/2019	Consulting fees - Corporate	Denton	Review of e-mail; calls with Don Neville re Sudbury properties; call with Quentin Seeley re: Clemow Ave property; coordinate matters with NL.
03/28/2019	Consulting fees - Corporate	Litwack	Further correspondence with realtor regarding opinions of value on 33 Theodore and 1479 Maple properties; review of valuation with comparable for 33 Theodore; discussions with team regarding same and property management going forward.
03/28/2019	Consulting fees - Corporate	Litwack	17 Serpentine - Email memo to counsel for commercial tenant at Serpentine property regarding payment of rents going forward and updated interim receivership mandate.
03/29/2019	Consulting fees - Corporate	Denton	Call with legal counsel at 9:00; review of e-mails through the day; follow up Sudbury properties including call with Don Neville; review of Q Seeley drive by assessment of 42 Clemow; Liaise with don Neville and Tracy Rose of Farber Sudbury office: review matters with NL. Draft notice to Sudbury property tenants review with DN and NL. review agent retainer agreement with Don Neville. Review with NL; Set up MS on trust review; review alternate property management options with NL.
03/29/2019	Consulting fees - Corporate	Levy	Conference call with Daniel Naymark, Terrence Liu, Farber team regarding priorities for rent collections, Hutchens counsel non-responses and follow ups with property managers; Review of email responses from Phil Smith regarding Sandy Hutchens
03/29/2019	Consulting fees - Corporate	Litwack	Calls with P Denton and D Neville regarding Sudbury properties, rent roll, cash collected, tenant issues and offer to continue on as property manager; drafted retainer letter for D Neville; drafted letters for tenants of Sudbury properties; various discussions with team and Sudbury Farber colleagues regarding administration and property management issues; researched property management firms in Sudbury.
03/29/2019	Consulting fees - Corporate	Schmidt	Document preparation.

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03/31/2019 Consulting fees - Corporate Denton  
 Review of rental roll information compiled by NL; review of properties and trust agreements schedule compiled by MS; review of e-mails from DN re: agenda and matters to cover off for Monday morning meeting; preparation of chart summarizing Meridian properties (4), 1479 Maple and Clemow re: Henderson mortgage.

03/31/2019 Consulting fees - Corporate Sharma  
 Reviewing the Colorado Proceedings documents and trust agreements shared by G Caplan to summarize the existing trust information on the assets in favour of the children.

Total for Services	\$ 134,371.50
HST on Fees	<u>17,468.30</u>
Subtotal	151,839.80
Expenses: Photocopies, faxes, etc. (includes HST of \$188.93)	<u>1,642.20</u>
Current Amount Due	<u>\$ 153,482.00</u>

HST#136800752RT0001

## A. FARBER & PARTNERS INC.

### HUTCHENS ET AL

#### SUMMARY OF TIME INCURRED OCTOBER 9, 2018 TO MARCH 31, 2019

Name	Total Hours	Rate Per Hour	Billing
H. Levy	60.60	\$595.00	\$36,057.00
J. Cooperman	0.60	\$595.00	\$357.00
P. Denton	104.80	\$550.00	\$57,640.00
N. Litwack	56.90	\$425.00	\$24,182.50
M. Sharma	40.00	\$350.00	\$14,000.00
E. Odeh	2.40	\$200.00	\$480.00
A. Binelli	6.00	\$200.00	\$1,200.00
G. Schmidt	1.40	\$200.00	\$280.00
M. Castillo	1.00	\$175.00	\$175.00
<b>Total</b>	<b>273.70</b>		<b>\$134,371.50</b>

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May 7, 2019

Hutchens  
 Gary & Linda Stevens & 1174365 Alberta Ltd  
 c/o Justin Nepal Litigation  
 171 John Street, Suite 101  
 Toronto, ON M5T 1X3

**RE: GENERAL CLIENT ACCOUNT**

Invoice No. 15842

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**TO PROFESSIONAL SERVICES RENDERED BY A. FARBER & PARTNERS INC. for the period ended April 30, 2019:**

DATE	SERVICE	STAFF
04/01/2019	Consulting fees - Corporate Attend meeting at Miller Thomson to discuss properties, living and legal fee expenses, rental property update and consent order motion; Various calls and discussions with Daniel Naymark, Paul Denton regarding sale of property; Review of draft Consent order per discussions with counsel	Levy
04/01/2019	Consulting fees - Corporate Preparation for and attendance at Miller Thomson to meet with counsel for each of the Hutchens and the entities to review matters including: which properties to proceed for sale; funding of the professionals and general status of the property portfolio; update NS and MS on the meeting; review of property management status with NL and including alternative property management options; review alternative property management options; coordinate and meet with Tanya Hutchens to take possession of boxes and records; coordinate review of records with MS;	Denton
04/01/2019	Consulting fees - Corporate Various calls with P Denton regarding current property management status and alternative property management options; drafted notices to tenants of all Sudbury properties regarding receivership and updated order of court relating to rents and other matters; drafted agent authorization letter; calls and emails with previous property manager regarding rent rolls; calls and emails with new property manager regarding collection of rents and status of properties; drafted preliminary rent roll	Litwack

schedule from information provided from previous property manager.

04/01/2019	Banking - Corporate	Samoilov	Discuss with P. Denton rental payment options; discuss with M. Stojanovic re. the same.
04/02/2019	Consulting fees - Corporate	Binelli	Telephone call to Greater Sudbury Utilities.
04/02/2019	Consulting fees - Corporate	Odeh	Prepared correspondence and couriered cheque payment to J. Cusmariu.
04/02/2019	Consulting fees - Corporate	Hendriks	Meeting Denton and call to Herrema at RBC re process/contact for notifying banks of Court order to deliver documents re Hutchens and his aliases
04/02/2019	Consulting fees - Corporate	Levy	Calls with Daniel Naymark regarding billing account set up, Tanya Hutchens examination, Draft Court Order update; Numerous discussions with Paul Denton regarding banking letters, information from Tanya Hutchens, BMO bank account information
04/02/2019	Consulting fees - Corporate	Denton	Review NL property management proposal from Quentin Seeley re: Sudbury properties; meet with MS to confirm areas of focus of review of box records provided by TH; liaise with G Caplan re: contact with TH; draft and provide e-mail to TH re: banking and objective of get surplus funds paid over; liaise with legal counsel re: draft transitional order as well need for access to Hutchens BMO bank account and transfer of surplus funds; follow up bank contact at RBC for legal counsel letter; review of draft bank letters; coordinate laptop review with Sandy Hutchens and Froese; review of Roddy materials; review of fees to March 31, 2019; direct EO to review and update WIP in preparation for invoicing
04/02/2019	Consulting fees - Corporate	Sharma	Reviewing documents shared by Tanya Hutchens
04/02/2019	Consulting fees - Corporate	Litwack	Review and summary to P Denton regarding property management quote from North Key; reviewed cheque from BMO relating to transaction review; emails with North Key Property Management regarding rent collections and other matters relating to Sudbury properties; various follow up with contacts at various banks relating to requests for information on Hutchens bank accounts.

# FARBER

04/03/2019	Consulting fees - Corporate	Levy
04/03/2019	Consulting fees - Corporate	Denton Call with Tanya Hutchens to review various matters including property management rentals and banking of same; details of Innisfil and Thornhill properties; review of matters with NL and MS re: property management matters and ongoing information requests; review of MS analysis of review of information in boxes; coordinate laptop receipt from S Hutchens and drop off at Froese; work on questions for TH examination; review with legal counsel overnight; work on overall property purchase and sale history and chronology using Purview
04/03/2019	Consulting fees - Corporate	Sharma Reviewing documents shared by Tanya Hutchens and summarizing findings
04/03/2019	Consulting fees - Corporate	Litwack Various follow up with banks regarding having information requests processed; confirmation of computer pick up from Sandy; attended to various Purview property searches and reviews; follow up with property manager regarding status of rent collections and property issues; reviewing questions from Siskinds relating to consent order and provided email memo to counsel and team regarding treatment of professional fees and general administrative expenses.
04/03/2019	Administration - Corporate	Samoilov Discuss with N. Litwack and E. Odeh banking.
04/04/2019	Consulting fees - Corporate	Binelli Complete letter and email same to Greater Sudbury Utilities.
04/04/2019	Consulting fees - Corporate	Odeh Create new Ascend file for each of the properties in order for Lidia to open bank accounts for rental income and sales realizations. Prepare spreadsheet with breakdown of PSFX codes and emailed to Maria to create new PSFX codes for each property.
04/04/2019	Consulting fees - Corporate	Levy Review of numerous emails from Daniel Naymark, Noah Litwack and Paul Denton regarding Siskinds request for GARE explanation; Call with Daniel Naymark regarding consent Orders; Review of draft letter to Poulson, Spiro and Catherine Atchison
04/04/2019	Consulting fees - Corporate	Denton General - Complete further preparation for examination of Tanya Hutchens; confer with D Neymark; review of matters with MS and NL to help formulate questions for property by property review under the examination;

compile information that may be required; attend examination 2:00 to 5:00; review of property status update from Q Seeley with NL; review of draft letters to interested parties including Dina Brik; update HL; liaise with insurance broker and provide information regarding the receivership and impacted properties; review of e-mails through the evening

04/04/2019	Consulting fees - Corporate	Sharma	Preparing for and attending Tanya Hutchens' examination
04/04/2019	Consulting fees - Corporate	Litwack	Emails with D Naymark regarding treatment of general administrative expenses and issues with former property manager; pick up and drop off of computers at forensic computer imaging (including travel time); email memo to P Denton regarding questions relating to properties for examination; reviewed rent collections and direction to staff regarding tracking same; various correspondence with property manager regarding potential urgent landlord tenant issues; attended to more Purview property searches; emails with counsel and team regarding drafting letter to D Brik.
04/05/2019	Consulting fees - Corporate	Binelli	Email correspondence with GSU.
04/05/2019	Consulting fees - Corporate	Odeh	Document Preparation including formatting.
04/05/2019	Consulting fees - Corporate	Levy	Review of numerous emails and correspondence from Daniel Naymark, Paul Denton, Terrence Liu
04/05/2019	Consulting fees - Corporate	Denton	Coordinate return of laptops from Froese after call with Sandy Hutchens; attend Froese and pick up laptops; call with Quentin Seeley on property management issues and need for comprehensive reporting; coordinate banking matters with Farber Sudbury office - Tracy Rose; review 3/31 billing; liaison with insurance broker DL Deeks to confirm insurance cover status for each property; follow up RBC to direct Receiver letter re: whether Hutchens have bank account holdings; call Tanya Hutchens re: surplus proceeds and delivery of cheque to the Receiver; coordinate payment of J Cusmariu invoices re: registration of receivership order on title;
04/05/2019	Banking - Corporate	Samoilov	Open a bank account; banking.
04/07/2019	Consulting fees - Corporate	Denton	Work on a global real estate purchase sale chronology

04/08/2019	Consulting fees - Corporate	Odeh	Update Ascend files from interview to main and saved ascend licenses into the N drive. Email sent regarding division of costs.
04/08/2019	Consulting fees - Corporate	Denton	Review of Siskinds Colorado materials; review of potential Receivers borrower lenders; review of e-mails re: waste management; review of DN email re: accountant Posner; review of Ascend charges; coordinate payment of property lawyer registration
04/08/2019	Consulting fees - Corporate	Litwack	Reviewed initial budget request from Sandy Hutchens; email memo regarding tax implications of receivership, property sales and rental income; memo to D Naymark regarding updated rent roll, update on rent collections and information for report to court; reviewed issues relating to insurance; reviewed near term cash requirements and critical expenses for funding.
04/08/2019	Banking - Corporate	Samoilov	Banking, posting.
04/09/2019	Consulting fees - Corporate	Denton	Work on 5 properties for sale analysis re: estimated value and equity after mortgage; review of cash flow template for consolidated cash flow and review with NL; call insurance broker with MS; follow up Sudbury rental collections; review of e-mails from Naymark and Siskinds; coordinate and participate on conference call at 3:30 with the team and legal counsel Naymark on priorities; review of potential Receiver borrower lenders; send e-mails to Hillmount and Pillar Capital; call realtor with 1573 Houston listing to confirm background; call Tanya Hutchen and send e-mail; work on Sandy Hutchens examination questions; review of consent order comments/ e-mails;
04/09/2019	Consulting fees - Corporate	Levy	Call with Daniel Naymark, Paul Denton, Megha Sharma, Noah Litwack; Call to James Zibbarras; Review of the draft Court Order from Siskinds; Review of numerous emails from counsel regarding timetable and response to Siskinds order; Call with Daniel Naymark to discuss Court Order
04/09/2019	Consulting fees - Corporate	Litwack	Correspondence with property manager regarding various property issues; call with team regarding same and other matters; reviewed cash requirements on urgent basis; followed up on rent collections; reviewed issues relating to constructive trust claims.



# FARBER

04/09/2019	Consulting fees - Corporate	Sharma	Preparing rent roll for the Innisfil properties
04/09/2019	Consulting fees - Corporate	Sharma	Writing to R Lapalme re the non-real that appear to be insured by Tanya Hutchens. Call on strategy with Naymark Law. Email to Sudbury Credit Union on the 625 Ash Street Account maintained with them.
04/10/2019	Consulting fees - Corporate	Binelli	Email correspondence to Greater Sudbury Hydro and water.
04/10/2019	Consulting fees - Corporate	Denton	Work on canvassing parties to provide receivers borrowings including Hillmount, Accord, Pivot, Clanton Capital, Harbour mortgage; draft and provide real estate portfolio information and court order; review, discuss cash flow design and content with NL; work on SH purchase of 8 properties in 2006 via 1681071 Ontario Inc, in preparation for examination April 12, including review of 8 Purview searches and capturing purchase and sale information; deal with insurance broker DL Deeks through the day in property portfolio including deal on urgent basis with 110-114 Pine Street coverage which was facing cancellation;
04/10/2019	Consulting fees - Corporate	Litwack	Review of historical property purchases and sales; followed up with prospective lenders to receivership estate; started putting together cash flow model for projecting cash burn, expenses, borrowing requirements and eventual net realizations.
04/10/2019	Banking - Corporate	Samoilov	Banking, posting.
04/11/2019	Consulting fees - Corporate	Binelli	Update website.
04/11/2019	Consulting fees - Corporate	Sharma	Reviewing materials for Sandy Hutchens examination shared by P. Smith in response to information request. Coordinating for segregation of rents collected. Call with Randall re insurance. Updating of website.
04/11/2019	Consulting fees - Corporate	Denton	Work on receiver borrowings reaching out to Pillar Capital, Accord Financial, Hillmount, Harbour Mortgage, Clanton Capital and Pivot; review of BMO account to March 26; draft and send e-mail to Tanya Hutchens re: bank reconciliation information re: BMO account; call Tanya Hutchens and leave voice mail; review of e-mails from Deek insurance brokers on property coverage; call with NS re: projections and property management

issues; review of applicant's motion record served; review of Colorado materials; review of e-mails from DN; finalize analysis of 8 properties purchased by SH in 2006 via 1681071 Ontario Inc in preparation for examination of Sandy Hutchens April 12; review of segregated banking accounting structure; continue follow up of receiver's borrowing candidates and exchange of information;

04/11/2019	Consulting fees - Corporate Continued building cash flow forecast model; review of historical expense documents to forecast same.	Litwack
04/11/2019	Banking - Corporate Banking, posting.	Samoilov
04/12/2019	Consulting fees - Corporate Sandy Hutchen's examination. Call with P Denton, N Litwack on the preparation of cash flow statement.	Sharma
04/12/2019	Consulting fees - Corporate Preparation for, travel and attend Sandy Hutchens examination commencing at 10:00 until 5:00, participate on call with B Cohen and K Thomson of Pivot re: potential receivers borrowing	Denton
04/12/2019	Consulting fees - Corporate Continued drafting cash flow forecast model.	Litwack
04/12/2019	Banking - Corporate Banking, posting.	Samoilov
04/14/2019	Consulting fees - Corporate Review of e-mails over the weekend and planning for week of April 15	Denton
04/15/2019	Consulting fees - Corporate Open and sort mail; telephone and email correspondence to various utility companies.	Binelli
04/15/2019	Consulting fees - Corporate Memo to team regarding sorting mail and expense reviews for cash flow forecasting; continued formulating cash flow model.	Litwack
04/15/2019	Banking - Corporate Banking, posting.	Samoilov
04/16/2019	Consulting fees - Corporate Draft and provide e-mail to Tanya Hutchens re information requests of a week ago regarding in particular the BMO rent account; liaise with DN re information request status including Tanya Hutchens lack of response to a number of requests; follow up Receiver's borrowing expressions of interest including	Denton

call with EF Pillar Capital; review of cash flow template provided by NL liaise with insurance broker Randal LaPalme of Deek including obtaining the contacts for 5 to 6 insurers; call with DN re: priorities; coordinate review of different bank accounts and statements related to the flow of cash with MS in preparation for Tanya Hutchens;

04/16/2019	Consulting fees - Corporate	Levy
	Calls with Daniel Naymark regarding consent Order approval	
04/16/2019	Consulting fees - Corporate	Binelli
	Open and sort mail; telephone and email correspondence to various utility companies.	
04/16/2019	Consulting fees - Corporate	Binelli
	Open and sort mail; Telephone and Email correspondence with the various utility companies.	
04/16/2019	Consulting fees - Corporate	Litwack
	Reviewed photos from property manager regarding urgent maintenance requests; reviewed charges by City of Sudbury for garbage collection; call with property manager regarding maintenance.	
04/16/2019	Consulting fees - Corporate	Sharma
	Reviewing the bank statements for flow of funds analysis	
04/17/2019	Consulting fees - Corporate	Denton
	Liaise with K Lo of Froese re: laptops and computer drive imaging; review of cash flow with NL and presentation and line item inclusion; review briefly with HL and then instruct NL to provide draft cash flow to DN, TL; coordinate and deal with insurance for property portfolio including drafting of notice to RSA insurer of Pine Street to stay cancellation and provide Receiver contact particulars; call with broker at Deek to identify priorities and contact particulars for other insurers; reach out to Q Seeley to obtain updated drive by on 42 Clemow Ave; liaise with DN and TL; review of e-mail from Q Seeley on Sudbury property by property repair, maintenance; follow up the Receivers borrowing candidates; provide property estimated valuation information to Pillar Capital; liaise with Clanton Capital; call with DN, TL and team at 4:00 on various project matters including planning for drafting of the Receivers Report;	
04/17/2019	Consulting fees - Corporate	Binelli
	Email correspondence with GSU; open and sort mail; Prepare letters for various insurance companies.	
04/17/2019	Consulting fees - Corporate	Litwack

Call regarding various matters including division of labour relating to preparing receiver's report to court; obtained quotes for property management and urgent property repairs; finalized draft cash flow forecast for discussion purposes with team; review of same with P Denton and H Levy.

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|------------|--|---------|
| 04/17/2019 | Consulting fees - Corporate  | Sharma  |
|            | Reviewing the bank statements for flow of funds analysis. Call with P Denton, N Litwack, D Naymark and T Liu on the steps going forward and preparation of report.   |         |
|            |  |         |
| 04/18/2019 | Consulting fees - Corporate  | Denton  |
|            | Coordinating letters to insurers re: receivership proceeding and stay particulars in concert with AB; review of e-mails from insurance broker Deek regarding insurers; provide update to HL on work plan and court report planning; review of e-mails on the consent order; review of e-mails from legal counsel DN on various matters including rescheduling of the Tanya Hutchens examination; review of Dina Brik letter and properties of interest; coordinate Purview searches on same; with respect to potential receiver's borrowings continue to canvass potential lenders including calls with Pivot and legal counsel, Noam Edell of Clanton Capital and Diane Falcione of Hillmount; review of Hillmount term sheet and provide to legal counsel, team for review; review of e-mails into the evening; commence asset; listing analysis for the report section; review of e-mails through the evening |         |
|            |  |         |
| 04/18/2019 | Consulting fees - Corporate  | Binelli |
|            | Receive and sort mail; prepare and send letters to various insurance companies; Order Corporate search.  |         |
|            |  |         |
| 04/18/2019 | Consulting fees - Corporate  | Litwack |
|            | Updated cash flow forecast; reformatted according to discussions with team; review of term sheet for receiver's borrowings and inputs for cash flow forecast; emails with D Naymark regarding property searches.   |         |
|            |  |         |
| 04/21/2019 | Consulting fees - Corporate  | Denton  |
|            | Review of e-mails over Friday, Saturday and Sunday; work on asset listing for report   |         |
|            |  |         |
| 04/22/2019 | Consulting fees - Corporate  | Denton  |
|            | Receipt and review of Sandy Hutchens; review of multiple e-mails from Randall LaPalme of DL Deeks including the need to address coverage requirements and premium payment of 7 properties in Innisfil/ Thornhill; liaise with legal counsel to confirm outstanding undertakings from Tanya Hutchens and send follow up request; call and NL and review progress on cash flow projection plus the status of gathering costs on utilities  |         |

other costs with MS; review of the feedback from CIBC re: RRSP funds with MS; call with Pillar Capital re: potential receiver borrowing facility; work on report sections and tables

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|------------|---|---------|
| 04/22/2019 | Consulting fees - Corporate   | Sharma  |
|            | Call with and writing to CIBC Wood Gundy Call re the RRSPs maintained by Tanya and Sandy Hutchens. with T Liu on the flow of fund analysis. Reviewing and updating the website. Discussion with P Denton on Insurance.  |         |
|            |   |         |
| 04/22/2019 | Consulting fees - Corporate   | Litwack |
|            | Continued preparing draft cash flow forecast; various emails and discussions with P Denton and M Sharma regarding same; follow up with M Sharma regarding historical expenses; reviewed and revised cash flow model.  |         |
|            |   |         |
| 04/22/2019 | Consulting fees - Corporate   | Schmidt |
|            | Update content on website engagement.   |         |
|            |   |         |
| 04/23/2019 | Consulting fees - Corporate   | Levy    |
|            | Review of the cash flow forecasts per property; Discussions with Paul Denton regarding Receiver borrowings and cash flow forecasts  |         |
|            |   |         |
| 04/23/2019 | Consulting fees - Corporate   | Denton  |
|            | Work on court report sections and tables; commence coordination follow up real estate agents and appraisers including liaison with Meridian legal counsel; review of cash flow provided by NL on all properties; send copy of cash flow to legal counsel DN; follow up potential lenders for receiver's borrowings; review e-mails re: insurance and approve payments; field call from tenant in 3415 Errington; review matter with property manager in Sudbury |         |
|            |   |         |
| 04/23/2019 | Consulting fees - Corporate   | Binelli |
|            | Email correspondence with Union Gas utility; Receive courier confirmations.   |         |
|            |   |         |
| 04/23/2019 | Consulting fees - Corporate   | Sharma  |
|            | Updating the banking transaction review with further details for BMO account  |         |
|            |   |         |
| 04/23/2019 | Consulting fees - Corporate   | Litwack |
|            | Attempted to reconcile rent receipts from Tanya Hutchens; created revised schedule for cash flow forecast; drafted schedule of cash burn rate per property; email memo to team and counsel regarding cash flow forecasts for receivership properties and forecasts for properties yet to be added to the receivership; emails with A Binelli regarding Sudbury utility providers and responses to same; email   |         |

responses to D Naymark regarding queries on cash flow forecast and net cash flow per property.

04/24/2019	Consulting fees - Corporate	Levy	Review of emails and status updates with Paul Denton; Questions to Noah Litwack regarding cash flow information
04/24/2019	Consulting fees - Corporate	Denton	Work on report sections; review various e-mails on insurance matters including Serpentine and Pine renewal issues; review of matters with HL; liaise with Hillmount (D Falcione) on receiver borrower terms; review of Pillar term sheet; call with Quentin Seeley on Sudbury property portfolio and major minor repairs required; review of e-mails with legal counsel DN; provide property chart in preparation for Tanya Hutchens examination; review of matters with MS re: banking analysis;
04/24/2019	Consulting fees - Corporate	Litwack	Correspondence and emails with Day Waste Management regarding various properties waste removal.
04/24/2019	Consulting fees - Corporate	Schmidt	Assist and sorting mail.
04/25/2019	Consulting fees - Corporate	Levy	Meeting with team to discuss sale of properties, court report, DIP lending facility and update on strategic initiatives and Hutchens examinations; Review of consent order and endorsement; Call with Daniel Naymark regarding status update
04/25/2019	Consulting fees - Corporate	Denton	Attendance at 9:30 hearing; follow up Quentin Seeley reporting from Sudbury; liaise with Hillmount re: receivers borrowing and next steps; attendance to insurance matters with MS
04/25/2019	Consulting fees - Corporate	Denton	Attendance at Tanya Hutchens examination
04/25/2019	Consulting fees - Corporate	Sharma	Tanya Hutchens Examination and preparation.
04/25/2019	Consulting fees - Corporate	Litwack	Drafted update to case website; finalized draft cash flow forecast for discussion with team and sharing with stakeholders; various discussions with P Denton regarding same.
04/25/2019	Consulting fees - Corporate	Schmidt	Update content on website engagement.



04/26/2019	Consulting fees - Corporate	Denton	Review of follow up points from Tanya Hutchens examination with legal counsel; review of examination points with MS; review of updated cash flow for properties and global cash flow with NL; review of multiple e-mails from Q Seeley April 25 with NL; call Quentin Seeley on same; liaise with Royal LePage realtor in Sudbury and appraiser for the 42 Clemow property based on mortgage input; review of realtors liaised with on the Thornhill and Innisfil properties to invite proposals; review of forensic investigation matters with MS; liaise with HL
04/26/2019	Consulting fees - Corporate	Binelli	Order corporate search (29 Laren Street Inc.).
04/26/2019	Consulting fees - Corporate	Litwack	Reviewed S Hutchens budget for income request; revised cash flow forecast for stakeholders and potential lenders; email memo to team regarding updated notes to same; drafted schedule relating to cash requirements.
04/28/2019	Consulting fees - Corporate	Denton	Review of legal counsel e-mails over the weekend; review and provide recap to HL on Tanya Hutchens examination and investigative findings to date;
04/29/2019	Consulting fees - Corporate	Denton	Review of Sandy Hutchens examination of April 12 with particular focus on cash flows in and out of the various bank accounts and the source and use of funds, as well as review of various property purchases and sales including review of property purchases that did not close; review of draft e-mail by legal counsel DN to the service list re: the condition and status of properties, cash flow for each property; provide clarification to legal counsel on laptops, hard drives; review of the updated consolidated cash flow with NL; draft and provide e-mail to Hillmount as the potential Receiver's along with April 25 Order and projected cash flow; follow up further Purview searches to confirm existence of further properties still held or purchased and solid historically from that included in Schedule B of the order; review of MS schedule of Spiro documents provided for properties; liaise with legal counsel to get copy of Atchison judgement claim;
04/29/2019	Consulting fees - Corporate	Litwack	Follow up with D Naymark regarding updated budget for expenses of S Hutchens; followed up with various real estate agents regarding obtaining access to properties for viewing in advance of submitting a listing proposal; emails with P Denton and D Naymark regarding S Hutchens computer; finalized cash flow forecast

worksheets for prospective lenders; finalized first draft of portion of report to court on real estate control and cash flow update; created tracking list for parties interested in submitting offers on various properties; additional Purview property searches.

04/29/2019	Consulting fees - Corporate	Sharma	Reviewing documents shared by Michael Spiro and summarizing the findings. Discussion with P Denton re the same and review of bank statements.
04/29/2019	Consulting fees - Corporate	Schmidt	Update website engagement.
04/30/2019	Consulting fees - Corporate	Binelli	Email correspondence with utility company.
04/30/2019	Consulting fees - Corporate	Denton	Review of Brett Moldaver letter re: Colorado Advocates claim for fees and supporting mortgage; follow up detailed supporting information; complete chart of invoices and fees; review of NL court report section and provide comments; review and e-mail exchanges with legal counsel DN regarding outstanding matters and information as well as investigation forensic approach given information gaps; review of e-mail from Siskinds re: request for all information and provide comments to DN; review of multiple e-mails with insurance broker; further review of completeness of real estate purchases and sales; liaise with potential listing agents and NL for 4 Innisfil/ Thornhill properties; further in-depth review of Sandy examination as part of forensic mapping exercise; work on report section assets, liabilities.
04/30/2019	Consulting fees - Corporate	Litwack	Reviewed current cash position and near-term forecast for cash position to address urgent property maintenance related matters; reviewed property management invoice for payment; various discussions with P Denton regarding sale process progress.
04/30/2019	Consulting fees - Corporate	Sharma	Discussion with P Denton on the bank statement review and findings from review of M Spiro's documents. Preparing summary sheet for the bank statements reviewed.
04/30/2019	Consulting fees - Corporate	Sharma	Preparing the global chart for insurance and tracking correspondence to insurance providers. Call with Randall and coordinating payment of insurance premiums.
04/30/2019	Banking - Corporate	Samoilov	Banking, posting.



Total for Services	\$ 50,730.00
HST on Fees	<u>6,594.90</u>
Subtotal	57,324.90

## Expenses:

Legal fees (including HST)	7,727.06
Travel (including HST)	650.97
Photocopies, faxes, etc. (including HST)	687.60
Total Expenses ( <i>includes HST of \$968.06</i> )	<u>\$ 9,065.63</u>
Current Amount Due	<u>\$ 66,390.53</u>

HST#136800752RT0001

## A. FARBER &amp; PARTNERS INC.

## HUTCHENS ET AL

**SUMMARY OF TIME INCURRED**  
**APRIL 1, 2019 TO APRIL 30, 2019**

Name	Total Hours	Rate Per Hour	Billing
H. Levy	15.00	\$595.00	\$8,925.00
J. Hendriks	0.30	\$550.00	\$165.00
P. Denton	31.80	\$550.00	\$17,490.00
N. Litwack	36.00	\$425.00	\$15,300.00
M. Sharma	17.00	\$350.00	\$5,950.00
A. Binelli	6.80	\$200.00	\$1,360.00
G. Schmidt	1.50	\$200.00	\$300.00
E. Odeh	2.30	\$200.00	\$460.00
L. Samoilov	3.90	\$200.00	\$780.00
<b>Total</b>	<b>114.60</b>		<b>\$50,730.00</b>

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May 7, 2019

Hutchens  
Gary & Linda Stevens & 1174365 Alberta Ltd  
c/o Justin Nepal Litigation  
171 John Street, Suite 101  
Toronto, ON M5T 1X3

**RE: 110-114 PINE STREET**

Invoice No. 15847

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**TO PROFESSIONAL SERVICES RENDERED BY A. FARBER & PARTNERS INC. for the period ended April 30, 2019:**

DATE	SERVICE	STAFF
04/01/2019	Consulting fees - Corporate Various calls with P Denton regarding current property management status and alternative property management options; drafted notices to tenants of all Sudbury properties regarding receivership and updated order of court relating to rents and other matters; drafted agent authorization letter; calls and emails with previous property manager regarding rent rolls; calls and emails with new property manager regarding collection of rents and status of properties; drafted preliminary rent roll schedule from information provided from previous property manager.	Litwack
04/02/2019	Consulting fees - Corporate Reviewing documents shared by Tanya Hutchens.	Sharma
04/03/2019	Consulting fees - Corporate Call with Tanya Hutchens to review various matters including property management rentals and banking of same; details of Innisfil and Thornhill properties; review of matters with NL and MS re: property management matters and ongoing information requests; review of MS analysis of review of information in boxes; coordinate laptop receipt from S Hutchens and drop off at Froese; work on questions for TH examination; review with legal counsel overnight; work on overall property purchase and sale history and chronology using Purview.	Denton
04/03/2019	Consulting fees - Corporate Reviewing documents shared by Tanya Hutchens and summarizing findings.	Sharma

04/04/2019	Consulting fees - Corporate General - Complete further preparation for examination of Tanya Hutchens; confer with D Neymark; review of matters with MS and NL to help formulate questions for property by property review under the examination; compile information that may be required; attend examination 2:00 to 5:00; review of property status update from Q Seeley with NL; review of draft letters to interested parties including Dina Brik; update HL; liaise with insurance broker and provide information regarding the receivership and impacted properties; review of e-mails through the evening.	Denton
04/04/2019	Accounting Account Setup	Castillo
04/05/2019	Consulting fees - Corporate Coordinate return of laptops from Froese after call with Sandy Hutchens; attend Froese and pick up laptops; call with Quentin Seeley on property management issues and need for comprehensive reporting; coordinate banking matters with Farber Sudbury office - Tracy Rose; review 3/31 billing; liaison with insurance broker DL Deeks to confirm insurance cover status for each property; follow up RBC to direct Receiver letter re: whether Hutchens have bank account holdings; call Tanya Hutchens re: surplus proceeds and delivery of cheque to the Receiver; coordinate payment of J Cusmariu invoices re: registration of receivership order on title.	Denton
04/08/2019	Consulting fees - Corporate Review of Quentin Seeley property management report on Sudbury properties; review Sudbury property matters with NL, rental collections and services; coordinate insurance follow with insurer and MS	Denton
04/08/2019	Consulting fees - Corporate Review of building reports from North Key Property	Levy
04/09/2019	Banking - Corporate Open a new bank account; setup the bank account in Ascend.	Samoilov
04/09/2019	Consulting fees - Corporate Work on 5 properties for sale analysis re: estimated value and equity after mortgage; review of cash flow template for consolidated cash flow and review with NL; call insurance broker with MS; follow up Sudbury rental collections; review of e-mails from Naymark and Siskinds; coordinate and participate on conference call at 3:30 with the team and legal counsel Naymark on priorities; review of potential Receiver borrower lenders;	Denton

send e-mails to Hillmount and Pillar Capital; call realtor with 1573 Houston listing to confirm background; call Tanya Hutchen and send e-mail; work on Sandy Hutchens examination questions; review of consent order comments/ e-mails.

04/10/2019	Consulting fees - Corporate	Denton	Work on canvassing parties to provide receivers borrowings including Hillmount, Accord, Pivot, Clanton Capital, Harbour mortgage; draft and provide real estate portfolio information and court order; review, discuss cash flow design and content with NL; work on SH purchase of 8 properties in 2006 via 1681071 Ontario Inc, in preparation for examination April 12, including review of 8 Purview searches and capturing purchase and sale information; deal with insurance broker DL Deeks through the day in property portfolio including deal on urgent basis with 110-114 Pine Street coverage which was facing cancellation.
04/10/2019	Consulting fees - Corporate	Litwack	Review of historical property purchases and sales; followed up with prospective lenders to receivership estate; started putting together cash flow model for projecting cash burn, expenses, borrowing requirements and eventual net realizations.
04/10/2019	Banking - Corporate	Samoilov	Banking, posting.
04/11/2019	Consulting fees - Corporate	Sharma	Reviewing materials for Sandy Hutchens examination shared by P. Smith in response to information request. Coordinating for segregation of rents collected. Call with Randall re insurance. Updating of website.
04/11/2019	Consulting fees - Corporate	Litwack	Continued building cash flow forecast model; review of historical expense documents to forecast same.
04/12/2019	Consulting fees - Corporate	Sharma	Sandy Hutchen's examination. Call with P Denton, N Litwack on the preparation of cash flow statement.
04/12/2019	Consulting fees - Corporate	Denton	Preparation for, travel and attend Sandy Hutchens examination commencing at 10:00 until 5:00, participate on call with B Cohen and K Thomson of Pivot re: potential receivers borrowing.
04/15/2019	Consulting fees - Corporate	Binelli	Open and sort mail; telephone and email correspondence to various utility companies.
04/15/2019	Banking - Corporate	Samoilov	

Banking, posting.

04/16/2019	Consulting fees - Corporate	Binelli	Open and sort mail; telephone and email correspondence to various utility companies.
04/16/2019	Consulting fees - Corporate	Sharma	Reviewing the bank statements for flow of funds analysis.
04/17/2019	Consulting fees - Corporate	Denton	Liaise with K Lo of Froese re: laptops and computer drive imaging; review of cash flow with NL and presentation and line item inclusion; review briefly with HL and then instruct NL to provide draft cash flow to DN, TL; coordinate and deal with insurance for property portfolio including drafting of notice to RSA insurer of Pine Street to stay cancellation and provide Receiver contact; call with broker at Deek to identify priorities and contact particulars for other insurers; reach out to Q Seeley to obtain updated drive by on 42 Clemow Ave; liaise with DN and TL; review of e-mail from Q Seeley on Sudbury property by property repair, maintenance; follow up the Receivers borrowing candidates; provide property estimated valuation information to Pillar Capital; liaise with Clanton Capital; call with DN, TL and team at 4:00 on various project matters including planning for drafting of the Receivers Report.
04/17/2019	Consulting fees - Corporate	Sharma	Reviewing the bank statements for flow of funds analysis. Call with P Denton, N Litwack, D Naymark and T Liu on the steps going forward and preparation of report.
04/17/2019	Consulting fees - Corporate	Levy	Review of cash flow forecast from Noah Litwack and discussions with Paul Denton, Noah Litwack thereon
04/18/2019	Consulting fees - Corporate	Denton	Coordinating letters to insurers re: receivership proceeding and stay particulars in concert with AB; review of e-mails from insurance broker Deek regarding insurers; provide update to HL on work plan and court report planning; review of e-mails on the consent order; review of e-mails from legal counsel DN on various matters including rescheduling of the Tanya Hutchens examination; review of Dina Brik letter and properties of interest; coordinate Purview searches on same; with respect to potential receiver's borrowings continue to canvass potential lenders including calls with Pivot and legal counsel, Noam Edell of Clanton Capital and Diane Falcione of Hillmount; review of Hillmount term sheet

and provide to legal counsel, team for review; review of e-mails into the evening; commence asset; listing analysis for the report section; review of e-mails through the evening.

04/22/2019	Consulting fees - Corporate	Denton	Receipt and review of Sandy Hutchens; review of multiple e-mails from Randall LaPalme of DL Deeks including the need to address coverage requirements and premium payment of 7 properties in Innisfil/ Thornhill; liaison with legal counsel to confirm outstanding undertakings from Tanya Hutchens and send follow up request; call and NL and review progress on cash flow projection plus the status of gathering costs on utilities other costs with MS; review of the feedback from CIBC re: RRSP funds with MS; call with Pillar Capital re: potential receiver borrowing facility; work on report sections and tables.
04/22/2019	Consulting fees - Corporate	Litwack	Continued preparing draft cash flow forecast; various emails and discussions with P Denton and M Sharma regarding same; follow up with M Sharma regarding historical expenses; reviewed and revised cash flow model.
04/23/2019	Consulting fees - Corporate	Denton	Work on court report sections and tables; commence coordination follow up real estate agents and appraisers including liaison with Meridian legal counsel; review of cash flow provided by NL on all properties; send copy of cash flow to legal counsel DN; follow up potential lenders for receiver's borrowings; review e-mails re: insurance and approve payments; field call from tenant in 3415 Errington; review matter with property manager in Sudbury.
04/23/2019	Consulting fees - Corporate	Sharma	Updating the banking transaction review with further details for BMO account.
04/23/2019	Consulting fees - Corporate	Lloyd-Key	Opened and organized mail.
04/23/2019	Consulting fees - Corporate	Litwack	Attempted to reconcile rent receipts from Tanya Hutchens; created revised schedule for cash flow forecast; drafted schedule of cash burn rate per property; email memo to team and counsel regarding cash flow forecasts for receivership properties and forecasts for properties yet to be added to the receivership; emails with A Binelli regarding Sudbury utility providers and responses to same; email responses to D Naymark regarding queries on cash flow forecast and net cash flow per property.

# FARBER

04/25/2019	Consulting fees - Corporate	Denton	Attendance at Tanya Hutchens examination.
04/25/2019	Consulting fees - Corporate	Sharma	Tanya Hutchens Examination and preparation.
04/26/2019	Consulting fees - Corporate	Denton	Review of follow up points from Tanya Hutchens examination with legal counsel; review of examination points with MS; review of updated cash flow for properties and global cash flow with NL; review of multiple e-mails from Q Seeley April 25 with NL; call Quentin Seeley on same; liaise with Royal LePage realtor in Sudbury and appraiser for the 42 Clemow property based on mortgage input; review of realtors liaised with on the Thornhill and Innisfil properties to invite proposals; review of forensic investigation matters with MS; liaise with HL.
04/26/2019	Consulting fees - Corporate	Sharma	Drafting the letter to the insurer and sharing it with the Insurer for not cancelling the insurance coverage.
04/29/2019	Consulting fees - Corporate	Denton	Review of Sandy Hutchens examination of April 12 with particular focus on cash flows in and out of the various bank accounts and the source and use of funds, as well as review of various property purchases and sales including review of property purchases that did not close; review of draft e-mail by legal counsel DN to the service list re: the condition and status of properties, cash flow for each property; provide clarification to legal counsel on laptops, hard drives; review of the updated consolidated cash flow with NL; draft and provide e-mail to Hillmount as the potential Receiver's along with April 25 Order and projected cash flow; follow up further Purview searches to confirm existence of further properties still held or purchased and solid historically from that included in Schedule B of the order; review of MS schedule of Spiro documents provided for properties; liaise with legal counsel to get copy of Atchison judgement claim.
04/29/2019	Consulting fees - Corporate	Sharma	Reviewing documents shared by Michael Spiro and summarizing the findings. Discussion with P Denton re the same and review of bank statements.
04/30/2019	Consulting fees - Corporate	Denton	Review of Brett Moldaver letter re: Colorado Advocates claim for fees and supporting mortgage; follow up detailed supporting information; complete chart of invoices and fees; review of NL court report section and provide comments; review and e-mail exchanges with



# FARBER

legal counsel DN regarding outstanding matters and information as well as investigation forensic approach given information gaps; review of e-mail from Siskinds re: request for all information and provide comments to DN; review of multiple e-mails with insurance broker; further review of completeness of real estate purchases and sales; liaise with potential listing agents and NL for 4 Innisfil/ Thornhill properties; further in-depth review of Sandy examination as part of forensic mapping exercise; work on report section assets, liabilities.

04/30/2019 Consulting fees - Corporate Insurance related work Sharma

Total for Services	\$	6,939.50
HST on Fees		<u>902.14</u>
Subtotal		7,841.64

Photocopies, faxes, etc. (includes HST of \$11.60)	\$	<u>100.80</u>
Current Amount Due	\$	<u><u>7,942.44</u></u>

HST#136800752RT0001

## A. FARBER & PARTNERS INC.

### HUTCHENS ET AL

### SUMMARY OF TIME INCURRED APRIL 1, 2019 TO APRIL 30, 2019

Name	Total Hours	Rate Per Hour	Billing
H. Levy	0.60	\$595.00	\$357.00
P. Denton	6.00	\$550.00	\$3,300.00
N. Litwack	2.10	\$425.00	\$892.50
M. Sharma	5.30	\$350.00	\$1,855.00
A. Binelli	0.30	\$200.00	\$60.00
L. Samoilov	0.70	\$200.00	\$140.00
L. Lloyd-Key	0.80	\$200.00	\$160.00
M. Castillo	1.00	\$175.00	\$175.00
<b>Total</b>	<b>16.80</b>		<b>\$6,939.50</b>

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May 7, 2019

Hutchens  
Gary & Linda Stevens & 1174365 Alberta Ltd  
c/o Justin Nepal Litigation  
171 John Street, Suite 101  
Toronto, ON M5T 1X3

**RE: 1479 MAPLE ROAD**

Invoice No. 15850

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**TO PROFESSIONAL SERVICES RENDERED BY A. FARBER & PARTNERS INC. for the period ended April 30, 2019:**

DATE	SERVICE	STAFF
04/01/2019	Consulting fees - Corporate Contacted realtor regarding letter of opinion of value.	Litwack
04/02/2019	Consulting fees - Corporate Reviewing documents shared by Tanya Hutchens.	Sharma
04/03/2019	Consulting fees - Corporate Call with Tanya Hutchens to review various matters including property management rentals and banking of same; details of Innisfil and Thornhill properties; review of matters with NL and MS re: property management matters and ongoing information requests; review of MS analysis of review of information in boxes; coordinate laptop receipt from S Hutchens and drop off at Froese; work on questions for TH examination; review with legal counsel overnight; work on overall property purchase and sale history and chronology using Purview.	Denton
04/03/2019	Consulting fees - Corporate Reviewing documents shared by Tanya Hutchens and summarizing findings.	Sharma
04/03/2019	Consulting fees - Corporate Followed up with realtor regarding valuation.	Litwack
04/04/2019	Consulting fees - Corporate General - Complete further preparation for examination of Tanya Hutchens; confer with D Neymark; review of matters with MS and NL to help formulate questions for property by property review under the examination; compile information that may be required; attend	Denton

examination 2:00 to 5:00; review of property status update from Q Seeley with NL; review of draft letters to interested parties including Dina Brik; update HL; liaise with insurance broker and provide information regarding the receivership and impacted properties; review of e-mails through the evening.

04/05/2019	Consulting fees - Corporate	Denton	Coordinate return of laptops from Froese after call with Sandy Hutchens; attend Froese and pick up laptops; call with Quentin Seeley on property management issues and need for comprehensive reporting; coordinate banking matters with Farber Sudbury office - Tracy Rose; review 3/31 billing; liaison with insurance broker DL Deeks to confirm insurance cover status for each property; follow up RBC to direct Receiver letter re: whether Hutchens have bank account holdings; call Tanya Hutchens re: surplus proceeds and delivery of cheque to the Receiver; coordinate payment of J Cusmariu invoices re: registration of receivership order on title.
04/05/2019	Consulting fees - Corporate	Levy	Calls with Cole Vegso and Daniel Naymark regarding consent order and construtive trust positions
04/05/2019	Accounting Account Setup	Castillo	
04/08/2019	Consulting fees - Corporate	Denton	Coordinate insurance cover with broker and brief MS
04/09/2019	Consulting fees - Corporate	Litwack	Researched historical and current listings.
04/09/2019	Consulting fees - Corporate	Denton	Work on 5 properties for sale analysis re: estimated value and equity after mortgage; review of cash flow template for consolidated cash flow and review with NL; call insurance broker with MS; follow up Sudbury rental collections; review of e-mails from Naymark and Siskinds; coordinate and participate on conference call at 3:30 with the team and legal counsel Naymark on priorities; review of potential Receiver borrower lenders; send e-mails to Hillmount and Pillar Capital; call realtor with 1573 Houston listing to confirm background; call Tanya Hutchen and send e-mail; work on Sandy Hutchens examination questions; review of consent order comments/ e-mails.
04/10/2019	Consulting fees - Corporate	Denton	Work on canvassing parties to provide receivers borrowings including Hillmount, Accord, Pivot, Clanton Capital, Harbour mortgage; draft and provide real estate portfolio information and court order; review, discuss

cash flow design and content with NL; work on SH purchase of 8 properties in 2006 via 1681071 Ontario Inc, in preparation for examination April 12, including review of 8 Purview searches and capturing purchase and sale information; deal with insurance broker DL Deeks through the day in property portfolio including deal on urgent basis with 110-114 Pine Street coverage which was facing cancellation.

04/10/2019	Consulting fees - Corporate	Litwack
	Review of historical property purchases and sales; followed up with prospective lenders to receivership estate; started putting together cash flow model for projecting cash burn, expenses, borrowing requirements and eventual net realizations.	
04/11/2019	Consulting fees - Corporate	Sharma
	Reviewing materials for Sandy Hutchens examination shared by P. Smith in response to information request. Coordinating for segregation of rents collected. Call with Randall re insurance. Updating of website.	
04/11/2019	Consulting fees - Corporate	Litwack
	Continued building cash flow forecast model; review of historical expense documents to forecast same.	
04/12/2019	Consulting fees - Corporate	Sharma
	Sandy Hutchen's examination. Call with P Denton, N Litwack on the preparation of cash flow statement.	
04/12/2019	Consulting fees - Corporate	Denton
	Preparation for, travel and attend Sandy Hutchens examination commencing at 10:00 until 5:00, participate on call with B Cohen and K Thomson of Pivot re: potential receivers borrowing.	
04/15/2019	Consulting fees - Corporate	Binelli
	Open and sort mail; telephone and email correspondence to various utility companies.	
04/15/2019	Consulting fees - Corporate	Levy
	Discussions with Daniel Naymark regarding consent order for sale of properties	
04/16/2019	Consulting fees - Corporate	Binelli
	Open and sort mail; telephone and email correspondence to various utility companies.	
04/16/2019	Consulting fees - Corporate	Sharma
	Reviewing the bank statements for flow of funds analysis.	
04/17/2019	Consulting fees - Corporate	Denton
	Liaise with K Lo of Froese re: laptops and computer drive imaging; review of cash flow with NL and	

presentation and line item inclusion; review briefly with HL and then instruct NL to provide draft cash flow to DN, TL; coordinate and deal with insurance for property portfolio including drafting of notice to RSA insurer of Pine Street to stay cancellation and provide Receiver contact; call with broker at Deek to identify priorities and contact particulars for other insurers; reach out to Q Seeley to obtain updated drive by on 42 Clemow Ave; liaise with DN and TL; review of e-mail from Q Seeley on Sudbury property by property repair, maintenance; follow up the Receivers borrowing candidates; provide property estimated valuation information to Pillar Capital; liaise with Clanton Capital; call with DN, TL and team at 4:00 on various project matters including planning for drafting of the Receivers Report.

04/17/2019	Consulting fees - Corporate	Sharma	Reviewing the bank statements for flow of funds analysis. Call with P Denton, N Litwack, D Naymark and T Liu on the steps going forward and preparation of report.
04/17/2019	Consulting fees - Corporate	Levy	Review of cash flow forecast from Noah Litwack and discussions with Paul Denton, Noah Litwack thereon
04/18/2019	Consulting fees - Corporate	Levy	Numerous emails and discussions with Paul Denton and Daniel Naymark regarding consent Order to sell certain properties, corporate and property searches, Meridian security and legal opinion with Jaffe; Review of the term sheet from Hillmount and discussions thereon
04/18/2019	Consulting fees - Corporate	Denton	Coordinating letters to insurers re: receivership proceeding and stay particulars in concert with AB; review of e-mails from insurance broker Deek regarding insurers; provide update to HL on work plan and court report planning; review of e-mails on the consent order; review of e-mails from legal counsel DN on various matters including rescheduling of the Tanya Hutchens examination; review of Dina Brik letter and properties of interest; coordinate Purview searches on same; with respect to potential receiver's borrowings continue to canvass potential lenders including calls with Pivot and legal counsel, Noam Edell of Clanton Capital and Diane Falcione of Hillmount; review of Hillmount term sheet and provide to legal counsel, team for review; review of e-mails into the evening; commence asset; listing analysis for the report section; review of e-mails through the evening.
04/22/2019	Consulting fees - Corporate	Denton	Receipt and review of Sandy Hutchens; review of

multiple e-mails from Randall LaPalme of DL Deeks including the need to address coverage requirements and premium payment of 7 properties in Innisfil/ Thornhill; liaise with legal counsel to confirm outstanding undertakings from Tanya Hutchens and send follow up request; call and NL and review progress on cash flow projection plus the status of gathering costs on utilities other costs with MS; review of the feedback from CIBC re: RRSP funds with MS; call with Pillar Capital re: potential receiver borrowing facility; work on report sections and tables.

04/22/2019	Consulting fees - Corporate	Litwack
	Continued preparing draft cash flow forecast; various emails and discussions with P Denton and M Sharma regarding same; follow up with M Sharma regarding historical expenses; reviewed and revised cash flow model.	
04/22/2019	Consulting fees - Corporate	Sharma
	Call with Randal on renewal of insurance policy	
04/23/2019	Banking - Corporate	Samoilov
	Banking, posting.	
04/23/2019	Consulting fees - Corporate	Denton
	Work on court report sections and tables; commence coordination follow up real estate agents and appraisers including liaison with Meridian legal counsel; review of cash flow provided by NL on all properties; send copy of cash flow to legal counsel DN; follow up potential lenders for receiver's borrowings; review e-mails re: insurance and approve payments; field call from tenant in 3415 Errington; review matter with property manager in Sudbury.	
04/23/2019	Consulting fees - Corporate	Sharma
	Updating the banking transaction review with further details for BMO account.	
04/23/2019	Consulting fees - Corporate	Litwack
	Attempted to reconcile rent receipts from Tanya Hutchens; created revised schedule for cash flow forecast; drafted schedule of cash burn rate per property; email memo to team and counsel regarding cash flow forecasts for receivership properties and forecasts for properties yet to be added to the receivership; emails with A Binelli regarding Sudbury utility providers and responses to same; email responses to D Naymark regarding queries on cash flow forecast and net cash flow per property.	
04/25/2019	Consulting fees - Corporate	Denton
	Attendance at Tanya Hutchens examination.	

04/25/2019	Consulting fees - Corporate Tanya Hutchens Examination and preparation.	Sharma
04/26/2019	Consulting fees - Corporate Review of follow up points from Tanya Hutchens examination with legal counsel; review of examination points with MS; review of updated cash flow for properties and global cash flow with NL; review of multiple e-mails from Q Seeley April 25 with NL; call Quentin Seeley on same; liaison with Royal LePage realtor in Sudbury and appraiser for the 42 Clemow property based on mortgage input; review of realtors liaised with on the Thornhill and Innisfil properties to invite proposals; review of forensic investigation matters with MS; liaison with HL.	Denton
04/29/2019	Consulting fees - Corporate Review of Sandy Hutchens examination of April 12 with particular focus on cash flows in and out of the various bank accounts and the source and use of funds, as well as review of various property purchases and sales including review of property purchases that did not close; review of draft e-mail by legal counsel DN to the service list re: the condition and status of properties, cash flow for each property; provide clarification to legal counsel on laptops, hard drives; review of the updated consolidated cash flow with NL; draft and provide e-mail to Hillmount as the potential Receiver's along with April 25 Order and projected cash flow; follow up further Purview searches to confirm existence of further properties still held or purchased and solid historically from that included in Schedule B of the order; review of MS schedule of Spiro documents provided for properties; liaison with legal counsel to get copy of Atchison judgement claim.	Denton
04/29/2019	Consulting fees - Corporate Reviewing documents shared by Michael Spiro and summarizing the findings. Discussion with P Denton re the same and review of bank statements.	Sharma
04/30/2019	Consulting fees - Corporate Review of Brett Moldaver letter re: Colorado Advocates claim for fees and supporting mortgage; follow up detailed supporting information; complete chart of invoices and fees; review of NL court report section and provide comments; review and e-mail exchanges with legal counsel DN regarding outstanding matters and information as well as investigation forensic approach given information gaps; review of e-mail from Siskinds re: request for all information and provide comments to DN; review of multiple e-mails with insurance broker; further review of completeness of real estate purchases and sales; liaison with potential listing agents and NL for 4 Innisfil/ Thornhill properties; further in-depth review of	Denton



# FARBER

Sandy examination as part of forensic mapping  
exercise; work on report section assets, liabilities.

Total for Services	\$ 6,402.00
HST on Fees	<u>832.26</u>
Subtotal	7,234.26

Photocopies, faxes, etc. (includes HST of \$9.87)	\$ <u>85.80</u>
Current Amount Due	\$ <u>7,320.06</u>

HST#136800752RT0001

## A. FARBER & PARTNERS INC.

### HUTCHENS ET AL

#### SUMMARY OF TIME INCURRED APRIL 1, 2019 TO APRIL 30, 2019

Name	Total Hours	Rate Per Hour	Billing
H. Levy	1.10	\$595.00	\$654.50
P. Denton	6.10	\$550.00	\$3,355.00
N. Litwack	1.70	\$425.00	\$722.50
M. Sharma	4.10	\$350.00	\$1,435.00
A. Binelli	0.20	\$200.00	\$40.00
L. Samoilov	0.10	\$200.00	\$20.00
M. Castillo	1.00	\$175.00	\$175.00
<b>Total</b>	<b>14.30</b>		<b>\$6,402.00</b>

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May 7, 2019

Hutchens  
Gary & Linda Stevens & 1174365 Alberta Ltd  
c/o Justin Nepal Litigation  
171 John Street, Suite 101  
Toronto, ON M5T 1X3

**RE: 17 SERPENTINE STREET**

Invoice No. 15843

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**TO PROFESSIONAL SERVICES RENDERED BY A. FARBER & PARTNERS INC. for the period ended April 30, 2019:**

DATE	SERVICE	STAFF
04/01/2019	Consulting fees - Corporate Various calls with P Denton regarding current property management status and alternative property management options; drafted notices to tenants of all Sudbury properties regarding receivership and updated order of court relating to rents and other matters; drafted agent authorization letter; calls and emails with previous property manager regarding rent rolls; calls and emails with new property manager regarding collection of rents and status of properties; drafted preliminary rent roll schedule from information provided from previous property manager.	Litwack
04/02/2019	Consulting fees - Corporate Reviewing documents shared by Tanya Hutchens.	Sharma
04/03/2019	Consulting fees - Corporate Call with Tanya Hutchens to review various matters including property management rentals and banking of same; details of Innisfil and Thornhill properties; review of matters with NL and MS re: property management matters and ongoing information requests; review of MS analysis of review of information in boxes; coordinate laptop receipt from S Hutchens and drop off at Froese; work on questions for TH examination; review with legal counsel overnight; work on overall property purchase and sale history and chronology using Purview.	Denton
04/03/2019	Consulting fees - Corporate Reviewing documents shared by Tanya Hutchens and summarizing findings.	Sharma

04/03/2019	Consulting fees - Corporate Emails with counsel for commercial tenant; review with counsel and P Denton.	Litwack
04/04/2019	Consulting fees - Corporate General - Complete further preparation for examination of Tanya Hutchens; confer with D Neymark; review of matters with MS and NL to help formulate questions for property by property review under the examination; compile information that may be required; attend examination 2:00 to 5:00; review of property status update from Q Seeley with NL; review of draft letters to interested parties including Dina Brik; update HL; liaise with insurance broker and provide information regarding the receivership and impacted properties; review of e-mails through the evening.	Denton
04/05/2019	Consulting fees - Corporate Liaison with Day Construction re: waste management and resumption of services as a high priority; provide court order re: powers	Denton
04/05/2019	Accounting Account Setup	Castillo
04/05/2019	Consulting fees - Corporate Coordinate return of laptops from Froese after call with Sandy Hutchens; attend Froese and pick up laptops; call with Quentin Seeley on property management issues and need for comprehensive reporting; coordinate banking matters with Farber Sudbury office - Tracy Rose; review 3/31 billing; liaison with insurance broker DL Deeks to confirm insurance cover status for each property; follow up RBC to direct Receiver letter re: whether Hutchens have bank account holdings; call Tanya Hutchens re: surplus proceeds and delivery of cheque to the Receiver; coordinate payment of J Cusmariu invoices re: registration of receivership order on title.	Denton
04/08/2019	Consulting fees - Corporate Review of Quentin Seeley property management report on Sudbury properties; review Sudbury property matters with NL, rental collections and services; coordinate insurance follow with insurer and MS	Denton
04/08/2019	Consulting fees - Corporate Follow up with garbage collection contractor regarding invoicing and replacement of bins.	Litwack
04/09/2019	Banking - Corporate Open a new bank account; set up the bank account in Ascend; banking, posting.	Samoilov

04/09/2019	Consulting fees - Corporate	Denton	Work on 5 properties for sale analysis re: estimated value and equity after mortgage; review of cash flow template for consolidated cash flow and review with NL; call insurance broker with MS; follow up Sudbury rental collections; review of e-mails from Naymark and Siskinds; coordinate and participate on conference call at 3:30 with the team and legal counsel Naymark on priorities; review of potential Receiver borrower lenders; send e-mails to Hillmount and Pillar Capital; call realtor with 1573 Houston listing to confirm background; call Tanya Hutchen and send e-mail; work on Sandy Hutchens examination questions; review of consent order comments/ e-mails.
04/10/2019	Consulting fees - Corporate	Denton	Work on canvassing parties to provide receivers borrowings including Hillmount, Accord, Pivot, Clanton Capital, Harbour mortgage; draft and provide real estate portfolio information and court order; review, discuss cash flow design and content with NL; work on SH purchase of 8 properties in 2006 via 1681071 Ontario Inc, in preparation for examination April 12, including review of 8 Purview searches and capturing purchase and sale information; deal with insurance broker DL Deeks through the day in property portfolio including deal on urgent basis with 110-114 Pine Street coverage which was facing cancellation.
04/10/2019	Consulting fees - Corporate	Litwack	Review of historical property purchases and sales; followed up with prospective lenders to receivership estate; started putting together cash flow model for projecting cash burn, expenses, borrowing requirements and eventual net realizations.
04/11/2019	Consulting fees - Corporate	Sharma	Reviewing materials for Sandy Hutchens examination shared by P. Smith in response to information request. Coordinating for segregation of rents collected. Call with Randall re insurance. Updating of website.
04/11/2019	Consulting fees - Corporate	Litwack	Continued building cash flow forecast model; review of historical expense documents to forecast same.
04/12/2019	Consulting fees - Corporate	Sharma	Sandy Hutchen's examination. Call with P Denton, N Litwack on the preparation of cash flow statement.
04/12/2019	Consulting fees - Corporate	Denton	Preparation for, travel and attend Sandy Hutchens examination commencing at 10:00 until 5:00, participate on call with B Cohen and K Thomson of Pivot re: potential receivers borrowing.

# FARBER

04/15/2019	Consulting fees - Corporate	Binelli	Open and sort mail; telephone and email correspondence to various utility companies.
04/15/2019	Consulting fees - Corporate	Litwack	Correspondence with tenant on urgent maintenance request; forwarded same to property manager; call to confirm same.
04/15/2019	Consulting fees - Corporate	Sharma	Reviewing the utilities bills for the cash flow analysis
04/16/2019	Consulting fees - Corporate	Binelli	Open and sort mail; telephone and email correspondence to various utility companies.
04/16/2019	Consulting fees - Corporate	Sharma	Reviewing the bank statements for flow of funds analysis.
04/17/2019	Consulting fees - Corporate	Levy	Review of cash flow forecast from Noah Litwack and discussions with Paul Denton, Noah Litwack thereon
04/17/2019	Consulting fees - Corporate	Denton	Liaise with K Lo of Froese re: laptops and computer drive imaging; review of cash flow with NL and presentation and line item inclusion; review briefly with HL and then instruct NL to provide draft cash flow to DN, TL; coordinate and deal with insurance for property portfolio including drafting of notice to RSA insurer of Pine Street to stay cancellation and provide Receiver contact; call with broker at Deek to identify priorities and contact particulars for other insurers; reach out to Q Seeley to obtain updated drive by on 42 Clemow Ave; liaise with DN and TL; review of e-mail from Q Seeley on Sudbury property by property repair, maintenance; follow up the Receivers borrowing candidates; provide property estimated valuation information to Pillar Capital; liaise with Clanton Capital; call with DN, TL and team at 4:00 on various project matters including planning for drafting of the Receivers Report.
04/17/2019	Consulting fees - Corporate	Sharma	Reviewing the bank statements for flow of funds analysis. Call with P Denton, N Litwack, D Naymark and T Liu on the steps going forward and preparation of report.
04/18/2019	Consulting fees - Corporate	Lloyd-Key	Opened and organized mail.
04/18/2019	Consulting fees - Corporate	Litwack	Direction regarding corporate profile search on

04/18/2019	Banking - Corporate	Samoilov	Search for business number; discuss with P. Denton and N Litwack HST issues.
04/18/2019	Consulting fees - Corporate	Denton	Coordinating letters to insurers re: receivership proceeding and stay particulars in concert with AB; review of e-mails from insurance broker Deek regarding insurers; provide update to HL on work plan and court report planning; review of e-mails on the consent order; review of e-mails from legal counsel DN on various matters including rescheduling of the Tanya Hutchens examination; review of Dina Brik letter and properties of interest; coordinate Purview searches on same; with respect to potential receiver's borrowings continue to canvass potential lenders including calls with Pivot and legal counsel, Noam Edell of Clanton Capital and Diane Falcione of Hillmount; review of Hillmount term sheet and provide to legal counsel, team for review; review of e-mails into the evening; commence asset; listing analysis for the report section; review of e-mails through the evening.
04/22/2019	Consulting fees - Corporate	Denton	Receipt and review of Sandy Hutchens; review of multiple e-mails from Randall LaPalme of DL Deeks including the need to address coverage requirements and premium payment of 7 properties in Innisfil/ Thornhill; liaise with legal counsel to confirm outstanding undertakings from Tanya Hutchens and send follow up request; call and NL and review progress on cash flow projection plus the status of gathering costs on utilities other costs with MS; review of the feedback from CIBC re: RRSP funds with MS; call with Pillar Capital re: potential receiver borrowing facility; work on report sections and tables.
04/22/2019	Consulting fees - Corporate	Litwack	Continued preparing draft cash flow forecast; various emails and discussions with P Denton and M Sharma regarding same; follow up with M Sharma regarding historical expenses; reviewed and revised cash flow model.
04/23/2019	Consulting fees - Corporate	Denton	Work on court report sections and tables; commence coordination follow up real estate agents and appraisers including liaison with Meridian legal counsel; review of cash flow provided by NL on all properties; send copy of cash flow to legal counsel DN; follow up potential lenders for receiver's borrowings; review e-mails re: insurance and approve payments; field call from tenant in 3415 Errington; review matter with property manager

in Sudbury.

04/23/2019	Consulting fees - Corporate	Sharma	Updating the banking transaction review with further details for BMO account.
04/23/2019	Consulting fees - Corporate	Litwack	Attempted to reconcile rent receipts from Tanya Hutchens; created revised schedule for cash flow forecast; drafted schedule of cash burn rate per property; email memo to team and counsel regarding cash flow forecasts for receivership properties and forecasts for properties yet to be added to the receivership; emails with A Binelli regarding Sudbury utility providers and responses to same; email responses to D Naymark regarding queries on cash flow forecast and net cash flow per property.
04/25/2019	Consulting fees - Corporate	Denton	Attendance at Tanya Hutchens examination.
04/25/2019	Consulting fees - Corporate	Sharma	Tanya Hutchens Examination and preparation.
04/26/2019	Consulting fees - Corporate	Sharma	Drafting the letter from the receiver to the insurer and sharing it. Call with the RSA re expediting response to the letter.
04/26/2019	Consulting fees - Corporate	Denton	Review of follow up points from Tanya Hutchens examination with legal counsel; review of examination points with MS; review of updated cash flow for properties and global cash flow with NL; review of multiple e-mails from Q Seeley April 25 with NL; call Quentin Seeley on same; liaise with Royal LePage realtor in Sudbury and appraiser for the 42 Clemow property based on mortgage input; review of realtors liaised with on the Thornhill and Innisfil properties to invite proposals; review of forensic investigation matters with MS; liaise with HL.
04/29/2019	Banking - Corporate	Samoilov	Review articles of incorporation and other corporate documents; discuss the same with N. Litwack; prepare application for HST BN; banking, posting.
04/29/2019	Consulting fees - Corporate	Denton	Review of Sandy Hutchens examination of April 12 with particular focus on cash flows in and out of the various bank accounts and the source and use of funds, as well as review of various property purchases and sales including review of property purchases that did not close; review of draft e-mail by legal counsel DN to the service list re: the condition and status of properties, cash flow for each property; provide clarification to legal



# FARBER

counsel on laptops, hard drives; review of the updated consolidated cash flow with NL; draft and provide e-mail to Hillmount as the potential Receiver's along with April 25 Order and projected cash flow; follow up further Purview searches to confirm existence of further properties still held or purchased and solid historically from that included in Schedule B of the order; review of MS schedule of Spiro documents provided for properties; liaise with legal counsel to get copy of Atchison judgement claim.

04/29/2019	Consulting fees - Corporate	Sharma	Reviewing documents shared by Michael Spiro and summarizing the findings. Discussion with P Denton re the same and review of bank statements.
04/30/2019	Consulting fees - Corporate	Sharma	Insurance related correspondence and discussion with Randall
04/30/2019	Consulting fees - Corporate	Denton	Review of Brett Moldaver letter re: Colorado Advocates claim for fees and supporting mortgage; follow up detailed supporting information; complete chart of invoices and fees; review of NL court report section and provide comments; review and e-mail exchanges with legal counsel DN regarding outstanding matters and information as well as investigation forensic approach given information gaps; review of e-mail from Siskinds re: request for all information and provide comments to DN; review of multiple e-mails with insurance broker; further review of completeness of real estate purchases and sales; liaise with potential listing agents and NL for 4 Innisfil/ Thornhill properties; further in-depth review of Sandy examination as part of forensic mapping exercise; work on report section assets, liabilities.

Total for Services	\$	8,948.50
HST on Fees		<u>1,163.31</u>
Subtotal		10,111.81

## Expenses:

Corporate Search (including HST)	32.86
Photocopies, faxes, etc. (including HST)	142.20
Total Expenses (includes HST of \$20.14))	\$ <u>175.06</u>
Current Amount Due	\$ <u>10,286.87</u>

HST#136800752RT0001

## A. FARBER &amp; PARTNERS INC.

HUTCHENS *ET AL*SUMMARY OF TIME INCURRED  
APRIL 1, 2019 TO APRIL 30, 2019

Name	Total Hours	Rate Per Hour	Billing
H. Levy	0.30	\$595.00	\$178.50
P. Denton	6.40	\$550.00	\$3,520.00
N. Litwack	3.00	\$425.00	\$1,275.00
M. Sharma	8.00	\$350.00	\$2,800.00
A. Binelli	0.20	\$200.00	\$40.00
L. Samoilov	3.00	\$200.00	\$600.00
L. Lloyd-Key	1.80	\$200.00	\$360.00
M. Castillo	1.00	\$175.00	\$175.00
<b>Total</b>	<b>23.70</b>		<b>\$8,948.50</b>

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May 7, 2019

Hutchens  
 Gary & Linda Stevens & 1174365 Alberta Ltd  
 c/o Justin Nepal Litigation  
 171 John Street, Suite 101  
 Toronto, ON M5T 1X3

**RE: 1779 CROSS STREET**

Invoice No. 15851

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**TO PROFESSIONAL SERVICES RENDERED BY A. FARBER & PARTNERS INC. for the period ended April 30, 2019:**

DATE	SERVICE	STAFF
04/02/2019	Consulting fees - Corporate Reviewing documents shared by Tanya Hutchens.	Sharma
04/03/2019	Consulting fees - Corporate Call with Tanya Hutchens to review various matters including property management rentals and banking of same; details of Innisfil and Thornhill properties; review of matters with NL and MS re: property management matters and ongoing information requests; review of MS analysis of review of information in boxes; coordinate laptop receipt from S Hutchens and drop off at Froese; work on questions for TH examination; review with legal counsel overnight; work on overall property purchase and sale history and chronology using Purview.	Denton
04/03/2019	Consulting fees - Corporate Reviewing documents shared by Tanya Hutchens and summarizing findings.	Sharma
04/04/2019	Consulting fees - Corporate General - Complete further preparation for examination of Tanya Hutchens; confer with D Neymark; review of matters with MS and NL to help formulate questions for property by property review under the examination; compile information that may be required; attend examination 2:00 to 5:00; review of property status update from Q Seeley with NL; review of draft letters to interested parties including Dina Brik; update HL; liaise with insurance broker and provide information regarding the receivership and impacted properties; review of	Denton

e-mails through the evening.

04/05/2019	Consulting fees - Corporate	Denton	Coordinate return of laptops from Froese after call with Sandy Hutchens; attend Froese and pick up laptops; call with Quentin Seeley on property management issues and need for comprehensive reporting; coordinate banking matters with Farber Sudbury office - Tracy Rose; review 3/31 billing; liaison with insurance broker DL Deeks to confirm insurance cover status for each property; follow up RBC to direct Receiver letter re: whether Hutchens have bank account holdings; call Tanya Hutchens re: surplus proceeds and delivery of cheque to the Receiver; coordinate payment of J Cusmariu invoices re: registration of receivership order on title.
04/05/2019	Consulting fees - Corporate	Levy	Calls with Cole Vegso and Daniel Naymark regarding consent order and constructive trust positions
04/05/2019	Accounting	Castillo	Account Setup
04/08/2019	Consulting fees - Corporate	Denton	Coordinate insurance cover with broker and brief MS
04/09/2019	Banking - Corporate	Samoilov	Open a new bank account; setup the bank account in Ascend.
04/09/2019	Banking - Corporate	Samoilov	Open a new bank account; setup the bank account in Ascend.
04/09/2019	Consulting fees - Corporate	Denton	Work on 5 properties for sale analysis re: estimated value and equity after mortgage; review of cash flow template for consolidated cash flow and review with NL; call insurance broker with MS; follow up Sudbury rental collections; review of e-mails from Naymark and Siskinds; coordinate and participate on conference call at 3:30 with the team and legal counsel Naymark on priorities; review of potential Receiver borrower lenders; send e-mails to Hillmount and Pillar Capital; call realtor with 1573 Houston listing to confirm background; call Tanya Hutchen and send e-mail; work on Sandy Hutchens examination questions; review of consent order comments/ e-mails.
04/10/2019	Consulting fees - Corporate	Denton	Work on canvassing parties to provide receivers borrowings including Hillmount, Accord, Pivot, Clanton Capital, Harbour mortgage; draft and provide real estate portfolio information and court order; review, discuss

cash flow design and content with NL; work on SH purchase of 8 properties in 2006 via 1681071 Ontario Inc, in preparation for examination April 12, including review of 8 Purview searches and capturing purchase and sale information; deal with insurance broker DL Deeks through the day in property portfolio including deal on urgent basis with 110-114 Pine Street coverage which was facing cancellation.

04/10/2019	Consulting fees - Corporate Litwack Review of historical property purchases and sales; followed up with prospective lenders to receivership estate; started putting together cash flow model for projecting cash burn, expenses, borrowing requirements and eventual net realizations.
04/11/2019	Consulting fees - Corporate Sharma Reviewing materials for Sandy Hutchens examination shared by P. Smith in response to information request. Coordinating for segregation of rents collected. Call with Randall re insurance. Updating of website.
04/11/2019	Consulting fees - Corporate Litwack Continued building cash flow forecast model; review of historical expense documents to forecast same.
04/12/2019	Consulting fees - Corporate Sharma Sandy Hutchen's examination. Call with P Denton, N Litwack on the preparation of cash flow statement.
04/12/2019	Consulting fees - Corporate Denton Preparation for, travel and attend Sandy Hutchens examination commencing at 10:00 until 5:00, participate on call with B Cohen and K Thomson of Pivot re: potential receivers borrowing.
04/15/2019	Consulting fees - Corporate Binelli Open and sort mail; telephone and email correspondence to various utility companies.
04/15/2019	Consulting fees - Corporate Levy Discussions with Daniel Naymark regarding consent order for sale of properties
04/16/2019	Consulting fees - Corporate Binelli Open and sort mail; telephone and email correspondence to various utility companies.
04/16/2019	Consulting fees - Corporate Sharma Reviewing the bank statements for flow of funds analysis.
04/17/2019	Consulting fees - Corporate Denton Liaise with K Lo of Froese re: laptops and computer drive imaging; review of cash flow with NL and

presentation and line item inclusion; review briefly with HL and then instruct NL to provide draft cash flow to DN, TL; coordinate and deal with insurance for property portfolio including drafting of notice to RSA insurer of Pine Street to stay cancellation and provide Receiver contact; call with broker at Deek to identify priorities and contact particulars for other insurers; reach out to Q Seeley to obtain updated drive by on 42 Clemow Ave; liaise with DN and TL; review of e-mail from Q Seeley on Sudbury property by property repair, maintenance; follow up the Receivers borrowing candidates; provide property estimated valuation information to Pillar Capital; liaise with Clanton Capital; call with DN, TL and team at 4:00 on various project matters including planning for drafting of the Receivers Report.

04/17/2019	Consulting fees - Corporate	Sharma	Reviewing the bank statements for flow of funds analysis. Call with P Denton, N Litwack, D Naymark and T Liu on the steps going forward and preparation of report.
04/18/2019	Consulting fees - Corporate	Levy	Numerous emails and discussions with Paul Denton and Daniel Naymark regarding consent Order to sell certain properties, corporate and property searches, Meridian security and legal opinion with Jaffe; Review of the term sheet from Hillmount and discussions thereon
04/18/2019	Consulting fees - Corporate	Denton	Coordinating letters to insurers re: receivership proceeding and stay particulars in concert with AB; review of e-mails from insurance broker Deek regarding insurers; provide update to HL on work plan and court report planning; review of e-mails on the consent order; review of e-mails from legal counsel DN on various matters including rescheduling of the Tanya Hutchens examination; review of Dina Brik letter and properties of interest; coordinate Purview searches on same; with respect to potential receiver's borrowings continue to canvass potential lenders including calls with Pivot and legal counsel, Noam Edell of Clanton Capital and Diane Falcione of Hillmount; review of Hillmount term sheet and provide to legal counsel, team for review; review of e-mails into the evening; commence asset; listing analysis for the report section; review of e-mails through the evening.
04/22/2019	Consulting fees - Corporate	Denton	Receipt and review of Sandy Hutchens; review of multiple e-mails from Randall LaPalme of DL Deeks including the need to address coverage requirements and premium payment of 7 properties in Innisfil/ Thornhill; liaise with legal counsel to confirm outstanding

undertakings from Tanya Hutchens and send follow up request; call and NL and review progress on cash flow projection plus the status of gathering costs on utilities other costs with MS; review of the feedback from CIBC re: RRSP funds with MS; call with Pillar Capital re: potential receiver borrowing facility; work on report sections and tables.

04/22/2019	Consulting fees - Corporate	Litwack	Continued preparing draft cash flow forecast; various emails and discussions with P Denton and M Sharma regarding same; follow up with M Sharma regarding historical expenses; reviewed and revised cash flow model.
04/22/2019	Consulting fees - Corporate	Levy	Review of the draft Consent Order and emails with Daniel Naymark regarding property sale, living and legal expenses
04/23/2019	Consulting fees - Corporate	Litwack	Calls and emails with various realtors requesting listing proposal in advance of court ordered sale process.
04/23/2019	Consulting fees - Corporate	Denton	Work on court report sections and tables; commence coordination follow up real estate agents and appraisers including liaison with Meridian legal counsel; review of cash flow provided by NL on all properties; send copy of cash flow to legal counsel DN; follow up potential lenders for receiver's borrowings; review e-mails re: insurance and approve payments; field call from tenant in 3415 Errington; review matter with property manager in Sudbury.
04/23/2019	Consulting fees - Corporate	Sharma	Updating the banking transaction review with further details for BMO account.
04/23/2019	Consulting fees - Corporate	Litwack	Attempted to reconcile rent receipts from Tanya Hutchens; created revised schedule for cash flow forecast; drafted schedule of cash burn rate per property; email memo to team and counsel regarding cash flow forecasts for receivership properties and forecasts for properties yet to be added to the receivership; emails with A Binelli regarding Sudbury utility providers and responses to same; email responses to D Naymark regarding queries on cash flow forecast and net cash flow per property.
04/24/2019	Consulting fees - Corporate	Litwack	Calls and emails with real estate agents regarding listing proposals for property.



# FARBER

04/25/2019	Consulting fees - Corporate	Denton	Attendance at Tanya Hutchens examination.
04/25/2019	Consulting fees - Corporate	Sharma	Tanya Hutchens Examination and preparation.
04/26/2019	Consulting fees - Corporate	Denton	Review of follow up points from Tanya Hutchens examination with legal counsel; review of examination points with MS; review of updated cash flow for properties and global cash flow with NL; review of multiple e-mails from Q Seeley April 25 with NL; call Quentin Seeley on same; liaise with Royal LePage realtor in Sudbury and appraiser for the 42 Clemow property based on mortgage input; review of realtors liaised with on the Thornhill and Innisfil properties to invite proposals; review of forensic investigation matters with MS; liaise with HL.
04/26/2019	Consulting fees - Corporate	Litwack	Follow up emails and calls with real estate agents regarding listing proposals.
04/29/2019	Consulting fees - Corporate	Denton	Review of Sandy Hutchens examination of April 12 with particular focus on cash flows in and out of the various bank accounts and the source and use of funds, as well as review of various property purchases and sales including review of property purchases that did not close; review of draft e-mail by legal counsel DN to the service list re: the condition and status of properties, cash flow for each property; provide clarification to legal counsel on laptops, hard drives; review of the updated consolidated cash flow with NL; draft and provide e-mail to Hillmount as the potential Receiver's along with April 25 Order and projected cash flow; follow up further Purview searches to confirm existence of further properties still held or purchased and solid historically from that included in Schedule B of the order; review of MS schedule of Spiro documents provided for properties; liaise with legal counsel to get copy of Atchison judgement claim.
04/29/2019	Consulting fees - Corporate	Sharma	Reviewing documents shared by Michael Spiro and summarizing the findings. Discussion with P Denton re the same and review of bank statements.
04/30/2019	Consulting fees - Corporate	Denton	Review of Brett Moldaver letter re: Colorado Advocates claim for fees and supporting mortgage; follow up detailed supporting information; complete chart of invoices and fees; review of NL court report section and provide comments; review and e-mail exchanges with legal counsel DN regarding outstanding matters and

# FARBER

information as well as investigation forensic approach given information gaps; review of e-mail from Siskinds re: request for all information and provide comments to DN; review of multiple e-mails with insurance broker; further review of completeness of real estate purchases and sales; liaise with potential listing agents and NL for 4 Innisfil/ Thornhill properties; further in-depth review of Sandy examination as part of forensic mapping exercise; work on report section assets, liabilities.

Total for Services	\$ 6,663.50
HST on Fees	<u>866.26</u>
Subtotal	7,529.76

Photocopies, faxes, etc. (includes HST of \$10.49)	\$ <u>91.20</u>
Current Amount Due	\$ <u><u>7,620.96</u></u>

HST#136800752RT0001

## A. FARBER & PARTNERS INC.

### HUTCHENS ET AL

#### SUMMARY OF TIME INCURRED APRIL 1, 2019 TO APRIL 30, 2019

Name	Total Hours	Rate Per Hour	Billing
H. Levy	1.30	\$595.00	\$773.50
P. Denton	6.00	\$550.00	\$3,300.00
N. Litwack	2.00	\$425.00	\$850.00
M. Sharma	3.90	\$350.00	\$1,365.00
A. Binelli	0.20	\$200.00	\$40.00
L. Samoilov	0.80	\$200.00	\$160.00
M. Castillo	1.00	\$175.00	\$175.00
<b>Total</b>	<b>15.20</b>		<b>\$6,663.50</b>

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May 7, 2019

Hutchens  
 Gary & Linda Stevens & 1174365 Alberta Ltd  
 c/o Justin Nepal Litigation  
 171 John Street, Suite 101  
 Toronto, ON M5T 1X3

**RE: 1790 CROSS STREET**

Invoice No. 15852

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**TO PROFESSIONAL SERVICES RENDERED BY A. FARBER & PARTNERS INC. for the period ended April 30, 2019:**

<b>DATE</b>	<b>SERVICE</b>	<b>STAFF</b>
04/02/2019	Consulting fees - Corporate Reviewing documents shared by Tanya Hutchens.	Sharma
04/03/2019	Consulting fees - Corporate Call with Tanya Hutchens to review various matters including property management rentals and banking of same; details of Innisfil and Thornhill properties; review of matters with NL and MS re: property management matters and ongoing information requests; review of MS analysis of review of information in boxes; coordinate laptop receipt from S Hutchens and drop off at Froese; work on questions for TH examination; review with legal counsel overnight; work on overall property purchase and sale history and chronology using Purview.	Denton
04/03/2019	Consulting fees - Corporate Reviewing documents shared by Tanya Hutchens and summarizing findings.	Sharma
04/04/2019	Consulting fees - Corporate General - Complete further preparation for examination of Tanya Hutchens; confer with D Neymark; review of matters with MS and NL to help formulate questions for property by property review under the examination; compile information that may be required; attend examination 2:00 to 5:00; review of property status update from Q Seeley with NL; review of draft letters to interested parties including Dina Brik; update HL; liaise with insurance broker and provide information regarding the receivership and impacted properties; review of	Denton

e-mails through the evening.

04/05/2019	Consulting fees - Corporate	Denton	Coordinate return of laptops from Froese after call with Sandy Hutchens; attend Froese and pick up laptops; call with Quentin Seeley on property management issues and need for comprehensive reporting; coordinate banking matters with Farber Sudbury office - Tracy Rose; review 3/31 billing; liaison with insurance broker DL Deeks to confirm insurance cover status for each property; follow up RBC to direct Receiver letter re: whether Hutchens have bank account holdings; call Tanya Hutchens re: surplus proceeds and delivery of cheque to the Receiver; coordinate payment of J Cusmariu invoices re: registration of receivership order on title.
04/05/2019	Consulting fees - Corporate	Levy	Calls with Cole Vegso and Daniel Naymark regarding consent order and constructive trust positions
04/05/2019	Accounting	Castillo	Account Setup
04/08/2019	Consulting fees - Corporate	Denton	Coordinate insurance cover with broker and brief MS
04/09/2019	Banking - Corporate	Samoilov	Open a new bank account; setup the bank account in Ascend.
04/09/2019	Consulting fees - Corporate	Denton	Work on 5 properties for sale analysis re: estimated value and equity after mortgage; review of cash flow template for consolidated cash flow and review with NL; call insurance broker with MS; follow up Sudbury rental collections; review of e-mails from Naymark and Siskinds; coordinate and participate on conference call at 3:30 with the team and legal counsel Naymark on priorities; review of potential Receiver borrower lenders; send e-mails to Hillmount and Pillar Capital; call realtor with 1573 Houston listing to confirm background; call Tanya Hutchen and send e-mail; work on Sandy Hutchens examination questions; review of consent order comments/ e-mails.
04/10/2019	Consulting fees - Corporate	Denton	Work on canvassing parties to provide receivers borrowings including Hillmount, Accord, Pivot, Clanton Capital, Harbour mortgage; draft and provide real estate portfolio information and court order; review, discuss cash flow design and content with NL; work on SH purchase of 8 properties in 2006 via 1681071 Ontario Inc, in preparation for examination April 12, including review of 8 Purview searches and capturing purchase

and sale information; deal with insurance broker DL Deeks through the day in property portfolio including deal on urgent basis with 110-114 Pine Street coverage which was facing cancellation.

