



Affidavit #2 of Derek Lai,  
sworn May 28, 2024

No. S236296  
Vancouver Registry

**IN THE SUPREME COURT OF BRITISH COLUMBIA**

**IN THE MATTER OF THE *STRATA PROPERTY ACT*, S.B.C. 1998, c.43**

**and**

**IN THE MATTER OF THE APPLICATION FOR THE WIND-UP OF  
STRATA PLAN NW2599**

**BETWEEN:**

THE OWNERS, STRATA PLAN NW2599,  
CROWE MACKAY & COMPANY LTD., AS LIQUIDATOR OF  
THE OWNERS, STRATA PLAN NW2599,  
and each the parties set out in Appendix "A" to the Petition

**PETITIONER**

**AND:**

VANCOUVER CITY SAVINGS CREDIT UNION,  
RELIABLE MORTGAGES INVESTMENT CORP.,  
TORONTO DOMINION BANK,  
COAST CAPITAL SAVINGS FEDERAL CREDIT UNION,  
ROYAL BANK OF CANADA,  
SCOTIA MORTGAGE CORPORATION,  
COMPUTERSHARE TRUST COMPANY OF CANADA,  
CANADIAN IMPERIAL BANK OF COMMERCE,  
FIRST WEST CREDIT UNION,  
THE BANK OF NOVA SCOTIA,  
THE CROWN IN RIGHT OF BRITISH COLUMBIA,  
CITY OF CHILLIWACK  
and each the parties set out in Appendix "B" to the Petition

**RESPONDENTS**

**AFFIDAVIT**

I, Derek Lai, Chartered Professional Accountant, of Crowe MacKay & Company Ltd., of 1100 –  
1177 West Hastings Street, Vancouver, British Columbia, MAKE OATH AND SAY AS  
FOLLOWS:

1. I am a senior vice president of Crowe MacKay & Company Ltd. ("**Crowe MacKay**" or the "**Liquidator**"), and as such have personal knowledge of the facts and matters hereinafter deposed to, save and except where the same are stated upon information and belief, and, as to such facts, I verily believe the same to be true.
  
2. As I recounted in my first affidavit, Crowe MacKay, represented by me, was appointed the liquidator of The Owners, Strata Plan NW2599 ("**Hazelwood Manor Strata**") by way of resolution passed at a special general meeting of Hazelwood Manor Strata held on August 24, 2023. That appointment was confirmed by the order of Justice Iyer granted October 23, 2023 (the "**Confirmation Order**"), pursuant to s. 278.1 of the *Strata Property Act*.
  
3. Among other things, the Confirmation Order also approved the sale of the Hazelwood Manor Strata lands to Ratzlaff Development Corp. pursuant to a written purchase and sale agreement dated July 4, 2023, as amended (the "**PSA**"). In my role as Liquidator (and with the assistance of Lawson Lundell LLP (**Lawsons**), legal counsel for Hazelwood Manor Strata), I assisted with the wind-up and sale of Hazelwood Manor Strata.
  
4. The PSA closed in December 2023 (the "**Completion Date**"). Based on information I received from Lawsons, I understand that in advance of the Completion Date, each of the Hazelwood Manor Strata owners signed an Irrevocable Authorization and Direction to Pay, which directed Lawson Lundell LLP to disburse each owner's portion of the net sale proceeds, save for a portion of the proceeds that were held back for payment of fees, including those owing to Crowe MacKay and Lawson Lundell LLP, and attaching a trust reconciliation statement. Attached hereto and marked as **Exhibit "A"** is a true copy of an Irrevocable Authorization and Direction to Pay signed by an owner of the Hazelwood Manor Strata, redacted to protect that owner's personal information. I understand based on discussions with Lisa Frey, a lawyer at Lawsons and counsel for the Hazelwood Manor Strata, and verily believe that she oversaw the completion of the PSA and that each of the strata lot owners signed similar forms, attaching similar trust reconciliation statements in respect of their units.
  
5. As part of the filing requirements from the Land Title Office associated with the wind-up, I executed a Form E – Certificate for Section 283 of the *Strata Property Act*. In the certificate, it

was confirmed that prior to being discharged by the court, the Liquidator will complete the final accounts for the strata corporation and will provide all of the owners with such final accounting. Attached hereto and marked as **Exhibit "B"** to this affidavit is a true copy of the certificate.

6. Attached hereto and marked as **Exhibit "C"** to this affidavit is a true copy of a letter from me to the Hazelwood Manor Strata (via its property manager, Colyvan Pacific) dated February 16, 2024, providing Crowe MacKay's first and final billing in respect of this matter. Crowe MacKay's total fees arising from its involvement with this matter (as Liquidator) total \$13,500.00 (inclusive of taxes and disbursements). As the Liquidator's involvement with this matter draws to a close, I confirm that Crowe MacKay does not intend to issue any further invoices prior to its discharge at this time, unless there are unforeseen surprises leading up to the Liquidator's discharge.

7. I am advised by Sarah Hannigan, a lawyer at Lawsons and counsel for the Hazelwood Manor Strata, and verily believe, that Lawsons' total legal fees to date (inclusive of taxes and disbursements) in respect of this matter are as follows:

<b>Invoice Date</b>	<b>Invoice No.</b>	<b>Amount Owing</b>
June 9, 2023	1231348	\$1,366.40
June 26, 2023	1234593	\$3,864.45
July 21, 2023	1239462	\$15,447.94
August 18, 2023	1242506	\$32,187.15
September 15, 2023	1245679	\$24,620.35
October 16, 2023	1248759	\$9,994.36
December 28, 2023	1261391	\$16,142.78
December 31, 2023	1264705	\$7,695.18
February 16, 2024	1270667	\$6,488.20
March 25, 2024	1275012	\$2,094.05
April 22, 2024	1278962	\$1,989.12
Work in progress (not yet billed as of May 28, 2024)	N/A	\$5,041.20
<b>TOTAL:</b>		\$126,931.18

8. Attached hereto and marked as **Exhibit "D"** to this affidavit are true copies of Lawsons' issued invoices (with privileged information redacted).

9. I am further advised by Ms. Hannigan, and verily believe, that Lawsons has agreed to cap

its fees to conclude this matter at \$5,000 (including taxes and disbursements), reflecting its estimated billings for services primarily related to the preparation and hearing of the Liquidator's discharge application.

SWORN BEFORE ME at Vancouver,  
British Columbia, this 28<sup>th</sup> day of May,  
2024

\_\_\_\_\_  
A Commissioner for taking Affidavits for  
British Columbia

**JONATHAN McNAIR**  
A Commissioner for Oaths in and  
for the Province of British Columbia  
Expiry date: June 30, 2024

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DEREK LAI

**IRREVOCABLE AUTHORIZATION AND DIRECTION TO PAY**

TO: LAWSON LUNDELL LLP  
Barristers and Solicitors  
1600 - 925 West Georgia Street  
Vancouver, B.C., V6C 3L2

Re: Sale of Unit [REDACTED] - 9282 Hazel Street, Chilliwack, BC formerly legally described as  
PID No.: [REDACTED]-[REDACTED]; Strata Lot [REDACTED] District Lot 332 Group 2 NWD Strata Plan  
NWS2599 (the "Property")  
Closing Date: December 1, 2023

The undersigned hereby irrevocably authorizes and directs that the net sale proceeds for the sale of the Property paid to Lawson Lundell LLP, In Trust, shall be disbursed as set out in the attached Trust Reconciliation Statement. The remaining funds are to be paid:

- By cheque to:  
[REDACTED]

and provided to the undersigned by *[please choose one of the following options]*:

- Made available for pick up at the offices of Lawson Lundell LLP (address noted above);  
or
- Mailed to the undersigned at the following address;

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

AND for so doing this shall be your sufficient warrant and authority. This Direction may be signed in counterparts and delivered by fax or any other electronic means.

DATED EFFECTIVE December 1, 2023.

[REDACTED]

<p>This is Exhibit "A" referred to in the affidavit of Derek Lai made before me at Vancouver, B.C., on May <u>18<sup>th</sup></u>, 2024.</p> <p>_____ A Commissioner for taking Affidavits within British Columbia.</p>
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**JONATHAN McNAIR**  
A Commissioner for Oaths in and  
for the Province of British Columbia  
Expiry date: June 30, 2024

## TRUST RECONCILIATION

Sale of Unit [REDACTED] - 9282 Hazel Street, Chilliwack, B.C.

formerly legally described as:

PID [REDACTED], Strata Lot [REDACTED] District Lot 332 Group 1 Strata Plan NWS2599

Vendor: [REDACTED]

Purchaser: 1448007 B.C. LTD.

Closing Date: December 1, 2023

DESCRIPTION	IN	OUT
<i>Net Sale Proceeds:</i>		
Received from Linley Welwood, Vendor's portion of net sale proceeds in accordance with the approved Vendor's Statement of Adjustments	\$96,123.40	
<i>Deposits:</i>		
Vendor's portion of Deposits paid by the Purchaser to Lawson Lundell LLP	\$11,645.00	
<i>Contingency Reserve Fund:</i>		
Initial payout of owners portion of Contingency Reserve Fund based on Unit Entitlement - $\$740,000.00 \times 22862/1000000 = \$16,917.88$	\$16,917.88	
<i>Insurance Funds - (not applicable)</i>	\$0.00	
<i>Maintenance Fees - (not applicable)</i>		\$0.00
<i>Outstanding Property Taxes - (not applicable)</i>		\$0.00
<i>First Mortgage Payout - (not applicable)</i>		\$0.00
<i>First Mortgage Payment Holdback - (not applicable)</i>		\$0.00
<i>Second Mortgage Payout - (not applicable)</i>		\$0.00
<i>Second Mortgage Payment Holdback - (not applicable)</i>		\$0.00
<i>Retainer/Holdback - Liquidator Fees, Disbursements etc.:</i>		
Fees, disbursements and other charges plus applicable taxes incurred by Crowe Mackay & Company Ltd. - $\$13,500.00 \times 22862/1000000 = \$314.42$		\$314.42
<i>Sale of Property - Lawson Lundell LLP Fees, Disbursements etc.:</i>		
Legal fees, disbursements and other charges plus applicable taxes incurred by Lawson Lundell LLP in respect of the sale of the Property (to September 30, 2023) - $\$82,249.80 \times 22862/1000000 = \$1,880.40$		\$1,880.40

DESCRIPTION	IN	OUT
<i>Retainer/Holdback – Future Lawson Lundell LLP Fees, Disbursements etc.:</i> Estimated legal fees, disbursements and other charges plus applicable taxes incurred by Lawson Lundell LLP in respect of the sale of the Property (from October 1, 2023) - $\$93,250.17 \times 22862/1000000 = \$2,131.89$		\$2,131.89
<i>Balance of Net Sale Proceeds:</i> Paid to ██████████ balance of funds remaining in trust *See Note Below		\$120,359.57
	<u>\$124,686.28</u>	<u>\$124,686.28</u>

E. & O. E.

\*Amounts as at December 1, 2023 which are subject to change based on actual payout date and/or receipt of payout statement(s) from Lender(s)/Financial Charge Holder(s)

*Strata Property Act*  
**FORM E**

**CERTIFICATE OF STRATA CORPORATION**

*(Sections 78, 79, 80, 100, 214, 257, 259, 261, 262, 263, 266, 269, 274, 283 of the Act and sections 17.20 to 17.22 of the Regulation)*

**CERTIFICATE FOR SECTION 283**

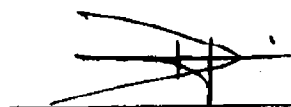
The Liquidator for The Owners, Strata Plan NWS2599 (the "**Strata Corporation**") hereby certifies that the attached resolution referred to in Section 283 of the *Strata Property Act* was passed by a resolution passed by a 80% vote at an annual or special general meeting held on the 24<sup>th</sup> day of August, 2023.

The attached resolutions were passed pursuant to Section 277 of the *Strata Property Act* and approved the estimated costs of the winding up of the Strata Corporation as set out in section 4 of the resolutions.

For the purposes of section 165(4)(f) of the *Land Title Act*, execution of the attached instrument has been approved by a resolution at an annual or special general meeting in accordance with the requirements of the *Strata Property Act*, and the instrument conforms to the resolution.

At the time of the filing of the windup documentation in the Land Title Office, the Strata Corporation's accounts have not yet been finalized. The Liquidator, as a BC Supreme Court ("**BCSC**") confirmed Liquidator, will prior to being discharged as Liquidator by the BCSC, complete the final accounts for the Strata Corporation and will provide all of the owners with such final accounting, and any owner may dispute that final accounting as part of the BCSC hearing approving the discharge of the Liquidator.