04/10/2019	Consulting fees - Corporate	Litwack	Review of historical property purchases and sales; followed up with prospective lenders to receivership estate; started putting together cash flow model for projecting cash burn, expenses, borrowing requirements and eventual net realizations.
04/11/2019	Consulting fees - Corporate	Sharma	Reviewing materials for Sandy Hutchens examination shared by P. Smith in response to information request. Coordinating for segregation of rents collected. Call with Randall re insurance. Updating of website.
04/11/2019	Consulting fees - Corporate	Litwack	Continued building cash flow forecast model; review of historical expense documents to forecast same.
04/12/2019	Consulting fees - Corporate	Sharma	Sandy Hutchen's examination. Call with P Denton, N Litwack on the preparation of cash flow statement.
04/12/2019	Consulting fees - Corporate	Denton	Preparation for, travel and attend Sandy Hutchens examination commencing at 10:00 until 5:00, participate on call with B Cohen and K Thomson of Pivot re: potential receivers borrowing.
04/15/2019	Consulting fees - Corporate	Levy	Discussions with Daniel Naymark regarding consent order for sale of properties
04/15/2019	Consulting fees - Corporate	Binelli	Open and sort mail; telephone and email correspondence to various utility companies.
04/16/2019	Consulting fees - Corporate	Binelli	Open and sort mail; telephone and email correspondence to various utility companies.
04/16/2019	Consulting fees - Corporate	Sharma	Reviewing the bank statements for flow of funds analysis.
04/17/2019	Consulting fees - Corporate	Denton	Liaise with K Lo of Froese re: laptops and computer drive imaging; review of cash flow with NL and presentation and line item inclusion; review briefly with HL and then instruct NL to provide draft cash flow to DN, TL; coordinate and deal with insurance for property portfolio including drafting of notice to RSA insurer of

Pine Street to stay cancellation and provide Receiver contact; call with broker at Deek to identify priorities and contact particulars for other insurers; reach out to Q Seeley to obtain updated drive by on 42 Clemow Ave; liaise with DN and TL; review of e-mail from Q Seeley on Sudbury property by property repair, maintenance; follow up the Receivers borrowing candidates; provide property estimated valuation information to Pillar Capital; liaise with Clanton Capital; call with DN, TL and team at 4:00 on various project matters including planning for drafting of the Receivers Report.

04/17/2019	Consulting fees - Corporate	Sharma	Reviewing the bank statements for flow of funds analysis. Call with P Denton, N Litwack, D Naymark and T Liu on the steps going forward and preparation of report.
04/17/2019	Consulting fees - Corporate	Levy	Review of cash flow forecast from Noah Litwack and discussions with Paul Denton, Noah Litwack thereon
04/18/2019	Consulting fees - Corporate	Levy	Numerous emails and discussions with Paul Denton and Daniel Naymark regarding consent Order to sell certain properties, corporate and property searches, Meridian security and legal opinion with Jaffe; Review of the term sheet from Hillmount and discussions thereon
04/18/2019	Consulting fees - Corporate	Denton	Coordinating letters to insurers re: receivership proceeding and stay particulars in concert with AB; review of e-mails from insurance broker Deek regarding insurers; provide update to HL on work plan and court report planning; review of e-mails on the consent order; review of e-mails from legal counsel DN on various matters including rescheduling of the Tanya Hutchens examination; review of Dina Brik letter and properties of interest; coordinate Purview searches on same; with respect to potential receiver's borrowings continue to canvass potential lenders including calls with Pivot and legal counsel, Noam Edell of Clanton Capital and Diane Falcione of Hillmount; review of Hillmount term sheet and provide to legal counsel, team for review; review of e-mails into the evening; commence asset; listing analysis for the report section; review of e-mails through the evening.
04/22/2019	Consulting fees - Corporate	Denton	Receipt and review of Sandy Hutchens; review of multiple e-mails from Randall LaPalme of DL Deeks including the need to address coverage requirements and premium payment of 7 properties in Innisfil/ Thornhill; liaise with legal counsel to confirm outstanding

undertakings from Tanya Hutchens and send follow up request; call and NL and review progress on cash flow projection plus the status of gathering costs on utilities other costs with MS; review of the feedback from CIBC re: RRSP funds with MS; call with Pillar Capital re: potential receiver borrowing facility; work on report sections and tables.

04/22/2019	Consulting fees - Corporate	Litwack	Continued preparing draft cash flow forecast; various emails and discussions with P Denton and M Sharma regarding same; follow up with M Sharma regarding historical expenses; reviewed and revised cash flow model.
04/22/2019	Consulting fees - Corporate	Levy	Review of the draft Consent Order and emails with Daniel Naymark regarding property sale, living and legal expenses
04/22/2019	Consulting fees - Corporate	Sharma	Call with Randal on renewal of insurance policy
04/23/2019	Consulting fees - Corporate	Litwack	Calls and emails with various realtors requesting listing proposal in advance of court ordered sale process.
04/23/2019	Banking - Corporate	Samoilov	Banking, posting.
04/23/2019	Consulting fees - Corporate	Denton	Work on court report sections and tables; commence coordination follow up real estate agents and appraisers including liaison with Meridian legal counsel; review of cash flow provided by NL on all properties; send copy of cash flow to legal counsel DN; follow up potential lenders for receiver's borrowings; review e-mails re: insurance and approve payments; field call from tenant in 3415 Errington; review matter with property manager in Sudbury.
04/23/2019	Consulting fees - Corporate	Sharma	Updating the banking transaction review with further details for BMO account.
04/23/2019	Consulting fees - Corporate	Litwack	Attempted to reconcile rent receipts from Tanya Hutchens; created revised schedule for cash flow forecast; drafted schedule of cash burn rate per property; email memo to team and counsel regarding cash flow forecasts for receivership properties and forecasts for properties yet to be added to the receivership; emails with A Binelli regarding Sudbury utility providers and responses to same; email responses to D Naymark regarding queries on cash flow



forecast and net cash flow per property.

04/24/2019	Consulting fees - Corporate	Litwack	Calls and emails with real estate agents regarding listing proposals for property.
04/25/2019	Consulting fees - Corporate	Denton	Attendance at Tanya Hutchens examination.
04/25/2019	Consulting fees - Corporate	Sharma	Tanya Hutchens Examination and preparation.
04/26/2019	Consulting fees - Corporate	Litwack	Follow up emails and calls with real estate agents regarding listing proposals.
04/26/2019	Consulting fees - Corporate	Denton	Review of follow up points from Tanya Hutchens examination with legal counsel; review of examination points with MS; review of updated cash flow for properties and global cash flow with NL; review of multiple e-mails from Q Seeley April 25 with NL; call Quentin Seeley on same; liaise with Royal LePage realtor in Sudbury and appraiser for the 42 Clemow property based on mortgage input; review of realtors liaised with on the Thornhill and Innisfil properties to invite proposals; review of forensic investigation matters with MS; liaise with HL.
04/29/2019	Consulting fees - Corporate	Litwack	Telephone and email correspondence with tenant regarding updated court order and sale process; lengthy discussion regarding process.
04/29/2019	Consulting fees - Corporate	Denton	Review of Sandy Hutchens examination of April 12 with particular focus on cash flows in and out of the various bank accounts and the source and use of funds, as well as review of various property purchases and sales including review of property purchases that did not close; review of draft e-mail by legal counsel DN to the service list re: the condition and status of properties, cash flow for each property; provide clarification to legal counsel on laptops, hard drives; review of the updated consolidated cash flow with NL; draft and provide e-mail to Hillmount as the potential Receiver's along with April 25 Order and projected cash flow; follow up further Purview searches to confirm existence of further properties still held or purchased and solid historically from that included in Schedule B of the order; review of MS schedule of Spiro documents provided for properties; liaise with legal counsel to get copy of Atchison judgement claim.
04/29/2019	Consulting fees - Corporate	Sharma	

# FARBER

Reviewing documents shared by Michael Spiro and summarizing the findings. Discussion with P Denton re the same and review of bank statements.

04/30/2019 Consulting fees - Corporate Denton  
Review of Brett Moldaver letter re: Colorado Advocates claim for fees and supporting mortgage; follow up detailed supporting information; complete chart of invoices and fees; review of NL court report section and provide comments; review and e-mail exchanges with legal counsel DN regarding outstanding matters and information as well as investigation forensic approach given information gaps; review of e-mail from Siskinds re: request for all information and provide comments to DN; review of multiple e-mails with insurance broker; further review of completeness of real estate purchases and sales; liaise with potential listing agents and NL for 4 Innisfil/ Thornhill properties; further in-depth review of Sandy examination as part of forensic mapping exercise; work on report section assets, liabilities.

Total for Services	\$	7,005.50
HST on Fees		<u>910.72</u>
Subtotal		7,916.22

Photocopies, faxes, etc. (includes HST of \$10.91)	\$	<u>94.80</u>
Current Amount Due	\$	<u><u>8,011.02</u></u>

HST#136800752RT0001

## A. FARBER & PARTNERS INC.

### HUTCHENS *ET AL*

#### SUMMARY OF TIME INCURRED APRIL 1, 2019 TO APRIL 30, 2019

Name	Total Hours	Rate Per Hour	Billing
H. Levy	1.40	\$595.00	\$833.00
P. Denton	6.20	\$550.00	\$3,410.00
N. Litwack	2.30	\$425.00	\$977.50
M. Sharma	4.20	\$350.00	\$1,470.00
A. Binelli	0.20	\$200.00	\$40.00
L. Samoilov	0.50	\$200.00	\$100.00
M. Castillo	1.00	\$175.00	\$175.00
<b>Total</b>	<b>15.80</b>		<b>\$7,005.50</b>

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May 7, 2019

Hutchens  
Gary & Linda Stevens & 1174365 Alberta Ltd  
c/o Justin Nepal Litigation  
171 John Street, Suite 101  
Toronto, ON M5T 1X3

**RE: 1889 SIMCOE BLVD**

Invoice No. 15853

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**TO PROFESSIONAL SERVICES RENDERED BY A. FARBER & PARTNERS INC. for the period ended April 30, 2019:**

DATE	SERVICE	STAFF
04/02/2019	Consulting fees - Corporate Reviewing documents shared by Tanya Hutchens.	Sharma
04/03/2019	Consulting fees - Corporate Call with Tanya Hutchens to review various matters including property management rentals and banking of same; details of Innisfil and Thornhill properties; review of matters with NL and MS re: property management matters and ongoing information requests; review of MS analysis of review of information in boxes; coordinate laptop receipt from S Hutchens and drop off at Froese; work on questions for TH examination; review with legal counsel overnight; work on overall property purchase and sale history and chronology using Purview.	Denton
04/03/2019	Consulting fees - Corporate Reviewing documents shared by Tanya Hutchens and summarizing findings.	Sharma
04/04/2019	Consulting fees - Corporate General - Complete further preparation for examination of Tanya Hutchens; confer with D Neymark; review of matters with MS and NL to help formulate questions for property by property review under the examination; compile information that may be required; attend examination 2:00 to 5:00; review of property status update from Q Seeley with NL; review of draft letters to interested parties including Dina Brik; update HL; liaise with insurance broker and provide information regarding the receivership and impacted properties; review of e-mails through the evening.	Denton

# FARBER

04/05/2019	Consulting fees - Corporate	Denton	Coordinate return of laptops from Froese after call with Sandy Hutchens; attend Froese and pick up laptops; call with Quentin Seeley on property management issues and need for comprehensive reporting; coordinate banking matters with Farber Sudbury office - Tracy Rose; review 3/31 billing; liaison with insurance broker DL Deeks to confirm insurance cover status for each property; follow up RBC to direct Receiver letter re: whether Hutchens have bank account holdings; call Tanya Hutchens re: surplus proceeds and delivery of cheque to the Receiver; coordinate payment of J Cusmariu invoices re: registration of receivership order on title.
04/05/2019	Accounting Account Setup	Castillo	
04/08/2019	Consulting fees - Corporate	Denton	Coordinate insurance cover with broker and brief MS
04/09/2019	Banking - Corporate	Samoilov	Open a new bank account; setup the bank account in Ascend.
04/09/2019	Consulting fees - Corporate	Denton	Work on 5 properties for sale analysis re: estimated value and equity after mortgage; review of cash flow template for consolidated cash flow and review with NL; call insurance broker with MS; follow up Sudbury rental collections; review of e-mails from Naymark and Siskinds; coordinate and participate on conference call at 3:30 with the team and legal counsel Naymark on priorities; review of potential Receiver borrower lenders; send e-mails to Hillmount and Pillar Capital; call realtor with 1573 Houston listing to confirm background; call Tanya Hutchen and send e-mail; work on Sandy Hutchens examination questions; review of consent order comments/ e-mails.
04/10/2019	Consulting fees - Corporate	Denton	Work on canvassing parties to provide receivers borrowings including Hillmount, Accord, Pivot, Clanton Capital, Harbour mortgage; draft and provide real estate portfolio information and court order; review, discuss cash flow design and content with NL; work on SH purchase of 8 properties in 2006 via 1681071 Ontario Inc, in preparation for examination April 12, including review of 8 Purview searches and capturing purchase and sale information; deal with insurance broker DL Deeks through the day in property portfolio including deal on urgent basis with 110-114 Pine Street coverage which was facing cancellation.

# FARBER

04/10/2019	Consulting fees - Corporate	Litwack	Review of historical property purchases and sales; followed up with prospective lenders to receivership estate; started putting together cash flow model for projecting cash burn, expenses, borrowing requirements and eventual net realizations.
04/11/2019	Consulting fees - Corporate	Sharma	Reviewing materials for Sandy Hutchens examination shared by P. Smith in response to information request. Coordinating for segregation of rents collected. Call with Randall re insurance. Updating of website.
04/11/2019	Consulting fees - Corporate	Litwack	Continued building cash flow forecast model; review of historical expense documents to forecast same.
04/12/2019	Consulting fees - Corporate	Sharma	Sandy Hutchen's examination. Call with P Denton, N Litwack on the preparation of cash flow statement.
04/12/2019	Consulting fees - Corporate	Denton	Preparation for, travel and attend Sandy Hutchens examination commencing at 10:00 until 5:00, participate on call with B Cohen and K Thomson of Pivot re: potential receivers borrowing.
04/15/2019	Consulting fees - Corporate	Binelli	Open and sort mail; telephone and email correspondence to various utility companies.
04/16/2019	Consulting fees - Corporate	Binelli	Open and sort mail; telephone and email correspondence to various utility companies.
04/16/2019	Consulting fees - Corporate	Sharma	Reviewing the bank statements for flow of funds analysis.
04/17/2019	Consulting fees - Corporate	Denton	Liaise with K Lo of Froese re: laptops and computer drive imaging; review of cash flow with NL and presentation and line item inclusion; review briefly with HL and then instruct NL to provide draft cash flow to DN, TL; coordinate and deal with insurance for property portfolio including drafting of notice to RSA insurer of Pine Street to stay cancellation and provide Receiver contact; call with broker at Deek to identify priorities and contact particulars for other insurers; reach out to Q Seeley to obtain updated drive by on 42 Clemow Ave; liaise with DN and TL; review of e-mail from Q Seeley on Sudbury property by property repair, maintenance; follow up the Receivers borrowing candidates; provide property estimated valuation information to Pillar Capital; liaise with Clanton Capital;

call with DN, TL and team at 4:00 on various project matters including planning for drafting of the Receivers Report.

- |            |   |         |
|------------|---|---------|
| 04/17/2019 | Consulting fees - Corporate   | Sharma  |
|            | Reviewing the bank statements for flow of funds analysis. Call with P Denton, N Litwack, D Naymark and T Liu on the steps going forward and preparation of report.  |         |
| 04/18/2019 | Consulting fees - Corporate   | Denton  |
|            | Coordinating letters to insurers re: receivership proceeding and stay particulars in concert with AB; review of e-mails from insurance broker Deek regarding insurers; provide update to HL on work plan and court report planning; review of e-mails on the consent order; review of e-mails from legal counsel DN on various matters including rescheduling of the Tanya Hutchens examination; review of Dina Brik letter and properties of interest; coordinate Purview searches on same; with respect to potential receiver's borrowings continue to canvass potential lenders including calls with Pivot and legal counsel, Noam Edell of Clanton Capital and Diane Falcione of Hillmount; review of Hillmount term sheet and provide to legal counsel, team for review; review of e-mails into the evening; commence asset; listing analysis for the report section; review of e-mails through the evening. |         |
| 04/22/2019 | Consulting fees - Corporate   | Denton  |
|            | Receipt and review of Sandy Hutchens; review of multiple e-mails from Randall LaPalme of DL Deeks including the need to address coverage requirements and premium payment of 7 properties in Innisfil/ Thornhill; liaise with legal counsel to confirm outstanding undertakings from Tanya Hutchens and send follow up request; call and NL and review progress on cash flow projection plus the status of gathering costs on utilities other costs with MS; review of the feedback from CIBC re: RRSP funds with MS; call with Pillar Capital re: potential receiver borrowing facility; work on report sections and tables.   |         |
| 04/22/2019 | Consulting fees - Corporate   | Litwack |
|            | Continued preparing draft cash flow forecast; various emails and discussions with P Denton and M Sharma regarding same; follow up with M Sharma regarding historical expenses; reviewed and revised cash flow model.  |         |
| 04/22/2019 | Consulting fees - Corporate   | Levy    |
|            | Review of the draft Consent Order and emails with Daniel Naymark regarding property sale, living and legal expenses   |         |



# FARBER

04/23/2019	Consulting fees - Corporate	Litwack	Calls and emails with various realtors requesting listing proposal in advance of court ordered sale process.
04/23/2019	Consulting fees - Corporate	Denton	Work on court report sections and tables; commence coordination follow up real estate agents and appraisers including liaison with Meridian legal counsel; review of cash flow provided by NL on all properties; send copy of cash flow to legal counsel DN; follow up potential lenders for receiver's borrowings; review e-mails re: insurance and approve payments; field call from tenant in 3415 Errington; review matter with property manager in Sudbury.
04/23/2019	Consulting fees - Corporate	Sharma	Updating the banking transaction review with further details for BMO account.
04/23/2019	Consulting fees - Corporate	Litwack	Attempted to reconcile rent receipts from Tanya Hutchens; created revised schedule for cash flow forecast; drafted schedule of cash burn rate per property; email memo to team and counsel regarding cash flow forecasts for receivership properties and forecasts for properties yet to be added to the receivership; emails with A Binelli regarding Sudbury utility providers and responses to same; email responses to D Naymark regarding queries on cash flow forecast and net cash flow per property.
04/24/2019	Consulting fees - Corporate	Litwack	Calls and emails with real estate agents regarding listing proposals for property.
04/25/2019	Consulting fees - Corporate	Denton	Attendance at Tanya Hutchens examination.
04/25/2019	Consulting fees - Corporate	Sharma	Tanya Hutchens Examination and preparation.
04/26/2019	Consulting fees - Corporate	Litwack	Follow up emails and calls with real estate agents regarding listing proposals.
04/26/2019	Consulting fees - Corporate	Denton	Review of follow up points from Tanya Hutchens examination with legal counsel; review of examination points with MS; review of updated cash flow for properties and global cash flow with NL; review of multiple e-mails from Q Seeley April 25 with NL; call Quentin Seeley on same; liaise with Royal LePage realtor in Sudbury and appraiser for the 42 Clemow property based on mortgage input; review of realtors liaised with on the Thornhill and Innisfil properties to invite

proposals; review of forensic investigation matters with MS; liaise with HL.

- |            |  |
|------------|--|
| 04/29/2019 | <p>Consulting fees - Corporate                      Denton</p> <p>Review of Sandy Hutchens examination of April 12 with particular focus on cash flows in and out of the various bank accounts and the source and use of funds, as well as review of various property purchases and sales including review of property purchases that did not close; review of draft e-mail by legal counsel DN to the service list re: the condition and status of properties, cash flow for each property; provide clarification to legal counsel on laptops, hard drives; review of the updated consolidated cash flow with NL; draft and provide e-mail to Hillmount as the potential Receiver's along with April 25 Order and projected cash flow; follow up further Purview searches to confirm existence of further properties still held or purchased and solid historically from that included in Schedule B of the order; review of MS schedule of Spiro documents provided for properties; liaise with legal counsel to get copy of Atchison judgement claim.</p> |
| 04/29/2019 | <p>Consulting fees - Corporate                      Sharma</p> <p>Reviewing documents shared by Michael Spiro and summarizing the findings. Discussion with P Denton re the same and review of bank statements.</p>  |
| 04/29/2019 | <p>Consulting fees - Corporate                      Litwack</p> <p>Follow up with tenant regarding new court order and sale process.</p>   |
| 04/30/2019 | <p>Consulting fees - Corporate                      Litwack</p> <p>Lengthy phone call with tenant at 1889 Simcoe Boulevard; discussions regarding court process, sale process, rent payments and other protocols; email follow up regarding same.</p>  |
| 04/30/2019 | <p>Consulting fees - Corporate                      Denton</p> <p>Review of Brett Moldaver letter re: Colorado Advocates claim for fees and supporting mortgage; follow up detailed supporting information; complete chart of invoices and fees; review of NL court report section and provide comments; review and e-mail exchanges with legal counsel DN regarding outstanding matters and information as well as investigation forensic approach given information gaps; review of e-mail from Siskinds re: request for all information and provide comments to DN; review of multiple e-mails with insurance broker; further review of completeness of real estate purchases and sales; liaise with potential listing agents and NL for 4 Innisfil/ Thornhill properties; further in-depth review of Sandy examination as part of forensic mapping exercise; work on report section assets, liabilities.</p>   |

Total for Services	\$ 6,381.00
HST on Fees	<u>829.53</u>
Subtotal	7,210.53

Photocopies, faxes, etc. (includes HST of \$10.22)	\$ <u>88.80</u>
Current Amount Due	\$ <u>7,299.33</u>

HST#136800752RT0001

## A. FARBER & PARTNERS INC.

### HUTCHENS ET AL

#### SUMMARY OF TIME INCURRED APRIL 1, 2019 TO APRIL 30, 2019

Name	Total Hours	Rate Per Hour	Billing
H. Levy	0.30	\$595.00	\$178.50
P. Denton	6.10	\$550.00	\$3,355.00
N. Litwack	2.70	\$425.00	\$1,147.50
M. Sharma	3.90	\$350.00	\$1,365.00
A. Binelli	0.40	\$200.00	\$80.00
L. Samoilov	0.40	\$200.00	\$80.00
M. Castillo	1.00	\$175.00	\$175.00
<b>Total</b>	<b>14.80</b>		<b>\$6,381.00</b>

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May 7, 2019

Hutchens  
Gary & Linda Stevens & 1174365 Alberta Ltd  
c/o Justin Nepal Litigation  
171 John Street, Suite 101  
Toronto, ON M5T 1X3

**RE: 29 LAREN STREET**

Invoice No. 15844

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**TO PROFESSIONAL SERVICES RENDERED BY A. FARBER & PARTNERS INC. for the period ended April 30, 2019:**

DATE	SERVICE	STAFF
04/01/2019	Consulting fees - Corporate Various calls with P Denton regarding current property management status and alternative property management options; drafted notices to tenants of all Sudbury properties regarding receivership and updated order of court relating to rents and other matters; drafted agent authorization letter; calls and emails with previous property manager regarding rent rolls; calls and emails with new property manager regarding collection of rents and status of properties; drafted preliminary rent roll schedule from information provided from previous property manager.	Litwack
04/01/2019	Consulting fees - Corporate Calls and emails with various tenants to explain receivership process and advise of updated property management.	Litwack
04/02/2019	Consulting fees - Corporate Reviewing documents shared by Tanya Hutchens.	Sharma
04/03/2019	Consulting fees - Corporate Call with Tanya Hutchens to review various matters including property management rentals and banking of same; details of Innisfil and Thornhill properties; review of matters with NL and MS re: property management matters and ongoing information requests; review of MS analysis of review of information in boxes; coordinate laptop receipt from S Hutchens and drop off at Froese; work on questions for TH examination; review with legal counsel overnight; work on overall property purchase	Denton

and sale history and chronology using Purview.

04/03/2019	Consulting fees - Corporate	Sharma	Reviewing documents shared by Tanya Hutchens and summarizing findings.
04/04/2019	Accounting	Castillo	Account Setup
04/04/2019	Consulting fees - Corporate	Denton	General - Complete further preparation for examination of Tanya Hutchens; confer with D Neymark; review of matters with MS and NL to help formulate questions for property by property review under the examination; compile information that may be required; attend examination 2:00 to 5:00; review of property status update from Q Seeley with NL; review of draft letters to interested parties including Dina Brik; update HL; liaise with insurance broker and provide information regarding the receivership and impacted properties; review of e-mails through the evening.
04/05/2019	Consulting fees - Corporate	Denton	Coordinate return of laptops from Froese after call with Sandy Hutchens; attend Froese and pick up laptops; call with Quentin Seeley on property management issues and need for comprehensive reporting; coordinate banking matters with Farber Sudbury office - Tracy Rose; review 3/31 billing; liaison with insurance broker DL Deeks to confirm insurance cover status for each property; follow up RBC to direct Receiver letter re: whether Hutchens have bank account holdings; call Tanya Hutchens re: surplus proceeds and delivery of cheque to the Receiver; coordinate payment of J Cusmariu invoices re: registration of receivership order on title.
04/08/2019	Consulting fees - Corporate	Denton	Review of Quentin Seeley property management report on Sudbury properties; review Sudbury property matters with NL, rental collections and services; coordinate insurance follow with insurer and MS
04/08/2019	Consulting fees - Corporate	Levy	Review of building reports from North Key Property
04/09/2019	Banking - Corporate	Samoilov	Open a new bank account; setup the bank account in Ascend.
04/09/2019	Consulting fees - Corporate	Denton	Work on 5 properties for sale analysis re: estimated value and equity after mortgage; review of cash flow template for consolidated cash flow and review with NL; call insurance broker with MS; follow up Sudbury rental

collections; review of e-mails from Naymark and Siskinds; coordinate and participate on conference call at 3:30 with the team and legal counsel Naymark on priorities; review of potential Receiver borrower lenders; send e-mails to Hillmount and Pillar Capital; call realtor with 1573 Houston listing to confirm background; call Tanya Hutchen and send e-mail; work on Sandy Hutchens examination questions; review of consent order comments/ e-mails.

04/10/2019	Consulting fees - Corporate	Denton	Work on canvassing parties to provide receivers borrowings including Hillmount, Accord, Pivot, Clanton Capital, Harbour mortgage; draft and provide real estate portfolio information and court order; review, discuss cash flow design and content with NL; work on SH purchase of 8 properties in 2006 via 1681071 Ontario Inc, in preparation for examination April 12, including review of 8 Purview searches and capturing purchase and sale information; deal with insurance broker DL Deeks through the day in property portfolio including deal on urgent basis with 110-114 Pine Street coverage which was facing cancellation.
04/10/2019	Consulting fees - Corporate	Litwack	Review of historical property purchases and sales; followed up with prospective lenders to receivership estate; started putting together cash flow model for projecting cash burn, expenses, borrowing requirements and eventual net realizations.
04/11/2019	Consulting fees - Corporate	Sharma	Reviewing materials for Sandy Hutchens examination shared by P. Smith in response to information request. Coordinating for segregation of rents collected. Call with Randall re insurance. Updating of website.
04/11/2019	Consulting fees - Corporate	Litwack	Continued building cash flow forecast model; review of historical expense documents to forecast same.
04/12/2019	Consulting fees - Corporate	Sharma	Sandy Hutchen's examination. Call with P Denton, N Litwack on the preparation of cash flow statement.
04/12/2019	Consulting fees - Corporate	Denton	Preparation for, travel and attend Sandy Hutchens examination commencing at 10:00 until 5:00, participate on call with B Cohen and K Thomson of Pivot re: potential receivers borrowing.
04/15/2019	Consulting fees - Corporate	Binelli	Open and sort mail; telephone and email correspondence to various utility companies.

# FARBER

04/15/2019	Banking - Corporate Banking, posting.	Samoilov
04/16/2019	Consulting fees - Corporate Open and sort mail; telephone and email correspondence to various utility companies.	Binelli
04/16/2019	Consulting fees - Corporate Reviewing the bank statements for flow of funds analysis.	Sharma
04/17/2019	Consulting fees - Corporate Liaise with K Lo of Froese re: laptops and computer drive imaging; review of cash flow with NL and presentation and line item inclusion; review briefly with HL and then instruct NL to provide draft cash flow to DN, TL; coordinate and deal with insurance for property portfolio including drafting of notice to RSA insurer of Pine Street to stay cancellation and provide Receiver contact; call with broker at Deek to identify priorities and contact particulars for other insurers; reach out to Q Seeley to obtain updated drive by on 42 Clemow Ave; liaise with DN and TL; review of e-mail from Q Seeley on Sudbury property by property repair, maintenance; follow up the Receivers borrowing candidates; provide property estimated valuation information to Pillar Capital; liaise with Clanton Capital; call with DN, TL and team at 4:00 on various project matters including planning for drafting of the Receivers Report.	Denton
04/17/2019	Consulting fees - Corporate Reviewing the bank statements for flow of funds analysis. Call with P Denton, N Litwack, D Naymark and T Liu on the steps going forward and preparation of report.	Sharma
04/17/2019	Consulting fees - Corporate Review of cash flow forecast from Noah Litwack and discussions with Paul Denton, Noah Litwack thereon	Levy
04/18/2019	Consulting fees - Corporate Opened and organized mail.	Lloyd-Key
04/18/2019	Consulting fees - Corporate Numerous emails and discussions with Paul Denton and Daniel Naymark regarding consent Order to sell certain properties, corporate and property searches, Meridian security and legal opinion with Jaffe; Review of the term sheet from Hillmount and discussions thereon	Levy
04/18/2019	Consulting fees - Corporate Coordinating letters to insurers re: receivership proceeding and stay particulars in concert with AB; review of e-mails from insurance broker Deek regarding	Denton



insurers; provide update to HL on work plan and court report planning; review of e-mails on the consent order; review of e-mails from legal counsel DN on various matters including rescheduling of the Tanya Hutchens examination; review of Dina Brik letter and properties of interest; coordinate Purview searches on same; with respect to potential receiver's borrowings continue to canvass potential lenders including calls with Pivot and legal counsel, Noam Edell of Clanton Capital and Diane Falcione of Hillmount; review of Hillmount term sheet and provide to legal counsel, team for review; review of e-mails into the evening; commence asset; listing analysis for the report section; review of e-mails through the evening.

04/22/2019	Consulting fees - Corporate	Denton	Receipt and review of Sandy Hutchens; review of multiple e-mails from Randall LaPalme of DL Deeks including the need to address coverage requirements and premium payment of 7 properties in Innisfil/ Thornhill; liaise with legal counsel to confirm outstanding undertakings from Tanya Hutchens and send follow up request; call and NL and review progress on cash flow projection plus the status of gathering costs on utilities other costs with MS; review of the feedback from CIBC re: RRSP funds with MS; call with Pillar Capital re: potential receiver borrowing facility; work on report sections and tables.
04/22/2019	Consulting fees - Corporate	Litwack	Continued preparing draft cash flow forecast; various emails and discussions with P Denton and M Sharma regarding same; follow up with M Sharma regarding historical expenses; reviewed and revised cash flow model.
04/23/2019	Consulting fees - Corporate	Litwack	Reconciled rent deposits.
04/23/2019	Banking - Corporate	Samoilov	Banking, posting.
04/23/2019	Consulting fees - Corporate	Denton	Work on court report sections and tables; commence coordination follow up real estate agents and appraisers including liaison with Meridian legal counsel; review of cash flow provided by NL on all properties; send copy of cash flow to legal counsel DN; follow up potential lenders for receiver's borrowings; review e-mails re: insurance and approve payments; field call from tenant in 3415 Errington; review matter with property manager in Sudbury.
04/23/2019	Consulting fees - Corporate	Sharma	Updating the banking transaction review with further

details for BMO account.

04/23/2019	Consulting fees - Corporate	Litwack	Attempted to reconcile rent receipts from Tanya Hutchens; created revised schedule for cash flow forecast; drafted schedule of cash burn rate per property; email memo to team and counsel regarding cash flow forecasts for receivership properties and forecasts for properties yet to be added to the receivership; emails with A Binelli regarding Sudbury utility providers and responses to same; email responses to D Naymark regarding queries on cash flow forecast and net cash flow per property.
04/25/2019	Consulting fees - Corporate	Denton	Attendance at Tanya Hutchens examination.
04/25/2019	Consulting fees - Corporate	Sharma	Tanya Hutchens Examination and preparation.
04/26/2019	Consulting fees - Corporate	Denton	Review of follow up points from Tanya Hutchens examination with legal counsel; review of examination points with MS; review of updated cash flow for properties and global cash flow with NL; review of multiple e-mails from Q Seeley April 25 with NL; call Quentin Seeley on same; liaise with Royal LePage realtor in Sudbury and appraiser for the 42 Clemow property based on mortgage input; review of realtors liaised with on the Thornhill and Innisfil properties to invite proposals; review of forensic investigation matters with MS; liaise with HL.
04/29/2019	Consulting fees - Corporate	Denton	Review of Sandy Hutchens examination of April 12 with particular focus on cash flows in and out of the various bank accounts and the source and use of funds, as well as review of various property purchases and sales including review of property purchases that did not close; review of draft e-mail by legal counsel DN to the service list re: the condition and status of properties, cash flow for each property; provide clarification to legal counsel on laptops, hard drives; review of the updated consolidated cash flow with NL; draft and provide e-mail to Hillmount as the potential Receiver's along with April 25 Order and projected cash flow; follow up further Purview searches to confirm existence of further properties still held or purchased and solid historically from that included in Schedule B of the order; review of MS schedule of Spiro documents provided for properties; liaise with legal counsel to get copy of Atchison judgement claim.
04/29/2019	Consulting fees - Corporate	Sharma	Reviewing documents shared by Michael Spiro and

# FARBER

summarizing the findings. Discussion with P Denton re the same and review of bank statements.

04/30/2019 Consulting fees - Corporate Denton  
 Review of Brett Moldaver letter re: Colorado Advocates claim for fees and supporting mortgage; follow up detailed supporting information; complete chart of invoices and fees; review of NL court report section and provide comments; review and e-mail exchanges with legal counsel DN regarding outstanding matters and information as well as investigation forensic approach given information gaps; review of e-mail from Siskinds re: request for all information and provide comments to DN; review of multiple e-mails with insurance broker; further review of completeness of real estate purchases and sales; liaise with potential listing agents and NL for 4 Innisfil/ Thornhill properties; further in-depth review of Sandy examination as part of forensic mapping exercise; work on report section assets, liabilities.

Total for Services	\$	7,303.00
HST on Fees		<u>949.39</u>
Subtotal		8,252.39

Photocopies, faxes, etc. (includes HST of \$12.42)	\$	<u>108.00</u>
Current Amount Due	\$	<u><u>8,360.39</u></u>

HST#136800752RT0001

## A. FARBER &amp; PARTNERS INC.

HUTCHENS *ET AL*SUMMARY OF TIME INCURRED  
APRIL 1, 2019 TO APRIL 30, 2019

Name	Total Hours	Rate Per Hour	Billing
H. Levy	0.90	\$595.00	\$535.50
P. Denton	6.10	\$550.00	\$3,355.00
N. Litwack	2.90	\$425.00	\$1,232.50
M. Sharma	3.90	\$350.00	\$1,365.00
A. Binelli	0.30	\$200.00	\$60.00
L. Samoilov	0.80	\$200.00	\$160.00
L. Lloyd-Key	2.10	\$200.00	\$420.00
M. Castillo	1.00	\$175.00	\$175.00
<b>Total</b>	<b>18.00</b>		<b>\$7,303.00</b>

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May 7, 2019

Hutchens  
Gary & Linda Stevens & 1174365 Alberta Ltd  
c/o Justin Nepal Litigation  
171 John Street, Suite 101  
Toronto, ON M5T 1X3

**RE: 33 THEODORE PLACE**

Invoice No. 15845

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**TO PROFESSIONAL SERVICES RENDERED BY A. FARBER & PARTNERS INC. for the period ended April 30, 2019:**

DATE	SERVICE	STAFF
04/02/2019	Consulting fees - Corporate Reviewing documents shared by Tanya Hutchens.	Sharma
04/03/2019	Consulting fees - Corporate Call with Tanya Hutchens to review various matters including property management rentals and banking of same; details of Innisfil and Thornhill properties; review of matters with NL and MS re: property management matters and ongoing information requests; review of MS analysis of review of information in boxes; coordinate laptop receipt from S Hutchens and drop off at Froese; work on questions for TH examination; review with legal counsel overnight; work on overall property purchase and sale history and chronology using Purview.	Denton
04/03/2019	Consulting fees - Corporate Reviewing documents shared by Tanya Hutchens and summarizing findings.	Sharma
04/04/2019	Consulting fees - Corporate General - Complete further preparation for examination of Tanya Hutchens; confer with D Neymark; review of matters with MS and NL to help formulate questions for property by property review under the examination; compile information that may be required; attend examination 2:00 to 5:00; review of property status update from Q Seeley with NL; review of draft letters to interested parties including Dina Brik; update HL; liaise with insurance broker and provide information regarding	Denton

the receivership and impacted properties; review of e-mails through the evening.

04/05/2019	Consulting fees - Corporate	Denton	Coordinate return of laptops from Froese after call with Sandy Hutchens; attend Froese and pick up laptops; call with Quentin Seeley on property management issues and need for comprehensive reporting; coordinate banking matters with Farber Sudbury office - Tracy Rose; review 3/31 billing; liaison with insurance broker DL Deeks to confirm insurance cover status for each property; follow up RBC to direct Receiver letter re: whether Hutchens have bank account holdings; call Tanya Hutchens re: surplus proceeds and delivery of cheque to the Receiver; coordinate payment of J Cusmariu invoices re: registration of receivership order on title.
04/05/2019	Consulting fees - Corporate	Levy	Calls with Cole Vegso and Daniel Naymark regarding consent order and construtcive trust positions
04/05/2019	Accounting	Castillo	Account Setup
04/08/2019	Consulting fees - Corporate	Denton	Coordinate insurance cover with broker and brief MS
04/09/2019	Banking - Corporate	Samoilov	Open a new bank account; setup the bank account in Ascend.
04/09/2019	Consulting fees - Corporate	Denton	Work on 5 properties for sale analysis re: estimated value and equity after mortgage; review of cash flow template for consolidated cash flow and review with NL; call insurance broker with MS; follow up Sudbury rental collections; review of e-mails from Naymark and Siskinds; coordinate and participate on conference call at 3:30 with the team and legal counsel Naymark on priorities; review of potential Receiver borrower lenders; send e-mails to Hillmount and Pillar Capital; call realtor with 1573 Houston listing to confirm background; call Tanya Hutchen and send e-mail; work on Sandy Hutchens examination questions; review of consent order comments/ e-mails.
04/10/2019	Consulting fees - Corporate	Denton	Work on canvassing parties to provide receivers borrowings including Hillmount, Accord, Pivot, Clanton Capital, Harbour mortgage; draft and provide real estate portfolio information and court order; review, discuss cash flow design and content with NL; work on SH purchase of 8 properties in 2006 via 1681071 Ontario Inc, in preparation for examination April 12, including

review of 8 Purview searches and capturing purchase and sale information; deal with insurance broker DL Deeks through the day in property portfolio including deal on urgent basis with 110-114 Pine Street coverage which was facing cancellation.

04/10/2019	Consulting fees - Corporate	Litwack	Review of historical property purchases and sales; followed up with prospective lenders to receivership estate; started putting together cash flow model for projecting cash burn, expenses, borrowing requirements and eventual net realizations.
04/11/2019	Consulting fees - Corporate	Sharma	Reviewing materials for Sandy Hutchens examination shared by P. Smith in response to information request. Coordinating for segregation of rents collected. Call with Randall re insurance. Updating of website.
04/11/2019	Consulting fees - Corporate	Litwack	Continued building cash flow forecast model; review of historical expense documents to forecast same.
04/12/2019	Consulting fees - Corporate	Sharma	Sandy Hutchen's examination. Call with P Denton, N Litwack on the preparation of cash flow statement.
04/12/2019	Consulting fees - Corporate	Denton	Preparation for, travel and attend Sandy Hutchens examination commencing at 10:00 until 5:00, participate on call with B Cohen and K Thomson of Pivot re: potential receivers borrowing.
04/15/2019	Consulting fees - Corporate	Binelli	Open and sort mail; telephone and email correspondence to various utility companies.
04/15/2019	Consulting fees - Corporate	Levy	Discussions with Daniel Naymark regarding consent order for sale of properties
04/16/2019	Consulting fees - Corporate	Binelli	Open and sort mail; telephone and email correspondence to various utility companies.
04/16/2019	Consulting fees - Corporate	Sharma	Reviewing the bank statements for flow of funds analysis.
04/17/2019	Consulting fees - Corporate	Denton	Liaise with K Lo of Froese re: laptops and computer drive imaging; review of cash flow with NL and presentation and line item inclusion; review briefly with HL and then instruct NL to provide draft cash flow to DN, TL; coordinate and deal with insurance for property



portfolio including drafting of notice to RSA insurer of Pine Street to stay cancellation and provide Receiver contact; call with broker at Deek to identify priorities and contact particulars for other insurers; reach out to Q Seeley to obtain updated drive by on 42 Clemow Ave; liaise with DN and TL; review of e-mail from Q Seeley on Sudbury property by property repair, maintenance; follow up the Receivers borrowing candidates; provide property estimated valuation information to Pillar Capital; liaise with Clanton Capital; call with DN, TL and team at 4:00 on various project matters including planning for drafting of the Receivers Report.

- |            |   |        |
|------------|---|--------|
| 04/17/2019 | Consulting fees - Corporate   | Sharma |
|            | Reviewing the bank statements for flow of funds analysis. Call with P Denton, N Litwack, D Naymark and T Liu on the steps going forward and preparation of report.  |        |
|            |   |        |
| 04/18/2019 | Consulting fees - Corporate   | Levy   |
|            | Numerous emails and discussions with Paul Denton and Daniel Naymark regarding consent Order to sell certain properties, corporate and property searches, Meridian security and legal opinion with Jaffe; Review of the term sheet from Hillmount and discussions thereon  |        |
|            |   |        |
| 04/18/2019 | Consulting fees - Corporate   | Denton |
|            | Coordinating letters to insurers re: receivership proceeding and stay particulars in concert with AB; review of e-mails from insurance broker Deek regarding insurers; provide update to HL on work plan and court report planning; review of e-mails on the consent order; review of e-mails from legal counsel DN on various matters including rescheduling of the Tanya Hutchens examination; review of Dina Brik letter and properties of interest; coordinate Purview searches on same; with respect to potential receiver's borrowings continue to canvass potential lenders including calls with Pivot and legal counsel, Noam Edell of Clanton Capital and Diane Falcione of Hillmount; review of Hillmount term sheet and provide to legal counsel, team for review; review of e-mails into the evening; commence asset; listing analysis for the report section; review of e-mails through the evening. |        |
|            |   |        |
| 04/22/2019 | Consulting fees - Corporate   | Denton |
|            | Receipt and review of Sandy Hutchens; review of multiple e-mails from Randall LaPalme of DL Deeks including the need to address coverage requirements and premium payment of 7 properties in Innisfil/ Thornhill; liaise with legal counsel to confirm outstanding undertakings from Tanya Hutchens and send follow up request; call and NL and review progress on cash flow projection plus the status of gathering costs on utilities   |        |

other costs with MS; review of the feedback from CIBC re: RRSP funds with MS; call with Pillar Capital re: potential receiver borrowing facility; work on report sections and tables.

04/22/2019	Consulting fees - Corporate	Litwack	Continued preparing draft cash flow forecast; various emails and discussions with P Denton and M Sharma regarding same; follow up with M Sharma regarding historical expenses; reviewed and revised cash flow model.
04/22/2019	Consulting fees - Corporate	Levy	Review of the draft Consent Order and emails with Daniel Naymark regarding property sale, living and legal expenses
04/23/2019	Consulting fees - Corporate	Litwack	Calls and emails with various realtors requesting listing proposal in advance of court ordered sale process.
04/23/2019	Consulting fees - Corporate	Denton	Work on court report sections and tables; commence coordination follow up real estate agents and appraisers including liaison with Meridian legal counsel; review of cash flow provided by NL on all properties; send copy of cash flow to legal counsel DN; follow up potential lenders for receiver's borrowings; review e-mails re: insurance and approve payments; field call from tenant in 3415 Errington; review matter with property manager in Sudbury.
04/23/2019	Consulting fees - Corporate	Sharma	Updating the banking transaction review with further details for BMO account.
04/23/2019	Consulting fees - Corporate	Litwack	Attempted to reconcile rent receipts from Tanya Hutchens; created revised schedule for cash flow forecast; drafted schedule of cash burn rate per property; email memo to team and counsel regarding cash flow forecasts for receivership properties and forecasts for properties yet to be added to the receivership; emails with A Binelli regarding Sudbury utility providers and responses to same; email responses to D Naymark regarding queries on cash flow forecast and net cash flow per property.
04/24/2019	Consulting fees - Corporate	Litwack	Calls and emails with real estate agents regarding listing proposals for property.
04/25/2019	Consulting fees - Corporate	Denton	Attendance at Tanya Hutchens examination.

04/25/2019	Consulting fees - Corporate	Sharma	Tanya Hutchens Examination and preparation.
04/26/2019	Consulting fees - Corporate	Denton	Review of follow up points from Tanya Hutchens examination with legal counsel; review of examination points with MS; review of updated cash flow for properties and global cash flow with NL; review of multiple e-mails from Q Seeley April 25 with NL; call Quentin Seeley on same; liaise with Royal LePage realtor in Sudbury and appraiser for the 42 Clemow property based on mortgage input; review of realtors liaised with on the Thornhill and Innisfil properties to invite proposals; review of forensic investigation matters with MS; liaise with HL.
04/26/2019	Consulting fees - Corporate	Litwack	Follow up emails and calls with real estate agents regarding listing proposals.
04/29/2019	Consulting fees - Corporate	Denton	Review of Sandy Hutchens examination of April 12 with particular focus on cash flows in and out of the various bank accounts and the source and use of funds, as well as review of various property purchases and sales including review of property purchases that did not close; review of draft e-mail by legal counsel DN to the service list re: the condition and status of properties, cash flow for each property; provide clarification to legal counsel on laptops, hard drives; review of the updated consolidated cash flow with NL; draft and provide e-mail to Hillmount as the potential Receiver's along with April 25 Order and projected cash flow; follow up further Purview searches to confirm existence of further properties still held or purchased and solid historically from that included in Schedule B of the order; review of MS schedule of Spiro documents provided for properties; liaise with legal counsel to get copy of Atchison judgement claim.
04/29/2019	Consulting fees - Corporate	Sharma	Reviewing documents shared by Michael Spiro and summarizing the findings. Discussion with P Denton re the same and review of bank statements.
04/30/2019	Consulting fees - Corporate	Denton	Review of Brett Moldaver letter re: Colorado Advocates claim for fees and supporting mortgage; follow up detailed supporting information; complete chart of invoices and fees; review of NL court report section and provide comments; review and e-mail exchanges with legal counsel DN regarding outstanding matters and information as well as investigation forensic approach given information gaps; review of e-mail from Siskinds re: request for all information and provide comments to

# FARBER

DN; review of multiple e-mails with insurance broker; further review of completeness of real estate purchases and sales; liaise with potential listing agents and NL for 4 Innisfil/ Thornhill properties; further in-depth review of Sandy examination as part of forensic mapping exercise; work on report section assets, liabilities.

04/30/2019 Banking - Corporate  
Banking, posting.

Samoilov

Total for Services	\$ 6,773.50
HST on Fees	<u>880.56</u>
Subtotal	7,654.06

Photocopies, faxes, etc. ( <i>includes HST of 10.77</i> )	\$ <u>93.60</u>
Current Amount Due	\$ <u><u>7,747.66</u></u>

HST#136800752RT0001

## A. FARBER &amp; PARTNERS INC.

HUTCHENS *ET AL*SUMMARY OF TIME INCURRED  
APRIL 1, 2019 TO APRIL 30, 2019

Name	Total Hours	Rate Per Hour	Billing
H. Levy	1.30	\$595.00	\$773.50
P. Denton	6.00	\$550.00	\$3,300.00
N. Litwack	2.20	\$425.00	\$935.00
M. Sharma	3.80	\$350.00	\$1,330.00
A. Binelli	0.40	\$200.00	\$80.00
L. Samoilov	0.90	\$200.00	\$180.00
M. Castillo	1.00	\$175.00	\$175.00
<b>Total</b>	<b>15.60</b>		<b>\$6,773.50</b>

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May 7, 2019

Hutchens  
Gary & Linda Stevens & 1174365 Alberta Ltd  
c/o Justin Nepal Litigation  
171 John Street, Suite 101  
Toronto, ON M5T 1X3

**RE: 331 REGENT STREET**

Invoice No. 15848

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**TO PROFESSIONAL SERVICES RENDERED BY A. FARBER & PARTNERS INC. for the period ended April 30, 2019:**

DATE	SERVICE	STAFF
04/01/2019	Consulting fees - Corporate Various calls with P Denton regarding current property management status and alternative property management options; drafted notices to tenants of all Sudbury properties regarding receivership and updated order of court relating to rents and other matters; drafted agent authorization letter; calls and emails with previous property manager regarding rent rolls; calls and emails with new property manager regarding collection of rents and status of properties; drafted preliminary rent roll schedule from information provided from previous property manager.	Litwack
04/02/2019	Consulting fees - Corporate Reviewing documents shared by Tanya Hutchens.	Sharma
04/03/2019	Consulting fees - Corporate Call with Tanya Hutchens to review various matters including property management rentals and banking of same; details of Innisfil and Thornhill properties; review of matters with NL and MS re: property management matters and ongoing information requests; review of MS analysis of review of information in boxes; coordinate laptop receipt from S Hutchens and drop off at Froese; work on questions for TH examination; review with legal counsel overnight; work on overall property purchase and sale history and chronology using Purview.	Denton
04/03/2019	Consulting fees - Corporate Reviewing documents shared by Tanya Hutchens and summarizing findings.	Sharma



04/04/2019	Consulting fees - Corporate General - Complete further preparation for examination of Tanya Hutchens; confer with D Neymark; review of matters with MS and NL to help formulate questions for property by property review under the examination; compile information that may be required; attend examination 2:00 to 5:00; review of property status update from Q Seeley with NL; review of draft letters to interested parties including Dina Brik; update HL; liaise with insurance broker and provide information regarding the receivership and impacted properties; review of e-mails through the evening.	Denton
04/04/2019	Accounting Account Setup	Castillo
04/05/2019	Consulting fees - Corporate Liaison with Day Construction re: waste management and resumption of services as a high priority; provide court order	Denton
04/05/2019	Consulting fees - Corporate Coordinate return of laptops from Froese after call with Sandy Hutchens; attend Froese and pick up laptops; call with Quentin Seeley on property management issues and need for comprehensive reporting; coordinate banking matters with Farber Sudbury office - Tracy Rose; review 3/31 billing; liaison with insurance broker DL Deeks to confirm insurance cover status for each property; follow up RBC to direct Receiver letter re: whether Hutchens have bank account holdings; call Tanya Hutchens re: surplus proceeds and delivery of cheque to the Receiver; coordinate payment of J Cusmariu invoices re: registration of receivership order on title.	Denton
04/08/2019	Consulting fees - Corporate Review of Quentin Seeley property management report on Sudbury properties; review Sudbury property matters with NL, rental collections and services; coordinate insurance follow with insurer and MS	Denton
04/08/2019	Consulting fees - Corporate Review of building reports from North Key Property	Levy
04/08/2019	Consulting fees - Corporate Follow up with garbage collection contractor regarding invoicing and replacement of bins.	Litwack
04/09/2019	Consulting fees - Corporate Responded to urgent maintenance issue; correspondence with property manager regarding same.	Litwack

# FARBER

04/09/2019	Banking - Corporate	Samoilov	Open a new bank account; setup the bank account in Ascend.
04/09/2019	Consulting fees - Corporate	Denton	Work on 5 properties for sale analysis re: estimated value and equity after mortgage; review of cash flow template for consolidated cash flow and review with NL; call insurance broker with MS; follow up Sudbury rental collections; review of e-mails from Naymark and Siskinds; coordinate and participate on conference call at 3:30 with the team and legal counsel Naymark on priorities; review of potential Receiver borrower lenders; send e-mails to Hillmount and Pillar Capital; call realtor with 1573 Houston listing to confirm background; call Tanya Hutchen and send e-mail; work on Sandy Hutchens examination questions; review of consent order comments/ e-mails.
04/10/2019	Consulting fees - Corporate	Denton	Work on canvassing parties to provide receivers borrowings including Hillmount, Accord, Pivot, Clanton Capital, Harbour mortgage; draft and provide real estate portfolio information and court order; review, discuss cash flow design and content with NL; work on SH purchase of 8 properties in 2006 via 1681071 Ontario Inc, in preparation for examination April 12, including review of 8 Purview searches and capturing purchase and sale information; deal with insurance broker DL Deeks through the day in property portfolio including deal on urgent basis with 110-114 Pine Street coverage which was facing cancellation.
04/10/2019	Consulting fees - Corporate	Litwack	Review of historical property purchases and sales; followed up with prospective lenders to receivership estate; started putting together cash flow model for projecting cash burn, expenses, borrowing requirements and eventual net realizations.
04/11/2019	Consulting fees - Corporate	Sharma	Reviewing materials for Sandy Hutchens examination shared by P. Smith in response to information request. Coordinating for segregation of rents collected. Call with Randall re insurance. Updating of website.
04/11/2019	Consulting fees - Corporate	Litwack	Continued building cash flow forecast model; review of historical expense documents to forecast same.
04/12/2019	Consulting fees - Corporate	Sharma	Sandy Hutchen's examination. Call with P Denton, N Litwack on the preparation of cash flow statement.
04/12/2019	Consulting fees - Corporate	Denton	

	Preparation for, travel and attend Sandy Hutchens examination commencing at 10:00 until 5:00, participate on call with B Cohen and K Thomson of Pivot re: potential receivers borrowing.	
04/15/2019	Consulting fees - Corporate	Binelli
	Open and sort mail; telephone and email correspondence to various utility companies.	
04/15/2019	Banking - Corporate	Samoilov
	Banking, posting.	
04/16/2019	Consulting fees - Corporate	Binelli
	Open and sort mail; telephone and email correspondence to various utility companies.	
04/16/2019	Consulting fees - Corporate	Sharma
	Reviewing the bank statements for flow of funds analysis.	
04/17/2019	Consulting fees - Corporate	Denton
	Liaise with K Lo of Froese re: laptops and computer drive imaging; review of cash flow with NL and presentation and line item inclusion; review briefly with HL and then instruct NL to provide draft cash flow to DN, TL; coordinate and deal with insurance for property portfolio including drafting of notice to RSA insurer of Pine Street to stay cancellation and provide Receiver contact; call with broker at Deek to identify priorities and contact particulars for other insurers; reach out to Q Seeley to obtain updated drive by on 42 Clemow Ave; liaise with DN and TL; review of e-mail from Q Seeley on Sudbury property by property repair, maintenance; follow up the Receivers borrowing candidates; provide property estimated valuation information to Pillar Capital; liaise with Clanton Capital; call with DN, TL and team at 4:00 on various project matters including planning for drafting of the Receivers Report.	
04/17/2019	Consulting fees - Corporate	Sharma
	Reviewing the bank statements for flow of funds analysis. Call with P Denton, N Litwack, D Naymark and T Liu on the steps going forward and preparation of report.	
04/18/2019	Consulting fees - Corporate	Levy
	Numerous emails and discussions with Paul Denton and Daniel Naymark regarding consent Order to sell certain properties, corporate and property searches, Meridian security and legal opinion with Jaffe; Review of the term sheet from Hillmount and discussions thereon	
04/18/2019	Consulting fees - Corporate	Denton
	Coordinating letters to insurers re: receivership	

proceeding and stay particulars in concert with AB; review of e-mails from insurance broker Deek regarding insurers; provide update to HL on work plan and court report planning; review of e-mails on the consent order; review of e-mails from legal counsel DN on various matters including rescheduling of the Tanya Hutchens examination; review of Dina Brik letter and properties of interest; coordinate Purview searches on same; with respect to potential receiver's borrowings continue to canvass potential lenders including calls with Pivot and legal counsel, Noam Edell of Clanton Capital and Diane Falcione of Hillmount; review of Hillmount term sheet and provide to legal counsel, team for review; review of e-mails into the evening; commence asset; listing analysis for the report section; review of e-mails through the evening.

04/22/2019	Consulting fees - Corporate	Sharma	Reviewing the utilities bills for the cash flow
04/22/2019	Consulting fees - Corporate	Denton	Receipt and review of Sandy Hutchens; review of multiple e-mails from Randall LaPalme of DL Deeks including the need to address coverage requirements and premium payment of 7 properties in Innisfil/ Thornhill; liaise with legal counsel to confirm outstanding undertakings from Tanya Hutchens and send follow up request; call and NL and review progress on cash flow projection plus the status of gathering costs on utilities other costs with MS; review of the feedback from CIBC re: RRSP funds with MS; call with Pillar Capital re: potential receiver borrowing facility; work on report sections and tables.
04/22/2019	Consulting fees - Corporate	Litwack	Continued preparing draft cash flow forecast; various emails and discussions with P Denton and M Sharma regarding same; follow up with M Sharma regarding historical expenses; reviewed and revised cash flow model.
04/23/2019	Consulting fees - Corporate	Denton	Work on court report sections and tables; commence coordination follow up real estate agents and appraisers including liaison with Meridian legal counsel; review of cash flow provided by NL on all properties; send copy of cash flow to legal counsel DN; follow up potential lenders for receiver's borrowings; review e-mails re: insurance and approve payments; field call from tenant in 3415 Errington; review matter with property manager in Sudbury.
04/23/2019	Consulting fees - Corporate	Sharma	Updating the banking transaction review with further details for BMO account.

04/23/2019	Consulting fees - Corporate	Litwack	Attempted to reconcile rent receipts from Tanya Hutchens; created revised schedule for cash flow forecast; drafted schedule of cash burn rate per property; email memo to team and counsel regarding cash flow forecasts for receivership properties and forecasts for properties yet to be added to the receivership; emails with A Binelli regarding Sudbury utility providers and responses to same; email responses to D Naymark regarding queries on cash flow forecast and net cash flow per property.
04/25/2019	Consulting fees - Corporate	Denton	Attendance at Tanya Hutchens examination.
04/25/2019	Consulting fees - Corporate	Sharma	Tanya Hutchens Examination and preparation.
04/26/2019	Consulting fees - Corporate	Denton	Review of follow up points from Tanya Hutchens examination with legal counsel; review of examination points with MS; review of updated cash flow for properties and global cash flow with NL; review of multiple e-mails from Q Seeley April 25 with NL; call Quentin Seeley on same; liaise with Royal LePage realtor in Sudbury and appraiser for the 42 Clemow property based on mortgage input; review of realtors liaised with on the Thornhill and Innisfil properties to invite proposals; review of forensic investigation matters with MS; liaise with HL.
04/29/2019	Consulting fees - Corporate	Denton	Review of Sandy Hutchens examination of April 12 with particular focus on cash flows in and out of the various bank accounts and the source and use of funds, as well as review of various property purchases and sales including review of property purchases that did not close; review of draft e-mail by legal counsel DN to the service list re: the condition and status of properties, cash flow for each property; provide clarification to legal counsel on laptops, hard drives; review of the updated consolidated cash flow with NL; draft and provide e-mail to Hillmount as the potential Receiver's along with April 25 Order and projected cash flow; follow up further Purview searches to confirm existence of further properties still held or purchased and solid historically from that included in Schedule B of the order; review of MS schedule of Spiro documents provided for properties; liaise with legal counsel to get copy of Atchison judgement claim.
04/29/2019	Consulting fees - Corporate	Sharma	Reviewing documents shared by Michael Spiro and summarizing the findings. Discussion with P Denton re

the same and review of bank statements.

04/30/2019 Consulting fees - Corporate Denton  
Review of Brett Moldaver letter re: Colorado Advocates claim for fees and supporting mortgage; follow up detailed supporting information; complete chart of invoices and fees; review of NL court report section and provide comments; review and e-mail exchanges with legal counsel DN regarding outstanding matters and information as well as investigation forensic approach given information gaps; review of e-mail from Siskinds re: request for all information and provide comments to DN; review of multiple e-mails with insurance broker; further review of completeness of real estate purchases and sales; liaise with potential listing agents and NL for 4 Innisfil/ Thornhill properties; further in-depth review of Sandy examination as part of forensic mapping exercise; work on report section assets, liabilities.

04/30/2019 Consulting fees - Corporate Denton  
Liaise with Angie Hache mortgagee on 331 Regent; draft and forward e-mail with court orders and link to site; share e-mail provided to service list on property condition and status and Receiver recommendation that further properties be approved for sale given generating losses;

Total for Services	\$	7,452.50
HST on Fees		<u>968.83</u>
Subtotal		8,421.33
Photocopies, faxes, etc. (includes HST of \$11.94)	\$	<u>103.80</u>
Current Amount Due	\$	<u><u>8,525.13</u></u>

HST#136800752RT0001

## A. FARBER &amp; PARTNERS INC.

HUTCHENS *ET AL*SUMMARY OF TIME INCURRED  
APRIL 1, 2019 TO APRIL 30, 2019

Name	Total Hours	Rate Per Hour	Billing
H. Levy	0.50	\$595.00	\$297.50
P. Denton	6.70	\$550.00	\$3,685.00
N. Litwack	2.70	\$425.00	\$1,147.50
M. Sharma	5.60	\$350.00	\$1,960.00
A. Binelli	0.30	\$200.00	\$60.00
L. Samoilov	0.50	\$200.00	\$100.00
M. Castillo	1.00	\$175.00	\$175.00
<b>Total</b>	<b>17.30</b>		<b>\$7,425.00</b>

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May 7, 2019

Hutchens  
 Gary & Linda Stevens & 1174365 Alberta Ltd  
 c/o Justin Nepal Litigation  
 171 John Street, Suite 101  
 Toronto, ON M5T 1X3

**RE: 3415 ERRINGTON AVENUE**

Invoice No. 15854

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**TO PROFESSIONAL SERVICES RENDERED BY A. FARBER & PARTNERS INC. for the period ended April 30, 2019:**

DATE	SERVICE	STAFF
04/01/2019	Consulting fees - Corporate Various calls with P Denton regarding current property management status and alternative property management options; drafted notices to tenants of all Sudbury properties regarding receivership and updated order of court relating to rents and other matters; drafted agent authorization letter; calls and emails with previous property manager regarding rent rolls; calls and emails with new property manager regarding collection of rents and status of properties; drafted preliminary rent roll schedule from information provided from previous property manager.	Litwack
04/02/2019	Consulting fees - Corporate Reviewing documents shared by Tanya Hutchens.	Sharma
04/03/2019	Consulting fees - Corporate Call with Tanya Hutchens to review various matters including property management rentals and banking of same; details of Innisfil and Thornhill properties; review of matters with NL and MS re: property management matters and ongoing information requests; review of MS analysis of review of information in boxes; coordinate laptop receipt from S Hutchens and drop off at Froese; work on questions for TH examination; review with legal counsel overnight; work on overall property purchase and sale history and chronology using Purview.	Denton
04/03/2019	Consulting fees - Corporate Reviewing documents shared by Tanya Hutchens and summarizing findings.	Sharma

04/04/2019	Consulting fees - Corporate General - Complete further preparation for examination of Tanya Hutchens; confer with D Neymark; review of matters with MS and NL to help formulate questions for property by property review under the examination; compile information that may be required; attend examination 2:00 to 5:00; review of property status update from Q Seeley with NL; review of draft letters to interested parties including Dina Brik; update HL; liaise with insurance broker and provide information regarding the receivership and impacted properties; review of e-mails through the evening.	Denton
04/04/2019	Accounting Account Setup	Castillo
04/05/2019	Consulting fees - Corporate Coordinate return of laptops from Froese after call with Sandy Hutchens; attend Froese and pick up laptops; call with Quentin Seeley on property management issues and need for comprehensive reporting; coordinate banking matters with Farber Sudbury office - Tracy Rose; review 3/31 billing; liaison with insurance broker DL Deeks to confirm insurance cover status for each property; follow up RBC to direct Receiver letter re: whether Hutchens have bank account holdings; call Tanya Hutchens re: surplus proceeds and delivery of cheque to the Receiver; coordinate payment of J Cusmariu invoices re: registration of receivership order on title.	Denton
04/08/2019	Consulting fees - Corporate Review of building reports from North Key Property	Levy
04/09/2019	Banking - Corporate Open a new bank account; setup the bank account in Ascend.	Samoilov
04/09/2019	Consulting fees - Corporate Work on 5 properties for sale analysis re: estimated value and equity after mortgage; review of cash flow template for consolidated cash flow and review with NL; call insurance broker with MS; follow up Sudbury rental collections; review of e-mails from Naymark and Siskinds; coordinate and participate on conference call at 3:30 with the team and legal counsel Naymark on priorities; review of potential Receiver borrower lenders; send e-mails to Hillmount and Pillar Capital; call realtor with 1573 Houston listing to confirm background; call Tanya Hutchen and send e-mail; work on Sandy Hutchens examination questions; review of consent order comments/ e-mails.	Denton

# FARBER

04/10/2019	Consulting fees - Corporate	Denton	Work on canvassing parties to provide receivers borrowings including Hillmount, Accord, Pivot, Clanton Capital, Harbour mortgage; draft and provide real estate portfolio information and court order; review, discuss cash flow design and content with NL; work on SH purchase of 8 properties in 2006 via 1681071 Ontario Inc, in preparation for examination April 12, including review of 8 Purview searches and capturing purchase and sale information; deal with insurance broker DL Deeks through the day in property portfolio including deal on urgent basis with 110-114 Pine Street coverage which was facing cancellation.
04/10/2019	Consulting fees - Corporate	Litwack	Review of historical property purchases and sales; followed up with prospective lenders to receivership estate; started putting together cash flow model for projecting cash burn, expenses, borrowing requirements and eventual net realizations.
04/11/2019	Consulting fees - Corporate	Sharma	Reviewing materials for Sandy Hutchens examination shared by P. Smith in response to information request. Coordinating for segregation of rents collected. Call with Randall re insurance. Updating of website.
04/11/2019	Consulting fees - Corporate	Litwack	Continued building cash flow forecast model; review of historical expense documents to forecast same.
04/12/2019	Consulting fees - Corporate	Sharma	Sandy Hutchen's examination. Call with P Denton, N Litwack on the preparation of cash flow statement.
04/12/2019	Consulting fees - Corporate	Denton	Preparation for, travel and attend Sandy Hutchens examination commencing at 10:00 until 5:00, participate on call with B Cohen and K Thomson of Pivot re: potential receivers borrowing.
04/15/2019	Consulting fees - Corporate	Binelli	Open and sort mail; telephone and email correspondence to various utility companies.
04/15/2019	Consulting fees - Corporate	Sharma	Reviewing the utilities bills for the cash flow analysis
04/15/2019	Banking - Corporate	Samoilov	Banking, posting.
04/16/2019	Consulting fees - Corporate	Binelli	Open and sort mail; telephone and email correspondence to various utility companies.

# FARBER

04/16/2019	Consulting fees - Corporate	Sharma	Reviewing the bank statements for flow of funds analysis.
04/17/2019	Consulting fees - Corporate	Denton	Liaise with K Lo of Froese re: laptops and computer drive imaging; review of cash flow with NL and presentation and line item inclusion; review briefly with HL and then instruct NL to provide draft cash flow to DN, TL; coordinate and deal with insurance for property portfolio including drafting of notice to RSA insurer of Pine Street to stay cancellation and provide Receiver contact; call with broker at Deek to identify priorities and contact particulars for other insurers; reach out to Q Seeley to obtain updated drive by on 42 Clemow Ave; liaise with DN and TL; review of e-mail from Q Seeley on Sudbury property by property repair, maintenance; follow up the Receivers borrowing candidates; provide property estimated valuation information to Pillar Capital; liaise with Clanton Capital; call with DN, TL and team at 4:00 on various project matters including planning for drafting of the Receivers Report.
04/17/2019	Consulting fees - Corporate	Sharma	Reviewing the bank statements for flow of funds analysis. Call with P Denton, N Litwack, D Naymark and T Liu on the steps going forward and preparation of report.
04/17/2019	Consulting fees - Corporate	Levy	Review of cash flow forecast from Noah Litwack and discussions with Paul Denton, Noah Litwack thereon
04/18/2019	Consulting fees - Corporate	Levy	Numerous emails and discussions with Paul Denton and Daniel Naymark regarding consent Order to sell certain properties, corporate and property searches, Meridian security and legal opinion with Jaffe; Review of the term sheet from Hillmount and discussions thereon
04/18/2019	Consulting fees - Corporate	Denton	Coordinating letters to insurers re: receivership proceeding and stay particulars in concert with AB; review of e-mails from insurance broker Deek regarding insurers; provide update to HL on work plan and court report planning; review of e-mails on the consent order; review of e-mails from legal counsel DN on various matters including rescheduling of the Tanya Hutchens examination; review of Dina Brik letter and properties of interest; coordinate Purview searches on same; with respect to potential receiver's borrowings continue to canvass potential lenders including calls with Pivot and legal counsel, Noam Edell of Clanton Capital and Diane Falcione of Hillmount; review of Hillmount term sheet

and provide to legal counsel, team for review; review of e-mails into the evening; commence asset; listing analysis for the report section; review of e-mails through the evening.

04/22/2019	Consulting fees - Corporate	Denton	Receipt and review of Sandy Hutchens; review of multiple e-mails from Randall LaPalme of DL Deeks including the need to address coverage requirements and premium payment of 7 properties in Innisfil/Thornhill; liaison with legal counsel to confirm outstanding undertakings from Tanya Hutchens and send follow up request; call and NL and review progress on cash flow projection plus the status of gathering costs on utilities other costs with MS; review of the feedback from CIBC re: RRSP funds with MS; call with Pillar Capital re: potential receiver borrowing facility; work on report sections and tables.
04/22/2019	Consulting fees - Corporate	Litwack	Continued preparing draft cash flow forecast; various emails and discussions with P Denton and M Sharma regarding same; follow up with M Sharma regarding historical expenses; reviewed and revised cash flow model.
04/23/2019	Consulting fees - Corporate	Denton	Work on court report sections and tables; commence coordination follow up real estate agents and appraisers including liaison with Meridian legal counsel; review of cash flow provided by NL on all properties; send copy of cash flow to legal counsel DN; follow up potential lenders for receiver's borrowings; review e-mails re: insurance and approve payments; field call from tenant in 3415 Errington; review matter with property manager in Sudbury.
04/23/2019	Consulting fees - Corporate	Sharma	Updating the banking transaction review with further details for BMO account.
04/23/2019	Consulting fees - Corporate	Litwack	Attempted to reconcile rent receipts from Tanya Hutchens; created revised schedule for cash flow forecast; drafted schedule of cash burn rate per property; email memo to team and counsel regarding cash flow forecasts for receivership properties and forecasts for properties yet to be added to the receivership; emails with A Binelli regarding Sudbury utility providers and responses to same; email responses to D Naymark regarding queries on cash flow forecast and net cash flow per property.
04/25/2019	Consulting fees - Corporate	Denton	Attendance at Tanya Hutchens examination.

04/25/2019	Consulting fees - Corporate Tanya Hutchens Examination and preparation.	Sharma
04/26/2019	Consulting fees - Corporate Review of follow up points from Tanya Hutchens examination with legal counsel; review of examination points with MS; review of updated cash flow for properties and global cash flow with NL; review of multiple e-mails from Q Seeley April 25 with NL; call Quentin Seeley on same; liaise with Royal LePage realtor in Sudbury and appraiser for the 42 Clemow property based on mortgage input; review of realtors liaised with on the Thornhill and Innisfil properties to invite proposals; review of forensic investigation matters with MS; liaise with HL.	Denton
04/29/2019	Consulting fees - Corporate Review of Sandy Hutchens examination of April 12 with particular focus on cash flows in and out of the various bank accounts and the source and use of funds, as well as review of various property purchases and sales including review of property purchases that did not close; review of draft e-mail by legal counsel DN to the service list re: the condition and status of properties, cash flow for each property; provide clarification to legal counsel on laptops, hard drives; review of the updated consolidated cash flow with NL; draft and provide e-mail to Hillmount as the potential Receiver's along with April 25 Order and projected cash flow; follow up further Purview searches to confirm existence of further properties still held or purchased and solid historically from that included in Schedule B of the order; review of MS schedule of Spiro documents provided for properties; liaise with legal counsel to get copy of Atchison judgement claim.	Denton
04/29/2019	Consulting fees - Corporate Reviewing documents shared by Michael Spiro and summarizing the findings. Discussion with P Denton re the same and review of bank statements.	Sharma
04/30/2019	Consulting fees - Corporate Review of Brett Moldaver letter re: Colorado Advocates claim for fees and supporting mortgage; follow up detailed supporting information; complete chart of invoices and fees; review of NL court report section and provide comments; review and e-mail exchanges with legal counsel DN regarding outstanding matters and information as well as investigation forensic approach given information gaps; review of e-mail from Siskinds re: request for all information and provide comments to DN; review of multiple e-mails with insurance broker; further review of completeness of real estate purchases and sales; liaise with potential listing agents and NL for	Denton

# FARBER

4 Innisfil/ Thornhill properties; further in-depth review of Sandy examination as part of forensic mapping exercise; work on report section assets, liabilities.

Total for Services	\$ 7,008.00
HST on Fees	<u>911.04</u>
Subtotal	7,919.04
Photocopies, faxes, etc. (includes HST of \$11.25)	<u>\$ 97.80</u>
Current Amount Due	<u>\$ 8,016.84</u>

HST#136800752RT0001

## A. FARBER & PARTNERS INC.

### HUTCHENS ET AL

#### SUMMARY OF TIME INCURRED APRIL 1, 2019 TO APRIL 30, 2019

Name	Total Hours	Rate Per Hour	Billing
H. Levy	0.90	\$595.00	\$535.50
P. Denton	6.10	\$550.00	\$3,355.00
N. Litwack	2.10	\$425.00	\$892.50
M. Sharma	5.40	\$350.00	\$1,890.00
A. Binelli	0.30	\$200.00	\$60.00
L. Samoilov	0.50	\$200.00	\$100.00
M. Castillo	1.00	\$175.00	\$175.00
<b>Total</b>	<b>16.30</b>		<b>\$7,008.00</b>

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May 7, 2019

Hutchens  
Gary & Linda Stevens & 1174365 Alberta Ltd  
c/o Justin Nepal Litigation  
171 John Street, Suite 101  
Toronto, ON M5T 1X3

**RE: 3419 ERRINGTON AVENUE**

Invoice No. 15855

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**TO PROFESSIONAL SERVICES RENDERED BY A. FARBER & PARTNERS INC. for the period ended April 30, 2019:**

DATE	SERVICE	STAFF
04/01/2019	Consulting fees - Corporate Various calls with P Denton regarding current property management status and alternative property management options; drafted notices to tenants of all Sudbury properties regarding receivership and updated order of court relating to rents and other matters; drafted agent authorization letter; calls and emails with previous property manager regarding rent rolls; calls and emails with new property manager regarding collection of rents and status of properties; drafted preliminary rent roll schedule from information provided from previous property manager.	Litwack
04/02/2019	Consulting fees - Corporate Reviewing documents shared by Tanya Hutchens.	Sharma
04/03/2019	Consulting fees - Corporate Call with Tanya Hutchens to review various matters including property management rentals and banking of same; details of Innisfil and Thornhill properties; review of matters with NL and MS re: property management matters and ongoing information requests; review of MS analysis of review of information in boxes; coordinate laptop receipt from S Hutchens and drop off at Froese; work on questions for TH examination; review with legal counsel overnight; work on overall property purchase and sale history and chronology using Purview.	Denton
04/03/2019	Consulting fees - Corporate Reviewing documents shared by Tanya Hutchens and summarizing findings.	Sharma

04/04/2019	Consulting fees - Corporate	Denton	General - Complete further preparation for examination of Tanya Hutchens; confer with D Neymark; review of matters with MS and NL to help formulate questions for property by property review under the examination; compile information that may be required; attend examination 2:00 to 5:00; review of property status update from Q Seeley with NL; review of draft letters to interested parties including Dina Brik; update HL; liaise with insurance broker and provide information regarding the receivership and impacted properties; review of e-mails through the evening.
04/04/2019	Accounting Account Setup	Castillo	
04/05/2019	Consulting fees - Corporate	Denton	Coordinate return of laptops from Froese after call with Sandy Hutchens; attend Froese and pick up laptops; call with Quentin Seeley on property management issues and need for comprehensive reporting; coordinate banking matters with Farber Sudbury office - Tracy Rose; review 3/31 billing; liaison with insurance broker DL Deeks to confirm insurance cover status for each property; follow up RBC to direct Receiver letter re: whether Hutchens have bank account holdings; call Tanya Hutchens re: surplus proceeds and delivery of cheque to the Receiver; coordinate payment of J Cusmariu invoices re: registration of receivership order on title.
04/08/2019	Consulting fees - Corporate	Denton	Review of Quentin Seeley property management report on Sudbury properties; review Sudbury property matters with NL, rental collections and services; coordinate insurance follow with insurer and MS
04/09/2019	Banking - Corporate	Samoilov	Open a new bank account; setup the bank account in Ascend.
04/09/2019	Consulting fees - Corporate	Denton	Work on 5 properties for sale analysis re: estimated value and equity after mortgage; review of cash flow template for consolidated cash flow and review with NL; call insurance broker with MS; follow up Sudbury rental collections; review of e-mails from Naymark and Siskinds; coordinate and participate on conference call at 3:30 with the team and legal counsel Naymark on priorities; review of potential Receiver borrower lenders; send e-mails to Hillmount and Pillar Capital; call realtor with 1573 Houston listing to confirm background; call Tanya Hutchen and send e-mail; work on Sandy

Hutchens examination questions; review of consent order comments/ e-mails.

04/10/2019	Consulting fees - Corporate	Denton	Work on canvassing parties to provide receivers borrowings including Hillmount, Accord, Pivot, Clanton Capital, Harbour mortgage; draft and provide real estate portfolio information and court order; review, discuss cash flow design and content with NL; work on SH purchase of 8 properties in 2006 via 1681071 Ontario Inc, in preparation for examination April 12, including review of 8 Purview searches and capturing purchase and sale information; deal with insurance broker DL Deeks through the day in property portfolio including deal on urgent basis with 110-114 Pine Street coverage which was facing cancellation.
04/10/2019	Consulting fees - Corporate	Litwack	Review of historical property purchases and sales; followed up with prospective lenders to receivership estate; started putting together cash flow model for projecting cash burn, expenses, borrowing requirements and eventual net realizations.
04/11/2019	Consulting fees - Corporate	Sharma	Reviewing materials for Sandy Hutchens examination shared by P. Smith in response to information request. Coordinating for segregation of rents collected. Call with Randall re insurance. Updating of website.
04/11/2019	Consulting fees - Corporate	Litwack	Continued building cash flow forecast model; review of historical expense documents to forecast same.
04/12/2019	Consulting fees - Corporate	Sharma	Sandy Hutchen's examination. Call with P Denton, N Litwack on the preparation of cash flow statement.
04/12/2019	Consulting fees - Corporate	Denton	Preparation for, travel and attend Sandy Hutchens examination commencing at 10:00 until 5:00, participate on call with B Cohen and K Thomson of Pivot re: potential receivers borrowing.
04/15/2019	Consulting fees - Corporate	Binelli	Open and sort mail; telephone and email correspondence to various utility companies.
04/15/2019	Consulting fees - Corporate	Sharma	Reviewing the utilities bills for the cash flow analysis
04/16/2019	Consulting fees - Corporate	Binelli	Open and sort mail; telephone and email correspondence to various utility companies.

# FARBER

04/16/2019	Consulting fees - Corporate	Sharma	Reviewing the bank statements for flow of funds analysis.
04/17/2019	Consulting fees - Corporate	Denton	Liaise with K Lo of Froese re: laptops and computer drive imaging; review of cash flow with NL and presentation and line item inclusion; review briefly with HL and then instruct NL to provide draft cash flow to DN, TL; coordinate and deal with insurance for property portfolio including drafting of notice to RSA insurer of Pine Street to stay cancellation and provide Receiver contact; call with broker at Deek to identify priorities and contact particulars for other insurers; reach out to Q Seeley to obtain updated drive by on 42 Clemow Ave; liaise with DN and TL; review of e-mail from Q Seeley on Sudbury property by property repair, maintenance; follow up the Receivers borrowing candidates; provide property estimated valuation information to Pillar Capital; liaise with Clanton Capital; call with DN, TL and team at 4:00 on various project matters including planning for drafting of the Receivers Report.
04/17/2019	Consulting fees - Corporate	Sharma	Reviewing the bank statements for flow of funds analysis. Call with P Denton, N Litwack, D Naymark and T Liu on the steps going forward and preparation of report.
04/17/2019	Consulting fees - Corporate	Levy	Review of cash flow forecast from Noah Litwack and discussions with Paul Denton, Noah Litwack thereon
04/18/2019	Consulting fees - Corporate	Denton	Coordinating letters to insurers re: receivership proceeding and stay particulars in concert with AB; review of e-mails from insurance broker Deek regarding insurers; provide update to HL on work plan and court report planning; review of e-mails on the consent order; review of e-mails from legal counsel DN on various matters including rescheduling of the Tanya Hutchens examination; review of Dina Brik letter and properties of interest; coordinate Purview searches on same; with respect to potential receiver's borrowings continue to canvass potential lenders including calls with Pivot and legal counsel, Noam Edell of Clanton Capital and Diane Falcione of Hillmount; review of Hillmount term sheet and provide to legal counsel, team for review; review of e-mails into the evening; commence asset; listing analysis for the report section; review of e-mails through the evening.
04/22/2019	Consulting fees - Corporate	Denton	Receipt and review of Sandy Hutchens; review of

multiple e-mails from Randall LaPalme of DL Deeks including the need to address coverage requirements and premium payment of 7 properties in Innisfil/ Thornhill; liaise with legal counsel to confirm outstanding undertakings from Tanya Hutchens and send follow up request; call and NL and review progress on cash flow projection plus the status of gathering costs on utilities other costs with MS; review of the feedback from CIBC re: RRSP funds with MS; call with Pillar Capital re: potential receiver borrowing facility; work on report sections and tables.

04/22/2019	Consulting fees - Corporate	Litwack
	Continued preparing draft cash flow forecast; various emails and discussions with P Denton and M Sharma regarding same; follow up with M Sharma regarding historical expenses; reviewed and revised cash flow model.	
04/23/2019	Consulting fees - Corporate	Litwack
	Reconciled rent deposits.	
04/23/2019	Banking - Corporate	Samoilov
	Banking, posting.	
04/23/2019	Consulting fees - Corporate	Denton
	Work on court report sections and tables; commence coordination follow up real estate agents and appraisers including liaison with Meridian legal counsel; review of cash flow provided by NL on all properties; send copy of cash flow to legal counsel DN; follow up potential lenders for receiver's borrowings; review e-mails re: insurance and approve payments; field call from tenant in 3415 Errington; review matter with property manager in Sudbury.	
04/23/2019	Consulting fees - Corporate	Sharma
	Updating the banking transaction review with further details for BMO account.	
04/23/2019	Consulting fees - Corporate	Litwack
	Attempted to reconcile rent receipts from Tanya Hutchens; created revised schedule for cash flow forecast; drafted schedule of cash burn rate per property; email memo to team and counsel regarding cash flow forecasts for receivership properties and forecasts for properties yet to be added to the receivership; emails with A Binelli regarding Sudbury utility providers and responses to same; email responses to D Naymark regarding queries on cash flow forecast and net cash flow per property.	
04/25/2019	Consulting fees - Corporate	Denton
	Attendance at Tanya Hutchens examination.	

04/25/2019	Consulting fees - Corporate Tanya Hutchens Examination and preparation.	Sharma
04/26/2019	Consulting fees - Corporate Review of follow up points from Tanya Hutchens examination with legal counsel; review of examination points with MS; review of updated cash flow for properties and global cash flow with NL; review of multiple e-mails from Q Seeley April 25 with NL; call Quentin Seeley on same; liaise with Royal LePage realtor in Sudbury and appraiser for the 42 Clemow property based on mortgage input; review of realtors liaised with on the Thornhill and Innisfil properties to invite proposals; review of forensic investigation matters with MS; liaise with HL.	Denton
04/29/2019	Consulting fees - Corporate Review of Sandy Hutchens examination of April 12 with particular focus on cash flows in and out of the various bank accounts and the source and use of funds, as well as review of various property purchases and sales including review of property purchases that did not close; review of draft e-mail by legal counsel DN to the service list re: the condition and status of properties, cash flow for each property; provide clarification to legal counsel on laptops, hard drives; review of the updated consolidated cash flow with NL; draft and provide e-mail to Hillmount as the potential Receiver's along with April 25 Order and projected cash flow; follow up further Purview searches to confirm existence of further properties still held or purchased and solid historically from that included in Schedule B of the order; review of MS schedule of Spiro documents provided for properties; liaise with legal counsel to get copy of Atchison judgement claim.	Denton
04/29/2019	Consulting fees - Corporate Reviewing documents shared by Michael Spiro and summarizing the findings. Discussion with P Denton re the same and review of bank statements.	Sharma
04/30/2019	Consulting fees - Corporate Review of Brett Moldaver letter re: Colorado Advocates claim for fees and supporting mortgage; follow up detailed supporting information; complete chart of invoices and fees; review of NL court report section and provide comments; review and e-mail exchanges with legal counsel DN regarding outstanding matters and information as well as investigation forensic approach given information gaps; review of e-mail from Siskinds re: request for all information and provide comments to DN; review of multiple e-mails with insurance broker; further review of completeness of real estate purchases and sales; liaise with potential listing agents and NL for 4 Innisfil/ Thornhill properties; further in-depth review of	Denton

# FARBER

Sandy examination as part of forensic mapping exercise; work on report section assets, liabilities.

Total for Services	\$ 6,918.50
HST on Fees	<u>899.41</u>
Subtotal	7,817.91

Photocopies, faxes, etc. (includes HST of \$11.53)	\$ <u>100.20</u>
Current Amount Due	\$ <u>7,918.11</u>

HST#136800752RT0001

## A. FARBER & PARTNERS INC.

### HUTCHENS ET AL

#### SUMMARY OF TIME INCURRED APRIL 1, 2019 TO APRIL 30, 2019

Name	Total Hours	Rate Per Hour	Billing
H. Levy	0.30	\$595.00	\$178.50
P. Denton	6.10	\$550.00	\$3,355.00
N. Litwack	2.40	\$425.00	\$1,020.00
M. Sharma	5.40	\$350.00	\$1,890.00
A. Binelli	0.30	\$200.00	\$60.00
L. Samoilov	1.20	\$200.00	\$240.00
M. Castillo	1.00	\$175.00	\$175.00
<b>Total</b>	<b>16.70</b>		<b>\$6,918.50</b>

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May 7, 2019

Hutchens  
Gary & Linda Stevens & 1174365 Alberta Ltd  
c/o Justin Nepal Litigation  
171 John Street, Suite 101  
Toronto, ON M5T 1X3

**RE: 367-369 HOWEY DRIVE**

Invoice No. 15849

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**TO PROFESSIONAL SERVICES RENDERED BY A. FARBER & PARTNERS INC. for the period ended April 30, 2019:**

DATE	SERVICE	STAFF
04/02/2019	Consulting fees - Corporate Reviewing documents shared by Tanya Hutchens.	Sharma
04/02/2019	Consulting fees - Corporate Addressed issue relating to hydro disconnect notice.	Litwack
04/03/2019	Consulting fees - Corporate Follow up with GSU regarding outstanding hydro and utility costs; reviewed and revised letter to same.	Litwack
04/03/2019	Consulting fees - Corporate Call with Tanya Hutchens to review various matters including property management rentals and banking of same; details of Innisfil and Thornhill properties; review of matters with NL and MS re: property management matters and ongoing information requests; review of MS analysis of review of information in boxes; coordinate laptop receipt from S Hutchens and drop off at Froese; work on questions for TH examination; review with legal counsel overnight; work on overall property purchase and sale history and chronology using Purview.	Denton
04/03/2019	Consulting fees - Corporate Reviewing documents shared by Tanya Hutchens and summarizing findings.	Sharma
04/04/2019	Consulting fees - Corporate General - Complete further preparation for examination of Tanya Hutchens; confer with D Neymark; review of matters with MS and NL to help formulate questions for	Denton

property by property review under the examination; compile information that may be required; attend examination 2:00 to 5:00; review of property status update from Q Seeley with NL; review of draft letters to interested parties including Dina Brik; update HL; liaise with insurance broker and provide information regarding the receivership and impacted properties; review of e-mails through the evening.

04/05/2019	Consulting fees - Corporate	Denton	Coordinate return of laptops from Froese after call with Sandy Hutchens; attend Froese and pick up laptops; call with Quentin Seeley on property management issues and need for comprehensive reporting; coordinate banking matters with Farber Sudbury office - Tracy Rose; review 3/31 billing; liaison with insurance broker DL Deeks to confirm insurance cover status for each property; follow up RBC to direct Receiver letter re: whether Hutchens have bank account holdings; call Tanya Hutchens re: surplus proceeds and delivery of cheque to the Receiver; coordinate payment of J Cusmariu invoices re: registration of receivership order on title.
04/05/2019	Consulting fees - Corporate	Denton	Liaison with Day Construction re: waste management and resumption of services as a high priority; provide court order re: powers
04/05/2019	Accounting Account Setup	Castillo	
04/08/2019	Consulting fees - Corporate	Denton	Review of Quentin Seeley property management report on Sudbury properties; review Sudbury property matters with NL, rental collections and services; coordinate insurance follow with insurer and MS
04/08/2019	Consulting fees - Corporate	Levy	Review of building reports from North Key Property
04/08/2019	Consulting fees - Corporate	Litwack	Follow up with garbage collection contractor regarding invoicing and replacement of bins; memo to D Naymark regarding status of property.
04/09/2019	Banking - Corporate	Samoilov	Open a new bank account; setup the bank account in Ascend.
04/09/2019	Consulting fees - Corporate	Denton	Work on 5 properties for sale analysis re: estimated value and equity after mortgage; review of cash flow template for consolidated cash flow and review with NL; call insurance broker with MS; follow up Sudbury rental

collections; review of e-mails from Naymark and Siskinds; coordinate and participate on conference call at 3:30 with the team and legal counsel Naymark on priorities; review of potential Receiver borrower lenders; send e-mails to Hillmount and Pillar Capital; call realtor with 1573 Houston listing to confirm background; call Tanya Hutchen and send e-mail; work on Sandy Hutchens examination questions; review of consent order comments/ e-mails.

04/10/2019	Consulting fees - Corporate	Denton	Work on canvassing parties to provide receivers borrowings including Hillmount, Accord, Pivot, Clanton Capital, Harbour mortgage; draft and provide real estate portfolio information and court order; review, discuss cash flow design and content with NL; work on SH purchase of 8 properties in 2006 via 1681071 Ontario Inc, in preparation for examination April 12, including review of 8 Purview searches and capturing purchase and sale information; deal with insurance broker DL Deeks through the day in property portfolio including deal on urgent basis with 110-114 Pine Street coverage which was facing cancellation.
04/10/2019	Consulting fees - Corporate	Litwack	Review of historical property purchases and sales; followed up with prospective lenders to receivership estate; started putting together cash flow model for projecting cash burn, expenses, borrowing requirements and eventual net realizations.
04/11/2019	Consulting fees - Corporate	Sharma	Reviewing materials for Sandy Hutchens examination shared by P. Smith in response to information request. Coordinating for segregation of rents collected. Call with Randall re insurance. Updating of website.
04/11/2019	Consulting fees - Corporate	Litwack	Continued building cash flow forecast model; review of historical expense documents to forecast same.
04/12/2019	Consulting fees - Corporate	Sharma	Sandy Hutchen's examination. Call with P Denton, N Litwack on the preparation of cash flow statement.
04/12/2019	Consulting fees - Corporate	Denton	Preparation for, travel and attend Sandy Hutchens examination commencing at 10:00 until 5:00, participate on call with B Cohen and K Thomson of Pivot re: potential receivers borrowing.
04/15/2019	Banking - Corporate	Samoilov	Banking, posting.
04/15/2019	Consulting fees - Corporate	Binelli	

	Open and sort mail; telephone and email correspondence to various utility companies.	
04/16/2019	Consulting fees - Corporate	Binelli
	Open and sort mail; telephone and email correspondence to various utility companies.	
04/16/2019	Consulting fees - Corporate	Sharma
	Reviewing the bank statements for flow of funds analysis.	
04/17/2019	Consulting fees - Corporate	Denton
	Liaise with K Lo of Froese re: laptops and computer drive imaging; review of cash flow with NL and presentation and line item inclusion; review briefly with HL and then instruct NL to provide draft cash flow to DN, TL; coordinate and deal with insurance for property portfolio including drafting of notice to RSA insurer of Pine Street to stay cancellation and provide Receiver contact; call with broker at Deek to identify priorities and contact particulars for other insurers; reach out to Q Seeley to obtain updated drive by on 42 Clemow Ave; liaise with DN and TL; review of e-mail from Q Seeley on Sudbury property by property repair, maintenance; follow up the Receivers borrowing candidates; provide property estimated valuation information to Pillar Capital; liaise with Clanton Capital; call with DN, TL and team at 4:00 on various project matters including planning for drafting of the Receivers Report.	
04/17/2019	Consulting fees - Corporate	Sharma
	Reviewing the bank statements for flow of funds analysis. Call with P Denton, N Litwack, D Naymark and T Liu on the steps going forward and preparation of report.	
04/17/2019	Consulting fees - Corporate	Levy
	Review of cash flow forecast from Noah Litwack and discussions with Paul Denton, Noah Litwack thereon	
04/17/2019	Consulting fees - Corporate	Litwack
	Emailed pictures of property for insurance broker.	
04/17/2019	Banking - Corporate	Samoilov
	Banking.	
04/18/2019	Consulting fees - Corporate	Denton
	Coordinating letters to insurers re: receivership proceeding and stay particulars in concert with AB; review of e-mails from insurance broker Deek regarding insurers; provide update to HL on work plan and court report planning; review of e-mails on the consent order; review of e-mails from legal counsel DN on various matters including rescheduling of the Tanya Hutchens	

examination; review of Dina Brik letter and properties of interest; coordinate Purview searches on same; with respect to potential receiver's borrowings continue to canvass potential lenders including calls with Pivot and legal counsel, Noam Edell of Clanton Capital and Diane Falcione of Hillmount; review of Hillmount term sheet and provide to legal counsel, team for review; review of e-mails into the evening; commence asset; listing analysis for the report section; review of e-mails through the evening.

- |            |   |         |
|------------|---|---------|
| 04/22/2019 | Consulting fees - Corporate   | Denton  |
|            | Receipt and review of Sandy Hutchens; review of multiple e-mails from Randall LaPalme of DL Deeks including the need to address coverage requirements and premium payment of 7 properties in Innisfil/ Thornhill; liaise with legal counsel to confirm outstanding undertakings from Tanya Hutchens and send follow up request; call and NL and review progress on cash flow projection plus the status of gathering costs on utilities other costs with MS; review of the feedback from CIBC re: RRSP funds with MS; call with Pillar Capital re: potential receiver borrowing facility; work on report sections and tables. |         |
|            |   |         |
| 04/22/2019 | Consulting fees - Corporate   | Litwack |
|            | Continued preparing draft cash flow forecast; various emails and discussions with P Denton and M Sharma regarding same; follow up with M Sharma regarding historical expenses; reviewed and revised cash flow model.  |         |
|            |   |         |
| 04/22/2019 | Consulting fees - Corporate   | Sharma  |
|            | Reviewing the utilities bills for the cash flow   |         |
|            |   |         |
| 04/23/2019 | Consulting fees - Corporate   | Denton  |
|            | Work on court report sections and tables; commence coordination follow up real estate agents and appraisers including liaison with Meridian legal counsel; review of cash flow provided by NL on all properties; send copy of cash flow to legal counsel DN; follow up potential lenders for receiver's borrowings; review e-mails re: insurance and approve payments; field call from tenant in 3415 Errington; review matter with property manager in Sudbury.  |         |
|            |   |         |
| 04/23/2019 | Consulting fees - Corporate   | Sharma  |
|            | Updating the banking transaction review with further details for BMO account.   |         |
|            |   |         |
| 04/23/2019 | Consulting fees - Corporate   | Litwack |
|            | Attempted to reconcile rent receipts from Tanya Hutchens; created revised schedule for cash flow forecast; drafted schedule of cash burn rate per property; email memo to team and counsel regarding  |         |

cash flow forecasts for receivership properties and forecasts for properties yet to be added to the receivership; emails with A Binelli regarding Sudbury utility providers and responses to same; email responses to D Naymark regarding queries on cash flow forecast and net cash flow per property.

04/25/2019	Consulting fees - Corporate	Denton	Attendance at Tanya Hutchens examination.
04/25/2019	Consulting fees - Corporate	Sharma	Tanya Hutchens Examination and preparation.
04/26/2019	Consulting fees - Corporate	Denton	Review of follow up points from Tanya Hutchens examination with legal counsel; review of examination points with MS; review of updated cash flow for properties and global cash flow with NL; review of multiple e-mails from Q Seeley April 25 with NL; call Quentin Seeley on same; liaise with Royal LePage realtor in Sudbury and appraiser for the 42 Clemow property based on mortgage input; review of realtors liaised with on the Thornhill and Innisfil properties to invite proposals; review of forensic investigation matters with MS; liaise with HL.
04/29/2019	Consulting fees - Corporate	Denton	Review of Sandy Hutchens examination of April 12 with particular focus on cash flows in and out of the various bank accounts and the source and use of funds, as well as review of various property purchases and sales including review of property purchases that did not close; review of draft e-mail by legal counsel DN to the service list re: the condition and status of properties, cash flow for each property; provide clarification to legal counsel on laptops, hard drives; review of the updated consolidated cash flow with NL; draft and provide e-mail to Hillmount as the potential Receiver's along with April 25 Order and projected cash flow; follow up further Purview searches to confirm existence of further properties still held or purchased and solid historically from that included in Schedule B of the order; review of MS schedule of Spiro documents provided for properties; liaise with legal counsel to get copy of Atchison judgement claim.
04/29/2019	Consulting fees - Corporate	Sharma	Reviewing documents shared by Michael Spiro and summarizing the findings. Discussion with P Denton re the same and review of bank statements.
04/30/2019	Consulting fees - Corporate	Denton	Review of Brett Moldaver letter re: Colorado Advocates claim for fees and supporting mortgage; follow up detailed supporting information; complete chart of

# FARBER

invoices and fees; review of NL court report section and provide comments; review and e-mail exchanges with legal counsel DN regarding outstanding matters and information as well as investigation forensic approach given information gaps; review of e-mail from Siskinds re: request for all information and provide comments to DN; review of multiple e-mails with insurance broker; further review of completeness of real estate purchases and sales; liaise with potential listing agents and NL for 4 Innisfil/ Thornhill properties; further in-depth review of Sandy examination as part of forensic mapping exercise; work on report section assets, liabilities.

04/30/2019 Banking - Corporate  
Banking, posting.

Samoilov

Total for Services	\$	7,307.00
HST on Fees		<u>949.91</u>
Subtotal		8,256.91

Photocopies, faxes, etc. (includes HST of \$11.94)	\$	<u>103.80</u>
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Current Amount Due	\$	<u><u>8,360.71</u></u>
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HST#136800752RT0001

## A. FARBER & PARTNERS INC.

### HUTCHENS ET AL

### SUMMARY OF TIME INCURRED APRIL 1, 2019 TO APRIL 30, 2019

Name	Total Hours	Rate Per Hour	Billing
H. Levy	0.60	\$595.00	\$357.00
P. Denton	6.40	\$550.00	\$3,520.00
N. Litwack	2.60	\$425.00	\$1,105.00
M. Sharma	5.40	\$350.00	\$1,890.00
A. Binelli	0.20	\$200.00	\$40.00
L. Samoilov	1.10	\$200.00	\$220.00
M. Castillo	1.00	\$175.00	\$175.00
<b>Total</b>	<b>17.30</b>		<b>\$7,307.00</b>

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150 York Street, Suite 1600  
Toronto, ON, Canada, M5H 3S5  
T: 1.855.775.8777  
F: 416.496.3839

May 7, 2019

Hutchens  
Gary & Linda Stevens & 1174365 Alberta Ltd  
c/o Justin Nepal Litigation  
171 John Street, Suite 101  
Toronto, ON M5T 1X3

**RE: 42 CLEMOW AVENUE**

Invoice No. 15846

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**TO PROFESSIONAL SERVICES RENDERED BY A. FARBER & PARTNERS INC. for the period ended April 30, 2019:**

DATE	SERVICE	STAFF
04/01/2019	Consulting fees - Corporate Various calls with P Denton regarding current property management status and alternative property management options; drafted notices to tenants of all Sudbury properties regarding receivership and updated order of court relating to rents and other matters; drafted agent authorization letter; calls and emails with previous property manager regarding rent rolls; calls and emails with new property manager regarding collection of rents and status of properties; drafted preliminary rent roll schedule from information provided from previous property manager.	Litwack
04/02/2019	Consulting fees - Corporate Reviewing documents shared by Tanya Hutchens.	Sharma
04/03/2019	Consulting fees - Corporate Call with Tanya Hutchens to review various matters including property management rentals and banking of same; details of Innisfil and Thornhill properties; review of matters with NL and MS re: property management matters and ongoing information requests; review of MS analysis of review of information in boxes; coordinate laptop receipt from S Hutchens and drop off at Froese; work on questions for TH examination; review with legal counsel overnight; work on overall property purchase and sale history and chronology using Purview.	Denton
04/03/2019	Consulting fees - Corporate Reviewing documents shared by Tanya Hutchens and summarizing findings.	Sharma

04/04/2019	Consulting fees - Corporate	Denton	General - Complete further preparation for examination of Tanya Hutchens; confer with D Neymark; review of matters with MS and NL to help formulate questions for property by property review under the examination; compile information that may be required; attend examination 2:00 to 5:00; review of property status update from Q Seeley with NL; review of draft letters to interested parties including Dina Brik; update HL; liaise with insurance broker and provide information regarding the receivership and impacted properties; review of e-mails through the evening.
04/05/2019	Consulting fees - Corporate	Denton	Coordinate return of laptops from Froese after call with Sandy Hutchens; attend Froese and pick up laptops; call with Quentin Seeley on property management issues and need for comprehensive reporting; coordinate banking matters with Farber Sudbury office - Tracy Rose; review 3/31 billing; liaison with insurance broker DL Deeks to confirm insurance cover status for each property; follow up RBC to direct Receiver letter re: whether Hutchens have bank account holdings; call Tanya Hutchens re: surplus proceeds and delivery of cheque to the Receiver; coordinate payment of J Cusmariu invoices re: registration of receivership order on title.
04/05/2019	Accounting Account Setup	Castillo	
04/08/2019	Consulting fees - Corporate	Denton	Review of Quentin Seeley property management report on Sudbury properties; review Sudbury property matters with NL, rental collections and services; coordinate insurance follow with insurer and MS
04/09/2019	Banking - Corporate	Samoilov	Open a new bank account; setup the bank account in Ascend.
04/09/2019	Consulting fees - Corporate	Denton	Work on 5 properties for sale analysis re: estimated value and equity after mortgage; review of cash flow template for consolidated cash flow and review with NL; call insurance broker with MS; follow up Sudbury rental collections; review of e-mails from Naymark and Siskinds; coordinate and participate on conference call at 3:30 with the team and legal counsel Naymark on priorities; review of potential Receiver borrower lenders; send e-mails to Hillmount and Pillar Capital; call realtor with 1573 Houston listing to confirm background; call Tanya Hutchen and send e-mail; work on Sandy

Hutchens examination questions; review of consent order comments/ e-mails.

04/10/2019	Consulting fees - Corporate	Denton	Work on canvassing parties to provide receivers borrowings including Hillmount, Accord, Pivot, Clanton Capital, Harbour mortgage; draft and provide real estate portfolio information and court order; review, discuss cash flow design and content with NL; work on SH purchase of 8 properties in 2006 via 1681071 Ontario Inc, in preparation for examination April 12, including review of 8 Purview searches and capturing purchase and sale information; deal with insurance broker DL Deeks through the day in property portfolio including deal on urgent basis with 110-114 Pine Street coverage which was facing cancellation.
04/10/2019	Consulting fees - Corporate	Litwack	Review of historical property purchases and sales; followed up with prospective lenders to receivership estate; started putting together cash flow model for projecting cash burn, expenses, borrowing requirements and eventual net realizations.
04/11/2019	Consulting fees - Corporate	Sharma	Reviewing materials for Sandy Hutchens examination shared by P. Smith in response to information request. Coordinating for segregation of rents collected. Call with Randall re insurance. Updating of website.
04/11/2019	Consulting fees - Corporate	Litwack	Continued building cash flow forecast model; review of historical expense documents to forecast same.
04/12/2019	Consulting fees - Corporate	Sharma	Sandy Hutchen's examination. Call with P Denton, N Litwack on the preparation of cash flow statement.
04/12/2019	Consulting fees - Corporate	Denton	Preparation for, travel and attend Sandy Hutchens examination commencing at 10:00 until 5:00, participate on call with B Cohen and K Thomson of Pivot re: potential receivers borrowing.
04/15/2019	Consulting fees - Corporate	Binelli	Open and sort mail; telephone and email correspondence to various utility companies.
04/15/2019	Consulting fees - Corporate	Litwack	Call with property manager regarding hot water tank repair issue and non-payment of rent by tenant.
04/16/2019	Consulting fees - Corporate	Litwack	Call with property manager regarding hot water tank.

# FARBER

04/16/2019	Consulting fees - Corporate	Binelli	Open and sort mail; telephone and email correspondence to various utility companies.
04/16/2019	Consulting fees - Corporate	Sharma	Reviewing the bank statements for flow of funds analysis.
04/17/2019	Consulting fees - Corporate	Denton	Liaise with K Lo of Froese re: laptops and computer drive imaging; review of cash flow with NL and presentation and line item inclusion; review briefly with HL and then instruct NL to provide draft cash flow to DN, TL; coordinate and deal with insurance for property portfolio including drafting of notice to RSA insurer of Pine Street to stay cancellation and provide Receiver contact; call with broker at Deek to identify priorities and contact particulars for other insurers; reach out to Q Seeley to obtain updated drive by on 42 Clemow Ave; liaise with DN and TL; review of e-mail from Q Seeley on Sudbury property by property repair, maintenance; follow up the Receivers borrowing candidates; provide property estimated valuation information to Pillar Capital; liaise with Clanton Capital; call with DN, TL and team at 4:00 on various project matters including planning for drafting of the Receivers Report.
04/17/2019	Consulting fees - Corporate	Sharma	Reviewing the bank statements for flow of funds analysis. Call with P Denton, N Litwack, D Naymark and T Liu on the steps going forward and preparation of report.
04/17/2019	Consulting fees - Corporate	Litwack	Direction to property manager regarding addressing rent issue and hot water tank issue.
04/17/2019	Banking - Corporate	Samoilov	Banking.
04/18/2019	Banking - Corporate	Samoilov	Banking, posting JE entry adjustment.
04/18/2019	Consulting fees - Corporate	Denton	Coordinating letters to insurers re: receivership proceeding and stay particulars in concert with AB; review of e-mails from insurance broker Deek regarding insurers; provide update to HL on work plan and court report planning; review of e-mails on the consent order; review of e-mails from legal counsel DN on various matters including rescheduling of the Tanya Hutchens examination; review of Dina Brik letter and properties of interest; coordinate Purview searches on same; with respect to potential receiver's borrowings continue to

canvass potential lenders including calls with Pivot and legal counsel, Noam Edell of Clanton Capital and Diane Falcione of Hillmount; review of Hillmount term sheet and provide to legal counsel, team for review; review of e-mails into the evening; commence asset; listing analysis for the report section; review of e-mails through the evening.

04/22/2019	Consulting fees - Corporate	Denton	Receipt and review of Sandy Hutchens; review of multiple e-mails from Randall LaPalme of DL Deeks including the need to address coverage requirements and premium payment of 7 properties in Innisfil/ Thornhill; liaise with legal counsel to confirm outstanding undertakings from Tanya Hutchens and send follow up request; call and NL and review progress on cash flow projection plus the status of gathering costs on utilities other costs with MS; review of the feedback from CIBC re: RRSP funds with MS; call with Pillar Capital re: potential receiver borrowing facility; work on report sections and tables.
04/22/2019	Consulting fees - Corporate	Litwack	Continued preparing draft cash flow forecast; various emails and discussions with P Denton and M Sharma regarding same; follow up with M Sharma regarding historical expenses; reviewed and revised cash flow model.
04/22/2019	Consulting fees - Corporate	Levy	Review of the draft Consent Order and emails with Daniel Naymark regarding property sale, living and legal expenses
04/23/2019	Consulting fees - Corporate	Litwack	Correspondence with property manager regarding hot water tank repair; Calls and emails with various realtors requesting listing proposal in advance of court ordered sale process.
04/23/2019	Consulting fees - Corporate	Denton	Work on court report sections and tables; commence coordination follow up real estate agents and appraisers including liaison with Meridian legal counsel; review of cash flow provided by NL on all properties; send copy of cash flow to legal counsel DN; follow up potential lenders for receiver's borrowings; review e-mails re: insurance and approve payments; field call from tenant in 3415 Errington; review matter with property manager in Sudbury.
04/23/2019	Consulting fees - Corporate	Sharma	Updating the banking transaction review with further details for BMO account.

# FARBER

04/23/2019	Consulting fees - Corporate	Litwack	Attempted to reconcile rent receipts from Tanya Hutchens; created revised schedule for cash flow forecast; drafted schedule of cash burn rate per property; email memo to team and counsel regarding cash flow forecasts for receivership properties and forecasts for properties yet to be added to the receivership; emails with A Binelli regarding Sudbury utility providers and responses to same; email responses to D Naymark regarding queries on cash flow forecast and net cash flow per property.
04/25/2019	Consulting fees - Corporate	Denton	Attendance at Tanya Hutchens examination.
04/25/2019	Consulting fees - Corporate	Sharma	Tanya Hutchens Examination and preparation.
04/26/2019	Consulting fees - Corporate	Denton	Review of follow up points from Tanya Hutchens examination with legal counsel; review of examination points with MS; review of updated cash flow for properties and global cash flow with NL; review of multiple e-mails from Q Seeley April 25 with NL; call Quentin Seeley on same; liaise with Royal LePage realtor in Sudbury and appraiser for the 42 Clemow property based on mortgage input; review of realtors liaised with on the Thornhill and Innisfil properties to invite proposals; review of forensic investigation matters with MS; liaise with HL.
04/26/2019	Consulting fees - Corporate	Litwack	Follow up emails and calls with real estate agents regarding listing proposals.
04/29/2019	Consulting fees - Corporate	Denton	Follow up property appraiser and potential listing agent; review of e-mails from each
04/29/2019	Consulting fees - Corporate	Litwack	Email and telephone correspondence with local realtor regarding listing proposal for 42 Clemow.
04/29/2019	Consulting fees - Corporate	Denton	Review of Sandy Hutchens examination of April 12 with particular focus on cash flows in and out of the various bank accounts and the source and use of funds, as well as review of various property purchases and sales including review of property purchases that did not close; review of draft e-mail by legal counsel DN to the service list re: the condition and status of properties, cash flow for each property; provide clarification to legal counsel on laptops, hard drives; review of the updated consolidated cash flow with NL; draft and provide e-mail to Hillmount as the potential Receiver's along with April

25 Order and projected cash flow; follow up further  
 Purview searches to confirm existence of further  
 properties still held or purchased and solid historically  
 from that included in Schedule B of the order; review of  
 MS schedule of Spiro documents provided for  
 properties; liaise with legal counsel to get copy of  
 Atchison judgement claim.

04/29/2019	Consulting fees - Corporate	Sharma	Reviewing documents shared by Michael Spiro and summarizing the findings. Discussion with P Denton re the same and review of bank statements.
04/30/2019	Consulting fees - Corporate	Denton	Review of Brett Moldaver letter re: Colorado Advocates claim for fees and supporting mortgage; follow up detailed supporting information; complete chart of invoices and fees; review of NL court report section and provide comments; review and e-mail exchanges with legal counsel DN regarding outstanding matters and information as well as investigation forensic approach given information gaps; review of e-mail from Siskinds re: request for all information and provide comments to DN; review of multiple e-mails with insurance broker; further review of completeness of real estate purchases and sales; liaise with potential listing agents and NL for 4 Innisfil/ Thornhill properties; further in-depth review of Sandy examination as part of forensic mapping exercise; work on report section assets, liabilities.
04/30/2019	Consulting fees - Corporate	Litwack	Reviewed invoice for hot water tank repair and directed payment of same; discussions with P Denton regarding same.

Total for Services	\$	7,009.00
HST on Fees		<u>911.17</u>
Subtotal		7,920.17
Photocopies, faxes, etc. (includes HST of \$11.32)	\$	<u>98.40</u>
Current Amount Due	\$	<u><u>8,018.57</u></u>

HST#136800752RT0001



## A. FARBER &amp; PARTNERS INC.

HUTCHENS *ET AL*SUMMARY OF TIME INCURRED  
APRIL 1, 2019 TO APRIL 30, 2019

Name	Total Hours	Rate Per Hour	Billing
H. Levy	0.20	\$595.00	\$119.00
P. Denton	6.60	\$550.00	\$3,630.00
N. Litwack	3.40	\$425.00	\$1,445.00
M. Sharma	4.00	\$350.00	\$1,400.00
A. Binelli	0.20	\$200.00	\$40.00
L. Samoilov	1.00	\$200.00	\$200.00
M. Castillo	1.00	\$175.00	\$175.00
<b>Total</b>	<b>16.40</b>		<b>\$7,009.00</b>



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August 12, 2019

Hutchens  
Gary & Linda Stevens & 1174365 Alberta Ltd  
c/o Justin Nepal Litigation  
171 John Street, Suite 101  
Toronto, ON M5T 1X3

**RE: 1573 HOUSTON AVENUE**

Invoice No. 16151

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**TO PROFESSIONAL SERVICES RENDERED BY A. FARBER & PARTNERS INC. for the period ended June 30, 2019:**

DATE	SERVICE	STAFF
04/02/2019	Consulting fees - Corporate Review of Purview to get background	Denton
04/05/2019	Accounting Account Setup	Castillo
04/09/2019	Consulting fees - Corporate Researched historical and current listings.	Litwack
06/03/2019	Consulting fees - Corporate Drafting report to court; updated cash flow projections.	Litwack
05/30/2019	Consulting fees - Corporate Reviewed list of additional saleable properties for court relief and cash flow of additional saleable properties; emails regarding drafting third report of the receiver.	Litwack
06/04/2019	Consulting fees - Corporate Continued working on cash flow projections for court report; various discussions with team regarding same.	Litwack
06/05/2019	Consulting fees - Corporate Updated cash flow projections and discussed same with D Naymark for review with T Hutchens' counsel.	Litwack
06/10/2019	Consulting fees - Corporate Incorporating the Meridian bank account (20 different accounts) transactions to the flow of fund analysis and weekly meeting to discuss strategic issues on the matter with H Levy, P Denton, and N Litwack.	Sharma

# FARBER

06/10/2019	Consulting fees - Corporate	Litwack	Correspondence with appraiser regarding access to property and appraisal scope; call with team regarding current listing with appraiser hired by Hutchens and other matters.
06/11/2019	Consulting fees - Corporate	Sharma	Incorporating the bank transactions re the bank accounts with Meridian (20 accounts) in the flow of funds analysis and meeting with D Naymark, H Levy, P Denton, K Kimel on the flow of funds analysis and steps going forward.
06/11/2019	Consulting fees - Corporate	Litwack	Confirmation of appraisal details with appraiser.
06/12/2019	Consulting fees - Corporate	Litwack	Update to staff on additional properties included in June 7 Order.
06/12/2019	Consulting fees - Corporate	Levy	Review of emails between Keegan Boyd and Paul Denton regarding Maple and Houston properties; Review of emails from Daniel Naymark
06/13/2019	Consulting fees - Corporate	Sharma	Updating the report with Meridian bank account transactions. Discussion with K Kimel on the transfers between the Colorado and Pennsylvania bank accounts.
06/13/2019	Consulting fees - Corporate	Litwack	Email with T Hutchens counsel regarding access to property and other matters.
06/14/2019	Consulting fees - Corporate	Sharma	Collating transactions including unknown cheques, withdrawals and wires for which further information requests have to be made to banks for both Colorado and Pennsylvania account transactions.
06/14/2019	Consulting fees - Corporate	Litwack	Call with local realtor specializing in waterfront properties in Innisfil; discussions regarding value of the property and possibility of making offers.
06/17/2019	Consulting fees - Corporate	Denton	Work on logistics for call with legal counsel for Pennsylvania and Colorado; draft presentation outline; review of status of update of sources and uses of cash analysis with MS and outstanding information requests; provide feedback on questions for next examination of Tanya Hutchens; review expense approvals for properties

# FARBER

06/17/2019	Consulting fees - Corporate	Sharma	Preparing for Tanya Hutchens examination - reviewing bank account transactions and flow of funds to collate transactions of larger amounts where the uses of the funds were unknown to question Tanya re the same.
06/17/2019	Consulting fees - Corporate	Litwack	Reviewed various holding cost statements and approved for payment; direction to staff regarding same.
06/18/2019	Consulting fees - Corporate	Denton	Review of sources and uses of cash analysis for CO and PA; review with MS and KK; review of questions and background for next examination of Tanya Hutchens; arrange prep call with legal counsel for 6/19; review 131 Beecroft background with NS; attend to project management matters
06/18/2019	Consulting fees - Corporate	Denton	Dealing with vacancy insurance permits
06/18/2019	Consulting fees - Corporate	Sharma	Updating the report with the information received from Meridian re cancelled cheques for which the payee was unknown.
06/18/2019	Consulting fees - Corporate	Litwack	Direction to J Cusmariu, real estate counsel, to register the order on title; various discussions regarding same; team meeting regarding update on administration.
06/19/2019	Consulting fees - Corporate	Rabinovitch	Converted Hutchens Sudbury Credit Union bank account transactions from PDF to Excel, to consolidate the data, track the flow of funds, and understand where money was being spent.
06/19/2019	Consulting fees - Corporate	Denton	Review and coordination of sources and uses of cash analysis for update to legal counsels; review of matters with MS, KK and HL; coordinate and participate in call with legal counsel at 1:30; coordination of call and Skype logistics with legal counsels; draft outline of discussion points; review of cash position and payment of property utilities;
06/19/2019	Consulting fees - Corporate	Sharma	Updating the report and the flow of funds chart with the further information received from banks. Meeting and preparation for the investigation update re Hutchens bank transactions.
06/19/2019	Consulting fees - Corporate	Litwack	Followed up with appraiser regarding release of appraisal.

# FARBER

06/20/2019	Consulting fees - Corporate	Denton	Detailed review and coordination of report update on sources and uses of cash analysis for update to legal counsels by conference call including; review of financial models for CO and PA; review of matters with MS, KK and HL; draft discussion points for meeting; provide extracts for to participants in advance of the call; review of matters with our legal counsel; coordinate call set up with IT; prep for and participation in call at 4:00
06/20/2019	Consulting fees - Corporate	Odeh	Made amendments to appendices and put together appendices for meeting. Deal with redirected mail.
06/20/2019	Consulting fees - Corporate	Sharma	Working on the flow of funds chart for the presentation. Meeting and presentation re work done to follow the flow of funds.
06/21/2019	Consulting fees - Corporate	Denton	In depth review of cash flow and wire tracing; gather information and review with MS in preparation for further examination of TH
06/24/2019	Consulting fees - Corporate	Denton	follow up regarding approval/ consent to list 1573 Houston/ 1479 Maple in exchange for hold on listing 33 Theodore
06/24/2019	Consulting fees - Corporate	Denton	Review of Tanya Hutchens examination information undertakings response from Miller Thomson re: April 4 examination; review of Sandy Hutchens examination transcript for May 27, 2019 examination; review of Howard Langer follow up re: US bank transactions; review bank statement status generally with MS
06/25/2019	Consulting fees - Corporate	Odeh	Entering cheque information into spreadsheet for transaction review. Identify missing information.
06/25/2019	Consulting fees - Corporate	Sharma	Working on questions for Tanya's examination including questions re bank transactions of large amounts, property transactions and assumption of mortgages.
06/25/2019	Consulting fees - Corporate	Denton	Prep and participate in weekly team meeting; review of e-mails re: addition of 1573 Houston and 1479 Maple as quid pro quo for not listing 33 Theodore at this time; review of draft recognition order and notes to draft; review of and discuss MS documents prepared for Tanya Hutchens examination June 27
06/26/2019	Consulting fees - Corporate	Rabinovitch	Converted Hutchens BMO bank account cheques from

PDF to Excel, to consolidate the data, track the flow of funds, and understand where money was being spent.

06/26/2019	Consulting fees - Corporate	Denton	Work on time line of property transactions, specifically review and gather supporting documents by property; review of e-mail re: provision of banking information from Siskinds; review of line of questions for examination of Tanya Hutchens and support documents with MS and legal counsel
06/26/2019	Consulting fees - Corporate	Litwack	Correspondence with the appraiser regarding same and updated requested for fair market valuation.
06/27/2019	Consulting fees - Corporate	Odeh	Entering cheque information into spreadsheet for transaction review. Email sent to Keb Bank for additional information.
06/27/2019	Consulting fees - Corporate	Denton	Review, gather information to evidence time line of property purchases, sales and mortgage financing by property; liaise with Hillmount to update listing status
06/27/2019	Consulting fees - Corporate	Sharma	Preparing for and attending Tanya Hutchen's examination at Network with D Naymark, B Sachdeva and T Hutchens.
06/28/2019	Consulting fees - Corporate	Denton	Follow up appraisal; liaise with Heather Jones on status of negotiations with Hutchens legal counsel and ongoing level of interest in the property
06/28/2019	Consulting fees - Corporate	Sharma	Incorporating information re the copies of cancelled cheques (amounting to \$1.5m) received from KEB for the accounts held by Hutchens with KEB in the flow of funds report.
06/28/2019	Consulting fees - Corporate	Litwack	Coordinated payment of appraisal expense and obtaining updated fair market valuations.
		Total for Services	\$ 4,805.00
		HST on Fees	<u>624.65</u>
		Subtotal	5,429.65
		Photocopies, faxes, etc. (includes HST of \$8.03)	<u>\$ 69.84</u>
		Current Amount Due	<u><u>\$ 5,499.49</u></u>

HST#136800752RT0001

## A. FARBER &amp; PARTNERS INC.

HUTCHENS *ET AL*SUMMARY OF TIME INCURRED  
APRIL 2, 2019 TO JUNE 30, 2019

Name	Total Hours	Rate Per Hour	Billing
H. Levy	0.30	\$595.00	\$178.50
P. Denton	3.90	\$550.00	\$2,145.00
N. Litwack	2.80	\$425.00	\$1,190.00
M. Sharma	2.64	\$350.00	\$924.00
E. Odeh	0.70	\$200.00	\$140.00
M. Castillo	1.00	\$175.00	\$175.00
S. Rabinovitch	0.30	\$175.00	\$52.50
<b>Total</b>	<b>11.64</b>		<b>\$4,805.00</b>

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August 12, 2019

Hutchens  
 Gary & Linda Stevens & 1174365 Alberta Ltd  
 c/o Justin Nepal Litigation  
 171 John Street, Suite 101  
 Toronto, ON M5T 1X3

**RE: 1015-175 HILDA AVENUE**

Invoice No. 16149

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**TO PROFESSIONAL SERVICES RENDERED BY A. FARBER & PARTNERS INC. for the period ended June 30, 2019:**

DATE	SERVICE	STAFF
04/02/2019	Consulting fees - Corporate Review of Purview for background details in advance of TH examination	Denton
04/05/2019	Accounting Account Setup	Castillo
04/08/2019	Consulting fees - Corporate Review current status of services and rentals;	Denton
04/09/2019	Banking - Corporate Open a new bank account; setup the bank account in Ascend.	Samoilov
05/21/2019	Banking - Corporate Bank reconciliation for April - REC Hutchens 1015-175 Hilda Avenue.	Lloyd-Key
06/03/2019	Consulting fees - Corporate Drafting report to court; updated cash flow projections.	Litwack
06/04/2019	Consulting fees - Corporate Continued working on cash flow projections for court report; various discussions with team regarding same.	Litwack
06/05/2019	Consulting fees - Corporate Updated cash flow projections and discussed same with D Naymark for review with T Hutchens' counsel.	Litwack
06/10/2019	Consulting fees - Corporate Incorporating the Meridian bank account (20 different	Sharma

accounts) transactions to the flow of fund analysis and weekly meeting to discuss strategic issues on the matter with H Levy, P Denton, and N Litwack.

06/11/2019	Consulting fees - Corporate	Sharma	Incorporating the bank transactions re the bank accounts with Meridian (20 accounts) in the flow of funds analysis and meeting with D Naymark, H Levy, P Denton, K Kimel on the flow of funds analysis and steps going forward.
06/12/2019	Consulting fees - Corporate	Litwack	Update to staff on additional properties included in June 7 Order.
06/13/2019	Consulting fees - Corporate	Sharma	Updating the report with Meridian bank account transactions. Discussion with K Kimel on the transfers between the Colorado and Pennsylvania bank accounts.
06/13/2019	Consulting fees - Corporate	Litwack	Email with T Hutchens counsel regarding request for tenancy information and condo corporation contact particulars.
06/14/2019	Consulting fees - Corporate	Sharma	Collating transactions including unknown cheques, withdrawals and wires for which further information requests have to be made to banks for both Colorado and Pennsylvania account transactions.
06/17/2019	Consulting fees - Corporate	Denton	Work on logistics for call with legal counsel for Pennsylvania and Colorado; draft presentation outline; review of status of update of sources and uses of cash analysis with MS and outstanding information requests; provide feedback on questions for next examination of Tanya Hutchens; review expense approvals for properties
06/17/2019	Consulting fees - Corporate	Sharma	Preparing for Tanya Hutchens examination - reviewing bank account transactions and flow of funds to collate transactions of larger amounts where the uses of the funds were unknown to question Tanya re the same.
06/18/2019	Consulting fees - Corporate	Denton	Review of sources and uses of cash analysis for CO and PA; review with MS and KK; review of questions and background for next examination of Tanya Hutchens; arrange prep call with legal counsel for 6/19; review 131 Beecroft background with NS; attend to project management matters

# FARBER

06/18/2019	Consulting fees - Corporate	Denton	Dealing with access to tenant, condominium corp and insurance; review of matters with NS
06/18/2019	Consulting fees - Corporate	Sharma	Updating the report with the information received from Meridian re cancelled cheques for which the payee was unknown.
06/18/2019	Consulting fees - Corporate	Litwack	Direction to J Cusmariu, real estate counsel, to register the order on title; various discussions regarding same; drafted notice to tenant and notice to condo corporation; discussions with P Denton regarding same; direction to E Odeh to finalize and send notices; team meeting regarding update on administration.
06/19/2019	Consulting fees - Corporate	Rabinovitch	Converted Hutchens Sudbury Credit Union bank account transactions from PDF to Excel, to consolidate the data, track the flow of funds, and understand where money was being spent.
06/19/2019	Consulting fees - Corporate	Denton	Review and coordination of sources and uses of cash analysis for update to legal counsels; review of matters with MS, KK and HL; coordinate and participate in call with legal counsel at 1:30; coordination of call and Skype logistics with legal counsels; draft outline of discussion points; review of cash position and payment of property utilities;
06/19/2019	Consulting fees - Corporate	Denton	Review insurances needs with staff and Deeds;
06/19/2019	Consulting fees - Corporate	Sharma	Updating the report and the flow of funds chart with the further information received from banks. Meeting and preparation for the investigation update re Hutchens bank transactions.
06/19/2019	Consulting fees - Corporate	Litwack	Discussion with M Sharma regarding insurance on property.
06/20/2019	Consulting fees - Corporate	Denton	Detailed review and coordination of report update on sources and uses of cash analysis for update to legal counsels by conference call including; review of financial models for CO and PA; review of matters with MS, KK and HL; draft discussion points for meeting; provide extracts for to participants in advance of the call; review of matters with our legal counsel; coordinate call set up with IT; prep for and participation in call at 4:00

# FARBER

06/20/2019	Consulting fees - Corporate	Odeh	Made amendments to appendices and put together appendices for meeting. Deal with redirected mail.
06/20/2019	Consulting fees - Corporate	Sharma	Working on the flow of funds chart for the presentation. Meeting and presentation re work done to follow the flow of funds.
06/20/2019	Consulting fees - Corporate	Litwack	Email with T Hutchens' counsel regarding tenant information; discussions with E Odeh regarding follow up with tenant and condo corporation.
06/24/2019	Consulting fees - Corporate	Denton	Review of Tanya Hutchens examination information undertakings response from Miller Thomson re: April 4 examination; review of Sandy Hutchens examination transcript for May 27, 2019 examination; review of Howard Langer follow up re: US bank transactions; review bank statement status generally with MS
06/24/2019	Consulting fees - Corporate	Litwack	Follow up with J Cusmariu on obtaining title search; discussions with P Denton regarding CIBC mortgage payout and current mortgagee details.
06/25/2019	Consulting fees - Corporate	Odeh	Entering cheque information into spreadsheet for transaction review. Identify missing information. Phone call with the tenant and emailed letter advising of appointment as Receiver.
06/25/2019	Consulting fees - Corporate	Sharma	Working on questions for Tanya's examination including questions re bank transactions of large amounts, property transactions and assumption of mortgages.
06/25/2019	Consulting fees - Corporate	Denton	Complete tracing analysis of payout of CIBC mortgage
06/25/2019	Consulting fees - Corporate	Denton	Prep and participate in weekly team meeting; review of e-mails re: addition of 1573 Houston and 1479 Maple as quid pro quo for not listing 33 Theodore at this time; review of draft recognition order and notes to draft; review of and discuss MS documents prepared for Tanya Hutchens examination June 27
06/25/2019	Consulting fees - Corporate	Litwack	Emails with J Cusmariu regarding mortgage registration and discharge documents; reviewed same from property register; discussions with P Denton regarding same.
06/25/2019	Banking - Corporate	Lloyd-Key	

# FARBER

Bank reconciliation for May 2019.

06/26/2019	Consulting fees - Corporate	Rabinovitch	Converted Hutchens BMO bank account cheques from PDF to Excel, to consolidate the data, track the flow of funds, and understand where money was being spent.
06/26/2019	Consulting fees - Corporate	Denton	Work on time line of property transactions, specifically review and gather supporting documents by property; review of e-mail re: provision of banking information from Siskinds; review of line of questions for examination of Tanya Hutchens and support documents with MS and legal counsel
06/27/2019	Consulting fees - Corporate	Odeh	Entering cheque information into spreadsheet for transaction review. Email sent to Keb Bank for additional information.
06/27/2019	Consulting fees - Corporate	Denton	Review, gather information to evidence time line of property purchases, sales and mortgage financing by property
06/27/2019	Consulting fees - Corporate	Sharma	Preparing for and attending Tanya Hutchen's examination at Network with D Naymark, B Sachdeva and T Hutchens.
06/28/2019	Consulting fees - Corporate	Sharma	Incorporating information re the copies of cancelled cheques (amounting to \$1.5m) received from KEB for the accounts held by Hutchens with KEB in the flow of funds report.

Total for Services \$ 4,811.50

HST on Fees 625.50

Subtotal 5,437.00

Photocopies, faxes, etc. (includes HST of \$8.55) \$ 74.34

Current Amount Due \$ 5,511.34

HST#136800752RT0001

## A. FARBER & PARTNERS INC.

### HUTCHENS *ET AL*

#### SUMMARY OF TIME INCURRED APRIL 2, 2019 TO JUNE 30, 2019

Name	Total Hours	Rate Per Hour	Billing
P. Denton	3.25	\$550.00	\$1,787.50
N. Litwack	3.70	\$425.00	\$1,572.50
M. Sharma	2.64	\$350.00	\$924.00
E. Odeh	0.70	\$200.00	\$140.00
L. Samoilov	0.40	\$200.00	\$80.00
L. Lloyd-Key	0.40	\$200.00	\$80.00
M. Castillo	1.00	\$175.00	\$175.00
S. Rabinovitch	0.30	\$175.00	\$52.50
<b>Total</b>	<b>12.39</b>		<b>\$4,811.50</b>

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August 12, 2019

Hutchens  
Gary & Linda Stevens & 1174365 Alberta Ltd  
c/o Justin Nepal Litigation  
171 John Street, Suite 101  
Toronto, ON M5T 1X3

**RE: 1760 CROSS STREET**

Invoice No. 16152

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**TO PROFESSIONAL SERVICES RENDERED BY A. FARBER & PARTNERS INC. for the period ended June 30, 2019:**

DATE	SERVICE	STAFF
04/02/2019	Consulting fees - Corporate Review of Purview to get background on new property identified	Denton
04/05/2019	Accounting Account Setup	Castillo
04/17/2019	Consulting fees - Corporate Review of cash flow forecast from Noah Litwack and discussions with Paul Denton, Noah Litwack thereon	Levy
04/23/2019	Banking - Corporate Banking, posting.	Samoilov
05/01/2019	Banking - Corporate Banking, posting.	Samoilov
06/03/2019	Consulting fees - Corporate Forensic review - Converting statements provided by banks into excel format to work on the report to track the flow of funds from the potential fraud proceeds to trace assets / cash balances.	Sharma
06/03/2019	Consulting fees - Corporate Drafting report to court; updated cash flow projections.	Litwack
06/04/2019	Consulting fees - Corporate Forensic review - Converting statements provided by banks into excel format to work on the report to track the flow of funds from the potential fraud proceeds to trace assets / cash balances.	Sharma



# FARBER

06/04/2019	Consulting fees - Corporate	Litwack	Continued working on cash flow projections for court report; various discussions with team regarding same.
06/05/2019	Consulting fees - Corporate	Sharma	Forensic review - Converting statements provided by banks into excel format to work on the report to track the flow of funds from the potential fraud proceeds to trace assets / cash balances. Discussion with K Kimel re the same.
06/05/2019	Consulting fees - Corporate	Litwack	Reviewed Purview report on property; updated cash flow projections and discussed same with D Naymark for review with T Hutchens' counsel.
06/06/2019	Consulting fees - Corporate	Sharma	Forensic review - Working on the report including detailed summary for each of the transactions and charts to track the flow of funds from the potential fraud proceeds to trace assets / cash balances from the KEB Hana Bank Accounts.
06/07/2019	Consulting fees - Corporate	Sharma	Forensic review - Working on the report including detailed summary for each of the transactions and charts to track the flow of funds from the potential fraud proceeds to trace assets / cash balances from the BCU Bank Accounts.
06/10/2019	Consulting fees - Corporate	Sharma	Incorporating the Meridian bank account (20 different accounts) transactions to the flow of fund analysis and weekly meeting to discuss strategic issues on the matter with H Levy, P Denton, and N Litwack.
06/11/2019	Consulting fees - Corporate	Sharma	Incorporating the bank transactions re the bank accounts with Meridian (20 accounts) in the flow of funds analysis and meeting with D Naymark, H Levy, P Denton, K Kimel on the flow of funds analysis and steps going forward.
06/12/2019	Consulting fees - Corporate	Litwack	Update to staff on additional properties included in June 7 Order.
06/13/2019	Consulting fees - Corporate	Sharma	Updating the report with Meridian bank account transactions. Discussion with K Kimel on the transfers between the Colorado and Pennsylvania bank accounts.
06/13/2019	Consulting fees - Corporate	Litwack	

Email to T Hutchens counsel regarding obtaining key and access to premises.

06/14/2019	Consulting fees - Corporate	Sharma	Collating transactions including unknown cheques, withdrawals and wires for which further information requests have to be made to banks for both Colorado and Pennsylvania account transactions.
06/17/2019	Consulting fees - Corporate	Denton	Work on logistics for call with legal counsel for Pennsylvania and Colorado; draft presentation outline; review of status of update of sources and uses of cash analysis with MS and outstanding information requests; provide feedback on questions for next examination of Tanya Hutchens; review expense approvals for properties
06/17/2019	Consulting fees - Corporate	Sharma	Preparing for Tanya Hutchens examination - reviewing bank account transactions and flow of funds to collate transactions of larger amounts where the uses of the funds were unknown to question Tanya re the same.
06/18/2019	Consulting fees - Corporate	Denton	Review of sources and uses of cash analysis for CO and PA; review with MS and KK; review of questions and background for next examination of Tanya Hutchens; arrange prep call with legal counsel for 6/19; review 131 Beecroft background with NS; attend to project management matters
06/18/2019	Consulting fees - Corporate	Denton	Dealing with vacancy insurance permits
06/18/2019	Consulting fees - Corporate	Sharma	Updating the report with the information received from Meridian re cancelled cheques for which the payee was unknown.
06/18/2019	Consulting fees - Corporate	Litwack	Direction to J Cusmariu, real estate counsel, to register the order on title; various discussions regarding same; team meeting regarding update on administration.
06/19/2019	Consulting fees - Corporate	Rabinovitch	Converted Hutchens Sudbury Credit Union bank account transactions from PDF to Excel, to consolidate the data, track the flow of funds, and understand where money was being spent.
06/19/2019	Consulting fees - Corporate	Denton	Review and coordination of sources and uses of cash analysis for update to legal counsels; review of matters with MS, KK and HL; coordinate and participate in call

with legal counsel at 1:30; coordination of call and Skype logistics with legal counsels; draft outline of discussion points; review of cash position and payment of property utilities;

06/19/2019	Consulting fees - Corporate	Sharma	Updating the report and the flow of funds chart with the further information received from banks. Meeting and preparation for the investigation update re Hutchens bank transactions.
06/20/2019	Consulting fees - Corporate	Denton	Detailed review and coordination of report update on sources and uses of cash analysis for update to legal counsels by conference call including; review of financial models for CO and PA; review of matters with MS, KK and HL; draft discussion points for meeting; provide extracts for to participants in advance of the call; review of matters with our legal counsel; coordinate call set up with IT; prep for and participation in call at 4:00
06/20/2019	Consulting fees - Corporate	Odeh	Made amendments to appendices and put together appendices for meeting. Deal with redirected mail.
06/20/2019	Consulting fees - Corporate	Sharma	Working on the flow of funds chart for the presentation. Meeting and presentation re work done to follow the flow of funds.
06/21/2019	Consulting fees - Corporate	Denton	n depth review of cash flow and wire tracing; gather information and review with MS in preparation for further examination of TH
06/24/2019	Consulting fees - Corporate	Denton	Review of Tanya Hutchens examination information undertakings response from Miller Thomson re: April 4 examination; review of Sandy Hutchens examination transcript for May 27, 2019 examination; review of Howard Langer follow up re: US bank transactions; review bank statement status generally with MS
06/25/2019	Consulting fees - Corporate	Odeh	Entering cheque information into spreadsheet for transaction review. Identify missing information.
06/25/2019	Consulting fees - Corporate	Sharma	Working on questions for Tanya's examination including questions re bank transactions of large amounts, property transactions and assumption of mortgages.
06/25/2019	Consulting fees - Corporate	Denton	Prep and participate in weekly team meeting; review of e-mails re: addition of 1573 Houston and 1479 Maple as

# FARBER

quid pro quo for not listing 33 Theodore at this time;  
review of draft recognition order and notes to draft;  
review of and discuss MS documents prepared for  
Tanya Hutchens examination June 27

06/26/2019	Consulting fees - Corporate	Denton	Work on time line of property transactions, specifically review and gather supporting documents by property; review of e-mail re: provision of banking information from Siskinds; review of line of questions for examination of Tanya Hutchens and support documents with MS and legal counsel
06/27/2019	Consulting fees - Corporate	Rabinovitch	Converted Hutchens BMO bank account cheques from PDF to Excel, to consolidate the data, track the flow of funds, and understand where money was being spent.
06/27/2019	Consulting fees - Corporate	Odeh	Entering cheque information into spreadsheet for transaction review. Email sent to Keb Bank for additional information.
06/27/2019	Consulting fees - Corporate	Denton	Review, gather information to evidence time line of property purchases, sales and mortgage financing by property; liaise with Hillmount to update listing status
06/27/2019	Consulting fees - Corporate	Sharma	Preparing for and attending Tanya Hutchen's examination at Network with D Naymark, B Sachdeva and T Hutchens.
06/28/2019	Consulting fees - Corporate	Sharma	Incorporating information re the copies of cancelled cheques (amounting to \$1.5m) received from KEB for the accounts held by Hutchens with KEB in the flow of funds report.

Total for Services	\$	4,302.00
HST on Fees		<u>559.26</u>
Subtotal		4,861.26

Photocopies, faxes, etc. ( <i>includes HST of \$7.60</i> )	\$	<u>66.06</u>
Current Amount Due	\$	<u><u>4,927.32</u></u>

HST#136800752RT0001

## A. FARBER &amp; PARTNERS INC.

HUTCHENS *ET AL*SUMMARY OF TIME INCURRED  
APRIL 2, 2019 TO JUNE 30, 2019

Name	Total Hours	Rate Per Hour	Billing
H. Levy	0.30	\$595.00	\$178.50
P. Denton	3.15	\$550.00	\$1,732.50
N. Litwack	1.20	\$425.00	\$510.00
M. Sharma	4.26	\$350.00	\$1,491.00
E. Odeh	0.70	\$200.00	\$140.00
L. Samoilov	0.20	\$200.00	\$40.00
M. Castillo	1.00	\$175.00	\$175.00
S. Rabinovitch	0.20	\$175.00	\$35.00
<b>Total</b>	<b>11.01</b>		<b>\$4,302.00</b>

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August 12, 2019

Hutchens  
Gary & Linda Stevens & 1174365 Alberta Ltd  
c/o Justin Necpal Litigation  
171 John Street, Suite 101  
Toronto, ON M5T 1X3

**RE: GENERAL CLIENT ACCOUNT**

Invoice No. 16141

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**TO PROFESSIONAL SERVICES RENDERED BY A. FARBER & PARTNERS INC. for the period ended June 30, 2019:**

DATE	SERVICE	STAFF
11/01/2018	Consulting fees - Corporate To lengthy call with counsel, Daniel Naymark & Justin Necpal, and Hylton & Paul - strategize on court proceedings and appointment as Receiver, Notice of Motion and Appointment Order; to further discussion with Hylton and Paul; to various documents Paul forwarded from Naymark.	Cooperman
11/22/2018	Consulting fees - Corporate To meeting with Hylton - strategize.	Cooperman
11/27/2018	Consulting fees - Corporate To discussions with Paul Denton - strategize on appointment order, jurisdictions, scope and parties involved.	Cooperman
26/04/2019	Consulting fees - Corporate Various calls with Paul Denton regarding Tanya Hutchens examination and forensics; Review of emails from Daniel Naymark regarding Sandy Hutchens	Levy
05/01/2019	Consulting fees - Corporate Reviewing the KEB bank account statements and Call with D Naymark on the to do list	Sharma
05/01/2019	Consulting fees - Corporate Pull corporate profile searches for P Denton.	Schmidt
05/02/2019	Consulting fees - Corporate Reviewing bank statements. Call with Randall. Insurance related follow up.	Sharma

# FARBER

05/03/2019	Consulting fees - Corporate Work on Power Point presentation slides.	Binelli
05/06/2019	Consulting fees - Corporate Draft and update PowerPoint presentation slides.	Binelli
05/06/2019	Consulting fees - Corporate Review of term sheet and fee arrangements as detailed by potential DIP lender	Levy
05/07/2019	Consulting fees - Corporate Formatting and merging sections of second court report, highlighted sections that require additional information. Provided current WIP breakdown.	Odeh
05/08/2019	Consulting fees - Corporate Two bank accounts for First Central Holdings scrubbed in excel	Kimel
05/08/2019	Consulting fees - Corporate Discussion with A Binelli regarding utilities and property taxes, phone call to Sudbury council regarding request for property taxes.	Odeh
05/08/2019	Consulting fees - Corporate Document production.	Binelli
05/09/2019	Consulting fees - Corporate 308 Elgin accounts scrubbed in excel. Summary table drafted of all accounts. 480 Linda St. CDN account commenced.	Kimel
05/09/2019	Consulting fees - Corporate Made amendments and formatted second report to creditors.	Odeh
05/10/2019	Consulting fees - Corporate 480 Linda St. Canadian account	Kimel
05/10/2019	Consulting fees - Corporate Attending to project management matters over the week including court report drafting, review of cash sources and uses analysis from asserted Colorado and Pennsylvania fraud schemes, real estate listing and property management issues and review of materials provided by Sandy Hutchens on May 7, 8; coordinating return of hard drives to Sandy Hutchens and coordination of drop of and pick up of boxes from Farber Sheppard Office to 150 Bay Street.	Denton
05/10/2019	Consulting fees - Corporate Prepared draft affidavit of fees.	Odeh
05/12/2019	Consulting fees - Corporate	Denton



	Review of weekend e-mails; review of report sections	
05/13/2019	Consulting fees - Corporate	Denton
	Review forensic review to date in particular status of sources and uses underway with MS and KK; review of matters with NL re: updated cash flow	
05/14/2019	Consulting fees - Corporate	Odeh
	Document preparation. Made amendments to affidavit of fees.	
05/14/2019	Consulting fees - Corporate	Kimel
	Review of Hutchens statements to reconcile transactions.	
05/14/2019	Banking - Corporate	Samoilov
	Working on Meridian bank acc. activity.	
05/15/2019	Consulting fees - Corporate	Denton
	Follow up of Receivers Borrowers term sheet with Hillmount; review with legal counsel; liaise with Hillmount and sign back	
05/15/2019	Consulting fees - Corporate	Odeh
	Liaise with Sudbury council regarding property taxes. Saved property tax statements to the file and emailed to management for review.	
05/15/2019	Consulting fees - Corporate	Odeh
	Made amendments to affidavit of fees and fee schedule.	
05/15/2019	Consulting fees - Corporate	Odeh
	Document transactions from S. Hutchens bank statements in Excel spreadsheet for analysis. Highlight error located in statement.	
05/15/2019	Consulting fees - Corporate	Kimel
	Preparation of categorization of transactions for Lloyd accounts and integration into main summary.	
05/16/2019	Consulting fees - Corporate	Denton
	Coordinate getting appendices to legal counsel for service; review of questions with MS for follow up examination with Sandy Hutchens	
05/16/2019	Consulting fees - Corporate	Odeh
	Continues documenting transactions from S. Hutchens bank statements in Excel spreadsheet for analysis. Highlight error located in statement.	
05/16/2019	Consulting fees - Corporate	Levy
	Correspondence with Hillmount regarding commitment letter and DIP Financing	
05/17/2019	Consulting fees - Corporate	Odeh

# FARBER

	Document transactions from S. Hutchens bank statements in Excel spreadsheet for analysis. Highlight error located in statement.	
05/17/2019	Consulting fees - Corporate	Odeh
	Updating corporate engagement website.	
05/17/2019	Consulting fees - Corporate	Levy
	Review of undertakings from Sandy Hutchens and response letter to Phil Smith	
05/21/2019	Consulting fees - Corporate	Odeh
	Phone calls and emails with Keb Hana and BCU regarding bank statements and branch contacts. Phone call and email with Hydro One regarding utilities.	
05/21/2019	Banking - Corporate	Samoilov
	Banking, posting.	
05/22/2019	Consulting fees - Corporate	Odeh
	Made amendment to document and finalized.	
05/22/2019	Consulting fees - Corporate	Odeh
	Contact banks and send emails to BCU and Keb Hana to obtain bank statements in excel or csv format. Follow up calls confirming receipt and delivery timeframe.	
05/22/2019	Banking - Corporate	Samoilov
	Banking, posting.	
05/23/2019	Consulting fees - Corporate	Odeh
	Phone call and email with Meridian, email sent regarding bank statements.	
05/23/2019	Consulting fees - Corporate	Odeh
	Email to Hydro One to obtain new account numbers, updated tracking spreadsheet.	
05/23/2019	Consulting fees - Corporate	Litwack
	Review of Tanya's budget and email memo to D Naymark regarding same; followed up with E Odeh regarding letters to banks.	
05/24/2019	Consulting fees - Corporate	Odeh
	Follow up with BCU regarding bank statements, saved to file and emailed to M Sharma. Draft letter to RBC and emailed letter to RBC. Draft letter to Marina, made amendments as instructed. Emailed letter to Marina.	
05/24/2019	Consulting fees - Corporate	Litwack
	Followed up with Meridian regarding bank account transaction lists; discussions with E Odeh regarding same.	
05/24/2019	Consulting fees - Corporate	Sharma

# FARBER

	Reviewing the bank transactions analysis for Sandy's examination	
05/27/2019	Consulting fees - Corporate Liaise with Meridian regarding statement format. Updated insurance spreadsheet.	Odeh
05/27/2019	Consulting fees - Corporate Forwarded documents from Meridian to E Odeh regarding transaction history; emails regarding Sandy's examination and potential CRA issues for non-filing of income taxes, capital gains and potential trust issues.	Litwack
05/27/2019	Consulting fees - Corporate Processed cheque requisition for payment of computer services and hardware imaging expense.	Litwack
05/27/2019	Consulting fees - Corporate Numerous discussions with Paul Denton, Noah Litwack regarding DIP, sale of properties, Sandy examination update	Levy
05/27/2019	Banking - Corporate Banking, posting.	Samoilov
05/28/2019	Consulting fees - Corporate Meeting with P Denton, M Sharma and N Litwack on next steps to create summary.	Kimel
05/28/2019	Consulting fees - Corporate Follow up with Monto Reno Marina regarding boats, email sent to P Denton with update.	Odeh
05/28/2019	Consulting fees - Corporate Team meeting on forensic review of fund flow.	Litwack
05/28/2019	Consulting fees - Corporate Review of the motion record for vesting order, additional sales, distribution approval, addition of assets to receivership	Levy
05/28/2019	Banking - Corporate Banking, posting.	Samoilov
05/31/2019	Consulting fees - Corporate Assist M Sharma with pivots of data.	Kimel
05/31/2019	Consulting fees - Corporate Discussions with Farber team regarding banking transactions and tracing funds through bank accounts and corporate entities	Levy
06/03/2019	Consulting fees - Corporate Preparation of Colorado flow of funds schedules, reconciliations of transfers etc.	Kimel

06/04/2019	Consulting fees - Corporate Preparation of Colorado flow of funds schedules, reconciliations of transfers etc. Assist M Sharma with Pennsylvania flow of fund schedules.	Kimel
06/04/2019	Consulting fees - Corporate Prepared cheque req for BMO bank fees. for bank statements. Updated corporate engagement website. Email and phone call to Monto Reno regarding assets at Marina.	Odeh
06/04/2019	Banking - Corporate Banking, posting.	Samoilov
06/05/2019	Consulting fees - Corporate Continued preparation of Colorado flow of funds schedules, reconciliations of transfers, preparation of info request lists for unknown sources. Work on Pennsylvania re same.	Kimel
06/06/2019	Consulting fees - Corporate Colorado statement clean up to reverse returned cheques and other items inflating deposits. Various discussions with M Sharma re work on the Pennsylvania accounts.	Kimel
06/06/2019	Banking - Corporate Banking, posting.	Samoilov
06/07/2019	Consulting fees - Corporate Discussions and assistance to M Sharma re accounts. Meeting with H Levy P Denton and M Sharma to review analysis.	Kimel
06/07/2019	Consulting fees - Corporate prepared cheque req for mail redirection and prepared forms for mail redirection.	Odeh
06/07/2019	Consulting fees - Corporate Follow up the status of the 4 additional properties added to the receivership: 1573 Houston, 1760 Cross Street, 175 Hilda Suite 1015	Denton
06/07/2019	Consulting fees - Corporate Attend in Court for motion to sell Clemow and distribute to Henderson, appointment of additional properties and sale of Maple and Houston; Meet with Megha Sharma, Karen Kimel to review of the sources and uses of funds calculations for Pennsylvania and Colorado actions	Levy
06/07/2019	Banking - Corporate Banking, posting.	Samoilov
06/10/2019	Consulting fees - Corporate	Odeh

Weekly meeting to discuss progress and task items.

06/10/2019	Consulting fees - Corporate	Odeh	Attended post office to complete mail redirections.
06/11/2019	Consulting fees - Corporate	Kimel	Meeting with P Denton, M Sharma and Daniel to review summaries prepared.
06/11/2019	Consulting fees - Corporate	Levy	Meeting with Daniel Naymark, Paul Denton, Karen Kimel and Megha Sharma to review sources and uses of funds schedules
06/13/2019	Consulting fees - Corporate	Litwack	Various follow up with T Hutchens counsel on additional property at 131 Beecroft; discussions with P Denton regarding same.
06/14/2019	Consulting fees - Corporate	Odeh	Emails and phone calls with the banks to obtain copies of cancelled cheques. Further phone calls to follow up.
06/14/2019	Consulting fees - Corporate	Odeh	Updated corporate engagement website. Phone call and email to GSU to discuss refund cheques issued to debtors.
06/14/2019	Banking - Corporate	Samoilov	Banking, posting.
06/18/2019	Consulting fees - Corporate	Kimel	Hutchens transfer updates and chequing analysis.
06/18/2019	Consulting fees - Corporate	Odeh	Hutchens weekly meeting. Request to open new PSFX client codes.
06/18/2019	Consulting fees - Corporate	Odeh	Follow up with RBC regarding request for bank statements.
06/18/2019	Consulting fees - Corporate	Odeh	Made amendments to Hutchens presentation and reformatted.
06/18/2019	Consulting fees - Corporate	Litwack	Review of Beecroft Purview report and information provided by T Hutchens counsel and title register provided by J Cusmariu.
06/19/2019	Consulting fees - Corporate	Kimel	Conference call with Daniel, Terrence, M Sharma, P Denton and H Levy to review presentation material and next steps. Review additional transfers with Megha and

	categorization of cheque outflows for highlights. Call with Terrence to discuss visual sheets.	
06/19/2019	Consulting fees - Corporate	Levy
	Meeting to prepare for the flow of funds call with the Moving Parties from Philadelphia and Colorado; Review of banking information; Discussions with Noah Litwack regarding offer on Simcoe; Review of emails regarding Hutchens and the properties	
06/19/2019	Consulting fees - Corporate	Odeh
	Made further amendments and reformatted Hutchens presentation. Follow up with Keb Bank regarding statements.	
06/20/2019	Consulting fees - Corporate	Kimel
	Preparation of summary of Colorado highlights schedule for US\$ and CDN\$ and some revisions to visual charts. Preparation of excerpt. Assist M Sharma with Pennsylvania presentation. Presentation to group.	
06/20/2019	Consulting fees - Corporate	Levy
	Prepare for and attend conference call with Applicants to provide and discuss the sources and uses of funds from 2008 to present day; Numerous discussions with Paul Denton, Noah Litwack, Karen Kimel and Megha Sharma	
06/21/2019	Consulting fees - Corporate	Levy
	Review of Tanya Hutchens undertakings	
06/21/2019	Consulting fees - Corporate	Odeh
	Updated corporate engagement website.	
06/21/2019	Consulting fees - Corporate	Odeh
	Liaise with Meridian regarding additional information requests. Send further requests and review information received.	
06/24/2019	Consulting fees - Corporate	Sharma
	Preparing questions for Tanya Hutchens examination	
06/25/2019	Consulting fees - Corporate	Odeh
	Dealing with redirected mail. Weekly Hutchens meeting.	
06/25/2019	Banking - Corporate	Lloyd-Key
	Processed cheques for payment at the bank and sent by courier.	
06/25/2019	Banking - Corporate	Blunda
	Banking	
06/26/2019	Consulting fees - Corporate	Sharma
	Preparing for Tanya Hutchens examination and dealing with insurance related matters on all the properties.	

# FARBER

06/26/2019	Banking - Corporate	Blunda
06/27/2019	Consulting fees - Corporate	Levy
	Review of the monthly budget for Tanya Hutchens; Review of comments from Noah Litwack regarding same; Review of the judgement draft	
06/27/2019	Banking - Corporate	Blunda
	Call bank to obtain activity report in search of cheque no. 4 as requested by E. Odeh, obtain same and send to Echa	

Total for Services	\$ 51,523.00
HST on Fees	<u>6,697.99</u>
Subtotal	58,220.99

## Expenses:

Corporate Profile Searches (including HST)	120.00	
Photocopies, faxes, etc. (including HST)	752.40	
Total Expenses ( <i>includes HST of \$100.36</i> )		<u>\$ 872.40</u>
Current Amount Due		<u><u>\$ 59,093.39</u></u>

HST#136800752RT0001

## A. FARBER &amp; PARTNERS INC.

HUTCHENS *ET AL*SUMMARY OF TIME INCURRED  
MAY 1, 2019 TO JUNE 30, 2019

Name	Total Hours	Rate Per Hour	Billing
H. Levy	15.80	\$595.00	\$9,401.00
J. Cooperman	2.30	\$595.00	\$1,368.50
P. Denton	7.50	\$550.00	\$4,125.00
K. Kimel	47.30	\$495.00	\$23,413.50
N. Litwack	2.60	\$425.00	\$1,105.00
M. Sharma	14.00	\$350.00	\$4,900.00
L. Blunda	1.50	\$220.00	\$330.00
A. Binelli	2.00	\$200.00	\$400.00
G. Schmidt	0.20	\$200.00	\$40.00
E. Odeh	25.80	\$200.00	\$5,160.00
L. Samoilov	5.20	\$200.00	\$1,040.00
L. Lloyd-Key	1.20	\$200.00	\$240.00
<b>Total</b>	<b>125.40</b>		<b>\$51,523.00</b>



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August 12, 2019

Hutchens  
Gary & Linda Stevens & 1174365 Alberta Ltd  
c/o Justin Nepal Litigation  
171 John Street, Suite 101  
Toronto, ON M5T 1X3

**RE: 110-114 PINE STREET**

Invoice No. 16146

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**TO PROFESSIONAL SERVICES RENDERED BY A. FARBER & PARTNERS INC. for the period ended June 30, 2019:**

DATE	SERVICE	STAFF
05/01/2019	Consulting fees - Corporate General - liaise with agent with listing for 1573 Houston Ave; review overall real estate chronology purchases and sales (35 properties purchased 2005-2017); conference call with legal counsel; review of Sandy Hutchens information undertakings per TL; review of Siskinds request for all information; liaison with insurance brokers; review of progress on forensic investigation	Denton
05/01/2019	Banking - Corporate Banking, posting.	Samoilov
05/02/2019	Consulting fees - Corporate General - Continued review of property purchase and sales transactions including Purview documents; complete updated property chart and draft e-mail provide to legal counsel; call with Hillmount re: receivers borrowing charge; review of matters with NL re: real estate listing; continued in depth review of Colorado materials including constructive trust tracing claims to better inform mapping; review of Pennsylvania materials to better inform mapping of that alleged loan fee fraud scheme; review with MS; review of property registrations to validate Sandy and Tanya representations regarding certain	Denton
05/03/2019	Consulting fees - Corporate Continued in depth review of Colorado litigation including constructive trust tracing claims; extract excerpts and provide to legal counsel; review global real	Denton

estate transactions (purchases and as applicable sales) to assess missing closing documents, tabulate and provide to legal counsel; review status of MS review of Pennsylvania action flow of funds; follow up Pennsylvania action information with legal counsel; work on report section claims/liabilities; follow up Innisfil and Thornhill real estate to arrange access for agents in concert with NL; follow up Receiver's Borrowing

05/03/2019	Consulting fees - Corporate	Binelli	Various telephone calls and email correspondence with Union Gas and Q Seeley.
05/03/2019	Consulting fees - Corporate	Sharma	Incorporating the bank statements into excel form for analysis and review.
05/03/2019	Consulting fees - Corporate	Litwack	Reviewed tax roll calculator for property; directions regarding contacting city for obtaining confirmation of tax arrears; reviewed pictures of property from property manager.
05/06/2019	Consulting fees - Corporate	Denton	General - work on draft court report sections; review of all Colorado information in hand re: constructive trust claim including specific tracing of funds as provided by Siskinds as well as materials provided on GEIF funds flow; review and attend to e-mail correspondence with legal counsel and other stakeholders; review of matters with HL; call with Tanya Hutchens; review of BMO bank statement information provided by Tanya; review of MS analysis of Pennsylvania fraud
05/06/2019	Consulting fees - Corporate	Binelli	Telephone and email correspondence with City of Sudbury re property tax arrears.
05/06/2019	Consulting fees - Corporate	Sharma	Incorporating the bank statements into electronic form for analysis and review.
05/07/2019	Consulting fees - Corporate	Denton	General - Court report drafting including tables; work on loan fraud schematic and data availability and review of same with MS; review of schematic and date with HL and legal counsel; follow up May rental collections; liaise with Farber Sudbury office and Quentin Seeley re: tenant status; review of information received from SH legal counsel and related undertakings status; review of insurance matters
05/07/2019	Consulting fees - Corporate	Sharma	Liaising with R LaPalme on payments due for the month of May and going forward.

05/08/2019	Consulting fees - Corporate	Denton	General - work on draft reporting sections and tables; deal with project management issues; coordination of overall forensic investigative review with MS and KK; call with Hillmount re: Receivers borrowing term sheet; call, liaison with HL on same; follow up banking accounting status re: May rents and segregated accounting;
05/08/2019	Consulting fees - Corporate	Binelli	Email correspondence follow up with Union Gas.
05/08/2019	Consulting fees - Corporate	Binelli	Telephone call and email correspondence with Town of Sudbury re: Property Tax arrears.
05/08/2019	Consulting fees - Corporate	Sharma	Incorporating the bank statements into excel form for analysis and review. Discussion with K Kimel and P Denton on forensic review.
05/08/2019	Banking - Corporate	Samoilov	Banking, posting.
05/09/2019	Consulting fees - Corporate	Levy	Review of the Second report and discussions with Paul Denton
05/09/2019	Consulting fees - Corporate	Denton	General - Review the status of the flow of funds and sources and uses of funds analysis being completed by MS and KK; liaise with Hillmount re: receivers borrowing including call with YL and DF and provide property value/ Purview information; draft further sections of the report; review of mortgage security opinion on the 5 properties for sale; review of legal counsel draft report sections
05/09/2019	Consulting fees - Corporate	Sharma	Reviewing the bank statements to trace the flow of funds both US and Canadian Dollars from the bank accounts held by Hutchens and the corporations.
05/09/2019	Banking - Corporate	Samoilov	Banking, posting.
05/10/2019	Consulting fees - Corporate	Denton	General - Review of draft report from legal counsel and compare to Receiver draft sections; review of draft report with MS; call legal counsel to review report status and next steps; complete update report table for additional properties (4) and properties of interest reported on the 1st receiver report and ultimate status

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05/10/2019	Consulting fees - Corporate	Sharma	Incorporating Colorado bank statements in excel form for analysis and review. Preparing the Statement of non real assets for the report. Preparing the Statement of non real assets for the report.
05/13/2019	Consulting fees - Corporate	Levy	Numerous calls and emails with Paul Denton, Daniel Naymark, Noah Litwack regarding sale of properties and current state of repair, DIP funding from Hillmount, review of answers to Phil Smith prepared by Noah Litwack
05/13/2019	Consulting fees - Corporate	Sharma	Updating the flow of funds statements and reviewing the draft report.
05/13/2019	Consulting fees - Corporate	Litwack	Reviewed letter from P Smith regarding questions on cash flow; drafted memo for counsel regarding response to same, including providing updated rent rolls, correspondence from property management.
05/14/2019	Consulting fees - Corporate	Denton	Drafting of 2nd court report and related tables, appendices; liaison with legal counsel on same
05/14/2019	Consulting fees - Corporate	Odeh	Document preparation.
05/14/2019	Consulting fees - Corporate	Sharma	Call with R Lapalme re the insurance on the property and status. Reviewing the documents shared by Sandy Hutchens. Incorporating the Colorado bank statements into electronic form for analysis and review. Updating the draft second report.
05/14/2019	Consulting fees - Corporate	Litwack	Summarized extraordinary expenses for inclusion in receiver's report to court; updated cash flow for report.
05/14/2019	Banking - Corporate	Samoilov	Banking, posting.
05/14/2019	Banking - Corporate	Lloyd-Key	Bank reconciliation for April 2019.
05/15/2019	Consulting fees - Corporate	Denton	Work on drafting 2nd report, tables and appendices and liaison with legal counsel including coordination of affidavit of fees
05/15/2019	Consulting fees - Corporate	Levy	Review of living expenses for Tanya Hutchens; Review of second report draft version and comments thereon;

review of the commitment letter and discussions with Paul Denton thereon to finalize; Review of undertakings provided by Tanya Hutchens and responding application from JBD Hutchens Family Holdings; Numerous discussions and emails regarding sale of 42 Clemow and Henderson approval thereon; Review of revised cash flow information with Paul Denton and Noah Litwack

05/15/2019	Consulting fees - Corporate	Sharma	Working on the statements of assets and liabilities and a statement of cash and securities. Reviewing documents shared by S Hutchens re the accounting for funds transferred to Jan Luisterman.
05/15/2019	Consulting fees - Corporate	Litwack	Updated cash flow for report and assisted with compiling related appendices for same.
05/15/2019	Banking - Corporate	Samoilov	Prepare R&D for May 15, 2019.
05/16/2019	Consulting fees - Corporate	Sharma	Reviewing and analyzing documents shared by S Hutchens re the Jan Luisterman funds accounting to trace flow of funds and their utilization.
05/16/2019	Consulting fees - Corporate	Litwack	Reviewed property manager update on property, invoice for all Sudbury properties and processed for payment.
05/16/2019	Banking - Corporate	Samoilov	Banking, posting.
05/17/2019	Consulting fees - Corporate	Denton	Review of court motion record served; review of motion record served by Miller Thomson on behalf of Tanya and companies; review of draft response to Sandy Hutchens legal counsel re: property status and management of same; review of cash needs and updated forecast with NL;
05/17/2019	Consulting fees - Corporate	Binelli	Email correspondence with Union Gas.
05/17/2019	Consulting fees - Corporate	Litwack	Reviewed estimate regarding pest control at property with manager; reviewed rent roll with property manager regarding non-paying tenants and expected cash collections.
05/21/2019	Consulting fees - Corporate	Denton	Review of Tanya budget line items and need for emergency \$2,000; coordinate with LS; dealing with Receivers Borrowing; commence review of Sandy

	Hutchens information undertakings provided the week of May 17. attend to project management matters; attending to review of cash management/ accounting by property	
05/21/2019	Consulting fees - Corporate	Sharma Incorporating the personal bank account statements shared by Sandy Hutchens in excel format for review and analysis. Meeting with H Levy, P Denton, N Litwack re the updates and strategy on the matters.
05/21/2019	Consulting fees - Corporate	Litwack Discussions with property manager regarding update on rent roll, tenant issues and property issues.
05/21/2019	Banking - Corporate	Samoilov Banking, posting.
05/22/2019	Consulting fees - Corporate	Denton Further in-depth review of Sandy Hutchens undertakings information; review of findings with MS; follow up Receiver's borrowing first draw with Hillmount;
05/22/2019	Consulting fees - Corporate	Odeh Made amendment to document and finalized.
05/22/2019	Consulting fees - Corporate	Sharma Discussion with S Rabinovitch and P Denton re review of boxes delivered by S Hutchens re tax documents. Analyzing flow of funds through S Hutchen's personal Meridian bank account. Reviewing documents provided by S Hutchens re the undertakings given in the examination.
05/22/2019	Banking - Corporate	Samoilov Banking, posting.
05/23/2019	Consulting fees - Corporate	Denton Ongoing review of Sandy Hutchens undertakings information including review of box records provided and coordination of ongoing review with SR; work on formulation of questions for Sandy Hutchens examination on May 27; review of overall insurance matters
05/23/2019	Consulting fees - Corporate	Litwack Payment of pest control invoice.
05/23/2019	Banking - Corporate	Samoilov Banking, posting.
05/24/2019	Consulting fees - Corporate	Rabinovitch Organized, reviewed and indexed Hutchens boxes from the period of 2014-2018. Searched for assets for determination of use of funds. Discussed findings with

# FARBER

Restructuring team.

05/24/2019	Consulting fees - Corporate	Denton	Review of extensive information undertakings as provided by Sandy Hutchens in preparation for next examination, as well as overall Farber analysis including review of box records (6) and inspection results with staff; coordination of examination questions and documentation; review of same with MS; coordination of finalization of Receiver's Borrowing and first draw/ wire;
05/27/2019	Consulting fees - Corporate	Odeh	Review of boxes and index documents in boxes for 2014 tax year document in excel spreadsheet. Provided P Denton with details of anything that required further review.
05/27/2019	Consulting fees - Corporate	Denton	Review of box records indexes with Echa Odeh; follow up MS and KK re: tracing project sources and uses to coordinate review meeting; assess CRA tax consequences of the debtors re: non-filing for past 4 to 5 years; follow up the Receiver's borrowings (\$400,000) including review of the advance statement; review of same with LS;
05/27/2019	Consulting fees - Corporate	Litwack	Processed cheque requisition for payment of operating expense.
05/27/2019	Consulting fees - Corporate	Sharma	Preparing for and attending S Hutchens examination.
05/28/2019	Consulting fees - Corporate	Odeh	Updated rent schedule.
05/28/2019	Consulting fees - Corporate	Odeh	Review of boxes and index documents in boxes for 2014 tax year document in excel spreadsheet. Phone call to Meridian customer service regarding correspondence issued.
05/28/2019	Consulting fees - Corporate	Denton	Meeting with MS and KK re: tracing of sources and uses of fund project for all bank transactions 2008 to 2018//19; meeting with legal counsel re: next steps and draft motion record re: 3rd report and relief contemplated; review of matters with MS, NL and Echa Odeh re: project management matters
05/28/2019	Consulting fees - Corporate	Litwack	Reviewed and updated rent roll; correspondence with property manager to discuss outstanding property issues.