Dated: January 4, 2024.



Name: Derek Lai,  
Crowe MacKay & Company Ltd.,  
Liquidator for The Owners, Strata Plan NWS2599  
(the Lands formerly known  
as Strata Plan NWS2599)

**JONATHAN McNAIR**  
A Commissioner for Oaths in and  
for the Province of British Columbia  
Expiry date: June 30, 2024

This is Exhibit "B" referred to in the affidavit of Derek Lai made before me at Vancouver, B.C., on May 28<sup>th</sup>, 2024.

A Commissioner for taking Affidavits within  
British Columbia.



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**CERTIFIED COPY OF  
STRATA CORPORATION RESOLUTIONS**

The undersigned, being members of the Strata Council of The Owners, Strata Plan NWS2599 (the "Strata Corporation") do HEREBY CERTIFY the following to be a true copy of a resolution duly passed by the Strata Corporation the 24<sup>th</sup> day of August, 2023, which resolution has not been rescinded, altered or amended and is in full force and effect as of the date hereof.

**HAZELWOOD MANOR - SPECIAL GENERAL MEETING  
THE OWNERS, STRATA PLAN NWS2599 (the "STRATA CORPORATION")**

**WHEREAS:**

- A. The Strata Corporation is considering the possibility of winding up the Strata Corporation and disposing of the entire lands and buildings that constitutes the Strata Corporation (the "Property");
- B. The strata council of the Strata Corporation (the "Council") has negotiated an offer to purchase (the "Purchase Agreement"), a copy of which has been circulated to the owners, for the sale and disposition of the Property to Ratzlaff Development Corp., as assigned to 1448007 B.C. Ltd. (the "Purchaser");
- C. The Council has recommended that the owners approve the terms of Purchase Agreement and approve the wind-up of the Strata Corporation and the sale of the Property;

**NOW THEREFORE BE IT RESOLVED:**

**Resolution 1. By an 80% vote Resolution considered by the Owners at a Special General Meeting that:**

1. Pursuant to Division 2 of Part 16 and Section 276 of the *Strata Property Act*, the Owners approve the voluntary winding-up of the Strata Corporation and the dissolution of the Strata Corporation.
2. Pursuant to section 277 of the *Strata Property Act*, the Owners approve the appointment of Crowe Mackay & Company Ltd. (Derek Lai) of 1100 – 1177 West Hastings Street, Vancouver, B.C. V6E 4T5, as a liquidator of the Strata Corporation (the "Liquidator").
3. Pursuant to section 277 of the *Strata Property Act*, the Owners approve:
  - (a) the cancellation of Strata Plan NWS2599;
  - (b) the dissolution of the Strata Corporation;
  - (c) the surrender to the Liquidator of each owner's interest in;
    - (i) the land shown on Strata Plan NWS2599;

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- (ii) the land held in the name of or on behalf of the Strata Corporation, but not shown on Strata Plan NWS2599; and
  - (iii) the personal property held by or on behalf of the Strata Corporation.
4. Pursuant to Section 277 of the *Strata Property Act*, The Owners approve the estimated costs of the winding are estimated as follows:
- (a) legal fees and disbursements (including conveyancing fees and liquidator fees) of averaging approximately \$4,500.00 plus disbursements and applicable taxes per strata lot;
  - (b) appraisal (if required) (\$7,500); and
  - (c) court fees payable to Province (\$2,000).
- The Owners acknowledge that this is an estimate only and the costs may vary from such sum and that any variation shall not require any further meeting of the Owners.
5. Pursuant to Section 277 of the *Strata Property Act*, the Owners approve the interest schedule (the "Interest Schedule") provided for in Section 278 of the *Strata Property Act* a copy of which is attached as Schedule "A" hereto.
6. Pursuant to section 278 of the *Strata Property Act*, the Owners approve the disbursement of the net sale proceeds pursuant to the Interest Upon Destruction formula set out in Part 1, Column F of the Interest Schedule.
7. Pursuant to section 278.1 of the *Strata Property Act*, the Strata Corporation and the Liquidator be and are hereby given the authority to apply to the Supreme Court of B.C. for an order approving and confirming:
- (a) the voluntary winding-up of the Strata Corporation, with the cancellation of Strata Plan NWS2599 and the dissolution of the Strata Corporation;
  - (b) the appointment of the Liquidator;
  - (c) the sale and disposition of the Property by the Liquidator to the Purchaser pursuant to the terms of the Purchase Agreement, as amended;
  - (d) the disbursement of the net sale proceeds pursuant to the Interest Upon Destruction formula set out in Part 1, Column F of the Interest Schedule upon an eventual sale; and
  - (e) such other terms as the Council and the Strata Corporation's lawyers feel are necessary or appropriate in the circumstances.

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8. Pursuant to section 282(1) of the *Strata Property Act*, the Owners of the Strata Corporation approve the sale and disposition of the Property by the Liquidator to the Purchaser pursuant to the terms of the Purchase Agreement.

This certified copy may be executed and delivered by electronic means (including electronic document signing technology such as DocuSign) and in any number of counterparts, each of which taken together shall constitute one original certified copy.

Dated the 29.00 day of November, 2023.

THE OWNERS, STRATA PLAN NWS2599

Per: DocuSigned by:  
*Chris Moscatello*  
256712C00374FD  
Authorized Signatory  
Member of Strata Council

Per: DocuSigned by:  
*Eliane Abramovich*  
D8178D0F592CA1  
Authorized Signatory  
Member of Strata Council

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**SCHEDULE A  
INTEREST SCHEDULE**

**[See attached]**

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**INTEREST SCHEDULE  
FOR  
THE OWNERS, STRATA PLAN NWS2599  
(s. 278 Strata Property Act)  
(s. 17.22(4) of Strata Property Act Regulation)**

**Strata Corporation Lands**

The Owners, Strata Plan NWS2599 (the "Hazelwood Manor Strata") do not hold any land in the name of the Hazelwood Manor Strata or have any land held on behalf of the Hazelwood Manor Strata that is not shown on Strata Plan NWS2599.

**Owner Names and Addresses**

The names and addresses of each of the owners of Strata Lots 1 to 39 of District Lot 332 Group 2 New Westminster District Strata Plan NWS2599, including the common property, being the Hazelwood Manor Strata, are as set out below.

**Schedule of Interest**

The Following table is the schedule used in determining the owner's share of proceeds and distribution of the winding-up of the Hazelwood Manor Strata as provided in the Court Order winding up the Hazelwood Manor Strata.

A	B	C	D	E	F	G
Strata Lot	Unit	Parcel Identifier*	Registered Owner	Address	Percentage (%) based on Interest Upon Destruction**	Share of Gross Sale Proceeds
1	111	008-041-008	Ken Cheung, as to an undivided 1/100 interest and Yuen Wah Cho, as to an undivided 99/100 interest	202 - 8540 Citation Drive Richmond, B.C. V6Y 3A3	3.09300%	\$146,917.50
2	112	008-041-016	Zaw Palng	34 East 50th Ave Vancouver, B.C. V5X 1A2	2.32900%	\$110,627.50
3	113	008-041-024	Echo Island Ventures Inc.	10470 McDonald Road Chilliwack, B.C. V2P 6L5	2.32900%	\$110,627.50
4	101	008-041-041	Ian Harlow Burrows and Baljinder Kaur Burrows	4785 36 Avenue Delta, B.C. V4K 3N2	2.32900%	\$110,627.50
5	102	008-041-059	James Christian Wiles	305 - 2267 Pitt River Road Port Coquitlam, B.C. V3C 1R7	2.32900%	\$110,627.50
6	103	008-041-067	Chilliwack Housing for Homeless Foundation	45921 Hawking Ave Chilliwack, B.C. V2P 1B5	3.09300%	\$146,917.50
7	104	008-041-075	Christopher Chua Slongco and Mary Jane Slongco	5 - 9252 Hazel Street Chilliwack, B.C. V2P 5N6	3.09310%	\$146,922.25
8	105	008-041-083	Yuen Kwan Irene Mak	202 - 1155 Dufferin Street Coquitlam, B.C. V3B 7K2	2.32900%	\$110,627.50

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A	B	C	D	E	F	G
Strata Lot	Unit	Parcel Identifier*	Registered Owner	Address	Percentage (%) based on Interest Upon Destruction**	Share of Gross Sale Proceeds
9	106	008-041-091	Dmitry Dolzhikov and Elna Dolzhikov	1786-87 Nelson Street Vancouver, B.C. V6Z 0E8	2.32900%	\$110,627.50
10	107	008-041-105	Rachel Margaret Taylor	22756 Reid Avenue Maple Ridge, B.C. V2X 4G8	2.32900%	\$110,627.50
11	108	008-041-121	Susan Loraine Linderman	Unit 135 5700 Andrews Road Richmond, B.C. V7E 6N7	2.32900%	\$110,627.50
12	109	008-041-130	Malvin Mariano Marinas and Medelyn Marinas	6748 184th Street Surrey, B.C. V3S 9B9	2.32900%	\$110,627.50
13	110	008-041-148	Graham Jon Danziger and Christeen Ann Cote	2512 Mendham Street Abbotsford, B.C. V2S 4K7	3.09310%	\$146,922.25
14	211	008-041-156	695616 B.C. Ltd.	1280 Scarborough Road Bowen Island, B.C. V0N 1G1	3.09310%	\$146,922.25
15	212	008-041-164	Paul George Stock	65895 park Avenue Regina, S.K. S4V 1J4	2.32900%	\$110,627.50
16	213	008-041-181	Jose Morales	205 - 20175 53rd Avenue Langley, B.C. V3A 0J8	2.32900%	\$110,627.50
17	201	008-041-199	Nathan Scott Williams and Katelyn Christine Williams	8067 Jasper Terrace Mission, B.C. V2V 6P5	2.32900%	\$110,627.50
18	202	008-041-202	Kendelle Louise Moscatello and Christopher John Moscatello, as Joint Tenants as to an undivided 50/100 Interest and Adrienne Marie Roberts and John David Roberts, as Joint Tenants as to an undivided 50/100 Interest	Kendelle and Christopher Moscatello: 21710 45th Ave Langley, B.C. V3A 8E5  Adrienne and John Roberts: 11641 - 238A Street Maple Ridge, B.C. V4R 2V6	2.32900%	\$110,627.50
19	203	008-041-211	Sabeen Samee Saleem Hasoun	1103 - 898 Carnarvon Street New Westminster, B.C. V3M 0C3	3.09310%	\$146,922.25
20	204	008-041-229	Douglas Alan Villiers Surtees	342 Glenwood Ave. Kelowna, B.C. V1Y 5L8	3.09310%	\$146,922.25
21	205	008-041-237	Shalendra Vilka Chand	#205 - 9282 Hazel Street Chilliwack, B.C. V2P 5N6	2.32900%	\$110,627.50
22	206	008-041-245	Gursharn Singh Mann	21925 Wagner Drive Abbotsford, B.C. V2T 5G1	2.32900%	\$110,627.50
23	207	008-041-253	Kendelle Louise Moscatello and Christopher John Moscatello, as Joint Tenants as to an undivided 50/100 Interest and Adrienne Marie Roberts and John David Roberts, as Joint Tenants as to an undivided 50/100 Interest	Kendelle and Christopher Moscatello: 21710 45th Ave Langley, B.C. V3A 8E5  Adrienne and John Roberts: 11641 - 238A Street Maple Ridge, B.C. V4R 2V6	2.32900%	\$110,627.50