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05/28/2019	Consulting fees - Corporate	Sharma	Meeting with K Kimel and P Denton on the forensic investigation of flow of funds and steps going forward. Reviewing and incorporating all transactions in the excel statements for preparation of report of known and unknown uses for KEB Account.
05/28/2019	Consulting fees - Corporate	Levy	Review of the motion record for vesting order, additional sales, distribution approval, addition of assets to receivership
05/28/2019	Banking - Corporate	Samoilov	Banking, posting.
05/29/2019	Consulting fees - Corporate	Odeh	Phone call and email with Meridian regarding statements in csv/excel format. Review of boxes and index documents in boxes for 2014 tax year document in excel spreadsheet.
05/29/2019	Consulting fees - Corporate	Sharma	Forensic investigation of flow of funds - Reviewing and incorporating all transactions in the excel statements for preparation of report of known and unknown uses for KEB Bank Account and BCU Bank Account.
05/29/2019	Banking - Corporate	Samoilov	Banking, posting.
05/30/2019	Consulting fees - Corporate	Odeh	Review of the data received from Meridian regarding Hutchens, merged data from different columns and created new spreadsheet in format requested by M Sharma.
05/30/2019	Consulting fees - Corporate	Denton	Review of motion record in support of 3rd report and approval of sale of 42 Clemow, add properties to the receivership and seek authority to sell further properties; commence review of outstanding Tanya Hutchens undertakings and to better inform timing of her 3rd examination, with particular focus on use and source of funds respectively from property sales and assumption of mortgages;
05/30/2019	Consulting fees - Corporate	Litwack	Reviewed list of additional saleable properties for court relief and cash flow of additional saleable properties; emails regarding drafting third report of the receiver.
05/30/2019	Consulting fees - Corporate	Sharma	Forensic investigation - Reviewing the details of utilities and cheques shared by BCU - tracing to whom these payments were made.

# FARBER

05/31/2019	Consulting fees - Corporate Review of box 2016 tax, box 6.	Binelli
05/31/2019	Consulting fees - Corporate Draft letter to Sudbury Credit Union. Discussions with M Sharma regarding Meridian statements. Started to categorize transactions based on instructions from M Sharma.	Odeh
05/31/2019	Consulting fees - Corporate Follow up Tanya Hutchens undertakings and outstanding information requests in particular use and source of cash from sales and assumption of mortgages; complete table of outstanding points, prepare supporting schedule and documents and draft e-mail to legal counsel DN to review and action; review of cash flow matters with NL; coordinate meeting with HL, KK and MS to review the status of the tracing of sources and uses of funds 2008 to 2018/19;	Denton
05/31/2019	Consulting fees - Corporate Updated rent roll; updated cash flow projections; reconciled receipts, disbursements and general ledger; various discussions with P Denton and H Levy regarding cash requirements and receiver's borrowings.	Litwack
05/31/2019	Consulting fees - Corporate Incorporating 100% BCU transactions and preparing the report on bank transaction analysis.	Sharma
06/03/2019	Consulting fees - Corporate Categorize transactions from Meridian bank statements into categories as advised by M Sharma. Phone call with Quentin regarding rental payments.	Odeh
06/03/2019	Consulting fees - Corporate Review of draft 3rd report and motion record; coordinate and sign final report; review of matters with NL and MS; review of cash flow report on rental properties spend;	Denton
06/03/2019	Consulting fees - Corporate Forensic review - Converting statements provided by banks into excel format to work on the report to track the flow of funds from the potential fraud proceeds to trace assets / cash balances.	Sharma
06/03/2019	Consulting fees - Corporate Drafting report to court; updated cash flow projections.	Litwack
06/04/2019	Consulting fees - Corporate Review of June 7 motion record with legal counsel; review of draft order; review of sources and uses of cash analysis; review of status of consent sought on additional property sales;	Denton

06/04/2019	Consulting fees - Corporate	Sharma	Forensic review - Converting statements provided by banks into excel format to work on the report to track the flow of funds from the potential fraud proceeds to trace assets / cash balances.
06/04/2019	Consulting fees - Corporate	Litwack	Continued working on cash flow projections for court report; various discussions with team regarding same; discussions with property manager regarding same.
06/05/2019	Consulting fees - Corporate	Sharma	Forensic review - Converting statements provided by banks into excel format to work on the report to track the flow of funds from the potential fraud proceeds to trace assets / cash balances. Discussion with K Kimel re the same.
06/05/2019	Consulting fees - Corporate	Litwack	Updated cash flow projections and discussed same with D Naymark for review with T Hutchens' counsel.
06/06/2019	Consulting fees - Corporate	Odeh	Categorizing transactions and cleaning spreadsheet for transaction review.
06/06/2019	Consulting fees - Corporate	Denton	Review of e-mails; liaise with legal counsel; review status of sources and uses of cash analysis with KK and MS; review of mail redirection; calls review of e-mails with insurance broker
06/06/2019	Consulting fees - Corporate	Levy	Review of emails from Keegan Boyd regarding marketing and sale of the additional properties; Discussions with Daniel Naymark and Paul Denton regarding Hutchens position and strategy regarding motion for recognition and sale of the balance of the properties
06/06/2019	Consulting fees - Corporate	Sharma	Forensic review - Working on the report including detailed summary for each of the transactions and charts to track the flow of funds from the potential fraud proceeds to trace assets / cash balances from the KEB Hana Bank Accounts.
06/06/2019	Consulting fees - Corporate	Litwack	Reviewed holding costs and approved expense payments.
06/07/2019	Consulting fees - Corporate	Odeh	Continue categorizing transactions and cleaning spreadsheet for transaction review.

06/07/2019	Consulting fees - Corporate	Denton
	Attend 9:30 court hearing; meeting with HL, MS and KK re: sources and uses of cash review; review of overall cash position and June rents; deal with insurance matters	
06/07/2019	Consulting fees - Corporate	Sharma
	Forensic review - Working on the report including detailed summary for each of the transactions and charts to track the flow of funds from the potential fraud proceeds to trace assets / cash balances from the BCU Bank Accounts.	
06/07/2019	Banking - Corporate	Samoilov
	Banking, posting.	
06/10/2019	Consulting fees - Corporate	Rabinovitch
	Converted Hutchens' bank account transactions from PDF to Excel, to consolidate the data, track the flow of funds, and understand where the money was spent.	
06/10/2019	Consulting fees - Corporate	Denton
	Review and coordination of sources and uses of cash flow analysis with MS and KK to present to legal counsel DN; weekly project meeting with team; review of matters with HL; review of matters with MS re tracing analysis; coordinate posting of June 7 court order and planning around additional properties; review of matters re: redirection of mail with EO; ongoing review of insurance matters;	
06/10/2019	Consulting fees - Corporate	Binelli
	Receive Enbridge invoice.	
06/10/2019	Consulting fees - Corporate	Sharma
	Incorporating the Meridian bank account (20 different accounts) transactions to the flow of fund analysis and weekly meeting to discuss strategic issues on the matter with H Levy, P Denton, and N Litwack.	
06/10/2019	Consulting fees - Corporate	Litwack
	Reviewed rent roll for reconciliation to receipts.	
06/11/2019	Consulting fees - Corporate	Denton
	Coordinate and have meeting with DN and MS, KK to review sources and uses banking analysis for the Colorado and Pennsylvania; review of matters with MS re: information requests for unknown uses of funds; liaise with insurance broker Deeks; review of matters with HL and DN re: go-forward priorities; coordinate delivery, pick up cheque for Sandy Hutchens; attend to project management matters	
06/11/2019	Consulting fees - Corporate	Odeh

Updated utilities tracker for utility payments received.

06/11/2019	Consulting fees - Corporate	Sharma	Incorporating the bank transactions re the bank accounts with Meridian (20 accounts) in the flow of funds analysis and meeting with D Naymark, H Levy, P Denton, K Kimel on the flow of funds analysis and steps going forward.
06/11/2019	Banking - Corporate	Samoilov	Banking, posting.
06/12/2019	Consulting fees - Corporate	Denton	Further review of sources and uses of cash analysis (Pennsylvania and Colorado); review of matters with MS on same; review of e-mails throughout day
06/12/2019	Consulting fees - Corporate	Litwack	Reviewed outstanding invoices for holding cost expense payments.
06/13/2019	Consulting fees - Corporate	Rabinovitch	Converted Hutchens' bank account transactions from PDF to Excel, to consolidate the data, track the flow of funds, and understand where the money was spent.
06/13/2019	Consulting fees - Corporate	Denton	Review of additional properties with NL and coordination of access including liaison with Miller Thomson; calls and review of insurance matters with the broker; review of sources and uses of cash for Pennsylvania including review of information requests with MS; review of sources and uses of cash for Colorado
06/13/2019	Consulting fees - Corporate	Sharma	Updating the report with Meridian bank account transactions. Discussion with K Kimel on the transfers between the Colorado and Pennsylvania bank accounts.
06/13/2019	Consulting fees - Corporate	Litwack	Reviewed rent roll for June rents and reconciled with receipts; call with property manager regarding same.
06/13/2019	Banking - Corporate	Samoilov	Banking, posting.
06/14/2019	Consulting fees - Corporate	Sharma	Collating transactions including unknown cheques, withdrawals and wires for which further information requests have to be made to banks for both Colorado and Pennsylvania account transactions.
06/17/2019	Consulting fees - Corporate	Denton	Work on logistics for call with legal counsel for

	Pennsylvania and Colorado; draft presentation outline; review of status of update of sources and uses of cash analysis with MS and outstanding information requests; provide feedback on questions for next examination of Tanya Hutchens; review expense approvals for properties	
06/17/2019	Consulting fees - Corporate	Sharma Preparing for Tanya Hutchens examination - reviewing bank account transactions and flow of funds to collate transactions of larger amounts where the uses of the funds were unknown to question Tanya re the same.
06/17/2019	Consulting fees - Corporate	Litwack Reviewed various holding cost statements and approved for payment; direction to staff regarding same.
06/17/2019	Banking - Corporate	Samoilov Banking, posting.
06/18/2019	Consulting fees - Corporate	Denton Review of sources and uses of cash analysis for CO and PA; review with MS and KK; review of questions and background for next examination of Tanya Hutchens; arrange prep call with legal counsel for 6/19; review 131 Beecroft background with NS; attend to project management matters
06/18/2019	Consulting fees - Corporate	Odeh Dealing with redirected mail.
06/18/2019	Consulting fees - Corporate	Sharma Updating the report with the information received from Meridian re cancelled cheques for which the payee was unknown. Corresponding with D L Deeks re insurance premium payment on this property.
06/18/2019	Consulting fees - Corporate	Litwack Team meeting regarding update on administration.
06/18/2019	Banking - Corporate	Samoilov Banking, posting.
06/19/2019	Consulting fees - Corporate	Rabinovitch Converted Hutchens Sudbury Credit Union bank account transactions from PDF to Excel, to consolidate the data, track the flow of funds, and understand where money was being spent.
06/19/2019	Consulting fees - Corporate	Denton Review and coordination of sources and uses of cash analysis for update to legal counsels; review of matters with MS, KK and HL; coordinate and participate in call with legal counsel at 1:30; coordination of call and Skype logistics with legal counsels; draft outline of

	discussion points; review of cash position and payment of property utilities;	
06/19/2019	Consulting fees - Corporate	Sharma
	Updating the report and the flow of funds chart with the further information received from banks. Meeting and preparation for the investigation update re Hutchens bank transactions.	
06/20/2019	Consulting fees - Corporate	Denton
	Detailed review and coordination of report update on sources and uses of cash analysis for update to legal counsels by conference call including; review of financial models for CO and PA; review of matters with MS, KK and HL; draft discussion points for meeting; provide extracts for to participants in advance of the call; review of matters with our legal counsel; coordinate call set up with IT; prep for and participation in call at 4:00	
06/20/2019	Consulting fees - Corporate	Odeh
	Made amendments to appendices and put together appendices for meeting. Deal with redirected mail.	
06/20/2019	Consulting fees - Corporate	Sharma
	Working on the flow of funds chart for the presentation. Meeting and presentation re work done to follow the flow of funds.	
06/21/2019	Banking - Corporate	Samoilov
	Banking, posting.	
06/24/2019	Consulting fees - Corporate	Denton
	Review of Tanya Hutchens examination information undertakings response from Miller Thomson re: April 4 examination; review of Sandy Hutchens examination transcript for May 27, 2019 examination; review of Howard Langer follow up re: US bank transactions; review bank statement status generally with MS	
06/24/2019	Consulting fees - Corporate	Litwack
	Follow up on removal of garbage bins from property; discussions with property manager and staff regarding same.	
06/25/2019	Consulting fees - Corporate	Odeh
	Liaise with City of Sudbury regarding removal of waste bins.	
06/25/2019	Consulting fees - Corporate	Odeh
	Entering cheque information into spreadsheet for transaction review. Identify missing information.	
06/25/2019	Consulting fees - Corporate	Sharma
	Working on questions for Tanya's examination including questions re bank transactions of large amounts,	



property transactions and assumption of mortgages.

06/25/2019	Consulting fees - Corporate	Denton	Complete tracing analysis of payout of Canadian Western mortgage and assumption by Tanya Hutchens
06/25/2019	Consulting fees - Corporate	Denton	Prep and participate in weekly team meeting; review of e-mails re: addition of 1573 Houston and 1479 Maple as quid pro quo for not listing 33 Theodore at this time; review of draft recognition order and notes to draft; review of and discuss MS documents prepared for Tanya Hutchens examination June 27
06/25/2019	Consulting fees - Corporate	Litwack	Correspondence with property manager regarding return of garbage bins.
06/26/2019	Consulting fees - Corporate	Odeh	Liaise with City of Sudbury regarding removal of waste bins, prepared cheque req for payment.
06/26/2019	Consulting fees - Corporate	Binelli	Indexing contents of Hutchens 2016 box of records and receipts.
06/26/2019	Consulting fees - Corporate	Rabinovitch	Converted Hutchens BMO bank account cheques from PDF to Excel, to consolidate the data, track the flow of funds, and understand where money was being spent.
06/26/2019	Consulting fees - Corporate	Denton	Work on time line of property transactions, specifically review and gather supporting documents by property; review of e-mail re: provision of banking information from Siskinds; review of line of questions for examination of Tanya Hutchens and support documents with MS and legal counsel
06/27/2019	Consulting fees - Corporate	Odeh	Entering cheque information into spreadsheet for transaction review. Email sent to Keb Bank for additional information.
06/27/2019	Consulting fees - Corporate	Denton	Review, gather information to evidence time line of property purchases, sales and mortgage financing by property; liaise with Hillmount to update listing status
06/27/2019	Consulting fees - Corporate	Sharma	Preparing for and attending Tanya Hutchen's examination at Network with D Naymark, B Sachdeva and T Hutchens.
06/28/2019	Consulting fees - Corporate	Sharma	



# FARBER

Incorporating information re the copies of cancelled cheques (amounting to \$1.5m) received from KEB for the accounts held by Hutchens with KEB in the flow of funds report.

Total for Services	\$ 15,198.00
HST on Fees	<u>1,975.74</u>
Subtotal	17,173.74

Photocopies, faxes, etc. (includes HST of \$28.83)	<u>\$ 250.56</u>
Current Amount Due	<u>\$ 17,424.30</u>

HST#136800752RT0001

## A. FARBER & PARTNERS INC.

### HUTCHENS ET AL

#### SUMMARY OF TIME INCURRED MAY 1, 2019 TO JUNE 30, 2019

Name	Total Hours	Rate Per Hour	Billing
H. Levy	1.10	\$595.00	\$654.50
P. Denton	10.25	\$550.00	\$5,637.50
N. Litwack	5.40	\$425.00	\$2,295.00
M. Sharma	11.06	\$350.00	\$3,871.00
A. Binelli	1.05	\$200.00	\$210.00
E. Odeh	4.30	\$200.00	\$860.00
L. Samoilov	6.40	\$200.00	\$1,280.00
L. Lloyd-Key	0.20	\$200.00	\$40.00
S. Rabinovitch	2.00	\$175.00	\$350.00
<b>Total</b>	<b>41.76</b>		<b>\$15,198.00</b>

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August 12, 2019

Hutchens  
 Gary & Linda Stevens & 1174365 Alberta Ltd  
 c/o Justin Nepal Litigation  
 171 John Street, Suite 101  
 Toronto, ON M5T 1X3

**RE: 1479 MAPLE ROAD**

Invoice No. 16150

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**TO PROFESSIONAL SERVICES RENDERED BY A. FARBER & PARTNERS INC. for the period ended June 30, 2019:**

DATE	SERVICE	STAFF
05/01/2019	Consulting fees - Corporate General - liaise with agent with listing for 1573 Houston Ave; review overall real estate chronology purchases and sales (35 properties purchased 2005-2017); conference call with legal counsel; review of Sandy Hutchens information undertakings per TL; review of Siskinds request for all information; liaison with insurance brokers; review of progress on forensic investigation	Denton
05/01/2019	Banking - Corporate Banking, posting.	Samoilov
05/02/2019	Consulting fees - Corporate General - Continued review of property purchase and sales transactions including Purview documents; complete updated property chart and draft e-mail provide to legal counsel; call with Hillmount re: receivers borrowing charge; review of matters with NL re: real estate listing; continued in depth review of Colorado materials including constructive trust tracing claims to better inform mapping; review of Pennsylvania materials to better inform mapping of that alleged loan fee fraud scheme; review with MS; review of property registrations to validate Sandy and Tanya representations regarding certain	Denton
05/03/2019	Consulting fees - Corporate Continued in depth review of Colorado litigation including constructive trust tracing claims; extract excerpts and provide to legal counsel; review global real	Denton

estate transactions (purchases and as applicable sales) to assess missing closing documents, tabulate and provide to legal counsel; review status of MS review of Pennsylvania action flow of funds; follow up Pennsylvania action information with legal counsel; work on report section claims/liabilities; follow up Innisfil and Thornhill real estate to arrange access for agents in concert with NL; follow up Receiver's Borrowing

05/03/2019	Consulting fees - Corporate	Sharma	Incorporating the bank statements into excel form for analysis and review.
05/06/2019	Consulting fees - Corporate	Binelli	Telephone and email correspondence with the town of Innisfil re property tax arrears.
05/06/2019	Consulting fees - Corporate	Sharma	Incorporating the bank statements into electronic form for analysis and review.
05/07/2019	Consulting fees - Corporate	Denton	General - Court report drafting including tables; work on loan fraud schematic and data availability and review of same with MS; review of schematic and date with HL and legal counsel; follow up May rental collections; liaise with Farber Sudbury office and Quentin Seeley re: tenant status; review of information received from SH legal counsel and related undertakings status; review of insurance matters
05/07/2019	Consulting fees - Corporate	Binelli	Email correspondence with the Town of Innisfil, follow up regarding property tax arrears.
05/08/2019	Consulting fees - Corporate	Denton	General - work on draft reporting sections and tables; deal with project management issues; coordination of overall forensic investigative review with MS and KK; call with Hillmount re: Receivers borrowing term sheet; call, liaison with HL on same; follow up banking accounting status re: May rents and segregated accounting;
05/08/2019	Consulting fees - Corporate	Sharma	Incorporating the bank statements into excel form for analysis and review. Discussion with K Kimel and P Denton on forensic review.
05/09/2019	Consulting fees - Corporate	Levy	Review of the Second report and discussions with Paul Denton
05/09/2019	Consulting fees - Corporate	Denton	General - Review the status of the flow of funds and sources and uses of funds analysis being completed by

MS and KK; liaise with Hillmount re: receivers borrowing including call with YL and DF and provide property value/ Purview information; draft further sections of the report; review of mortgage security opinion on the 5 properties for sale; review of legal counsel draft report sections

05/09/2019	Consulting fees - Corporate	Sharma	Reviewing the bank statements to trace the flow of funds both US and Canadian Dollars from the bank accounts held by Hutchens and the corporations.
05/10/2019	Consulting fees - Corporate	Denton	General - Review of draft report from legal counsel and compare to Receiver draft sections; review of draft report with MS; call legal counsel to review report status and next steps; complete update report table for additional properties (4) and properties of interest reported on the 1st receiver report and ultimate status
05/10/2019	Consulting fees - Corporate	Sharma	Incorporating Colorado bank statements in excel form for analysis and review. Preparing the Statement of non real assets for the report. Preparing the Statement of non-real assets for the report.
05/13/2019	Consulting fees - Corporate	Levy	Numerous calls and emails with Paul Denton, Daniel Naymark, Noah Litwack regarding sale of properties and current state of repair, DIP funding from Hillmount, review of answers to Phil Smith prepared by Noah Litwack
05/13/2019	Consulting fees - Corporate	Sharma	Updating the flow of funds statements and reviewing the draft report.
05/13/2019	Consulting fees - Corporate	Litwack	Reviewed letter from P Smith regarding questions on cash flow; drafted memo for counsel regarding response to same.
05/14/2019	Consulting fees - Corporate	Denton	Dealing with boathouse collapse and need to deal with debris and demolition; liaison with Town of Innisfil; liaison with maintenance crew to attend to clean up
05/14/2019	Consulting fees - Corporate	Denton	Drafting of 2nd court report and related tables, appendices; liaison with legal counsel on same
05/14/2019	Consulting fees - Corporate	Odeh	Document preparation.
05/14/2019	Consulting fees - Corporate	Sharma	Reviewing the documents shared by Sandy Hutchens.

Incorporating the Colorado bank statements into electronic form for analysis and review. Updating the draft second report.

05/14/2019	Consulting fees - Corporate	Litwack
	Updated cash flow for receiver's report to court.	
05/15/2019	Consulting fees - Corporate	Denton
	Work on drafting 2nd report, tables and appendices and liaison with legal counsel including coordination of affidavit of fees	
05/15/2019	Consulting fees - Corporate	Levy
	Review of living expenses for Tanya Hutches; Review of second report draft version and comments thereon; review of the commitment letter and discussions with Paul Denton thereon to finalize; Review of undertakings provided by Tanya Hutchens and responding application from JBD Hutchens Family Holdings; Numerous discussions and emails regarding sale of 42 Clemow and Henderson approval thereon; Review of revised cash flow information with Paul Denton and Noah Litwack	
05/15/2019	Consulting fees - Corporate	Sharma
	Working on the statements of assets and liabilities and a statement of cash and securities. Reviewing documents shared by S Hutchens re the accounting for funds transferred to Jan Luisterman.	
05/15/2019	Consulting fees - Corporate	Litwack
	Updated cash flow for report and assisted with compiling related appendices for same.	
05/15/2019	Banking - Corporate	Samoilov
	Prepare R&D for May 15, 2019.	
05/16/2019	Consulting fees - Corporate	Sharma
	Reviewing and analyzing documents shared by S Hutchens re the Jan Luisterman funds accounting to trace flow of funds and their utilization.	
05/17/2019	Consulting fees - Corporate	Denton
	Review of court motion record served; review of motion record served by Miller Thomson on behalf of Tanya and companies; review of draft response to Sandy Hutchens legal counsel re: property status and management of same; review of cash needs and updated forecast with NL;	
05/17/2019	Banking - Corporate	Samoilov
	Banking, posting.	
05/17/2019	Banking - Corporate	Lloyd-Key
	Bank reconciliation for April 2019.	

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05/21/2019	Consulting fees - Corporate	Denton	Review of Tanya budget line items and need for emergency \$2,000; coordinate with LS; dealing with Receivers Borrowing; commence review of Sandy Hutchens information undertakings provided the week of May 17. attend to project management matters; attending to review of cash management/ accounting by property
05/21/2019	Consulting fees - Corporate	Sharma	Incorporating the personal bank account statements shared by Sandy Hutchens in excel format for review and analysis. Meeting with H Levy, P Denton, N Litwack re the updates and strategy on the matters.
05/22/2019	Consulting fees - Corporate	Denton	Further in-depth review of Sandy Hutchens undertakings information; review of findings with MS; follow up Receiver's borrowing first draw with Hillmount;
05/22/2019	Consulting fees - Corporate	Odeh	Made amendment to document and finalized.
05/22/2019	Consulting fees - Corporate	Sharma	Discussion with S Rabinovitch and P Denton re review of boxes delivered by S Hutchens re tax documents. Analyzing flow of funds through S Hutchen's personal Meridian bank account. Reviewing documents provided by S Hutchens re the undertakings given in the examination.
05/23/2019	Consulting fees - Corporate	Denton	Field call from Town of Innisfil; liaise with William Clark re: status of call for contractor quotes and request photos for insurance purposes re: collapsed boat house
05/23/2019	Consulting fees - Corporate	Denton	Ongoing review of Sandy Hutchens undertakings information including review of box records provided and coordination of ongoing review with SR; work on formulation of questions for Sandy Hutchens examination on May 27; review of overall insurance matters
05/24/2019	Consulting fees - Corporate	Rabinovitch	Organized, reviewed and indexed Hutchens boxes from the period of 2014-2018. Searched for assets for determination of use of funds. Discussed findings with Restructuring team.
05/24/2019	Consulting fees - Corporate	Denton	Follow up boat house collapse at 1479 dealing with the Town of Innisfil, contractor retained to inspect and liaison with the insurance broker to make a claim
05/24/2019	Consulting fees - Corporate	Denton	

# FARBER

Review of extensive information undertakings as provided by Sandy Hutchens in preparation for next examination, as well as overall Farber analysis including review of box records (6) and inspection results with staff; coordination of examination questions and documentation; review of same with MS; coordination of finalization of Receiver's Borrowing and first draw/ wire;

05/27/2019	Consulting fees - Corporate	Odeh	Review of boxes and index documents in boxes for 2014 tax year document in excel spreadsheet. Provided P Denton with details of anything that required further review.
05/27/2019	Consulting fees - Corporate	Denton	Review of box records indexes with Echa Odeh; follow up MS and KK re: tracing project sources and uses to coordinate time; assess CRA tax consequences of the debtors re: non-filing for past 4 to 5 years; follow up the Receiver's borrowings (\$400,000) including review of the advance statement; review of same with LS;
05/27/2019	Consulting fees - Corporate	Sharma	Preparing for and attending S Hutchens examination.
05/28/2019	Consulting fees - Corporate	Odeh	Review of boxes and index documents in boxes for 2014 tax year document in excel spreadsheet. Phone call to Meridian customer service regarding correspondence issued.
05/28/2019	Consulting fees - Corporate	Denton	Meeting with MS and KK re: tracing of sources and uses of fund project for all bank transactions 2008 to 2018//19; meeting with legal counsel re: next steps and draft motion record re: 3rd report and relief contemplated; review of matters with MS, NL and Echa Odeh re: project management matters; in addition follow up demolition quotes re: boat shed
05/28/2019	Consulting fees - Corporate	Sharma	Meeting with K Kimel and P Denton on the forensic investigation of flow of funds and steps going forward. Reviewing and incorporating all transactions in the excel statements for preparation of report of known and unknown uses for KEB Account
05/28/2019	Consulting fees - Corporate	Levy	Review of the motion record for vesting order, additional sales, distribution approval, addition of assets to receivership
05/29/2019	Consulting fees - Corporate	Odeh	Phone call and email with Meridian regarding statements in csv/excel format. Review of boxes and index documents in boxes for 2014 tax year document



in excel spreadsheet.

05/29/2019	Consulting fees - Corporate	Sharma	Forensic investigation of flow of funds - Reviewing and incorporating all transactions in the excel statements for preparation of report of known and unknown uses for KEB Bank Account and BCU Bank Account.
05/30/2019	Consulting fees - Corporate	Odeh	Review of the data received from Meridian regarding Hutchens, merged data from different columns and created new spreadsheet in format requested by M Sharma.
05/30/2019	Consulting fees - Corporate	Denton	Review of motion record in support of 3rd report and approval of sale of 42 Clemow, add properties to the receivership and seek authority to sell further properties; commence review of outstanding Tanya Hutchens undertakings and to better inform timing of her 3rd examination, with particular focus on use and source of funds respectively from property sales and assumption of mortgages; follow up contractor quotes and status of insurance review with William Clark
05/30/2019	Consulting fees - Corporate	Litwack	Reviewed list of additional saleable properties for court relief and cash flow of additional saleable properties; emails regarding drafting third report of the receiver.
05/30/2019	Consulting fees - Corporate	Sharma	Forensic investigation - Reviewing the details of utilities and cheques shared by BCU - tracing to whom these payments were made.
05/30/2019	Banking - Corporate	Samoilov	Banking, posting.
05/31/2019	Consulting fees - Corporate	Binelli	Review of box 2016 tax, box 6.
05/31/2019	Consulting fees - Corporate	Odeh	Liaise with Inn Power regarding Hydro account, email and phone call regarding disconnected service and opening of new accounts. Discussion with P Denton. Draft letter to Sudbury Credit Union. Discussions with M Sharma regarding Meridian statements. Started to categorize transactions based on instructions from M Sharma.
05/31/2019	Consulting fees - Corporate	Denton	Liaise with W Clark re: 1479 Maple re: insurance claim, contractor quotes for demolition, electricity and inspection over the weekend; review of matters with Echa Odeh.

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05/31/2019	Consulting fees - Corporate	Denton	Follow up Tanya Hutchens undertakings and outstanding information requests in particular use and source of cash from sales and assumption of mortgages; complete table of outstanding points, prepare supporting schedule and documents and draft e-mail to legal counsel DN to review and action; review of cash flow matters with NL; coordinate meeting with HL, KK and MS to review the status of the tracing of sources and uses of funds 2008 to 2018/19;
05/31/2019	Consulting fees - Corporate	Litwack	Updated cash flow projections; reconciled receipts, disbursements and general ledger; various discussions with P Denton and H Levy regarding cash requirements and receiver's borrowings.
05/31/2019	Consulting fees - Corporate	Sharma	Incorporating 100% BCU transactions and preparing the report on bank transaction analysis.
06/03/2019	Consulting fees - Corporate	Odeh	Categorize transactions from Meridian bank statements into categories as advised by M Sharma. Emailed reconnection documents to InnPower.
06/03/2019	Consulting fees - Corporate	Denton	Review of draft 3rd report and motion record; coordinate and sign final report; review of matters with NL and MS; review of cash flow report on rental properties spend; follow property maintenance including boat house demolition, including W Clark
06/03/2019	Consulting fees - Corporate	Sharma	Forensic review - Converting statements provided by banks into excel format to work on the report to track the flow of funds from the potential fraud proceeds to trace assets / cash balances.
06/03/2019	Consulting fees - Corporate	Litwack	Drafting report to court; updated cash flow projections.
06/04/2019	Consulting fees - Corporate	Denton	Review of June 7 motion record with legal counsel; review of draft order; review of sources and uses of cash analysis; review of status of consent sought on additional property sales; follow up boat house insurance
06/04/2019	Consulting fees - Corporate	Sharma	Forensic review - Converting statements provided by banks into excel format to work on the report to track the flow of funds from the potential fraud proceeds to trace assets / cash balances.
06/04/2019	Consulting fees - Corporate	Litwack	

	Continued working on cash flow projections for court report; various discussions with team regarding same.	
06/05/2019	Consulting fees - Corporate	Sharma
	Forensic review - Converting statements provided by banks into excel format to work on the report to track the flow of funds from the potential fraud proceeds to trace assets / cash balances. Discussion with K Kimel re the same.	
06/05/2019	Consulting fees - Corporate	Litwack
	Updated cash flow projections and discussed same with D Naymark for review with T Hutchens' counsel.	
06/06/2019	Consulting fees - Corporate	Odeh
	Categorizing transactions and cleaning spreadsheet for transaction review.	
06/06/2019	Consulting fees - Corporate	Denton
	Review of e-mails; liaise with legal counsel; review status of sources and uses of cash analysis with KK and MS; review of mail redirection; calls review of e-mails with insurance broker	
06/06/2019	Consulting fees - Corporate	Levy
06/06/2019	Consulting fees - Corporate	Sharma
	Forensic review - Working on the report including detailed summary for each of the transactions and charts to track the flow of funds from the potential fraud proceeds to trace assets / cash balances from the KEB Hana Bank Accounts.	
06/06/2019	Banking - Corporate	Lloyd-Key
	Bank reconciliation for May 2019.	
06/07/2019	Consulting fees - Corporate	Odeh
	Continue categorizing transactions and cleaning spreadsheet for transaction review.	
06/07/2019	Consulting fees - Corporate	Denton
	Attend 9:30 court hearing; meeting with HL, MS and KK re: sources and uses of cash review; review of overall cash position and June rents; deal with insurance matters	
06/07/2019	Consulting fees - Corporate	Denton
	Follow up boat house demolition status; call with Heather Jones re: 1479 Maple and 1573 Houston listing and market interest	
06/07/2019	Consulting fees - Corporate	Levy
	Attend in Court for motion to sell Clemow and distribute to Henderson, appointment of additional properties and sale of Maple and Houston	

# FARBER

06/07/2019	Consulting fees - Corporate	Sharma	Forensic review - Working on the report including detailed summary for each of the transactions and charts to track the flow of funds from the potential fraud proceeds to trace assets / cash balances from the BCU Bank Accounts.
06/10/2019	Consulting fees - Corporate	Rabinovitch	Converted Hutchens' bank account transactions from PDF to Excel, to consolidate the data, track the flow of funds, and understand where the money was spent.
06/10/2019	Consulting fees - Corporate	Denton	Review and coordination of sources and uses of cash flow analysis with MS and KK to present to legal counsel DN; weekly project meeting with team; review of matters with HL; review of matters with MS re tracing analysis; coordinate posting of June 7 court order and planning around additional properties; review of matters re: redirection of mail with EO; ongoing review of insurance matters;
06/10/2019	Consulting fees - Corporate	Sharma	Incorporating the Meridian bank account (20 different accounts) transactions to the flow of fund analysis and weekly meeting to discuss strategic issues on the matter with H Levy, P Denton, and N Litwack.
06/10/2019	Consulting fees - Corporate	Litwack	Correspondence with appraiser regarding access to property and appraisal scope; call with team regarding current listing with appraiser hired by Hutchens and other matters; correspondence with general contractor regarding demolition of fallen boat house and application with city for same; drafted letter of authorization for general contractor regarding acting as agent for receiver.
06/11/2019	Consulting fees - Corporate	Denton	liaise with Heather Jones on need for relaunch of listing of 1479 Maple and 1573 Houston; call with Tanya Hutchens to review need for listing of 1479 Maple and 1573 Houston Ave; draft and send e-mail to Miller Thomson on the need for the listing and sale of the 2 properties; review with HL and DN
06/11/2019	Consulting fees - Corporate	Denton	Coordinate and have meeting with DN and MS, KK to review sources and uses banking analysis for the Colorado and Pennsylvania; review of matters with MS re: information requests for unknown uses of funds; liaise with insurance broker Deeks; review of matters with HL and DN re: go-forward priorities; coordinate delivery, pick up cheque for Sandy Hutchens; attend to project management matters

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06/11/2019	Consulting fees - Corporate	Sharma	Incorporating the bank transactions re the bank accounts with Meridian (20 accounts) in the flow of funds analysis and meeting with D Naymark, H Levy, P Denton, K Kimel on the flow of funds analysis and steps going forward.
06/11/2019	Consulting fees - Corporate	Litwack	Confirmation of appraisal details with appraiser.
06/12/2019	Consulting fees - Corporate	Levy	Review of emails between Keegan Boyd and Paul Denton regarding Maple and Houston properties; Review of emails from Daniel Naymark
06/12/2019	Consulting fees - Corporate	Denton	Calls with insurance brokers to ensure 1479 and the additional properties (1760 Cross Street, 1573 Houston) have vacancy permits, coverage with underwriters; calls and e-mails regarding same; liaise with H Jones re: property management and ongoing listing interest; e-mail exchanges with Miller Thomson re: efforts to 1479 Maple and 1573 Houston remarketed listed for sale
06/12/2019	Consulting fees - Corporate	Denton	Further review of sources and uses of cash analysis (Pennsylvania and Colorado); review of matters with MS on same; review of e-mails throughout day
06/12/2019	Consulting fees - Corporate	Litwack	Reviewed outstanding invoices for holding cost expense payments.
06/13/2019	Consulting fees - Corporate	Rabinovitch	Converted Hutchens' bank account transactions from PDF to Excel, to consolidate the data, track the flow of funds, and understand where the money was spent.
06/13/2019	Consulting fees - Corporate	Levy	Calls with Jack Samuels regarding property information
06/13/2019	Consulting fees - Corporate	Denton	Review of additional properties with NL and coordination of access including liaison with Miller Thomson; calls and review of insurance matters with the broker; review of sources and uses of cash for Pennsylvania including review of information requests with MS; review of sources and uses of cash for Colorado
06/13/2019	Consulting fees - Corporate	Sharma	Updating the report with Meridian bank account transactions. Discussion with K Kimel on the transfers between the Colorado and Pennsylvania bank accounts.
06/13/2019	Consulting fees - Corporate	Litwack	

	Follow up with general contractor regarding boat house maintenance.	
06/14/2019	Consulting fees - Corporate Calls with Jack Samuels and Noah Litwack regarding property information	Levy
06/14/2019	Consulting fees - Corporate Dealing with issues around access to 1479	Denton
06/14/2019	Consulting fees - Corporate Collating transactions including unknown cheques, withdrawals and wires for which further information requests have to be made to banks for both Colorado and Pennsylvania account transactions.	Sharma
06/14/2019	Consulting fees - Corporate Call with local realtor specializing in waterfront properties in Innisfil; discussions regarding value of the property and possibility of making offers; follow up with general contractor regarding reserved rights to rebuild boathouse after demolition.	Litwack
06/17/2019	Consulting fees - Corporate Work on logistics for call with legal counsel for Pennsylvania and Colorado; draft presentation outline; review of status of update of sources and uses of cash analysis with MS and outstanding information requests; provide feedback on questions for next examination of Tanya Hutchens; review expense approvals for properties	Denton
06/17/2019	Consulting fees - Corporate Preparing for Tanya Hutchens examination - reviewing bank account transactions and flow of funds to collate transactions of larger amounts where the uses of the funds were unknown to question Tanya re the same.	Sharma
06/17/2019	Consulting fees - Corporate Reviewed various holding cost statements and approved for payment; direction to staff regarding same.	Litwack
06/17/2019	Banking - Corporate Banking, posting.	Samoilov
06/18/2019	Consulting fees - Corporate Review of sources and uses of cash analysis for CO and PA; review with MS and KK; review of questions and background for next examination of Tanya Hutchens; arrange prep call with legal counsel for 6/19; review 131 Beecroft background with NS; attend to project management matters	Denton
06/18/2019	Consulting fees - Corporate Dealing with vacancy insurance permits	Denton

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06/18/2019	Consulting fees - Corporate Dealing with redirected mail.	Odeh
06/18/2019	Consulting fees - Corporate Updating the report with the information received from Meridian re cancelled cheques for which the payee was unknown.	Sharma
06/18/2019	Consulting fees - Corporate Updating the report with the information received from Meridian re cancelled cheques for which the payee was unknown.	Sharma
06/18/2019	Consulting fees - Corporate Team meeting regarding update on administration.	Litwack
06/19/2019	Consulting fees - Corporate Converted Hutchens Sudbury Credit Union bank account transactions from PDF to Excel, to consolidate the data, track the flow of funds, and understand where money was being spent.	Rabinovitch
06/19/2019	Consulting fees - Corporate Review and coordination of sources and uses of cash analysis for update to legal counsels; review of matters with MS, KK and HL; coordinate and participate in call with legal counsel at 1:30; coordination of call and Skype logistics with legal counsels; draft outline of discussion points; review of cash position and payment of property utilities;	Denton
06/19/2019	Consulting fees - Corporate Updating the report and the flow of funds chart with the further information received from banks. Meeting and preparation for the investigation update re Hutchens bank transactions.	Sharma
06/19/2019	Consulting fees - Corporate Followed up with appraiser regarding release of appraisal.	Litwack
06/20/2019	Consulting fees - Corporate Detailed review and coordination of report update on sources and uses of cash analysis for update to legal counsels by conference call including; review of financial models for CO and PA; review of matters with MS, KK and HL; draft discussion points for meeting; provide extracts for to participants in advance of the call; review of matters with our legal counsel; coordinate call set up with IT; prep for and participation in call at 4:00	Denton
06/20/2019	Consulting fees - Corporate Made amendments to appendices and put together appendices for meeting. Deal with redirected mail.	Odeh
06/20/2019	Consulting fees - Corporate	Sharma



Working on the flow of funds chart for the presentation.  
Meeting and presentation re work done to follow the  
flow of funds.

06/21/2019	Banking - Corporate Banking, posting.	Samoilov
06/24/2019	Consulting fees - Corporate follow up regarding approval/ consent to list 1573 Houston/ 1479 Maple in exchange for hold on listing 33 Theodore	Denton
06/24/2019	Consulting fees - Corporate Review of Tanya Hutchens examination information undertakings response from Miller Thomson re: April 4 examination; review of Sandy Hutchens examination transcript for May 27, 2019 examination; review of Howard Langer follow up re: US bank transactions; review bank statement status generally with MS	Denton
06/25/2019	Consulting fees - Corporate Entering cheque information into spreadsheet for transaction review. Identify missing information.	Odeh
06/25/2019	Consulting fees - Corporate Working on questions for Tanya's examination including questions re bank transactions of large amounts, property transactions and assumption of mortgages.	Sharma
06/25/2019	Consulting fees - Corporate Prep and participate in weekly team meeting; review of e-mails re: addition of 1573 Houston and 1479 Maple as quid pro quo for not listing 33 Theodore at this time; review of draft recognition order and notes to draft; review of and discuss MS documents prepared for Tanya Hutchens examination June 27	Denton
06/26/2019	Consulting fees - Corporate Indexing contents of Hutchens 2016 box of records and receipts.	Binelli
06/26/2019	Consulting fees - Corporate Converted Hutchens BMO bank account cheques from PDF to Excel, to consolidate the data, track the flow of funds, and understand where money was being spent.	Rabinovitch
06/26/2019	Consulting fees - Corporate Work on time line of property transactions, specifically review and gather supporting documents by property; review of e-mail re: provision of banking information from Siskinds; review of line of questions for examination of Tanya Hutchens and support documents with MS and legal counsel	Denton
06/26/2019	Consulting fees - Corporate Follow up with general contractor regarding demolition	Litwack



# FARBER

of boat house; Correspondence with the appraiser regarding same and updated requested for fair market valuation.

06/27/2019	Consulting fees - Corporate	Odeh	Entering cheque information into spreadsheet for transaction review. Email sent to Keb Bank for additional information.
06/27/2019	Consulting fees - Corporate	Denton	Review of recent listing interest, offer and opinions of value
06/27/2019	Consulting fees - Corporate	Denton	Review, gather information to evidence time line of property purchases, sales and mortgage financing by property; liaise with Hillmount to update listing status
06/27/2019	Consulting fees - Corporate	Sharma	Preparing for and attending Tanya Hutchen's examination at Network with D Naymark, B Sachdeva and T Hutchens.
06/28/2019	Consulting fees - Corporate	Denton	Follow up appraisal; liaise with Heather Jones on status of negotiations with Hutchens legal counsel and ongoing level of interest in the property
06/28/2019	Consulting fees - Corporate	Sharma	Incorporating information re the copies of cancelled cheques (amounting to \$1.5m) received from KEB for the accounts held by Hutchens with KEB in the flow of funds report.
06/28/2019	Consulting fees - Corporate	Litwack	Coordinated payment of appraisal expense and obtaining updated fair market valuations.

Total for Services	\$	17,139.50
HST on Fees		<u>2,228.14</u>
Subtotal		19,367.64

Photocopies, faxes, etc. (includes HST of \$28.21) \$ 245.22

Current Amount Due \$ 19,612.86

HST#136800752RT0001

## A. FARBER &amp; PARTNERS INC.

HUTCHENS *ET AL*SUMMARY OF TIME INCURRED  
MAY 1, 2019 TO JUNE 30, 2019

Name	Total Hours	Rate Per Hour	Billing
H. Levy	2.00	\$595.00	\$1,190.00
P. Denton	16.25	\$550.00	\$8,937.50
N. Litwack	4.80	\$425.00	\$2,040.00
M. Sharma	9.72	\$350.00	\$3,402.00
A. Binelli	0.30	\$200.00	\$60.00
E. Odeh	3.90	\$200.00	\$780.00
L. Samoilov	1.50	\$200.00	\$300.00
L. Lloyd-Key	0.40	\$200.00	\$80.00
S. Rabinovitch	2.00	\$175.00	\$350.00
<b>Total</b>	<b>40.87</b>		<b>\$17,139.50</b>

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August 12, 2019

Hutchens  
 Gary & Linda Stevens & 1174365 Alberta Ltd  
 c/o Justin Nepal Litigation  
 171 John Street, Suite 101  
 Toronto, ON M5T 1X3

**RE: 17 SERPENTINE STREET**

Invoice No. 16142

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**TO PROFESSIONAL SERVICES RENDERED BY A. FARBER & PARTNERS INC. for the period ended June 30, 2019:**

<b>DATE</b>	<b>SERVICE</b>	<b>STAFF</b>
05/01/2019	Consulting fees - Corporate General - liaise with agent with listing for 1573 Houston Ave; review overall real estate chronology purchases and sales (35 properties purchased 2005-2017); conference call with legal counsel; review of Sandy Hutchens information undertakings per TL; review of Siskinds request for all information; liaison with insurance brokers; review of progress on forensic investigation	Denton
05/02/2019	Consulting fees - Corporate General - Continued review of property purchase and sales transactions including Purview documents; complete updated property chart and draft e-mail provide to legal counsel; call with Hillmount re: receivers borrowing charge; review of matters with NL re: real estate listing; continued in depth review of Colorado materials including constructive trust tracing claims to better inform mapping; review of Pennsylvania materials to better inform mapping of that alleged loan fee fraud scheme; review with MS; review of property registrations to validate Sandy and Tanya representations regarding certain	Denton
05/03/2019	Consulting fees - Corporate Continued in depth review of Colorado litigation including constructive trust tracing claims; extract excerpts and provide to legal counsel; review global real estate transactions (purchases and as applicable sales) to assess missing closing documents, tabulate and provide to legal counsel; review status of MS review of	Denton

	Pennsylvania action flow of funds; follow up Pennsylvania action information with legal counsel; work on report section claims/liabilities; follow up Innisfil and Thornhill real estate to arrange access for agents in concert with NL; follow up Receiver's Borrowing	
05/03/2019	Consulting fees - Corporate	Sharma Incorporating the bank statements into excel form for analysis and review.
05/03/2019	Consulting fees - Corporate	Litwack Reviewed tax roll calculator for property; directions regarding contacting city for obtaining confirmation of tax arrears.
05/06/2019	Consulting fees - Corporate	Binelli Telephone and email correspondence with City of Sudbury re property tax arrears.
05/06/2019	Consulting fees - Corporate	Sharma Incorporating the bank statements into electronic form for analysis and review.
05/07/2019	Consulting fees - Corporate	Denton General - Court report drafting including tables; work on loan fraud schematic and data availability and review of same with MS; review of schematic and date with HL and legal counsel; follow up May rental collections; liaise with Farber Sudbury office and Quentin Seeley re: tenant status; review of information received from SH legal counsel and related undertakings status; review of insurance matters
05/08/2019	Consulting fees - Corporate	Denton General - work on draft reporting sections and tables; deal with project management issues; coordination of overall forensic investigative review with MS and KK; call with Hillmount re: Receivers borrowing term sheet; call, liaison with HL on same; follow up banking accounting status re: May rents and segregated accounting;
05/08/2019	Consulting fees - Corporate	Binelli Telephone call and email correspondence with Town of Sudbury re: Property Tax arrears.
05/08/2019	Consulting fees - Corporate	Sharma Incorporating the bank statements into excel form for analysis and review. Discussion with K Kimel and P Denton on forensic review.
05/08/2019	Banking - Corporate	Samoilov Banking, posting.
05/09/2019	Consulting fees - Corporate	Levy Review of the Second report and discussions with Paul

## Denton

05/09/2019	Consulting fees - Corporate	Denton	General - Review the status of the flow of funds and sources and uses of funds analysis being completed by MS and KK; liaise with Hillmount re: receivers borrowing including call with YL and DF and provide property value/ Purview information; draft further sections of the report; review of mortgage security opinion on the 5 properties for sale; review of legal counsel draft report sections
05/09/2019	Consulting fees - Corporate	Sharma	Reviewing the bank statements to trace the flow of funds both US and Canadian Dollars from the bank accounts held by Hutchens and the corporations.
05/10/2019	Consulting fees - Corporate	Odeh	Document preparation.
05/10/2019	Consulting fees - Corporate	Sharma	Incorporating Colorado bank statements in excel form for analysis and review. Preparing the Statement of non real assets for the report. Preparing the Statement of non real assets for the report.
05/10/2019	Banking - Corporate	Denton	General - Review of draft report from legal counsel and compare to Receiver draft sections; review of draft report with MS; call legal counsel to review report status and next steps; complete update report table for additional properties (4) and properties of interest reported on the 1st receiver report and ultimate status
05/13/2019	Consulting fees - Corporate	Denton	Dealing with broker re: continuation of insurance; liaison with the property manager regarding to efforts to clean up certain units for re-leasing
05/13/2019	Consulting fees - Corporate	Levy	Numerous calls and emails with Paul Denton, Daniel Naymark, Noah Litwack regarding sale of properties and current state of repair, DIP funding from Hillmount, review of answers to Phil Smith prepared by Noah Litwack
05/13/2019	Consulting fees - Corporate	Sharma	Discussion with Q Seeley (property manager) and P Denton on issues with 17 Serpentine Inc and steps taken to improve the condition of the property. Discussion with R Lapalme. Drafting email for RSA to reinstate the insurance policy for the property with material in support of steps taken to improve the condition of the property.
05/13/2019	Consulting fees - Corporate	Sharma	

	Updating the flow of funds statements and reviewing the draft report.	
05/13/2019	Consulting fees - Corporate	Litwack Reviewed letter from P Smith regarding questions on cash flow; drafted memo for counsel regarding response to same, including providing updated rent rolls, correspondence from property management.
05/14/2019	Consulting fees - Corporate	Denton Drafting of 2nd court report and related tables, appendices; liaison with legal counsel on same
05/14/2019	Consulting fees - Corporate	Sharma Emailing RSA re the insurance on the property, Reviewing the documents shared by Sandy Hutchens. Incorporating the Colorado bank statements into electronic form for analysis and review. Updating the draft second report.
05/14/2019	Consulting fees - Corporate	Litwack Reviewed letter from P Smith regarding questions on cash flow; drafted memo for counsel regarding response to same, including providing updated rent rolls, correspondence from property management.
05/15/2019	Consulting fees - Corporate	Denton Work on drafting 2nd report, tables and appendices and liaison with legal counsel including coordination of affidavit of fees
05/15/2019	Consulting fees - Corporate	Levy Review of living expenses for Tanya Hutchens; Review of second report draft version and comments thereon; review of the commitment letter and discussions with Paul Denton thereon to finalize; Review of undertakings provided by Tanya Hutchens and responding application from JBD Hutchens Family Holdings; Numerous discussions and emails regarding sale of 42 Clemow and Henderson approval thereon; Review of revised cash flow information with Paul Denton and Noah Litwack
05/15/2019	Consulting fees - Corporate	Sharma Corresponding on insurance re the property - clarifications sought by the insurance provider. Working on the statements of assets and liabilities and a statement of cash and securities. Reviewing documents shared by S Hutchens re the accounting for funds transferred to Jan Luisterman.
05/15/2019	Consulting fees - Corporate	Litwack Updated cash flow for report and assisted with compiling related appendices for same.
05/15/2019	Banking - Corporate	Samoilov

# FARBER

Prepare R&D for May 15, 2019.

05/16/2019	Consulting fees - Corporate	Sharma	Reviewing and analyzing documents shared by S Hutchens re the Jan Luisterman funds accounting to trace flow of funds and their utilization.
05/16/2019	Consulting fees - Corporate	Litwack	Reviewed property manager update on property, invoice for all Sudbury properties and processed for payment; reviewed operating expense invoices and processed for payment.
05/16/2019	Banking - Corporate	Samoilov	Banking, posting.
05/17/2019	Consulting fees - Corporate	Denton	in concert with MS liaise with broker on RSA stance re: cancellation of policy contrary to court order stay provisions; review of draft correspondence; liaise with RSA legal counsel late Friday
05/17/2019	Consulting fees - Corporate	Sharma	Drafting a letter for the insurer to reinstate the policy. Discussion with P Denton on the same. Corresponding on the draft letter with D Naymark
05/17/2019	Consulting fees - Corporate	Litwack	Reviewed rent roll with property manager regarding expected cash collections.
05/17/2019	Banking - Corporate	Lloyd-Key	Bank reconciliation for April 2019.
05/21/2019	Consulting fees - Corporate	Denton	Review of Tanya budget line items and need for emergency \$2,000; coordinate with LS; dealing with Receivers Borrowing; commence review of Sandy Hutchens information undertakings provided the week of May 17. attend to project management matters; attending to review of cash management/ accounting by property
05/21/2019	Consulting fees - Corporate	Denton	Dealing with replacement insurance for 17 Serpentine including liaison with broker; call with Royal Sun Alliance in-house legal counsel re: need for compliance with court order and redress;
05/21/2019	Consulting fees - Corporate	Sharma	Incorporating the personal bank account statements shared by Sandy Hutchens in excel format for review and analysis. Meeting with H Levy, P Denton, N Litwack re the updates and strategy on the matters.
05/21/2019	Consulting fees - Corporate	Litwack	



	Discussions with property manager regarding update on rent roll, tenant issues and property issues.	
05/21/2019	Banking - Corporate Banking, posting.	Samoilov
05/22/2019	Consulting fees - Corporate Dealing with insurance matters on 17 Serpentine; liaison with broker on same; review with MS	Denton
05/22/2019	Consulting fees - Corporate Further in-depth review of Sandy Hutchens undertakings information; review of findings with MS; follow up Receiver's borrowing first draw with Hillmount;	Denton
05/22/2019	Consulting fees - Corporate Discussion with S Rabinovitch and P Denton re review of boxes delivered by S Hutchens re tax documents. Analyzing flow of funds through S Hutchen's personal Meridian bank account. Reviewing documents provided by S Hutchens re the undertakings given in the examination.	Sharma
05/22/2019	Consulting fees - Corporate Discussions with property manager regarding leak discovered after rental of unit 2B; directions regarding urgent repairs and obtaining quotes on same.	Litwack
05/22/2019	Banking - Corporate Banking, posting.	Samoilov
05/23/2019	Consulting fees - Corporate Ongoing review of Sandy Hutchens undertakings information including review of box records provided and coordination of ongoing review with SR; work on formulation of questions for Sandy Hutchens examination on May 27; review of overall insurance matters	Denton
05/23/2019	Banking - Corporate Banking, posting.	Samoilov
05/24/2019	Consulting fees - Corporate Organized, reviewed and indexed Hutchens boxes from the period of 2014-2018. Searched for assets for determination of use of funds. Discussed findings with Restructuring team.	Rabinovitch
05/24/2019	Consulting fees - Corporate Review of extensive information undertakings as provided by Sandy Hutchens in preparation for next examination, as well as overall Farber analysis including review of box records (6) and inspection results with staff; coordination of examination questions and documentation; review of same with MS; coordination of finalization of Receiver's Borrowing and first draw/ wire;	Denton

# FARBER

05/27/2019	Consulting fees - Corporate	Odeh	Review of boxes and index documents in boxes for 2014 tax year document in excel spreadsheet. Provided P Denton with details of anything that required further review.
05/27/2019	Consulting fees - Corporate	Denton	Review of box records indexes with Echa Odeh; follow up MS and KK re: tracing project sources and uses to coordinate review meeting; assess CRA tax consequences of the debtors re: non-filing for past 4 to 5 years; follow up the Receiver's borrowings (\$400,000) including review of the advance statement; review of same with LS; follow up new insurance cover;
05/27/2019	Consulting fees - Corporate	Litwack	Processed cheque requisition for payment of operating expense.
05/27/2019	Consulting fees - Corporate	Sharma	Preparing for and attending S Hutchens examination.
05/28/2019	Consulting fees - Corporate	Odeh	Review of boxes and index documents in boxes for 2014 tax year document in excel spreadsheet. Phone call to Meridian customer service regarding correspondence issued.
05/28/2019	Consulting fees - Corporate	Denton	Meeting with MS and KK re: tracing of sources and uses of fund project for all bank transactions 2008 to 2018//19; meeting with legal counsel re: next steps and draft motion record re: 3rd report and relief contemplated; review of matters with MS, NL and Echa Odeh re: project management matters
05/28/2019	Consulting fees - Corporate	Litwack	Reviewed updated insurance policy; confirmed with team for payment at later date; requested copies of out of pocket disbursement invoices from property manager for HST reporting; reviewed and updated rent roll; correspondence with property manager to discuss outstanding property issues.
05/28/2019	Consulting fees - Corporate	Sharma	Meeting with K Kimel and P Denton on the forensic investigation of flow of funds and steps going forward. Reviewing and incorporating all transactions in the excel statements for preparation of report of known and unknown uses for KEB Account
05/28/2019	Consulting fees - Corporate	Levy	Review of the motion record for vesting order, additional sales, distribution approval, addition of assets to receivership

05/28/2019	Banking - Corporate Banking, posting.	Samoilov
05/29/2019	Consulting fees - Corporate Phone call and email with Meridian regarding statements in csv/excel format. Review of boxes and index documents in boxes for 2014 tax year document in excel spreadsheet.	Odeh
05/29/2019	Consulting fees - Corporate Call with property manager regarding property rental and status update; followed up with P Denton regarding same.	Litwack
05/29/2019	Consulting fees - Corporate Forensic investigation of flow of funds - Reviewing and incorporating all transactions in the excel statements for preparation of report of known and unknown uses for KEB Bank Account and BCU Bank Account.	Sharma
05/30/2019	Consulting fees - Corporate Review of the data received from Meridian regarding Hutchens, merged data from different columns and created new spreadsheet in format requested by M Sharma.	Odeh
05/30/2019	Consulting fees - Corporate Review of motion record in support of 3rd report and approval of sale of 42 Clemow, add properties to the receivership and seek authority to sell further properties; commence review of outstanding Tanya Hutchens undertakings and to better inform timing of her 3rd examination, with particular focus on use and source of funds respectively from property sales and assumption of mortgages;	Denton
05/30/2019	Consulting fees - Corporate Reviewed list of additional saleable properties for court relief and cash flow of Serpentine property; emails regarding drafting third report of the receiver.	Litwack
05/30/2019	Consulting fees - Corporate Forensic investigation - Reviewing the details of utilities and cheques shared by BCU - tracing to whom these payments were made.	Sharma
05/31/2019	Consulting fees - Corporate Review of box 2016 tax, box 6.	Binelli
05/31/2019	Consulting fees - Corporate Draft letter to Sudbury Credit Union. Discussions with M Sharma regarding Meridian statements. Started to categorize transactions based on instructions from M Sharma.	Odeh

# FARBER

05/31/2019	Consulting fees - Corporate	Denton	Follow up Tanya Hutchens undertakings and outstanding information requests in particular use and source of cash from sales and assumption of mortgages; complete table of outstanding points, prepare supporting schedule and documents and draft e-mail to legal counsel DN to review and action; review of cash flow matters with NL; coordinate meeting with HL, KK and MS to review the status of the tracing of sources and uses of funds 2008 to 2018/19;
05/31/2019	Consulting fees - Corporate	Litwack	Updated rent roll; updated cash flow projections; reconciled receipts, disbursements and general ledger; various discussions with P Denton and H Levy regarding cash requirements and receiver's borrowings.
05/31/2019	Consulting fees - Corporate	Sharma	Incorporating 100% BCU transactions and preparing the report on bank transaction analysis.
06/03/2019	Consulting fees - Corporate	Odeh	Categorize transactions from Meridian bank statements into categories as advised by M Sharma.
06/03/2019	Consulting fees - Corporate	Denton	Review of draft 3rd report and motion record; coordinate and sign final report; review of matters with NL and MS; review of cash flow report on rental properties spend;
06/03/2019	Consulting fees - Corporate	Sharma	Forensic review - Converting statements provided by banks into excel format to work on the report to track the flow of funds from the potential fraud proceeds to trace assets / cash balances.
06/03/2019	Consulting fees - Corporate	Litwack	Drafting report to court; updated cash flow projections.
06/04/2019	Consulting fees - Corporate	Sharma	Forensic review - Converting statements provided by banks into excel format to work on the report to track the flow of funds from the potential fraud proceeds to trace assets / cash balances.
06/04/2019	Consulting fees - Corporate	Litwack	Continued working on cash flow projections for court report; various discussions with team regarding same; discussions with property manager regarding same.
06/05/2019	Consulting fees - Corporate	Sharma	Forensic review - Converting statements provided by banks into excel format to work on the report to track the flow of funds from the potential fraud proceeds to trace assets / cash balances. Discussion with K Kimel re the same.

# FARBER

06/05/2019	Consulting fees - Corporate	Litwack	Updated cash flow projections and discussed same with D Naymark for review with T Hutchens' counsel.
06/06/2019	Consulting fees - Corporate	Odeh	Categorizing transactions and cleaning spreadsheet for transaction review.
06/06/2019	Consulting fees - Corporate	Denton	Review of e-mails; liaison with legal counsel; review status of sources and uses of cash analysis with KK and MS; review of mail redirection; calls review of e-mails with insurance broker
06/06/2019	Consulting fees - Corporate	Sharma	Forensic review - Working on the report including detailed summary for each of the transactions and charts to track the flow of funds from the potential fraud proceeds to trace assets / cash balances from the KEB Hana Bank Accounts.
06/06/2019	Consulting fees - Corporate	Litwack	Reviewed holding costs and approved expense payments.
06/07/2019	Consulting fees - Corporate	Odeh	Continue categorizing transactions and cleaning spreadsheet for transaction review.
06/07/2019	Consulting fees - Corporate	Denton	Attend 9:30 court hearing; meeting with HL, MS and KK Re: sources and uses of cash review; review of overall cash position and June rents; deal with insurance matters
06/07/2019	Consulting fees - Corporate	Sharma	Forensic review - Working on the report including detailed summary for each of the transactions and charts to track the flow of funds from the potential fraud proceeds to trace assets / cash balances from the KEB Hana Bank Accounts.
06/07/2019	Banking - Corporate	Samoilov	Banking, posting.
06/10/2019	Consulting fees - Corporate	Rabinovitch	Converted Hutchens' bank account transactions from PDF to Excel, to consolidate the data, track the flow of funds, and understand where the money was spent.
06/10/2019	Consulting fees - Corporate	Denton	Review and coordination of sources and uses of cash flow analysis with MS and KK to present to legal counsel DN; weekly project meeting with team; review of matters with HL; review of matters with MS re tracing

	analysis; coordinate posting of June 7 court order and planning around additional properties; review of matters re: redirection of mail with EO; ongoing review of insurance matters;	
06/10/2019	Consulting fees - Corporate	Sharma
	Incorporating the Meridian bank account (20 different accounts) transactions to the flow of fund analysis and weekly meeting to discuss strategic issues on the matter with H Levy, P Denton, and N Litwack.	
06/10/2019	Consulting fees - Corporate	Litwack
	Reviewed rent roll for reconciliation to receipts.	
06/10/2019	Banking - Corporate	Samoilov
	Banking, posting.	
06/11/2019	Consulting fees - Corporate	Denton
	Coordinate and have meeting with DN and MS, KK to review sources and uses banking analysis for the Colorado and Pennsylvania; review of matters with MS re: information requests for unknown uses of funds; liaise with insurance broker Deeks; review of matters with HL and DN re: go-forward priorities; coordinate delivery, pick up cheque for Sandy Hutchens; attend to project management matters	
06/11/2019	Consulting fees - Corporate	Sharma
	Incorporating the bank transactions re the bank accounts with Meridian (20 accounts) in the flow of funds analysis and meeting with D Naymark, H Levy, P Denton, K Kimel on the flow of funds analysis and steps going forward.	
06/11/2019	Banking - Corporate	Samoilov
	Banking, posting.	
06/12/2019	Consulting fees - Corporate	Denton
	Further review of sources and uses of cash analysis (Pennsylvania and Colorado); review of matters with MS on same; review of e-mails throughout day	
06/12/2019	Consulting fees - Corporate	Litwack
	Reviewed outstanding invoices for holding cost expense payments.	
06/13/2019	Consulting fees - Corporate	Rabinovitch
	Converted Hutchens' bank account transactions from PDF to Excel, to consolidate the data, track the flow of funds, and understand where the money was spent.	
06/13/2019	Consulting fees - Corporate	Denton
	Review of additional properties with NL and coordination of access including liaison with Miller Thomson; calls and review of insurance matters with the broker; review of sources and uses of cash for Pennsylvania including	

	review of information requests with MS; review of sources and uses of cash for Colorado	
06/13/2019	Consulting fees - Corporate Updating the report with Meridian bank account transactions. Discussion with K Kimel on the transfers between the Colorado and Pennsylvania bank accounts.	Sharma
06/13/2019	Consulting fees - Corporate Reviewed rent roll for June rents and reconciled with receipts; call with property manager regarding same.	Litwack
06/13/2019	Banking - Corporate Banking, posting.	Samoilov
06/14/2019	Consulting fees - Corporate Collating transactions including unknown cheques, withdrawals and wires for which further information requests have to be made to banks for both Colorado and Pennsylvania account transactions.	Sharma
06/14/2019	Banking - Corporate Banking, posting.	Samoilov
06/17/2019	Consulting fees - Corporate Work on logistics for call with legal counsel for Pennsylvania and Colorado; draft presentation outline; review of status of update of sources and uses of cash analysis with MS and outstanding information requests; provide feedback on questions for next examination of Tanya Hutchens; review expense approvals for properties	Denton
06/17/2019	Consulting fees - Corporate Preparing for Tanya Hutchens examination - reviewing bank account transactions and flow of funds to collate transactions of larger amounts where the uses of the funds were unknown to question Tanya re the same.	Sharma
06/17/2019	Consulting fees - Corporate Reviewed various holding cost statements and approved for payment; direction to staff regarding same.	Litwack
06/17/2019	Banking - Corporate Banking, posting.	Samoilov
06/18/2019	Consulting fees - Corporate Review of sources and uses of cash analysis for CO and PA; review with MS and KK; review of questions and background for next examination of Tanya Hutchens; arrange prep call with legal counsel for 6/19; review 131 Beecroft background with NS; attend to project management matters	Denton
06/18/2019	Consulting fees - Corporate	Odeh



Dealing with redirected mail.

06/18/2019	Consulting fees - Corporate	Sharma	Updating the report with the information received from Meridian re cancelled cheques for which the payee was unknown.
06/18/2019	Consulting fees - Corporate	Litwack	Team meeting regarding update on administration.
06/18/2019	Banking - Corporate	Samoilov	Banking, posting.
06/19/2019	Consulting fees - Corporate	Rabinovitch	Converted Hutchens Sudbury Credit Union bank account transactions from PDF to Excel, to consolidate the data, track the flow of funds, and understand where money was being spent.
06/19/2019	Consulting fees - Corporate	Denton	Review and coordination of sources and uses of cash analysis for update to legal counsels; review of matters with MS, KK and HL; coordinate and participate in call with legal counsel at 1:30; coordination of call and Skype logistics with legal counsels; draft outline of discussion points; review of cash position and payment of property utilities;
06/19/2019	Consulting fees - Corporate	Sharma	Updating the report and the flow of funds chart with the further information received from banks. Meeting and preparation for the investigation update re Hutchens bank transactions.
06/20/2019	Consulting fees - Corporate	Denton	Detailed review and coordination of report update on sources and uses of cash analysis for update to legal counsels by conference call including; review of financial models for CO and PA; review of matters with MS, KK and HL; draft discussion points for meeting; provide extracts for to participants in advance of the call; review of matters with our legal counsel; coordinate call set up with IT; prep for and participation in call at 4:00
06/20/2019	Consulting fees - Corporate	Odeh	Made amendments to appendices and put together appendices for meeting. Deal with redirected mail.
06/20/2019	Consulting fees - Corporate	Sharma	Working on the flow of funds chart for the presentation. Meeting and presentation re work done to follow the flow of funds.
06/24/2019	Consulting fees - Corporate	Denton	Review of Tanya Hutchens examination information undertakings response from Miller Thomson re: April 4



	examination; review of Sandy Hutchens examination transcript for May 27, 2019 examination; review of Howard Langer follow up re: US bank transactions; review bank statement status generally with MS	
06/24/2019	Consulting fees - Corporate	Litwack
	Follow up on removal of garbage bins from property; discussions with property manager and staff regarding same.	
06/24/2019	Banking - Corporate	Lloyd-Key
	Bank reconciliation for May 2019.	
06/25/2019	Consulting fees - Corporate	Odeh
	Entering cheque information into spreadsheet for transaction review. Identify missing information.	
06/25/2019	Consulting fees - Corporate	Odeh
	Liaise with City of Sudbury regarding removal of waste bins.	
06/25/2019	Consulting fees - Corporate	Sharma
	Working on questions for Tanya's examination including questions re bank transactions of large amounts, property transactions and assumption of mortgages.	
06/25/2019	Consulting fees - Corporate	Denton
	Prep and participate in weekly team meeting; review of e-mails re: addition of 1573 Houston and 1479 Maple as quid pro quo for not listing 33 Theodore at this time; review of draft recognition order and notes to draft; review of and discuss MS documents prepared for Tanya Hutchens examination June 27	
06/25/2019	Consulting fees - Corporate	Litwack
	Correspondence with property manager regarding return of garbage bins.	
06/25/2019	Banking - Corporate	Denton
	Complete tracing analysis of payout of Canadian Western mortgage and assumption by Tanya Hutchens and Water/ Solid Waste \$99k mortgage	
06/26/2019	Consulting fees - Corporate	Binelli
	Indexing contents of Hutchens 2016 box of records and receipts.	
06/26/2019	Consulting fees - Corporate	Rabinovitch
	Converted Hutchens BMO bank account cheques from PDF to Excel, to consolidate the data, track the flow of funds, and understand where money was being spent.	
06/26/2019	Consulting fees - Corporate	Denton
	Work on time line of property transactions, specifically review and gather supporting documents by property; review of e-mail re: provision of banking information	

from Siskinds; review of line of questions for examination of Tanya Hutchens and support documents with MS and legal counsel

06/27/2019	Consulting fees - Corporate	Odeh	Entering cheque information into spreadsheet for transaction review. Email sent to Keb Bank for additional information.
06/27/2019	Consulting fees - Corporate	Denton	Review, gather information to evidence time line of property purchases, sales and mortgage financing by property; liaise with Hillmount to update listing status
06/27/2019	Consulting fees - Corporate	Sharma	Preparing for and attending Tanya Hutchen's examination at Network with D Naymark, B Sachdeva and T Hutchens.
06/28/2019	Consulting fees - Corporate	Sharma	Incorporating information re the copies of cancelled cheques (amounting to \$1.5m) received from KEB for the accounts held by Hutchens with KEB in the flow of funds report.

Total for Services	\$	16,704.00
HST on Fees		<u>2,171.52</u>
Subtotal		18,875.52

Expenses:

Photocopies, faxes, etc. (including HST)	233.95	
Total Expenses ( <i>includes HST of \$30.41</i> )	\$	<u>264.36</u>
Current Amount Due	\$	<u>19,139.88</u>

HST#136800752RT0001

## A. FARBER &amp; PARTNERS INC.

HUTCHENS *ET AL*SUMMARY OF TIME INCURRED  
MAY 1, 2019 TO JUNE 30, 2019

Name	Total Hours	Rate Per Hour	Billing
H. Levy	0.90	\$595.00	\$535.50
P. Denton	11.45	\$550.00	\$6,297.50
N. Litwack	5.80	\$425.00	\$2,465.00
M. Sharma	15.16	\$350.00	\$5,306.00
A. Binelli	0.35	\$200.00	\$70.00
E. Odeh	3.60	\$200.00	\$720.00
L. Samoilov	4.40	\$200.00	\$880.00
L. Lloyd-Key	0.40	\$200.00	\$80.00
S. Rabinovitch	2.00	\$175.00	\$350.00
<b>Total</b>	<b>44.06</b>		<b>\$16,704.00</b>

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August 12, 2019

Hutchens  
 Gary & Linda Stevens & 1174365 Alberta Ltd  
 c/o Justin Nepal Litigation  
 171 John Street, Suite 101  
 Toronto, ON M5T 1X3

**RE: 1779 CROSS STREET**

Invoice No. 16153

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**TO PROFESSIONAL SERVICES RENDERED BY A. FARBER & PARTNERS INC. for the period ended June 30, 2019:**

DATE	SERVICE	STAFF
05/01/2019	Consulting fees - Corporate General - liaise with agent with listing for 1573 Houston Ave; review overall real estate chronology purchases and sales (35 properties purchased 2005-2017); conference call with legal counsel; review of Sandy Hutchens information undertakings per TL; review of Siskinds request for all information; liaison with insurance brokers; review of progress on forensic investigation	Denton
05/01/2019	Consulting fees - Corporate Various discussions regarding protocol for real estate agent showings; conference call with counsel; various discussions with P Denton regarding property management matters.	Litwack
05/02/2019	Consulting fees - Corporate General - Continued review of property purchase and sales transactions including Purview documents; complete updated property chart and draft e-mail provide to legal counsel; call with Hillmount re: receivers borrowing charge; review of matters with NL re: real estate listing; continued in depth review of Colorado materials including constructive trust tracing claims to better inform mapping; review of Pennsylvania materials to better inform mapping of that alleged loan fee fraud scheme; review with MS; review of property registrations to validate Sandy and Tanya representations regarding certain	Denton
05/03/2019	Consulting fees - Corporate	Denton

Continued in depth review of Colorado litigation including constructive trust tracing claims; extract excerpts and provide to legal counsel; review global real estate transactions (purchases and as applicable sales) to assess missing closing documents, tabulate and provide to legal counsel; review status of MS review of Pennsylvania action flow of funds; follow up Pennsylvania action information with legal counsel; work on report section claims/liabilities; follow up Innisfil and Thornhill real estate to arrange access for agents in concert with NL; follow up Receiver's Borrowing

05/03/2019	Consulting fees - Corporate	Sharma	Incorporating the bank statements into excel form for analysis and review.
05/03/2019	Consulting fees - Corporate	Litwack	Various discussions and emails with team regarding sale process and potential issues related to listing the property as is.
05/06/2019	Consulting fees - Corporate	Binelli	Telephone and email correspondence with the town of Innisfil re property tax arrears.
05/06/2019	Consulting fees - Corporate	Sharma	Incorporating the bank statements into electronic form for analysis and review.
05/07/2019	Consulting fees - Personal	Denton	General - Court report drafting including tables; work on loan fraud schematic and data availability and review of same with MS; review of schematic and date with HL and legal counsel; follow up May rental collections; liaise with Farber Sudbury office and Quentin Seeley re: tenant status; review of information received from SH legal counsel and related undertakings status; review of insurance matters
05/07/2019	Consulting fees - Corporate	Levy	Call with Paul Denton, Yitz Levinson and Diane Falcione regarding DIP term sheet
05/07/2019	Consulting fees - Corporate	Denton	Canvass multiple realtors re: 3 Innisfil properties approved for sale in April 25 Order; work on times for access
05/07/2019	Consulting fees - Corporate	Binelli	Email correspondence with the Town of Innisfil, follow up regarding property tax arrears.
05/08/2019	Consulting fees - Corporate	Denton	General - work on draft reporting sections and tables; deal with project management issues; coordination of

overall forensic investigative review with MS and KK;  
call with Hillmount re: Receivers borrowing term sheet;  
call, liaison with HL on same; follow up banking  
accounting status re: May rents and segregated  
accounting;

05/08/2019	Consulting fees - Corporate	Denton	Ongoing coordination of realtor attendance at 1779 for later in week and appraisal
05/08/2019	Consulting fees - Corporate	Sharma	Incorporating the bank statements into excel form for analysis and review. Discussion with K Kimel and P Denton on forensic review.
05/09/2019	Consulting fees - Corporate	Levy	Review of the Second report and discussions with Paul Denton
05/09/2019	Consulting fees - Corporate	Denton	Finalize access for May 10 to 3 Innisfil properties
05/09/2019	Consulting fees - Corporate	Denton	General - Review the status of the flow of funds and sources and uses of funds analysis being completed by MS and KK; liaise with Hillmount re: receivers borrowing including call with YL and DF and provide property value/ Purview information; draft further sections of the report; review of mortgage security opinion on the 5 properties for sale; review of legal counsel draft report sections
05/09/2019	Consulting fees - Corporate	Odeh	Discussion with P Denton, phone calls and email with Nationwide Appraisals regarding setting up account and completing appraisals.
05/09/2019	Consulting fees - Corporate	Sharma	Reviewing the bank statements to trace the flow of funds both US and Canadian Dollars from the bank accounts held by Hutchens and the corporations.
05/10/2019	Consulting fees - Corporate	Denton	General - Review of draft report from legal counsel and compare to Receiver draft sections; review of draft report with MS; call legal counsel to review report status and next steps; complete update report table for additional properties (4) and properties of interest reported on the 1st receiver report and ultimate status
05/10/2019	Consulting fees - Corporate	Sharma	Incorporating Colorado bank statements in excel form for analysis and review. Preparing the Statement of non real assets for the report. Preparing the Statement of non-real assets for the report.

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05/13/2019	Consulting fees - Corporate	Denton	Review and follow up re: realtor inspection of properties on May 10 and Sandy Hutchens actions regarding ongoing right of occupation
05/13/2019	Consulting fees - Corporate	Levy	Numerous calls and emails with Paul Denton, Daniel Naymark, Noah Litwack regarding sale of properties and current state of repair, DIP funding from Hillmount, review of answers to Phil Smith prepared by Noah Litwack
05/13/2019	Consulting fees - Corporate	Sharma	Updating the flow of funds statements and reviewing the draft report.
05/13/2019	Consulting fees - Corporate	Litwack	Reviewed letter from P Smith regarding questions on cash flow; drafted memo for counsel regarding response to same.
05/14/2019	Consulting fees - Corporate	Denton	Drafting of 2nd court report and related tables, appendices; liaison with legal counsel on same
05/14/2019	Consulting fees - Corporate	Odeh	Document preparation.
05/14/2019	Consulting fees - Corporate	Sharma	Reviewing the documents shared by Sandy Hutchens. Incorporating the Colorado bank statements into electronic form for analysis and review. Updating the draft second report.
05/14/2019	Consulting fees - Corporate	Litwack	Updated cash flow for receiver's report to court.
05/14/2019	Banking - Corporate	Lloyd-Key	Bank reconciliation for April 2019.
05/15/2019	Consulting fees - Corporate	Denton	Work on drafting 2nd report, tables and appendices and liaison with legal counsel including coordination of affidavit of fees
05/15/2019	Consulting fees - Corporate	Levy	Review of living expenses for Tanya Hutches; Review of second report draft version and comments thereon; review of the commitment letter and discussions with Paul Denton thereon to finalize; Review of undertakings provided by Tanya Hutchens and responding application from JBD Hutchens Family Holdings; Numerous discussions and emails regarding sale of 42 Clemow and Henderson approval thereon; Review of



	revised cash flow information with Paul Denton and Noah Litwack	
05/15/2019	Consulting fees - Corporate	Sharma Working on the statements of assets and liabilities and a statement of cash and securities. Reviewing documents shared by S Hutchens re the accounting for funds transferred to Jan Luisterman.
05/15/2019	Consulting fees - Corporate	Litwack Updated cash flow for report and assisted with compiling related appendices for same.
05/15/2019	Banking - Corporate	Samoilov Prepare R&D for May 15, 2019.
05/16/2019	Consulting fees - Corporate	Denton Review of e-mails exchanges with realtors and follow up listing proposal from each realtor
05/16/2019	Consulting fees - Corporate	Sharma Reviewing and analyzing documents shared by S Hutchens re the Jan Luisterman funds accounting to trace flow of funds and their utilization.
05/16/2019	Consulting fees - Corporate	Litwack Received and reviewed listing proposals; various discussions with team regarding same.
05/17/2019	Consulting fees - Corporate	Denton Review of court motion record served; review of motion record served by Miller Thomson on behalf of Tanya and companies; review of draft response to Sandy Hutchens legal counsel re: property status and management of same; review of cash needs and updated forecast with NL;
05/17/2019	Consulting fees - Corporate	Denton Review of proposals from realtors
05/21/2019	Consulting fees - Corporate	Levy Review of sales proposals and discussions regarding state of properties
05/21/2019	Consulting fees - Corporate	Denton Review of Tanya budget line items and need for emergency \$2,000; coordinate with LS; dealing with Receivers Borrowing; commence review of Sandy Hutchens information undertakings provided the week of May 17. attend to project management matters; attending to review of cash management/ accounting by property
05/21/2019	Consulting fees - Corporate	Denton Liaising with Meridian on listing proposals and

	appraisals; review 4 properties conditions, listing proposals with NL	
05/21/2019	Consulting fees - Corporate	Sharma
	Incorporating the personal bank account statements shared by Sandy Hutchens in excel format for review and analysis. Meeting with H Levy, P Denton, N Litwack re the updates and strategy on the matters.	
05/21/2019	Consulting fees - Corporate	Litwack
	Sought appraisers for property in question to assist with list price considerations.	
05/22/2019	Consulting fees - Corporate	Denton
	Further in-depth review of Sandy Hutchens undertakings information; review of findings with MS; follow up Receiver's borrowing first draw with Hillmount;	
05/22/2019	Consulting fees - Corporate	Denton
	Review of listing proposals; follow up Noah re: summarizing same for review with Meridian	
05/22/2019	Consulting fees - Corporate	Odeh
	Made amendment to document and finalized.	
05/22/2019	Consulting fees - Corporate	Sharma
	Discussion with S Rabinovitch and P Denton re review of boxes delivered by S Hutchens re tax documents. Analyzing flow of funds through S Hutchen's personal Meridian bank account. Reviewing documents provided by S Hutchens re the undertakings given in the examination.	
05/22/2019	Consulting fees - Corporate	Litwack
	Worked on listing comparison for property from listing agents who submitted proposals; discussions and correspondence with P Denton regarding same.	
05/23/2019	Consulting fees - Corporate	Denton
	Ongoing review of Sandy Hutchens undertakings information including review of box records provided and coordination of ongoing review with SR; work on formulation of questions for Sandy Hutchens examination on May 27; review of overall insurance matters	
05/23/2019	Consulting fees - Corporate	Denton
	Review of proposal summary information provided by NS; review of same with NL; coordinate review with HL and legal counsel and then cover e-mail in concert with NL to mortgagee Meridian and its legal counsel	
05/23/2019	Consulting fees - Corporate	Litwack
	Drafted memo to Meridian regarding listing proposals received on property; finalized comparison documents;	

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discussions with P Denton and H Levy regarding same and sale process; emails to Meridian and counsel on same.

05/24/2019	Consulting fees - Corporate	Rabinovitch	Organized, reviewed and indexed Hutchens boxes from the period of 2014-2018. Searched for assets for determination of use of funds. Discussed findings with Restructuring team.
05/24/2019	Consulting fees - Corporate	Denton	Review of extensive information undertakings as provided by Sandy Hutchens in preparation for next examination, as well as overall Farber analysis including review of box records (6) and inspection results with staff; coordination of examination questions and documentation; review of same with MS; coordination of finalization of Receiver's Borrowing and first draw/ wire;
05/27/2019	Consulting fees - Corporate	Odeh	Review of boxes and index documents in boxes for 2014 tax year document in excel spreadsheet. Provided P Denton with details of anything that required further review.
05/27/2019	Consulting fees - Corporate	Denton	Review of box records indexes with Echa Odeh; follow up MS and KK re: tracing project sources and uses to coordinate review meeting; assess CRA tax consequences of the debtors re: non-filing for past 4 to 5 years; follow up the Receiver's borrowings (\$400,000) including review of the advance statement; review of same with LS;
05/27/2019	Consulting fees - Corporate	Denton	Review of box records indexes with Echa Odeh; follow up MS and KK re: tracing project sources and uses to coordinate review meeting; assess CRA tax consequences of the debtors re: non-filing for past 4 to 5 years; follow up the Receiver's borrowings (\$400,000) including review of the advance statement; review of same with LS; assess need for vacant possession and most appropriate way forward.
05/27/2019	Consulting fees - Corporate	Litwack	Followed up on appraisal availability.
05/27/2019	Consulting fees - Corporate	Sharma	Preparing for and attending S Hutchens examination.
05/28/2019	Consulting fees - Corporate	Odeh	Review of boxes and index documents in boxes for 2014 tax year document in excel spreadsheet. Phone call to Meridian customer service regarding correspondence issued.