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A	B	C	D	E	F	G
Strata Lot	Unit	Parcel Identifier*	Registered Owner	Address	Percentage (%) based on Interest Upon Destruction**	Share of Gross Sale Proceeds
24	208	008-041-261	James Wilfred Clegg and Diane May Clegg	66-5700 Jinkerson Road, Chilliwack, B.C. V2R 5N6	2.32900%	\$110,627.50
25	209	008-041-270	Tyler Joseph Gaudet	3711 Vinemore Street Richmond, B.C. V7C 1S4	2.32900%	\$110,627.50
26	210	008-041-288	Chilliwack Housing for Homeless Foundation	45921 Hawking Ave. Chilliwack, B.C. V2P 1B5	3.09310%	\$146,922.25
27	311	008-041-296	Peter Morley Foort and Anh My Foort	3280 Richmond Street Richmond, B.C. V7E 2E8	3.09310%	\$146,922.25
28	312	008-041-300	Gabriella Por	104 - 5646 200 Street Langley, B.C. V3A 1M8	2.32900%	\$110,627.50
29	313	008-041-318	Michael Mark Niebergal and Nicole Lee Niebergal	4293 Wilson Road Chilliwack, B.C. V2R 4N3	2.32900%	\$110,627.50
30	301	008-041-326	Chilliwack Housing for Homeless Foundation	7067 Sheffield Way Chilliwack, B.C. V2R 4N3	2.32900%	\$110,627.50
31	302	008-041-334	Ian Harlow Burrows and Baljinder Kaur Burrows	4785 36 Avenue Delta, B.C. V4K 3N2	2.32900%	\$110,627.50
32	303	008-041-342	Avnatz Holdings Ltd.	8446 Grandview Drive Surrey, B.C. V2R 4A2	3.09310%	\$146,922.25
33	304	008-041-351	Ellanne or Abramovich	411-950 Drake Street Chilliwack, B.C. V7A 2K6	3.09310%	\$146,922.25
34	305	008-041-369	Henrik Tomas Aslin	2135 Grant Ave. Port Coquitlam, B.C. V3B 1R1	2.32900%	\$110,627.50
35	306	008-041-377	Flyright Holding Co. Ltd.	38-12411 Trites Road Richmond, B.C. V7E 6J7	2.32900%	\$110,627.50
36	307	008-041-385	Connor Tyler Goodman	16303 95 Ave Surrey, B.C. V4N 3C5	2.32900%	\$110,627.50
37	308	008-041-393	George Douglas Ferraby	13258 Amblegreen Place White Rock, B.C. V4A 6P5	2.32900%	\$110,627.50
38	309	008-041-407	Ross Einer Stokke and Sheron Leonie Rhule	5590 Thom Creek Drive Chilliwack, B.C. V2R 5Z6	2.32900%	\$110,627.50
39	310	008-041-415	Wesley Rahn	1103 2180 Gladwin Road Abbotsford, B.C. V2S 0H4	3.09310%	\$146,922.25
					100%	\$4,750,000.00

\*Strata Lot as noted in Column A  
District Lot 332 Group 2 NWD Strata Plan NW2599 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on Form 1.

\*\*The Interest Upon Destruction formula is set out in the Strata Plan filed in the Land Title Office as a fractional interest which has been converted to a percentage share in this Schedule for ease of reference

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4

**INTEREST SCHEDULE – PART 2  
CHARGEHOLDERS**

**Registered Charge Holders and Estimated Value**

The names and postal addresses and estimated value of the interest of each holder of a registered charge against strata lots in the Hazelwood Manor Strata are as follows:

Title		Registered Non-Financial Charge Holder	Postal Address	Registered Charge	Estimated Value Registered Charge		
Title to each Strata Lot		None except as specified below					
Common Property		NONE					
A	B	C	D	E	F	G	H
Strata Lot	Unit	Registered Financial Charge Holder	Registration Number	Postal Address	Nature of Interest	Interest Rate (per annum)*	Estimated Value based on Strata Principal Amount of Registered Charges*
1	111	N/A					
2	112	Royal Bank of Canada	CA7537042	10 York Mills Road, 3 <sup>rd</sup> Floor Toronto, Ontario M2P 0A2	Mortgage	3.2500000%	\$124,800.00
3	113	N/A					
4	101	Coast Capital Savings Federal Credit Union	CA8512179 and CA8512180	#800 – 9900 King George Blvd. Surrey, B.C. V3T 0K7	Mortgage and Assignment of Rents	Prime Rate plus 5%	\$1,000,000.00
5	102	The Bank of Nova Scotia	CA9058477 and CA9058478	10 Wright Boulevard Stratford, ON N4Z 1H3 PO Box 115 Commerce Court Postal Station	Mortgage and Assignment of Rents	Lender's Prime Rate plus 10.00%	Not Readily Available
7	104	Canadian Imperial Bank of Commerce	CA8098109	Toronto, ON M5L 1E5	Mortgage	2.900%	\$204,022.00
8	105	The Toronto-Dominion Bank	CA7532674	500 Edmonton City Center East 10205 101 <sup>st</sup> Street, 5 <sup>th</sup> Floor Edmonton, Alberta T5J 5E8	Mortgage	Lender's Prime Rate plus 10.000%	\$184,000.00
9	106	N/A					
10	107	N/A					
11	108	N/A					

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111017.169952.JMS.24370194.2



5

A	B	C	D	E	F	G	H
Strata Lot	Unit	Registered Financial Charge Holder	Registration Number	Postal Address	Nature of Interest	Interest Rate (per annum)	Estimated Value based on Strata Principal Amount of Registered Charges*
13	110	Coast Capital Savings Federal Credit Union	CA8861070 and CA8861071	#800 - 9900 King George Blvd. Surrey, B.C. V3T 0K7	Mortgage and Assignment of Rents	Prime Rate plus 5%	\$500,000.00
14	211	N/A					
15	212	N/A					
16	213	Reliable Mortgages Investment Corp.	CA6786558	#1 - 15243 91st Avenue Surrey, B.C. V3R 8P8	Mortgage	10.95%	\$118,500.00
16	213	The Crown in Right of British Columbia	CB630743	PO Box 9445 Stn Prov Govt Victoria, B.C. V8W 9V5	Crown Lien (Speculation and Vacancy Tax Act)	Not Readily Available	\$4,777.08
18	202	N/A					
19	203	N/A					
20	204	Scotia Mortgage Corporation	CA7636122	46059 Yale Road, PO Box 361 Chilliwack, B.C. V2P 2M1	Mortgage	2.79%	\$164,000.00
21	205	Canadian Imperial Bank of Commerce	CA7910966	33 Yonge Street, Suite 700 Toronto, Ontario M5E 1G4	Mortgage	2.740%	\$170,430.00
22	206	N/A					
23	207	N/A					
24	208	N/A					
25	209	Coast Capital Savings Federal Credit Union	CA8168963	#800 - 9900 King George Blvd. Surrey, B.C. V3T 0K7	Mortgage	Prime Rate plus 5%	\$500,000.00
27	311	The Bank of Nova Scotia	CA8510730 and CA8510731	10 Wright Boulevard Stratford, ON N4Z 1H3	Mortgage and Assignment of Rents	Lender's Prime Rate plus 10.00%	Not Readily Available
28	312	The Toronto-Dominion Bank	CA7726011 and CA7726012	500 Edmonton City Center East 10205 101st Street, 5th Floor Edmonton, Alberta T5J 5E8	Mortgage and Assignment of Rents	Lender's Prime Rate plus 10.00%	\$104,800.00
29	313	First West Credit Union	CA8116091	6470 201st Street Langley, B.C. V2Y 2X4	Mortgage	Prime Rate plus 5%	Not Readily Available
31	302	Coast Capital Savings Federal Credit Union	CA8978268 and CA8978269	#800 - 9900 King George Blvd. Surrey, B.C. V3T 0K7	Mortgage and Assignment of Rents	Prime Rate plus 5%	\$600,000.00
32	303	The Toronto-Dominion Bank	CA8176577	500 Edmonton City Center East 10205 101st Street, 5th Floor Edmonton, Alberta T5J 5E8	Mortgage	Lender's Prime Rate plus 10.00%	\$136,000.00
32	303	The Crown in Right of British Columbia	CB624442	PO Box 9445 Stn Prov Govt Victoria, B.C. V8W 9V5	Crown Lien (Speculation and Vacancy Tax Act)	Not Readily Available	\$37,525.48

A	B	C	D	E	F	G	H	
Strata Lot	Unit	Registered Financial Charge Holder	Registration Number	Postal Address	Nature of Interest	Interest Rate (per annum)*	Estimated Value based on Stated Principal Amount of Registered Charges*	
32	303	The Crown in Right of British Columbia	CB902356	PO Box 9445 5th Prov Govt Victoria, B.C. V8W 9V5	Crown Lien (Speculation and Vacancy Tax Act)	Not Readily Available	\$42,115.46	
33	304	Computershare Trust Company of Canada	CA7922065	c/o IMCAP Service Corporation PO Box 351 Station C Kitchener, ON N2G 3Y9	Mortgage	2.99000%	\$163,200.00	
34	305	Vancouver City Savings Credit Union	CA7378600	5th Floor, 183 Terminal Ave Vancouver, B.C. V6A 4G2	Mortgage	Not Readily Available	Not Readily Available	
35	306	Coast Capital Savings Federal Credit Union	CA9147329 and CA9147330	#800 - 9900 King George Blvd. Surrey, B.C. V3T 0K7	Mortgage and Assignment of Rents	Prime Rate plus 5%	\$1,000,000.00	
36	317	Royal Bank of Canada	CA7566520	10 York Mills Road, 3rd Floor Toronto, ON M2P 0A2	Mortgage	Prime Rate plus 7.000%	\$155,000.00	
37	308	N/A						
38	309	N/A						
39	310	N/A						
AGGREGATE								\$5,209,170.02

\*If no interest rate or principal amount is noted on registered mortgage obtained from the Land Title Office and referenced in columns G or H, then such interest rate or principal amount is stated to be "not readily available".

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7  
**INTEREST SCHEDULE – PART 2  
CREDITORS**

The names and postal addresses of each Creditor in the Hazelwood Manor Strata are as follows:

MONTHLY		
Name of Creditor	Postal Address	Interest
PAST 12 MONTHS		
Name of Creditor	Postal Address	Interest

Creditor Accounts

The debts owing to the Creditors of the Strata Corporation listed above were incurred in the ordinary course of business and all outstanding debts of the Strata Corporation will be paid out of the Strata Corporation's operating or Contingency Reserve Funds upon closing of the sale to a purchaser or shortly thereafter.

111017.169952.JMS.24370194.2



**Crowe MacKay & Company Ltd.**

Licensed Insolvency Trustee

Main (604) 689 3928

Toll Free 1 (844) 887 DEBT (3328)

Fax (604) 687 5617

www.crowemackayco.ca

February 16, 2024

Invoice No. 439196

The Owners, Strata Plan NWS2599  
#1325 – 1100 Melville Street  
Vancouver, BC V6E 4A6

Attention: Colyvan Pacific

**RE: COURT ORDERED LIQUIDATION OF THE OWNERS, STRATA PLAN NWS2599  
FIRST AND FINAL BILLING OF THE LIQUIDATOR  
FOR THE PERIOD CONCLUDING UP TO DISCHARGE**

Billing on account for professional services rendered with respect to the Court-ordered liquidation of The Owners, Strata Plan NWS2599 (Hazelwood Manor) (the "Strata"). The services rendered during the period February 23, 2023 to discharge included, *inter alia*, the following major activities:

- Various discussions and correspondence with the Strata, Lawson Lundell LLP ("Lawson Lundell"), and the Strata Property Management, Colyvan Pacific Real Estate Management Services Ltd. ("Colyvan"), with respect to, among other things, the following:
  - initial steps;
  - court ordered liquidation;
  - supporting affidavits, petition and other materials
  - reviewing petition and other materials;
  - liquidator confirmation order;
  - newspaper and Gazette advertisement;
  - owner inquiries or concerns;
  - listing of creditors;
  - service contracts;
  - outstanding strata fees;
  - status of banking and funds held in trust;
  - outstanding mortgage debt;
  - correspondence with the purchaser's counsel and concerns regarding funding;
  - reviewal of financials provided by property manager;
  - fire insurance proceeds;
  - reconciliation of the fire insurance proceeds;
  - strata fees outstanding;
  - outstanding mortgage debt;
  - closing of sale with Ratzlaff Development Corporation;
  - final distribution to owners;
  - status updates;
  - next steps; and,
  - several other matters.
- Reviewing pleadings and other documents relating to the court ordered liquidation which includes compiling and swearing same;

This is Exhibit "C" referred to in the affidavit of Derek Lai made before me at Vancouver, B.C., on May 28<sup>th</sup>, 2024.

A Commissioner for taking Affidavits within  
British Columbia.

**JONATHAN McNAIR**

A Commissioner for Oaths in and  
for the Province of British Columbia

Expiry date: June 30, 2024

- Preparing and publishing advertisements in local newspaper and Gazette;
- Reviewing existing insurance policy for the property;
- Preparing notices to creditors as required;
- Preparing a website regarding the liquidation;
- Numerous discussions and correspondence with Colyvan with respect to, among other things, strata council, listing of creditors, amounts held in trust, fire insurance proceeds, service contracts, general accounting matters, liquidator's appointment, and several other matters;
- Dealing with matters related to the discharge of the Liquidator which includes, among other things, its application to court (if necessary), preparing a summary of the Liquidator's activities including fees/costs, and other matters; and,
- Matters of both a general and specific nature not referred to above.