05/28/2019	Consulting fees - Corporate	Denton	Meeting with MS and KK re: tracing of sources and uses of fund project for all bank transactions 2008 to 2018//19; meeting with legal counsel re: next steps and draft motion record re: 3rd report and relief contemplated; review of matters with MS, NL and Echa Odeh re: project management matters
05/28/2019	Consulting fees - Corporate	Litwack	Further correspondence with appraisers regarding obtaining appraisal on subject property; conference call with team regarding sale process and obtaining vacant possession; research on obtaining vacant possession.
05/28/2019	Consulting fees - Corporate	Sharma	Meeting with K Kimel and P Denton on the forensic investigation of flow of funds and steps going forward. Reviewing and incorporating all transactions in the excel statements for preparation of report of known and unknown uses for KEB Account
05/28/2019	Consulting fees - Corporate	Levy	Review of the motion record for vesting order, additional sales, distribution approval, addition of assets to receivership
05/29/2019	Consulting fees - Corporate	Odeh	Phone call and email with Meridian regarding statements in csv/excel format. Review of boxes and index documents in boxes for 2014 tax year document in excel spreadsheet.
05/29/2019	Consulting fees - Corporate	Litwack	Telephone and email correspondence with appraisers.
05/29/2019	Consulting fees - Corporate	Sharma	Forensic investigation of flow of funds - Reviewing and incorporating all transactions in the excel statements for preparation of report of known and unknown uses for KEB Bank Account and BCU Bank Account.
05/30/2019	Consulting fees - Corporate	Odeh	Review of the data received from Meridian regarding Hutchens, merged data from different columns and created new spreadsheet in format requested by M Sharma.
05/30/2019	Consulting fees - Corporate	Denton	Review of motion record in support of 3rd report and approval of sale of 42 Clemow, add properties to the receivership and seek authority to sell further properties; commence review of outstanding Tanya Hutchens undertakings and to better inform timing of her 3rd examination, with particular focus on use and source of

funds respectively from property sales and assumption of mortgages;

05/30/2019	Consulting fees - Corporate	Sharma	Forensic investigation - Reviewing the details of utilities and cheques shared by BCU - tracing to whom these payments were made.
05/30/2019	Banking - Corporate	Samoilov	Banking, posting.
05/31/2019	Consulting fees - Corporate	Binelli	Review of box 2016 tax, box 6.
05/31/2019	Consulting fees - Corporate	Odeh	Liaise with Inn Power regarding Hydro account, email and phone call regarding disconnected service and opening of new accounts. Discussion with P Denton. Draft letter to Sudbury Credit Union. Discussions with M Sharma regarding Meridian statements. Started to categorize transactions based on instructions from M Sharma.
05/31/2019	Consulting fees - Corporate	Denton	Follow up listing review and steps for 4 properties approved for sale with Meridian mortgages; liaise with Shawn Zigelstein of Royal LePage; review of matters with NL; draft e-mail to Flett Beccario re: next steps
05/31/2019	Consulting fees - Corporate	Denton	Follow up Tanya Hutchens undertakings and outstanding information requests in particular use and source of cash from sales and assumption of mortgages; complete table of outstanding points, prepare supporting schedule and documents and draft e-mail to legal counsel DN to review and action; review of cash flow matters with NL; coordinate meeting with HL, KK and MS to review the status of the tracing of sources and uses of funds 2008 to 2018/19;
05/31/2019	Consulting fees - Corporate	Litwack	Updated cash flow projections; reconciled receipts, disbursements and general ledger; various discussions with P Denton and H Levy regarding cash requirements and receiver's borrowings.
05/31/2019	Consulting fees - Corporate	Sharma	Incorporating 100% BCU transactions and preparing the report on bank transaction analysis.
05/31/2019	Consulting fees - Corporate	Levy	Review of the listing proposal and discussions with Paul Denton and Noah Litwack regarding engagement of the listing agent

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06/03/2019	Consulting fees - Corporate	Odeh	Categorize transactions from Meridian bank statements into categories as advised by M Sharma.
06/03/2019	Consulting fees - Corporate	Denton	Review of draft 3rd report and motion record; coordinate and sign final report; review of matters with NL and MS; review of cash flow report on rental properties spend; follow up Meridian to confirm listing agent and ongoing approach
06/03/2019	Consulting fees - Corporate	Sharma	Forensic review - Converting statements provided by banks into excel format to work on the report to track the flow of funds from the potential fraud proceeds to trace assets / cash balances.
06/03/2019	Consulting fees - Corporate	Litwack	Drafting report to court; updated cash flow projections.
06/04/2019	Consulting fees - Corporate	Denton	Review of June 7 motion record with legal counsel; review of draft order; review of sources and uses of cash analysis; review of status of consent sought on additional property sales; follow up listing
06/04/2019	Consulting fees - Corporate	Sharma	Forensic review - Converting statements provided by banks into excel format to work on the report to track the flow of funds from the potential fraud proceeds to trace assets / cash balances.
06/04/2019	Consulting fees - Corporate	Litwack	Continued working on cash flow projections for court report; various discussions with team regarding same.
06/05/2019	Consulting fees - Corporate	Levy	Call with Daniel Naymark regarding Sandy Hutchens position on sale of properties, tracing transactions; Emails and calls with Paul Denton and Noah Litwack regarding listing of properties; Review of listing agreements
06/05/2019	Consulting fees - Corporate	Sharma	Forensic review - Converting statements provided by banks into excel format to work on the report to track the flow of funds from the potential fraud proceeds to trace assets / cash balances. Discussion with K Kimel re the same.
06/05/2019	Consulting fees - Corporate	Litwack	Various correspondence with realtor to confirm listing details and schedules for draft agreement of purchase and sale; reviewed and revised draft schedules; discussions and review of same with real estate

	counsel; emails with D Naymark and team regarding draft sale process documents; reviewed comments from real estate counsel on draft schedules; updated cash flow projections and discussed same with D Naymark for review with T Hutchens' counsel.	
06/06/2019	Consulting fees - Corporate	Odeh
	Categorizing transactions and cleaning spreadsheet for transaction review.	
06/06/2019	Consulting fees - Corporate	Denton
	Review current listing agreement and amended terms; review appraisal coordination with NL	
06/06/2019	Consulting fees - Corporate	Denton
	Review of e-mails; liaise with legal counsel; review status of sources and uses of cash analysis with KK and MS; review of mail redirection; calls review of e-mails with insurance broker	
06/06/2019	Consulting fees - Corporate	Sharma
	Forensic review - Working on the report including detailed summary for each of the transactions and charts to track the flow of funds from the potential fraud proceeds to trace assets / cash balances from the KEB Hana Bank Accounts.	
06/06/2019	Consulting fees - Corporate	Litwack
	Updated draft sale process documents; correspondence with real estate counsel regarding same; reviewed holding costs and approved expense payments.	
06/06/2019	Banking - Corporate	Lloyd-Key
	Bank reconciliation for May 2019.	
06/07/2019	Consulting fees - Corporate	Odeh
	Continue categorizing transactions and cleaning spreadsheet for transaction review.	
06/07/2019	Consulting fees - Corporate	Denton
	Attend 9:30 court hearing; meeting with HL, MS and KK re: sources and uses of cash review; review of overall cash position and June rents; deal with insurance matters	
06/07/2019	Consulting fees - Corporate	Denton
	Follow listing agreement with NL and Royal Le Page	
06/07/2019	Consulting fees - Corporate	Sharma
	Forensic review - Working on the report including detailed summary for each of the transactions and charts to track the flow of funds from the potential fraud proceeds to trace assets / cash balances from the BCU Bank Accounts.	



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06/07/2019	Consulting fees - Corporate	Litwack	Various correspondence with realtor regarding listing and draft agreement of purchase and sale; confirmed information relating to MLS listing; confirmed property tax for prior years; discussions with appraiser regarding obtaining valuation on property; email to D Naymark regarding update on property listing and request to contact S Hutchens on appraisal and realtor attendance; sign off on listing documents.
06/10/2019	Consulting fees - Corporate	Rabinovitch	Converted Hutchens' bank account transactions from PDF to Excel, to consolidate the data, track the flow of funds, and understand where the money was spent.
06/10/2019	Consulting fees - Corporate	Denton	Review and coordination of sources and uses of cash flow analysis with MS and KK to present to legal counsel DN; weekly project meeting with team; review of matters with HL; review of matters with MS re tracing analysis; coordinate posting of June 7 court order and planning around additional properties; review of matters re: redirection of mail with EO; ongoing review of insurance matters;
06/10/2019	Consulting fees - Corporate	Sharma	Incorporating the Meridian bank account (20 different accounts) transactions to the flow of fund analysis and weekly meeting to discuss strategic issues on the matter with H Levy, P Denton, and N Litwack.
06/10/2019	Consulting fees - Corporate	Litwack	Correspondence with appraiser regarding access to property and appraisal scope; discussions with realtor regarding listing expiry date; call with team regarding listings and other matters.
06/11/2019	Consulting fees - Corporate	Denton	Follow up listing process status with NL and Shawn Zigelstein
06/11/2019	Consulting fees - Corporate	Denton	Coordinate and have meeting with DN and MS, KK to review sources and uses banking analysis for the Colorado and Pennsylvania; review of matters with MS re: information requests for unknown uses of funds; liaise with insurance broker Deeks; review of matters with HL and DN re: go-forward priorities; coordinate delivery, pick up cheque for Sandy Hutchens; attend to project management matters
06/11/2019	Consulting fees - Corporate	Sharma	Incorporating the bank transactions re the bank accounts with Meridian (20 accounts) in the flow of funds analysis and meeting with D Naymark, H Levy, P



	Denton, K Kimel on the flow of funds analysis and steps going forward.	
06/11/2019	Consulting fees - Corporate	Litwack
	Confirmation of appraisal details with appraiser; email same to S Hutchens.	
06/12/2019	Consulting fees - Corporate	Denton
	Further review of sources and uses of cash analysis (Pennsylvania and Colorado); review of matters with MS on same; review of e-mails throughout day	
06/12/2019	Consulting fees - Corporate	Litwack
	Reviewed outstanding invoices for holding cost expense payments.	
06/13/2019	Consulting fees - Corporate	Rabinovitch
	Converted Hutchens' bank account transactions from PDF to Excel, to consolidate the data, track the flow of funds, and understand where the money was spent.	
06/13/2019	Consulting fees - Corporate	Denton
	Review of additional properties with NL and coordination of access including liaison with Miller Thomson; calls and review of insurance matters with the broker; review of sources and uses of cash for Pennsylvania including review of information requests with MS; review of sources and uses of cash for Colorado	
06/13/2019	Consulting fees - Corporate	Sharma
	Updating the report with Meridian bank account transactions. Discussion with K Kimel on the transfers between the Colorado and Pennsylvania bank accounts.	
06/13/2019	Consulting fees - Corporate	Litwack
	Call with realtor regarding inability to access the property to take measurements; email from appraiser regarding inability to access property to complete walk-through; discussions with team regarding same.	
06/14/2019	Consulting fees - Corporate	Levy
	Calls with Jack Samuels and Noah Litwack regarding property information	
06/14/2019	Consulting fees - Corporate	Sharma
	Collating transactions including unknown cheques, withdrawals and wires for which further information requests have to be made to banks for both Colorado and Pennsylvania account transactions.	
06/14/2019	Consulting fees - Corporate	Litwack
	Call with local realtor specializing in waterfront properties in Innisfil; discussions regarding value of the property and possibility of making offers; call with	

maintenance provider regarding clean up of property for showings.

06/17/2019	Consulting fees - Corporate	Denton	Work on logistics for call with legal counsel for Pennsylvania and Colorado; draft presentation outline; review of status of update of sources and uses of cash analysis with MS and outstanding information requests; provide feedback on questions for next examination of Tanya Hutchens; review expense approvals for properties
06/17/2019	Consulting fees - Corporate	Denton	Continue to deal with access issues and obstruction of sale; review with legal counsel correspondence to Sandy Hutchens legal counsel
06/17/2019	Consulting fees - Corporate	Sharma	Preparing for Tanya Hutchens examination - reviewing bank account transactions and flow of funds to collate transactions of larger amounts where the uses of the funds were unknown to question Tanya re the same.
06/17/2019	Consulting fees - Corporate	Litwack	Various correspondence with maintenance supervisor and provided direction for clean up of property; correspondence with realtor and appraiser regarding inability to access the property again; email update to D Naymark and team; reviewed various holding cost statements and approved for payment; direction to staff regarding same.
06/17/2019	Banking - Corporate	Samoilov	Banking, posting.
06/18/2019	Consulting fees - Corporate	Denton	Review of sources and uses of cash analysis for CO and PA; review with MS and KK; review of questions and background for next examination of Tanya Hutchens; arrange prep call with legal counsel for 6/19; review 131 Beecroft background with NS; attend to project management matters
06/18/2019	Consulting fees - Corporate	Denton	Review and dealing with obstruction to listing and sale of 1779 including review of updates from the realtor and review with legal counsel and NS
06/18/2019	Consulting fees - Corporate	Odeh	Dealing with redirected mail.
06/18/2019	Consulting fees - Corporate	Sharma	Updating the report with the information received from Meridian re cancelled cheques for which the payee was unknown.

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06/18/2019	Consulting fees - Corporate Reviewed and approved expense; various correspondence with realtor and appraiser regarding obtaining access to the property; various emails and calls with D Naymark regarding S Hutchens obstruction of access to property; direction to realtor regarding listing of property; team meeting regarding update on administration.	Litwack
06/18/2019	Banking - Corporate Banking, posting.	Samoilov
06/18/2019	Banking - Corporate Bank reconciliation for May 2019.	Lloyd-Key
06/18/2019	Banking - Corporate Bank reconciliation for May 2019.	Lloyd-Key
06/19/2019	Consulting fees - Corporate Converted Hutchens Sudbury Credit Union bank account transactions from PDF to Excel, to consolidate the data, track the flow of funds, and understand where money was being spent.	Rabinovitch
06/19/2019	Consulting fees - Corporate Review of e-mails on challenges with realtor/ appraiser access to 1779 Cross	Denton
06/19/2019	Consulting fees - Corporate Review and coordination of sources and uses of cash analysis for update to legal counsels; review of matters with MS, KK and HL; coordinate and participate in call with legal counsel at 1:30; coordination of call and Skype logistics with legal counsels; draft outline of discussion points; review of cash position and payment of property utilities;	Denton
06/19/2019	Consulting fees - Corporate Updating the report and the flow of funds chart with the further information received from banks. Meeting and preparation for the investigation update re Hutchens bank transactions.	Sharma
06/19/2019	Consulting fees - Corporate Discussions with D Naymark regarding obstruction of access to property by S Hutchens; email to counsel for S Hutchens regarding same.	Litwack
06/20/2019	Consulting fees - Corporate Detailed review and coordination of report update on sources and uses of cash analysis for update to legal counsels by conference call including; review of financial models for CO and PA; review of matters with MS, KK and HL; draft discussion points for meeting;	Denton

provide extracts for to participants in advance of the call;  
review of matters with our legal counsel; coordinate call  
set up with IT; prep for and participation in call at 4:00

06/20/2019	Consulting fees - Corporate	Odeh
	Made amendments to appendices and put together appendices for meeting. Deal with redirected mail.	
06/20/2019	Consulting fees - Corporate	Sharma
	Working on the flow of funds chart for the presentation. Meeting and presentation re work done to follow the flow of funds.	
06/21/2019	Consulting fees - Corporate	Denton
	Review of listing issues; review of e-mail over weekend from SH legal counsel looking to suspend listing; review coordinate with NL	
06/21/2019	Banking - Corporate	Samoilov
	Banking, posting.	
06/24/2019	Consulting fees - Corporate	Denton
	Review of e-mails from listing agent on obstruction and interference to listing of 1779 Cross; review with NL and legal counsel	
06/24/2019	Consulting fees - Corporate	Denton
	Review of Tanya Hutchens examination information undertakings response from Miller Thomson re: April 4 examination; review of Sandy Hutchens examination transcript for May 27, 2019 examination; review of Howard Langer follow up re: US bank transactions; review bank statement status generally with MS	
06/24/2019	Consulting fees - Corporate	Litwack
	Various emails and correspondence with P Denton and D Naymark regarding S Hutchens obstruction of sale on property; calls and emails with realtor regarding same; email to appraiser to follow up on access.	
06/25/2019	Consulting fees - Corporate	Odeh
	Entering cheque information into spreadsheet for transaction review. Identify missing information.	
06/25/2019	Consulting fees - Corporate	Sharma
	Working on questions for Tanya's examination including questions re bank transactions of large amounts, property transactions and assumption of mortgages.	
06/25/2019	Consulting fees - Corporate	Denton
	Prep and participate in weekly team meeting; review of e-mails re: addition of 1573 Houston and 1479 Maple as quid pro quo for not listing 33 Theodore at this time; review of draft recognition order and notes to draft; review of and discuss MS documents prepared for	

## Tanya Hutchens examination June 27

06/25/2019	Consulting fees - Corporate	Litwack	Various email correspondence with D Naymark throughout day regarding S Hutchens obstruction efforts; follow up with appraiser regarding appraisal.
06/26/2019	Consulting fees - Corporate	Binelli	Indexing contents of Hutchens 2016 box of records and receipts.
06/26/2019	Consulting fees - Corporate	Denton	Work on time line of property transactions, specifically review and gather supporting documents by property; review of e-mail re: provision of banking information from Siskinds; review of line of questions for examination of Tanya Hutchens and support documents with MS and legal counsel
06/26/2019	Consulting fees - Corporate	Litwack	Received and reviewed appraisal of property on forced liquidation basis; correspondence with the appraiser regarding same and updated requested for fair market valuation.
06/27/2019	Consulting fees - Corporate	Rabinovitch	Converted Hutchens BMO bank account cheques from PDF to Excel, to consolidate the data, track the flow of funds, and understand where money was being spent.
06/27/2019	Consulting fees - Corporate	Odeh	Entering cheque information into spreadsheet for transaction review. Email sent to Keb Bank for additional information.
06/27/2019	Consulting fees - Corporate	Denton	Review of listing status and call with realtor; follow up appraiser
06/27/2019	Consulting fees - Corporate	Denton	Review, gather information to evidence time line of property purchases, sales and mortgage financing by property; liaise with Hillmount to update listing status
06/27/2019	Consulting fees - Corporate	Sharma	Preparing for and attending Tanya Hutchen's examination at Network with D Naymark, B Sachdeva and T Hutchens.
06/28/2019	Consulting fees - Corporate	Denton	Follow up appraisal; review of listing status and continued obstruction of the sale; draft and provide update to legal counsel and team on listing status; review of legal counsel e-mail to Sandy Hutchens legal counsel over weekend

# FARBER

06/28/2019 Consulting fees - Corporate Sharma  
Incorporating information re the copies of cancelled  
cheques (amounting to \$1.5m) received from KEB for  
the accounts held by Hutchens with KEB in the flow of  
funds report.

06/28/2019 Consulting fees - Corporate Litwack  
Coordinated payment of appraisal expense and  
obtaining updated fair market valuations.

Total for Services	\$ 21,367.50
HST on Fees	<u>2,777.78</u>
Subtotal	24,145.28

Photocopies, faxes, etc. (includes HST of \$35.14)	\$ <u>305.46</u>
Current Amount Due	\$ <u>24,450.74</u>

HST#136800752RT0001

## A. FARBER & PARTNERS INC.

### HUTCHENS ET AL

### SUMMARY OF TIME INCURRED MAY 1, 2019 TO JUNE 30, 2019

Name	Total Hours	Rate Per Hour	Billing
H. Levy	2.70	\$595.00	\$1,606.50
P. Denton	15.85	\$550.00	\$8,717.50
N. Litwack	14.10	\$425.00	\$5,992.50
M. Sharma	9.66	\$350.00	\$3,381.00
A. Binelli	0.30	\$200.00	\$60.00
E. Odeh	4.00	\$200.00	\$800.00
L. Samoilov	1.50	\$200.00	\$300.00
L. Lloyd-Key	0.80	\$200.00	\$160.00
S. Rabinovitch	2.00	\$175.00	\$350.00
<b>Total</b>	<b>50.91</b>		<b>\$21,367.50</b>

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150 York Street, Suite 1600  
Toronto, ON, Canada, M5H 3S5  
T: 1.855.775.8777  
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August 12, 2019

Hutchens  
Gary & Linda Stevens & 1174365 Alberta Ltd  
c/o Justin Nepal Litigation  
171 John Street, Suite 101  
Toronto, ON M5T 1X3

**RE: 1790 CROSS STREET**

Invoice No. 16154

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**TO PROFESSIONAL SERVICES RENDERED BY A. FARBER & PARTNERS INC. for the period ended June 30, 2019:**

DATE	SERVICE	STAFF
05/01/2019	Consulting fees - Corporate General - liaise with agent with listing for 1573 Houston Ave; review overall real estate chronology purchases and sales (35 properties purchased 2005-2017); conference call with legal counsel; review of Sandy Hutchens information undertakings per TL; review of Siskinds request for all information; liaison with insurance brokers; review of progress on forensic investigation	Denton
05/01/2019	Consulting fees - Corporate Email with D Naymark regarding coordination of attendance by real estate agents at property; email correspondence with tenant regarding same; various discussions with P Denton regarding protocol for real estate agent showings; conference call with counsel; various discussions with P Denton regarding property management matters.	Litwack
05/01/2019	Banking - Corporate Banking, posting.	Samoilov
05/02/2019	Consulting fees - Corporate General - Continued review of property purchase and sales transactions including Purview documents; complete updated property chart and draft e-mail provide to legal counsel; call with Hillmount re: receivers borrowing charge; review of matters with NL re: real estate listing; continued in depth review of Colorado materials including constructive trust tracing claims to better inform mapping; review of Pennsylvania materials	Denton



to better inform mapping of that alleged loan fee fraud scheme; review with MS; review of property registrations to validate Sandy and Tanya representations regarding certain

05/02/2019	Banking - Corporate Banking, posting.	Samoilov
05/03/2019	Consulting fees - Corporate Continued in depth review of Colorado litigation including constructive trust tracing claims; extract excerpts and provide to legal counsel; review global real estate transactions (purchases and as applicable sales) to assess missing closing documents, tabulate and provide to legal counsel; review status of MS review of Pennsylvania action flow of funds; follow up Pennsylvania action information with legal counsel; work on report section claims/liabilities; follow up Innisfil and Thornhill real estate to arrange access for agents in concert with NL; follow up Receiver's Borrowing	Denton
05/03/2019	Consulting fees - Corporate Incorporating the bank statements into excel form for analysis and review.	Sharma
05/03/2019	Consulting fees - Corporate Correspondence with tenant regarding access for realtors and appraisers; various discussions with team regarding sale process; emails with team regarding same; direction to staff regarding obtaining property tax statements of account for verification of arrears.	Litwack
05/06/2019	Consulting fees - Corporate Incorporating the bank statements into electronic form for analysis and review.	Sharma
05/07/2019	Consulting fees - Corporate Call with Paul Denton, Yitz Levinson and Diane Falcione regarding DIP term sheet	Levy
05/07/2019	Consulting fees - Corporate Canvass multiple realtors re: 3 Innisfil properties approved for sale in April 25 Order; work on times for access	Denton
05/07/2019	Consulting fees - Corporate General - Court report drafting including tables; work on loan fraud schematic and data availability and review of same with MS; review of schematic and date with HL and legal counsel; follow up May rental collections; liaise with Farber Sudbury office and Quentin Seeley re: tenant status; review of information received from SH legal counsel and related undertakings status; review of insurance matters	Denton

# FARBER

05/07/2019	Consulting fees - Corporate	Binelli	Email correspondence with the Town of Innisfil, follow up regarding property tax arrears.
05/08/2019	Consulting fees - Corporate	Denton	General - work on draft reporting sections and tables; deal with project management issues; coordination of overall forensic investigative review with MS and KK; call with Hillmount re: Receivers borrowing term sheet; call, liaison with HL on same; follow up banking accounting status re: May rents and segregated accounting;
05/08/2019	Consulting fees - Corporate	Denton	Ongoing coordination of realtor attendance for later in week including liaison with tenant and various realtors as well as appraisal
05/08/2019	Consulting fees - Corporate	Sharma	Incorporating the bank statements into excel form for analysis and review. Discussion with K Kimel and P Denton on forensic review.
05/09/2019	Consulting fees - Corporate	Levy	Review of the Second report and discussions with Paul Denton
05/09/2019	Consulting fees - Corporate	Denton	Finalize access for May 10 to 3 Innisfil properties
05/09/2019	Consulting fees - Corporate	Denton	General - Review the status of the flow of funds and sources and uses of funds analysis being completed by MS and KK; liaise with Hillmount re: receivers borrowing including call with YL and DF and provide property value/ Purview information; draft further sections of the report; review of mortgage security opinion on the 5 properties for sale; review of legal counsel draft report sections
05/09/2019	Consulting fees - Corporate	Odeh	Discussion with P Denton, phone calls and email with Nationwide Appraisals regarding setting up account and completing appraisals.
05/09/2019	Consulting fees - Corporate	Sharma	Reviewing the bank statements to trace the flow of funds both US and Canadian Dollars from the bank accounts held by Hutchens and the corporations.
05/10/2019	Consulting fees - Corporate	Denton	General - Review of draft report from legal counsel and compare to Receiver draft sections; review of draft report with MS; call legal counsel to review report status and next steps; complete update report table for

additional properties (4) and properties of interest reported on the 1st receiver report and ultimate status

05/10/2019	Consulting fees - Corporate	Sharma	Incorporating Colorado bank statements in excel form for analysis and review. Preparing the Statement of non real assets for the report.
05/13/2019	Consulting fees - Corporate	Denton	Review and follow up re: realtor inspection of properties on May 10 and Sandy Hutchens actions regarding ongoing right of occupation
05/13/2019	Consulting fees - Corporate	Levy	Numerous calls and emails with Paul Denton, Daniel Naymark, Noah Litwack regarding sale of properties and current state of repair, DIP funding from Hillmount, review of answers to Phil Smith prepared by Noah Litwack
05/13/2019	Consulting fees - Corporate	Sharma	Updating the flow of funds statements and reviewing the draft report.
05/13/2019	Consulting fees - Corporate	Litwack	Reviewed letter from P Smith regarding questions on cash flow; drafted memo for counsel regarding response to same, including providing updated rent rolls.
05/14/2019	Consulting fees - Corporate	Denton	Drafting of 2nd court report and related tables, appendices; liaison with legal counsel on same
05/14/2019	Consulting fees - Corporate	Odeh	Document preparation.
05/14/2019	Consulting fees - Corporate	Sharma	Reviewing the documents shared by Sandy Hutchens. Incorporating the Colorado bank statements into electronic form for analysis and review. Updating the draft second report.
05/14/2019	Consulting fees - Corporate	Litwack	Updated cash flow for receiver's report to court.
05/15/2019	Consulting fees - Corporate	Denton	Work on drafting 2nd report, tables and appendices and liaison with legal counsel including coordination of affidavit of fees
05/15/2019	Consulting fees - Corporate	Levy	Review of living expenses for Tanya Hutches; Review of second report draft version and comments thereon; review of the commitment letter and discussions with Paul Denton thereon to finalize; Review of undertakings

provided by Tanya Hutchens and responding application from JBD Hutchens Family Holdings; Numerous discussions and emails regarding sale of 42 Clemow and Henderson approval thereon; Review of revised cash flow information with Paul Denton and Noah Litwack

05/15/2019	Consulting fees - Corporate	Sharma	Working on the statements of assets and liabilities and a statement of cash and securities. Reviewing documents shared by S Hutchens re the accounting for funds transferred to Jan Luisterman.
05/15/2019	Consulting fees - Corporate	Litwack	Updated cash flow for report and assisted with compiling related appendices for same.
05/15/2019	Banking - Corporate	Samoilov	Prepare R&D for May 15, 2019.
05/16/2019	Consulting fees - Corporate	Denton	Review of e-mails exchanges with realtors and follow up listing proposal from each realtor
05/16/2019	Consulting fees - Corporate	Sharma	Reviewing and analyzing documents shared by S Hutchens re the Jan Luisterman funds accounting to trace flow of funds and their utilization.
05/16/2019	Consulting fees - Corporate	Litwack	Received and reviewed listing proposals; various discussions with team regarding same.
05/17/2019	Consulting fees - Corporate	Denton	Review of court motion record served; review of motion record served by Miller Thomson on behalf of Tanya and companies; review of draft response to Sandy Hutchens legal counsel re: property status and management of same; review of cash needs and updated forecast with NL;
05/17/2019	Consulting fees - Corporate	Denton	Review of proposals from realtors
05/17/2019	Banking - Corporate	Samoilov	Banking, posting.
05/17/2019	Banking - Corporate	Lloyd-Key	bank reconciliation for April 2019.
05/21/2019	Consulting fees - Corporate	Levy	Review of sales proposals and discussions regarding state of properties
05/21/2019	Consulting fees - Corporate	Denton	

Review of Tanya budget line items and need for emergency \$2,000; coordinate with LS; dealing with Receivers Borrowing; commence review of Sandy Hutchens information undertakings provided the week of May 17. attend to project management matters; attending to review of cash management/ accounting by property

05/21/2019	Consulting fees - Corporate	Denton	Liaising with Meridian on listing proposals and appraisals; review 4 properties conditions, listing proposals with NL
05/21/2019	Consulting fees - Corporate	Sharma	Incorporating the personal bank account statements shared by Sandy Hutchens in excel format for review and analysis. Meeting with H Levy, P Denton, N Litwack re the updates and strategy on the matters.
05/21/2019	Consulting fees - Corporate	Litwack	Sought appraisers for property in question to assist with list price considerations.
05/21/2019	Banking - Corporate	Samoilov	Banking, posting.
05/22/2019	Consulting fees - Corporate	Denton	Further in-depth review of Sandy Hutchens undertakings information; review of findings with MS; follow up Receiver's borrowing first draw with Hillmount;
05/22/2019	Consulting fees - Corporate	Denton	Review of listing proposals; follow up Noah re: summarizing same for review with Meridian
05/22/2019	Consulting fees - Corporate	Odeh	Made amendment to document and finalized.
05/22/2019	Consulting fees - Corporate	Sharma	Discussion with S Rabinovitch and P Denton re review of boxes delivered by S Hutchens re tax documents. Analyzing flow of funds through S Hutchen's personal Meridian bank account. Reviewing documents provided by S Hutchens re the undertakings given in the examination.
05/22/2019	Consulting fees - Corporate	Litwack	Worked on listing comparison for property from listing agents who submitted proposals; discussions and correspondence with P Denton regarding same.
05/23/2019	Consulting fees - Corporate	Denton	Ongoing review of Sandy Hutchens undertakings information including review of box records provided and coordination of ongoing review with SR; work on

formulation of questions for Sandy Hutchens examination on May 27; review of overall insurance matters

05/23/2019	Consulting fees - Corporate	Denton	Review of proposal summary information provided by NS; review of same with NL; coordinate review with HL and legal counsel and then cover e-mail in concert with NL to mortgagee Meridian and its legal counsel
05/23/2019	Consulting fees - Corporate	Litwack	Drafted memo to Meridian regarding listing proposals received on property; finalized comparison documents; discussions with P Denton and H Levy regarding same and sale process; emails to Meridian and counsel on same; reviewed insurance policy for coverage and payment obligations.
05/24/2019	Consulting fees - Corporate	Rabinovitch	Organized, reviewed and indexed Hutchens boxes from the period of 2014-2018. Searched for assets for determination of use of funds. Discussed findings with Restructuring team.
05/24/2019	Consulting fees - Corporate	Denton	Review of extensive information undertakings as provided by Sandy Hutchens in preparation for next examination, as well as overall Farber analysis including review of box records (6) and inspection results with staff; coordination of examination questions and documentation; review of same with MS; coordination of finalization of Receiver's Borrowing and first draw/ wire;
05/27/2019	Consulting fees - Corporate	Odeh	Review of boxes and index documents in boxes for 2014 tax year document in excel spreadsheet. Provided P Denton with details of anything that required further review.
05/27/2019	Consulting fees - Corporate	Denton	Review of box records indexes with Echa Odeh; follow up MS and KK re: tracing project sources and uses to coordinate review meeting; assess CRA tax consequences of the debtors re: non-filing for past 4 to 5 years; follow up the Receiver's borrowings (\$400,000) including review of the advance statement; review of same with LS;
05/27/2019	Consulting fees - Corporate	Litwack	Processed cheque requisition for payment of insurance; followed up on appraisal availability.
05/27/2019	Consulting fees - Corporate	Sharma	Preparing for and attending S Hutchens examination.

# FARBER

05/28/2019	Consulting fees - Corporate	Odeh	Review of boxes and index documents in boxes for 2014 tax year document in excel spreadsheet. Phone call to Meridian customer service regarding correspondence issued.
05/28/2019	Consulting fees - Corporate	Denton	Meeting with MS and KK re: tracing of sources and uses of fund project for all bank transactions 2008 to 2018//19; meeting with legal counsel re: next steps and draft motion record re: 3rd report and relief contemplated; review of matters with MS, NL and Echa Odeh re: project management matters
05/28/2019	Consulting fees - Corporate	Litwack	Reviewed and received updated insurance certificate; further correspondence with appraisers regarding property for obtaining appraisal; conference call with team regarding sale process.
05/28/2019	Consulting fees - Corporate	Sharma	Meeting with K Kimel and P Denton on the forensic investigation of flow of funds and steps going forward. Reviewing and incorporating all transactions in the excel statements for preparation of report of known and unknown uses for KEB Account
05/28/2019	Consulting fees - Corporate	Levy	Review of the motion record for vesting order, additional sales, distribution approval, addition of assets to receivership
05/28/2019	Banking - Corporate	Samoilov	Banking, posting.
05/29/2019	Consulting fees - Corporate	Odeh	Phone call and email with Meridian regarding statements in csv/excel format. Review of boxes and index documents in boxes for 2014 tax year document in excel spreadsheet.
05/29/2019	Consulting fees - Corporate	Litwack	Telephone and email correspondence with appraisers.
05/29/2019	Consulting fees - Corporate	Sharma	Forensic investigation of flow of funds - Reviewing and incorporating all transactions in the excel statements for preparation of report of known and unknown uses for KEB Bank Account and BCU Bank Account.
05/30/2019	Consulting fees - Corporate	Odeh	Review of the data received from Meridian regarding Hutchens, merged data from different columns and created new spreadsheet in format requested by M Sharma.



# FARBER

05/30/2019	Consulting fees - Corporate	Denton	Review of motion record in support of 3rd report and approval of sale of 42 Clemow, add properties to the receivership and seek authority to sell further properties; commence review of outstanding Tanya Hutchens undertakings and to better inform timing of her 3rd examination, with particular focus on use and source of funds respectively from property sales and assumption of mortgages;
05/30/2019	Consulting fees - Corporate	Sharma	Forensic investigation - Reviewing the details of utilities and cheques shared by BCU - tracing to whom these payments were made.
05/31/2019	Consulting fees - Corporate	Binelli	Review of box 2016 tax, box 6.
05/31/2019	Consulting fees - Corporate	Odeh	Liaise with Inn Power regarding Hydro account, email and phone call regarding disconnected service and opening of new accounts. Discussion with P Denton. Draft letter to Sudbury Credit Union. Discussions with M Sharma regarding Meridian statements. Started to categorize transactions based on instructions from M Sharma.
05/31/2019	Consulting fees - Corporate	Denton	Follow up listing review and steps for 4 properties approved for sale with Meridian mortgages; liaise with Shawn Zigelstein of Royal LePage; review of matters with NL; draft e-mail to Flett Beccario re: next steps
05/31/2019	Consulting fees - Corporate	Denton	Follow up Tanya Hutchens undertakings and outstanding information requests in particular use and source of cash from sales and assumption of mortgages; complete table of outstanding points, prepare supporting schedule and documents and draft e-mail to legal counsel DN to review and action; review of cash flow matters with NL; coordinate meeting with HL, KK and MS to review the status of the tracing of sources and uses of funds 2008 to 2018/19;
05/31/2019	Consulting fees - Corporate	Litwack	Reconciled receipts from T Hutchens; Updated rent roll; updated cash flow projections; reconciled receipts, disbursements and general ledger; various discussions with P Denton and H Levy regarding cash requirements and receiver's borrowings.
05/31/2019	Consulting fees - Corporate	Sharma	Incorporating 100% BCU transactions and preparing the report on bank transaction analysis.



# FARBER

05/31/2019	Consulting fees - Corporate	Levy
	Review of the listing proposal and discussions with Paul Denton and Noah Litwack regarding engagement of the listing agent	
05/31/2019	Banking - Corporate	Samoilov
	Banking, posting.	
06/03/2019	Consulting fees - Corporate	Odeh
	Categorize transactions from Meridian bank statements into categories as advised by M Sharma.	
06/03/2019	Consulting fees - Corporate	Denton
	Review of draft 3rd report and motion record; coordinate and sign final report; review of matters with NL and MS; review of cash flow report on rental properties spend; follow up Meridian to confirm listing agent and ongoing approach	
06/03/2019	Consulting fees - Corporate	Sharma
	Forensic review - Converting statements provided by banks into excel format to work on the report to track the flow of funds from the potential fraud proceeds to trace assets / cash balances.	
06/03/2019	Consulting fees - Corporate	Litwack
	Drafting report to court; updated cash flow projections.	
06/03/2019	Banking - Corporate	Samoilov
	Banking, posting.	
06/04/2019	Consulting fees - Corporate	Denton
	Review of June 7 motion record with legal counsel; review of draft order; review of sources and uses of cash analysis; review of status of consent sought on additional property sales; follow up listing	
06/04/2019	Consulting fees - Corporate	Sharma
	Forensic review - Converting statements provided by banks into excel format to work on the report to track the flow of funds from the potential fraud proceeds to trace assets / cash balances.	
06/04/2019	Consulting fees - Corporate	Litwack
	Continued working on cash flow projections for court report; various discussions with team regarding same.	
06/05/2019	Consulting fees - Corporate	Levy
	Call with Daniel Naymark regarding Sandy Hutchens position on sale of properties, tracing transactions; Emails and calls with Paul Denton and Noah Litwack regarding listing of properties; Review of listing agreements	

# FARBER

06/05/2019	Consulting fees - Corporate	Sharma	Forensic review - Converting statements provided by banks into excel format to work on the report to track the flow of funds from the potential fraud proceeds to trace assets / cash balances. Discussion with K Kimel re the same.
06/05/2019	Consulting fees - Corporate	Litwack	Various correspondence with realtor to confirm listing details and schedules for draft agreement of purchase and sale; reviewed and revised draft schedules; discussions and review of same with real estate counsel; emails with D Naymark and team regarding draft sale process documents; reviewed comments from real estate counsel on draft schedules; updated cash flow projections and discussed same with D Naymark for review with T Hutchens' counsel.
06/06/2019	Consulting fees - Corporate	Odeh	Categorizing transactions and cleaning spreadsheet for transaction review.
06/06/2019	Consulting fees - Corporate	Denton	Review current listing agreement and amended terms; review appraisal coordination with NL
06/06/2019	Consulting fees - Corporate	Denton	Review of e-mails; liaise with legal counsel; review status of sources and uses of cash analysis with KK and MS; review of mail redirection; calls review of e-mails with insurance broker
06/06/2019	Consulting fees - Corporate	Sharma	Forensic review - Working on the report including detailed summary for each of the transactions and charts to track the flow of funds from the potential fraud proceeds to trace assets / cash balances from the KEB Hana Bank Accounts.
06/06/2019	Consulting fees - Corporate	Litwack	Updated draft sale process documents; correspondence with real estate counsel regarding same; reviewed holding costs and approved expense payments.
06/06/2019	Banking - Corporate	Lloyd-Key	Bank reconciliation for May 2019.
06/07/2019	Consulting fees - Corporate	Odeh	Continue categorizing transactions and cleaning spreadsheet for transaction review.
06/07/2019	Consulting fees - Corporate	Denton	Attend 9:30 court hearing; meeting with HL, MS and KK re: sources and uses of cash review; review of overall cash position and June rents; deal with insurance

## matters

06/07/2019	Consulting fees - Corporate	Denton	Follow up listing agreement with NL and Royal Le Page
06/07/2019	Consulting fees - Corporate	Sharma	Forensic review - Working on the report including detailed summary for each of the transactions and charts to track the flow of funds from the potential fraud proceeds to trace assets / cash balances from the BCU Bank Accounts.
06/07/2019	Consulting fees - Corporate	Litwack	Various correspondence with realtor regarding listing and draft agreement of purchase and sale; confirmed information relating to MLS listing; confirmed property tax for prior years; discussions with appraiser regarding obtaining valuation on property; email to D Naymark regarding update on property listing; email to tenant regarding appraiser and realtor attendance; sign off on listing documents.
06/10/2019	Consulting fees - Corporate	Rabinovitch	Converted Hutchens' bank account transactions from PDF to Excel, to consolidate the data, track the flow of funds, and understand where the money was spent.
06/10/2019	Consulting fees - Corporate	Denton	Review and coordination of sources and uses of cash flow analysis with MS and KK to present to legal counsel DN; weekly project meeting with team; review of matters with HL; review of matters with MS re tracing analysis; coordinate posting of June 7 court order and planning around additional properties; review of matters re: redirection of mail with EO; ongoing review of insurance matters;
06/10/2019	Consulting fees - Corporate	Sharma	Incorporating the Meridian bank account (20 different accounts) transactions to the flow of fund analysis and weekly meeting to discuss strategic issues on the matter with H Levy, P Denton, and N Litwack.
06/10/2019	Consulting fees - Corporate	Litwack	Correspondence with appraiser regarding access to property and appraisal scope; discussions with realtor regarding listing expiry date; call with team regarding listings and other matters.
06/11/2019	Consulting fees - Corporate	Denton	Follow up listing process status with NL and Shawn Zigelstein
06/11/2019	Consulting fees - Corporate	Denton	Coordinate and have meeting with DN and MS, KK to

review sources and uses banking analysis for the Colorado and Pennsylvania; review of matters with MS re: information requests for unknown uses of funds; liaise with insurance broker Deeks; review of matters with HL and DN re: go-forward priorities; coordinate delivery, pick up cheque for Sandy Hutchens; attend to project management matters

- |            |  |             |
|------------|--|-------------|
| 06/11/2019 | Consulting fees - Corporate  | Sharma      |
|            | Incorporating the bank transactions re the bank accounts with Meridian (20 accounts) in the flow of funds analysis and meeting with D Naymark, H Levy, P Denton, K Kimel on the flow of funds analysis and steps going forward.  |             |
| 06/11/2019 | Consulting fees - Corporate  | Litwack     |
|            | Confirmation of appraisal details with appraiser.  |             |
| 06/12/2019 | Consulting fees - Corporate  | Denton      |
|            | Further review of sources and uses of cash analysis (Pennsylvania and Colorado); review of matters with MS on same; review of e-mails throughout day   |             |
| 06/12/2019 | Consulting fees - Corporate  | Litwack     |
|            | Reviewed outstanding invoices for holding cost expense payments.   |             |
| 06/13/2019 | Consulting fees - Corporate  | Rabinovitch |
|            | Converted Hutchens' bank account transactions from PDF to Excel, to consolidate the data, track the flow of funds, and understand where the money was spent.   |             |
| 06/13/2019 | Consulting fees - Corporate  | Denton      |
|            | Review of additional properties with NL and coordination of access including liaison with Miller Thomson; calls and review of insurance matters with the broker; review of sources and uses of cash for Pennsylvania including review of information requests with MS; review of sources and uses of cash for Colorado |             |
| 06/13/2019 | Consulting fees - Corporate  | Sharma      |
|            | Updating the report with Meridian bank account transactions. Discussion with K Kimel on the transfers between the Colorado and Pennsylvania bank accounts.   |             |
| 06/14/2019 | Consulting fees - Corporate  | Levy        |
|            | Calls with Jack Samuels and Noah Litwack regarding property information  |             |
| 06/14/2019 | Consulting fees - Corporate  | Sharma      |
|            | Collating transactions including unknown cheques, withdrawals and wires for which further information requests have to be made to banks for both Colorado and Pennsylvania account transactions.   |             |

06/14/2019	Consulting fees - Corporate	Litwack	Call with local realtor in Innisfil; discussions regarding value of the property and possibility of making offers.
06/17/2019	Consulting fees - Corporate	Denton	Work on logistics for call with legal counsel for Pennsylvania and Colorado; draft presentation outline; review of status of update of sources and uses of cash analysis with MS and outstanding information requests; provide feedback on questions for next examination of Tanya Hutchens; review expense approvals for properties
06/17/2019	Consulting fees - Corporate	Sharma	Preparing for Tanya Hutchens examination - reviewing bank account transactions and flow of funds to collate transactions of larger amounts where the uses of the funds were unknown to question Tanya re the same.
06/17/2019	Consulting fees - Corporate	Litwack	Reviewed various holding cost statements and approved for payment; direction to staff regarding same.
06/17/2019	Banking - Corporate	Samoilov	Banking, posting.
06/18/2019	Consulting fees - Corporate	Odeh	Dealing with redirected mail.
06/18/2019	Consulting fees - Corporate	Sharma	Updating the report with the information received from Meridian re cancelled cheques for which the payee was unknown.
06/18/2019	Consulting fees - Corporate	Litwack	Reviewed and approved expense; team meeting regarding update on administration.
06/18/2019	Banking - Corporate	Samoilov	Banking, posting.
06/19/2019	Consulting fees - Corporate	Rabinovitch	Converted Hutchens Sudbury Credit Union bank account transactions from PDF to Excel, to consolidate the data, track the flow of funds, and understand where money was being spent.
06/19/2019	Consulting fees - Corporate	Sharma	Updating the report and the flow of funds chart with the further information received from banks. Meeting and preparation for the investigation update re Hutchens bank transactions.
06/19/2019	Consulting fees - Corporate	Litwack	

Correspondence with tenant regarding sale process and tenancy issues; followed up with appraiser regarding release of appraisal.

06/20/2019	Consulting fees - Corporate	Denton	Detailed review and coordination of report update on sources and uses of cash analysis for update to legal counsels by conference call including; review of financial models for CO and PA; review of matters with MS, KK and HL; draft discussion points for meeting; provide extracts for to participants in advance of the call; review of matters with our legal counsel; coordinate call set up with IT; prep for and participation in call at 4:00
06/20/2019	Consulting fees - Corporate	Odeh	Made amendments to appendices and put together appendices for meeting. Deal with redirected mail.
06/20/2019	Consulting fees - Corporate	Sharma	Working on the flow of funds chart for the presentation. Meeting and presentation re work done to follow the flow of funds.
06/21/2019	Banking - Corporate	Samoilov	Banking, posting.
06/24/2019	Consulting fees - Corporate	Denton	Review of Tanya Hutchens examination information undertakings response from Miller Thomson re: April 4 examination; review of Sandy Hutchens examination transcript for May 27, 2019 examination; review of Howard Langer follow up re: US bank transactions; review bank statement status generally with MS
06/25/2019	Consulting fees - Corporate	Odeh	Entering cheque information into spreadsheet for transaction review. Identify missing information.
06/25/2019	Consulting fees - Corporate	Denton	Prep and participate in weekly team meeting; review of e-mails re: addition of 1573 Houston and 1479 Maple as quid pro quo for not listing 33 Theodore at this time; review of draft recognition order and notes to draft; review of and discuss MS documents prepared for Tanya Hutchens examination June 27
06/25/2019	Consulting fees - Corporate	Litwack	Email update to team regarding sale process.
06/26/2019	Consulting fees - Corporate	Binelli	Indexing contents of Hutchens 2016 box of records and receipts.
06/26/2019	Consulting fees - Corporate	Denton	Review of offer on 1790; liaison with NL and realtor on

# FARBER

same

06/26/2019	Consulting fees - Corporate	Denton	Work on time line of property transactions, specifically review and gather supporting documents by property; review of e-mail re: provision of banking information from Siskinds; review of line of questions for examination of Tanya Hutchens and support documents with MS and legal counsel
06/26/2019	Consulting fees - Corporate	Litwack	Correspondence with the appraiser regarding same and updated requested for fair market valuation.
06/27/2019	Consulting fees - Corporate	Rabinovitch	Converted Hutchens BMO bank account cheques from PDF to Excel, to consolidate the data, track the flow of funds, and understand where money was being spent.
06/27/2019	Consulting fees - Corporate	Odeh	Entering cheque information into spreadsheet for transaction review. Email sent to Keb Bank for additional information.
06/27/2019	Consulting fees - Corporate	Denton	Review of listing status and call with realtor; follow up appraiser
06/27/2019	Consulting fees - Corporate	Sharma	Preparing for and attending Tanya Hutchen's examination at Network with D Naymark, B Sachdeva and T Hutchens.
06/28/2019	Consulting fees - Corporate	Denton	Follow up appraisal; review of listing status and revised offer received in am; draft and provide update to legal counsel and team on listing status;
06/28/2019	Consulting fees - Corporate	Sharma	Incorporating information re the copies of cancelled cheques (amounting to \$1.5m) received from KEB for the accounts held by Hutchens with KEB in the flow of funds report.
06/28/2019	Consulting fees - Corporate	Litwack	Coordinated payment of appraisal expense and obtaining updated fair market valuations.
Total			\$
GST/HST			
Current Amount Due			\$



Total for Services	\$ 18,672.50
HST on Fees	<u>2,427.43</u>
Subtotal	21,099.93

Photocopies, faxes, etc. (includes HST of \$31.48)	\$ <u>276.66</u>
Current Amount Due	\$ <u>21,373.59</u>

HST#136800752RT0001

**A. FARBER & PARTNERS INC.****HUTCHENS ET AL**

**SUMMARY OF TIME INCURRED**  
**MAY 1, 2019 TO JUNE 30, 2019**

Name	Total Hours	Rate Per Hour	Billing
H. Levy	2.70	\$595.00	\$1,606.50
P. Denton	13.00	\$550.00	\$7,150.00
N. Litwack	11.40	\$425.00	\$4,845.00
M. Sharma	9.46	\$350.00	\$3,311.00
A. Binelli	0.25	\$200.00	\$50.00
E. Odeh	3.70	\$200.00	\$740.00
L. Samoilov	2.70	\$200.00	\$540.00
L. Lloyd-Key	0.40	\$200.00	\$80.00
S. Rabinovitch	2.00	\$175.00	\$350.00
<b>Total</b>	<b>45.61</b>		<b>\$18,672.50</b>



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August 12, 2019

Hutchens  
Gary & Linda Stevens & 1174365 Alberta Ltd  
c/o Justin Nepal Litigation  
171 John Street, Suite 101  
Toronto, ON M5T 1X3

**RE: 1889 SIMCOE BLVD**

Invoice No. 16155

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**TO PROFESSIONAL SERVICES RENDERED BY A. FARBER & PARTNERS INC. for the period ended June 30, 2019:**

DATE	SERVICE	STAFF
05/01/2019	Consulting fees - Corporate General - liaise with agent with listing for 1573 Houston Ave; review overall real estate chronology purchases and sales (35 properties purchased 2005-2017); conference call with legal counsel; review of Sandy Hutchens information undertakings per TL; review of Siskinds request for all information; liaison with insurance brokers; review of progress on forensic investigation	Denton
05/01/2019	Consulting fees - Corporate Email with D Naymark regarding coordination of attendance by real estate agents at property; email correspondence with tenant regarding same; various discussions with P Denton regarding protocol for real estate agent showings; conference call with counsel; various discussions with P Denton regarding property management matters.	Litwack
05/02/2019	Consulting fees - Corporate General - Continued review of property purchase and sales transactions including Purview documents; complete updated property chart and draft e-mail provide to legal counsel; call with Hillmount re: receivers borrowing charge; review of matters with NL re: real estate listing; continued in depth review of Colorado materials including constructive trust tracing claims to better inform mapping; review of Pennsylvania materials to better inform mapping of that alleged loan fee fraud scheme; review with MS; review of property registrations to validate Sandy and Tanya	Denton

representations regarding certain

05/03/2019	Consulting fees - Corporate	Denton	Continued in depth review of Colorado litigation including constructive trust tracing claims; extract excerpts and provide to legal counsel; review global real estate transactions (purchases and as applicable sales) to assess missing closing documents, tabulate and provide to legal counsel; review status of MS review of Pennsylvania action flow of funds; follow up Pennsylvania action information with legal counsel; work on report section claims/liabilities; follow up Innisfil and Thornhill real estate to arrange access for agents in concert with NL; follow up Receiver's Borrowing
05/03/2019	Consulting fees - Corporate	Sharma	Incorporating the bank statements into excel form for analysis and review.
05/03/2019	Consulting fees - Corporate	Litwack	Correspondence with tenant regarding access for realtors and appraisers; various discussions with team regarding sale process; emails with team regarding same; direction to staff regarding obtaining property tax statements of account for verification of arrears.
05/06/2019	Consulting fees - Corporate	Binelli	Telephone and email correspondence with the town of Innisfil re property tax arrears.
05/06/2019	Consulting fees - Corporate	Sharma	Incorporating the bank statements into electronic form for analysis and review.
05/07/2019	Consulting fees - Corporate	Levy	Call with Paul Denton, Yitz Levinson and Diane Falcione regarding DIP term sheet
05/07/2019	Consulting fees - Corporate	Denton	Canvass multiple realtors re: 3 Innisfil properties approved for sale in April 25 Order; work on times for access
05/07/2019	Consulting fees - Corporate	Denton	General - Court report drafting including tables; work on loan fraud schematic and data availability and review of same with MS; review of schematic and date with HL and legal counsel; follow up May rental collections; liaise with Farber Sudbury office and Quentin Seeley re: tenant status; review of information received from SH legal counsel and related undertakings status; review of insurance matters
05/07/2019	Consulting fees - Corporate	Binelli	Email correspondence with the Town of Innisfil, follow

up regarding property tax arrears.

05/08/2019	Consulting fees - Corporate	Denton	Ongoing coordination of realtor attendance for later in week including liaison with tenant and various realtors as well as appraisal
05/08/2019	Consulting fees - Corporate	Denton	General - work on draft reporting sections and tables; deal with project management issues; coordination of overall forensic investigative review with MS and KK; call with Hillmount re: Receivers borrowing term sheet; call, liaison with HL on same; follow up banking accounting status re: May rents and segregated accounting;
05/08/2019	Consulting fees - Corporate	Sharma	Incorporating the bank statements into excel form for analysis and review. Discussion with K Kimel and P Denton on forensic review.
05/09/2019	Consulting fees - Corporate	Levy	Review of the Second report and discussions with Paul Denton
05/09/2019	Consulting fees - Corporate	Denton	Finalize access for May 10 to 3 Innisfil properties
05/09/2019	Consulting fees - Corporate	Denton	General - Review the status of the flow of funds and sources and uses of funds analysis being completed by MS and KK; liaise with Hillmount re: receivers borrowing including call with YL and DF and provide property value/ Purview information; draft further sections of the report; review of mortgage security opinion on the 5 properties for sale; review of legal counsel draft report sections
05/09/2019	Consulting fees - Corporate	Odeh	Discussion with P Denton, phone calls and email with Nationwide Appraisals regarding setting up account and completing appraisals.
05/09/2019	Consulting fees - Corporate	Sharma	Reviewing the bank statements to trace the flow of funds both US and Canadian Dollars from the bank accounts held by Hutchens and the corporations.
05/10/2019	Consulting fees - Corporate	Denton	General - Review of draft report from legal counsel and compare to Receiver draft sections; review of draft report with MS; call legal counsel to review report status and next steps; complete update report table for additional properties (4) and properties of interest reported on the 1st receiver report and ultimate status

05/10/2019	Consulting fees - Corporate	Sharma	Incorporating Colorado bank statements in excel form for analysis and review. Preparing the Statement of non real assets for the report
05/13/2019	Consulting fees - Corporate	Denton	Review and follow up re: realtor inspection of properties on May 10 and Sandy Hutchens actions regarding ongoing right of occupation
05/13/2019	Consulting fees - Corporate	Sharma	Updating the flow of funds statements and reviewing the draft report.
05/13/2019	Consulting fees - Corporate	Litwack	Reviewed letter from P Smith regarding questions on cash flow; drafted memo for counsel regarding response to same, including providing updated rent roll.
05/13/2019	Banking - Corporate	Samoilov	Banking, posting.
05/14/2019	Consulting fees - Corporate	Denton	Drafting of 2nd court report and related tables, appendices; liaison with legal counsel on same
05/14/2019	Consulting fees - Corporate	Odeh	Document preparation.
05/14/2019	Consulting fees - Corporate	Sharma	Reviewing the documents shared by Sandy Hutchens. Incorporating the Colorado bank statements into electronic form for analysis and review. Updating the draft second report.
05/14/2019	Consulting fees - Corporate	Litwack	Updated cash flow for receiver's report.
05/15/2019	Consulting fees - Corporate	Denton	Work on drafting 2nd report, tables and appendices and liaison with legal counsel including coordination of affidavit of fees
05/15/2019	Consulting fees - Corporate	Levy	Review of living expenses for Tanya Hutches; Review of second report draft version and comments thereon; review of the commitment letter and discussions with Paul Denton thereon to finalize; Review of undertakings provided by Tanya Hutchens and responding application from JBD Hutchens Family Holdings; Numerous discussions and emails regarding sale of 42 Clemow and Henderson approval thereon; Review of revised cash flow information with Paul Denton and Noah Litwack

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05/15/2019	Consulting fees - Corporate	Sharma	Working on the statements of assets and liabilities and a statement of cash and securities. Reviewing documents shared by S Hutchens re the accounting for funds transferred to Jan Luisterman.
05/15/2019	Consulting fees - Corporate	Litwack	Updated cash flow for report and assisted with compiling related appendices for same.
05/15/2019	Banking - Corporate	Samoilov	Prepare R&D for May 15, 2019.
05/16/2019	Consulting fees - Corporate	Denton	Review of e-mails exchanges with realtors and follow up listing proposal from each realtor
05/16/2019	Consulting fees - Corporate	Sharma	Reviewing and analyzing documents shared by S Hutchens re the Jan Luisterman funds accounting to trace flow of funds and their utilization.
05/16/2019	Consulting fees - Corporate	Litwack	Received and reviewed listing proposals; various discussions with team regarding same.
05/17/2019	Consulting fees - Corporate	Denton	Review of court motion record served; review of motion record served by Miller Thomson on behalf of Tanya and companies; review of draft response to Sandy Hutchens legal counsel re: property status and management of same; review of cash needs and updated forecast with NL;
05/17/2019	Consulting fees - Corporate	Denton	Review of proposals from realtors
05/17/2019	Consulting fees - Corporate	Litwack	Mailed copies of order to tenant; emails with same.
05/21/2019	Consulting fees - Corporate	Levy	Review of sales proposals and discussions regarding state of properties
05/21/2019	Consulting fees - Corporate	Denton	Review of Tanya budget line items and need for emergency \$2,000; coordinate with LS; dealing with Receivers Borrowing; commence review of Sandy Hutchens information undertakings provided the week of May 17. attend to project management matters; attending to review of cash management/ accounting by property
05/21/2019	Consulting fees - Corporate	Denton	

	Liaising with Meridian on listing proposals and appraisals; review 4 properties conditions, listing proposals with NL	
05/21/2019	Consulting fees - Corporate	Sharma Incorporating the personal bank account statements shared by Sandy Hutchens in excel format for review and analysis. Meeting with H Levy, P Denton, N Litwack re the updates and strategy on the matters.
05/21/2019	Consulting fees - Corporate	Litwack Sought appraisers for property in question to assist with list price considerations.
05/21/2019	Banking - Corporate	Samoilov Banking, posting.
05/22/2019	Consulting fees - Corporate	Denton Further in-depth review of Sandy Hutchens undertakings information; review of findings with MS; follow up Receiver's borrowing first draw with Hillmount;
05/22/2019	Consulting fees - Corporate	Denton Review of listing proposals; follow up Noah re: summarizing same for review with Meridian
05/22/2019	Consulting fees - Corporate	Odeh Made amendment to document and finalized.
05/22/2019	Consulting fees - Corporate	Sharma Discussion with S Rabinovitch and P Denton re review of boxes delivered by S Hutchens re tax documents. Analyzing flow of funds through S Hutchen's personal Meridian bank account. Reviewing documents provided by S Hutchens re the undertakings given in the examination.
05/22/2019	Consulting fees - Corporate	Litwack Worked on listing comparison for property from listing agents who submitted proposals; discussions and correspondence with P Denton regarding same.
05/23/2019	Consulting fees - Corporate	Denton Ongoing review of Sandy Hutchens undertakings information including review of box records provided and coordination of ongoing review with SR; work on formulation of questions for Sandy Hutchens examination on May 27; review of overall insurance matters
05/23/2019	Consulting fees - Corporate	Denton Review of proposal summary information provided by NS; review of same with NL; coordinate review with HL and legal counsel and then cover e-mail in concert with NL to mortgagee Meridian and its legal counsel

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05/23/2019	Consulting fees - Corporate	Litwack	Drafted memo to Meridian regarding listing proposals received on property; finalized comparison documents; discussions with P Denton and H Levy regarding same and sale process; emails to Meridian and counsel on same.
05/24/2019	Consulting fees - Corporate	Rabinovitch	Organized, reviewed and indexed Hutchens boxes from the period of 2014-2018. Searched for assets for determination of use of funds. Discussed findings with Restructuring team.
05/24/2019	Consulting fees - Corporate	Denton	Review of extensive information undertakings as provided by Sandy Hutchens in preparation for next examination, as well as overall Farber analysis including review of box records (6) and inspection results with staff; coordination of examination questions and documentation; review of same with MS; coordination of finalization of Receiver's Borrowing and first draw/ wire;
05/27/2019	Consulting fees - Corporate	Odeh	Review of boxes and index documents in boxes for 2014 tax year document in excel spreadsheet. Provided P Denton with details of anything that required further review.
05/27/2019	Consulting fees - Corporate	Denton	Review of box records indexes with Echa Odeh; follow up MS and KK re: tracing project sources and uses to coordinate review meeting; assess CRA tax consequences of the debtors re: non-filing for past 4 to 5 years; follow up the Receiver's borrowings (\$400,000) including review of the advance statement; review of same with LS;
05/27/2019	Consulting fees - Corporate	Litwack	Followed up on appraisal availability.
05/27/2019	Consulting fees - Corporate	Sharma	Preparing for and attending S Hutchens examination.
05/28/2019	Consulting fees - Corporate	Odeh	Review of boxes and index documents in boxes for 2014 tax year document in excel spreadsheet. Phone call to Meridian customer service regarding correspondence issued.
05/28/2019	Consulting fees - Corporate	Denton	Meeting with MS and KK re: tracing of sources and uses of fund project for all bank transactions 2008 to 2018//19; meeting with legal counsel re: next steps and draft motion record re: 3rd report and relief



	contemplated; review of matters with MS, NL and Echa Odeh re: project management matters	
05/28/2019	Consulting fees - Corporate Further correspondence with appraisers regarding obtaining appraisal on subject property; conference call with team regarding sale process.	Litwack
05/28/2019	Consulting fees - Corporate Meeting with K Kimel and P Denton on the forensic investigation of flow of funds and steps going forward. Reviewing and incorporating all transactions in the excel statements for preparation of report of known and unknown uses for KEB Account	Sharma
05/28/2019	Consulting fees - Corporate Review of the motion record for vesting order, additional sales, distribution approval, addition of assets to receivership	Levy
05/29/2019	Consulting fees - Corporate Phone call and email with Meridian regarding statements in csv/excel format. Review of boxes and index documents in boxes for 2014 tax year document in excel spreadsheet.	Odeh
05/29/2019	Consulting fees - Corporate Telephone and email correspondence with appraisers.	Litwack
05/29/2019	Consulting fees - Corporate Forensic investigation of flow of funds - Reviewing and incorporating all transactions in the excel statements for preparation of report of known and unknown uses for KEB Bank Account and BCU Bank Account.	Sharma
05/30/2019	Consulting fees - Corporate Review of the data received from Meridian regarding Hutchens, merged data from different columns and created new spreadsheet in format requested by M Sharma.	Odeh
05/30/2019	Consulting fees - Corporate Review of motion record in support of 3rd report and approval of sale of 42 Clemow, add properties to the receivership and seek authority to sell further properties; commence review of outstanding Tanya Hutchens undertakings and to better inform timing of her 3rd examination, with particular focus on use and source of funds respectively from property sales and assumption of mortgages;	Denton
05/30/2019	Consulting fees - Corporate Forensic investigation - Reviewing the details of utilities and cheques shared by BCU - tracing to whom these payments were made.	Sharma

05/31/2019	Consulting fees - Corporate Review of box 2016 tax, box 6.	Binelli
05/31/2019	Consulting fees - Corporate Liaise with Inn Power regarding Hydro account, email and phone call regarding disconnected service and opening of new accounts. Discussion with P Denton. Draft letter to Sudbury Credit Union. Discussions with M Sharma regarding Meridian statements. Started to categorize transactions based on instructions from M Sharma.	Odeh
05/31/2019	Consulting fees - Corporate Follow up listing review and steps for 4 properties approved for sale with Meridian mortgages; liaise with Shawn Zigelstein of Royal LePage; review of matters with NL; draft e-mail to Flett Beccario re: next steps	Denton
05/31/2019	Consulting fees - Corporate Follow up Tanya Hutchens undertakings and outstanding information requests in particular use and source of cash from sales and assumption of mortgages; complete table of outstanding points, prepare supporting schedule and documents and draft e-mail to legal counsel DN to review and action; review of cash flow matters with NL; coordinate meeting with HL, KK and MS to review the status of the tracing of sources and uses of funds 2008 to 2018/19;	Denton
05/31/2019	Consulting fees - Corporate Reconciled receipts from T Hutchens; Updated rent roll; updated cash flow projections; reconciled receipts, disbursements and general ledger; various discussions with P Denton and H Levy regarding cash requirements and receiver's borrowings.	Litwack
05/31/2019	Consulting fees - Corporate Incorporating 100% BCU transactions and preparing the report on bank transaction analysis.	Sharma
05/31/2019	Consulting fees - Corporate Review of the listing proposal and discussions with Paul Denton and Noah Litwack regarding engagement of the listing agent	Levy
05/31/2019	Banking - Corporate Banking, posting.	Samoilov
06/03/2019	Consulting fees - Corporate Categorize transactions from Meridian bank statements into categories as advised by M Sharma.	Odeh
06/03/2019	Consulting fees - Corporate Review of draft 3rd report and motion record; coordinate	Denton

and sign final report; review of matters with NL and MS;  
review of cash flow report on rental properties spend;  
follow up Meridian to confirm listing agent and ongoing  
approach

06/03/2019	Consulting fees - Corporate	Sharma	Forensic review - Converting statements provided by banks into excel format to work on the report to track the flow of funds from the potential fraud proceeds to trace assets / cash balances.
06/03/2019	Consulting fees - Corporate	Litwack	Drafting report to court; updated cash flow projections; followed up on payment from tenant.
06/04/2019	Consulting fees - Corporate	Denton	Review of June 7 motion record with legal counsel; review of draft order; review of sources and uses of cash analysis; review of status of consent sought on additional property sales; follow up listing
06/04/2019	Consulting fees - Corporate	Sharma	Forensic review - Converting statements provided by banks into excel format to work on the report to track the flow of funds from the potential fraud proceeds to trace assets / cash balances.
06/04/2019	Consulting fees - Corporate	Litwack	Continued working on cash flow projections for court report; various discussions with team regarding same.
06/05/2019	Consulting fees - Corporate	Levy	Call with Daniel Naymark regarding Sandy Hutchens position on sale of properties, tracing transactions; Emails and calls with Paul Denton and Noah Litwack regarding listing of properties; Review of listing agreements
06/05/2019	Consulting fees - Corporate	Sharma	Forensic review - Converting statements provided by banks into excel format to work on the report to track the flow of funds from the potential fraud proceeds to trace assets / cash balances. Discussion with K Kimel re the same.
06/05/2019	Consulting fees - Corporate	Litwack	Various correspondence with realtor to confirm listing details and schedules for draft agreement of purchase and sale; reviewed and revised draft schedules; discussions and review of same with real estate counsel; emails with D Naymark and team regarding draft sale process documents; reviewed comments from real estate counsel on draft schedules; updated cash flow projections and discussed same with D Naymark for review with T Hutchens' counsel.

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06/06/2019	Consulting fees - Corporate	Odeh	Categorizing transactions and cleaning spreadsheet for transaction review.
06/06/2019	Consulting fees - Corporate	Denton	Review current listing agreement and amended terms; review appraisal coordination with NL
06/06/2019	Consulting fees - Corporate	Denton	Review of e-mails; liaise with legal counsel; review status of sources and uses of cash analysis with KK and MS; review of mail redirection; calls review of e-mails with insurance broker
06/06/2019	Consulting fees - Corporate	Sharma	Forensic review - Working on the report including detailed summary for each of the transactions and charts to track the flow of funds from the potential fraud proceeds to trace assets / cash balances from the KEB Hana Bank Accounts.
06/06/2019	Consulting fees - Corporate	Litwack	Updated draft sale process documents; correspondence with real estate counsel regarding same; reviewed holding costs and approved expense payments.
06/06/2019	Banking - Corporate	Samoilov	Banking, posting.
06/07/2019	Consulting fees - Corporate	Odeh	Continue categorizing transactions and cleaning spreadsheet for transaction review.
06/07/2019	Consulting fees - Corporate	Denton	Attend 9:30 court hearing; meeting with HL, MS and KK re: sources and uses of cash review; review of overall cash position and June rents; deal with insurance matters
06/07/2019	Consulting fees - Corporate	Denton	Follow up listing agreement with NL and Royal Le Page
06/07/2019	Consulting fees - Corporate	Sharma	Forensic review - Working on the report including detailed summary for each of the transactions and charts to track the flow of funds from the potential fraud proceeds to trace assets / cash balances from the BCU Bank Accounts.
06/07/2019	Consulting fees - Corporate	Litwack	Various correspondence with realtor regarding listing and draft agreement of purchase and sale; confirmed information relating to MLS listing; confirmed property tax for prior years; discussions with appraiser regarding

obtaining valuation on property; email to D Naymark regarding update on property listing; email to tenant regarding appraiser and realtor attendance; sign off on listing documents.

06/10/2019	Consulting fees - Corporate	Rabinovitch	Converted Hutchens' bank account transactions from PDF to Excel, to consolidate the data, track the flow of funds, and understand where the money was spent.
06/10/2019	Consulting fees - Corporate	Denton	Review and coordination of sources and uses of cash flow analysis with MS and KK to present to legal counsel DN; weekly project meeting with team; review of matters with HL; review of matters with MS re tracing analysis; coordinate posting of June 7 court order and planning around additional properties; review of matters re: redirection of mail with EO; ongoing review of insurance matters;
06/10/2019	Consulting fees - Corporate	Sharma	Incorporating the Meridian bank account (20 different accounts) transactions to the flow of fund analysis and weekly meeting to discuss strategic issues on the matter with H Levy, P Denton, and N Litwack.
06/10/2019	Consulting fees - Corporate	Litwack	Correspondence with appraiser regarding access to property and appraisal scope; discussions with realtor regarding listing expiry date; call with team regarding listings and other matters.
06/11/2019	Consulting fees - Corporate	Denton	Follow up listing process status with NL and Shawn Zigelstein
06/11/2019	Consulting fees - Corporate	Denton	Coordinate and have meeting with DN and MS, KK to review sources and uses banking analysis for the Colorado and Pennsylvania; review of matters with MS re: information requests for unknown uses of funds; liaise with insurance broker Deeks; review of matters with HL and DN re: go-forward priorities; coordinate delivery, pick up cheque for Sandy Hutchens; attend to project management matters
06/11/2019	Consulting fees - Corporate	Sharma	Incorporating the bank transactions re the bank accounts with Meridian (20 accounts) in the flow of funds analysis and meeting with D Naymark, H Levy, P Denton, K Kimel on the flow of funds analysis and steps going forward.
06/11/2019	Consulting fees - Corporate	Litwack	Confirmation of appraisal details with appraiser.

# FARBER

06/12/2019	Consulting fees - Corporate	Rabinovitch	Converted Hutchens' bank account transactions from PDF to Excel, to consolidate the data, track the flow of funds, and understand where the money was spent.
06/12/2019	Consulting fees - Corporate	Denton	Further review of sources and uses of cash analysis (Pennsylvania and Colorado); review of matters with MS on same; review of e-mails throughout day
06/12/2019	Consulting fees - Corporate	Litwack	Reviewed outstanding invoices for holding cost expense payments.
06/13/2019	Consulting fees - Corporate	Rabinovitch	Converted Hutchens' bank account transactions from PDF to Excel, to consolidate the data, track the flow of funds, and understand where the money was spent.
06/13/2019	Consulting fees - Corporate	Denton	Review of additional properties with NL and coordination of access including liaison with Miller Thomson; calls and review of insurance matters with the broker; review of sources and uses of cash for Pennsylvania including review of information requests with MS; review of sources and uses of cash for Colorado
06/13/2019	Consulting fees - Corporate	Odeh	Email to Innisfil to obtain property tax details.
06/13/2019	Consulting fees - Corporate	Sharma	Updating the report with Meridian bank account transactions. Discussion with K Kimel on the transfers between the Colorado and Pennsylvania bank accounts.
06/13/2019	Banking - Corporate	Lloyd-Key	Bank reconciliation for May 2019.
06/14/2019	Consulting fees - Corporate	Levy	Calls with Jack Samuels and Noah Litwack regarding property information
06/14/2019	Consulting fees - Corporate	Sharma	Collating transactions including unknown cheques, withdrawals and wires for which further information requests have to be made to banks for both Colorado and Pennsylvania account transactions.
06/14/2019	Consulting fees - Corporate	Litwack	Call with local realtor specializing in waterfront properties in Innisfil; discussions regarding value of the property and possibility of making offers.

# FARBER

06/17/2019	Consulting fees - Corporate	Denton	Work on logistics for call with legal counsel for Pennsylvania and Colorado; draft presentation outline; review of status of update of sources and uses of cash analysis with MS and outstanding information requests; provide feedback on questions for next examination of Tanya Hutchens; review expense approvals for properties
06/17/2019	Consulting fees - Corporate	Sharma	Preparing for Tanya Hutchens examination - reviewing bank account transactions and flow of funds to collate transactions of larger amounts where the uses of the funds were unknown to question Tanya re the same.
06/17/2019	Consulting fees - Corporate	Litwack	Reviewed various holding cost statements and approved for payment; direction to staff regarding same.
06/17/2019	Banking - Corporate	Samoilov	Banking, posting.
06/18/2019	Consulting fees - Corporate	Denton	Review of sources and uses of cash analysis for CO and PA; review with MS and KK; review of questions and background for next examination of Tanya Hutchens; arrange prep call with legal counsel for 6/19; review 131 Beecroft background with NS; attend to project management matters
06/18/2019	Consulting fees - Corporate	Odeh	Dealing with redirected mail.
06/18/2019	Consulting fees - Corporate	Sharma	Updating the report with the information received from Meridian re cancelled cheques for which the payee was unknown.
06/18/2019	Consulting fees - Corporate	Litwack	Reviewed and approved expense; team meeting regarding update on administration.
06/18/2019	Banking - Corporate	Samoilov	Banking, posting.
06/19/2019	Consulting fees - Corporate	Denton	Review and coordination of sources and uses of cash analysis for update to legal counsels; review of matters with MS, KK and HL; coordinate and participate in call with legal counsel at 1:30; coordination of call and Skype logistics with legal counsels; draft outline of discussion points; review of cash position and payment of property utilities;
06/19/2019	Consulting fees - Corporate	Denton	



	Review of listing offer; review consult with NL and realtor re next steps	
06/19/2019	Consulting fees - Corporate	Sharma
	Updating the report and the flow of funds chart with the further information received from banks. Meeting and preparation for the investigation update re Hutchens bank transactions.	
06/19/2019	Consulting fees - Corporate	Litwack
	Review of initial offer received through realtor; drafted email memo regarding same; follow up on release of appraisal on property; discussions with team regarding sale process.	
06/20/2019	Consulting fees - Corporate	Rabinovitch
	Converted Hutchens Sudbury Credit Union bank account transactions from PDF to Excel, to consolidate the data, track the flow of funds, and understand where money was being spent.	
06/20/2019	Consulting fees - Corporate	Sharma
	Working on the flow of funds chart for the presentation. Meeting and presentation re work done to follow the flow of funds.	
06/21/2019	Banking - Corporate	Samoilov
	Banking, posting.	
06/24/2019	Consulting fees - Corporate	Denton
	Review of Tanya Hutchens examination information undertakings response from Miller Thomson re: April 4 examination; review of Sandy Hutchens examination transcript for May 27, 2019 examination; review of Howard Langer follow up re: US bank transactions; review bank statement status generally with MS	
06/25/2019	Consulting fees - Corporate	Odeh
	Entering cheque information into spreadsheet for transaction review. Identify missing information.	
06/25/2019	Consulting fees - Corporate	Sharma
	Working on questions for Tanya's examination including questions re bank transactions of large amounts, property transactions and assumption of mortgages.	
06/25/2019	Consulting fees - Corporate	Denton
	Prep and participate in weekly team meeting; review of e-mails re: addition of 1573 Houston and 1479 Maple as quid pro quo for not listing 33 Theodore at this time; review of draft recognition order and notes to draft; review of and discuss MS documents prepared for Tanya Hutchens examination June 27	
06/25/2019	Consulting fees - Corporate	Litwack



Email update to team regarding sale process.

06/26/2019	Consulting fees - Corporate	Binelli	Indexing contents of Hutchens 2016 box of records and receipts.
06/26/2019	Consulting fees - Corporate	Denton	Work on time line of property transactions, specifically review and gather supporting documents by property; review of e-mail re: provision of banking information from Siskinds; review of line of questions for examination of Tanya Hutchens and support documents with MS and legal counsel
06/26/2019	Consulting fees - Corporate	Litwack	Correspondence with the appraiser regarding same and updated requested for fair market valuation.
06/27/2019	Consulting fees - Corporate	Rabinovitch	Converted Hutchens BMO bank account cheques from PDF to Excel, to consolidate the data, track the flow of funds, and understand where money was being spent.
06/27/2019	Consulting fees - Corporate	Odeh	Entering cheque information into spreadsheet for transaction review. Email sent to Keb Bank for additional information.
06/27/2019	Consulting fees - Corporate	Denton	Liaison with realtor and NL throughout day and evening on offers received dealing with top 3 offers and agreement to sign back superior offer
06/27/2019	Consulting fees - Corporate	Denton	Review, gather information to evidence time line of property purchases, sales and mortgage financing by property; liaise with Hillmount to update listing status
06/27/2019	Consulting fees - Corporate	Sharma	Preparing for and attending Tanya Hutchen's examination at Network with D Naymark, B Sachdeva and T Hutchens.
06/27/2019	Consulting fees - Corporate	Litwack	Discussions with P Denton and realtor regarding summary of offers received; signed off on offer after various review and discussions.
06/28/2019	Consulting fees - Corporate	Denton	Follow up appraisal; review of listing status and sign back of offer late June 27; draft and provide update to legal counsel and team on listing status; review of legal counsel review of offer terms
06/28/2019	Consulting fees - Corporate	Sharma	

# FARBER

Incorporating information re the copies of cancelled cheques (amounting to \$1.5m) received from KEB for the accounts held by Hutchens with KEB in the flow of funds report.

06/28/2019 Consulting fees - Corporate Litwack  
Emails with J Cusmariu regarding signed offer to purchase property, relating to seller's solicitor review condition; various discussions with P Denton regarding same; Coordinated payment of appraisal expense and obtaining updated fair market valuations; emails and discussions with realtor regarding minor revisions to the agreement of purchase and sale.

Total for Services	\$	19,963.50
HST on Fees		<u>2,595.26</u>
Subtotal		22,558.76

Photocopies, faxes, etc. (includes HST of \$33.21)	\$	<u>288.66</u>
Current Amount Due	\$	<u>22,847.42</u>

HST#136800752RT0001

## A. FARBER & PARTNERS INC.

### HUTCHENS ET AL

### SUMMARY OF TIME INCURRED MAY 1, 2019 TO JUNE 30, 2019

Name	Total Hours	Rate Per Hour	Billing
H. Levy	2.50	\$595.00	\$1,487.50
P. Denton	13.85	\$550.00	\$7,617.50
N. Litwack	13.80	\$425.00	\$5,865.00
M. Sharma	9.66	\$350.00	\$3,381.00
A. Binelli	0.30	\$200.00	\$60.00
E. Odeh	3.70	\$200.00	\$740.00
L. Samoilov	2.20	\$200.00	\$440.00
L. Lloyd-Key	0.20	\$200.00	\$40.00
S. Rabinovitch	1.90	\$175.00	\$332.50
<b>Total</b>	<b>48.11</b>		<b>\$19,963.50</b>

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August 12, 2019

Hutchens  
Gary & Linda Stevens & 1174365 Alberta Ltd  
c/o Justin Nepal Litigation  
171 John Street, Suite 101  
Toronto, ON M5T 1X3

**RE: 29 LAREN STREET**

Invoice No. 16143

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**TO PROFESSIONAL SERVICES RENDERED BY A. FARBER & PARTNERS INC. for the period ended June 30, 2019:**

DATE	SERVICE	STAFF
05/01/2019	Consulting fees - Corporate General - liaise with agent with listing for 1573 Houston Ave; review overall real estate chronology purchases and sales (35 properties purchased 2005-2017); conference call with legal counsel; review of Sandy Hutchens information undertakings per TL; review of Siskinds request for all information; liaison with insurance brokers; review of progress on forensic investigation	Denton
05/01/2019	Banking - Corporate Banking, posting.	Samoilov
05/02/2019	Consulting fees - Corporate General - Continued review of property purchase and sales transactions including Purview documents; complete updated property chart and draft e-mail provide to legal counsel; call with Hillmount re: receivers borrowing charge; review of matters with NL re: real estate listing; continued in depth review of Colorado materials including constructive trust tracing claims to better inform mapping; review of Pennsylvania materials to better inform mapping of that alleged loan fee fraud scheme; review with MS; review of property registrations to validate Sandy and Tanya representations regarding certain	Denton
05/03/2019	Consulting fees - Corporate Continued in depth review of Colorado litigation including constructive trust tracing claims; extract excerpts and provide to legal counsel; review global real	Denton

estate transactions (purchases and as applicable sales) to assess missing closing documents, tabulate and provide to legal counsel; review status of MS review of Pennsylvania action flow of funds; follow up Pennsylvania action information with legal counsel; work on report section claims/liabilities; follow up Innisfil and Thornhill real estate to arrange access for agents in concert with NL; follow up Receiver's Borrowing

05/03/2019	Consulting fees - Corporate	Binelli	Various telephone calls and email correspondence with Union Gas and Q Seeley.
05/03/2019	Consulting fees - Corporate	Sharma	Incorporating the bank statements into excel form for analysis and review.
05/03/2019	Consulting fees - Corporate	Litwack	Followed up on notice received at property regarding shut off of gas utility; reviewed tax roll calculator for property; directions regarding contacting city for obtaining confirmation of tax arrears.
05/06/2019	Consulting fees - Corporate	Binelli	Telephone and email correspondence with City of Sudbury re property tax arrears.
05/06/2019	Consulting fees - Corporate	Sharma	Incorporating the bank statements into electronic form for analysis and review.
05/07/2019	Consulting fees - Corporate	Denton	General - Court report drafting including tables; work on loan fraud schematic and data availability and review of same with MS; review of schematic and date with HL and legal counsel; follow up May rental collections; liaise with Farber Sudbury office and Quentin Seeley re: tenant status; review of information received from SH legal counsel and related undertakings status; review of insurance matters
05/08/2019	Consulting fees - Corporate	Denton	General - work on draft reporting sections and tables; deal with project management issues; coordination of overall forensic investigative review with MS and KK; call with Hillmount re: Receivers borrowing term sheet; call, liaison with HL on same; follow up banking accounting status re: May rents and segregated accounting;
05/08/2019	Consulting fees - Corporate	Binelli	Email correspondence follow up with Union Gas.
05/08/2019	Consulting fees - Corporate	Binelli	Telephone call and email correspondence with Town of

Sudbury re: Property Tax arrears.

05/08/2019	Consulting fees - Corporate	Sharma	Incorporating the bank statements into excel form for analysis and review. Discussion with K Kimel and P Denton on forensic review.
05/08/2019	Banking - Corporate	Samoilov	Banking, posting.
05/09/2019	Consulting fees - Corporate	Levy	Review of the Second report and discussions with Paul Denton
05/09/2019	Consulting fees - Corporate	Denton	General - Review the status of the flow of funds and sources and uses of funds analysis being completed by MS and KK; liaise with Hillmount re: receivers borrowing including call with YL and DF and provide property value/ Purview information; draft further sections of the report; review of mortgage security opinion on the 5 properties for sale; review of legal counsel draft report sections
05/09/2019	Consulting fees - Corporate	Sharma	Reviewing the bank statements to trace the flow of funds both US and Canadian Dollars from the bank accounts held by Hutchens and the corporations.
05/10/2019	Consulting fees - Corporate	Denton	General - Review of draft report from legal counsel and compare to Receiver draft sections; review of draft report with MS; call legal counsel to review report status and next steps; complete update report table for additional properties (4) and properties of interest reported on the 1st receiver report and ultimate status
05/10/2019	Consulting fees - Corporate	Odeh	Document preparation.
05/10/2019	Consulting fees - Corporate	Sharma	Incorporating Colorado bank statements in excel form for analysis and review. Preparing the Statement of non real assets for the report
05/13/2019	Consulting fees - Corporate	Levy	Numerous calls and emails with Paul Denton, Daniel Naymark, Noah Litwack regarding sale of properties and current state of repair, DIP funding from Hillmount, review of answers to Phil Smith prepared by Noah Litwack
05/13/2019	Consulting fees - Corporate	Sharma	Updating the flow of funds statements and reviewing the draft report.