#### ACCOUNT SUMMARY

Category	Name	Hours
Trustee	Derek Lai	13.00
	Jonathan McNair	1.00
Professional Staff	Sarah Sabbagh	2.00
	Tetsu Takagaki	11.70
Administrative Staff	Josephine Fong	<u>1.10</u>
		28.80
	Total fees	\$11,887.50
	GST	<u>594.38</u>
	Total fees and taxes	<u>12,481.88</u>
	Out of Pocket Costs:	
	Advertisement	909.85
	Other	<u>59.79</u>
		969.64
	GST	<u>48.48</u>
	Total	<u>1,018.12</u>
	Total due	<u>\$13,500.00</u>

GST #103436325RT0001

Please make cheque payable to Crowe MacKay & Company Ltd. Payment due upon receipt of invoice.  
Service charge of 1.5% per month (19.56% per annum) will be charged on overdue accounts.



Suite 1600 Cathedral Place  
925 West Georgia Street  
Vancouver, BC  
Canada V6C 3L2  
T: 604.685.3456

This is Exhibit "D" referred to in the affidavit of Derek Lai made before me at Vancouver, B.C., on May 28th, 2024.

A Commissioner for taking Affidavits within British Columbia.

June 9, 2023

BY EMAIL  
([moscatellochris@gmail.com](mailto:moscatellochris@gmail.com))

The Owners, Strata Plan NW2599  
c/o Colyvan Property Management Services  
1325-1100 Melville Street  
Vancouver, B.C. V6E 4A6

Attention: Chris Moscatello, Strata President

### Hazelwood Manor (9282 Hazel St.) Wind-up and Sale

Please find enclosed our Statement of Account for services rendered up to and including April 30, 2023, Invoice No. 1231348, which we trust you will find to be in order.

We accept payment of accounts by credit card, cheque, e-transfer, or wire. For credit card and e-transfer payments, please send by email to [efpmt@lawsonlundell.com](mailto:efpmt@lawsonlundell.com). If you would like the details of any other payment method, please contact our Collections Officer, Shabnam Khan, on (604) 631-9262 or [skhan@lawsonlundell.com](mailto:skhan@lawsonlundell.com).

We confirm we hold the sum of \$5,000.00 in trust to the credit of your file pursuant to the engagement letter signed April 6, 2023.

Should you have any questions or concerns, please do not hesitate to contact us.

Yours very truly,

LAWSON LUNDELL LLP

Peter J. Roberts, K.C.

PJR/fl  
Enc.

cc. Kathy Vanderlee, Colyvan Property Management ([kvanderlee@colyvanpacific.com](mailto:kvanderlee@colyvanpacific.com))

Peter J. Roberts, K.C.  
T: 604.631.9158  
F: 604.641.4400  
[proberts@lawsonlundell.com](mailto:proberts@lawsonlundell.com)

**JONATHAN McNAIR**  
A Commissioner for Oaths in and  
for the Province of British Columbia  
Expiry date: June 30, 2024



Suite 1600 Cathedral Place  
925 West Georgia Street  
Vancouver, BC  
Canada V6C 3L2

The Owners, Strata Plan NW2599  
c/o Colyvan Pacific Property Management Services  
1325-1100 Melville Street  
Vancouver, BC  
V6E 4A6

Invoice Date: 05/31/23  
Invoice No. 1231348  
File No.: 111017.169952

ATTENTION: Chris Moscatello, Strata President

**File Description: Hazelwood Manor (9282 Hazel St.) Wind-up and Sale**

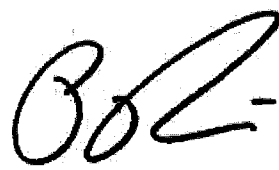
To professional services rendered up to and including April 30, 2023, as per attached detail.

Total Professional Fees	\$	1,142.00
Total Taxable Disbursements and Other Charges	\$	67.41
Total Exempt Disbursements and Other Charges	\$	16.58
Total PST BC	\$	79.94
Total GST	\$	60.47
	\$	<u>1,366.40</u>

**Current Invoice Due:**

This is our account.

Lawson Lundell LLP

Per:   
Peter J. Roberts, K.C.

*The contents of this invoice may be subject to solicitor-client privilege. Disclosure of a privileged document to a third party could constitute a waiver of privilege. We recommend that prior to voluntarily sharing the contents of this invoice or providing a copy of it to a tax auditor or other person, that you seek legal advice.*

PAYMENT IS DUE UPON RECEIPT OF INVOICE  
INTEREST ON OVERDUE ACCOUNTS WILL BE CHARGED 12% PER ANNUM  
GST #R115124141

The Owners, Strata Plan NW2599  
c/o Colyvan Pacific Property Management Services  
1325-1100 Melville Street  
Vancouver, BC  
V6E 4A6

Invoice Date: 05/31/23  
Invoice No. 1231348  
File No.: 111017.169952

ATTENTION: Chris Moscatello, Strata President

**File Description: Hazelwood Manor (9282 Hazel St.) Wind-up and Sale**

To professional services rendered up to and including April 30, 2023, as follows:

Date	Timekeeper	Narrative	Hours	Amount
04/13/23	ELW	[REDACTED];	0.60	429.00
04/20/23	ELW	[REDACTED];	0.60	429.00
04/25/23	ELW	[REDACTED];	0.30	214.50
04/25/23	PJR	[REDACTED];	0.10	69.50
Total			1.60	1,142.00

**Fee Summary**

Timekeeper	Initials	Hours	Rate	Total
ED WILSON	ELW	1.50	715.00	1,072.50
PETER ROBERTS	PJR	0.10	695.00	69.50
				\$1,142.00

**Taxable Other Charges**

Photocopies

53.40

**Non-Taxable Disbursements**

LTSA Services (GST exempt)

16.58

**Taxable Disbursements**

LTSA Service Charge  
LTSA Services

3.70  
10.31

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PAYMENT IS DUE UPON RECEIPT OF INVOICE  
INTEREST ON OVERDUE ACCOUNTS WILL BE CHARGED 12% PER ANNUM  
GST #R115124141





Total Fees  
 Disbursements and Other Charges  
 Total PST BC  
 Total GST

\$	1,142.00
\$	83.99
\$	79.94
\$	60.47
\$	<u>1,366.40</u>

**CURRENT INVOICE DUE:**

*The contents of this invoice may be subject to solicitor-client privilege. Disclosure of a privileged document to a third party could constitute a waiver of privilege. We recommend that prior to voluntarily sharing the contents of this invoice or providing a copy of it to a tax auditor or other person, that you seek legal advice.*

PAYMENT IS DUE UPON RECEIPT OF INVOICE  
 INTEREST ON OVERDUE ACCOUNTS WILL BE CHARGED 12% PER ANNUM  
 GST #R115124141



Suite 1600 Cathedral Place  
925 West Georgia Street  
Vancouver, BC  
Canada V6C 3L2

The Owners, Strata Plan NW2599  
c/o Colyvan Pacific Property Management Services  
1325-1100 Melville Street  
Vancouver, BC  
V6E 4A6

Invoice Date: 05/31/23  
Invoice No. 1231348  
File No.: 111017.169952

ATTENTION: Chris Moscatello, Strata President

*For Professional Services Rendered Through April 30, 2023*

File No.:	111017.169952	
Matter Reference:	Hazelwood Manor (9282 Hazel St.) Wind-up and Sale	
Contact:	ROBERTS, PETER	
Invoice	1231348	
Total Professional Fees		1,142.00
Total Taxable Disbursements and Other Charges		67.41
Total Exempt Disbursements and Other Charges		16.58
Total BCPST		79.94
Total GST		60.47
Previous Balance:		0.00
<b>Total Amount Due:</b>		<b>\$ 1,366.40</b>

This remittance advice should be returned to ensure proper credit to your account. Thank you.

**Payment Options:**

**EFT/Wire Transfer:**

HSBC Bank Canada  
885 West Georgia Street, Vancouver, B.C., V6C 3G1  
Account Name: Lawson Lundell LLP  
Account No.: 102337001  
Bank ID: 016 Transit: 10270  
Swift Code: HKBCCATT

**Interac e-Transfer:**

e-Transfer funds to [efpmt@lawsonlundell.com](mailto:efpmt@lawsonlundell.com) referencing invoice number in message.  
Please send password to [efpmt@lawsonlundell.com](mailto:efpmt@lawsonlundell.com) in separate email.

**Cheque:**

Cheques payable to Lawson Lundell LLP and mailed to the following address:

Suite 1600 Cathedral Place  
925 West Georgia Street  
Vancouver, BC  
Canada V6C 3L2

**Please email us at [efpmt@lawsonlundell.com](mailto:efpmt@lawsonlundell.com) referencing invoice number and payment amount.**

**THIS INVOICE IS PAYABLE UPON RECEIPT.**

**PLEASE RETURN THIS PAGE WITH YOUR REMITTANCE**



Suite 1600 Cathedral Place  
925 West Georgia Street  
Vancouver, BC  
Canada V6C 3L2  
T: 604.685.3456

July 7, 2023

BY EMAIL  
([moscatellochris@gmail.com](mailto:moscatellochris@gmail.com))

The Owners, Strata Plan NW2599  
c/o Colyvan Property Management Services  
1325-1100 Melville Street  
Vancouver, B.C. V6E 4A6

Attention: Chris Moscatello, Strata President

**Hazelwood Manor (9282 Hazel St.) Wind-up and Sale**

Please find enclosed our Statement of Account for services rendered up to and including May 31, 2023, Invoice No. 1231348, which we trust you will find to be in order.

We accept payment of accounts by credit card, cheque, e-transfer, or wire. For credit card and e-transfer payments, please send by email to [eftpmt@lawsonlundell.com](mailto:eftpmt@lawsonlundell.com). If you would like the details of any other payment method, please contact our Collections Officer, Shabnam Khan, on (604) 631-9262 or [skhan@lawsonlundell.com](mailto:skhan@lawsonlundell.com).

We confirm we hold the sum of \$5,000.00 in trust to the credit of your file pursuant to the engagement letter signed April 6, 2023.

Should you have any questions or concerns, please do not hesitate to contact us.

Yours very truly,

LAWSON LUNDELL LLP

Peter J. Roberts, K.C.

PJR/fl  
Enc.

cc. Kathy Vanderlee, Colyvan Property Management ([kvanderlee@colyvanpacific.com](mailto:kvanderlee@colyvanpacific.com))

Peter J. Roberts, K.C.  
T: 604.631.9158  
F: 604.641.4400  
[proberts@lawsonlundell.com](mailto:proberts@lawsonlundell.com)



Suite 1600 Cathedral Place  
925 West Georgia Street  
Vancouver, BC  
Canada V6C 3L2

The Owners, Strata Plan NW2599  
c/o Colyvan Pacific Property Management Services  
1325-1100 Melville Street  
Vancouver, BC  
V6E 4A6

Invoice Date: 06/26/23  
Invoice No. 1234593  
File No.: 111017.169952

ATTENTION: Chris Moscatello, Strata President


**File Description: Hazelwood Manor (9282 Hazel St.) Wind-up and Sale**

To professional services rendered up to and including May 31, 2023, as per attached detail.

Total Professional Fees	\$ 3,439.00
Total Taxable Disbursements and Other Charges	\$ 12.16
Total PST BC	\$ 240.73
Total GST	\$ 172.56
<b>Current Invoice Due:</b>	<b>\$ <u>3,864.45</u></b>

This is our account.

Lawson Lundell LLP

Per:   
Peter J. Roberts, K.C.