05/13/2019	Consulting fees - Corporate	Litwack	Reviewed letter from P Smith regarding questions on cash flow; drafted memo for counsel regarding response to same, including providing updated rent rolls, correspondence from property management.
05/14/2019	Consulting fees - Corporate	Denton	Drafting of 2nd court report and related tables, appendices; liaison with legal counsel on same
05/14/2019	Consulting fees - Corporate	Sharma	Reviewing the documents shared by Sandy Hutchens. Incorporating the Colorado bank statements into electronic form for analysis and review. Updating the draft second report.
05/14/2019	Consulting fees - Corporate	Litwack	Reviewed letter from P Smith regarding questions on cash flow; drafted memo for counsel regarding response to same, including providing updated rent rolls, correspondence from property management.
05/15/2019	Consulting fees - Corporate	Denton	Work on drafting 2nd report, tables and appendices and liaison with legal counsel including coordination of affidavit of fees
05/15/2019	Consulting fees - Corporate	Levy	Review of living expenses for Tanya Hutchens; Review of second report draft version and comments thereon; review of the commitment letter and discussions with Paul Denton thereon to finalize; Review of undertakings provided by Tanya Hutchens and responding application from JBD Hutchens Family Holdings; Numerous discussions and emails regarding sale of 42 Clemow and Henderson approval thereon; Review of revised cash flow information with Paul Denton and Noah Litwack
05/15/2019	Consulting fees - Corporate	Sharma	Working on the statements of assets and liabilities and a statement of cash and securities. Reviewing documents shared by S Hutchens re the accounting for funds transferred to Jan Luisterman.
05/15/2019	Consulting fees - Corporate	Litwack	Updated cash flow for report and assisted with compiling related appendices for same.
05/15/2019	Banking - Corporate	Samoilov	Prepare R&D for May 15, 2019.
05/16/2019	Consulting fees - Corporate	Sharma	Reviewing and analyzing documents shared by S

Hutchens re the Jan Luisterman funds accounting to trace flow of funds and their utilization.

05/16/2019	Consulting fees - Corporate	Litwack
	Reviewed property manager update on property, invoice for all Sudbury properties and processed for payment.	
05/16/2019	Banking - Corporate	Samoilov
	Banking, posting.	
05/17/2019	Consulting fees - Corporate	Denton
	Review of court motion record served; review of motion record served by Miller Thomson on behalf of Tanya and companies; review of draft response to Sandy Hutchens legal counsel re: property status and management of same; review of cash needs and updated forecast with NL;	
05/17/2019	Consulting fees - Corporate	Binelli
	Email correspondence with Union Gas.	
05/17/2019	Consulting fees - Corporate	Litwack
	Reviewed rent roll with property manager regarding non-paying tenants and expected cash collections.	
05/17/2019	Banking - Corporate	Lloyd-Key
	Bank reconciliation for April 2019.	
05/21/2019	Consulting fees - Corporate	Denton
	Review of Tanya budget line items and need for emergency \$2,000; coordinate with LS; dealing with Receivers Borrowing; commence review of Sandy Hutchens information undertakings provided the week of May 17. attend to project management matters; attending to review of cash management/ accounting by property	
05/21/2019	Consulting fees - Corporate	Sharma
	Incorporating the personal bank account statements shared by Sandy Hutchens in excel format for review and analysis. Meeting with H Levy, P Denton, N Litwack re the updates and strategy on the matters.	
05/21/2019	Consulting fees - Corporate	Litwack
	Discussions with property manager regarding update on rent roll, tenant issues and property issues.	
05/21/2019	Banking - Corporate	Samoilov
	Banking, posting.	
05/22/2019	Consulting fees - Corporate	Denton
	Further in-depth review of Sandy Hutchens undertakings information; review of findings with MS; follow up Receiver's borrowing first draw with Hillmount;	



# FARBER

05/22/2019	Consulting fees - Corporate	Odeh
	Made amendment to document and finalized.	
05/22/2019	Consulting fees - Corporate	Sharma
	Discussion with S Rabinovitch and P Denton re review of boxes delivered by S Hutchens re tax documents. Analyzing flow of funds through S Hutchen's personal Meridian bank account. Reviewing documents provided by S Hutchens re the undertakings given in the examination.	
05/22/2019	Banking - Corporate	Samoilov
	Banking, posting.	
05/23/2019	Consulting fees - Corporate	Denton
	Ongoing review of Sandy Hutchens undertakings information including review of box records provided and coordination of ongoing review with SR; work on formulation of questions for Sandy Hutchens examination on May 27; review of overall insurance matters	
05/23/2019	Banking - Corporate	Samoilov
	Banking, posting.	
05/24/2019	Consulting fees - Corporate	Rabinovitch
	Organized, reviewed and indexed Hutchens boxes from the period of 2014-2018. Searched for assets for determination of use of funds. Discussed findings with Restructuring team.	
05/24/2019	Consulting fees - Corporate	Denton
	Review of extensive information undertakings as provided by Sandy Hutchens in preparation for next examination, as well as overall Farber analysis including review of box records (6) and inspection results with staff; coordination of examination questions and documentation; review of same with MS; coordination of finalization of Receiver's Borrowing and first draw/ wire;	
05/27/2019	Consulting fees - Corporate	Odeh
	Review of boxes and index documents in boxes for 2014 tax year document in excel spreadsheet. Provided P Denton with details of anything that required further review.	
05/27/2019	Consulting fees - Corporate	Denton
	Review of box records indexes with Echa Odeh; follow up MS and KK re: tracing project sources and uses to coordinate review meeting; assess CRA tax consequences of the debtors re: non-filing for past 4 to 5 years; follow up the Receiver's borrowings (\$400,000) including review of the advance statement; review of same with LS;	

# FARBER

05/27/2019	Consulting fees - Corporate	Sharma	Preparing for and attending S Hutchens examination.
05/28/2019	Consulting fees - Corporate	Odeh	Updated rent schedule.
05/28/2019	Consulting fees - Corporate	Odeh	Review of boxes and index documents in boxes for 2014 tax year document in excel spreadsheet. Phone call to Meridian customer service regarding correspondence issued.
05/28/2019	Consulting fees - Corporate	Denton	Meeting with MS and KK re: tracing of sources and uses of fund project for all bank transactions 2008 to 2018//19; meeting with legal counsel re: next steps and draft motion record re: 3rd report and relief contemplated; review of matters with MS, NL and Echa Odeh re: project management matters
05/28/2019	Consulting fees - Corporate	Litwack	Reviewed and updated rent roll; correspondence with property manager to discuss outstanding property issues.
05/28/2019	Consulting fees - Corporate	Sharma	Meeting with K Kimel and P Denton on the forensic investigation of flow of funds and steps going forward. Reviewing and incorporating all transactions in the excel statements for preparation of report of known and unknown uses for KEB Account
05/28/2019	Consulting fees - Corporate	Levy	Review of the motion record for vesting order, additional sales, distribution approval, addition of assets to receivership
05/29/2019	Consulting fees - Corporate	Odeh	Saved documents from GSU and updated tracking spreadsheet.
05/29/2019	Consulting fees - Corporate	Odeh	Phone call and email with Meridian regarding statements in csv/excel format. Review of boxes and index documents in boxes for 2014 tax year document in excel spreadsheet.
05/29/2019	Consulting fees - Corporate	Sharma	Forensic investigation of flow of funds - Reviewing and incorporating all transactions in the excel statements for preparation of report of known and unknown uses for KEB Bank Account and BCU Bank Account.
05/29/2019	Banking - Corporate	Samoilov	Banking, posting.

05/30/2019	Consulting fees - Corporate	Odeh	Review of the data received from Meridian regarding Hutchens, merged data from different columns and created new spreadsheet in format requested by M Sharma.
05/30/2019	Consulting fees - Corporate	Denton	Review of motion record in support of 3rd report and approval of sale of 42 Clemow, add properties to the receivership and seek authority to sell further properties; commence review of outstanding Tanya Hutchens undertakings and to better inform timing of her 3rd examination, with particular focus on use and source of funds respectively from property sales and assumption of mortgages;
05/30/2019	Consulting fees - Corporate	Sharma	Forensic investigation - Reviewing the details of utilities and cheques shared by BCU - tracing to whom these payments were made.
05/31/2019	Consulting fees - Corporate	Binelli	Review of box 2016 tax, box 6.
05/31/2019	Consulting fees - Corporate	Odeh	Email sent to Reliance Comfort regarding demand notice. Scan and save new hydro bill, updated utility tracker. Draft letter to Sudbury Credit Union. Discussions with M Sharma regarding Meridian statements. Started to categorize transactions based on instructions from M Sharma.
05/31/2019	Consulting fees - Corporate	Denton	Follow up Tanya Hutchens undertakings and outstanding information requests in particular use and source of cash from sales and assumption of mortgages; complete table of outstanding points, prepare supporting schedule and documents and draft e-mail to legal counsel DN to review and action; review of cash flow matters with NL; coordinate meeting with HL, KK and MS to review the status of the tracing of sources and uses of funds 2008 to 2018/19;
05/31/2019	Consulting fees - Corporate	Litwack	Reconciled receipts from T Hutchens; Updated rent roll; updated cash flow projections; reconciled receipts, disbursements and general ledger; various discussions with P Denton and H Levy regarding cash requirements and receiver's borrowings.
05/31/2019	Consulting fees - Corporate	Sharma	Incorporating 100% BCU transactions and preparing the report on bank transaction analysis.

# FARBER

05/31/2019	Banking - Corporate Banking, posting.	Samoilov
06/03/2019	Consulting fees - Corporate Categorize transactions from Meridian bank statements into categories as advised by M Sharma. Phone call with Quentin regarding rental payments.	Odeh
06/03/2019	Consulting fees - Corporate Review of draft 3rd report and motion record; coordinate and sign final report; review of matters with NL and MS; review of cash flow report on rental properties spend;	Denton
06/03/2019	Consulting fees - Corporate Forensic review - Converting statements provided by banks into excel format to work on the report to track the flow of funds from the potential fraud proceeds to trace assets / cash balances.	Sharma
06/03/2019	Consulting fees - Corporate Drafting report to court; updated cash flow projections.	Litwack
06/04/2019	Consulting fees - Corporate Review of June 7 motion record with legal counsel; review of draft order; review of sources and uses of cash analysis; review of status of consent sought on additional property sales;	Denton
06/04/2019	Consulting fees - Corporate Forensic review - Converting statements provided by banks into excel format to work on the report to track the flow of funds from the potential fraud proceeds to trace assets / cash balances.	Sharma
06/04/2019	Consulting fees - Corporate Continued working on cash flow projections for court report; various discussions with team regarding same; discussions with property manager regarding same.	Litwack
06/05/2019	Consulting fees - Corporate Forensic review - Converting statements provided by banks into excel format to work on the report to track the flow of funds from the potential fraud proceeds to trace assets / cash balances. Discussion with K Kimel re the same.	Sharma
06/05/2019	Consulting fees - Corporate Updated cash flow projections and discussed same with D Naymark for review with T Hutchens' counsel.	Litwack
06/06/2019	Consulting fees - Corporate Categorizing transactions and cleaning spreadsheet for transaction review.	Odeh
06/06/2019	Consulting fees - Corporate	Denton

	Review of e-mails; liaise with legal counsel; review status of sources and uses of cash analysis with KK and MS; review of mail redirection; calls review of e-mails with insurance broker	
06/06/2019	Consulting fees - Corporate	Sharma
	Forensic review - Working on the report including detailed summary for each of the transactions and charts to track the flow of funds from the potential fraud proceeds to trace assets / cash balances from the KEB Hana Bank Accounts.	
06/06/2019	Consulting fees - Corporate	Litwack
	Reviewed holding costs and approved expense payments.	
06/07/2019	Consulting fees - Corporate	Odeh
	Continue categorizing transactions and cleaning spreadsheet for transaction review.	
06/07/2019	Consulting fees - Corporate	Denton
	Attend 9:30 court hearing; meeting with HL, MS and KK Re: sources and uses of cash review; review of overall cash position and June rents; deal with insurance matters	
06/07/2019	Consulting fees - Corporate	Sharma
	Forensic review - Working on the report including detailed summary for each of the transactions and charts to track the flow of funds from the potential fraud proceeds to trace assets / cash balances from the BCU Bank Accounts.	
06/07/2019	Banking - Corporate	Samoilov
	Banking, posting.	
06/10/2019	Consulting fees - Corporate	Denton
	Review and coordination of sources and uses of cash flow analysis with MS and KK to present to legal counsel DN; weekly project meeting with team; review of matters with HL; review of matters with MS re tracing analysis; coordinate posting of June 7 court order and planning around additional properties; review of matters re: redirection of mail with EO; ongoing review of insurance matters;	
06/10/2019	Consulting fees - Corporate	Sharma
	Incorporating the Meridian bank account (20 different accounts) transactions to the flow of fund analysis and weekly meeting to discuss strategic issues on the matter with H Levy, P Denton, and N Litwack.	
06/10/2019	Consulting fees - Corporate	Litwack
	Reviewed rent roll for reconciliation to receipts.	

# FARBER

06/11/2019	Consulting fees - Corporate	Rabinovitch	Converted Hutchens' bank account transactions from PDF to Excel, to consolidate the data, track the flow of funds, and understand where the money was spent.
06/11/2019	Consulting fees - Corporate	Denton	Coordinate and have meeting with DN and MS, KK to review sources and uses banking analysis for the Colorado and Pennsylvania; review of matters with MS re: information requests for unknown uses of funds; liaise with insurance broker Deeks; review of matters with HL and DN re: go-forward priorities; coordinate delivery, pick up cheque for Sandy Hutchens; attend to project management matters
06/11/2019	Consulting fees - Corporate	Sharma	Incorporating the bank transactions re the bank accounts with Meridian (20 accounts) in the flow of funds analysis and meeting with D Naymark, H Levy, P Denton, K Kimel on the flow of funds analysis and steps going forward.
06/11/2019	Banking - Corporate	Samoilov	Banking, posting.
06/12/2019	Consulting fees - Corporate	Denton	Further review of sources and uses of cash analysis (Pennsylvania and Colorado); review of matters with MS on same; review of e-mails throughout day
06/12/2019	Consulting fees - Corporate	Litwack	Reviewed outstanding invoices for holding cost expense payments.
06/13/2019	Consulting fees - Corporate	Rabinovitch	Converted Hutchens' bank account transactions from PDF to Excel, to consolidate the data, track the flow of funds, and understand where the money was spent.
06/13/2019	Consulting fees - Corporate	Denton	Review of additional properties with NL and coordination of access including liaison with Miller Thomson; calls and review of insurance matters with the broker; review of sources and uses of cash for Pennsylvania including review of information requests with MS; review of sources and uses of cash for Colorado
06/13/2019	Consulting fees - Corporate	Sharma	Updating the report with Meridian bank account transactions. Discussion with K Kimel on the transfers between the Colorado and Pennsylvania bank accounts.
06/13/2019	Consulting fees - Corporate	Litwack	Reviewed rent roll for June rents and reconciled with

receipts; call with property manager regarding same.

06/13/2019	Banking - Corporate Banking, posting.	Samoilov
06/13/2019	Banking - Corporate Bank reconciliation for May 2019.	Lloyd-Key
06/14/2019	Consulting fees - Corporate Collating transactions including unknown cheques, withdrawals and wires for which further information requests have to be made to banks for both Colorado and Pennsylvania account transactions.	Sharma
06/17/2019	Consulting fees - Corporate Work on logistics for call with legal counsel for Pennsylvania and Colorado; draft presentation outline; review of status of update of sources and uses of cash analysis with MS and outstanding information requests; provide feedback on questions for next examination of Tanya Hutchens; review expense approvals for properties	Denton
06/17/2019	Consulting fees - Corporate Preparing for Tanya Hutchens examination - reviewing bank account transactions and flow of funds to collate transactions of larger amounts where the uses of the funds were unknown to question Tanya re the same.	Sharma
06/17/2019	Consulting fees - Corporate Reviewed various holding cost statements and approved for payment; direction to staff regarding same.	Litwack
06/17/2019	Banking - Corporate Banking, posting.	Samoilov
06/18/2019	Consulting fees - Corporate Review of sources and uses of cash analysis for CO and PA; review with MS and KK; review of questions and background for next examination of Tanya Hutchens; arrange prep call with legal counsel for 6/19; review 131 Beecroft background with NS; attend to project management matters	Denton
06/18/2019	Consulting fees - Corporate Dealing with redirected mail.	Odeh
06/18/2019	Consulting fees - Corporate Updating the report with the information received from Meridian re cancelled cheques for which the payee was unknown.	Sharma
06/18/2019	Consulting fees - Corporate Team meeting regarding update on administration.	Litwack



# FARBER

06/18/2019	Banking - Corporate Banking, posting.	Samoilov
06/19/2019	Consulting fees - Corporate Review and coordination of sources and uses of cash analysis for update to legal counsels; review of matters with MS, KK and HL; coordinate and participate in call with legal counsel at 1:30; coordination of call and Skype logistics with legal counsels; draft outline of discussion points; review of cash position and payment of property utilities;	Denton
06/19/2019	Consulting fees - Corporate Updating the report and the flow of funds chart with the further information received from banks. Meeting and preparation for the investigation update re Hutchens bank transactions.	Sharma
06/20/2019	Consulting fees - Corporate Converted Hutchens Sudbury Credit Union bank account transactions from PDF to Excel, to consolidate the data, track the flow of funds, and understand where money was being spent.	Rabinovitch
06/20/2019	Consulting fees - Corporate Detailed review and coordination of report update on sources and uses of cash analysis for update to legal counsels by conference call including; review of financial models for CO and PA; review of matters with MS, KK and HL; draft discussion points for meeting; provide extracts for to participants in advance of the call; review of matters with our legal counsel; coordinate call set up with IT; prep for and participation in call at 4:00	Denton
06/20/2019	Consulting fees - Corporate Made amendments to appendices and put together appendices for meeting. Deal with redirected mail.	Odeh
06/20/2019	Consulting fees - Corporate Working on the flow of funds chart for the presentation. Meeting and presentation re work done to follow the flow of funds.	Sharma
06/21/2019	Consulting fees - Corporate Review of insurance renewal particulars (June 30, 2019) provided in e-mail; review with Deeks; liaison with Q Seeley property manager on same	Denton
06/24/2019	Consulting fees - Corporate Review of BMO mortgage assumption by Tanya Hutchens on 29 Laren; review of e-mails and other documents in receiver's possession to assess source of funds for payment; review with MS; draft information request to BMO legal counsel	Denton



# FARBER

06/24/2019	Consulting fees - Corporate	Denton	Review of Tanya Hutchens examination information undertakings response from Miller Thomson re: April 4 examination; review of Sandy Hutchens examination transcript for May 27, 2019 examination; review of Howard Langer follow up re: US bank transactions; review bank statement status generally with MS
06/24/2019	Consulting fees - Corporate	Litwack	Follow up on removal of garbage bins from property; discussions with property manager and staff regarding same.
06/25/2019	Consulting fees - Corporate	Odeh	Entering cheque information into spreadsheet for transaction review. Identify missing information.
06/25/2019	Consulting fees - Corporate	Odeh	Liaise with City of Sudbury regarding removal of waste bins.
06/25/2019	Consulting fees - Corporate	Binelli	Receive Enbridge invoice.
06/25/2019	Consulting fees - Corporate	Sharma	Working on questions for Tanya's examination including questions re bank transactions of large amounts, property transactions and assumption of mortgages.
06/25/2019	Consulting fees - Corporate	Denton	Prep and participate in weekly team meeting; review of e-mails re: addition of 1573 Houston and 1479 Maple as quid pro quo for not listing 33 Theodore at this time; review of draft recognition order and notes to draft; review of and discuss MS documents prepared for Tanya Hutchens examination June 27
06/25/2019	Consulting fees - Corporate	Litwack	Correspondence with property manager regarding return of garbage bins.
06/26/2019	Consulting fees - Corporate	Odeh	Liaise with City of Sudbury regarding removal of waste bins, prepared cheque req for payment.
06/26/2019	Consulting fees - Corporate	Binelli	Indexing contents of Hutchens 2016 box of records and receipts.
06/26/2019	Consulting fees - Corporate	Denton	Work on insurance renewal application and gathering review of relevant information regarding the property with Deeks and liaison with the property manager;
06/26/2019	Consulting fees - Corporate	Denton	

# FARBER

Work on time line of property transactions, specifically review and gather supporting documents by property; review of e-mail re: provision of banking information from Siskinds; review of line of questions for examination of Tanya Hutchens and support documents with MS and legal counsel

06/27/2019	Consulting fees - Corporate	Rabinovitch	Converted Hutchens BMO bank account cheques from PDF to Excel, to consolidate the data, track the flow of funds, and understand where money was being spent.
06/27/2019	Consulting fees - Corporate	Odeh	Entering cheque information into spreadsheet for transaction review. Email sent to Keb Bank for additional information.
06/27/2019	Consulting fees - Corporate	Denton	Review, gather information to evidence time line of property purchases, sales and mortgage financing by property; liaise with Hillmount to update listing status; review of insurance renewal information and liaison with Deeks insurance broker
06/27/2019	Consulting fees - Corporate	Sharma	Preparing for and attending Tanya Hutchen's examination at Network with D Naymark, B Sachdeva and T Hutchens.
06/28/2019	Consulting fees - Corporate	Denton	Liaison throughout the day with Deeks insurance broker to provide property information for insurance renewals quotes and decision to go with Totten Group
06/28/2019	Consulting fees - Corporate	Sharma	Incorporating information re the copies of cancelled cheques (amounting to \$1.5m) received from KEB for the accounts held by Hutchens with KEB in the flow of funds report.

Total for Services	\$ 15,069.00
HST on Fees	<u>1,958.97</u>
Subtotal	17,027.97

Photocopies, faxes, etc. (includes HST of \$27.51)	<u>\$ 239.16</u>
Current Amount Due	<u>\$ 17,267.13</u>

HST#136800752RT0001

## A. FARBER &amp; PARTNERS INC.

HUTCHENS *ET AL*SUMMARY OF TIME INCURRED  
MAY 1, 2019 TO JUNE 30, 2019

Name	Total Hours	Rate Per Hour	Billing
H. Levy	0.90	\$595.00	\$535.50
P. Denton	12.10	\$550.00	\$6,655.00
N. Litwack	4.90	\$425.00	\$2,082.50
M. Sharma	9.66	\$350.00	\$3,381.00
A. Binelli	1.10	\$200.00	\$220.00
E. Odeh	4.40	\$200.00	\$880.00
L. Samoilov	4.60	\$200.00	\$920.00
L. Lloyd-Key	0.40	\$200.00	\$80.00
S. Rabinovitch	1.80	\$175.00	\$315.00
<b>Total</b>	<b>39.86</b>		<b>\$15,069.00</b>

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August 12, 2019

Hutchens  
Gary & Linda Stevens & 1174365 Alberta Ltd  
c/o Justin Nepal Litigation  
171 John Street, Suite 101  
Toronto, ON M5T 1X3

**RE: 33 THEODORE PLACE**

Invoice No. 16144

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**TO PROFESSIONAL SERVICES RENDERED BY A. FARBER & PARTNERS INC. for the period ended June 30, 2019:**

DATE	SERVICE	STAFF
05/01/2019	Consulting fees - Corporate General - liaise with agent with listing for 1573 Houston Ave; review overall real estate chronology purchases and sales (35 properties purchased 2005-2017); conference call with legal counsel; review of Sandy Hutchens information undertakings per TL; review of Siskinds request for all information; liaison with insurance brokers; review of progress on forensic investigation	Denton
05/01/2019	Consulting fees - Corporate Various discussions regarding protocol for real estate agent showings; conference call with counsel; various discussions with P Denton regarding property management matters.	Litwack
05/02/2019	Consulting fees - Corporate General - Continued review of property purchase and sales transactions including Purview documents; complete updated property chart and draft e-mail provide to legal counsel; call with Hillmount re: receivers borrowing charge; review of matters with NL re: real estate listing; continued in depth review of Colorado materials including constructive trust tracing claims to better inform mapping; review of Pennsylvania materials to better inform mapping of that alleged loan fee fraud scheme; review with MS; review of property registrations to validate Sandy and Tanya representations regarding certain	Denton
05/03/2019	Consulting fees - Corporate	Denton

Continued in depth review of Colorado litigation including constructive trust tracing claims; extract excerpts and provide to legal counsel; review global real estate transactions (purchases and as applicable sales) to assess missing closing documents, tabulate and provide to legal counsel; review status of MS review of Pennsylvania action flow of funds; follow up Pennsylvania action information with legal counsel; work on report section claims/liabilities; follow up Innisfil and Thornhill real estate to arrange access for agents in concert with NL; follow up Receiver's Borrowing

05/03/2019	Consulting fees - Corporate	Sharma	Incorporating the bank statements into excel form for analysis and review.
05/03/2019	Consulting fees - Corporate	Litwack	Various discussions and emails with team regarding sale process and potential issues related to listing the property as is.
05/06/2019	Consulting fees - Corporate	Levy	Review of emails regarding appraisers and real estate agents
05/06/2019	Consulting fees - Corporate	Denton	Coordination of access to 33 Theodore for May 13 through liaison with each of 3 realtors as well as liaison with legal counsel;
05/06/2019	Consulting fees - Corporate	Binelli	Telephone and email correspondence with City of Vaughan re property tax arrears.
05/06/2019	Consulting fees - Corporate	Sharma	Incorporating the bank statements into electronic form for analysis and review.
05/07/2019	Consulting fees - Corporate	Levy	Call with Paul Denton, Yitz Levinson and Diane Falcione regarding DIP term sheet
05/07/2019	Consulting fees - Corporate	Denton	General - Court report drafting including tables; work on loan fraud schematic and data availability and review of same with MS; review of schematic and date with HL and legal counsel; follow up May rental collections; liaise with Farber Sudbury office and Quentin Seeley re: tenant status; review of information received from SH legal counsel and related undertakings status; review of insurance matters
05/07/2019	Consulting fees - Corporate	Sharma	Liaising with R LaPalme on reinstatement of insurance for this property

# FARBER

05/08/2019	Consulting fees - Corporate	Denton	General - work on draft reporting sections and tables; deal with project management issues; coordination of overall forensic investigative review with MS and KK; call with Hillmount re: Receivers borrowing term sheet; call, liaison with HL on same; follow up banking accounting status re: May rents and segregated accounting;
05/08/2019	Consulting fees - Corporate	Binelli	Telephone call with City of Vaughan re: Property Tax arrears.
05/08/2019	Consulting fees - Corporate	Sharma	Incorporating the bank statements into excel form for analysis and review. Discussion with K Kimel and P Denton on forensic review.
05/09/2019	Consulting fees - Corporate	Levy	Review of the Second report and discussions with Paul Denton
05/09/2019	Consulting fees - Corporate	Denton	General - Review the status of the flow of funds and sources and uses of funds analysis being completed by MS and KK; liaise with Hillmount re: receivers borrowing including call with YL and DF and provide property value/ Purview information; draft further sections of the report; review of mortgage security opinion on the 5 properties for sale; review of legal counsel draft report sections
05/09/2019	Consulting fees - Corporate	Odeh	Discussion with P Denton, phone calls and email with Nationwide Appraisals regarding setting up account and completing appraisals.
05/09/2019	Consulting fees - Corporate	Sharma	Reviewing the bank statements to trace the flow of funds both US and Canadian Dollars from the bank accounts held by Hutchens and the corporations.
05/10/2019	Consulting fees - Corporate	Denton	General - Review of draft report from legal counsel and compare to Receiver draft sections; review of draft report with MS; call legal counsel to review report status and next steps; complete update report table for additional properties (4) and properties of interest reported on the 1st receiver report and ultimate status
05/10/2019	Consulting fees - Corporate	Odeh	Document preparation.
05/10/2019	Consulting fees - Corporate	Sharma	

Incorporating Colorado bank statements in excel form for analysis and review. Preparing the Statement of non real assets for the report

05/13/2019	Consulting fees - Corporate	Denton	Extensive time dealing with coordination of attendance of 3 realtors at 33 Theodore as a result of some uncertainty related to Sandy Hutchens representations May 10 re: access and dealing with the specific requests of Tanya Hutchens; multiple calls with Tanya Hutchens and agents on same
05/13/2019	Consulting fees - Corporate	Levy	Numerous calls and emails with Paul Denton, Daniel Naymark, Noah Litwack regarding sale of properties and current state of repair, DIP funding from Hillmount, review of answers to Phil Smith prepared by Noah Litwack
05/13/2019	Consulting fees - Corporate	Sharma	Updating the flow of funds statements and reviewing the draft report.
05/13/2019	Consulting fees - Corporate	Litwack	Reviewed letter from P Smith regarding questions on cash flow; drafted memo for counsel regarding response to same.
05/14/2019	Consulting fees - Corporate	Denton	Drafting of 2nd court report and related tables, appendices; liaison with legal counsel on same
05/14/2019	Consulting fees - Corporate	Sharma	Reviewing the documents shared by Sandy Hutchens. Incorporating the Colorado bank statements into electronic form for analysis and review. Updating the draft second report.
05/14/2019	Consulting fees - Corporate	Litwack	Updated cash flow for receiver's report to court.
05/14/2019	Banking - Corporate	Lloyd-Key	Bank reconciliation for April 2019.
05/15/2019	Consulting fees - Corporate	Denton	Work on drafting 2nd report, tables and appendices and liaison with legal counsel including coordination of affidavit of fees;
05/15/2019	Consulting fees - Corporate	Levy	Review of living expenses for Tanya Hutches; Review of second report draft version and comments thereon; review of the commitment letter and discussions with Paul Denton thereon to finalize; Review of undertakings provided by Tanya Hutchens and responding



application from JBD Hutchens Family Holdings;  
Numerous discussions and emails regarding sale of 42  
Clemow and Henderson approval thereon; Review of  
revised cash flow information with Paul Denton and  
Noah Litwack

05/15/2019	Consulting fees - Corporate	Sharma
	Working on the statements of assets and liabilities and a statement of cash and securities. Reviewing documents shared by S Hutchens re the accounting for funds transferred to Jan Luisterman.	
05/15/2019	Consulting fees - Corporate	Litwack
	Updated cash flow for report and assisted with compiling related appendices for same.	
05/15/2019	Banking - Corporate	Samoilov
	Prepare R&D for May 15, 2019.	
05/16/2019	Consulting fees - Corporate	Denton
	Review of e-mails exchanges with realtors and follow up listing proposal from each realtor; liaise with Meridian on same and appraiser	
05/16/2019	Consulting fees - Corporate	Sharma
	Reviewing and analyzing documents shared by S Hutchens re the Jan Luisterman funds accounting to trace flow of funds and their utilization.	
05/16/2019	Consulting fees - Corporate	Litwack
	Received and reviewed listing proposals; various discussions with team regarding same.	
05/16/2019	Banking - Corporate	Samoilov
	Banking, posting.	
05/17/2019	Consulting fees - Corporate	Denton
	Review of court motion record served; review of motion record served by Miller Thomson on behalf of Tanya and companies; review of draft response to Sandy Hutchens legal counsel re: property status and management of same; review of cash needs and updated forecast with NL;	
05/17/2019	Consulting fees - Corporate	Denton
	Review of proposals from realtors; review with NL	
05/21/2019	Consulting fees - Corporate	Levy
	Review of Tanya Hutchens monthly expenses; Review of sales proposals and discussions regarding state of properties	
05/21/2019	Consulting fees - Corporate	Denton
	Review of Tanya budget line items and need for emergency \$2,000; coordinate with LS; dealing with	

	Receivers Borrowing; commence review of Sandy Hutchens information undertakings provided the week of May 17. attend to project management matters; attending to review of cash management/ accounting by property	
05/21/2019	Consulting fees - Corporate	Denton Liaising with Meridian on listing proposals and appraisals; review 4 properties conditions, listing proposals with NL
05/21/2019	Consulting fees - Corporate	Sharma Incorporating the personal bank account statements shared by Sandy Hutchens in excel format for review and analysis. Meeting with H Levy, P Denton, N Litwack re the updates and strategy on the matters.
05/21/2019	Consulting fees - Corporate	Litwack Sought appraisers for property in question to assist with list price considerations.
05/22/2019	Consulting fees - Corporate	Denton Further in-depth review of Sandy Hutchens undertakings information; review of findings with MS; follow up Receiver's borrowing first draw with Hillmount;
05/22/2019	Consulting fees - Corporate	Denton Review of listing proposals; follow up Noah re: summarizing same for review with Meridian
05/22/2019	Consulting fees - Corporate	Odeh Made amendment to document and finalized.
05/22/2019	Consulting fees - Corporate	Sharma Discussion with S Rabinovitch and P Denton re review of boxes delivered by S Hutchens re tax documents. Analyzing flow of funds through S Hutchen's personal Meridian bank account. Reviewing documents provided by S Hutchens re the undertakings given in the examination.
05/22/2019	Consulting fees - Corporate	Litwack Worked on listing comparison for property from listing agents who submitted proposals; discussions and correspondence with P Denton regarding same.
05/23/2019	Consulting fees - Corporate	Denton Ongoing review of Sandy Hutchens undertakings information including review of box records provided and coordination of ongoing review with SR; work on formulation of questions for Sandy Hutchens examination on May 27; review of overall insurance matters
05/23/2019	Consulting fees - Corporate	Denton

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Review of proposal summary information provided by NS; review of same with NL; coordinate review with HL and legal counsel and then cover e-mail in concert with NL to mortgagee Meridian and its legal counsel

05/23/2019	Consulting fees - Corporate	Litwack	Drafted memo to Meridian regarding listing proposals received on property; finalized comparison documents; discussions with P Denton and H Levy regarding same and sale process; emails to Meridian and counsel on same.
05/24/2019	Consulting fees - Corporate	Rabinovitch	Organized, reviewed and indexed Hutchens boxes from the period of 2014-2018. Searched for assets for determination of use of funds. Discussed findings with Restructuring team.
05/24/2019	Consulting fees - Corporate	Denton	Review of extensive information undertakings as provided by Sandy Hutchens in preparation for next examination, as well as overall Farber analysis including review of box records (6) and inspection results with staff; coordination of examination questions and documentation; review of same with MS; coordination of finalization of Receiver's Borrowing and first draw/ wire;
05/24/2019	Consulting fees - Corporate	Litwack	Emails and discussions with D Naymark regarding state of property and listing proposals from realtors.
05/27/2019	Consulting fees - Corporate	Odeh	Review of boxes and index documents in boxes for 2014 tax year document in excel spreadsheet. Provided P Denton with details of anything that required further review.
05/27/2019	Consulting fees - Corporate	Denton	Review of box records indexes with Echa Odeh; follow up MS and KK re: tracing project sources and uses to coordinate review meeting; assess CRA tax consequences of the debtors re: non-filing for past 4 to 5 years; follow up the Receiver's borrowings (\$400,000) including review of the advance statement; review of same with LS; assess need for vacant possession and most appropriate way forward.
05/27/2019	Consulting fees - Corporate	Litwack	Followed up on appraisal availability.
05/27/2019	Consulting fees - Corporate	Sharma	Preparing for and attending S Hutchens examination.
05/28/2019	Consulting fees - Corporate	Odeh	Review of boxes and index documents in boxes for

2014 tax year document in excel spreadsheet. Phone call to Meridian customer service regarding correspondence issued.

- |            |  |
|------------|--|
| 05/28/2019 | Consulting fees - Corporate                      Denton<br>Meeting with MS and KK re: tracing of sources and uses of fund project for all bank transactions 2008 to 2018//19; meeting with legal counsel re: next steps and draft motion record re: 3rd report and relief contemplated; review of matters with MS, NL and Echa Odeh re: project management matters |
| 05/28/2019 | Consulting fees - Corporate                      Litwack<br>Further correspondence with appraisers regarding obtaining appraisal on subject property; conference call with team regarding sale process and obtaining vacant possession; research on obtaining vacant possession.   |
| 05/28/2019 | Consulting fees - Corporate                      Sharma<br>Meeting with K Kimel and P Denton on the forensic investigation of flow of funds and steps going forward. Reviewing and incorporating all transactions in the excel statements for preparation of report of known and unknown uses for KEB Account  |
| 05/28/2019 | Consulting fees - Corporate                      Levy<br>Review of the motion record for vesting order, additional sales, distribution approval, addition of assets to receivership; Meeting with Daniel Naymark, Terrence Liu and Paul Denton to discuss occupation of the residential location   |
| 05/29/2019 | Consulting fees - Corporate                      Odeh<br>Phone call and email with Meridian regarding statements in csv/excel format. Review of boxes and index documents in boxes for 2014 tax year document in excel spreadsheet.  |
| 05/29/2019 | Consulting fees - Corporate                      Litwack<br>Telephone and email correspondence with appraisers.  |
| 05/29/2019 | Consulting fees - Corporate                      Sharma<br>Forensic investigation of flow of funds - Reviewing and incorporating all transactions in the excel statements for preparation of report of known and unknown uses for KEB Bank Account and BCU Bank Account.   |
| 05/30/2019 | Consulting fees - Corporate                      Odeh<br>Review of the data received from Meridian regarding Hutchens, merged data from different columns and created new spreadsheet in format requested by M Sharma.   |
| 05/30/2019 | Consulting fees - Corporate                      Denton<br>Review of motion record in support of 3rd report and  |

approval of sale of 42 Clemow, add properties to the receivership and seek authority to sell further properties; commence review of outstanding Tanya Hutchens undertakings and to better inform timing of her 3rd examination, with particular focus on use and source of funds respectively from property sales and assumption of mortgages;

05/30/2019	Consulting fees - Corporate Forensic investigation - Reviewing the details of utilities and cheques shared by BCU - tracing to whom these payments were made.	Sharma
05/30/2019	Banking - Corporate Banking, posting.	Samoilov
05/31/2019	Consulting fees - Corporate Review of box 2016 tax, box 6.	Binelli
05/31/2019	Consulting fees - Corporate Email and phone call to Alectra regarding Hydro account. Draft letter to Sudbury Credit Union. Discussions with M Sharma regarding Meridian statements. Started to categorize transactions based on instructions from M Sharma.	Odeh
05/31/2019	Consulting fees - Corporate Follow up Tanya Hutchens undertakings and outstanding information requests in particular use and source of cash from sales and assumption of mortgages; complete table of outstanding points, prepare supporting schedule and documents and draft e-mail to legal counsel DN to review and action; review of cash flow matters with NL; coordinate meeting with HL, KK and MS to review the status of the tracing of sources and uses of funds 2008 to 2018/19;	Denton
05/31/2019	Consulting fees - Corporate Follow up listing review and steps for 4 properties approved for sale with Meridian mortgages; liaise with Shawn Zigelstein of Royal LePage; review of matters with NL; draft e-mail to Flett Beccario re: next steps	Denton
05/31/2019	Consulting fees - Corporate Updated cash flow projections; reconciled receipts, disbursements and general ledger; various discussions with P Denton and H Levy regarding cash requirements and receiver's borrowings.	Litwack
05/31/2019	Consulting fees - Corporate Incorporating 100% BCU transactions and preparing the report on bank transaction analysis.	Sharma
05/31/2019	Consulting fees - Corporate Review of the listing proposal and discussions with Paul	Levy

	Denton and Noah Litwack regarding engagement of the listing agent	
06/03/2019	Consulting fees - Corporate	Odeh Categorize transactions from Meridian bank statements into categories as advised by M Sharma.
06/03/2019	Consulting fees - Corporate	Denton Review of draft 3rd report and motion record; coordinate and sign final report; review of matters with NL and MS; review of cash flow report on rental properties spend;
06/03/2019	Consulting fees - Corporate	Sharma Forensic review - Converting statements provided by banks into excel format to work on the report to track the flow of funds from the potential fraud proceeds to trace assets / cash balances.
06/03/2019	Consulting fees - Corporate	Litwack Drafting report to court; updated cash flow projections.
06/04/2019	Consulting fees - Corporate	Denton Review of June 7 motion record with legal counsel; review of draft order; review of sources and uses of cash analysis; review of status of consent sought on additional property sales; follow up discussions on listing
06/04/2019	Consulting fees - Corporate	Sharma Forensic review - Converting statements provided by banks into excel format to work on the report to track the flow of funds from the potential fraud proceeds to trace assets / cash balances.
06/04/2019	Consulting fees - Corporate	Litwack Continued working on cash flow projections for court report; various discussions with team regarding same.
06/05/2019	Consulting fees - Corporate	Levy Call with Daniel Naymark regarding Sandy Hutchens position on sale of properties, tracing transactions; Emails and calls with Paul Denton and Noah Litwack regarding listing of properties; Review of listing agreements
06/05/2019	Consulting fees - Corporate	Sharma Forensic review - Converting statements provided by banks into excel format to work on the report to track the flow of funds from the potential fraud proceeds to trace assets / cash balances. Discussion with K Kimel re the same.
06/05/2019	Consulting fees - Corporate	Litwack Updated cash flow projections and discussed same with D Naymark for review with T Hutchens' counsel.

06/06/2019	Consulting fees - Corporate	Odeh	Categorizing transactions and cleaning spreadsheet for transaction review.
06/06/2019	Consulting fees - Corporate	Denton	Review of mail redirection with EO; review of living expenses; coordinate payment of living expenses to SH
06/06/2019	Consulting fees - Corporate	Denton	Review of e-mails; liaise with legal counsel; review status of sources and uses of cash analysis with KK and MS; review of mail redirection; calls review of e-mails with insurance broker
06/06/2019	Consulting fees - Corporate	Sharma	Forensic review - Working on the report including detailed summary for each of the transactions and charts to track the flow of funds from the potential fraud proceeds to trace assets / cash balances from the KEB Hana Bank Accounts.
06/06/2019	Banking - Corporate	Lloyd-Key	Bank reconciliation for May 2019.
06/07/2019	Consulting fees - Corporate	Odeh	Continue categorizing transactions and cleaning spreadsheet for transaction review.
06/07/2019	Consulting fees - Corporate	Denton	Attend 9:30 court hearing; meeting with HL, MS and KK Re: sources and uses of cash review; review of overall cash position and June rents; deal with insurance matters
06/07/2019	Consulting fees - Corporate	Sharma	Forensic review - Working on the report including detailed summary for each of the transactions and charts to track the flow of funds from the potential fraud proceeds to trace assets / cash balances from the BCU Bank Accounts.
06/10/2019	Consulting fees - Corporate	Denton	Review and coordination of sources and uses of cash flow analysis with MS and KK to present to legal counsel DN; weekly project meeting with team; review of matters with HL; review of matters with MS re tracing analysis; coordinate posting of June 7 court order and planning around additional properties; review of matters re: redirection of mail with EO; ongoing review of insurance matters;
06/10/2019	Consulting fees - Corporate	Sharma	Incorporating the Meridian bank account (20 different accounts) transactions to the flow of fund analysis and



weekly meeting to discuss strategic issues on the matter with H Levy, P Denton, and N Litwack.

06/11/2019	Consulting fees - Corporate	Rabinovitch	Converted Hutchens' bank account transactions from PDF to Excel, to consolidate the data, track the flow of funds, and understand where the money was spent.
06/11/2019	Consulting fees - Corporate	Denton	Coordinate and have meeting with DN and MS, KK to review sources and uses banking analysis for the Colorado and Pennsylvania; review of matters with MS re: information requests for unknown uses of funds; liaise with insurance broker Deeks; review of matters with HL and DN re: go-forward priorities; coordinate delivery, pick up cheque for Sandy Hutchens; attend to project management matters
06/11/2019	Consulting fees - Corporate	Sharma	Incorporating the bank transactions re the bank accounts with Meridian (20 accounts) in the flow of funds analysis and meeting with D Naymark, H Levy, P Denton, K Kimel on the flow of funds analysis and steps going forward.
06/12/2019	Consulting fees - Personal	Denton	Further review of sources and uses of cash analysis (Pennsylvania and Colorado); review of matters with MS on same; review of e-mails throughout day
06/12/2019	Consulting fees - Corporate	Litwack	Reviewed outstanding invoices for holding cost expense payments.
06/13/2019	Consulting fees - Corporate	Rabinovitch	Converted Hutchens' bank account transactions from PDF to Excel, to consolidate the data, track the flow of funds, and understand where the money was spent.
06/13/2019	Consulting fees - Corporate	Denton	Review of additional properties with NL and coordination of access including liaison with Miller Thomson; calls and review of insurance matters with the broker; review of sources and uses of cash for Pennsylvania including review of information requests with MS; review of sources and uses of cash for Colorado
06/13/2019	Consulting fees - Corporate	Sharma	Updating the report with Meridian bank account transactions. Discussion with K Kimel on the transfers between the Colorado and Pennsylvania bank accounts.
06/14/2019	Consulting fees - Corporate	Sharma	Collating transactions including unknown cheques,



withdrawals and wires for which further information requests have to be made to banks for both Colorado and Pennsylvania account transactions.

06/17/2019	Consulting fees - Corporate	Denton	Work on logistics for call with legal counsel for Pennsylvania and Colorado; draft presentation outline; review of status of update of sources and uses of cash analysis with MS and outstanding information requests; provide feedback on questions for next examination of Tanya Hutchens; review expense approvals for properties
06/17/2019	Consulting fees - Corporate	Sharma	Preparing for Tanya Hutchens examination - reviewing bank account transactions and flow of funds to collate transactions of larger amounts where the uses of the funds were unknown to question Tanya re the same.
06/18/2019	Consulting fees - Corporate	Denton	Review of sources and uses of cash analysis for CO and PA; review with MS and KK; review of questions and background for next examination of Tanya Hutchens; arrange prep call with legal counsel for 6/19; review 131 Beecroft background with NS; attend to project management matters
06/18/2019	Consulting fees - Corporate	Odeh	Dealing with redirected mail.
06/18/2019	Consulting fees - Corporate	Sharma	Updating the report with the information received from Meridian re cancelled cheques for which the payee was unknown.
06/18/2019	Consulting fees - Corporate	Litwack	Reviewed and approved expense; team meeting regarding update on administration.
06/18/2019	Banking - Corporate	Samoilov	Banking, posting.
06/19/2019	Consulting fees - Corporate	Denton	Review and coordination of sources and uses of cash analysis for update to legal counsels; review of matters with MS, KK and HL; coordinate and participate in call with legal counsel at 1:30; coordination of call and Skype logistics with legal counsels; draft outline of discussion points; review of cash position and payment of property utilities;
06/19/2019	Consulting fees - Corporate	Sharma	Updating the report and the flow of funds chart with the further information received from banks. Meeting and preparation for the investigation update re Hutchens

bank transactions.

06/20/2019	Consulting fees - Corporate	Rabinovitch	Converted Hutchens Sudbury Credit Union bank account transactions from PDF to Excel, to consolidate the data, track the flow of funds, and understand where money was being spent.
06/20/2019	Consulting fees - Corporate	Denton	Detailed review and coordination of report update on sources and uses of cash analysis for update to legal counsels by conference call including; review of financial models for CO and PA; review of matters with MS, KK and HL; draft discussion points for meeting; provide extracts for to participants in advance of the call; review of matters with our legal counsel; coordinate call set up with IT; prep for and participation in call at 4:00
06/20/2019	Consulting fees - Corporate	Odeh	Made amendments to appendices and put together appendices for meeting. Deal with redirected mail.
06/20/2019	Consulting fees - Corporate	Sharma	Working on the flow of funds chart for the presentation. Meeting and presentation re work done to follow the flow of funds.
06/24/2019	Consulting fees - Corporate	Denton	Review of Tanya Hutchens examination information undertakings response from Miller Thomson re: April 4 examination; review of Sandy Hutchens examination transcript for May 27, 2019 examination; review of Howard Langer follow up re: US bank transactions; review bank statement status generally with MS
06/25/2019	Consulting fees - Corporate	Odeh	Entering cheque information into spreadsheet for transaction review. Identify missing information.
06/25/2019	Consulting fees - Corporate	Sharma	Working on questions for Tanya's examination including questions re bank transactions of large amounts, property transactions and assumption of mortgages.
06/25/2019	Consulting fees - Corporate	Denton	Prep and participate in weekly team meeting; review of e-mails re: addition of 1573 Houston and 1479 Maple as quid pro quo for not listing 33 Theodore at this time; review of draft recognition order and notes to draft; review of and discuss MS documents prepared for Tanya Hutchens examination June 27; review of mail status with EO
06/26/2019	Consulting fees - Corporate	Binelli	Indexing contents of Hutchens 2016 box of records and

# FARBER

receipts.

06/26/2019	Consulting fees - Corporate	Denton	Work on time line of property transactions, specifically review and gather supporting documents by property; review of e-mail re: provision of banking information from Siskinds; review of line of questions for examination of Tanya Hutchens and support documents with MS and legal counsel; review of Tanya Hutchens living expenses
06/27/2019	Consulting fees - Corporate	Odeh	Entering cheque information into spreadsheet for transaction review. Email sent to Keb Bank for additional information.
06/27/2019	Consulting fees - Corporate	Denton	Review, gather information to evidence time line of property purchases, sales and mortgage financing by property; liaise with Hillmount to update listing status
06/27/2019	Consulting fees - Corporate	Sharma	Preparing for and attending Tanya Hutchen's examination at Network with D Naymark, B Sachdeva and T Hutchens.
06/27/2019	Consulting fees - Corporate	Litwack	Review T Hutchens budget as it relates to living costs and holding costs on 33 Theodore Place property; email memo to D Naymark regarding same.
06/28/2019	Consulting fees - Corporate	Rabinovitch	Converted Hutchens BMO bank account cheques from PDF to Excel, to consolidate the data, track the flow of funds, and understand where money was being spent.
06/28/2019	Consulting fees - Corporate	Sharma	Incorporating information re the copies of cancelled cheques (amounting to \$1.5m) received from KEB for the accounts held by Hutchens with KEB in the flow of funds report.

Total for Services	\$ 18,800.50
HST on Fees	<u>2,444.07</u>
Subtotal	21,244.57

Photocopies, faxes, etc. (includes HST of \$29.21)	<u>\$ 253.92</u>
Current Amount Due	<u>\$ 21,498.49</u>

HST#136800752RT0001

## A. FARBER &amp; PARTNERS INC.

HUTCHENS *ET AL*SUMMARY OF TIME INCURRED  
MAY 1, 2019 TO JUNE 30, 2019

Name	Total Hours	Rate Per Hour	Billing
H. Levy	4.30	\$595.00	\$2,558.50
P. Denton	15.15	\$550.00	\$8,332.50
N. Litwack	6.70	\$425.00	\$2,847.50
M. Sharma	9.97	\$350.00	\$3,489.50
A. Binelli	0.70	\$200.00	\$140.00
E. Odeh	4.00	\$200.00	\$800.00
L. Samoilov	1.10	\$200.00	\$220.00
L. Lloyd-Key	0.40	\$200.00	\$80.00
S. Rabinovitch	1.90	\$175.00	\$332.50
<b>Total</b>	<b>42.32</b>		<b>\$18,800.50</b>

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August 12, 2019

Hutchens  
Gary & Linda Stevens & 1174365 Alberta Ltd  
c/o Justin Nepal Litigation  
171 John Street, Suite 101  
Toronto, ON M5T 1X3

**RE: 331 REGENT STREET**

Invoice No. 16147

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**TO PROFESSIONAL SERVICES RENDERED BY A. FARBER & PARTNERS INC. for the period ended June 30, 2019:**

DATE	SERVICE	STAFF
05/01/2019	Consulting fees - Corporate Liaise with Angie Hache first mortgages on Regent Street to obtain mortgagee particulars and advise of the receivership proceeding; review of e-mail and information received; forward to legal counsel.	Denton
05/01/2019	Consulting fees - Corporate General - liaise with agent with listing for 1573 Houston Ave; review overall real estate chronology purchases and sales (35 properties purchased 2005-2017); conference call with legal counsel; review of Sandy Hutchens information undertakings per TL; review of Siskinds request for all information; liaison with insurance brokers; review of progress on forensic investigation	Denton
05/01/2019	Banking - Corporate Banking, posting.	Samoilov
05/02/2019	Consulting fees - Corporate General - Continued review of property purchase and sales transactions including Purview documents; complete updated property chart and draft e-mail provide to legal counsel; call with Hillmount re: receivers borrowing charge; review of matters with NL re: real estate listing; continued in depth review of Colorado materials including constructive trust tracing claims to better inform mapping; review of Pennsylvania materials to better inform mapping of that alleged loan fee fraud scheme; review with MS; review of property registrations to validate Sandy and Tanya	Denton

representations regarding certain

05/03/2019	Consulting fees - Corporate	Denton	Continued in depth review of Colorado litigation including constructive trust tracing claims; extract excerpts and provide to legal counsel; review global real estate transactions (purchases and as applicable sales) to assess missing closing documents, tabulate and provide to legal counsel; review status of MS review of Pennsylvania action flow of funds; follow up Pennsylvania action information with legal counsel; work on report section claims/liabilities; follow up Innisfil and Thornhill real estate to arrange access for agents in concert with NL; follow up Receiver's Borrowing
05/03/2019	Consulting fees - Corporate	Sharma	Incorporating the bank statements into excel form for analysis and review.
05/03/2019	Consulting fees - Corporate	Litwack	Reviewed tax roll calculator for property; directions regarding contacting city for obtaining confirmation of tax arrears; reviewed pictures of property from property manager.
05/06/2019	Consulting fees - Corporate	Binelli	Telephone and email correspondence with City of Sudbury re property tax arrears.
05/06/2019	Consulting fees - Corporate	Sharma	Incorporating the bank statements into electronic form for analysis and review.
05/07/2019	Consulting fees - Corporate	Denton	General - Court report drafting including tables; work on loan fraud schematic and data availability and review of same with MS; review of schematic and date with HL and legal counsel; follow up May rental collections; liaise with Farber Sudbury office and Quentin Seeley re: tenant status; review of information received from SH legal counsel and related undertakings status; review of insurance matters
05/07/2019	Consulting fees - Corporate	Sharma	Reviewing the insurance control sheet and liaising with R LaPalme on the status of alternative method of payment
05/08/2019	Consulting fees - Corporate	Denton	General - work on draft reporting sections and tables; deal with project management issues; coordination of overall forensic investigative review with MS and KK; call with Hillmount re: Receivers borrowing term sheet; call, liaison with HL on same; follow up banking accounting status re: May rents and segregated

accounting;

05/08/2019	Consulting fees - Corporate	Binelli	Telephone call and email correspondence with Town of Sudbury re: Property Tax arrears.
05/08/2019	Consulting fees - Corporate	Sharma	Incorporating the bank statements into excel form for analysis and review. Discussion with K Kimel and P Denton on forensic review.
05/08/2019	Banking - Corporate	Samoilov	Banking, posting.
05/09/2019	Consulting fees - Corporate	Levy	Review of the Second report and discussions with Paul Denton
05/09/2019	Consulting fees - Corporate	Denton	General - Review the status of the flow of funds and sources and uses of funds analysis being completed by MS and KK; liaise with Hillmount re: receivers borrowing including call with YL and DF and provide property value/ Purview information; draft further sections of the report; review of mortgage security opinion on the 5 properties for sale; review of legal counsel draft report sections
05/09/2019	Consulting fees - Corporate	Sharma	Reviewing the bank statements to trace the flow of funds both US and Canadian Dollars from the bank accounts held by Hutchens and the corporations.
05/09/2019	Banking - Corporate	Samoilov	Banking, posting.
05/10/2019	Consulting fees - Corporate	Denton	General - Review of draft report from legal counsel and compare to Receiver draft sections; review of draft report with MS; call legal counsel to review report status and next steps; complete update report table for additional properties (4) and properties of interest reported on the 1st receiver report and ultimate status
05/10/2019	Consulting fees - Corporate	Sharma	Incorporating Colorado bank statements in excel form for analysis and review. Preparing the Statement of non real assets for the report
05/13/2019	Consulting fees - Corporate	Levy	Numerous calls and emails with Paul Denton, Daniel Naymark, Noah Litwack regarding sale of properties and current state of repair, DIP funding from Hillmount, review of answers to Phil Smith prepared by Noah Litwack



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05/13/2019	Consulting fees - Corporate	Sharma	Updating the flow of funds statements and reviewing the draft report.
05/13/2019	Consulting fees - Corporate	Litwack	Reviewed letter from P Smith regarding questions on cash flow; drafted memo for counsel regarding response to same, including providing updated rent rolls, correspondence from property management.
05/14/2019	Consulting fees - Corporate	Denton	Drafting of 2nd court report and related tables, appendices; liaison with legal counsel on same
05/14/2019	Consulting fees - Corporate	Odeh	Document preparation.
05/14/2019	Consulting fees - Corporate	Sharma	Reviewing the documents shared by Sandy Hutchens. Incorporating the Colorado bank statements into electronic form for analysis and review. Updating the draft second report.
05/14/2019	Consulting fees - Corporate	Litwack	Reviewed letter from P Smith regarding questions on cash flow; drafted memo for counsel regarding response to same, including providing updated rent rolls, correspondence from property management.
05/14/2019	Banking - Corporate	Lloyd-Key	Bank reconciliation for April 2019.
05/15/2019	Consulting fees - Corporate	Denton	Work on drafting 2nd report, tables and appendices and liaison with legal counsel including coordination of affidavit of fees
05/15/2019	Consulting fees - Corporate	Levy	Review of living expenses for Tanya Hutches; Review of second report draft version and comments thereon; review of the commitment letter and discussions with Paul Denton thereon to finalize; Review of undertakings provided by Tanya Hutchens and responding application from JBD Hutchens Family Holdings; Numerous discussions and emails regarding sale of 42 Clemow and Henderson approval thereon; Review of revised cash flow information with Paul Denton and Noah Litwack
05/15/2019	Consulting fees - Corporate	Sharma	Working on the statements of assets and liabilities and a statement of cash and securities. Reviewing documents shared by S Hutchens re the accounting for funds transferred to Jan Luisterman.

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05/15/2019	Consulting fees - Corporate Updated cash flow for report and assisted with compiling related appendices for same.	Litwack
05/15/2019	Banking - Corporate Prepare R&D for May 15, 2019.	Samoilov
05/16/2019	Consulting fees - Corporate Reviewing and analyzing documents shared by S Hutchens re the Jan Luisterman funds accounting to trace flow of funds and their utilization.	Sharma
05/16/2019	Consulting fees - Corporate Reviewed property manager update on property, invoice for all Sudbury properties and processed for payment; reviewed operating expense invoices and processed for payment.	Litwack
05/16/2019	Banking - Corporate Banking, posting.	Samoilov
05/17/2019	Consulting fees - Corporate Review of court motion record served; review of motion record served by Miller Thomson on behalf of Tanya and companies; review of draft response to Sandy Hutchens legal counsel re: property status and management of same; review of cash needs and updated forecast with NL;	Denton
05/17/2019	Consulting fees - Corporate Reviewed rent roll with property manager regarding non-paying tenants and expected cash collections.	Litwack
05/21/2019	Consulting fees - Corporate Review of Tanya budget line items and need for emergency \$2,000; coordinate with LS; dealing with Receivers Borrowing; commence review of Sandy Hutchens information undertakings provided the week of May 17. attend to project management matters; attending to review of cash management/ accounting by property	Denton
05/21/2019	Consulting fees - Corporate Incorporating the personal bank account statements shared by Sandy Hutchens in excel format for review and analysis. Meeting with H Levy, P Denton, N Litwack re the updates and strategy on the matters.	Sharma
05/21/2019	Consulting fees - Corporate Discussions with property manager regarding update on rent roll, tenant issues and property issues.	Litwack
05/21/2019	Banking - Corporate Banking, posting.	Samoilov

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05/22/2019	Consulting fees - Corporate	Denton	Further in-depth review of Sandy Hutchens undertakings information; review of findings with MS; follow up Receiver's borrowing first draw with Hillmount;
05/22/2019	Consulting fees - Corporate	Odeh	Made amendment to document and finalized.
05/22/2019	Consulting fees - Corporate	Sharma	Discussion with S Rabinovitch and P Denton re review of boxes delivered by S Hutchens re tax documents. Analyzing flow of funds through S Hutchen's personal Meridian bank account. Reviewing documents provided by S Hutchens re the undertakings given in the examination.
05/23/2019	Consulting fees - Corporate	Denton	Ongoing review of Sandy Hutchens undertakings information including review of box records provided and coordination of ongoing review with SR; work on formulation of questions for Sandy Hutchens examination on May 27; review of overall insurance matters
05/24/2019	Consulting fees - Corporate	Rabinovitch	Organized, reviewed and indexed Hutchens boxes from the period of 2014-2018. Searched for assets for determination of use of funds. Discussed findings with Restructuring team.
05/24/2019	Consulting fees - Corporate	Denton	Review of extensive information undertakings as provided by Sandy Hutchens in preparation for next examination, as well as overall Farber analysis including review of box records (6) and inspection results with staff; coordination of examination questions and documentation; review of same with MS; coordination of finalization of Receiver's Borrowing and first draw/ wire;
05/27/2019	Consulting fees - Corporate	Odeh	Review of boxes and index documents in boxes for 2014 tax year document in excel spreadsheet. Provided P Denton with details of anything that required further review.
05/27/2019	Consulting fees - Corporate	Denton	Review of box records indexes with Echa Odeh; follow up MS and KK re: tracing project sources and uses to coordinate review meeting; assess CRA tax consequences of the debtors re: non-filing for past 4 to 5 years; follow up the Receiver's borrowings (\$400,000) including review of the advance statement; review of same with LS;

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05/27/2019	Consulting fees - Corporate	Sharma	Preparing for and attending S Hutchens examination.
05/28/2019	Consulting fees - Corporate	Odeh	Review of boxes and index documents in boxes for 2014 tax year document in excel spreadsheet. Phone call to Meridian customer service regarding correspondence issued.
05/28/2019	Consulting fees - Corporate	Denton	Meeting with MS and KK re: tracing of sources and uses of fund project for all bank transactions 2008 to 2018//19; meeting with legal counsel re: next steps and draft motion record re: 3rd report and relief contemplated; review of matters with MS, NL and Echa Odeh re: project management matters
05/28/2019	Consulting fees - Corporate	Litwack	Reviewed and updated rent roll; correspondence with property manager to discuss outstanding property issues.
05/28/2019	Consulting fees - Corporate	Sharma	Meeting with K Kimel and P Denton on the forensic investigation of flow of funds and steps going forward. Reviewing and incorporating all transactions in the excel statements for preparation of report of known and unknown uses for KEB Account
05/28/2019	Consulting fees - Corporate	Levy	Review of the motion record for vesting order, additional sales, distribution approval, addition of assets to receivership
05/29/2019	Consulting fees - Corporate	Odeh	Saved documents from GSU and updated tracking spreadsheet.
05/29/2019	Consulting fees - Corporate	Odeh	Phone call and email with Meridian regarding statements in csv/excel format. Review of boxes and index documents in boxes for 2014 tax year document in excel spreadsheet.
05/29/2019	Consulting fees - Corporate	Sharma	Forensic investigation of flow of funds - Reviewing and incorporating all transactions in the excel statements for preparation of report of known and unknown uses for KEB Bank Account and BCU Bank Account.
05/30/2019	Consulting fees - Corporate	Odeh	Review of the data received from Meridian regarding Hutchens, merged data from different columns and created new spreadsheet in format requested by M Sharma.

05/30/2019	Consulting fees - Corporate	Denton	Review of motion record in support of 3rd report and approval of sale of 42 Clemow, add properties to the receivership and seek authority to sell further properties; commence review of outstanding Tanya Hutchens undertakings and to better inform timing of her 3rd examination, with particular focus on use and source of funds respectively from property sales and assumption of mortgages;
05/30/2019	Consulting fees - Corporate	Litwack	Reviewed list of additional saleable properties for court relief and cash flow of additional saleable properties; emails regarding drafting third report of the receiver.
05/30/2019	Consulting fees - Corporate	Sharma	Forensic investigation - Reviewing the details of utilities and cheques shared by BCU - tracing to whom these payments were made.
05/31/2019	Consulting fees - Corporate	Binelli	Review of box 2016 tax, box 6.
05/31/2019	Consulting fees - Corporate	Odeh	Draft letter to Sudbury Credit Union. Discussions with M Sharma regarding Meridian statements. Started to categorize transactions based on instructions from M Sharma.
05/31/2019	Consulting fees - Corporate	Denton	Follow up Tanya Hutchens undertakings and outstanding information requests in particular use and source of cash from sales and assumption of mortgages; complete table of outstanding points, prepare supporting schedule and documents and draft e-mail to legal counsel DN to review and action; review of cash flow matters with NL; coordinate meeting with HL, KK and MS to review the status of the tracing of sources and uses of funds 2008 to 2018/19;
05/31/2019	Consulting fees - Corporate	Litwack	Updated rent roll; updated cash flow projections; reconciled receipts, disbursements and general ledger; various discussions with P Denton and H Levy regarding cash requirements and receiver's borrowings.
05/31/2019	Consulting fees - Corporate	Sharma	Incorporating 100% BCU transactions and preparing the report on bank transaction analysis.
06/03/2019	Consulting fees - Corporate	Odeh	Categorize transactions from Meridian bank statements into categories as advised by M Sharma.

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06/03/2019	Consulting fees - Corporate	Denton	Review of draft 3rd report and motion record; coordinate and sign final report; review of matters with NL and MS; review of cash flow report on rental properties spend;
06/03/2019	Consulting fees - Corporate	Sharma	Forensic review - Converting statements provided by banks into excel format to work on the report to track the flow of funds from the potential fraud proceeds to trace assets / cash balances.
06/03/2019	Consulting fees - Corporate	Litwack	Drafting report to court; updated cash flow projections.
06/03/2019	Banking - Corporate	Samoilov	Banking, posting.
06/04/2019	Consulting fees - Corporate	Denton	Review of June 7 motion record with legal counsel; review of draft order; review of sources and uses of cash analysis; review of status of consent sought on additional property sales;
06/04/2019	Consulting fees - Corporate	Sharma	Forensic review - Converting statements provided by banks into excel format to work on the report to track the flow of funds from the potential fraud proceeds to trace assets / cash balances.
06/04/2019	Consulting fees - Corporate	Litwack	Continued working on cash flow projections for court report; various discussions with team regarding same; discussions with property manager regarding same.
06/05/2019	Consulting fees - Corporate	Odeh	Phone call with GSU and email to Quentin regarding new tenants.
06/05/2019	Consulting fees - Corporate	Sharma	Forensic review - Converting statements provided by banks into excel format to work on the report to track the flow of funds from the potential fraud proceeds to trace assets / cash balances. Discussion with K Kimel re the same.
06/05/2019	Consulting fees - Corporate	Litwack	Correspondence with property manager regarding hydro issue relating to unit #2; directions to staff regarding correspondence with utility company; updated cash flow projections and discussed same with D Naymark for review with T Hutchens' counsel.
06/06/2019	Consulting fees - Corporate	Odeh	Categorizing transactions and cleaning spreadsheet for transaction review.

06/06/2019	Consulting fees - Corporate	Denton	Review of e-mails; liaise with legal counsel; review status of sources and uses of cash analysis with KK and MS; review of mail redirection; calls review of e-mails with insurance broker
06/06/2019	Consulting fees - Corporate	Levy	Review of emails from Keegan Boyd regarding marketing and sale of the additional properties; Discussions with Daniel Naymark and Paul Denton regarding Hutchens position and strategy regarding motion for recognition and sale of the balance of the properties
06/06/2019	Consulting fees - Corporate	Sharma	Forensic review - Working on the report including detailed summary for each of the transactions and charts to track the flow of funds from the potential fraud proceeds to trace assets / cash balances from the KEB Hana Bank Accounts.
06/06/2019	Consulting fees - Corporate	Litwack	Reviewed holding costs and approved expense payments.
06/06/2019	Banking - Corporate	Lloyd-Key	Bank reconciliation for May 2019.
06/07/2019	Consulting fees - Corporate	Odeh	Continue categorizing transactions and cleaning spreadsheet for transaction review.
06/07/2019	Consulting fees - Corporate	Denton	Attend 9:30 court hearing; meeting with HL, MS and KK re: sources and uses of cash review; review of overall cash position and June rents; deal with insurance matters
06/07/2019	Consulting fees - Corporate	Sharma	Forensic review - Working on the report including detailed summary for each of the transactions and charts to track the flow of funds from the potential fraud proceeds to trace assets / cash balances from the BCU Bank Accounts.
06/07/2019	Banking - Corporate	Samoilov	Banking, posting.
06/10/2019	Consulting fees - Corporate	Denton	Review and coordination of sources and uses of cash flow analysis with MS and KK to present to legal counsel DN; weekly project meeting with team; review of matters with HL; review of matters with MS re tracing analysis; coordinate posting of June 7 court order and



planning around additional properties; review of matters re: redirection of mail with EO; ongoing review of insurance matters;

06/10/2019	Consulting fees - Corporate	Sharma	Incorporating the Meridian bank account (20 different accounts) transactions to the flow of fund analysis and weekly meeting to discuss strategic issues on the matter with H Levy, P Denton, and N Litwack.
06/10/2019	Consulting fees - Corporate	Litwack	Reviewed rent roll for reconciliation to receipts.
06/11/2019	Consulting fees - Corporate	Rabinovitch	Converted Hutchens' bank account transactions from PDF to Excel, to consolidate the data, track the flow of funds, and understand where the money was spent.
06/11/2019	Consulting fees - Corporate	Denton	Coordinate and have meeting with DN and MS, KK to review sources and uses banking analysis for the Colorado and Pennsylvania; review of matters with MS re: information requests for unknown uses of funds; liaise with insurance broker Deeks; review of matters with HL and DN re: go-forward priorities; coordinate delivery, pick up cheque for Sandy Hutchens; attend to project management matters
06/11/2019	Consulting fees - Corporate	Sharma	Incorporating the bank transactions re the bank accounts with Meridian (20 accounts) in the flow of funds analysis and meeting with D Naymark, H Levy, P Denton, K Kimel on the flow of funds analysis and steps going forward.
06/11/2019	Banking - Corporate	Samoilov	Banking, posting.
06/12/2019	Consulting fees - Corporate	Denton	Further review of sources and uses of cash analysis (Pennsylvania and Colorado); review of matters with MS on same; review of e-mails throughout day
06/12/2019	Consulting fees - Corporate	Litwack	Reviewed outstanding invoices for holding cost expense payments.
06/13/2019	Consulting fees - Corporate	Rabinovitch	Converted Hutchens' bank account transactions from PDF to Excel, to consolidate the data, track the flow of funds, and understand where the money was spent.
06/13/2019	Consulting fees - Corporate	Denton	Review of additional properties with NL and coordination of access including liaison with Miller Thomson; calls



and review of insurance matters with the broker; review of sources and uses of cash for Pennsylvania including review of information requests with MS; review of sources and uses of cash for Colorado

06/13/2019	Consulting fees - Corporate	Sharma	Updating the report with Meridian bank account transactions. Discussion with K Kimel on the transfers between the Colorado and Pennsylvania bank accounts.
06/13/2019	Consulting fees - Corporate	Litwack	Reviewed rent roll for June rents and reconciled with receipts; call with property manager regarding same.
06/13/2019	Banking - Corporate	Samoilov	Banking, posting.
06/14/2019	Consulting fees - Corporate	Sharma	Collating transactions including unknown cheques, withdrawals and wires for which further information requests have to be made to banks for both Colorado and Pennsylvania account transactions. Dealing with payment of insurance on this property.
06/14/2019	Banking - Corporate	Samoilov	Banking, posting.
06/17/2019	Consulting fees - Corporate	Denton	Work on logistics for call with legal counsel for Pennsylvania and Colorado; draft presentation outline; review of status of update of sources and uses of cash analysis with MS and outstanding information requests; provide feedback on questions for next examination of Tanya Hutchens; review expense approvals for properties
06/17/2019	Consulting fees - Corporate	Sharma	Preparing for Tanya Hutchens examination - reviewing bank account transactions and flow of funds to collate transactions of larger amounts where the uses of the funds were unknown to question Tanya re the same.
06/18/2019	Consulting fees - Corporate	Denton	Review of sources and uses of cash analysis for CO and PA; review with MS and KK; review of questions and background for next examination of Tanya Hutchens; arrange prep call with legal counsel for 6/19; review 131 Beecroft background with NS; attend to project management matters
06/18/2019	Consulting fees - Corporate	Odeh	Dealing with redirected mail.
06/18/2019	Consulting fees - Corporate	Sharma	

	Updating the report with the information received from Meridian re cancelled cheques for which the payee was unknown.	
06/18/2019	Consulting fees - Corporate	Litwack Team meeting regarding update on administration.
06/18/2019	Banking - Corporate	Samoilov Banking, posting.
06/19/2019	Consulting fees - Corporate	Sharma Updating the report and the flow of funds chart with the further information received from banks. Meeting and preparation for the investigation update re Hutchens bank transactions.
06/20/2019	Consulting fees - Corporate	Rabinovitch Converted Hutchens Sudbury Credit Union bank account transactions from PDF to Excel, to consolidate the data, track the flow of funds, and understand where money was being spent.
06/20/2019	Consulting fees - Corporate	Denton Detailed review and coordination of report update on sources and uses of cash analysis for update to legal counsels by conference call including; review of financial models for CO and PA; review of matters with MS, KK and HL; draft discussion points for meeting; provide extracts for to participants in advance of the call; review of matters with our legal counsel; coordinate call set up with IT; prep for and participation in call at 4:00
06/20/2019	Consulting fees - Corporate	Odeh Made amendments to appendices and put together appendices for meeting. Deal with redirected mail.
06/20/2019	Consulting fees - Corporate	Sharma Working on the flow of funds chart for the presentation. Meeting and presentation re work done to follow the flow of funds.
06/21/2019	Banking - Corporate	Samoilov Banking, posting.
06/24/2019	Consulting fees - Corporate	Denton Review of Tanya Hutchens examination information undertakings response from Miller Thomson re: April 4 examination; review of Sandy Hutchens examination transcript for May 27, 2019 examination; review of Howard Langer follow up re: US bank transactions; review bank statement status generally with MS
06/25/2019	Consulting fees - Corporate	Odeh Entering cheque information into spreadsheet for transaction review. Identify missing information.

06/25/2019	Consulting fees - Corporate	Sharma	Working on questions for Tanya's examination including questions re bank transactions of large amounts, property transactions and assumption of mortgages.
06/25/2019	Consulting fees - Corporate	Denton	Prep and participate in weekly team meeting; review of e-mails re: addition of 1573 Houston and 1479 Maple as quid pro quo for not listing 33 Theodore at this time; review of draft recognition order and notes to draft; review of and discuss MS documents prepared for Tanya Hutchens examination June 27
06/26/2019	Consulting fees - Corporate	Binelli	Indexing contents of Hutchens 2016 box of records and receipts.
06/26/2019	Consulting fees - Corporate	Denton	Work on time line of property transactions, specifically review and gather supporting documents by property; review of e-mail re: provision of banking information from Siskinds; review of line of questions for examination of Tanya Hutchens and support documents with MS and legal counsel
06/27/2019	Consulting fees - Corporate	Odeh	Entering cheque information into spreadsheet for transaction review. Email sent to Keb Bank for additional information.
06/27/2019	Consulting fees - Corporate	Denton	Review, gather information to evidence time line of property purchases, sales and mortgage financing by property; liaise with Hillmount to update listing status
06/27/2019	Consulting fees - Corporate	Sharma	Preparing for and attending Tanya Hutchen's examination at Network with D Naymark, B Sachdeva and T Hutchens.
06/28/2019	Consulting fees - Corporate	Rabinovitch	Converted Hutchens BMO bank account cheques from PDF to Excel, to consolidate the data, track the flow of funds, and understand where money was being spent.
06/28/2019	Consulting fees - Corporate	Denton	Follow up insurance queries from Deeks re: property occupancy status; liaise with property manager on same
06/28/2019	Consulting fees - Corporate	Sharma	Incorporating information re the copies of cancelled cheques (amounting to \$1.5m) received from KEB for the accounts held by Hutchens with KEB in the flow of funds report.

# FARBER

06/28/2019 Consulting fees - Corporate Litwack  
Reviewed rent roll for insurance questions.

Total for Services	\$ 13,740.50
HST on Fees	<u>1,786.27</u>
Subtotal	15,526.77
Photocopies, faxes, etc. (includes HST of \$25.24)	<u>\$ 219.36</u>
Current Amount Due	<u>\$ 15,746.13</u>

HST#136800752RT0001

## A. FARBER & PARTNERS INC.

### HUTCHENS ET AL

#### SUMMARY OF TIME INCURRED MAY 1, 2019 TO JUNE 30, 2019

Name	Total Hours	Rate Per Hour	Billing
H. Levy	1.10	\$595.00	\$654.50
P. Denton	9.95	\$550.00	\$5,472.50
N. Litwack	4.80	\$425.00	\$2,040.00
M. Sharma	9.86	\$350.00	\$3,451.00
A. Binelli	0.35	\$200.00	\$70.00
E. Odeh	4.00	\$200.00	\$800.00
L. Samoilov	4.20	\$200.00	\$840.00
L. Lloyd-Key	0.40	\$200.00	\$80.00
S. Rabinovitch	1.90	\$175.00	\$332.50
<b>Total</b>	<b>36.56</b>		<b>\$13,740.50</b>

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August 12, 2019

Hutchens  
Gary & Linda Stevens & 1174365 Alberta Ltd  
c/o Justin Nepal Litigation  
171 John Street, Suite 101  
Toronto, ON M5T 1X3

**RE: 3415 ERRINGTON AVENUE**

Invoice No. 16156

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**TO PROFESSIONAL SERVICES RENDERED BY A. FARBER & PARTNERS INC. for the period ended June 30, 2019:**

DATE	SERVICE	STAFF
05/01/2019	Consulting fees - Corporate General - liaise with agent with listing for 1573 Houston Ave; review overall real estate chronology purchases and sales (35 properties purchased 2005-2017); conference call with legal counsel; review of Sandy Hutchens information undertakings per TL; review of Siskinds request for all information; liaison with insurance brokers; review of progress on forensic investigation	Denton
05/01/2019	Banking - Corporate Banking, posting.	Samoilov
05/02/2019	Consulting fees - Corporate General - Continued review of property purchase and sales transactions including Purview documents; complete updated property chart and draft e-mail provide to legal counsel; call with Hillmount re: receivers borrowing charge; review of matters with NL re: real estate listing; continued in depth review of Colorado materials including constructive trust tracing claims to better inform mapping; review of Pennsylvania materials to better inform mapping of that alleged loan fee fraud scheme; review with MS; review of property registrations to validate Sandy and Tanya representations regarding certain	Denton
05/03/2019	Consulting fees - Corporate Continued in depth review of Colorado litigation including constructive trust tracing claims; extract excerpts and provide to legal counsel; review global real	Denton

estate transactions (purchases and as applicable sales) to assess missing closing documents, tabulate and provide to legal counsel; review status of MS review of Pennsylvania action flow of funds; follow up Pennsylvania action information with legal counsel; work on report section claims/liabilities; follow up Innisfil and Thornhill real estate to arrange access for agents in concert with NL; follow up Receiver's Borrowing

05/03/2019	Consulting fees - Corporate	Sharma	Incorporating the bank statements into excel form for analysis and review.
05/03/2019	Consulting fees - Corporate	Litwack	Reviewed tax roll calculator for property; directions regarding contacting city for obtaining confirmation of tax arrears; reviewed pictures of property from property manager.
05/06/2019	Consulting fees - Corporate	Binelli	Telephone and email correspondence with City of Sudbury re property tax arrears.
05/06/2019	Consulting fees - Corporate	Sharma	Incorporating the bank statements into electronic form for analysis and review.
05/07/2019	Consulting fees - Corporate	Denton	General - Court report drafting including tables; work on loan fraud schematic and data availability and review of same with MS; review of schematic and date with HL and legal counsel; follow up May rental collections; liaise with Farber Sudbury office and Quentin Seeley re: tenant status; review of information received from SH legal counsel and related undertakings status; review of insurance matters
05/08/2019	Consulting fees - Corporate	Denton	General - work on draft reporting sections and tables; deal with project management issues; coordination of overall forensic investigative review with MS and KK; call with Hillmount re: Receivers borrowing term sheet; call, liaison with HL on same; follow up banking accounting status re: May rents and segregated accounting;
05/08/2019	Consulting fees - Corporate	Binelli	Telephone call and email correspondence with Town of Sudbury re: Property Tax arrears.
05/08/2019	Consulting fees - Corporate	Sharma	Incorporating the bank statements into excel form for analysis and review. Discussion with K Kimel and P Denton on forensic review.

# FARBER

05/08/2019	Consulting fees - Corporate	Sharma	Incorporating the bank statements into excel form for analysis and review. Discussion with K Kimel and P Denton on forensic review.
05/08/2019	Banking - Corporate	Samoilov	Banking, posting.
05/09/2019	Consulting fees - Corporate	Levy	Review of the Second report and discussions with Paul Denton
05/09/2019	Consulting fees - Corporate	Denton	General - Review the status of the flow of funds and sources and uses of funds analysis being completed by MS and KK; liaise with Hillmount re: receivers borrowing including call with YL and DF and provide property value/ Purview information; draft further sections of the report; review of mortgage security opinion on the 5 properties for sale; review of legal counsel draft report sections
05/09/2019	Consulting fees - Corporate	Sharma	Reviewing the bank statements to trace the flow of funds both US and Canadian Dollars from the bank accounts held by Hutchens and the corporations.
05/09/2019	Banking - Corporate	Samoilov	Banking, posting.
05/10/2019	Consulting fees - Corporate	Denton	General - Review of draft report from legal counsel and compare to Receiver draft sections; review of draft report with MS; call legal counsel to review report status and next steps; complete update report table for additional properties (4) and properties of interest reported on the 1st receiver report and ultimate status
05/10/2019	Consulting fees - Corporate	Sharma	Incorporating Colorado bank statements in excel form for analysis and review. Preparing the Statement of non real assets for the report
05/13/2019	Consulting fees - Corporate	Levy	Numerous calls and emails with Paul Denton, Daniel Naymark, Noah Litwack regarding sale of properties and current state of repair, DIP funding from Hillmount, review of answers to Phil Smith prepared by Noah Litwack
05/13/2019	Consulting fees - Corporate	Sharma	Updating the flow of funds statements and reviewing the draft report.
05/13/2019	Consulting fees - Corporate	Litwack	



	Reviewed letter from P Smith regarding questions on cash flow; drafted memo for counsel regarding response to same, including providing updated rent rolls, correspondence from property management.	
05/14/2019	Consulting fees - Corporate	Denton
	Drafting of 2nd court report and related tables, appendices; liaison with legal counsel on same	
05/14/2019	Consulting fees - Corporate	Odeh
	Document preparation.	
05/14/2019	Consulting fees - Corporate	Sharma
	Reviewing the documents shared by Sandy Hutchens. Incorporating the Colorado bank statements into electronic form for analysis and review. Updating the draft second report.	
05/14/2019	Consulting fees - Corporate	Litwack
	Reviewed letter from P Smith regarding questions on cash flow; drafted memo for counsel regarding response to same, including providing updated rent rolls, correspondence from property management.	
05/15/2019	Consulting fees - Corporate	Denton
	Work on drafting 2nd report, tables and appendices and liaison with legal counsel including coordination of affidavit of fees	
05/15/2019	Consulting fees - Corporate	Levy
	Review of living expenses for Tanya Hutches; Review of second report draft version and comments thereon; review of the commitment letter and discussions with Paul Denton thereon to finalize; Review of undertakings provided by Tanya Hutchens and responding application from JBD Hutchens Family Holdings; Numerous discussions and emails regarding sale of 42 Clemow and Henderson approval thereon; Review of revised cash flow information with Paul Denton and Noah Litwack	
05/15/2019	Consulting fees - Corporate	Sharma
	Working on the statements of assets and liabilities and a statement of cash and securities. Reviewing documents shared by S Hutchens re the accounting for funds transferred to Jan Luisterman.	
05/15/2019	Consulting fees - Corporate	Litwack
	Updated cash flow for report and assisted with compiling related appendices for same.	
05/15/2019	Banking - Corporate	Samoilov
	Prepare R&D for May 15, 2019.	
05/16/2019	Consulting fees - Corporate	Sharma

	Reviewing and analyzing documents shared by S Hutchens re the Jan Luisterman funds accounting to trace flow of funds and their utilization.	
05/16/2019	Consulting fees - Corporate	Sharma Reviewing and analyzing documents shared by S Hutchens re the Jan Luisterman funds accounting to trace flow of funds and their utilization for the examination.
05/16/2019	Consulting fees - Corporate	Litwack Reviewed property manager update on property, invoice for all Sudbury properties and processed for payment.
05/16/2019	Banking - Corporate	Samoilov Banking, posting.
05/17/2019	Consulting fees - Corporate	Denton Review of court motion record served; review of motion record served by Miller Thomson on behalf of Tanya and companies; review of draft response to Sandy Hutchens legal counsel re: property status and management of same; review of cash needs and updated forecast with NL;
05/17/2019	Consulting fees - Corporate	Litwack Reviewed rent roll with property manager regarding non-paying tenants and expected cash collections.
05/17/2019	Banking - Corporate	Lloyd-Key Bank reconciliation for April 2019.
05/21/2019	Consulting fees - Corporate	Denton Review of Tanya budget line items and need for emergency \$2,000; coordinate with LS; dealing with Receivers Borrowing; commence review of Sandy Hutchens information undertakings provided the week of May 17. attend to project management matters; attending to review of cash management/ accounting by property
05/21/2019	Consulting fees - Corporate	Sharma Incorporating the personal bank account statements shared by Sandy Hutchens in excel format for review and analysis. Meeting with H Levy, P Denton, N Litwack re the updates and strategy on the matters.
05/21/2019	Consulting fees - Corporate	Litwack Discussions with property manager regarding update on rent roll, tenant issues and property issues.
05/21/2019	Banking - Corporate	Samoilov Banking, posting.
05/22/2019	Consulting fees - Corporate	Denton

# FARBER

	Dealing with insurance matters on 3415 Errington; liaison with broker on same; review with MS	
05/22/2019	Consulting fees - Corporate	Denton
	Further in-depth review of Sandy Hutchens undertakings information; review of findings with MS; follow up Receiver's borrowing first draw with Hillmount;	
05/22/2019	Consulting fees - Corporate	Odeh
	Made amendment to document and finalized.	
05/22/2019	Consulting fees - Corporate	Sharma
	Discussion with S Rabinovitch and P Denton re review of boxes delivered by S Hutchens re tax documents. Analyzing flow of funds through S Hutchen's personal Meridian bank account. Reviewing documents provided by S Hutchens re the undertakings given in the examination.	
05/22/2019	Banking - Corporate	Samoilov
	Banking, posting.	
05/23/2019	Consulting fees - Corporate	Denton
	Ongoing review of Sandy Hutchens undertakings information including review of box records provided and coordination of ongoing review with SR; work on formulation of questions for Sandy Hutchens examination on May 27; review of overall insurance matters	
05/23/2019	Banking - Corporate	Samoilov
	Banking, posting.	
05/24/2019	Consulting fees - Corporate	Rabinovitch
	Organized, reviewed and indexed Hutchens boxes from the period of 2014-2018. Searched for assets for determination of use of funds. Discussed findings with Restructuring team.	
05/24/2019	Consulting fees - Corporate	Denton
	Review of extensive information undertakings as provided by Sandy Hutchens in preparation for next examination, as well as overall Farber analysis including review of box records (6) and inspection results with staff; coordination of examination questions and documentation; review of same with MS; coordination of finalization of Receiver's Borrowing and first draw/ wire;	
05/27/2019	Consulting fees - Corporate	Odeh
	Review of boxes and index documents in boxes for 2014 tax year document in excel spreadsheet. Provided P Denton with details of anything that required further review.	
05/27/2019	Consulting fees - Corporate	Denton

Review of box records indexes with Echa Odeh; follow up MS and KK re: tracing project sources and uses to coordinate review meeting; assess CRA tax consequences of the debtors re: non-filing for past 4 to 5 years; follow up the Receiver's borrowings (\$400,000) including review of the advance statement; review of same with LS;

05/27/2019	Consulting fees - Corporate	Sharma	Preparing for and attending S Hutchens examination.
05/28/2019	Consulting fees - Corporate	Odeh	Review of boxes and index documents in boxes for 2014 tax year document in excel spreadsheet. Phone call to Meridian customer service regarding correspondence issued.
05/28/2019	Consulting fees - Corporate	Denton	Meeting with MS and KK re: tracing of sources and uses of fund project for all bank transactions 2008 to 2018//19; meeting with legal counsel re: next steps and draft motion record re: 3rd report and relief contemplated; review of matters with MS, NL and Echa Odeh re: project management matters
05/28/2019	Consulting fees - Corporate	Litwack	Reviewed and updated rent roll; correspondence with property manager to discuss outstanding property issues.
05/28/2019	Consulting fees - Corporate	Sharma	Meeting with K Kimel and P Denton on the forensic investigation of flow of funds and steps going forward. Reviewing and incorporating all transactions in the excel statements for preparation of report of known and unknown uses for KEB Account
05/28/2019	Consulting fees - Corporate	Levy	Review of the motion record for vesting order, additional sales, distribution approval, addition of assets to receivership
05/29/2019	Consulting fees - Corporate	Odeh	Phone call and email with Meridian regarding statements in csv/excel format. Review of boxes and index documents in boxes for 2014 tax year document in excel spreadsheet.
05/29/2019	Consulting fees - Corporate	Sharma	Forensic investigation of flow of funds - Reviewing and incorporating all transactions in the excel statements for preparation of report of known and unknown uses for KEB Bank Account and BCU Bank Account.
05/30/2019	Consulting fees - Corporate	Odeh	

Review of the data received from Meridian regarding Hutchens, merged data from different columns and created new spreadsheet in format requested by M Sharma.