*The contents of this invoice may be subject to solicitor-client privilege. Disclosure of a privileged document to a third party could constitute a waiver of privilege. We recommend that prior to voluntarily sharing the contents of this invoice or providing a copy of it to a tax auditor or other person, that you seek legal advice.*

PAYMENT IS DUE UPON RECEIPT OF INVOICE  
INTEREST ON OVERDUE ACCOUNTS WILL BE CHARGED 12% PER ANNUM  
GST #R115124141

The Owners, Strata Plan NW2599  
c/o Colyvan Pacific Property Management Services  
1325-1100 Melville Street  
Vancouver, BC  
V6E 4A6

Invoice Date: 06/26/23  
Invoice No. 1234593  
File No.: 111017.169952

ATTENTION: Chris Moscatello, Strata President

**File Description: Hazelwood Manor (9282 Hazel St.) Wind-up and Sale**

To professional services rendered up to and including May 31, 2023, as follows:

Date	Timekeeper	Narrative	Hours	Amount
05/16/23	ELW	[REDACTED]	0.50	357.50
05/18/23	ELW	[REDACTED]	0.30	214.50
05/19/23	ELW	[REDACTED]	0.30	214.50
05/19/23	LAF	[REDACTED]	2.70	1,323.00
05/22/23	LAF	[REDACTED]	0.60	294.00
05/23/23	JMS	[REDACTED]	0.70	206.50
05/23/23	ELW	[REDACTED]	0.20	143.00
05/23/23	LAF	[REDACTED]	0.30	147.00
05/29/23	LAF	[REDACTED]	0.50	245.00
05/30/23	LAF	[REDACTED]	0.60	294.00
Total			6.70	3,439.00

**Fee Summary**

Timekeeper	Initials	Hours	Rate	Total
ED WILSON	ELW	1.30	715.00	929.50
JILLIAN SYCH	JMS	0.70	295.00	206.50

*The contents of this invoice may be subject to solicitor-client privilege. Disclosure of a privileged document to a third party could constitute a waiver of privilege. We recommend that prior to voluntarily sharing the contents of this invoice or providing a copy of it to a tax auditor or other person, that you seek legal advice.*

PAYMENT IS DUE UPON RECEIPT OF INVOICE  
INTEREST ON OVERDUE ACCOUNTS WILL BE CHARGED 12% PER ANNUM  
GST #R115124141

**Fee Summary**

	Initials	Hours	Rate	Total
Timekeeper				
LISA FREY	LAF	4.70	490.00	2,303.00
				\$3,439.00

**Taxable Disbursements**

LTSA Service Charge	1.85
LTSA Services	10.31

<b>Total Fees</b>	\$	<b>3,439.00</b>
<b>Disbursements and Other Charges</b>	\$	<b>12.16</b>
<b>Total PST BC</b>	\$	<b>240.73</b>
<b>Total GST</b>	\$	<b>172.56</b>
	\$	<b><u>3,864.45</u></b>

**CURRENT INVOICE DUE:****Outstanding Prior Balance**

Invoice No. 1231348 05/31/23

\$ 1,366.40

*The contents of this invoice may be subject to solicitor-client privilege. Disclosure of a privileged document to a third party could constitute a waiver of privilege. We recommend that prior to voluntarily sharing the contents of this invoice or providing a copy of it to a tax auditor or other person, that you seek legal advice.*

PAYMENT IS DUE UPON RECEIPT OF INVOICE  
 INTEREST ON OVERDUE ACCOUNTS WILL BE CHARGED 12% PER ANNUM  
 GST #R115124141



Suite 1600 Cathedral Place  
925 West Georgia Street  
Vancouver, BC  
Canada V6C 3L2

The Owners, Strata Plan NW2599  
c/o Colyvan Pacific Property Management Services  
1325-1100 Melville Street  
Vancouver, BC  
V6E 4A6

Invoice Date: 06/26/23  
Invoice No. 1234593  
File No.: 111017.169952

ATTENTION: Chris Moscatello, Strata President

*For Professional Services Rendered Through May 31, 2023*

File No.:	111017.169952	
Matter Reference:	Hazelwood Manor (9282 Hazel St.) Wind-up and Sale	
Contact:	ROBERTS, PETER	
Invoice	1234593	
Total Professional Fees		3,439.00
Total Taxable Disbursements and Other Charges		12.16
Total BCPST		240.73
Total GST		172.56
Previous Balance:		1,366.40
<b>Total Amount Due:</b>		<b>\$ 5,230.85</b>

This remittance advice should be returned to ensure proper credit to your account. Thank you.

#### Payment Options:

##### EFT/Wire Transfer:

HSBC Bank Canada  
885 West Georgia Street, Vancouver, B.C., V6C 3G1  
Account Name: Lawson Lundell LLP  
Account No.: 102337001  
Bank ID: 016 Transit: 10270  
Swift Code: HKBCCATT

##### Interac e-Transfer:

e-Transfer funds to [eftpmt@lawsonlundell.com](mailto:eftpmt@lawsonlundell.com) referencing invoice number in message.  
Please send password to [eftpmt@lawsonlundell.com](mailto:eftpmt@lawsonlundell.com) in separate email.

##### Cheque:

Cheques payable to Lawson Lundell LLP and mailed to the following address:

Suite 1600 Cathedral Place  
925 West Georgia Street  
Vancouver, BC  
Canada V6C 3L2

**Please email us at [eftpmt@lawsonlundell.com](mailto:eftpmt@lawsonlundell.com) referencing invoice number and payment amount.**

**THIS INVOICE IS PAYABLE UPON RECEIPT.**

**PLEASE RETURN THIS PAGE WITH YOUR REMITTANCE**



Suite 1600 Cathedral Place  
925 West Georgia Street  
Vancouver, BC  
Canada V6C 3L2  
T: 604.685.3456

August 4, 2023

BY EMAIL  
([moscatellochris@gmail.com](mailto:moscatellochris@gmail.com))

The Owners, Strata Plan NW2599  
c/o Colyvan Property Management Services  
1325-1100 Melville Street  
Vancouver, B.C.  
V6E 4A6

Attention: Chris Moscatello, Strata President

**Hazelwood Manor (9282 Hazel St.) Wind-up and Sale**

Please find enclosed our Statement of Account for services rendered up to and including June 30, 2023, Invoice No. 1239462, which we trust you will find to be in order. This account is being provided so that you are apprised of costs as we go, but we confirm that it (and our other accounts) will be paid out of the sale proceeds when the sale closes later this year.

We confirm we hold the sum of \$5,000.00 in trust to the credit of your file pursuant to the engagement letter signed April 6, 2023.

Should you have any questions or concerns, please do not hesitate to contact us.

Yours very truly,

LAWSON LUNDELL LLP

Peter J. Roberts, K.C.

PJR/fl  
Enc.

cc. Kathy Vanderlee, Colyvan Property Management ([kvanderlee@colyvanpacific.com](mailto:kvanderlee@colyvanpacific.com))

Peter J. Roberts, K.C.  
T: 604.631.9158  
F: 604.641.4400  
[proberts@lawsonlundell.com](mailto:proberts@lawsonlundell.com)





Suite 1600 Cathedral Place  
925 West Georgia Street  
Vancouver, BC  
Canada V6C 3L2

The Owners, Strata Plan NW2599  
c/o Colyvan Pacific Property Management Services  
1325-1100 Melville Street  
Vancouver, BC  
V6E 4A6

Invoice Date: 07/21/23  
Invoice No. 1239462  
File No.: 111017.169952

ATTENTION: Chris Moscatello, Strata President


**File Description: Hazelwood Manor (9282 Hazel St.) Wind-up and Sale**

To professional services rendered up to and including June 30, 2023, as per attached detail.

Total Professional Fees	\$	11,859.50
Total Taxable Disbursements and Other Charges	\$	1,396.09
Total Exempt Disbursements and Other Charges	\$	699.41
Total PST BC	\$	830.16
Total GST	\$	662.78
<b>Current Invoice Due:</b>	<b>\$</b>	<b><u>15,447.94</u></b>

This is our account.

Lawson Lundell LLP

Per:   
Peter J. Roberts, K.C.

*The contents of this invoice may be subject to solicitor-client privilege. Disclosure of a privileged document to a third party could constitute a waiver of privilege. We recommend that prior to voluntarily sharing the contents of this invoice or providing a copy of it to a tax auditor or other person, that you seek legal advice.*

PAYMENT IS DUE UPON RECEIPT OF INVOICE  
INTEREST ON OVERDUE ACCOUNTS WILL BE CHARGED 12% PER ANNUM  
GST #R115124141

The Owners, Strata Plan NW2599  
 c/o Colyvan Pacific Property Management Services  
 1325-1100 Melville Street  
 Vancouver, BC  
 V6E 4A6

Invoice Date: 07/21/23  
 Invoice No. 1239462  
 File No.: 111017.169952

ATTENTION: Chris Moscatello, Strata President

**File Description: Hazelwood Manor (9282 Hazel St.) Wind-up and Sale**

To professional services rendered up to and including June 30, 2023, as follows:

Date	Timekeeper	Narrative	Hours	Amount
06/01/23	SKK	[REDACTED]	0.70	192.50
06/02/23	SKK	[REDACTED]	1.10	302.50
06/07/23	ELW	[REDACTED]	1.00	715.00
06/08/23	PJR	[REDACTED]	0.10	69.50
06/09/23	PJR	[REDACTED]	0.20	139.00
06/09/23	JMS	[REDACTED]	1.40	413.00
06/09/23	SKK	[REDACTED]	1.70	467.50
06/09/23	ELW	[REDACTED]	1.50	1,072.50
06/09/23	LAF	[REDACTED]	0.60	294.00
06/12/23	ELW	[REDACTED]	0.50	357.50
06/12/23	JMS	[REDACTED]	1.30	383.50
06/14/23	SKK	[REDACTED]	1.80	495.00
06/15/23	ELW	[REDACTED]	0.50	357.50

*The contents of this invoice may be subject to solicitor-client privilege. Disclosure of a privileged document to a third party could constitute a waiver of privilege. We recommend that prior to voluntarily sharing the contents of this invoice or providing a copy of it to a tax auditor or other person, that you seek legal advice.*

PAYMENT IS DUE UPON RECEIPT OF INVOICE  
 INTEREST ON OVERDUE ACCOUNTS WILL BE CHARGED 12% PER ANNUM  
 GST #R115124141

Date	Timekeeper	Narrative	Hours	Amount
06/16/23	SKK	[REDACTED]	2.00	550.00
06/16/23	ELW	[REDACTED]	2.00	1,430.00
06/16/23	LAF	[REDACTED]	0.40	196.00
06/19/23	ELW	[REDACTED]	0.70	500.50
06/19/23	LAF	[REDACTED]	0.60	294.00
06/21/23	ELW	[REDACTED]	0.70	500.50
06/21/23	SKK	[REDACTED]	0.20	55.00
06/22/23	ELW	[REDACTED]	0.20	143.00
06/24/23	ELW	[REDACTED]	1.00	715.00
06/27/23	ELW	[REDACTED]	0.40	286.00
06/28/23	ELW	[REDACTED]	0.20	143.00
06/29/23	ELW	[REDACTED]	1.50	1,072.50
06/30/23	ELW	[REDACTED]	1.00	715.00
<b>Total</b>			<b>23.30</b>	<b>11,859.50</b>

**Fee Summary**

Timekeeper	Initials	Hours	Rate	Total
ED WILSON	ELW	11.20	715.00	8,008.00
JILLIAN SYCH	JMS	2.70	295.00	796.50
LISA FREY	LAF	1.60	490.00	784.00
PETER ROBERTS	PJR	0.30	695.00	208.50
SONAL KAURA	SKK	7.50	275.00	2,062.50
				<b>\$11,859.50</b>

*The contents of this invoice may be subject to solicitor-client privilege. Disclosure of a privileged document to a third party could constitute a waiver of privilege. We recommend that prior to voluntarily sharing the contents of this invoice or providing a copy of it to a tax auditor or other person, that you seek legal advice.*

PAYMENT IS DUE UPON RECEIPT OF INVOICE  
 INTEREST ON OVERDUE ACCOUNTS WILL BE CHARGED 12% PER ANNUM  
 GST #R115124141

**Taxable Other Charges**

Photocopies	658.50
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**Non-Taxable Disbursements**

LTSA Services (E)	699.41
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**Taxable Disbursements**

LTSA Service Charge	199.80
LTSA Services	422.71
Dye & Durham	115.08

<b>Total Fees</b>	<b>\$ 11,859.50</b>
<b>Disbursements and Other Charges</b>	<b>\$ 2,095.50</b>
<b>Total PST BC</b>	<b>\$ 830.16</b>
<b>Total GST</b>	<b>\$ 662.78</b>
	<b>\$ <u>15,447.94</u></b>

**CURRENT INVOICE DUE:**

<b>Outstanding Prior Balance</b>		<b>\$ 1,366.40</b>
Invoice No. 1231348	05/31/23	
Invoice No. 1234593	06/26/23	<b>\$ 3,864.45</b>

*The contents of this invoice may be subject to solicitor-client privilege. Disclosure of a privileged document to a third party could constitute a waiver of privilege. We recommend that prior to voluntarily sharing the contents of this invoice or providing a copy of it to a tax auditor or other person, that you seek legal advice.*

PAYMENT IS DUE UPON RECEIPT OF INVOICE  
INTEREST ON OVERDUE ACCOUNTS WILL BE CHARGED 12% PER ANNUM  
GST #R115124141



Suite 1600 Cathedral Place  
925 West Georgia Street  
Vancouver, BC  
Canada V6C 3L2

The Owners, Strata Plan NW2599  
c/o Colyvan Pacific Property Management Services  
1325-1100 Melville Street  
Vancouver, BC  
V6E 4A6

Invoice Date: 07/21/23  
Invoice No. 1239462  
File No.: 111017.169952

ATTENTION: Chris Moscatello, Strata President

*For Professional Services Rendered Through June 30, 2023*

File No.:	111017.169952	
Matter Reference:	Hazelwood Manor (9282 Hazel St.) Wind-up and Sale	
Contact:	ROBERTS, PETER	
Invoice	1239462	
Total Professional Fees		11,859.50
Total Taxable Disbursements and Other Charges		1,396.09
Total Exempt Disbursements and Other Charges		699.41
Total BCPST		830.16
Total GST		662.78
<b>Current Invoice Due:</b>		<b>15,447.94</b>
Previous Balance:		5,230.85
<b>Total Amount Due:</b>		<b>\$ 20,678.79</b>

This remittance advice should be returned to ensure proper credit to your account. Thank you.