05/30/2019	Consulting fees - Corporate	Denton	Review of motion record in support of 3rd report and approval of sale of 42 Clemow, add properties to the receivership and seek authority to sell further properties; commence review of outstanding Tanya Hutchens undertakings and to better inform timing of her 3rd examination, with particular focus on use and source of funds respectively from property sales and assumption of mortgages;
05/30/2019	Consulting fees - Corporate	Litwack	Reviewed list of additional saleable properties for court relief and cash flow of additional saleable properties; emails regarding drafting third report of the receiver.
05/30/2019	Consulting fees - Corporate	Sharma	Forensic investigation - Reviewing the details of utilities and cheques shared by BCU - tracing to whom these payments were made.
05/31/2019	Consulting fees - Corporate	Binelli	Review of box 2016 tax, box 6.
05/31/2019	Consulting fees - Corporate	Odeh	Scan and save new hydro bill, updated utility tracker. Draft letter to Sudbury Credit Union. Discussions with M Sharma regarding Meridian statements. Started to categorize transactions based on instructions from M Sharma.
05/31/2019	Consulting fees - Corporate	Denton	Follow up Tanya Hutchens undertakings and outstanding information requests in particular use and source of cash from sales and assumption of mortgages; complete table of outstanding points, prepare supporting schedule and documents and draft e-mail to legal counsel DN to review and action; review of cash flow matters with NL; coordinate meeting with HL, KK and MS to review the status of the tracing of sources and uses of funds 2008 to 2018/19;
05/31/2019	Consulting fees - Corporate	Denton	Deal with dated disconnection notice re: utilities to 3415 Errington Ave; review instruct Echa Odeh re: follow up; provide response to legal counsel
05/31/2019	Consulting fees - Corporate	Litwack	Updated rent roll; updated cash flow projections; reconciled receipts, disbursements and general ledger; various discussions with P Denton and H Levy

regarding cash requirements and receiver's borrowings.

05/31/2019	Consulting fees - Corporate	Sharma	Incorporating 100% BCU transactions and preparing the report on bank transaction analysis.
06/03/2019	Consulting fees - Corporate	Odeh	Categorize transactions from Meridian bank statements into categories as advised by M Sharma.
06/03/2019	Consulting fees - Corporate	Denton	Review of draft 3rd report and motion record; coordinate and sign final report; review of matters with NL and MS; review of cash flow report on rental properties spend;
06/03/2019	Consulting fees - Corporate	Sharma	Forensic review - Converting statements provided by banks into excel format to work on the report to track the flow of funds from the potential fraud proceeds to trace assets / cash balances.
06/03/2019	Consulting fees - Corporate	Litwack	Drafting report to court; updated cash flow projections.
06/04/2019	Consulting fees - Corporate	Denton	Review of June 7 motion record with legal counsel; review of draft order; review of sources and uses of cash analysis; review of status of consent sought on additional property sales;
06/04/2019	Consulting fees - Corporate	Sharma	Forensic review - Converting statements provided by banks into excel format to work on the report to track the flow of funds from the potential fraud proceeds to trace assets / cash balances.
06/04/2019	Consulting fees - Corporate	Litwack	Continued working on cash flow projections for court report; various discussions with team regarding same; discussions with property manager regarding same.
06/04/2019	Banking - Corporate	Lloyd-Key	Bank reconciliation for May 2019.
06/05/2019	Consulting fees - Corporate	Sharma	Forensic review - Converting statements provided by banks into excel format to work on the report to track the flow of funds from the potential fraud proceeds to trace assets / cash balances. Discussion with K Kimel re the same.
06/05/2019	Consulting fees - Corporate	Litwack	Updated cash flow projections and discussed same with D Naymark for review with T Hutchens' counsel.

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06/06/2019	Consulting fees - Corporate	Odeh	Categorizing transactions and cleaning spreadsheet for transaction review.
06/06/2019	Consulting fees - Corporate	Denton	Review insurance broker insurance report; call with Q Seeley re: property management matters;
06/06/2019	Consulting fees - Corporate	Denton	Review of e-mails; liaise with legal counsel; review status of sources and uses of cash analysis with KK and MS; review of mail redirection; calls review of e-mails with insurance broker
06/06/2019	Consulting fees - Corporate	Levy	Review of emails from Keegan Boyd regarding marketing and sale of the additional properties; Discussions with Daniel Naymark and Paul Denton regarding Hutchens position and strategy regarding motion for recognition and sale of the balance of the properties
06/06/2019	Consulting fees - Corporate	Sharma	Forensic review - Working on the report including detailed summary for each of the transactions and charts to track the flow of funds from the potential fraud proceeds to trace assets / cash balances from the KEB Hana Bank Accounts.
06/06/2019	Consulting fees - Corporate	Litwack	Reviewed holding costs and approved expense payments.
06/07/2019	Consulting fees - Corporate	Odeh	Continue categorizing transactions and cleaning spreadsheet for transaction review.
06/07/2019	Consulting fees - Corporate	Denton	Attend 9:30 court hearing; meeting with HL, MS and KK re: sources and uses of cash review; review of overall cash position and June rents; deal with insurance matters
06/07/2019	Consulting fees - Corporate	Sharma	Forensic review - Working on the report including detailed summary for each of the transactions and charts to track the flow of funds from the potential fraud proceeds to trace assets / cash balances from the BCU Bank Accounts.
06/07/2019	Banking - Corporate	Samoilov	Banking, posting.
06/10/2019	Consulting fees - Corporate	Denton	Review and coordination of sources and uses of cash



flow analysis with MS and KK to present to legal counsel DN; weekly project meeting with team; review of matters with HL; review of matters with MS re tracing analysis; coordinate posting of June 7 court order and planning around additional properties; review of matters re: redirection of mail with EO; ongoing review of insurance matters;

06/10/2019	Consulting fees - Corporate	Sharma	Incorporating the Meridian bank account (20 different accounts) transactions to the flow of fund analysis and weekly meeting to discuss strategic issues on the matter with H Levy, P Denton, and N Litwack.
06/10/2019	Consulting fees - Corporate	Litwack	Reviewed rent roll for reconciliation to receipts.
06/11/2019	Consulting fees - Corporate	Rabinovitch	Converted Hutchens' bank account transactions from PDF to Excel, to consolidate the data, track the flow of funds, and understand where the money was spent.
06/11/2019	Consulting fees - Corporate	Denton	Coordinate and have meeting with DN and MS, KK to review sources and uses banking analysis for the Colorado and Pennsylvania; review of matters with MS re: information requests for unknown uses of funds; liaise with insurance broker Deeks; review of matters with HL and DN re: go-forward priorities; coordinate delivery, pick up cheque for Sandy Hutchens; attend to project management matters
06/11/2019	Consulting fees - Corporate	Denton	Coordinate and have meeting with DN and MS, KK to review sources and uses banking analysis for the Colorado and Pennsylvania; review of matters with MS re: information requests for unknown uses of funds; liaise with insurance broker Deeks; review of matters with HL and DN re: go-forward priorities; coordinate delivery, pick up cheque for Sandy Hutchens; attend to project management matters
06/11/2019	Consulting fees - Corporate	Sharma	Incorporating the bank transactions re the bank accounts with Meridian (20 accounts) in the flow of funds analysis and meeting with D Naymark, H Levy, P Denton, K Kimel on the flow of funds analysis and steps going forward.
06/11/2019	Banking - Corporate	Samoilov	Banking, posting.
06/12/2019	Consulting fees - Corporate	Denton	Further review of sources and uses of cash analysis (Pennsylvania and Colorado); review of matters with MS



on same; review of e-mails throughout day

06/12/2019	Consulting fees - Corporate	Litwack	Reviewed outstanding invoices for holding cost expense payments.
06/13/2019	Consulting fees - Corporate	Rabinovitch	Converted Hutchens' bank account transactions from PDF to Excel, to consolidate the data, track the flow of funds, and understand where the money was spent.
06/13/2019	Consulting fees - Corporate	Denton	Review of additional properties with NL and coordination of access including liaison with Miller Thomson; calls and review of insurance matters with the broker; review of sources and uses of cash for Pennsylvania including review of information requests with MS; review of sources and uses of cash for Colorado
06/13/2019	Consulting fees - Corporate	Sharma	Updating the report with Meridian bank account transactions. Discussion with K Kimel on the transfers between the Colorado and Pennsylvania bank accounts.
06/13/2019	Consulting fees - Corporate	Litwack	Reviewed rent roll for June rents and reconciled with receipts; call with property manager regarding same.
06/13/2019	Banking - Corporate	Samoilov	Banking, posting.
06/14/2019	Consulting fees - Corporate	Sharma	Collating transactions including unknown cheques, withdrawals and wires for which further information requests have to be made to banks for both Colorado and Pennsylvania account transactions.
06/17/2019	Consulting fees - Corporate	Denton	Work on logistics for call with legal counsel for Pennsylvania and Colorado; draft presentation outline; review of status of update of sources and uses of cash analysis with MS and outstanding information requests; provide feedback on questions for next examination of Tanya Hutchens; review expense approvals for properties
06/17/2019	Consulting fees - Corporate	Sharma	Preparing for Tanya Hutchens examination - reviewing bank account transactions and flow of funds to collate transactions of larger amounts where the uses of the funds were unknown to question Tanya re the same.
06/18/2019	Consulting fees - Corporate	Denton	Review of sources and uses of cash analysis for CO

and PA; review with MS and KK; review of questions and background for next examination of Tanya Hutchens; arrange prep call with legal counsel for 6/19; review 131 Beecroft background with NS; attend to project management matters

06/18/2019	Consulting fees - Corporate Dealing with redirected mail.	Odeh
06/18/2019	Consulting fees - Corporate Updating the report with the information received from Meridian re cancelled cheques for which the payee was unknown.	Sharma
06/18/2019	Consulting fees - Corporate Reviewed and approved expense; team meeting regarding update on administration.	Litwack
06/18/2019	Banking - Corporate Banking, posting.	Samoilov
06/19/2019	Consulting fees - Corporate Review and coordination of sources and uses of cash analysis for update to legal counsels; review of matters with MS, KK and HL; coordinate and participate in call with legal counsel at 1:30; coordination of call and Skype logistics with legal counsels; draft outline of discussion points; review of cash position and payment of property utilities;	Denton
06/19/2019	Consulting fees - Corporate Updating the report and the flow of funds chart with the further information received from banks. Meeting and preparation for the investigation update re Hutchens bank transactions.	Sharma
06/20/2019	Consulting fees - Corporate Converted Hutchens Sudbury Credit Union bank account transactions from PDF to Excel, to consolidate the data, track the flow of funds, and understand where money was being spent.	Rabinovitch
06/20/2019	Consulting fees - Corporate Detailed review and coordination of report update on sources and uses of cash analysis for update to legal counsels by conference call including; review of financial models for CO and PA; review of matters with MS, KK and HL; draft discussion points for meeting; provide extracts for to participants in advance of the call; review of matters with our legal counsel; coordinate call set up with IT; prep for and participation in call at 4:00	Denton
06/20/2019	Consulting fees - Corporate Made amendments to appendices and put together appendices for meeting. Deal with redirected mail.	Odeh

# FARBER

06/20/2019	Consulting fees - Corporate	Sharma	Working on the flow of funds chart for the presentation. Meeting and presentation re work done to follow the flow of funds.
06/21/2019	Consulting fees - Corporate	Denton	Follow up loss prevention report items with property manager
06/24/2019	Consulting fees - Corporate	Denton	Review of Tanya Hutchens examination information undertakings response from Miller Thomson re: April 4 examination; review of Sandy Hutchens examination transcript for May 27, 2019 examination; review of Howard Langer follow up re: US bank transactions; review bank statement status generally with MS
06/24/2019	Consulting fees - Corporate	Litwack	Follow up on removal of garbage bins from property; discussions with property manager and staff regarding same.
06/25/2019	Consulting fees - Corporate	Odeh	Entering cheque information into spreadsheet for transaction review. Identify missing information.
06/25/2019	Consulting fees - Corporate	Odeh	Liaise with City of Sudbury regarding removal of waste bins.
06/25/2019	Consulting fees - Corporate	Sharma	Working on questions for Tanya's examination including questions re bank transactions of large amounts, property transactions and assumption of mortgages.
06/25/2019	Consulting fees - Corporate	Denton	Prep and participate in weekly team meeting; review of e-mails re: addition of 1573 Houston and 1479 Maple as quid pro quo for not listing 33 Theodore at this time; review of draft recognition order and notes to draft; review of and discuss MS documents prepared for Tanya Hutchens examination June 27
06/25/2019	Consulting fees - Corporate	Litwack	Correspondence with property manager regarding return of garbage bins.
06/26/2019	Consulting fees - Corporate	Odeh	Liaise with City of Sudbury regarding removal of waste bins, prepared cheque req for payment.
06/26/2019	Consulting fees - Corporate	Binelli	Indexing contents of Hutchens 2016 box of records and receipts.

# FARBER

06/26/2019	Consulting fees - Corporate	Denton	Work on time line of property transactions, specifically review and gather supporting documents by property; review of e-mail re: provision of banking information from Siskinds; review of line of questions for examination of Tanya Hutchens and support documents with MS and legal counsel		
06/27/2019	Consulting fees - Corporate	Odeh	Entering cheque information into spreadsheet for transaction review. Email sent to Keb Bank for additional information.		
06/27/2019	Consulting fees - Corporate	Denton	Review, gather information to evidence time line of property purchases, sales and mortgage financing by property; liaise with Hillmount to update listing status		
06/27/2019	Consulting fees - Corporate	Sharma	Preparing for and attending Tanya Hutchen's examination at Network with D Naymark, B Sachdeva and T Hutchens.		
06/28/2019	Consulting fees - Corporate	Rabinovitch	Converted Hutchens BMO bank account cheques from PDF to Excel, to consolidate the data, track the flow of funds, and understand where money was being spent.		
06/28/2019	Consulting fees - Corporate	Denton	Follow up insurance queries from Deeks re: property occupancy status; liaise with property manager on same		
06/28/2019	Consulting fees - Corporate	Sharma	Incorporating information re the copies of cancelled cheques (amounting to \$1.5m) received from KEB for the accounts held by Hutchens with KEB in the flow of funds report.		
			Total for Services	\$	14,468.00
			HST on Fees		<u>1,880.84</u>
			Subtotal		16,348.84
			Photocopies, faxes, etc. (includes HST of \$25.93)	\$	<u>225.36</u>
			Current Amount Due	\$	16,574.20

HST#136800752RT0001

## A. FARBER &amp; PARTNERS INC.

HUTCHENS *ET AL*SUMMARY OF TIME INCURRED  
MAY 1, 2019 TO JUNE 30, 2019

Name	Total Hours	Rate Per Hour	Billing
H. Levy	1.10	\$595.00	\$654.50
P. Denton	11.35	\$550.00	\$6,242.50
N. Litwack	4.70	\$425.00	\$1,997.50
M. Sharma	10.26	\$350.00	\$3,591.00
A. Binelli	0.35	\$200.00	\$70.00
E. Odeh	4.00	\$200.00	\$800.00
L. Samoilov	3.50	\$200.00	\$700.00
L. Lloyd-Key	0.40	\$200.00	\$80.00
S. Rabinovitch	1.90	\$175.00	\$332.50
<b>Total</b>	<b>37.56</b>		<b>\$14,468.00</b>

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August 12, 2019

Hutchens  
Gary & Linda Stevens & 1174365 Alberta Ltd  
c/o Justin Nepal Litigation  
171 John Street, Suite 101  
Toronto, ON M5T 1X3

**RE: 3419 ERRINGTON AVENUE**

Invoice No. 16157

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**TO PROFESSIONAL SERVICES RENDERED BY A. FARBER & PARTNERS INC. for the period ended June 30, 2019:**

DATE	SERVICE	STAFF
05/01/2019	Consulting fees - Corporate General - liaise with agent with listing for 1573 Houston Ave; review overall real estate chronology purchases and sales (35 properties purchased 2005-2017); conference call with legal counsel; review of Sandy Hutchens information undertakings per TL; review of Siskinds request for all information; liaison with insurance brokers; review of progress on forensic investigation	Denton
05/01/2019	Banking - Corporate Banking, posting.	Samoilov
05/02/2019	Consulting fees - Corporate General - Continued review of property purchase and sales transactions including Purview documents; complete updated property chart and draft e-mail provide to legal counsel; call with Hillmount re: receivers borrowing charge; review of matters with NL re: real estate listing; continued in depth review of Colorado materials including constructive trust tracing claims to better inform mapping; review of Pennsylvania materials to better inform mapping of that alleged loan fee fraud scheme; review with MS; review of property registrations to validate Sandy and Tanya representations regarding certain	Denton
05/03/2019	Consulting fees - Corporate Continued in depth review of Colorado litigation including constructive trust tracing claims; extract excerpts and provide to legal counsel; review global real	Denton

estate transactions (purchases and as applicable sales) to assess missing closing documents, tabulate and provide to legal counsel; review status of MS review of Pennsylvania action flow of funds; follow up Pennsylvania action information with legal counsel; work on report section claims/liabilities; follow up Innisfil and Thornhill real estate to arrange access for agents in concert with NL; follow up Receiver's Borrowing

05/03/2019	Consulting fees - Corporate	Sharma	Incorporating the bank statements into excel form for analysis and review.
05/03/2019	Consulting fees - Corporate	Litwack	Reviewed tax roll calculator for property; directions regarding contacting city for obtaining confirmation of tax arrears; reviewed pictures of property from property manager.
05/06/2019	Consulting fees - Corporate	Binelli	Telephone and email correspondence with City of Sudbury re property tax arrears.
05/06/2019	Consulting fees - Corporate	Sharma	Incorporating the bank statements into electronic form for analysis and review.
05/07/2019	Consulting fees - Corporate	Denton	General - Court report drafting including tables; work on loan fraud schematic and data availability and review of same with MS; review of schematic and date with HL and legal counsel; follow up May rental collections; liaise with Farber Sudbury office and Quentin Seeley re: tenant status; review of information received from SH legal counsel and related undertakings status; review of insurance matters
05/08/2019	Consulting fees - Corporate	Denton	General - work on draft reporting sections and tables; deal with project management issues; coordination of overall forensic investigative review with MS and KK; call with Hillmount re: Receivers borrowing term sheet; call, liaison with HL on same; follow up banking accounting status re: May rents and segregated accounting;
05/08/2019	Consulting fees - Corporate	Binelli	Telephone call and email correspondence with Town of Sudbury re: Property Tax arrears.
05/08/2019	Consulting fees - Corporate	Sharma	Incorporating the bank statements into excel form for analysis and review. Discussion with K Kimel and P Denton on forensic review.



# FARBER

05/08/2019	Banking - Corporate Banking, posting.	Samoilov
05/09/2019	Consulting fees - Corporate Review of the Second report and discussions with Paul Denton	Levy
05/09/2019	Consulting fees - Corporate Reviewing the bank statements to trace the flow of funds both US and Canadian Dollars from the bank accounts held by Hutchens and the corporations.	Sharma
05/09/2019	Banking - Corporate Banking, posting.	Samoilov
05/10/2019	Consulting fees - Corporate General - Review of draft report from legal counsel and compare to Receiver draft sections; review of draft report with MS; call legal counsel to review report status and next steps; complete update report table for additional properties (4) and properties of interest reported on the 1st receiver report and ultimate status	Denton
05/10/2019	Consulting fees - Corporate Incorporating Colorado bank statements in excel form for analysis and review. Preparing the Statement of non real assets for the report	Sharma
05/13/2019	Consulting fees - Corporate Numerous calls and emails with Paul Denton, Daniel Naymark, Noah Litwack regarding sale of properties and current state of repair, DIP funding from Hillmount, review of answers to Phil Smith prepared by Noah Litwack	Levy
05/13/2019	Consulting fees - Corporate Updating the flow of funds statements and reviewing the draft report.	Sharma
05/13/2019	Consulting fees - Corporate Reviewed letter from P Smith regarding questions on cash flow; drafted memo for counsel regarding response to same, including providing updated rent rolls, correspondence from property management.	Litwack
05/14/2019	Consulting fees - Corporate Drafting of 2nd court report and related tables, appendices; liaison with legal counsel on same	Denton
05/14/2019	Consulting fees - Corporate Document preparation.	Odeh
05/14/2019	Consulting fees - Corporate Reviewing the documents shared by Sandy Hutchens. Incorporating the Colorado bank statements into	Sharma

electronic form for analysis and review. Updating the draft second report.

05/14/2019	Consulting fees - Corporate	Litwack	Reviewed letter from P Smith regarding questions on cash flow; drafted memo for counsel regarding response to same, including providing updated rent rolls, correspondence from property management.
05/14/2019	Banking - Corporate	Lloyd-Key	Bank reconciliation for April 2019.
05/15/2019	Consulting fees - Corporate	Denton	Work on drafting 2nd report, tables and appendices and liaison with legal counsel including coordination of affidavit of fees
05/15/2019	Consulting fees - Corporate	Levy	Review of living expenses for Tanya Hutches; Review of second report draft version and comments thereon; review of the commitment letter and discussions with Paul Denton thereon to finalize; Review of undertakings provided by Tanya Hutchens and responding application from JBD Hutchens Family Holdings; Numerous discussions and emails regarding sale of 42 Clemow and Henderson approval thereon; Review of revised cash flow information with Paul Denton and Noah Litwack
05/15/2019	Consulting fees - Corporate	Sharma	Working on the statements of assets and liabilities and a statement of cash and securities. Reviewing documents shared by S Hutchens re the accounting for funds transferred to Jan Luisterman.
05/15/2019	Consulting fees - Corporate	Litwack	Updated cash flow for report and assisted with compiling related appendices for same.
05/15/2019	Banking - Corporate	Samoilov	Prepare R&D for May 15, 2019.
05/16/2019	Consulting fees - Corporate	Sharma	Reviewing and analyzing documents shared by S Hutchens re the Jan Luisterman funds accounting to trace flow of funds and their utilization for the examination
05/16/2019	Consulting fees - Corporate	Litwack	Reviewed property manager update on property, invoice for all Sudbury properties and processed for payment.
05/17/2019	Consulting fees - Corporate	Denton	Review of court motion record served; review of motion record served by Miller Thomson on behalf of Tanya

and companies; review of draft response to Sandy Hutchens legal counsel re: property status and management of same; review of cash needs and updated forecast with NL;

05/17/2019	Consulting fees - Corporate	Litwack	Reviewed rent roll with property manager regarding non-paying tenants and expected cash collections.
05/21/2019	Consulting fees - Corporate	Denton	Review of Tanya budget line items and need for emergency \$2,000; coordinate with LS; dealing with Receivers Borrowing; commence review of Sandy Hutchens information undertakings provided the week of May 17. attend to project management matters; attending to review of cash management/ accounting by property
05/21/2019	Consulting fees - Corporate	Sharma	Incorporating the personal bank account statements shared by Sandy Hutchens in excel format for review and analysis. Meeting with H Levy, P Denton, N Litwack re the updates and strategy on the matters.
05/21/2019	Consulting fees - Corporate	Litwack	Discussions with property manager regarding update on rent roll, tenant issues and property issues.
05/21/2019	Banking - Corporate	Samoilov	Banking, posting.
05/22/2019	Consulting fees - Corporate	Denton	Further in-depth review of Sandy Hutchens undertakings information; review of findings with MS; follow up Receiver's borrowing first draw with Hillmount;
05/22/2019	Consulting fees - Corporate	Odeh	Made amendment to document and finalized.
05/22/2019	Consulting fees - Corporate	Sharma	Discussion with S Rabinovitch and P Denton re review of boxes delivered by S Hutchens re tax documents. Analyzing flow of funds through S Hutchen's personal Meridian bank account. Reviewing documents provided by S Hutchens re the undertakings given in the examination.
05/22/2019	Banking - Corporate	Samoilov	Banking, posting.
05/23/2019	Consulting fees - Corporate	Denton	Ongoing review of Sandy Hutchens undertakings information including review of box records provided and coordination of ongoing review with SR; work on formulation of questions for Sandy Hutchens

# FARBER

	examination on May 27; review of overall insurance matters	
05/23/2019	Consulting fees - Corporate Reviewed hydro disconnection notice and provided direction to staff regarding same.	Litwack
05/23/2019	Banking - Corporate Banking, posting.	Samoilov
05/24/2019	Consulting fees - Corporate Organized, reviewed and indexed Hutchens boxes from the period of 2014-2018. Searched for assets for determination of use of funds. Discussed findings with Restructuring team.	Rabinovitch
05/24/2019	Consulting fees - Corporate Review of extensive information undertakings as provided by Sandy Hutchens in preparation for next examination, as well as overall Farber analysis including review of box records (6) and inspection results with staff; coordination of examination questions and documentation; review of same with MS; coordination of finalization of Receiver's Borrowing and first draw/ wire;	Denton
05/27/2019	Consulting fees - Corporate Review of boxes and index documents in boxes for 2014 tax year document in excel spreadsheet. Provided P Denton with details of anything that required further review.	Odeh
05/27/2019	Consulting fees - Corporate Review of box records indexes with Echa Odeh; follow up MS and KK re: tracing project sources and uses to coordinate review meeting; assess CRA tax consequences of the debtors re: non-filing for past 4 to 5 years; follow up the Receiver's borrowings (\$400,000) including review of the advance statement; review of same with LS;	Denton
05/27/2019	Consulting fees - Corporate Preparing for and attending S Hutchens examination.	Sharma
05/28/2019	Consulting fees - Corporate Updated rent schedule. Review of document from Hydro One, saved to file and updated spreadsheet.	Odeh
05/28/2019	Consulting fees - Corporate Review of boxes and index documents in boxes for 2014 tax year document in excel spreadsheet. Phone call to Meridian customer service regarding correspondence issued.	Odeh
05/28/2019	Consulting fees - Corporate Meeting with MS and KK re: tracing of sources and uses	Denton

of fund project for all bank transactions 2008 to 2018//19; meeting with legal counsel re: next steps and draft motion record re: 3rd report and relief contemplated; review of matters with MS, NL and Echa Odeh re: project management matters

05/28/2019	Consulting fees - Corporate	Litwack	Reviewed and updated rent roll; correspondence with property manager to discuss outstanding property issues.
05/28/2019	Consulting fees - Corporate	Sharma	Meeting with K Kimel and P Denton on the forensic investigation of flow of funds and steps going forward. Reviewing and incorporating all transactions in the excel statements for preparation of report of known and unknown uses for KEB Account
05/28/2019	Consulting fees - Corporate	Levy	Review of the motion record for vesting order, additional sales, distribution approval, addition of assets to receivership
05/29/2019	Consulting fees - Corporate	Odeh	Saved documents from Hydro One and updated tracking spreadsheet.
05/29/2019	Consulting fees - Corporate	Odeh	Phone call and email with Meridian regarding statements in csv/excel format. Review of boxes and index documents in boxes for 2014 tax year document in excel spreadsheet.
05/29/2019	Consulting fees - Corporate	Litwack	Review and direction regarding Hydro One notice.
05/29/2019	Consulting fees - Corporate	Sharma	Forensic investigation of flow of funds - Reviewing and incorporating all transactions in the excel statements for preparation of report of known and unknown uses for KEB Bank Account and BCU Bank Account.
05/29/2019	Banking - Corporate	Samoilov	Banking, posting.
05/30/2019	Consulting fees - Corporate	Odeh	Review of the data received from Meridian regarding Hutchens, merged data from different columns and created new spreadsheet in format requested by M Sharma.
05/30/2019	Consulting fees - Corporate	Denton	Review of motion record in support of 3rd report and approval of sale of 42 Clemow, add properties to the receivership and seek authority to sell further properties;

commence review of outstanding Tanya Hutchens undertakings and to better inform timing of her 3rd examination, with particular focus on use and source of funds respectively from property sales and assumption of mortgages;

05/30/2019	Consulting fees - Corporate	Litwack	Reviewed list of additional saleable properties for court relief and cash flow of additional saleable properties; emails regarding drafting third report of the receiver.
05/30/2019	Consulting fees - Corporate	Sharma	Forensic investigation - Reviewing the details of utilities and cheques shared by BCU - tracing to whom these payments were made.
05/31/2019	Consulting fees - Corporate	Binelli	Review of box 2016 tax, box 6.
05/31/2019	Consulting fees - Corporate	Odeh	Contact Hydro One, provide P Denton with chronological events regarding Hydro accounts and attach supporting emails.
05/31/2019	Consulting fees - Corporate	Odeh	Scan and save new hydro bill, updated utility tracker. Draft letter to Sudbury Credit Union. Discussions with M Sharma regarding Meridian statements. Started to categorize transactions based on instructions from M Sharma.
05/31/2019	Consulting fees - Corporate	Denton	Follow up Tanya Hutchens undertakings and outstanding information requests in particular use and source of cash from sales and assumption of mortgages; complete table of outstanding points, prepare supporting schedule and documents and draft e-mail to legal counsel DN to review and action; review of cash flow matters with NL; coordinate meeting with HL, KK and MS to review the status of the tracing of sources and uses of funds 2008 to 2018/19;
05/31/2019	Consulting fees - Corporate	Litwack	Updated rent roll; updated cash flow projections; reconciled receipts, disbursements and general ledger; various discussions with P Denton and H Levy regarding cash requirements and receiver's borrowings.
05/31/2019	Consulting fees - Corporate	Sharma	Incorporating 100% BCU transactions and preparing the report on bank transaction analysis.
06/03/2019	Consulting fees - Corporate	Odeh	Categorize transactions from Meridian bank statements into categories as advised by M Sharma. Phone call

with Quentin regarding rental payments.

06/03/2019	Consulting fees - Corporate	Denton	Review of draft 3rd report and motion record; coordinate and sign final report; review of matters with NL and MS; review of cash flow report on rental properties spend;
06/03/2019	Consulting fees - Corporate	Sharma	Forensic review - Converting statements provided by banks into excel format to work on the report to track the flow of funds from the potential fraud proceeds to trace assets / cash balances.
06/03/2019	Consulting fees - Corporate	Litwack	Drafting report to court; updated cash flow projections.
06/04/2019	Consulting fees - Corporate	Denton	Review of June 7 motion record with legal counsel; review of draft order; review of sources and uses of cash analysis; review of status of consent sought on additional property sales;
06/04/2019	Consulting fees - Corporate	Sharma	Forensic review - Converting statements provided by banks into excel format to work on the report to track the flow of funds from the potential fraud proceeds to trace assets / cash balances.
06/04/2019	Consulting fees - Corporate	Litwack	Continued working on cash flow projections for court report; various discussions with team regarding same; discussions with property manager regarding same.
06/05/2019	Consulting fees - Corporate	Sharma	Forensic review - Converting statements provided by banks into excel format to work on the report to track the flow of funds from the potential fraud proceeds to trace assets / cash balances. Discussion with K Kimel re the same.
06/05/2019	Consulting fees - Corporate	Litwack	Updated cash flow projections and discussed same with D Naymark for review with T Hutchens' counsel.
06/06/2019	Consulting fees - Corporate	Odeh	Categorizing transactions and cleaning spreadsheet for transaction review.
06/06/2019	Consulting fees - Corporate	Denton	Review of e-mails; liaise with legal counsel; review status of sources and uses of cash analysis with KK and MS; review of mail redirection; calls review of e-mails with insurance broker
06/06/2019	Consulting fees - Corporate	Levy	



Review of emails from Keegan Boyd regarding marketing and sale of the additional properties; Discussions with Daniel Naymark and Paul Denton regarding Hutchens position and strategy regarding motion for recognition and sale of the balance of the properties

06/06/2019	Consulting fees - Corporate	Sharma
	Forensic review - Working on the report including detailed summary for each of the transactions and charts to track the flow of funds from the potential fraud proceeds to trace assets / cash balances from the KEB Hana Bank Accounts.	
06/06/2019	Consulting fees - Corporate	Litwack
	Reviewed holding costs and approved expense payments.	
06/06/2019	Banking - Corporate	Lloyd-Key
	Bank reconciliation for May 2019.	
06/07/2019	Consulting fees - Corporate	Odeh
	Continue categorizing transactions and cleaning spreadsheet for transaction review.	
06/07/2019	Consulting fees - Corporate	Denton
	Attend 9:30 court hearing; meeting with HL, MS and KK re: sources and uses of cash review; review of overall cash position and June rents; deal with insurance matters	
06/07/2019	Consulting fees - Corporate	Sharma
	Forensic review - Working on the report including detailed summary for each of the transactions and charts to track the flow of funds from the potential fraud proceeds to trace assets / cash balances from the BCU Bank Accounts.	
06/07/2019	Banking - Corporate	Samoilov
	Banking, posting.	
06/10/2019	Consulting fees - Corporate	Denton
	Review and coordination of sources and uses of cash flow analysis with MS and KK to present to legal counsel DN; weekly project meeting with team; review of matters with HL; review of matters with MS re tracing analysis; coordinate posting of June 7 court order and planning around additional properties; review of matters re: redirection of mail with EO; ongoing review of insurance matters;	
06/10/2019	Consulting fees - Corporate	Sharma
	Incorporating the Meridian bank account (20 different accounts) transactions to the flow of fund analysis and weekly meeting to discuss strategic issues on the matter	



with H Levy, P Denton, and N Litwack.

06/10/2019	Consulting fees - Corporate	Litwack	Reviewed rent roll for reconciliation to receipts.
06/11/2019	Consulting fees - Corporate	Denton	Coordinate and have meeting with DN and MS, KK to review sources and uses banking analysis for the Colorado and Pennsylvania; review of matters with MS re: information requests for unknown uses of funds; liaise with insurance broker Deeks; review of matters with HL and DN re: go-forward priorities; coordinate delivery, pick up cheque for Sandy Hutchens; attend to project management matters
06/11/2019	Consulting fees - Corporate	Sharma	Incorporating the bank transactions re the bank accounts with Meridian (20 accounts) in the flow of funds analysis and meeting with D Naymark, H Levy, P Denton, K Kimel on the flow of funds analysis and steps going forward.
06/11/2019	Banking - Corporate	Samoilov	Banking, posting.
06/12/2019	Consulting fees - Corporate	Rabinovitch	Converted Hutchens' bank account transactions from PDF to Excel, to consolidate the data, track the flow of funds, and understand where the money was spent.
06/12/2019	Consulting fees - Corporate	Denton	Further review of sources and uses of cash analysis (Pennsylvania and Colorado); review of matters with MS on same; review of e-mails throughout day
06/12/2019	Consulting fees - Corporate	Litwack	Reviewed outstanding invoices for holding cost expense payments.
06/13/2019	Consulting fees - Corporate	Rabinovitch	Converted Hutchens' bank account transactions from PDF to Excel, to consolidate the data, track the flow of funds, and understand where the money was spent.
06/13/2019	Consulting fees - Corporate	Denton	Review of additional properties with NL and coordination of access including liaison with Miller Thomson; calls and review of insurance matters with the broker; review of sources and uses of cash for Pennsylvania including review of information requests with MS; review of sources and uses of cash for Colorado
06/13/2019	Consulting fees - Corporate	Sharma	Updating the report with Meridian bank account transactions. Discussion with K Kimel on the transfers

	between the Colorado and Pennsylvania bank accounts.	
06/13/2019	Consulting fees - Corporate	Litwack Reviewed rent roll for June rents and reconciled with receipts; call with property manager regarding same.
06/13/2019	Banking - Corporate	Samoilov Banking, posting.
06/14/2019	Consulting fees - Corporate	Sharma Collating transactions including unknown cheques, withdrawals and wires for which further information requests have to be made to banks for both Colorado and Pennsylvania account transactions.
06/17/2019	Consulting fees - Corporate	Denton Work on logistics for call with legal counsel for Pennsylvania and Colorado; draft presentation outline; review of status of update of sources and uses of cash analysis with MS and outstanding information requests; provide feedback on questions for next examination of Tanya Hutchens; review expense approvals for properties
06/17/2019	Consulting fees - Corporate	Sharma Preparing for Tanya Hutchens examination - reviewing bank account transactions and flow of funds to collate transactions of larger amounts where the uses of the funds were unknown to question Tanya re the same.
06/17/2019	Consulting fees - Corporate	Litwack Reviewed various holding cost statements and approved for payment; direction to staff regarding same.
06/17/2019	Banking - Corporate	Samoilov Banking, posting.
06/18/2019	Consulting fees - Corporate	Denton Review of sources and uses of cash analysis for CO and PA; review with MS and KK; review of questions and background for next examination of Tanya Hutchens; arrange prep call with legal counsel for 6/19; review 131 Beecroft background with NS; attend to project management matters
06/18/2019	Consulting fees - Corporate	Odeh Dealing with redirected mail.
06/18/2019	Consulting fees - Corporate	Sharma Updating the report with the information received from Meridian re cancelled cheques for which the payee was unknown.
06/18/2019	Consulting fees - Corporate	Litwack

Team meeting regarding update on administration.

06/18/2019	Banking - Corporate Banking, posting.	Samoilov
06/19/2019	Consulting fees - Personal Review and coordination of sources and uses of cash analysis for update to legal counsels; review of matters with MS, KK and HL; coordinate and participate in call with legal counsel at 1:30; coordination of call and Skype logistics with legal counsels; draft outline of discussion points; review of cash position and payment of property utilities;	Denton
06/19/2019	Consulting fees - Corporate Updating the report and the flow of funds chart with the further information received from banks. Meeting and preparation for the investigation update re Hutchens bank transactions.	Sharma
06/20/2019	Consulting fees - Corporate Converted Hutchens Sudbury Credit Union bank account transactions from PDF to Excel, to consolidate the data, track the flow of funds, and understand where money was being spent.	Rabinovitch
06/20/2019	Consulting fees - Corporate Detailed review and coordination of report update on sources and uses of cash analysis for update to legal counsels by conference call including; review of financial models for CO and PA; review of matters with MS, KK and HL; draft discussion points for meeting; provide extracts for to participants in advance of the call; review of matters with our legal counsel; coordinate call set up with IT; prep for and participation in call at 4:00	Denton
06/20/2019	Consulting fees - Corporate Made amendments to appendices and put together appendices for meeting. Deal with redirected mail.	Odeh
06/20/2019	Consulting fees - Corporate Working on the flow of funds chart for the presentation. Meeting and presentation re work done to follow the flow of funds.	Sharma
06/21/2019	Consulting fees - Corporate Follow up loss prevention report items with property manager	Denton
06/24/2019	Consulting fees - Corporate Review of Tanya Hutchens examination information undertakings response from Miller Thomson re: April 4 examination; review of Sandy Hutchens examination transcript for May 27, 2019 examination; review of Howard Langer follow up re: US bank transactions;	Denton

review bank statement status generally with MS

06/24/2019	Consulting fees - Corporate	Litwack	Follow up on removal of garbage bins from property; discussions with property manager and staff regarding same.
06/25/2019	Consulting fees - Corporate	Odeh	Entering cheque information into spreadsheet for transaction review. Identify missing information.
06/25/2019	Consulting fees - Corporate	Odeh	Liaise with City of Sudbury regarding removal of waste bins.
06/25/2019	Consulting fees - Corporate	Sharma	Working on questions for Tanya's examination including questions re bank transactions of large amounts, property transactions and assumption of mortgages.
06/25/2019	Consulting fees - Corporate	Denton	Prep and participate in weekly team meeting; review of e-mails re: addition of 1573 Houston and 1479 Maple as quid pro quo for not listing 33 Theodore at this time; review of draft recognition order and notes to draft; review of and discuss MS documents prepared for Tanya Hutchens examination June 27
06/25/2019	Consulting fees - Corporate	Litwack	Correspondence with property manager regarding return of garbage bins.
06/26/2019	Consulting fees - Corporate	Odeh	Liaise with City of Sudbury regarding removal of waste bins, prepared cheque req for payment.
06/26/2019	Consulting fees - Corporate	Binelli	Indexing contents of Hutchens 2016 box of records and receipts.
06/26/2019	Consulting fees - Corporate	Denton	Work on time line of property transactions, specifically review and gather supporting documents by property; review of e-mail re: provision of banking information from Siskinds; review of line of questions for examination of Tanya Hutchens and support documents with MS and legal counsel
06/27/2019	Consulting fees - Corporate	Odeh	Entering cheque information into spreadsheet for transaction review. Email sent to Keb Bank for additional information.
06/27/2019	Consulting fees - Corporate	Denton	Review, gather information to evidence time line of

# FARBER

property purchases, sales and mortgage financing by property; liaise with Hillmount to update listing status

06/27/2019	Consulting fees - Corporate	Sharma	Preparing for and attending Tanya Hutchen's examination at Network with D Naymark, B Sachdeva and T Hutchens.
06/28/2019	Consulting fees - Corporate	Rabinovitch	Converted Hutchens BMO bank account cheques from PDF to Excel, to consolidate the data, track the flow of funds, and understand where money was being spent.
06/28/2019	Consulting fees - Corporate	Denton	Follow up insurance queries from Deeks re: property occupancy status; liaise with property manager on same
06/28/2019	Consulting fees - Corporate	Sharma	Incorporating information re the copies of cancelled cheques (amounting to \$1.5m) received from KEB for the accounts held by Hutchens with KEB in the flow of funds report.
06/28/2019	Consulting fees - Corporate	Litwack	Reviewed rent roll for insurance questions.

Total for Services	\$	13,934.00
HST on Fees		<u>1,811.42</u>
Subtotal		15,745.42

Photocopies, faxes, etc. (includes HST of \$25.66)	\$	<u>223.02</u>
Current Amount Due	\$	<u><u>15,968.44</u></u>

HST#136800752RT0001

## A. FARBER &amp; PARTNERS INC.

HUTCHENS *ET AL*SUMMARY OF TIME INCURRED  
MAY 1, 2019 TO JUNE 30, 2019

Name	Total Hours	Rate Per Hour	Billing
H. Levy	1.10	\$595.00	\$654.50
P. Denton	9.85	\$550.00	\$5,417.50
N. Litwack	5.40	\$425.00	\$2,295.00
M. Sharma	9.67	\$350.00	\$3,384.50
A. Binelli	0.35	\$200.00	\$70.00
E. Odeh	4.80	\$200.00	\$960.00
L. Samoilov	3.70	\$200.00	\$740.00
L. Lloyd-Key	0.40	\$200.00	\$80.00
S. Rabinovitch	1.90	\$175.00	\$332.50
<b>Total</b>	<b>37.17</b>		<b>\$13,934.00</b>

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August 12, 2019

Hutchens  
Gary & Linda Stevens & 1174365 Alberta Ltd  
c/o Justin Nepal Litigation  
171 John Street, Suite 101  
Toronto, ON M5T 1X3

**RE: 367-369 HOWEY DRIVE**

Invoice No. 16148

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**TO PROFESSIONAL SERVICES RENDERED BY A. FARBER & PARTNERS INC. for the period ended June 30, 2019:**

DATE	SERVICE	STAFF
05/01/2019	Consulting fees - Corporate General - liaise with agent with listing for 1573 Houston Ave; review overall real estate chronology purchases and sales (35 properties purchased 2005-2017); conference call with legal counsel; review of Sandy Hutchens information undertakings per TL; review of Siskinds request for all information; liaison with insurance brokers; review of progress on forensic investigation	Denton
05/01/2019	Banking - Corporate Banking, posting.	Samoilov
05/02/2019	Consulting fees - Corporate General - Continued review of property purchase and sales transactions including Purview documents; complete updated property chart and draft e-mail provide to legal counsel; call with Hillmount re: receivers borrowing charge; review of matters with NL re: real estate listing; continued in depth review of Colorado materials including constructive trust tracing claims to better inform mapping; review of Pennsylvania materials to better inform mapping of that alleged loan fee fraud scheme; review with MS; review of property registrations to validate Sandy and Tanya representations regarding certain	Denton
05/03/2019	Consulting fees - Corporate Continued in depth review of Colorado litigation including constructive trust tracing claims; extract excerpts and provide to legal counsel; review global real	Denton



estate transactions (purchases and as applicable sales) to assess missing closing documents, tabulate and provide to legal counsel; review status of MS review of Pennsylvania action flow of funds; follow up Pennsylvania action information with legal counsel; work on report section claims/liabilities; follow up Innisfil and Thornhill real estate to arrange access for agents in concert with NL; follow up Receiver;s Borrowing

05/03/2019	Consulting fees - Corporate	Binelli	Various telephone calls and email correspondence with Union Gas and Q Seeley.
05/03/2019	Consulting fees - Corporate	Sharma	Incorporating the bank statements into excel form for analysis and review.
05/03/2019	Consulting fees - Corporate	Litwack	Reviewed tax roll calculator for property; directions regarding contacting city for obtaining confirmation of tax arrears; reviewed pictures of property from property manager.
05/06/2019	Consulting fees - Corporate	Binelli	Telephone and email correspondence with City of Sudbury re property tax arrears.
05/06/2019	Consulting fees - Corporate	Sharma	Incorporating the bank statements into electronic form for analysis and review.
05/07/2019	Consulting fees - Corporate	Denton	General - Court report drafting including tables; work on loan fraud schematic and data availability and review of same with MS; review of schematic and date with HL and legal counsel; follow up May rental collections; liaise with Farber Sudbury office and Quentin Seeley re: tenant status; review of information received from SH legal counsel and related undertakings status; review of insurance matters
05/07/2019	Consulting fees - Corporate	Sharma	Liasing with R LaPalme on receipt of confirmation from the insurance provider on this property
05/08/2019	Consulting fees - Corporate	Denton	General - work on draft reporting sections and tables; deal with project management issues; coordination of overall forensic investigative review with MS and KK; call with Hillmount re: Receivers borrowing term sheet; call, liaison with HL on same; follow up banking accounting status re: May rents and segregated accounting;
05/08/2019	Consulting fees - Corporate	Binelli	

Email correspondence follow up with Union Gas.

05/08/2019	Consulting fees - Corporate	Binelli	Telephone call and email correspondence with Town of Sudbury re: Porperty Tax arrears.
05/08/2019	Banking - Corporate	Samoilov	Banking, posting.
05/09/2019	Consulting fees - Corporate	Levy	Review of the Second report and discussions with Paul Denton
05/09/2019	Consulting fees - Corporate	Denton	General - Review the status of the flow of funds and sources and uses of funds analysis being completed by MS and KK; liaise with Hillmount re: receivers borrowing including call with YL and DF and provide property value/ Purview information; draft further sections of the report; review of mortgage security opnion on the 5 properties for sale; review of legal ocunsel draft report sections
05/09/2019	Consulting fees - Corporate	Sharma	Reviewing the bank statements to trace the flow of funds both US and Canadian Dollars from the bank accounts held by Hutchens and the corporations.
05/10/2019	Consulting fees - Corporate	Denton	General - Review of draft report from legal counsel and compare to Receiver draft sections; reveiw of draft report with MS; call legal counsel to review report status and next steps; complete update report table for additional properties (4) and properties of interest reported on the 1st receiver report and utimate status
05/10/2019	Consulting fees - Corporate	Sharma	Incorporating Colorado bank statements in excel form for analysis and review. Preparing the Statement of non real assets for the report
05/13/2019	Consulting fees - Corporate	Levy	Numerous calls and emails with Paul Denton, Daniel Naymark, Noah Litwack regarding sale of properties and current state of repair, DIP funding from Hillmount, review of answers to Phil Smith prepared by Noah Litwack
05/13/2019	Consulting fees - Corporate	Sharma	Updating the flow of funds statements and reviewing the draft report.
05/13/2019	Consulting fees - Corporate	Litwack	Reviewed letter from P Smith regarding questions on cash flow; drafted memo for counsel regarding response

	to same, including providing updated rent rolls, correspondence from property management.	
05/14/2019	Consulting fees - Corporate Drafting of 2nd court report and related tables, appendices; liaison with legal counsel on same	Denton
05/14/2019	Consulting fees - Corporate Document preparation.	Odeh
05/14/2019	Consulting fees - Corporate Reviewing the documents shared by Sany Hutchens. Incorporating the colorado bank statements into electronic form for analysis and review. Updating the draft second report.	Sharma
05/14/2019	Consulting fees - Corporate Reviewed letter from P Smith regarding questions on cash flow; drafted memo for counsel regarding response to same, including providing updated rent rolls, correspondence from property management.	Litwack
05/14/2019	Banking - Corporate Bank reconciliation for April 2019.	Lloyd-Key
05/15/2019	Consulting fees - Corporate Work on drafting 2nd report, tables and appendices and liaison with legal counsel including coordination of affidavit of fees	Denton
05/15/2019	Consulting fees - Corporate Working on the statements of assets and liabilities and a statement of cash and securities. Reviewing documents shared by S Hutchens re the accounting for funds transferred to Jan Luisterman.	Sharma
05/15/2019	Consulting fees - Corporate Updated cash flow for report and assisted with compiling related appendices for same.	Litwack
05/15/2019	Banking - Corporate Prepare R&D for May 15, 2019.	Samoilov
05/16/2019	Consulting fees - Corporate Reviewing and analyzing documents shared by S Hutchens re the Jan Luisterman funds accounting to trace flow of funds and their utilization.	Sharma
05/16/2019	Consulting fees - Corporate Reviewed property manager update on property, invoice for all Sudbury properties and processed for payment; reviewed operating expense invoices and processed for payment.	Litwack
05/16/2019	Banking - Corporate	Samoilov

Banking, posting.

05/17/2019	Consulting fees - Corporate	Denton	Review of court motion record served; review of motion record served by Miller Thomson on behalf of Tanya and companies; review of draft response to Sandy Hutchens legal counsel re: property status and management of same; review of cash needs and updated forecast with NL;
05/17/2019	Consulting fees - Corporate	Binelli	Email correspondence with Union Gas.
05/17/2019	Consulting fees - Corporate	Litwack	Reviewed rent roll with property manager regarding non-paying tenants and expected cash collections.
05/21/2019	Consulting fees - Corporate	Denton	Review of Tanya budget line items and need for emergency \$2,000; coordinate with LS; dealing with Receivers Borrowing; commence review of Sandy Hutchens information undertakings provided the week of May 17. attend to project management matters; attending to review of cash management/ accounting by property
05/21/2019	Consulting fees - Corporate	Sharma	Incorporating the personal bank account statements shared by Sandy Hutchens in excel format for review and analysis. Meeting with H Levy, P Denton, N Litwack re the updates and strategy on the matters.
05/21/2019	Consulting fees - Corporate	Litwack	Discussions with property manager regarding update on rent roll, tenant issues and property issues.
05/22/2019	Consulting fees - Corporate	Denton	Further indepth review of Sandy Hutchens undertakings information; review of findings with MS; follow up Receiver's borrowing first draw with Hillmount;
05/22/2019	Consulting fees - Corporate	Odeh	Made amendment to document and finalized.
05/22/2019	Consulting fees - Corporate	Sharma	Discussion with S Rabinovitch and P Denton re review of boxes delivered by S Hutchens re tax documents. Analyzing flow of funds through S Hutchen's personal Meridian bank account. Reviewing documents provided by S Hutchen re the undertakings given in the examination.
05/22/2019	Consulting fees - Corporate	Litwack	Discussions with property manager regarding pest problem and quote for treatment.

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05/22/2019	Banking - Corporate Banking, posting.	Samoilov
05/23/2019	Consulting fees - Corporate Ongoing review of Sandy Hutchens undertakings information including review of box records provided and coordination of ongoing review with SR; work on formulation of questions for Sandy Hutchens examination on May 27; review of overall insurance matters	Denton
05/23/2019	Banking - Corporate Banking, posting.	Samoilov
05/24/2019	Consulting fees - Corporate Organized, reviewed and indexed Hutchens boxes from the period of 2014-2018. Searched for assets for determination of use of funds. Discussed findings with Restructuring team.	Rabinovitch
05/24/2019	Consulting fees - Corporate Review of extensive information undertakings as provided by Sandy Hutchens in preparation for next examination, as well as overall Farber analysis including review of box records (6) and inspection results with staff; coordination of examination questions and documentation; review of same with MS; coordination of finalization of Receiver's Borrowing and first draw/ wire;	Denton
05/27/2019	Consulting fees - Corporate Review of boxes and index documents in boxes for 2014 tax year document in excel spreadsheet. Provided P Denton with details of anything that required further review.	Odeh
05/27/2019	Consulting fees - Corporate Review of box records indexes with Echa Odeh; follow up MS and KK re: tracing project sources and uses to coordinate review meeting; assess CRA tax consequences of the debtors re: non filing for past 4 to 5 years ; follow up the Receiver's borrowings (\$400,000) including review of the advance statement; review of same with LS;	Denton
05/27/2019	Consulting fees - Corporate Preparing for and attending S Hutchens examination.	Sharma
05/28/2019	Consulting fees - Corporate Review of boxes and index documents in boxes for 2014 tax year document in excel spreadsheet. Phone call to Meridian customer service regarding correspondence issued.	Odeh
05/28/2019	Consulting fees - Corporate	Denton

Meeting with MS and KK re: tracing of sources and uses of fund project for all bank transactions 2008 to 2018//19; meeting with legal counsel re: next steps and draft motion record re: 3rd report and relief contemplated; review of matters with MS, NL and Echa Odeh re: project management matters

05/28/2019	Consulting fees - Corporate	Litwack	Reviewed and updated rent roll; correspondence with property manager to discuss outstanding property issues.
05/28/2019	Consulting fees - Corporate	Sharma	Meeting with K Kimel and P Denton on the forensic investigation of flow of funds and steps going forward. Reviewing and incorporating all transactions in the excel statements for preparation of report of known and unknown uses for KEB Account
05/28/2019	Consulting fees - Corporate	Levy	Review of the motion record for vesting order, additional sales, distribution approval, addition of assets to receivership
05/29/2019	Consulting fees - Corporate	Litwack	Email correspondence with interested party.
05/29/2019	Consulting fees - Corporate	Sharma	Forensic investigation of flow of funds - Reviewing and incorporating all transactions in the excel statements for preparation of report of known and unknown uses for KEB Bank Account and BCU Bank Account.
05/30/2019	Consulting fees - Corporate	Odeh	Review of the data received from Meridian regarding Hutchens, merged data from different columns and created new spreadsheet in format requested by M Sharma.
05/30/2019	Consulting fees - Corporate	Denton	Review of motion record in support of 3rd report and approval of sale of 42 Clemow, add properties to the receivership and seek authority to sell further properties; commence review of outstanding Tanya Hutchens undertakings and to better inform timing of her 3rd examination, with particular focus on use and source of funds respectively from property sales and assumption of mortgages;
05/30/2019	Consulting fees - Corporate	Litwack	Reviewed list of additional saleable properties for court relief and cash flow of additional saleable properties; emails regarding drafting third report of the receiver.
05/30/2019	Consulting fees - Corporate	Sharma	

Forensic investigation - Reviewing the details of utilities and cheques shared by BCU - tracing to whom these payments were made.

05/30/2019	Banking - Corporate Banking, posting.	Samoilov
05/31/2019	Consulting fees - Corporate Review of box 2016 tax, box 6.	Binelli
05/31/2019	Consulting fees - Corporate Draft letter to Subdury Credit Union. Discussions with M Sharma regarding Meridian statements. Started to categorize transactions based on instructions from M Sharma.	Odeh
05/31/2019	Consulting fees - Corporate Follow up Tanya Hutchens undertakings and outstanding information requests in particular use and source of cash from sales and assumption of mortgages; complete table of outstanding points, prepare supporting schedule and documents and draft e-mail to legal counsel DN to review and action; review of cash flow matters with NL; coordinate meeting with HL, KK and MS to review the status of the tracing of sources and uses of funds 2008 to 2018/19;	Denton
05/31/2019	Consulting fees - Corporate Updated rent roll; updated cash flow projections; reconciled receipts, disbursements and general ledger; various discussions with P Denton and H Levy regarding cash requirements and receiver's borrowings.	Litwack
05/31/2019	Consulting fees - Corporate Incorporating 100% BCU transactions and prepaing the report on bank transaction analysis.	Sharma
06/03/2019	Consulting fees - Corporate Categorize transactions from Meridian bank statements into categories as advised by M Sharma.	Odeh
06/03/2019	Consulting fees - Corporate Review of draft 3rd report and motion record; coordinate and sign final report; review of matters with NL and MS; review of cash flow report on rental properties spend;	Denton
06/03/2019	Consulting fees - Corporate Forensic review - Converting statements provided by banks into excel format to work on the report to track the flow of funds from the potential fraud proceeds to trace assets / cash balances.	Sharma
06/03/2019	Consulting fees - Corporate Drafting report to court; updated cash flow projections.	Litwack



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06/04/2019	Consulting fees - Corporate	Denton	Review of June 7 motion record with legal counsel; review of draft order; review of sources and uses of cash analysis; review of status of consent sought on additional property sales;
06/04/2019	Consulting fees - Corporate	Sharma	Forensic review - Converting statements provided by banks into excel format to work on the report to track the flow of funds from the potential fraud proceeds to trace assets / cash balances.
06/04/2019	Consulting fees - Corporate	Litwack	Continued working on cash flow projections for court report; various discussions with team regarding same; discussions with property manager regarding same.
06/05/2019	Consulting fees - Corporate	Sharma	Forensic review - Converting statements provided by banks into excel format to work on the report to track the flow of funds from the potential fraud proceeds to trace assets / cash balances. Discussion with K Kimel re the same.
06/05/2019	Consulting fees - Corporate	Litwack	Updated cash flow projections and discussed same with D Naymark for review with T Hutchens' counsel.
06/06/2019	Consulting fees - Corporate	Odeh	Categorizing transactions and cleaning spreadsheet for transaction review.
06/06/2019	Consulting fees - Corporate	Denton	Review of e-mails; liaise with legal counsel; review status of sources and uses of cash analysis with KK and MS; review of mail redirection; calls review of e-mails with insurance broker
06/06/2019	Consulting fees - Corporate	Levy	Review of emails from Keegan Boyd regarding marketing and sale of the additional properties; Discussions with Daniel Naymark and Paul Denton regarding Hutchens position and strategy regarding motion for recognition and sale of the balance of the properties
06/06/2019	Consulting fees - Corporate	Sharma	Forensic review - Working on the report including detailed summary for each of the transactions and charts to track the flow of funds from the potential fraud proceeds to trace assets / cash balances from the KEB Hana Bank Accounts.
06/06/2019	Consulting fees - Corporate	Litwack	Reviewed holding costs and approved expense



payments.

06/06/2019	Banking - Corporate Bank reconciliation for May 2019.	Lloyd-Key
06/07/2019	Consulting fees - Corporate Continue categorizing transactions and cleaning spreadsheet for transaction review.	Odeh
06/07/2019	Consulting fees - Corporate Attend 9:30 court hearing; meeting with HL, MS and KK re:sources and uses of cash review; review of overall cash position and June rents; deal with insurance matters	Denton
06/07/2019	Consulting fees - Corporate Forensic review - Working on the report including detailed summary for each of the transactions and charts to track the flow of funds from the potential fraud proceeds to trace assets / cash balances from the BCU Bank Accounts.	Sharma
06/07/2019	Banking - Corporate Banking, posting.	Samoilov
06/10/2019	Consulting fees - Corporate Review and coordination of sources and uses of cash flow analysis with MS and KK to present to legal counsel DN; weekly project meeting with team; review of matters with HL; review of matters with MS re tracing analysis; coordinate posting of June 7 court order and planning around additional properties; review of matters re: redirection of mail with EO; ongoing review of insurance matters;	Denton
06/10/2019	Consulting fees - Corporate Incorporating the Meridian bank account (20 different accounts) transactions to the flow of fund analysis and weekly meeting to discuss strategic issues on the matter with H Levy, P Denton, and N Litwack.	Sharma
06/10/2019	Consulting fees - Corporate Reviewed rent roll for reconciliation to receipts.	Litwack
06/10/2019	Banking - Corporate Banking, posting.	Samoilov
06/11/2019	Consulting fees - Corporate Coordinate and have meeting with DN and MS, KK to review sources and uses banking analysis for the Colorado and Pennsylvania; review of matters with MS re: information requests for unknown uses of funds; liaise with insurance broker Deeks; review of matters with HL and DN re: go-forward priorities; coordinate delivery, pick up cheque for Sandy Hutchens; attend to	Denton

## project management matters

06/11/2019	Consulting fees - Corporate	Sharma	Incorporating the bank transactions re the bank accounts with Meridian (20 accounts) in the flow of funds analysis and meeting with D Naymark, H Levy, P Denton, K Kimel on the flow of funds analysis and steps going forward.
06/11/2019	Consulting fees - Corporate	Litwack	Call with J Luistermans regarding his client's interest in the property; email to same regarding rent roll, property expenses and ownership structure; memo to team and counsel regarding information provided by J Luistermans.
06/12/2019	Consulting fees - Corporate	Rabinovitch	Converted Hutchens' bank account transactions from PDF to Excel, to consolidate the data, track the flow of funds, and understand where the money was spent.
06/12/2019	Consulting fees - Corporate	Denton	Further review of sources and uses of cash analysis (Pennsylvania and Colorado); review of matters with MS on same; review of e-mails throughout day
06/12/2019	Consulting fees - Corporate	Litwack	Reviewed outstanding invoices for holding cost expense payments.
06/13/2019	Consulting fees - Corporate	Rabinovitch	Converted Hutchens' bank account transactions from PDF to Excel, to consolidate the data, track the flow of funds, and understand where the money was spent.
06/13/2019	Consulting fees - Corporate	Denton	Review of additional properties with NL and coordination of access including liaison with Miller Thomson; calls and review of insurance matters with the broker; review of sources and uses of cash for Pennsylvania including review of information requests with MS; review of sources and uses of cash for Colorado
06/13/2019	Consulting fees - Corporate	Sharma	Updating the report with Meridian bank account transactions. Discussion with K Kimel on the transfers between the Colorado and Pennsylvania bank accounts.
06/13/2019	Consulting fees - Corporate	Litwack	Reviewed rent roll for June rents and reconciled with receipts; call with property manager regarding same.
06/13/2019	Banking - Corporate	Samoilov	Banking, posting.

# FARBER

06/14/2019	Consulting fees - Corporate Collating transactions including unknown cheques, withdrawals and wires for which further information requests have to be made to banks for both Colorado and Pennsylvania account transactions.	Sharma
06/14/2019	Banking - Corporate Banking, posting.	Samoilov
06/17/2019	Consulting fees - Corporate Work on logistics for call with legal counsel for Pennsylvania and Colorado; draft presentation outline; review of status of update of sources and uses of cash analysis with MS and outstanding information requests; provide feedback on questions for next examination of Tanya Hutchens; review expense approvals for properties	Denton
06/17/2019	Consulting fees - Corporate Preparing for Tanya Hutchens examination - reviewing bank account transactions and flow of funds to collate transactions of larger amounts where the uses of the funds were unknown to question Tanya re the same.	Sharma
06/17/2019	Consulting fees - Corporate Reviewed various holding cost statements and approved for payment; direction to staff regarding same.	Litwack
06/17/2019	Banking - Corporate Banking, posting.	Samoilov
06/18/2019	Consulting fees - Corporate Review of sources and uses of cash analysis for CO and PA; review with MS and KK; review of questions and background for next examination of Tanya Hutchens; arrange prep call with legal counsel for 6/19; review 131 Beecroft background with NS; attend to project management matters	Denton
06/18/2019	Consulting fees - Corporate Dealing with redirected mail.	Odeh
06/18/2019	Consulting fees - Corporate Updating the report with the information received from Meridian re cancelled cheques for which the payee was unknown.	Sharma
06/18/2019	Consulting fees - Corporate Team meeting regarding update on administration.	Litwack
06/18/2019	Banking - Corporate Banking, posting.	Samoilov
06/19/2019	Consulting fees - Corporate	Denton

Review and coordination of sources and uses of cash analysis for update to legal counsels; review of matters with MS, KK and HL; coordinate and participate in call with legal counsel at 1:30; coordination of call and Skype logistics with legal counsels; draft outline of discussion points; review of cash position and payment of property utilities;

06/19/2019	Consulting fees - Corporate	Sharma	Updating the report and the flow of funds chart with the further information received from banks. Meeting and preparation for the investigation update re Hutchens bank transactions.
06/20/2019	Consulting fees - Corporate	Rabinovitch	Converted Hutchens Sudbury Credit Union bank account transactions from PDF to Excel, to consolidate the data, track the flow of funds, and understand where money was being spent.
06/20/2019	Consulting fees - Corporate	Denton	Detailed review and coordination of report update on sources and uses of cash analysis for update to legal counsels by conference call including; review of financial models for CO and PA; review of matters with MS, KK and HL; draft discussion points for meeting; provide extracts for to participants in advance of the call; review of matters with our legal counsel; coordinate call set up with IT; prep for and participation in call at 4:00
06/20/2019	Consulting fees - Corporate	Odeh	Made amendments to appendices and put together appendices for meeting. Deal with redirected mail.
06/20/2019	Consulting fees - Corporate	Sharma	Working on the flow of funds chart for the presentation. Meeting and presentation re work done to follow the flow of funds.
06/24/2019	Consulting fees - Corporate	Denton	Review of Tanya Hutchens examination information undertakings response from Miller Thomson re: April 4 examination; review of Sandy Hutchens examination transcript for May 27, 2019 examination; review of Howard Langer follow up re: US bank transactions; review bank statement status generally with MS
06/25/2019	Consulting fees - Corporate	Odeh	Entering cheque information into spreadsheet for transaction review. Identify missing information
06/25/2019	Consulting fees - Corporate	Sharma	Working on questions for Tanya's examination including questions re bank transactions of large amounts, property transactions and assumption of mortgages.

# FARBER

06/25/2019	Consulting fees - Corporate	Denton	Prep and participate in weekly team meeting; review of e-mails re: addition of 1573 Houston and 1479 Maple as quid pro quo for not listing 33 Theodore at this time; review of draft recognition order and notes to draft; review of and discuss MS documents prepared for Tanya Hutchens examination June 27
06/25/2019	Consulting fees - Corporate	Denton	Complete tracing analysis on BMO mortgage assumption
06/26/2019	Consulting fees - Corporate	Binelli	Indexing contents of Hutchens 2016 box of records and receipts.
06/26/2019	Consulting fees - Corporate	Denton	Work on time line of property transactions, specifically review and gather supporting documents by property; review of e-mail re: provision of banking information from Siskinds; review of line of questions for examination of Tanya Hutchens and support documents with MS and legal counsel
06/27/2019	Consulting fees - Corporate	Odeh	Entering cheque information into spreadsheet for transaction review. Email sent to Keb Bank for additional information.
06/27/2019	Consulting fees - Corporate	Sharma	Preparing for and attending Tanya Hutchens's examination at Network with D Naymark, B Sachdeva and T Hutchens.
06/28/2019	Consulting fees - Corporate	Rabinovitch	Converted Hutchens BMO bank account cheques from PDF to Excel, to consolidate the data, track the flow of funds, and understand where money was being spent.
06/28/2019	Consulting fees - Corporate	Sharma	Incorporating information re the copies of cancelled cheques (amounting to \$1.5m) received from KEB for the accounts held by Hutchens with KEB in the flow of funds report.

Total for Services	\$ 14,474.50
HST on Fees	<u>1,881.69</u>
Subtotal	16,356.19

Photocopies, faxes, etc. (includes HST of \$27.00)	\$ <u>234.66</u>
Current Amount Due	<u>\$ 16,590.85</u>

HST#136800752RT0001

## A. FARBER &amp; PARTNERS INC.

HUTCHENS *ET AL*SUMMARY OF TIME INCURRED  
MAY 1, 2019 TO JUNE 30, 2019

Name	Total Hours	Rate Per Hour	Billing
H. Levy	0.80	\$595.00	\$476.00
P. Denton	9.70	\$550.00	\$5,335.00
N. Litwack	6.70	\$425.00	\$2,847.50
M. Sharma	9.86	\$350.00	\$3,451.00
A. Binelli	0.85	\$200.00	\$170.00
E. Odeh	3.30	\$200.00	\$660.00
L. Samoilov	5.70	\$200.00	\$1,140.00
L. Lloyd-Key	0.40	\$200.00	\$80.00
S. Rabinovitch	1.80	\$175.00	\$315.00
<b>Total</b>	<b>39.11</b>		<b>\$14,474.50</b>

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August 12, 2019

Hutchens  
Gary & Linda Stevens & 1174365 Alberta Ltd  
c/o Justin Nepal Litigation  
171 John Street, Suite 101  
Toronto, ON M5T 1X3

**RE: 42 CLEMOW AVENUE**

Invoice No. 16145

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**TO PROFESSIONAL SERVICES RENDERED BY A. FARBER & PARTNERS INC. for the period ended June 30, 2019:**

DATE	SERVICE	STAFF
05/01/2019	Consulting fees - Corporate General - liaise with agent with listing for 1573 Houston Ave; review overall real estate chronology purchases and sales (35 properties purchased 2005-2017); conference call with legal counsel; review of Sandy Hutchens information undertakings per TL; review of Siskinds request for all information; liaison with insurance brokers; review of progress on forensic investigation	Denton
05/01/2019	Banking - Corporate Banking, posting.	Samoilov
05/02/2019	Consulting fees - Corporate Call with Quentin Seeley in Sudbury to review 42 Clemow and invite real estate listing proposal	Denton
05/02/2019	Consulting fees - Corporate General - Continued review of property purchase and sales transactions including Purview documents; complete updated property chart and draft e-mail provide to legal counsel; call with Hillmount re: receivers borrowing charge; review of matters with NL re: real estate listing; continued in depth review of Colorado materials including constructive trust tracing claims to better inform mapping; review of Pennsylvania materials to better inform mapping of that alleged loan fee fraud scheme; review with MS; review of property registrations to validate Sandy and Tanya representations regarding certain	Denton



# FARBER

05/03/2019	Consulting fees - Corporate	Denton	Receipt and review of two real estate listing proposals; follow up appraisal
05/03/2019	Consulting fees - Corporate	Sharma	Incorporating the bank statements into excel form for analysis and review.
05/03/2019	Consulting fees - Corporate	Litwack	Reviewed tax roll calculator for property; directions regarding contacting city for obtaining confirmation of tax arrears; reviewed listing proposals from agents; email memo to counsel regarding sale process; updating of tracking schedule for listing proposals.
05/06/2019	Consulting fees - Corporate	Binelli	Telephone and email correspondence with City of Sudbury re property tax arrears.
05/06/2019	Consulting fees - Corporate	Sharma	Incorporating the bank statements into electronic form for analysis and review.
05/07/2019	Consulting fees - Corporate	Denton	Liaison with 2 Sudbury realtors following receipt of listing proposals
05/07/2019	Consulting fees - Corporate	Denton	General - Court report drafting including tables; work on loan fraud schematic and data availability and review of same with MS; review of schematic and date with HL and legal counsel; follow up May rental collections; liaise with Farber Sudbury office and Quentin Seeley re: tenant status; review of information received from SH legal counsel and related undertakings status; review of insurance matters
05/08/2019	Consulting fees - Corporate	Denton	General - work on draft reporting sections and tables; deal with project management issues; coordination of overall forensic investigative review with MS and KK; call with Hillmount re: Receivers borrowing term sheet; call, liaison with HL on same; follow up banking accounting status re: May rents and segregated accounting;
05/08/2019	Consulting fees - Corporate	Binelli	Telephone call and email correspondence with Town of Sudbury re: Property Tax arrears.
05/08/2019	Banking - Corporate	Samoilov	Banking, posting.
05/09/2019	Consulting fees - Corporate	Denton	Liaise with S Villeneuve - Remax re: 42 Clemow;

review and sign listing agreement and send to Villeneuve

05/09/2019	Consulting fees - Corporate	Denton	General - Review the status of the flow of funds and sources and uses of funds analysis being completed by MS and KK; liaise with Hillmount re: receivers borrowing including call with YL and DF and provide property value/ Purview information; draft further sections of the report; review of mortgage security opinion on the 5 properties for sale; review of legal counsel draft report sections
05/09/2019	Consulting fees - Corporate	Sharma	Reviewing the bank statements to trace the flow of funds both US and Canadian Dollars from the bank accounts held by Hutchens and the corporations.
05/10/2019	Consulting fees - Corporate	Denton	General - Review of draft report from legal counsel and compare to Receiver draft sections; review of draft report with MS; call legal counsel to review report status and next steps; complete update report table for additional properties (4) and properties of interest reported on the 1st receiver report and ultimate status
05/10/2019	Consulting fees - Corporate	Denton	Call with realtor on 42 Clemow, listing interest and tenant issue; pass onto Quentin Seeley
05/10/2019	Consulting fees - Corporate	Sharma	Incorporating Colorado bank statements in excel form for analysis and review. Preparing the Statement of non real assets for the report
05/13/2019	Consulting fees - Corporate	Denton	Review of realtor submission re offers (3) and showing since listing
05/13/2019	Consulting fees - Corporate	Sharma	Updating the flow of funds statements and reviewing the draft report.
05/13/2019	Consulting fees - Corporate	Litwack	Reviewed letter from P Smith regarding questions on cash flow; drafted memo for counsel regarding response to same, including providing updated rent rolls, correspondence from property management; followed up with real estate agent regarding property listing and offers forthcoming; discussions with team regarding sale process.
05/14/2019	Consulting fees - Corporate	Denton	Drafting of 2nd court report and related tables, appendices; liaison with legal counsel on same

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05/14/2019	Consulting fees - Corporate Document preparation.	Odeh
05/14/2019	Consulting fees - Corporate Reviewing the documents shared by Sandy Hutchens. Incorporating the Colorado bank statements into electronic form for analysis and review. Updating the draft second report.	Sharma
05/14/2019	Consulting fees - Corporate Reviewed letter from P Smith regarding questions on cash flow; drafted memo for counsel regarding response to same, including providing updated rent rolls, correspondence from property management.	Litwack
05/15/2019	Consulting fees - Corporate Work on drafting 2nd report, tables and appendices and liaison with legal counsel including coordination of affidavit of fees	Denton
05/15/2019	Consulting fees - Corporate Review of offers and liaison with Stephan Villeneuve of Royal Le Page; liaise with appraiser; attending to sign back of highest best offer	Denton
05/15/2019	Consulting fees - Corporate Review of living expenses for Tanya Hutches; Review of second report draft version and comments thereon; review of the commitment letter and discussions with Paul Denton thereon to finalize; Review of undertakings provided by Tanya Hutchens and responding application from JBD Hutchens Family Holdings; Numerous discussions and emails regarding sale of 42 Clemow and Henderson approval thereon; Review of revised cash flow information with Paul Denton and Noah Litwack	Levy
05/15/2019	Consulting fees - Corporate Working on the statements of assets and liabilities and a statement of cash and securities. Reviewing documents shared by S Hutchens re the accounting for funds transferred to Jan Luisterman.	Sharma
05/15/2019	Consulting fees - Corporate Discussions with P Denton regarding offers received; drafted comparison of same; discussions with real estate agent regarding sale process and offers received; various email correspondence with mortgagee regarding offers received; correspondence with team regarding same; updated cash flow for report and assisted with compiling related appendices for same.	Litwack
05/15/2019	Banking - Corporate Prepare R&D for May 15, 2019.	Samoilov

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05/16/2019	Consulting fees - Corporate	Sharma	Reviewing and analyzing documents shared by S Hutchens re the Jan Luisterman funds accounting to trace flow of funds and their utilization.
05/16/2019	Consulting fees - Corporate	Litwack	Correspondence with property manager regarding offers and pending sale of property; reviewed expense request for payment of maintenance invoice on water tank repair; review property manager invoice for all Sudbury properties and processed for payment; emails with counsel regarding conditional sale of property; various correspondence with realtor regarding condition waiver.
05/16/2019	Banking - Corporate	Samoilov	Banking, posting.
05/16/2019	Banking - Corporate	Lloyd-Key	Bank reconciliation for April 2019.
05/17/2019	Consulting fees - Corporate	Denton	Review of court motion record served; review of motion record served by Miller Thomson on behalf of Tanya and companies; review of draft response to Sandy Hutchens legal counsel re: property status and management of same; review of cash needs and updated forecast with NL;
05/17/2019	Consulting fees - Corporate	Litwack	Reviewed rent roll with property manager regarding non-paying tenants and expected cash collections; discussions with team regarding sale process, acceptance of offer and waiver of conditions.
05/21/2019	Consulting fees - Corporate	Denton	Review and attend to 42 Clemow sales offer; review matters with NL, broker and legal counsel
05/21/2019	Consulting fees - Corporate	Denton	Review of Tanya budget line items and need for emergency \$2,000; coordinate with LS; dealing with Receivers Borrowing; commence review of Sandy Hutchens information undertakings provided the week of May 17. attend to project management matters; attending to review of cash management/ accounting by property
05/21/2019	Consulting fees - Corporate	Sharma	Incorporating the personal bank account statements shared by Sandy Hutchens in excel format for review and analysis. Meeting with H Levy, P Denton, N Litwack re the updates and strategy on the matters.
05/21/2019	Consulting fees - Corporate	Litwack	

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Discussions with P Denton regarding waiver of seller's condition; various correspondence with real estate agent regarding same; email memo to counsel regarding agreement of purchase and sale, closing details, summary of offers, sale process, mortgage payout information, security opinion; review mortgage documents and assisted with mortgage payout calculation.

05/22/2019	Consulting fees - Corporate	Denton	Further in-depth review of Sandy Hutchens undertakings information; review of findings with MS; follow up Receiver's borrowing first draw with Hillmount;
05/22/2019	Consulting fees - Corporate	Odeh	Made amendment to document and finalized.
05/22/2019	Consulting fees - Corporate	Sharma	Discussion with S Rabinovitch and P Denton re review of boxes delivered by S Hutchens re tax documents. Analyzing flow of funds through S Hutchen's personal Meridian bank account. Reviewing documents provided by S Hutchens re the undertakings given in the examination.
05/22/2019	Consulting fees - Corporate	Litwack	Various discussions and correspondence regarding closing issues and mortgage payout balance; discussed possible need for vesting order and court order authorizing payout to mortgagee.
05/23/2019	Consulting fees - Corporate	Denton	Ongoing review of Sandy Hutchens undertakings information including review of box records provided and coordination of ongoing review with SR; work on formulation of questions for Sandy Hutchens examination on May 27; review of overall insurance matters
05/24/2019	Consulting fees - Corporate	Rabinovitch	Organized, reviewed and indexed Hutchens boxes from the period of 2014-2018. Searched for assets for determination of use of funds. Discussed findings with Restructuring team.
05/24/2019	Consulting fees - Corporate	Denton	Review of extensive information undertakings as provided by Sandy Hutchens in preparation for next examination, as well as overall Farber analysis including review of box records (6) and inspection results with staff; coordination of examination questions and documentation; review of same with MS; coordination of finalization of Receiver's Borrowing and first draw/ wire;
05/24/2019	Consulting fees - Corporate	Litwack	

Followed up with D Naymark regarding court report, draft order, counsel for real estate transaction; discussions with P Denton regarding same.

- |            |  |         |
|------------|--|---------|
| 05/27/2019 | Consulting fees - Corporate  | Odeh    |
|            | Review of boxes and index documents in boxes for 2014 tax year document in excel spreadsheet. Provided P Denton with details of anything that required further review.   |         |
|            |  |         |
| 05/27/2019 | Consulting fees - Corporate  | Denton  |
|            | Review of box records indexes with Echa Odeh; follow up MS and KK re: tracing project sources and uses to coordinate review meeting; assess CRA tax consequences of the debtors re: non-filing for past 4 to 5 years; follow up the Receiver's borrowings (\$400,000) including review of the advance statement; review of same with LS; re: 42 Clemow review of next steps re: sales approval, closing and distribution |         |
|            |  |         |
| 05/27/2019 | Consulting fees - Corporate  | Litwack |
|            | Various telephone and email correspondence with real estate agent; email correspondence with real estate counsel regarding transaction and supporting documentation; Processed cheque requisition for payment of appraisal fee.  |         |
|            |  |         |
| 05/27/2019 | Consulting fees - Corporate  | Sharma  |
|            | Preparing for and attending S Hutchens examination.  |         |
|            |  |         |
| 05/28/2019 | Consulting fees - Corporate  | Odeh    |
|            | Review of boxes and index documents in boxes for 2014 tax year document in excel spreadsheet. Phone call to Meridian customer service regarding correspondence issued.   |         |
|            |  |         |
| 05/28/2019 | Consulting fees - Corporate  | Denton  |
|            | Meeting with MS and KK re: tracing of sources and uses of fund project for all bank transactions 2008 to 2018//19; meeting with legal counsel re: next steps and draft motion record re: 3rd report and relief contemplated; review of matters with MS, NL and Echa Odeh re: project management matters  |         |
|            |  |         |
| 05/28/2019 | Consulting fees - Corporate  | Litwack |
|            | Reviewed and updated rent roll; correspondence with property manager to discuss outstanding property issues.   |         |
|            |  |         |
| 05/28/2019 | Consulting fees - Corporate  | Sharma  |
|            | Meeting with K Kimel and P Denton on the forensic investigation of flow of funds and steps going forward. Reviewing and incorporating all transactions in the excel statements for preparation of report of known and unknown uses for KEB Account   |         |

05/28/2019	Consulting fees - Corporate Review of the motion record for vesting order, additional sales, distribution approval, addition of assets to receivership	Levy
05/28/2019	Banking - Corporate Banking, posting.	Samoilov
05/29/2019	Consulting fees - Corporate Phone call and email with Meridian regarding statements in csv/excel format. Review of boxes and index documents in boxes for 2014 tax year document in excel spreadsheet.	Odeh
05/29/2019	Consulting fees - Corporate Forensic investigation of flow of funds - Reviewing and incorporating all transactions in the excel statements for preparation of report of known and unknown uses for KEB Bank Account and BCU Bank Account.	Sharma
05/29/2019	Banking - Corporate Banking, posting.	Samoilov
05/30/2019	Consulting fees - Corporate Review of the data received from Meridian regarding Hutchens, merged data from different columns and created new spreadsheet in format requested by M Sharma.	Odeh
05/30/2019	Consulting fees - Corporate Review of motion record in support of 3rd report and approval of sale of 42 Clemow, add properties to the receivership and seek authority to sell further properties; commence review of outstanding Tanya Hutchens undertakings and to better inform timing of her 3rd examination, with particular focus on use and source of funds respectively from property sales and assumption of mortgages;	Denton
05/30/2019	Consulting fees - Corporate Drafting court report regarding sale process.	Litwack
05/30/2019	Consulting fees - Corporate Forensic investigation - Reviewing the details of utilities and cheques shared by BCU - tracing to whom these payments were made.	Sharma
05/30/2019	Banking - Corporate Banking, posting.	Samoilov
05/31/2019	Consulting fees - Corporate Review of box 2016 tax, box 6.	Binelli
05/31/2019	Consulting fees - Corporate	Odeh



Draft letter to Sudbury Credit Union. Discussions with M Sharma regarding Meridian statements. Started to categorize transactions based on instructions from M Sharma.

05/31/2019	Consulting fees - Corporate	Denton	Follow up Tanya Hutchens undertakings and outstanding information requests in particular use and source of cash from sales and assumption of mortgages; complete table of outstanding points, prepare supporting schedule and documents and draft e-mail to legal counsel DN to review and action; review of cash flow matters with NL; coordinate meeting with HL, KK and MS to review the status of the tracing of sources and uses of funds 2008 to 2018/19;
05/31/2019	Consulting fees - Corporate	Litwack	Updated rent roll; updated cash flow projections; reconciled receipts, disbursements and general ledger; various discussions with P Denton and H Levy regarding cash requirements and receiver's borrowings; continued drafting report to court regarding sale process.
05/31/2019	Consulting fees - Corporate	Sharma	Incorporating 100% BCU transactions and preparing the report on bank transaction analysis.
06/01/2019	Consulting fees - Corporate	Litwack	Drafting report to court summarizing sale process of 42 Clemow property.
06/03/2019	Consulting fees - Corporate	Odeh	Categorize transactions from Meridian bank statements into categories as advised by M Sharma.
06/03/2019	Consulting fees - Corporate	Denton	Review of draft 3rd report and motion record; coordinate and sign final report; review of matters with NL and MS; review of cash flow report on rental properties spend;
06/03/2019	Consulting fees - Corporate	Litwack	Completed payout calculation for R Henderson, mortgagee on 42 Clemow; updated draft report to court; correspondence with the mortgagee; correspondence with real estate counsel regarding pending closing; updated cash flow projections for report to court.
06/04/2019	Consulting fees - Corporate	Denton	Review of e-mails re: Clemow sale;
06/04/2019	Consulting fees - Corporate	Litwack	Discussions with property manager regarding tenant; follow up with counsel regarding closing and statement of adjustments and other closing matters; continued with



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work on cash flow for court report.

06/05/2019	Consulting fees - Corporate	Levy	Call with Daniel Naymark regarding Sandy Hutchens position on sale of properties, tracing transactions; Emails and calls with Paul Denton and Noah Litwack regarding listing of properties; Review of listing agreements
06/05/2019	Consulting fees - Corporate	Litwack	Various correspondence with J Cusmariu, real estate counsel, regarding closing of transaction; follow up with R Henderson, mortgagee, regarding same; updated cash flow projections and discussed same with D Naymark for review with T Hutchens' counsel.
06/06/2019	Consulting fees - Corporate	Odeh	Categorizing transactions and cleaning spreadsheet for transaction review.
06/06/2019	Consulting fees - Corporate	Denton	Review of e-mails; liaise with legal counsel; review status of sources and uses of cash analysis with KK and MS; review of mail redirection; calls review of e-mails with insurance broker
06/06/2019	Banking - Corporate	Lloyd-Key	Bank reconciliation for May 2019.
06/07/2019	Consulting fees - Corporate	Odeh	Continue categorizing transactions and cleaning spreadsheet for transaction review.
06/07/2019	Consulting fees - Corporate	Denton	Attend 9:30 court hearing; meeting with HL, MS and KK re: sources and uses of cash review; review of overall cash position and June rents; deal with insurance matters
06/07/2019	Consulting fees - Corporate	Levy	Attend in Court for motion to sell Clemow and distribute to Henderson, appointment of additional properties and sale of Maple and Houston
06/10/2019	Consulting fees - Corporate	Denton	Review and coordination of sources and uses of cash flow analysis with MS and KK to present to legal counsel DN; weekly project meeting with team; review of matters with HL; review of matters with MS re tracing analysis; coordinate posting of June 7 court order and planning around additional properties; review of matters re: redirection of mail with EO; ongoing review of insurance matters;
06/10/2019	Consulting fees - Corporate	Litwack	

Addressed closing issues with J Cusmariu.

06/11/2019	Consulting fees - Corporate	Denton	Coordinate and have meeting with DN and MS, KK to review sources and uses banking analysis for the Colorado and Pennsylvania; review of matters with MS re: information requests for unknown uses of funds; liaise with insurance broker Deeks; review of matters with HL and DN re: go-forward priorities; coordinate delivery, pick up cheque for Sandy Hutchens; attend to project management matters
06/11/2019	Consulting fees - Corporate	Litwack	Various correspondence with J Cusmariu to address closing concerns; emails with R Henderson regarding mortgage payout; various discussions with P Denton regarding same.
06/12/2019	Consulting fees - Corporate	Rabinovitch	Converted Hutchens' bank account transactions from PDF to Excel, to consolidate the data, track the flow of funds, and understand where the money was spent.
06/12/2019	Consulting fees - Corporate	Denton	Preparation for and attend lawyer's office to sign closing documents
06/13/2019	Consulting fees - Corporate	Rabinovitch	Converted Hutchens' bank account transactions from PDF to Excel, to consolidate the data, track the flow of funds, and understand where the money was spent.
06/13/2019	Consulting fees - Corporate	Denton	Review of additional properties with NL and coordination of access including liaison with Miller Thomson; calls and review of insurance matters with the broker; review of sources and uses of cash for Pennsylvania including review of information requests with MS; review of sources and uses of cash for Colorado
06/13/2019	Consulting fees - Corporate	Litwack	Call with property manager regarding tenant; emails with J Cusmariu regarding same and effect on statement of adjustments for closing.
06/13/2019	Banking - Corporate	Samoilov	Banking, posting.
06/14/2019	Consulting fees - Corporate	Litwack	Prepared for and confirmed property sale closing; directions to counsel regarding same.
06/14/2019	Banking - Corporate	Samoilov	Banking, posting.

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06/17/2019	Consulting fees - Corporate Confirm closing of sale to insurance broker and sign insurance cancellation, return of premium	Denton
06/18/2019	Consulting fees - Corporate Reviewed and approved expense; team meeting regarding update on administration.	Litwack
06/18/2019	Banking - Corporate Banking, posting.	Samoilov
06/20/2019	Consulting fees - Corporate Converted Hutchens Sudbury Credit Union bank account transactions from PDF to Excel, to consolidate the data, track the flow of funds, and understand where money was being spent.	Rabinovitch
06/20/2019	Banking - Corporate Banking, posting.	Samoilov
06/26/2019	Consulting fees - Corporate Indexing contents of Hutchens 2016 box of records and receipts.	Binelli
06/28/2019	Consulting fees - Corporate Converted Hutchens BMO bank account cheques from PDF to Excel, to consolidate the data, track the flow of funds, and understand where money was being spent.	Rabinovitch

Total for Services	\$ 18,467.00
HST on Fees	<u>2,400.71</u>
Subtotal	20,867.71
Photocopies, faxes, etc. (includes HST of \$31.55)	<u>\$ 274.20</u>
Current Amount Due	<u><u>\$ 21,141.91</u></u>

HST#136800752RT0001

## A. FARBER &amp; PARTNERS INC.

HUTCHENS *ET AL*SUMMARY OF TIME INCURRED  
MAY 1, 2019 TO JUNE 30, 2019

Name	Total Hours	Rate Per Hour	Billing
H. Levy	1.10	\$595.00	\$654.50
P. Denton	10.75	\$550.00	\$5,912.50
N. Litwack	19.60	\$425.00	\$8,330.00
M. Sharma	5.10	\$350.00	\$1,785.00
A. Binelli	0.35	\$200.00	\$70.00
E. Odeh	2.70	\$200.00	\$540.00
L. Samoilov	3.90	\$200.00	\$780.00
L. Lloyd-Key	0.40	\$200.00	\$80.00
S. Rabinovitch	1.80	\$175.00	\$315.00
<b>Total</b>	<b>45.70</b>		<b>\$18,467.00</b>

## **APPENDIX 19**

Court File No. CV-18-608271-00CL

**ONTARIO  
SUPERIOR COURT OF JUSTICE  
COMMERCIAL LIST**

B E T W E E N:

GARY STEVENS, LINDA STEVENS and 1174365 ALBERTA LTD.

Applicants

-and-

SANDY HUTCHENS, also known as SANDY CRAIG HUTCHENS, also known as S. CRAIG HUTCHENS, also known as CRAIG HUTCHENS, also known as MOISHE ALEXANDER BEN AVROHOM, also known as MOISHE ALEXANDER BEN AVRAHAM, also known as MOSHE ALEXANDER BEN AVROHOM, also known as FRED HAYES, also known as FRED MERCHANT, also known as ALEXANDER MACDONALD, also known as MATHEW KOVCE, also known as ED RYAN, and TANYA HUTCHENS, also known as TATIANA HUTCHENS, also known as TATIANA BRIK, also known as TANYA BRIK-HUTCHENS

Respondents

**AFFIDAVIT OF TERRENCE LIU**

I, Terrence Liu, of the City of Toronto, in the Province of Ontario, MAKE OATH AND STATE AS FOLLOWS:

1. I am a lawyer at Naymark Law and, as such, have knowledge of the matters to which I hereinafter depose. Naymark Law is acting as counsel for A. Farber & Partners Inc. in its capacity as court appointed Receiver (the “Receiver”) of all the assets, undertakings and properties of the Respondents and certain related entities, pursuant to orders dated February 28 and March 18, 2019.
2. Naymark Law has prepared statements of accounts in connection with its mandate as counsel for the Receiver, detailing its services rendered and disbursements, namely:

- (a) A statement of account dated March 31, 2019, in the amount of \$92,700.05 (comprising fees of \$80,883.00, disbursements of \$1,173.75 and HST of \$10,643.30) in respect of the period ending March 31, 2019. Attached hereto and marked as **Exhibit “A”** is a copy of the statement of account. The hourly rates of Naymark Law lawyers for this invoice were \$550.00 and \$440.00 (\$491.99 on average);
- (b) A statement of account dated April 30, 2019, in the amount of \$76,309.35 (comprising fees of \$63,701.00, disbursements of \$4,180.55 and HST of \$8,427.80) in respect of the period from April 1 to 30, 2019. Attached hereto and marked as **Exhibit “B”** is a copy of the statement of account. The hourly rates of Naymark Law lawyers for this invoice were \$550.00 and \$440.00 (\$498.44 on average);
- (c) A statement of account dated May 31, 2019, in the amount of \$48,796.18 (comprising fees of \$41,602.00, disbursements of \$1,725.61 and HST of \$5,468.57) in respect of the period from May 1 to 31, 2019. Attached hereto and marked as **Exhibit “C”** is a copy of the statement of account. The hourly rates of Naymark Law lawyers for this invoice were \$550.00 and \$440.00 (\$504.27 on average);
- (d) A statement of account dated June 30, 2019, in the amount of \$32,568.22 (comprising fees of \$27,302.00, disbursements of \$1,556.25 and HST of \$3,709.97) in respect of the period from June 1 to 30, 2019. Attached hereto and marked as **Exhibit “D”** is a copy of the statement of account. The hourly rates of


Naymark Law lawyers for this invoice were \$550.00 and \$440.00 (\$495.50 on average); and

- (e) A statement of account dated June 30, 2019, in the amount of \$13,435.19 (comprising fees of \$11,198.00, disbursements of \$691.55 and HST of \$1,545.64) in respect of the period from July 1 to 31, 2019. Attached hereto and marked as **Exhibit "E"** is a copy of the statement of account. The hourly rates of Naymark Law lawyers for this invoice were \$550.00 and \$440.00 (\$511.32 on average).

3. The total fees in regards to the invoices listed in paragraph 2(a) to (e) above is \$224,686.00. The fees, disbursements and HST total \$263,808.99.

4. I make this affidavit in support of a motion to, *inter alia*, approve the attached accounts of Naymark Law and the fees and disbursements detailed therein, and for no improper purpose.

SWORN BEFORE ME at the City of  
Toronto, in the Province of Ontario on  
August 13, 2019



Commissioner for Taking Affidavits  
Jamie Gibson



TERRENCE LIU



THIS IS EXHIBIT A REFERRED TO  
IN THE AFFIDAVIT OF TERRENCE LIU  
SWORN BEFORE ME, THIS 13<sup>TH</sup> DAY  
OF AUGUST, 2019

A handwritten signature in blue ink, appearing to be 'JR', is written over a horizontal line.

A Commissioner Etc.

# Statement of Fees & Disbursements <598>

*In Account with*

**NAYMARK LAW**

171 John Street, Suite 101  
Toronto, Ontario M5T 1X3  
Phone: (416) 640-6078 Fax: (647) 660-5060

*Invoice Number:* **2000640**

*Invoice Date:* **March 31, 2019**

*File Number:* **10197**

*To:* **A. Farber & Partners Inc.**  
Hylton Levy  
150 York Street, Suite 1600  
Toronto ON M5H 3S5

*Matter:* Sandy Hutchens and Tanya  
Hutchens

*Contact:* Daniel Naymark

*Reference:* **Sandy Hutchens and Tanya Hutchens**

OUR FEES - In connection with the above matter			Hours	Rate	Fees
Sep 27, 2018	DN	Call with H. Langer re status and next steps;	0.50	550.00	275.00
Sep 28, 2018	DN	Prepare for and attend meeting with J. Nepal, A. Hassan and T. Liu; Call with H. Langer;	0.80	550.00	440.00
Oct 5, 2018	DN	Call with C. Vegso re receivership parameters;	0.40	550.00	220.00
Oct 9, 2018	DN	Discuss receivership appointment legal analysis with J. Nepal, A. Hassan and T. Liu; Call with H. Levy re status and receivership;	0.80	550.00	440.00
Oct 9, 2018	TL	Meetings with A. Hassan, D. Naymark, and J. Nepal re: appointment of receiver;	2.50	440.00	1,100.00
Oct 10, 2018	DN	Call with H. Levy re next steps; Email to counsel group;	0.20	550.00	110.00
Oct 11, 2018	DN	Call with counsel and H. Levy re status and next steps; Call with H. Levy re next steps;	1.20	550.00	660.00
Oct 11, 2018	TL	Prepare for and attend conference call;	1.00	440.00	440.00
Oct 15, 2018	DN	Voicemails with H. Levy; Call with C. Snider re enforcement of foreign judgments against alter egos;	0.30	550.00	165.00
Oct 16, 2018	DN	Call with H. Levy re call with Meridian;	0.10	550.00	55.00
Oct 17, 2018	DN	Emails re Meridian response; Discuss same with J. Nepal and A. Hassan;	0.40	550.00	220.00
Oct 22, 2018	DN	Call with H. Levy re status and next	0.20	550.00	110.00

*Continued on Page No. 2*

*Continued from Page No. 1*

		steps; Discuss same with J. Necpal;			
Oct 25, 2018	DN	Review draft notice of motion for appointment; Provide comments re same; Email to H. Levy re same;	0.60	550.00	330.00
Oct 26, 2018	TL	Review draft notice of motion; Calls re motion materials;	0.80	440.00	352.00
Oct 26, 2018	DN	Review revised draft notice of motion; Emails re motion materials; Discussions re same with T. Liu and counsel for Stevens; Call re same with counsel for Stevens, T. Liu and P. Denton; Call re same with H. Levy;	1.10	550.00	605.00
Oct 29, 2018	DN	Call with P. Denton and emails re title info; Review H. Levy comments on draft notice of motion; Emails with H. Levy re same;	0.30	550.00	165.00
Oct 30, 2018	DN	Emails re title searches and motion materials;	0.30	550.00	165.00
Nov 1, 2018	DN	Call with H. Levy, P. Denton, J. Cooperman and J. Necpal; Emails re same; Discuss next steps with J. Necpal;	1.00	550.00	550.00
Nov 6, 2018	DN	Call with P. Denton re status;	0.10	550.00	55.00
Nov 15, 2018	DN	Call with H. Levy, P. Denton and J. Necpal re status and next steps; Discuss same with J. Necpal and A. Hassan; Arrange title searches;	0.80	550.00	440.00
Nov 16, 2018	DN	Emails re property searches;	0.10	550.00	55.00
Nov 17, 2018	DN	Review title searches; Emails re same; Review property summary from P. Denton;	0.70	550.00	385.00
Nov 19, 2018	DN	Review new title extracts; Email to J. Necpal, H. Levy et al. re same;	0.20	550.00	110.00
Nov 20, 2018	DN	Review property summary charts from P. Denton; Review bank statements; Emails re same; Review and consider draft motion materials; Discuss same and next steps with J. Necpal; Call with P.	1.30	550.00	715.00

*Continued on Page No. 3*

*Continued from Page No. 2*

		Denton and J. Necpal;			
Nov 21, 2018	DN	Call with H. Levy and P. Denton; Discuss scope of order with J. Necpal;	0.30	550.00	165.00
Nov 30, 2018	DN	Emails re next steps;	0.10	550.00	55.00
Dec 4, 2018	DN	Voicemail from P. Denton; Discuss status and timing with J. Necpal; Email to P. Denton, H. Levy and J. Necpal re call;	0.20	550.00	110.00
Dec 5, 2018	DN	Call with J. Necpal, H. Levy and P. Denton re status and next steps;	0.30	550.00	165.00
Dec 10, 2018	TL	Email to J. Necpal re: receiverships;	0.10	440.00	44.00
Dec 12, 2018	DN	Emails with H. Levy re status; Discuss same with J. Necpal;	0.10	550.00	55.00
Dec 20, 2018	DN	Call and emails with H. Levy, P. Denton and J. Necpal re status and next steps; Review judgment and ruling against S. Hutchens;	0.40	550.00	220.00
Jan 3, 2019	DN	Call and emails with P. Denton re status; Discuss same with J. Necpal; Emails re Meridian forbearance agreement; Email to J. Necpal and A. Hassan re Farber consent to appointment;	0.20	550.00	110.00
Jan 4, 2019	DN	Emails with J. Necpal re fresh proceeding;	0.10	550.00	55.00
Jan 9, 2019	DN	Emails with J. Necpal and P. Denton re materials and next steps;	0.10	550.00	55.00
Jan 10, 2019	DN	Review revised draft materials; Suggest edits to same; Emails re same; Call with H. Levy re same;	1.40	550.00	770.00
Jan 11, 2019	DN	Call and emails with H. Levy, P. Denton and J. Necpal re draft materials and next steps; Call with H. Levy, P. Denton and A. Nackan re same; Discuss same with J. Necpal; Review precedent orders from H. Levy;	1.10	550.00	605.00
Jan 17, 2019	DN	Call with H. Levy re status and next steps;	0.20	550.00	110.00
Jan 18, 2019	DN	Emails re Colorado plaintiff support and	0.10	550.00	55.00

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		call;			
Jan 24, 2019	DN	Discuss application with J. Necpal; Review Greyhawk endorsement and factum; Emails re same;	0.40	550.00	220.00
Jan 29, 2019	DN	Review revised draft motion materials; Emails re same and call;	0.70	550.00	385.00
Jan 31, 2019	DN	Review letter of support from Colorado plaintiffs; Discuss materials and timing with J. Necpal;	0.20	550.00	110.00
Feb 4, 2019	DN	Emails re motion materials; Review same; Call with H. Levy re same; Discuss motion with J. Necpal;	0.40	550.00	220.00
Feb 5, 2019	DN	Discuss motion scheduling and motion materials with J. Necpal; Emails with J. Necpal, H. Levy and P. Denton re same;	0.30	550.00	165.00
Feb 6, 2019	DN	Review service list from A. Hassan; Emails re same;	0.20	550.00	110.00
Feb 7, 2019	DN	Emails re service list; Discuss same with J. Necpal and A. Hassan;	0.20	550.00	110.00
Feb 14, 2019	DN	Discuss status with J. Necpal and A. Hassan;	0.10	550.00	55.00
Feb 15, 2019	DN	Review and accept service of motion record;	0.20	550.00	110.00
Feb 19, 2019	DN	Meeting with J. Necpal and A. Hassan re status of service and relief to be sought;	0.60	550.00	330.00
Feb 20, 2019	DN	Discuss motion for interim relief with A. Hassan; Emails with H. Levy and P. Denton re same and next steps; Review Mareva motion materials;	0.60	550.00	330.00
Feb 21, 2019	DN	Attend chambers appointment; Discuss proposed relief with H. Levy, P. Denton and B. Moldaver; Discuss next steps with J. Necpal and A. Hassan; Review revised properties chart from P. Denton;	2.60	550.00	1,430.00

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Feb 22, 2019	DN	Discuss next steps with J. Necpal and A. Hassan; Review supplementary affidavit of H. Langer; Emails re same;	0.50	550.00	275.00
Feb 25, 2019	DN	Emails re Meridian position; Review and comment on draft factum; Discuss possible adjournment terms with J. Necpal and A. Hassan;	1.20	550.00	660.00
Feb 26, 2019	DN	Emails re adjournment and Meridian position;	0.20	550.00	110.00
Feb 27, 2019	DN	Emails re contested adjournment; Discuss same with J. Necpal; Call with H. Levy re same;	0.40	550.00	220.00
Feb 28, 2019	DN	Attend motion hearing; Review endorsement; Call and emails re next steps with H. Levy and P. Denton; Call with T. Liu re next steps;	3.10	550.00	1,705.00
Mar 1, 2019	DN	Review draft order; Emails re same; Review draft information request from P. Denton; Emails re same;	0.80	550.00	440.00
Mar 2, 2019	DN	Review and consider information request list; Emails re same; Review documents from K. Roddy re financial transactions and questions;	0.90	550.00	495.00
Mar 3, 2019	DN	Review information and records from K. Roddy and H. Langer; Prepare for and attend conference call with Farber reps, T. Liu and J. Necpal re work plan and information requests; Call with T. Liu re next steps; Emails re information requests;	2.20	550.00	1,210.00
Mar 3, 2019	TL	Review of materials; Prepare for and attend conference call;	1.50	440.00	660.00
Mar 4, 2019	DN	Review revised work plan and information request; Emails re same; Call with P. Denton re same;	0.70	550.00	385.00
Mar 4, 2019	TL	Review of interim receiver information request and underlying documents for that request;	1.30	440.00	572.00

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Mar 5, 2019	DN	Emails and calls re next steps, information requests, timetable and draft order; Revise draft work plan; Draft information requests;	3.60	550.00	1,980.00
Mar 5, 2019	TL	Review work plan and information request; Attend conference call with D. Naymark, J. Nepal, P. Denton, and M. Sharma; Prepare letters to B. Sachdeva, G. Caplan, and P. Smith;	1.40	440.00	616.00
Mar 6, 2019	DN	Prepare and send information requests; Emails re same and next steps;	1.30	550.00	715.00
Mar 6, 2019	TL	Review and service of information requests; Preparation of service list; Review of documents in preparation for upcoming examinations;	1.00	440.00	440.00
Mar 7, 2019	DN	Emails re next steps and property managers;	0.20	550.00	110.00
Mar 8, 2019	DN	Emails re various; Call with N. Litwack re site visits; Discuss next steps with T. Liu; Discuss status and next steps with J. Nepal; Call with J. Cusmariu re registering order;	1.50	550.00	825.00
Mar 8, 2019	TL	Meeting with D. Naymark re First Report, examinations, and asset investigations;	0.80	440.00	352.00
Mar 9, 2019	TL	Review of evidence of known and potential assets; Prepare examination of Tanya Hutchens; Conduct PPSA searches for known aliases of Sandy and Tanya Hutchens; Email with D. Naymark re additional information requests; Research re Sudbury property currently listed for sale;	4.10	440.00	1,804.00
Mar 9, 2019	DN	Emails re property sales and listings; Draft information request letters to banks and listing agent for 29 Laren Street;	1.40	550.00	770.00
Mar 10, 2019	TL	Prepare examination of Tanya Hutchens;	2.50	440.00	1,100.00
Mar 10, 2019	DN	Emails re information requests;	0.20	550.00	110.00

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Mar 11, 2019	TL	Finalize and send information requests to Meridian Credit Union, KEB Hana Bank Canada, and Budduchnist Credit Union; Email with Alexander Dumas re current listing of 29 Laren Street; Preparation of examination of Tanya Hutchens; Call with G. Caplan re: examination of Tanya Hutchens; Review additional documents including trust agreements, responses from G. Caplan to information request, and Separation Agreement; Preparation of First Report;	9.40	440.00	4,136.00
Mar 11, 2019	DN	Emails re various; Review T. Hutchens responses to information requests; Call with T. Liu re examination of T. Hutchens; Review and revise outline for same; Review trust agreements from B. Sachdeva; Review memo from N. Litwack re site visits;	1.80	550.00	990.00
Mar 12, 2019	TL	Review of sale documents re 29 Laren Street Inc; Review documents re Power of Sale of 19 Mountain Street; Review of memo by Noah Lidwack re Sudbury property visits; Prepare exhibits for examination of Tanya Hutchens; Finalize questions for examination of Tanya Hutchens; Prepare First Report; Conference call with P. Denton and M. Sharma re First Report; Review of additional documents from Necpal Litigation and Siskinds; Prepare letters to B. Brown and C. Perron; Acquire additional corporate profile searches;	10.50	440.00	4,620.00
Mar 12, 2019	DN	Emails re various; Draft report;	1.90	550.00	1,045.00
Mar 13, 2019	DN	Call with T. Liu re report and information requests; Emails re various; Review and revise draft report;	1.40	550.00	770.00

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Mar 13, 2019	TL	Prepare First Report; Send information request to Bruce Brown; Calls with Paul, Noah, and Megda; Review real estate listing materials; Review additional materials provided by Gary Caplan; Send letter to G. Caplan;	12.90	440.00	5,676.00
Mar 14, 2019	DN	Emails re various; Review productions from T. Hutchens; Review medical note and prescriptions from T. Hutchens; Review and revise draft report;	3.50	550.00	1,925.00
Mar 14, 2019	TL	Send information request to Heather Jones; Review additional documents; Prepare First Report;	10.80	440.00	4,752.00
Mar 15, 2019	TL	Prepare First Report; Calls and emails re same;	11.60	440.00	5,104.00
Mar 15, 2019	DN	Emails re draft report; Review and revise same; Calls with T. Liu, M. Sharma, N. Litwack and H. Levy re same and next steps; Emails with counsel re content of receivership extension order; Review motion record of T. Hutchens; Emails re same;	2.50	550.00	1,375.00
Mar 16, 2019	DN	Discuss receiver's report and upcoming request for extension of receivership with J. Nepal; Discuss upcoming hearing with T. Liu;	0.70	550.00	385.00
Mar 16, 2019	TL	Meet with D. Naymark re upcoming motion;	0.30	440.00	132.00
Mar 17, 2019	DN	Review article re sham trusts and fraudulent conveyance; Emails to Commercial List office re first report; Call with T. Liu re same;	0.50	550.00	275.00
Mar 17, 2019	TL	Call with D. Naymark re filing of first report;	0.10	440.00	44.00
Mar 18, 2019	DN	Emails with B. Moldaver re response to information request; Emails and call with T. Liu re filing of materials, hearing and counsel request re living expenses and legal fees; Review	1.30	550.00	715.00

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		endorsement of Penny J.; Review information from Siskinds re 193 Mountain St.; Call with H. Levy re status and next steps;			
Mar 18, 2019	TL	Filing First Report; Prepare for motion appearance; Email from J. Necpal re 193 Mountain; Attend motion for receivership; Email from Bruce Brown; Email and call with D. Naymark re: motion; Review and summary email re Endorsement of Justice Penny;	4.30	440.00	1,892.00
Mar 19, 2019	DN	Discuss draft order and next steps with T. Liu; Emails with Farber re same; Discuss living expense and legal fee carveout with J. Necpal and A. Hassan; Emails with Farber and respondents' counsel re same and call; Draft suggested edits to draft order; Emails to Farber and A. Hassan re same;	2.40	550.00	1,320.00
Mar 19, 2019	TL	Call with Megha Sharma re next steps; Initial review of documents from Meridian; Transcription of the Endorsement of Justice Penny; Discussion with Applicants counsel re draft order; Review of draft order of Applicants; Call with D. Naymark, M. Sharma, and H. Levy; Email and call with M. Sharma re Receiver's website;	2.00	440.00	880.00
Mar 20, 2019	DN	Emails re various; Revise draft order; Voicemails and call with R. Henderson; Call with D. Sinh (Budduchnist); Review Budduchnist transaction records; Call with H. Langer; Call with J. Zibarras, P. Smith, T. Liu and H. Levy re possible consent order; Call with G. Caplan and T. Liu re same;	2.90	550.00	1,595.00
Mar 20, 2019	TL	Review draft order; Correspondence re same; Review and send Meridian's documents; Conference call with	1.10	440.00	484.00

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	respondents counsel re Draft Order;			
Mar 21, 2019 DN	Emails re various; Calls with G. Caplan and H. Levy re sale of properties; Prepare draft order re same; Review letter from M. Huneault re C. Atchison claim; Call with R. Henderson re Clemow property and discussions with S. and T. Hutchens;	1.80	550.00	990.00
Mar 22, 2019 DN	Emails re draft order and living and legal expenses; Discuss draft order with A. Hassan; Review H. Levy comments on draft living expenses order; Call with H. Levy re same and next steps; Emails re rent collection;	0.70	550.00	385.00
Mar 22, 2019 TL	Email re draft order and potential 9:30 chambers meeting with Justice Penny to address outstanding issues on draft order;	0.20	440.00	88.00
Mar 23, 2019 DN	Revise draft email re sale of properties and living and legal expenses; Emails re same and security opinion; Review and revise draft work plan;	1.40	550.00	770.00
Mar 24, 2019 DN	Emails with R. Henderson re draft sale order and sales process; Review and revise work plan;	0.90	550.00	495.00
Mar 25, 2019 DN	Meeting at Farber offices re next steps; Discuss draft sales order with A. Hassan; Call with H. Levy re same; Emails re various;	2.50	550.00	1,375.00
Mar 25, 2019 DN	42 Clemow - voicemail and email with R. Henderson;	0.10	550.00	55.00
Mar 25, 2019 DN	17 Serpentine - Emails re payment of rent;	0.10	550.00	55.00
Mar 25, 2019 DN	1479 Maple Road - Review offer to purchase from G. Caplan; Emails re same;	0.30	550.00	165.00
Mar 25, 2019 TL	Review of work plan; Meeting with Farber re work plan; Email with Megha Sharma	1.80	440.00	792.00

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		re Service List;			
Mar 26, 2019	DN	Emails re timetable; Discuss sale and living expenses order with A. Hassan; Emails re same and Meridian power of sale; Calls with P. Denton, H. Levy, and R. Vecchario re same; Follow-up information request letters;	2.00	550.00	1,100.00
Mar 26, 2019	DN	Emails with R. Henderson re sale of 42 Clemow;	0.10	550.00	55.00
Mar 26, 2019	TL	Draft correspondence to G. Gaplan re follow up information requests and scheduling examination; Review of documents; Preparation of information requests summary and list of action items;	2.70	440.00	1,188.00
Mar 27, 2019	DN	Attend chambers appointment; Discussions with counsel re settlement of various issues and next steps; Discuss next steps with H. Levy and P. Denton; Emails re various; Arrange registration of March 18th order on title; Review letter from B. Moldaver; Review Purview reports for new properties;	2.80	550.00	1,540.00
Mar 27, 2019	DN	42 Clemow - Emails and call with R. Henderson re status and next steps; Email to Farber re same;	0.30	550.00	165.00
Mar 28, 2019	DN	Discuss next steps with J. Nepal; Emails re income-producing properties, motion timetable and meeting of counsel; Call with H. Levy re next steps; Voicemail for J. Zibarras; Prepare next steps list; Review S. Hutchens responses to information request;	0.80	550.00	440.00
Mar 28, 2019	DN	42 Clemow - Review mortgage documentation from R. Henderson; Emails with R. Henderson and Farber re mortgage documentation and history;	0.40	550.00	220.00

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Mar 29, 2019	DN	Call with clients and T. Liu re next steps; Emails re various; Arrange registrations on title to new properties; Review rent rolls from G. Caplan; Review and revise draft letter to tenants; Review offer to property manager;	2.00	550.00	1,100.00
Mar 29, 2019	DN	42 Clemow - Emails with R. Henderson re 42 Clemow mortgage;	0.20	550.00	110.00
Mar 29, 2019	TL	Conference call with Farber re immediate next steps on income-producing properties; Prepare info request summary; Review of draft tenant notice;	0.40	440.00	176.00
Mar 30, 2019	DN	Emails re examination of S. Hutchens and upcoming meeting of counsel;	0.90	550.00	495.00
Mar 31, 2019	DN	Emails re next steps and Sudbury properties; Prepare for meeting of counsel;	0.60	550.00	330.00
Mar 31, 2019	DN	42 Clemow - review mortgage renewal document; Email with R. Henderson re same;	0.20	550.00	110.00
Mar 31, 2019	TL	Review of additional responses to information requests; Preparation of additional information requests;	1.60	440.00	704.00
<b>Total Fees</b>					80,883.00

**DISBURSEMENTS - Incurred on your behalf**

	<b>Qty</b>	<b>Each</b>	<b>Costs</b>
Nov 20, 2018		Property searches - non-taxable statutory fee	106.25
Nov 20, 2018		Centro Legal Works - Property Search fees (taxable)	522.00
Mar 18, 2019		Late cancellation (Tanya Hutchens examination cancelled same morning);	225.00
Mar 29, 2019		Centro Legal Works - Corporate searches	320.50
<b>Total Disbursements</b>			1,173.75

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In Account with  
**Naymark Law**  
171 John Street, Suite 101  
Toronto, Ontario M5T 1X3

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Invoice Number: ~~610~~**2000640**  
Invoice Date: **March 31, 2019**  
File Number: **10197**

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HST Reg No: 803707447RT0001	GJE 4524	Subtotal:	82,056.75
		Harmonized Sales Tax:	10,643.30
		<b>Invoice Total:</b>	<b>\$92,700.05</b>

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**Billing Summary:**

Initials	Billed by	Total Hours	Rate	Total Billing
DN	Daniel Naymark	77.70	550.00	42,735.00
TL	Terrence Liu	86.70	440.00	38,148.00
	<b>Total Billing</b>	<u>164.40</u>		<u>\$80,883.00</u>

Please make Cheque(s) payable to "Naymark Law"

*Invoices are payable when rendered.  
Interest on outstanding accounts at  
0.42% per month, 5% per annum.*

Per:

  
Signature: Daniel Naymark

E&OE

THIS IS EXHIBIT B REFERRED TO  
IN THE AFFIDAVIT OF TERRENCE LIU  
SWORN BEFORE ME, THIS 13<sup>TH</sup> DAY  
OF AUGUST, 2019

A handwritten signature in blue ink, consisting of stylized initials, is written over a horizontal line.

A Commissioner Etc.

# Statement of Fees & Disbursements

<612>

*In Account with*

**NAYMARK LAW**

171 John Street, Suite 101  
Toronto, Ontario M5T 1X3  
Phone: (416) 640-6078 Fax: (647) 660-5060

*Invoice Number:* **2000669**  
*Invoice Date:* **April 30, 2019**  
*File Number:* **10197**

*To:* **A. Farber & Partners Inc.**  
Hylton Levy  
150 York Street, Suite 1600  
Toronto ON M5H 3S5

*Matter:* Sandy Hutchens and Tanya Hutchens

*Contact:* Daniel Naymark

*Reference:* **Sandy Hutchens and Tanya Hutchens**

OUR FEES - In connection with the above matter			Hours	Rate	Fees
Apr 1, 2019	DN	42 Clemow - Emails with R. Henderson and Farber re Henderson mortgage;	0.30	550.00	165.00
Apr 1, 2019	DN	Attend meeting of counsel; Discuss next steps with T. Liu; Review records from Siskinds; Revise draft order; Emails re various; Review and revise bank info request letters;	3.10	550.00	1,705.00
Apr 1, 2019	TL	Prepare for and attend meeting with applicants and respondents; Prepare additional information requests; Call from Tanya Hutchens re Farber contact info;	5.00	440.00	2,200.00
Apr 2, 2019	DN	Emails re various; Call with H. Levy and P. Denton re next steps; Review information and documents from P. Smith;	0.60	550.00	330.00
Apr 2, 2019	TL	Prepare information requests to major banks; Emails with Farber;	1.10	440.00	484.00
Apr 3, 2019	DN	Emails re various; Arrange court reporter booking of T. Hutchens examination; Review and revise draft information request letters; Calls with P. Denton, M. Sharma and T. Liu re examination of T. Hutchens; Review draft outline for same; Review letter from C. Vegso; Review summary of documents produced by T. Hutchens;	2.80	550.00	1,540.00

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Apr 3, 2019	TL	Review of letter and transcripts from Cole Vegso; Conference call with P. Denton, M. Sharma, and D. Naymark re examination of Tanya Hutchens; Preparation for examination of Tanya Hutchens; Emails with Farber re information requests;	5.10	440.00	2,244.00
Apr 4, 2019	DN	Emails and calls with P. Denton re examination of T. Hutchens; Review outline re same; Discuss same with T. Liu; Emails re further information request letters; Finalize and send same; Attend examination of T. Hutchens; Call with H. Levy re same and response to C. Vegso; Email to C. Vegso; Emails re property issues;	5.40	550.00	2,970.00
Apr 4, 2019	TL	Prepare for and attend examination of Tanya Hutchens; Review of additional documents from C. Vegso; Email to Paul Denton and Megha Sharma re Clarence Street and Kathleen Street; Finalize information requests to major banks;	5.10	440.00	2,244.00
Apr 5, 2019	DN	Call with H. Levy and C. Vegso re living and legal expenses order terms and Receiver calculations; Emails re same; Discuss T. Hutchens examination with J. Nepal; Voicemails with B. Poulson; Prepare for further examinations; Review records from K. Roddy; Emails re chambers appointment;	1.40	550.00	770.00
Apr 5, 2019	DN	1573 Houston - Call with A. Banack re interest in purchasing; Email to Farber re same;	0.30	550.00	165.00
Apr 5, 2019	TL	Call and email with John Karkoutlian; Fax information requests; Review of documents from J. Cusmariu; Email from D. Naymark re pro rata allocation; Email with CIBC;	0.60	440.00	264.00

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Apr 7, 2019	DN	Review living and legal expenses budget from S. Hutchens; Emails re same;	0.30	550.00	165.00
Apr 8, 2019	DN	Emails re various; Call with N. Litwack re status of properties and potential need for sale; Review information from R. LeBlanc (counsel for B. Poulson); Review report from Q. Seeley re property status; Review updated rental rolls; Call with H. Langer;	1.20	550.00	660.00
Apr 8, 2019	DN	42 Clemow - Emails with R. Henderson re status of sales order;	0.10	550.00	55.00
Apr 8, 2019	TL	Emails from counsel;	0.80	440.00	352.00
Apr 9, 2019	DN	Emails re various; Call with C. Vegso re sale and living expenses order; Call with H. Levy, P. Denton, M. Sharma, N. Litwack and T. Liu re status and next steps; Call with J. Zibarras and K. Brogan re living expenses and legal fees; Call with H. Levy re same and next steps; Review case and revised draft order from C. Vegso; Voicemails with G. Caplan re draft sales order; Prepare chart of projected equity in saleable properties; Prepare for examination of Sandy Hutchens; Review property spreadsheets from P. Denton;	5.00	550.00	2,750.00
Apr 9, 2019	DN	1573 Houston - Emails re status and potential sale;	0.10	550.00	55.00
Apr 9, 2019	TL	Call with M. Sharma; Emails with Farber group; Conference call with Farber;	1.20	440.00	528.00
Apr 10, 2019	DN	Call with C. Vegso re draft order; Voicemails from C. Vegso and G. Caplan re same; Emails re various;	0.40	550.00	220.00
Apr 11, 2019	DN	Calls with G. Caplan and H. Levy re draft order; Emails re same and S. Hutchens examination; Review draft 9:30 request form; Prepare for S. Hutchens examination;	8.10	550.00	4,455.00

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Apr 12, 2019	DN	Attend examination of S. Hutchens; Emails re next steps; Review records from M. Spiro; Call with J. Cusmariu re registration issue;	8.00	550.00	4,400.00
Apr 12, 2019	TL	Prepare for and attend examination of S. Hutchens;	7.00	440.00	3,080.00
Apr 13, 2019	DN	Emails re bank requests and living expenses/legal fees motion;	0.50	550.00	275.00
Apr 15, 2019	DN	Emails re various; Office conference with T. Liu re next steps; Review letter from M. Huneault re Atchison claim; Memo re key evidence from S. Hutchens examination; Call with H. Levy re next steps and draft order; Voicemails for K. Boyd and G. Caplan re draft order;	2.80	550.00	1,540.00
Apr 15, 2019	TL	Email to Phil Smith re Exhibits from examination of Sandy Hutchens; Review of transcript and preparation of undertakings from examination of Tanya Hutchens; Email from Scotia Bank re additional information; Review responses from major banks; Meet with D. Naymark re updated task list; Compile updated task list; Review of interim property manager's report; Email to Tina Tountas (Scotia bank) re follow up information;	3.90	440.00	1,716.00
Apr 16, 2019	DN	Call with P. Denton and N. Litwack re next steps; Review correspondence between receiver and T. Hutchens; Voicemails and call with B. Sachdeva re draft order; Emails re various; Discuss status and next steps with T. Liu; Review T. Hutchens undertakings;	1.10	550.00	605.00
Apr 16, 2019	TL	Prepare summary of information requests; Call with P. Denton and M. Sharma re re cash flow analysis; Discussion with D.	2.30	440.00	1,012.00

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		Naymark re cash flow analysis; Review of transcript of examination of Tanya Hutchens, dated April 4, 2019;			
Apr 17, 2019	DN	Emails re various; Office conference with T. Liu re T. Hutchens examination; Prepare for same; Review and revise draft insurer letter from P. Denton; Review revised draft order language from B. Sachdeva; Revise same; Review flow of funds analysis from M. Sharma; Call with Farber re next steps and report;	4.00	550.00	2,200.00
Apr 17, 2019	TL	Review of additional bank activity statements from Tanya Hutchens; Meet with D. Naymark re: examination of Tanya Hutchens; Prepare examination of Tanya Hutchens; Conference call with Farber re ongoing issues and preparation of Second Receiver's Report;	5.30	440.00	2,332.00
Apr 18, 2019	DN	Emails re various; Review new property searches; Revise draft letter to D. Brik;	0.60	550.00	330.00
Apr 18, 2019	DN	1479 Maple - Review 1479 Maple appraisal and offer to purchase; Emails re same;	0.20	550.00	110.00
Apr 18, 2019	TL	Update summary of information requests;	0.10	440.00	44.00
Apr 19, 2019	DN	Emails re draft order; Review Purview results for D. Brik properties; Finalize letter to D. Brik;	0.30	550.00	165.00
Apr 19, 2019	DN	1479 Maple - Emails re proposed sale;	0.10	550.00	55.00
Apr 20, 2019	DN	Emails re draft order and next steps;	0.20	550.00	110.00
Apr 21, 2019	DN	Emails re draft order and continued examination of T. Hutchens;	0.30	550.00	165.00
Apr 21, 2019	DN	1573 Houston - Emails with L. Banack re interest in purchasing Houston property;	0.10	550.00	55.00
Apr 22, 2019	DN	Emails re various; Voicemail and call	1.40	550.00	770.00

*Continued on Page No. 6*

*Continued from Page No. 5*

		with P. Denton re cash flow analysis; Review draft undertakings chart for T. Hutchens;			
Apr 22, 2019	DN	1479 Maple - Review offer to purchase; Emails re same; Discuss same with P. Denton;	0.20	550.00	110.00
Apr 22, 2019	TL	Prepare undertakings from the examination of Tanya Hutchens held on April 4, 2019; Email to Tanya Hutchens (copying counsel) re contact information for Dina Brik; Call with M. Sharma re cash flow analysis;	3.20	440.00	1,408.00
Apr 23, 2019	DN	Discuss next steps with T. Liu; Emails re various; Review updated property cash flow analysis; Prepare for T. Hutchens examination;	0.90	550.00	495.00
Apr 23, 2019	TL	Review of financial statements from CIBC Wood Gundy;	1.30	440.00	572.00
Apr 24, 2019	DN	Emails re various; Prepare for T. Hutchens examination; Discuss same with T. Liu; Review Law Society affidavit re T. Hutchens misconduct application; Review documents from M. Spiro;	4.00	550.00	2,200.00
Apr 24, 2019	DN	1479 Maple - Call with M. Spiro;	0.30	550.00	165.00
Apr 24, 2019	TL	Call from Heather Jones; Review of bank statements; Prepare examination of Tanya Hutchens; Prepare materials for April 25 chambers appearance;	6.10	440.00	2,684.00
Apr 25, 2019	DN	Attend chambers appointment; Emails re various; Prepare for and attend examination of T. Hutchens; Call with H. Levy re status and next steps; Draft letter to Budduchnist Credit Union;	7.10	550.00	3,905.00
Apr 25, 2019	TL	Prepare for examination of T. Hutchens; Review of Justice Penny's Order; Email to B. Sachdeva exhibits from examination; Summary of key follow ups from examination;	5.50	440.00	2,420.00

*Continued on Page No. 7*

*Continued from Page No. 6*

Apr 25, 2019	TL	1479 Maple - Email to Farber re: new offer on 1479 Maple;	0.20	440.00	88.00
Apr 26, 2019	DN	Memo re investigative steps arising from T. Hutchens examination; Emails re various; Draft information request letter to J. Luistermans; Call with P. Denton and N. Litwack re status and next steps; Arrange title searches; Review letter from B. Moldaver; Review title search results;	1.70	550.00	935.00
Apr 27, 2019	TL	Email to Dina Brik;	0.10	440.00	44.00
Apr 27, 2019	TL	Summary of key follow ups from examination of Tanya Hutchens;	0.30	440.00	132.00
Apr 28, 2019	DN	Emails with T. Liu re S. Hutchens undertakings; Update action plan; Review and consider updated cash flow analysis from N. Litwack; Draft letter regarding further sales of properties and addition of new properties to receivership; Review and consider updated S. Hutchens living expenses budget; Emails re same;	2.40	550.00	1,320.00
Apr 29, 2019	DN	Finalize letter to service list re condition of properties, further sales and additional properties; Emails re various; Review and consider new property search results;	0.90	550.00	495.00
Apr 29, 2019	TL	Email with P. Denton re Atchison judgment;	0.10	440.00	44.00
Apr 30, 2019	TL	Emails with Farber; Review transcript of examination of Sandy Hutchens held on April 12, 2019; Prepare chart of undertakings from same; Review of documents provided by B. Moldaver;	5.60	440.00	2,464.00
Apr 30, 2019	DN	Emails re additional mortgagee and records from Adroit Advocates; Call and email with C. Vegso re proposed sales, claims process and M. Posner evidence;	1.70	550.00	935.00

*Continued on Page No. 8*

Continued from Page No. 7

Review and consider proposed S.  
Hutchens legal budget; Emails re  
various; Review correspondence from C.  
Vegso and B. Moldaver;

<b>Total Fees</b>	63,701.00
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<b>DISBURSEMENTS - Incurred on your behalf</b>		<b>Qty</b>	<b>Each</b>	<b>Costs</b>
Apr 2, 2019	March 2019 printing/copying costs;	48.00	0.25	12.00
Apr 4, 2019	Reliable Process Servers Inc. - Rush filing - First Report			110.00
Apr 12, 2019	Lyft - Car from S. Hutchens examination at Network North			24.82
Apr 15, 2019	Court reporter - Examination of Sandy Hutchens (Apr 12, 2019)			577.00
Apr 22, 2019	Transcripts - Sandy Hutchens examination;			2,345.40
Apr 26, 2019	Centro Legal Works - Title searches			344.20
Apr 30, 2019	Centro Legal Works - Title Searches			767.13
<b>Total Disbursements</b>				4,180.55

HST Reg No: 803707447RT0001  GJE 4647	Subtotal:	67,881.55
	Harmonized Sales Tax:	8,427.80
	<b>Invoice Total:</b>	<b>\$76,309.35</b>
	Balance Fwd Mar 31, 2019:	92,700.05
<b>Balance Due:</b>		<b>\$169,009.40</b>

**Billing Summary:**

Initials	Billed by	Total Hours	Rate	Total Billing
DN	Daniel Naymark	67.90	550.00	37,345.00
TL	Terrence Liu	59.90	440.00	26,356.00
<b>Total Billing</b>		127.80		\$63,701.00

Please make Cheque(s) payable to "Naymark Law"

*Invoices are payable when rendered.  
Interest on outstanding accounts at  
0.42% per month, 5% per annum.*

Per:   
Signature: Daniel Naymark

E&OE

THIS IS EXHIBIT C REFERRED TO  
IN THE AFFIDAVIT OF TERRENCE LIU  
SWORN BEFORE ME, THIS 13<sup>TH</sup> DAY  
OF AUGUST, 2019

A handwritten signature in blue ink, appearing to be "JR", is written over a horizontal line.

A Commissioner Etc.



# Statement of Fees & Disbursements <621>

*In Account with*

**NAYMARK LAW**

171 John Street, Suite 101  
Toronto, Ontario M5T 1X3  
Phone: (416) 640-6078 Fax: (647) 660-5060

*Invoice Number:* **2000705**

*Invoice Date:* **May 31, 2019**

*File Number:* **10197**

*To:* **A. Farber & Partners Inc.**  
Hylton Levy  
150 York Street, Suite 1600  
Toronto ON M5H 3S5

*Matter:* Sandy Hutchens and Tanya  
Hutchens

*Contact:* Daniel Naymark

*Reference:* **Sandy Hutchens and Tanya Hutchens**

OUR FEES - In connection with the above matter			Hours	Rate	Fees
May 1, 2019	DN	Emails re various; Call with P. Denton and M. Sharma re next steps;	0.90	550.00	495.00
May 2, 2019	DN	Emails re various; Call with B. Sachdeva re access to Theodore and outstanding information requests and undertakings; Obtain, review and consider corporate profile reports and title extracts; Review property summary from Farber; Review Spiro document summary from Farber;	1.50	550.00	825.00
May 2, 2019	TL	Review Brief of Documents from Brett Moldaver;	0.30	440.00	132.00
May 3, 2019	DN	Emails re various; Discuss next steps with T. Liu; Calls with P. Denton re same and forensic analysis; Review tracing documents from P. Denton; Draft report; Review affidavit of K. Roddy in London proceeding; Review tracing memorandum and enclosures from Pennsylvania counsel; Review property summary spreadsheets from P. Denton;	2.00	550.00	1,100.00
May 3, 2019	DN	42 Clemow - Call with R. Henderson re tax arrears and property condition; Email to Farber re same;	0.30	550.00	165.00
May 3, 2019	TL	Emails re: transcript of Tanya's continued examination;	0.10	440.00	44.00
May 4, 2019	DN	Draft report;	0.80	550.00	440.00

*Continued on Page No. 2*

*Continued from Page No. 1*

May 5, 2019	DN	Emails re hard drives and S. Hutchens living and legal expenses;	0.10	550.00	55.00
May 6, 2019	TL	Review transcript of examination of Tanya Hutchens on April 25, 2019; Prepare undertakings chart; Emails with Farber Group;	2.10	440.00	924.00
May 6, 2019	DN	Emails re various; Call with B. Sachdeva; Calls with P. Denton; Review proposed DIP lending terms; Emails with P. Denton re same; Review new bank records from T. Hutchens; Review draft T. Hutchens undertakings chart;	1.20	550.00	660.00
May 7, 2019	TL	Update of information requests and to-do list items;	2.90	440.00	1,276.00
May 7, 2019	DN	Emails re various; Review letter from Scotiabank; Call with P. Denton, H. Levy and M. Sharma re cash flow analysis, DIP lending and further property sales;	1.30	550.00	715.00
May 8, 2019	DN	Emails re various; Discuss status and next steps with T. Liu; Arrange continued examination of S. Hutchens; Consider T. Hutchens request for cash; Draft report;	2.50	550.00	1,375.00
May 9, 2019	DN	Draft second report; Emails with Farber re same; Emails re Tanya living expenses request; Emails re further sales; Emails re realtors;	1.40	550.00	770.00
May 10, 2019	TL	Review of second report from Receiver; Call with P. Denton;	0.80	440.00	352.00
May 11, 2019	DN	Review letter from P. Smith with questions re further sales; Emails with P. Denton re same;	0.10	550.00	55.00
May 12, 2019	DN	Review email and attachments from S. Hutchens re tenancy and realtor visit; Emails with P. Smith and P. Denton re same; Review bank record from J. Luistermans; Emails re same; Review	0.60	550.00	330.00

*Continued on Page No. 3*

*Continued from Page No. 2*

	Hillmount commitment letter; Emails re same;			
May 13, 2019 DN	Emails with P. Denton and P. Smith re realtor visit to Theodore; Call with P. Denton re same and DIP lending; Emails and call with J. Luistermans re information request; Discuss report and next steps with T. Liu; Discuss terms of potential continuing receivership with J. Necpal; Draft Second Report;	2.60	550.00	1,430.00
May 13, 2019 TL	Meeting with D. Naymark re second report; Prepare second report; Update and send letter to BMO;	1.80	440.00	792.00
May 14, 2019 DN	Draft report; Discuss same with T. Liu; Call with P. Denton re same; Discuss investigation status and findings with J. Necpal; Review Receiver's borrowing term sheet language; Emails re various; Review and consider living expenses spreadsheet from T. Hutchens;	4.80	550.00	2,640.00
May 14, 2019 DN	1573 Houston - Emails with L. Banack and Farber re interest in purchasing 1573 Houston and appraisal considerations;	0.20	550.00	110.00
May 14, 2019 TL	Prepare summary of information requests and responses; Prepare second Receiver's report; Discuss same with D. Naymark;	5.10	440.00	2,244.00
May 15, 2019 DN	Calls with P. Denton re report, living expenses and DIP lending; Discuss report with T. Liu; Review and revise draft report; Call and emails with K. Boyd, J. Necpal, A. Hassan and C. Vegso re T. Hutchens living expenses; Review response to information request from D. Brik; Draft affidavit of fees;	3.70	550.00	2,035.00
May 15, 2019 DN	42 Clemow - Emails re offers to purchase; Review offer sheet;	0.20	550.00	110.00
May 15, 2019 TL	Prepare second receivers report;	5.40	440.00	2,376.00

*Continued on Page No. 4*

*Continued from Page No. 3*

May 16, 2019 DN	Emails re various; Prepare report appendices; Discuss same with T. Liu; Email to D. Brik re additional question; Prepare for further examination of S. Hutchens; Review companies' responding record; Review T. Hutchens answers to undertakings; Arrange new date for examination of S. Hutchens; Review information from N. Litwack re requests from P. Smith; Draft letter to P. Smith re same;	3.10	550.00	1,705.00
May 16, 2019 DN	42 Clemow - Emails re offer;	0.10	550.00	55.00
May 16, 2019 TL	Prepare second report and appendices;	6.30	440.00	2,772.00
May 17, 2019 DN	Review Companies' Notice of Appearance; Emails with N. Litwack and P. Denton re response to P. Smith; Draft same; Call with P. Denton; Review draft letter to insurer; Emails with M. Sharma re same;	0.60	550.00	330.00
May 17, 2019 TL	Emails with Farber;	0.40	440.00	176.00
May 21, 2019 DN	42 Clemow - Voicemail and email with R. Henderson; Emails with Farber re information needed and remaining steps; Review appraisal report and sale documents;	0.50	550.00	275.00
May 21, 2019 DN	Emails with P. Denton and K. Boyd re T. Hutchens living expenses request; Call with P. Denton and H. Levy re status and next steps; Emails with P. Denton and P. Smith re proposed sales;	0.50	550.00	275.00
May 22, 2019 DN	Call and emails re continuation of S. Hutchens examination; Emails with P. Denton re receiver's certificate; Review same; Review updated living expenses request from T. Hutchens; Emails re same;	0.70	550.00	385.00
May 22, 2019 DN	42 Clemow - Emails with R. Henderson and N. Litwack re Clemow mortgage payout; Emails re approval motion;	0.50	550.00	275.00

*Continued on Page No. 5*

*Continued from Page No. 4*

May 22, 2019 TL	Emails from Receiver;	0.20	440.00	88.00
May 23, 2019 DN	Draft notice of motion;	0.30	550.00	165.00
May 24, 2019 DN	42 Clemow - Voicemails, email and call with R. Henderson re next steps for sale;	0.20	550.00	110.00
May 24, 2019 DN	Emails re various; Calls with P. Denton and M. Sharma re review of information from S. Hutchens undertakings; Prepare for S. Hutchens examination; Review email from N. Litwack re listings;	2.00	550.00	1,100.00
May 24, 2019 DN	33 Theodore - Review listing proposals, agent comments and property photos;	0.10	550.00	55.00
May 24, 2019 DN	1889 Simcoe - Review listing proposals, agent comments and property photos;	0.10	550.00	55.00
May 24, 2019 DN	1790 Cross - Review listing proposals, agent comments and property photos;	0.10	550.00	55.00
May 24, 2019 DN	1179 Cross - Review listing proposals, agent comments and property photos;	0.10	550.00	55.00
May 25, 2019 DN	Review emails from P. Denton re S. Hutchens examination; Review S. Hutchens notice of appearance;	0.10	550.00	55.00
May 26, 2019 DN	Emails re meeting; Prepare for examination of S. Hutchens;	2.50	550.00	1,375.00
May 27, 2019 DN	Call with M. Sharma re financial records review; Prepare for and attend S. Hutchens examination; Emails re CRA issue; Review Farber comments re T. Hutchens living expenses request; Draft notice of motion; Email to Farber re same;	7.10	550.00	3,905.00
May 27, 2019 TL	Prepare for and attend examination of Sandy Hutchens;	4.90	440.00	2,156.00
May 28, 2019 DN	Discuss next steps with T. Liu; Meeting at Farber re status and next steps; Call with K. Boyd re T. Hutchens living expenses and sale of 33 Theodore; Emails re sale of 33 Theodore; Email to	2.20	550.00	1,210.00

*Continued on Page No. 6*

Continued from Page No. 5

	R. Leblanc re Poulson information; Revise notice of motion;			
May 28, 2019 TL	Distribute exhibits from examination of Sandy Hutchens; Emails and meeting with Farber; Review of Notice of Motion;	2.30	440.00	1,012.00
May 29, 2019 DN	367-369 Howey - Call with J. Luistermans re offer to purchase Howey property; Email to N. Litwack re same;	0.10	550.00	55.00
May 29, 2019 DN	Call with J. Luistermans re T. Hutchens assets;	0.10	550.00	55.00
May 29, 2019 TL	Emails from Farber; Update information requests with email to R. Leblanc;	0.10	440.00	44.00
May 30, 2019 DN	Call with P. Denton re status and next steps; Emails re various; Revise notice per client comments; Review new records from S. Hutchens;	1.00	550.00	550.00
May 30, 2019 DN	42 Clemow - Emails re mortgage payout calculation;	0.10	550.00	55.00
May 30, 2019 TL	Emails from Farber;	0.10	440.00	44.00
May 31, 2019 DN	Emails re various; Voicemails and call with P. Denton re missing utility notice issue; Call with P. Smith re various issues; Prepare chambers appointment request form; Email to service list re chambers appointment and further relief sought;	1.90	550.00	1,045.00
May 31, 2019 TL	Review of list of undertakings from Phil Smith; Call with BMO re statements; Email to D. Naymark re same; Call with M. Sharma re contact at CIBC; Email to P. Nagesu (CIBC);	1.50	440.00	660.00

**Total Fees**

41,602.00

**DISBURSEMENTS - Incurred on your behalf**

	<b>Qty</b>	<b>Each</b>	<b>Costs</b>
Apr 26, 2019 Network Reporting - Continued Examination of Tanya Hutchens;			249.00
May 3, 2019 Network Reporting - Transcript - Tanya			956.70

Continued on Page No. 7

In Account with  
**Naymark Law**  
171 John Street, Suite 101  
Toronto, Ontario M5T 1X3

Continued from Page No. 6

Invoice Number: ~~627~~2000705  
Invoice Date: **May 31, 2019**  
File Number: **10197**

	Hutchens Examination (Apr 25)	
May 6, 2019	Centro Legal Works - Corporate Profile Searches	192.00
May 8, 2019	Centro Legal Works - Corporate Profile Report	34.00
May 15, 2019	Vesta Networks - Conference calling	18.08
May 17, 2019	Court Reporter re same day cancellation;	249.00
May 27, 2019	Uber - Car to S. Hutchens examination (DN, TL)	26.83
	<b>Total Disbursements</b>	<u>1,725.61</u>

	Subtotal:	43,327.61
HST Reg No: 803707447RT0001	Harmonized Sales Tax:	<u>5,468.57</u>
GJE 4867	<b>Invoice Total:</b>	<u><u>\$48,796.18</u></u>
	Balance Fwd Apr 30, 2019:	169,009.40
	Payment Rec'd May 28, 2019:	<u><u>(50,000.00)</u></u>
	<b>Balance Due:</b>	<u><u>\$167,805.58</u></u>

**Billing Summary:**

Initials	Billed by	Total Hours	Rate	Total Billing
DN	Daniel Naymark	48.20	550.00	26,510.00
TL	Terrence Liu	34.30	440.00	15,092.00
	<b>Total Billing</b>	<u>82.50</u>		<u>\$41,602.00</u>

Please make Cheque(s) payable to "Naymark Law"

*Invoices are payable when rendered.  
Interest on outstanding accounts at  
0.42% per month, 5% per annum.*

Per:

  
Signature: Daniel Naymark

E&OE

THIS IS EXHIBIT E REFERRED TO  
IN THE AFFIDAVIT OF TERRENCE LIU  
SWORN BEFORE ME, THIS 13<sup>TH</sup> DAY  
OF AUGUST, 2019

A handwritten signature in blue ink, appearing to be 'JR', is written over a horizontal line.

A Commissioner Etc.



# Statement of Fees & Disbursements <629>

In Account with

**NAYMARK LAW**

171 John Street, Suite 101  
Toronto, Ontario M5T 1X3  
Phone: (416) 640-6078 Fax: (647) 660-5060

Invoice Number: **2000711**  
Invoice Date: **June 30, 2019**  
File Number: **10197**

To: **A. Farber & Partners Inc.**  
Hylton Levy  
150 York Street, Suite 1600  
Toronto ON M5H 3S5

Matter: Sandy Hutchens and Tanya  
Hutchens

Contact: Daniel Naymark

Reference: **Sandy Hutchens and Tanya Hutchens**

OUR FEES - In connection with the above matter			Hours	Rate	Fees
Jun 1, 2019	TL	Prepare third report of the Receiver; Emails re same;	2.80	440.00	1,232.00
Jun 1, 2019	DN	42 Clemow - Emails with R. Henderson and N. Litwack re 42 Clemow sale and payout calculation;	0.10	550.00	55.00
Jun 1, 2019	DN	Review draft third report; Emails with T. Liu and N. Litwack re same;	0.30	550.00	165.00
Jun 2, 2019	TL	Prepare third report of the Receiver;	3.00	440.00	1,320.00
Jun 2, 2019	DN	Emails re Meridian properties; Review and revise draft third report; Emails re same;	0.80	550.00	440.00
Jun 3, 2019	TL	Email from John Karkooutlian (National Bank); Prepare Third Report and Motion Record; Prepare draft order; Email with Norma Zakarian (BMO) re bank statements; Email to Paul Denton re disbursement for BMO bank statements; Prepare Amended Notice of Motion; Prepare Brief of confidential appendices to Third Report; Service of Motion Record and Brief of Confidential Appendices on Service List;	7.00	440.00	3,080.00
Jun 3, 2019	DN	Discuss next steps with T. Liu; Emails re various; Revise draft third report per N. Litwack comments; Voicemails and call with H. Levy re next steps; Review S. Hutchens answers to undertakings;	1.20	550.00	660.00

Continued on Page No. 2

Continued from Page No. 1

		Review and revise draft orders;			
Jun 4, 2019	TL	File motion record and brief of confidential appendices with commercial list; Email with Farber re website publication; Email to Jerry Cusmariu re draft order language;	0.90	440.00	396.00
Jun 4, 2019	DN	331 Regent - Voicemail and call with A. Hache re sale of 331 Regent Street;	0.30	550.00	165.00
Jun 4, 2019	DN	Revise draft order; Emails re same and position on sales; Discuss Receiver's motion and recognition and enforcement application with J. Necpal;	0.80	550.00	440.00
Jun 5, 2019	DN	Emails re various; Call with H. Levy re Receiver's motion and next steps; Revise draft order; Call with P. Denton re outstanding information; Call with P. Smith re timetable for motion; Review draft schedule to agreements of purchase and sale;	1.50	550.00	825.00
Jun 5, 2019	DN	1573 Houston - Email to L. and A. Banack re potential sale approval;	0.10	550.00	55.00
Jun 5, 2019	DN	331 Regent - Calls with A. Hache re desire for sale and mortgage default; Emails with A. Hache and Farber re same;	0.40	550.00	220.00
Jun 5, 2019	TL	Review of statements from BMO; Prepare draft orders;	0.60	440.00	264.00
Jun 6, 2019	DN	Call and email with K. Boyd re upcoming motion; Call with H. Levy, P. Denton and N. Litwack re next steps; Call with P. Denton and emails re S. Hutchens living expenses; Prepare for chambers appointment; Emails re same; Revise and circulate draft order; Prepare for chambers appointment;	2.20	550.00	1,210.00
Jun 6, 2019	TL	Review of BMO bank account statements; Email to Farber re same;	0.10	440.00	44.00
Jun 7, 2019	DN	Attend chambers appointment; Email to	0.80	550.00	440.00

Continued on Page No. 3

Continued from Page No. 2

		service list re outcome of same; Email to J. Cusmariu re approval, vesting and payout order;			
Jun 7, 2019	DN	42 Clemow - Emails with R. Henderson re sale of Clemow property;	0.10	550.00	55.00
Jun 7, 2019	TL	Emails with Farber;	0.20	440.00	88.00
Jun 9, 2019	DN	Email to T. Liu re next steps; Review information from P. Denton re T. Hutchens undertakings; Review T. Hutchens undertakings charts and transcript re missed undertaking; Draft email to K. Boyd and B. Sachdeva re same and completion of examination;	0.60	550.00	330.00
Jun 10, 2019	DN	Emails re various; Review and revise draft information request letters;	0.40	550.00	220.00
Jun 10, 2019	TL	Correspondence to CIBC; Email to M. Sharma re follow up on financial institutions that have contacted Farber; Draft information requests to George Soule, Timothy Diamond, Robert Kelava, and Angelo Butera;	3.30	440.00	1,452.00
Jun 11, 2019	TL	Emails to Farber;	0.20	440.00	88.00
Jun 11, 2019	DN	Meeting at Farber offices re cash flow analysis; Discuss same with T. Liu; Email to counsel for applicants and Colorado plaintiffs re investigation update call; Emails and call with P. Denton and H. Levy re further sales;	1.70	550.00	935.00
Jun 11, 2019	DN	367-369 Howey - Emails with N. Litwack re discussion with J. Luistermans;	0.10	550.00	55.00
Jun 12, 2019	DN	Emails re additional sales and completion of T. Hutchens examination;	0.10	550.00	55.00
Jun 12, 2019	TL	Emails with Farber;	0.10	440.00	44.00
Jun 13, 2019	DN	Emails re access to 1779 Cross Street and call with counsel; Emails re access to new properties;	0.30	550.00	165.00
Jun 14, 2019	DN	42 Clemow - Emails re closing of Clemow	0.10	550.00	55.00

Continued on Page No. 4

*Continued from Page No. 3*

		sale;			
Jun 14, 2019	DN	Review letter from C. Vegso;	0.10	550.00	55.00
Jun 15, 2019	DN	Emails re London Plaintiff information request;	0.10	550.00	55.00
Jun 16, 2019	DN	Emails re various;	0.20	550.00	110.00
Jun 17, 2019	DN	1573 Houston - Emails with L. Banack re status;	0.10	550.00	55.00
Jun 17, 2019	DN	Emails with N. Litwack and P. Denton re obstruction of Cross Street sales; Draft letter to P. Smith re same; Email to K. Boyd re T. Hutchens undertakings and examination; Emails with N. Litwack re registration of order; Email to Farber re preparation for call with Pennsylvania and Colorado groups;	0.90	550.00	495.00
Jun 17, 2019	TL	Emails with Farber; Review of questions prepared for Tanya examination;	0.20	440.00	88.00
Jun 18, 2019	DN	Emails re various; Call with C. Vegso; Call with P. Denton and N. Litwack re property issues;	0.70	550.00	385.00
Jun 18, 2019	TL	Resend information request to T. Diamond; Call to Jennifer Ricci (counsel for Angelo Butera);	0.70	440.00	308.00
Jun 19, 2019	DN	Emails re various; Call with Farber re summaries of investigation; Discuss same with T. Liu; Review questions for T. Hutchens from M. Sharma;	1.20	550.00	660.00
Jun 19, 2019	TL	Review of cashflow analysis from Farber; Prepare and serve notice of examination re Tanya Hutchens; Conference call with D. Naymark and Farber; Call with Karen Kimel re cashflow summaries;	2.50	440.00	1,100.00
Jun 20, 2019	DN	Call with M. Sharma re transactions for T. Hutchens examination; Review documents for presentation re investigation findings; Call with P. Denton re same; Emails re property	2.40	550.00	1,320.00

*Continued on Page No. 5*

Continued from Page No. 4

		sales; Review investigation summary documents; Call and email with G. Caplan re funding for US proceeding; Attend Farber offices for presentation re investigation findings;			
Jun 20, 2019	TL	Emails from Farber re upcoming conference call with stakeholders; Review of additional documents and summaries from Farber re same; Review of draft order from J. Nepal re consent to recognition and enforcement; Attend conference call re update on findings by Receiver;	2.30	440.00	1,012.00
Jun 21, 2019	DN	Review and consider draft judgment; Emails re same and bank records; Voicemails from T. Diamond;	0.60	550.00	330.00
Jun 21, 2019	TL	Call with Timothy Diamond; Review of response to undertakings from T. Hutchens;	0.40	440.00	176.00
Jun 22, 2019	DN	1779 Cross - Emails with P. Smith and P. Denton re listing amount;	0.10	550.00	55.00
Jun 22, 2019	DN	Review revised living expenses request from T. Hutchens; Emails re same;	0.30	550.00	165.00
Jun 23, 2019	DN	1779 Cross - Emails re list price and market value of 1779 Cross Street;	0.20	550.00	110.00
Jun 23, 2019	DN	Review emails from H. Langer re American Escrow transactions; Emails to Farber re same;	0.20	550.00	110.00
Jun 24, 2019	DN	1779 Cross - Review realtor opinion of value; Emails with N. Litwack and P. Smith re same and list price;	0.20	550.00	110.00
Jun 24, 2019	DN	Call with J. Luistermans; Call with H. Langer; Review S. Hutchens transcript; Emails with J. Nepal re draft judgment;	0.50	550.00	275.00
Jun 24, 2019	TL	Email and call with P. Denton; Email to Christian Laidlaw re Tanya's undertakings; Email to Justin Nepal re	0.40	440.00	176.00

Continued on Page No. 6

Continued from Page No. 5

		Order of Justice Penny;			
Jun 25, 2019	DN	1779 Cross - Emails with Farber group re obstruction of sale;	0.30	550.00	165.00
Jun 25, 2019	DN	33 Theodore - Emails with K. Boyd re vacating property and substitution of other properties; Review letter from K. Boyd re same;	0.20	550.00	110.00
Jun 25, 2019	DN	Call with P. Denton re questions for T. Hutchens;	0.10	550.00	55.00
Jun 25, 2019	TL	Emails with Farber re obstruction of property showings;	0.10	440.00	44.00
Jun 26, 2019	DN	Emails re Additional Properties; Emails re T. Hutchens living expenses; Prepare for continued examination of T. Hutchens; Call with P. Denton and M. Sharma re transactions to review at examination and next steps;	3.90	550.00	2,145.00
Jun 26, 2019	TL	Review response to undertakings from T. Hutchens; Prepare questions for examination fo T. Hutchens;	2.20	440.00	968.00
Jun 27, 2019	TL	Prepare documents for examination of T. Hutchens;	0.30	440.00	132.00
Jun 27, 2019	DN	Prepare for and attend examination of T. Hutchens; Voicemails with H. Levy; Review comments re living expenses from N. Litwack;	2.60	550.00	1,430.00
Jun 28, 2019	DN	1883 Simcoe - Review agreement of purchase and sale; Email from N. Litwack re same;	0.10	550.00	55.00
Jun 29, 2019	DN	Call with H. Levy re status and next steps; Email to K. Boyd;	0.40	550.00	220.00
Jun 30, 2019	DN	Review email from P. Denton re status of sales and service list;	0.20	550.00	110.00
Jun 30, 2019	DN	1779 Cross Street - Review realtor reports re obstruction; Email to P. Smith re same;	0.30	550.00	165.00

**Total Fees**

**27,302.00**

In Account with  
**Naymark Law**  
171 John Street, Suite 101  
Toronto, Ontario M5T 1X3

Continued from Page No. 6

Invoice Number: <6352000711  
Invoice Date: **June 30, 2019**  
File Number: **10197**

<b>DISBURSEMENTS - Incurred on your behalf</b>		<b>Qty</b>	<b>Each</b>	<b>Costs</b>
May 28, 2019	Court Reporter re examination of Sandy Hutchens;			261.00
Jun 3, 2019	May 2019 printing/copying costs;	87.00	0.25	21.75
Jun 15, 2019	Process server fee - filing order of Penny J.;			35.00
Jun 24, 2019	Transcript (Sandy Hutchens Examination);			798.50
Jun 25, 2019	Process server fees - filing of motion materials;			120.00
Jun 25, 2019	Court filing fee - motion materials;			320.00
<b>Total Disbursements</b>				<u>1,556.25</u>

		Subtotal:	28,858.25
HST Reg No: 803707447RT0001		Harmonized Sales Tax:	<u>3,709.97</u>
GJE 4990		<b>Invoice Total:</b>	<u><u>\$32,568.22</u></u>
		Balance Fwd May 31, 2019:	167,805.58
		Payment Rec'd Jun 13, 2019:	<u>(20,000.00)</u>
		<b>Balance Due:</b>	<u><u>\$180,373.80</u></u>

**Billing Summary:**

<b>Initials</b>	<b>Billed by</b>	<b>Total Hours</b>	<b>Rate</b>	<b>Total Billing</b>
DN	Daniel Naymark	27.80	550.00	15,290.00
TL	Terrence Liu	27.30	440.00	12,012.00
		<b>Total Billing</b>	<u>55.10</u>	<u>\$27,302.00</u>

Please make Cheque(s) payable to "Naymark Law"

*Invoices are payable when rendered.  
Interest on outstanding accounts at  
0.42% per month, 5% per annum.*

Per:   
Signature: Daniel Naymark

E&OE

THIS IS EXHIBIT D REFERRED TO  
IN THE AFFIDAVIT OF TERRENCE LIU  
SWORN BEFORE ME, THIS 13<sup>TH</sup> DAY  
OF AUGUST, 2019

A handwritten signature in blue ink, appearing to be "J. H.", is written over a horizontal line.

A Commissioner Etc.



# Statement of Fees & Disbursements <637>

*In Account with*

**NAYMARK LAW**

171 John Street, Suite 101  
Toronto, Ontario M5T 1X3  
Phone: (416) 640-6078 Fax: (647) 660-5060

*Invoice Number:* **2000758**

*Invoice Date:* **July 31, 2019**

*File Number:* **10197**

*To:* **A. Farber & Partners Inc.**  
Hylton Levy  
150 York Street, Suite 1600  
Toronto ON M5H 3S5

*Matter:* Sandy Hutchens and Tanya  
Hutchens

*Contact:* Daniel Naymark

*Reference:* **Sandy Hutchens and Tanya Hutchens**

<b>OUR FEES - In connection with the above matter</b>			<b>Hours</b>	<b>Rate</b>	<b>Fees</b>
Jul 2, 2019	DN	Emails re living expenses; Calls with K. Boyd re same; Call with H. Levy re status and next steps;	0.70	550.00	385.00
Jul 2, 2019	DN	1889 Simcoe - Emails with N. Litwack re valuation and sales update;	0.10	550.00	55.00
Jul 2, 2019	DN	1790 Cross - Emails with N. Litwack re valuation, sales update and offer;	0.20	550.00	110.00
Jul 2, 2019	DN	1779 Cross - Emails with N. Litwack re valuation and sales update; Review realtor photos re obstruction;	0.50	550.00	275.00
Jul 3, 2019	DN	Emails re various; Call with P. Denton;	0.40	550.00	220.00
Jul 3, 2019	DN	1573 Houston - Emails re interested purchasers and next steps;	0.10	550.00	55.00
Jul 4, 2019	DN	Emails re various; Call and emails with K. Boyd re living expenses and property sales; Call with H. Levy and P. Denton re status and next steps; Review and revise draft consent judgment; Review letter from C. Vegso re sales; Discuss same with J. Necpal;	1.80	550.00	990.00
Jul 4, 2019	DN	42 Clemow - Emails with P. Denton re receiver's certificate;	0.10	550.00	55.00
Jul 4, 2019	DN	1779 Cross Street - Review agreement of purchase and sale; Emails re same;	0.10	550.00	55.00
Jul 4, 2019	TL	Emails with Farber re property sales and obstruction issues; Call with M. Sharma	0.60	440.00	264.00

*Continued on Page No. 2*

*Continued from Page No. 1*

		re status of undertakings and information requests;			
Jul 5, 2019	DN	Call with H. Levy re draft judgment; Attend chambers appointment; Discuss next steps with T. Liu; Emails re various;	1.50	550.00	825.00
Jul 5, 2019	DN	42 Clemow - Emails re receiver's certificate;	0.10	550.00	55.00
Jul 5, 2019	DN	1779 Cross - Emails with N. Litwack re status and next steps;	0.20	550.00	110.00
Jul 5, 2019	TL	Update status of information requests and undertakings; Call with M. Sharma re same;	1.10	440.00	484.00
Jul 8, 2019	DN	1779 Cross - Emails with N. Litwack re proposed sale terms;	0.20	550.00	110.00
Jul 8, 2019	TL	1779 Cross - Email from Farber re sale of 1779 Cross Street;	0.10	440.00	44.00
Jul 9, 2019	DN	Emails with P. Denton and J. Nepal re calls with T. Hutchens and B. Sachdeva;	0.20	550.00	110.00
Jul 9, 2019	DN	331 Regent - Voicemail from A. Hache; Emails with Farber re Hache mortgage;	0.10	550.00	55.00
Jul 9, 2019	TL	Collect and prepare exhibits from examinations of T. Hutchens; Send email to B. Sachdeva re exhibits; Emails from Farber re real estate sales and website updates; Email from M. Sharma re updated information requests;	0.70	440.00	308.00
Jul 10, 2019	DN	Emails with J. Nepal re proposed sales; Emails with B. Sachdeva and H. Levy re living expenses; Emails re T. Hutchens examination transcript; Call with H. Levy and N. Litwack re status and next steps;	0.80	550.00	440.00
Jul 10, 2019	DN	1790 Cross - Review sale documentation and email re same;	0.10	550.00	55.00
Jul 10, 2019	DN	1779 Cross - Review sale documentation and email re same;	0.10	550.00	55.00

*Continued on Page No. 3*

*Continued from Page No. 2*

Jul 10, 2019	DN	1889 Simcoe - Review sale documentation and email re same;	0.10	550.00	55.00
Jul 11, 2019	DN	Emails re various; Call with P. Denton;	0.70	550.00	385.00
Jul 12, 2019	TL	Correspondence from Cole Vegso and review of additional documents provided; Email to Farber re same;	0.20	440.00	88.00
Jul 12, 2019	DN	Review letter from C. Vegso; Review new Colorado ruling; Emails re same;	0.20	550.00	110.00
Jul 16, 2019	DN	Emails re living expenses and proposed sales; Call with P. Denton re living expenses; Review email from Hutchens creditor;	0.70	550.00	385.00
Jul 17, 2019	DN	Emails with K. Boyd and N. Litwack re living expenses, receiver notices and next steps;	0.20	550.00	110.00
Jul 17, 2019	DN	1779 Cross - Email to P. Smith re vacating property;	0.10	550.00	55.00
Jul 18, 2019	DN	Emails re various; Review updated budget from T. Hutchens;	0.40	550.00	220.00
Jul 19, 2019	DN	Emails re living expenses and report;	0.10	550.00	55.00
Jul 22, 2019	DN	Call with B. Sachdeva re status and next steps; Review LTB application from S. Hutchens; Emails re various;	0.60	550.00	330.00
Jul 23, 2019	DN	Review email from T. Liu re documents from R. Poulson; Email to Commercial List;	0.20	550.00	110.00
Jul 23, 2019	TL	Review of documents from R. Leblanc; Email to D. Naymark re same;	1.50	440.00	660.00
Jul 24, 2019	DN	Emails re obstruction of sales by T. Hutchens and S. Hutchens; Call with P. Denton and H. Levy re same and accounting analysis; Emails re Penny J. availability for chambers appointments and short motions;	0.70	550.00	385.00
Jul 24, 2019	TL	Emails re property sales; Review and prepare fourth report;	0.10	440.00	44.00
Jul 25, 2019	DN	Call with P. Denton;	0.10	550.00	55.00

*Continued on Page No. 4*

*Continued from Page No. 3*

Jul 26, 2019	DN	1779 Cross - Review notices from Landlord Tenant Board; Call with LTB; Email to LTB Vice Chair;	1.00	550.00	550.00
Jul 26, 2019	DN	Emails re Hutchens; Review forensic investigation documents; Call re forensic investigation with P. Denton and M. Sharma;	0.60	550.00	330.00
Jul 26, 2019	TL	Emails and conference call with Farber re status of investigation;	0.70	440.00	308.00
Jul 28, 2019	DN	1573 Houston - Emails with L. Banack re status of sale of property; Email to Farber group re same;	0.20	550.00	110.00
Jul 29, 2019	TL	Call with Paul Denton;	0.10	440.00	44.00
Jul 30, 2019	DN	Email from J. Necpal re sales;	0.10	550.00	55.00
Jul 31, 2019	DN	Calls with H. Levy and T. Liu re next steps; Call with P. Smith re S. Hutchens contempt; Emails re various; Review and revise draft order;	0.80	550.00	440.00
Jul 31, 2019	TL	Emails with Farber; Prepare follow-up information re requests to Poulson and Spiro; Call with D. Naymark; Prepare draft order;	2.50	440.00	1,100.00
Jul 31, 2019	DN	Review letter from LTB Vice-Chair;	0.10	550.00	55.00
Jul 31, 2019	TL	331 Regent - Call from Angie Hache;	0.10	440.00	44.00
<b>Total Fees</b>					<b>11,198.00</b>

**DISBURSEMENTS - Incurred on your behalf**

		<b>Qty</b>	<b>Each</b>	<b>Costs</b>
Jun 27, 2019	Court reporter fee - continued examination of T. Hutchens;			249.00
Jun 30, 2019	June printing;	93.00	0.25	23.25
Jul 10, 2019	Transcript - Continued examination of T. Hutchens;			419.30
<b>Total Disbursements</b>				<b>691.55</b>

*Continued on Page No. 5*

In Account with  
**Naymark Law**  
171 John Street, Suite 101  
Toronto, Ontario M5T 1X3

Continued from Page No. 4

Invoice Number: ~~6412~~2000758  
Invoice Date: July 31, 2019  
File Number: 10197

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	Subtotal:	11,889.55
HST Reg No: 803707447RT0001	Harmonized Sales Tax:	1,545.64
GJE 5158	<b>Invoice Total:</b>	<b>\$13,435.19</b>
	Balance Fwd Jun 30, 2019:	180,373.80
	<b>Balance Due:</b>	<b>\$193,808.99</b>

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**Billing Summary:**

Initials	Billed by	Total Hours	Rate	Total Billing
DN	Daniel Naymark	14.20	550.00	7,810.00
TL	Terrence Liu	7.70	440.00	3,388.00
		<b>Total Billing</b>	21.90	\$11,198.00

Please make Cheque(s) payable to "Naymark Law"

*Invoices are payable when rendered.  
Interest on outstanding accounts at  
0.42% per month, 5% per annum.*

Per:

  
Signature: Daniel Naymark

E&OE

STEVENS *et al.*  
Applicants

-and-

HUTCHENS *et al.*  
Respondents

Court File No. CV-18-608271-00CL

***ONTARIO***  
**SUPERIOR COURT OF JUSTICE**  
**COMMERCIAL LIST**

Proceeding commenced at TORONTO

**AFFIDAVIT OF TERRENCE LIU**

**NAYMARK LAW**  
171 John Street, Suite 101  
Toronto, ON M5T 1X3

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tliu@naymarklaw.com

Lawyers for the Receiver,  
A. Farber & Partners Inc.

STEVENS *et al.*  
Applicants

-and-

HUTCHENS *et al.*  
Respondents

Court File No. CV-18-608271-00CL

***ONTARIO***  
**SUPERIOR COURT OF JUSTICE**  
**COMMERCIAL LIST**

Proceeding commenced at TORONTO

**MOTION RECORD OF THE RECEIVER**  
**(Motion Returnable June 7, 2019)**

**NAYMARK LAW**  
171 John Street, Suite 101  
Toronto, ON M5T 1X3

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Lawyers for the Receiver,  
A. Farber & Partners Inc.