#### Payment Options:

##### EFT/Wire Transfer:

HSBC Bank Canada  
885 West Georgia Street, Vancouver, B.C., V6C 3G1  
Account Name: Lawson Lundell LLP  
Account No.: 102337001  
Bank ID: 016 Transit: 10270  
Swift Code: HKBCCATT

##### Interac e-Transfer:

e-Transfer funds to [eftpmt@lawsonlundell.com](mailto:eftpmt@lawsonlundell.com) referencing invoice number in message.  
Please send password to [eftpmt@lawsonlundell.com](mailto:eftpmt@lawsonlundell.com) in separate email.

##### Cheque:

Cheques payable to Lawson Lundell LLP and mailed to the following address:

Suite 1600 Cathedral Place  
925 West Georgia Street  
Vancouver, BC  
Canada V6C 3L2

**Please email us at [eftpmt@lawsonlundell.com](mailto:eftpmt@lawsonlundell.com) referencing invoice number and payment amount.**

**THIS INVOICE IS PAYABLE UPON RECEIPT.**

**PLEASE RETURN THIS PAGE WITH YOUR REMITTANCE**



Suite 1600 Cathedral Place  
925 West Georgia Street  
Vancouver, BC  
Canada V6C 3L2  
T: 604.685.3456

August 25, 2023

BY EMAIL (moscatellochris@gmail.com)

Attention: Chris Moscatello

Dear Mr. Moscatello

**RE: Hazelwood Manor (9282 Hazel St.) Wind-up and Sale**

Please find enclosed our Statement of Account for services rendered up to and including July 31, 2023, Invoice No. 1242506, which we trust you will find to be in order.

We accept payment of accounts by credit card, cheque, e-transfer, or wire. For credit card and E-transfer payments, please send by email to [efpmt@lawsonlundell.com](mailto:efpmt@lawsonlundell.com). If you would like the details of any other payment method, please contact our Collections Officer, Shabnam Khan, on (604) 631-9262 or [skhan@lawsonlundell.com](mailto:skhan@lawsonlundell.com).

Should you have any questions or concerns, please do not hesitate to contact us.

Yours very truly,

LAWSON LUNDELL LLP

A handwritten signature in black ink, appearing to read 'PJR', with a horizontal line extending from the end of the signature.

Peter J. Roberts, K.C.

PJR/cjc

Enc.



Suite 1600 Cathedral Place  
925 West Georgia Street  
Vancouver, BC  
Canada V6C 3L2

The Owners, Strata Plan NW2599  
c/o Colyvan Pacific Property Management Services  
1325-1100 Melville Street  
Vancouver, BC  
V6E 4A6

Invoice Date: 08/18/23  
Invoice No. 1242506  
File No.: 111017.169952

ATTENTION: Chris Moscatello, Strata President

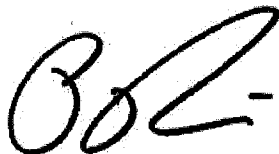
**File Description: Hazelwood Manor (9282 Hazel St.) Wind-up and Sale**

To professional services rendered up to and including July 31, 2023, as per attached detail.

Total Professional Fees	\$	27,667.00
Total Taxable Disbursements and Other Charges	\$	1,079.80
Total Exempt Disbursements and Other Charges	\$	66.32
Total PST BC	\$	1,936.69
Total GST	\$	1,437.34
<b>Current Invoice Due:</b>	<b>\$</b>	<b><u>32,187.15</u></b>

This is our account.

Lawson Lundell LLP

Per:   
Peter J. Roberts, K.C.

*The contents of this invoice may be subject to solicitor-client privilege. Disclosure of a privileged document to a third party could constitute a waiver of privilege. We recommend that prior to voluntarily sharing the contents of this invoice or providing a copy of it to a tax auditor or other person, that you seek legal advice.*

PAYMENT IS DUE UPON RECEIPT OF INVOICE  
INTEREST ON OVERDUE ACCOUNTS WILL BE CHARGED 12% PER ANNUM  
GST #R115124141

The Owners, Strata Plan NW2599  
 c/o Colyvan Pacific Property Management Services  
 1325-1100 Melville Street  
 Vancouver, BC  
 V6E 4A6

Invoice Date: 08/18/23  
 Invoice No. 1242506  
 File No.: 111017.169952

ATTENTION: Chris Moscatello, Strata President

**File Description: Hazelwood Manor (9282 Hazel St.) Wind-up and Sale**

To professional services rendered up to and including July 31, 2023, as follows:

Date	Timekeeper	Narrative	Hours	Amount
07/04/23	ELW	[REDACTED]	1.00	715.00
07/04/23	LAF	[REDACTED];	0.50	245.00
07/05/23	ELW	[REDACTED]	1.50	1,072.50
07/06/23	JMS	[REDACTED];	2.10	619.50
07/06/23	ELW	[REDACTED];	0.70	500.50
07/10/23	SKK	D [REDACTED]	1.50	412.50
07/10/23	LAF	[REDACTED]	0.50	245.00
07/11/23	ELW	[REDACTED]	3.00	2,145.00
07/11/23	LAF	[REDACTED]	1.10	539.00
07/11/23	SKK	[REDACTED]	1.70	467.50
07/12/23	SEA	[REDACTED]	1.80	495.00

*The contents of this invoice may be subject to solicitor-client privilege. Disclosure of a privileged document to a third party could constitute a waiver of privilege. We recommend that prior to voluntarily sharing the contents of this invoice or providing a copy of it to a tax auditor or other person, that you seek legal advice.*

PAYMENT IS DUE UPON RECEIPT OF INVOICE  
 INTEREST ON OVERDUE ACCOUNTS WILL BE CHARGED 12% PER ANNUM  
 GST #R115124141



Date	Timekeeper	Narrative	Hours	Amount
07/12/23	SKK	[REDACTED]	0.60	165.00
07/12/23	ELW	[REDACTED]	0.50	357.50
07/13/23	ELW	[REDACTED]	0.80	572.00
07/14/23	ELW	[REDACTED]	0.30	214.50
07/16/23	ELW	[REDACTED];	1.00	715.00
07/17/23	SEA	[REDACTED]	0.70	192.50
07/17/23	ELW	[REDACTED]	3.00	2,145.00
07/17/23	LAF	[REDACTED]	1.90	931.00
07/18/23	LAF	[REDACTED]	0.30	147.00
07/19/23	ELW	[REDACTED]	2.00	1,430.00
07/19/23	LAF	[REDACTED]	1.30	637.00
07/20/23	JMS	[REDACTED]	2.00	590.00
07/20/23	ELW	[REDACTED]	3.00	2,145.00

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PAYMENT IS DUE UPON RECEIPT OF INVOICE  
 INTEREST ON OVERDUE ACCOUNTS WILL BE CHARGED 12% PER ANNUM  
 GST #R115124141

Date	Timekeeper	Narrative	Hours	Amount
07/20/23	LAF	[REDACTED]	1.60	784.00
07/21/23	ELW	[REDACTED]	5.00	3,575.00
07/21/23	LAF	[REDACTED]	1.30	637.00
07/24/23	JMS	[REDACTED]	0.40	118.00
07/25/23	PJR	[REDACTED]	0.50	347.50
07/25/23	JMS	[REDACTED]	1.00	295.00
07/25/23	ELW	[REDACTED]	0.50	357.50
07/26/23	ELW	[REDACTED]	0.50	357.50
07/27/23	JMS	[REDACTED]	0.80	236.00
07/27/23	LAF	[REDACTED]	1.70	833.00
07/27/23	ELW	[REDACTED]	2.20	1,573.00
07/28/23	LAF	[REDACTED]	0.40	196.00
07/28/23	JMS	[REDACTED];	0.80	236.00

*The contents of this invoice may be subject to solicitor-client privilege. Disclosure of a privileged document to a third party could constitute a waiver of privilege. We recommend that prior to voluntarily sharing the contents of this invoice or providing a copy of it to a tax auditor or other person, that you seek legal advice.*

PAYMENT IS DUE UPON RECEIPT OF INVOICE  
 INTEREST ON OVERDUE ACCOUNTS WILL BE CHARGED 12% PER ANNUM  
 GST #R115124141

Date	Timekeeper	Narrative	Hours	Amount
07/28/23	ELW	[REDACTED]	0.40	286.00
07/31/23	JMS	[REDACTED]	0.30	88.50
07/31/23	LAF	[REDACTED]	0.10	49.00
Total			50.30	27,667.00

**Fee Summary**

Timekeeper	Initials	Hours	Rate	Total
ED WILSON	ELW	25.40	715.00	18,161.00
JILLIAN SYCH	JMS	7.40	295.00	2,183.00
LISA FREY	LAF	10.70	490.00	5,243.00
PETER ROBERTS	PJR	0.50	695.00	347.50
SAMANTHA ANDISON	SEA	2.50	275.00	687.50
SONAL KAURA	SKK	3.80	275.00	1,045.00
				<b>\$27,667.00</b>

**Taxable Other Charges**

Photocopies	965.40
Colour Photocopies	57.00
To open a separate interest-bearing trust account	35.00

**Non-Taxable Disbursements**

LTSA Services (E)	66.32
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**Taxable Disbursements**

TAF	15.00
LTSA Service Charge	7.40

<b>Total Fees</b>	\$	<b>27,667.00</b>
<b>Disbursements and Other Charges</b>	\$	<b>1,146.12</b>
<b>Total PST BC</b>	\$	<b>1,936.69</b>
<b>Total GST</b>	\$	<b>1,437.34</b>
<b>CURRENT INVOICE DUE:</b>	\$	<b>32,187.15</b>

<b>Outstanding Prior Balance</b>	\$	<b>15,447.94</b>
Invoice No. 1239462		07/21/23

*The contents of this invoice may be subject to solicitor-client privilege. Disclosure of a privileged document to a third party could constitute a waiver of privilege. We recommend that prior to voluntarily sharing the contents of this invoice or providing a copy of it to a tax auditor or other person, that you seek legal advice.*

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PAYMENT IS DUE UPON RECEIPT OF INVOICE  
INTEREST ON OVERDUE ACCOUNTS WILL BE CHARGED 12% PER ANNUM  
GST #R115124141



Suite 1600 Cathedral Place  
925 West Georgia Street  
Vancouver, BC  
Canada V6C 3L2

The Owners, Strata Plan NW2599  
c/o Colyvan Pacific Property Management Services  
1325-1100 Melville Street  
Vancouver, BC  
V6E 4A6

Invoice Date: 08/18/23  
Invoice No. 1242506  
File No.: 111017.169952

ATTENTION: Chris Moscatello, Strata President

*For Professional Services Rendered Through July 31, 2023*

File No.:	111017.169952	
Matter Reference:	Hazelwood Manor (9282 Hazel St.) Wind-up and Sale	
Contact:	ROBERTS, PETER	
Invoice	1242506	
Total Professional Fees		27,667.00
Total Taxable Disbursements and Other Charges		1,079.80
Total Exempt Disbursements and Other Charges		66.32
Total BCPST		1,936.69
Total GST		1,437.34
<b>Current Invoice Due:</b>		<b>32,187.15</b>
Previous Balance:		15,447.94
<b>Total Amount Due:</b>		<b>\$ 47,635.09</b>

This remittance advice should be returned to ensure proper credit to your account. Thank you.

#### Payment Options:

##### EFT/Wire Transfer:

HSBC Bank Canada  
885 West Georgia Street, Vancouver, B.C., V6C 3G1  
Account Name: Lawson Lundell LLP  
Account No.: 102337001  
Bank ID: 016 Transit: 10270  
Swift Code: HKBCCATT

##### Interac e-Transfer:

e-Transfer funds to [efpmt@lawsonlundell.com](mailto:efpmt@lawsonlundell.com) referencing invoice number in message.  
Please send password to [efpmt@lawsonlundell.com](mailto:efpmt@lawsonlundell.com) in separate email.

##### Cheque:

Cheques payable to Lawson Lundell LLP and mailed to the following address:

Suite 1600 Cathedral Place  
925 West Georgia Street  
Vancouver, BC  
Canada V6C 3L2

**Please email us at [efpmt@lawsonlundell.com](mailto:efpmt@lawsonlundell.com) referencing invoice number and payment amount.**

**THIS INVOICE IS PAYABLE UPON RECEIPT.**

**PLEASE RETURN THIS PAGE WITH YOUR REMITTANCE**

REMITTANCE

*The contents of this invoice may be subject to solicitor-client privilege. Disclosure of a privileged document to a third party could constitute a waiver of privilege. We recommend that prior to voluntarily sharing the contents of this invoice or providing a copy of it to a tax auditor or other person, that you seek legal advice.*

PAYMENT IS DUE UPON RECEIPT OF INVOICE  
INTEREST ON OVERDUE ACCOUNTS WILL BE CHARGED 12% PER ANNUM  
GST #R115124141



Suite 1600 Cathedral Place  
 925 West Georgia Street  
 Vancouver, BC  
 Canada V6C 3L2  
 T: 604.685.3456

September 20, 2023

BY EMAIL  
 ([moscatellochris@gmail.com](mailto:moscatellochris@gmail.com))

The Owners, Strata Plan NW2599  
 c/o Colyvan Property Management Services  
 1325-1100 Melville Street  
 Vancouver, B.C. V6E 4A6

Attention: Chris Moscatello, Strata President

**Hazelwood Manor (9282 Hazel St.) Wind-up and Sale**

Please find enclosed our Statement of Account for services rendered up to and including August 31, 2023, Invoice No. 1245679, which we trust you will find to be in order. This account is being provided so that you are appraised of costs as we go, but we confirm that it (and our other accounts) will be paid out of the sale proceeds when the sale closes later this year.

We confirm we hold the sum of \$5,000.00 in trust to the credit of your file pursuant to the engagement letter signed April 6, 2023.

Should you have any questions or concerns, please do not hesitate to contact us.

Yours very truly,

LAWSON LUNDELL LLP

Peter J. Roberts, K.C.

PJR/acc2  
 Enc.

cc. Kathy Vanderlee, Colyvan Property Management via CondoWorks  
 ([nw00002599.9068.608bbdee5da6@app.condoworks.co](mailto:nw00002599.9068.608bbdee5da6@app.condoworks.co))



Suite 1600 Cathedral Place  
925 West Georgia Street  
Vancouver, BC  
Canada V6C 3L2

The Owners, Strata Plan NW2599  
c/o Colyvan Pacific Property Management Services  
1325-1100 Melville Street  
Vancouver, BC  
V6E 4A6

Invoice Date: 09/15/23  
Invoice No. 1245679  
File No.: 111017.169952

ATTENTION: Chris Moscatello, Strata President


**File Description: Hazelwood Manor (9282 Hazel St.) Wind-up and Sale**

To professional services rendered up to and including August 31, 2023, as per attached detail.

Total Professional Fees	\$	21,599.00
Total Taxable Disbursements and Other Charges	\$	393.23
Total Exempt Disbursements and Other Charges	\$	16.58
Total PST BC	\$	1,511.93
Total GST	\$	1,099.61
<b>Current Invoice Due:</b>	\$	<b><u>24,620.35</u></b>

This is our account.

Lawson Lundell LLP

Per:   
Peter J. Roberts, K.C.

*The contents of this invoice may be subject to solicitor-client privilege. Disclosure of a privileged document to a third party could constitute a waiver of privilege. We recommend that prior to voluntarily sharing the contents of this invoice or providing a copy of it to a tax auditor or other person, that you seek legal advice.*

PAYMENT IS DUE UPON RECEIPT OF INVOICE  
INTEREST ON OVERDUE ACCOUNTS WILL BE CHARGED 12% PER ANNUM  
GST #R115124141



The Owners, Strata Plan NW2599  
 c/o Colyvan Pacific Property Management Services  
 1325-1100 Melville Street  
 Vancouver, BC  
 V6E 4A6

Invoice Date: 09/15/23  
 Invoice No. 1245679  
 File No.: 111017.169952

ATTENTION: Chris Moscatello, Strata President

**File Description: Hazelwood Manor (9282 Hazel St.) Wind-up and Sale**

To professional services rendered up to and including August 31, 2023, as follows:

Date	Timekeeper	Narrative	Hours	Amount
08/01/23	ELW	[REDACTED]	0.40	286.00
08/01/23	LAF	[REDACTED]	0.20	98.00
08/02/23	ELW	[REDACTED]	0.50	357.50
08/04/23	ELW	[REDACTED]	0.30	214.50
08/04/23	LAF	[REDACTED]	1.10	539.00
08/04/23	JMS	[REDACTED]	1.10	324.50
08/08/23	LAF	[REDACTED]	0.20	98.00
08/09/23	ELW	[REDACTED]	0.20	143.00
08/10/23	ELW	[REDACTED]	0.30	214.50
08/10/23	LAF	[REDACTED]	0.90	441.00
08/11/23	LAF	[REDACTED]	1.40	686.00
08/14/23	LAF	[REDACTED]	0.60	294.00

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PAYMENT IS DUE UPON RECEIPT OF INVOICE  
 INTEREST ON OVERDUE ACCOUNTS WILL BE CHARGED 12% PER ANNUM  
 GST #R115124141

Date	Timekeeper	Narrative	Hours	Amount
08/14/23	ELW	[REDACTED]	0.30	214.50
08/15/23	LAF	[REDACTED]	1.00	490.00
08/16/23	ELW	[REDACTED]	0.50	357.50
08/16/23	LAF	[REDACTED]	1.10	539.00
08/16/23	PJR	[REDACTED]	0.20	139.00
08/18/23	ELW	[REDACTED]	0.40	286.00
08/21/23	LAF	[REDACTED]	0.80	392.00
08/21/23	JMS	[REDACTED]	0.50	147.50
08/22/23	LAF	[REDACTED]	1.10	539.00
08/22/23	ELW	[REDACTED]	0.60	429.00
08/23/23	LAF	[REDACTED]	1.60	784.00
08/23/23	ELW	[REDACTED]	0.70	500.50
08/24/23	LAF	[REDACTED]	2.30	1,127.00
08/24/23	ELW	[REDACTED]	3.00	2,145.00

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 GST #R115124141

Date	Timekeeper	Narrative	Hours	Amount
08/24/23	PJR	[REDACTED]	0.10	69.50
08/24/23	PJR	[REDACTED]	0.10	69.50
08/25/23	PJR	[REDACTED]	2.20	1,529.00
08/25/23	JMS	[REDACTED]	0.90	265.50
08/25/23	ELW	[REDACTED]	1.50	1,072.50
08/25/23	LAF	[REDACTED]	1.30	637.00
08/27/23	PJR	[REDACTED]	0.20	139.00
08/27/23	PJR	[REDACTED]	0.30	208.50
08/29/23	PJR	[REDACTED]	3.20	2,224.00
08/29/23	ELW	[REDACTED]	0.70	500.50
08/30/23	PJR	[REDACTED]	1.50	1,042.50
08/30/23	ELW	[REDACTED]	0.30	214.50
08/31/23	PJR	[REDACTED]	1.80	1,251.00
08/31/23	JMS	[REDACTED]	2.00	590.00
<b>Total</b>			<b>37.40</b>	<b>21,599.00</b>

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PAYMENT IS DUE UPON RECEIPT OF INVOICE  
 INTEREST ON OVERDUE ACCOUNTS WILL BE CHARGED 12% PER ANNUM  
 GST #R115124141

**Fee Summary**

Timekeeper	Initials	Hours	Rate	Total
ED WILSON	ELW	9.70	715.00	6,935.50
J. SYCH	JMS	4.50	295.00	1,327.50
L. FREY	LAF	13.60	490.00	6,664.00
PETER ROBERTS	PJR	9.60	695.00	6,672.00
				<b>\$21,599.00</b>

**Taxable Other Charges**

Photocopies	217.20
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**Non-Taxable Disbursements**

LTSA Services (E)	16.58
-------------------	-------

**Taxable Disbursements**

Courier Services	89.06
LTSA Service Charge	14.80
LTSA Services	72.17

<b>Total Fees</b>	<b>\$ 21,599.00</b>
<b>Disbursements and Other Charges</b>	<b>\$ 409.81</b>
<b>Total PST BC</b>	<b>\$ 1,511.93</b>
<b>Total GST</b>	<b>\$ 1,099.61</b>
<b>CURRENT INVOICE DUE:</b>	<b>\$ <u>24,620.35</u></b>

**Outstanding Prior Balance**

Invoice No. 1239462	07/21/23	\$ 15,447.94
Invoice No. 1242506	08/18/23	\$ 32,187.15

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Suite 1600 Cathedral Place  
925 West Georgia Street  
Vancouver, BC  
Canada V6C 3L2

The Owners, Strata Plan NW2599  
c/o Colyvan Pacific Property Management Services  
1325-1100 Melville Street  
Vancouver, BC  
V6E 4A6

Invoice Date: 09/15/23  
Invoice No. 1245679  
File No.: 111017.169952

ATTENTION: Chris Moscatello, Strata President

*For Professional Services Rendered Through August 31, 2023*

File No.:	111017.169952	
Matter Reference:	Hazelwood Manor (9282 Hazel St.) Wind-up and Sale	
Contact:	ROBERTS, PETER	
Invoice	1245679	
Total Professional Fees		21,599.00
Total Taxable Disbursements and Other Charges		393.23
Total Exempt Disbursements and Other Charges		16.58
Total BCPST		1,511.93
Total GST		1,099.61
<b>Current Invoice Due:</b>		<b>24,620.35</b>
Previous Balance:		47,635.09
<b>Total Amount Due:</b>		<b>\$ 72,255.44</b>

This remittance advice should be returned to ensure proper credit to your account. Thank you.

**Payment Options:**

**EFT/Wire Transfer:**

HSBC Bank Canada  
885 West Georgia Street, Vancouver, B.C., V6C 3G1  
Account Name: Lawson Lundell LLP  
Account No.: 102337001  
Bank ID: 016 Transit: 10270  
Swift Code: HKBCCATT

**Interac e-Transfer:**

e-Transfer funds to [efpmt@lawsonlundell.com](mailto:efpmt@lawsonlundell.com) referencing invoice number in message.  
Please send password to [efpmt@lawsonlundell.com](mailto:efpmt@lawsonlundell.com) in separate email.

**Cheque:**

Cheques payable to Lawson Lundell LLP and mailed to the following address:

Suite 1600 Cathedral Place  
925 West Georgia Street  
Vancouver, BC  
Canada V6C 3L2

**Please email us at [efpmt@lawsonlundell.com](mailto:efpmt@lawsonlundell.com) referencing invoice number and payment amount.**

**THIS INVOICE IS PAYABLE UPON RECEIPT.**

**PLEASE RETURN THIS PAGE WITH YOUR REMITTANCE**

REMITTANCE

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PAYMENT IS DUE UPON RECEIPT OF INVOICE  
INTEREST ON OVERDUE ACCOUNTS WILL BE CHARGED 12% PER ANNUM  
GST #R115124141



Suite 1600 Cathedral Place  
925 West Georgia Street  
Vancouver, BC  
Canada V6C 3L2  
T: 604.685.3456

October 16, 2023

BY EMAIL  
([moscatellochris@gmail.com](mailto:moscatellochris@gmail.com))

The Owners, Strata Plan NW2599  
c/o Colyvan Property Management Services  
1325-1100 Melville Street  
Vancouver, B.C. V6E 4A6

Attention: Chris Moscatello, Strata President

**Hazelwood Manor (9282 Hazel St.) Wind-up and Sale**

Please find enclosed our Statement of Account for services rendered up to and including September 30, 2023, Invoice No. 1248759 which we trust you will find to be in order. This account is being provided so that you are appraised of costs as we go, but we confirm that it (and our other accounts) will be paid out of the sale proceeds when the sale closes later this year.

We confirm we hold the sum of \$5,000.00 in trust to the credit of your file pursuant to the engagement letter signed April 6, 2023.

Should you have any questions or concerns, please do not hesitate to contact us.

Yours very truly,

LAWSON LUNDELL LLP

A handwritten signature in black ink, appearing to read 'PJR', with a horizontal line underneath.

Peter J. Roberts, K.C.

PJR/acc2  
Enc.

cc. Kathy Vanderlee, Colyvan Property Management via CondoWorks  
([nw00002599.9068.608bbdee5da6@app.condoworks.co](mailto:nw00002599.9068.608bbdee5da6@app.condoworks.co))



Suite 1600 Cathedral Place  
925 West Georgia Street  
Vancouver, BC  
Canada V6C 3L2

The Owners, Strata Plan NW2599  
c/o Colyvan Pacific Property Management Services  
1325-1100 Melville Street  
Vancouver, BC  
V6E 4A6

Invoice Date: 10/16/23  
Invoice No. 1248759  
File No.: 111017.169952

ATTENTION: Chris Moscatello, Strata President

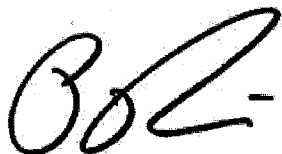
**File Description: Hazelwood Manor (9282 Hazel St.) Wind-up and Sale**

To professional services rendered up to and including September 30, 2023, as per attached detail.

Total Professional Fees	\$	7,526.00
Total Taxable Disbursements and Other Charges	\$	1,189.60
Total Exempt Disbursements and Other Charges	\$	316.16
Total PST BC	\$	526.82
Total GST	\$	435.78
<b>Current Invoice Due:</b>	\$	<b><u>9,994.36</u></b>

This is our account.

Lawson Lundell LLP

Per:   
Peter J. Roberts, K.C.

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PAYMENT IS DUE UPON RECEIPT OF INVOICE  
INTEREST ON OVERDUE ACCOUNTS WILL BE CHARGED 12% PER ANNUM  
GST #R115124141



The Owners, Strata Plan NW2599  
 c/o Colyvan Pacific Property Management Services  
 1325-1100 Melville Street  
 Vancouver, BC  
 V6E 4A6

Invoice Date: 10/16/23  
 Invoice No. 1248759  
 File No.: 111017.169952

ATTENTION: Chris Moscatello, Strata President

**File Description: Hazelwood Manor (9282 Hazel St.) Wind-up and Sale**

To professional services rendered up to and including September 30, 2023, as follows:

Date	Timekeeper	Narrative	Hours	Amount
09/01/23	ELW	[REDACTED]	0.30	214.50
09/01/23	ELW	[REDACTED]	0.30	214.50
09/01/23	PJR	[REDACTED]	1.60	1,112.00
09/05/23	ELW	[REDACTED];	0.30	214.50
09/11/23	ELW	[REDACTED]	0.20	143.00
09/12/23	ELW	[REDACTED]	0.50	357.50
09/12/23	LAF	[REDACTED];	0.20	98.00
09/12/23	CEC1	[REDACTED]	1.80	945.00
09/13/23	ELW	[REDACTED]	0.20	143.00
09/13/23	LAF	[REDACTED]	0.20	98.00
09/13/23	CEC1	[REDACTED]	0.40	210.00

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 GST #R115124141

Date	Timekeeper	Narrative	Hours	Amount
09/14/23	CEC1	[REDACTED]	0.50	262.50
09/15/23	CEC1	[REDACTED]	1.80	945.00
09/15/23	ELW	[REDACTED];	0.30	214.50
09/15/23	LAF	[REDACTED]	0.50	245.00
09/17/23	CEC1	[REDACTED]	0.10	52.50
09/18/23	LAF	[REDACTED]	0.60	294.00
09/18/23	JMS	[REDACTED]	0.50	147.50
09/18/23	ELW	[REDACTED]	0.30	214.50
09/18/23	CEC1	[REDACTED]	0.60	315.00
09/19/23	ELW	[REDACTED]	0.50	357.50
09/20/23	ELW	[REDACTED]	0.30	214.50
09/20/23	CEC1	[REDACTED]	0.10	52.50
09/25/23	CEC1	[REDACTED]	0.10	52.50
09/26/23	JMS	[REDACTED]	0.50	147.50
09/27/23	ELW	[REDACTED]	0.20	143.00
09/29/23	JMS	[REDACTED]	0.40	118.00
Total			13.30	7,526.00

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PAYMENT IS DUE UPON RECEIPT OF INVOICE  
 INTEREST ON OVERDUE ACCOUNTS WILL BE CHARGED 12% PER ANNUM  
 GST #R115124141

**Fee Summary**

Timekeeper	Initials	Hours	Rate	Total
ED WILSON	ELW	3.40	715.00	2,431.00
JILLIAN SYCH	JMS	1.40	295.00	413.00
LISA FREY	LAF	1.50	490.00	735.00
CAMILLE CHISHOLM	CEC1	5.40	525.00	2,835.00
PETER ROBERTS	PJR	1.60	695.00	1,112.00
				<b>\$7,526.00</b>

**Taxable Other Charges**

Photocopies	476.40
Colour Photocopies	30.00

**Non-Taxable Disbursements**

LTSA Services (E)	33.16
Agent Fees (E)	283.00

**Taxable Disbursements**

Cash Disbursements Wix.com Domain 2 Year Registration /kyb	49.24
Cash Disbursements - Wix.com Web Hosting 2 Year /kyb	321.00
Courier Services	205.85
Postage- Registered Mail	12.94
LTSA Service Charge	5.55
LTSA Services	20.62
Agent Fees	68.00

<b>Total Fees</b>	<b>\$</b>	<b>7,526.00</b>
<b>Disbursements and Other Charges</b>	<b>\$</b>	<b>1,505.76</b>
<b>Total PST BC</b>	<b>\$</b>	<b>526.82</b>
<b>Total GST</b>	<b>\$</b>	<b>435.78</b>
<b>CURRENT INVOICE DUE:</b>	<b>\$</b>	<b><u>9,994.36</u></b>

**Outstanding Prior Balance**

Invoice No. 1239462	07/21/23	\$	15,447.94
Invoice No. 1242506	08/18/23	\$	32,187.15
Invoice No. 1245679	09/15/23	\$	24,620.35

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Vancouver, BC  
Canada V6C 3L2

The Owners, Strata Plan NW2599  
c/o Colyvan Pacific Property Management Services  
1325-1100 Melville Street  
Vancouver, BC  
V6E 4A6

Invoice Date: 10/16/23  
Invoice No. 1248759  
File No.: 111017.169952

ATTENTION: Chris Moscatello, Strata President

*For Professional Services Rendered Through September 30, 2023*

File No.:	111017.169952	
Matter Reference:	Hazelwood Manor (9282 Hazel St.) Wind-up and Sale	
Contact:	ROBERTS, PETER	
Invoice	1248759	
Total Professional Fees		7,526.00
Total Taxable Disbursements and Other Charges		1,189.60
Total Exempt Disbursements and Other Charges		316.16
Total BCPST		526.82
Total GST		435.78
<b>Current Invoice Due:</b>		<b>9,994.36</b>
Previous Balance:		72,255.44
<b>Total Amount Due:</b>		<b>\$ 82,249.80</b>

This remittance advice should be returned to ensure proper credit to your account. Thank you.

**Payment Options:**

**EFT/Wire Transfer:**

HSBC Bank Canada  
885 West Georgia Street, Vancouver, B.C., V6C 3G1  
Account Name: Lawson Lundell LLP  
Account No.: 102337001  
Bank ID: 016 Transit: 10270  
Swift Code: HKBCCATT

**Interac e-Transfer:**

e-Transfer funds to [eftpmt@lawsonlundell.com](mailto:eftpmt@lawsonlundell.com) referencing invoice number in message.  
Please send password to [eftpmt@lawsonlundell.com](mailto:eftpmt@lawsonlundell.com) in separate email.

**Cheque:**

Cheques payable to Lawson Lundell LLP and mailed to the following address:

Suite 1600 Cathedral Place  
925 West Georgia Street  
Vancouver, BC  
Canada V6C 3L2

**Please email us at [eftpmt@lawsonlundell.com](mailto:eftpmt@lawsonlundell.com) referencing invoice number and payment amount.**

**THIS INVOICE IS PAYABLE UPON RECEIPT.**

**PLEASE RETURN THIS PAGE WITH YOUR REMITTANCE**

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GST #R115124141



Suite 1600 Cathedral Place  
925 West Georgia Street  
Vancouver, BC  
Canada V6C 3L2  
T: 604.685.3456

December 28, 2023

BY EMAIL  
([moscatellochris@gmail.com](mailto:moscatellochris@gmail.com))

The Owners, Strata Plan NW2599  
c/o Colyvan Property Management Services  
1325-1100 Melville Street  
Vancouver, B.C. V6E 4A6

Attention: Chris Moscatello, Strata President

**Hazelwood Manor (9282 Hazel St.) Wind-up and Sale**

Please find enclosed our Statement of Account for services rendered up to and including December 28, 2023, Invoice No. 1261391 which we trust you will find to be in order.

This account is being provided so that you are appraised of costs as we go, but we confirm that it (and our other accounts) will be paid out next year.

Should you have any questions or concerns, please do not hesitate to contact us.

Yours very truly,

LAWSON LUNDELL LLP

A handwritten signature in black ink, appearing to read 'PJR'.

Peter J. Roberts, K.C.

PJR/acc2  
Enc.

cc. Kathy Vanderlee, Colyvan Property Management via CondoWorks  
([nw00002599.9068.608bbdee5da6@app.condoworks.co](mailto:nw00002599.9068.608bbdee5da6@app.condoworks.co))



Suite 1600 Cathedral Place  
925 West Georgia Street  
Vancouver, BC  
Canada V6C 3L2

The Owners, Strata Plan NW2599  
c/o Colyvan Pacific Property Management Services  
1325-1100 Melville Street  
Vancouver, BC  
V6E 4A6

Invoice Date: 12/28/23  
Invoice No. 1261391  
File No.: 111017.169952

ATTENTION: Chris Moscatello, Strata President

**File Description: Hazelwood Manor (9282 Hazel St.) Wind-up and Sale**

To professional services rendered up to and including December 28, 2023, as per attached detail.

Total Professional Fees	\$	68,374.00
Total Taxable Disbursements and Other Charges	\$	2,618.23
Total Exempt Disbursements and Other Charges	\$	841.87
Total PST BC	\$	4,786.18
Total GST	\$	3,549.61
Subtotal	\$	<u>80,169.89</u>
Less Amount Applied From Trust:	\$	(64,027.11)
<b>Current Invoice Due:</b>	\$	<u><b>16,142.78</b></u>

This is our account.

Lawson Lundell LLP

Per: \_\_\_\_\_  
Peter J. Roberts, K.C.

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GST #R115124141

The Owners, Strata Plan NW2599  
 c/o Colyvan Pacific Property Management Services  
 1325-1100 Melville Street  
 Vancouver, BC  
 V6E 4A6

Invoice Date: 12/28/23  
 Invoice No. 1261391  
 File No.: 111017.169952

ATTENTION: Chris Moscatello, Strata President

**File Description: Hazelwood Manor (9282 Hazel St.) Wind-up and Sale**

To professional services rendered up to and including December 28, 2023, as follows:

Date	Timekeeper	Narrative	Hours	Amount
10/04/23	ELW	[REDACTED]	0.30	214.50
10/04/23	CEC1	[REDACTED]	0.20	105.00
10/05/23	ELW	[REDACTED]	0.30	214.50
10/11/23	ELW	[REDACTED]	0.20	143.00
10/13/23	CEC1	[REDACTED]	0.20	105.00
10/13/23	PJR	[REDACTED]	0.20	139.00
10/13/23	JMS	[REDACTED]	0.30	88.50
10/16/23	JMS	[REDACTED]	0.30	88.50
10/17/23	PJR	[REDACTED]	0.40	278.00
10/18/23	PJR	[REDACTED]	0.50	347.50
10/19/23	JMS	[REDACTED]	0.90	265.50

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PAYMENT IS DUE UPON RECEIPT OF INVOICE  
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 GST #R115124141



Date	Timekeeper	Narrative	Hours	Amount
10/19/23	PJR	[REDACTED]	1.30	903.50
10/20/23	PJR	[REDACTED]	0.40	278.00
10/20/23	ELW	[REDACTED]	0.20	143.00
10/20/23	JMS	[REDACTED]	2.10	619.50
10/22/23	PJR	[REDACTED]	1.10	764.50
10/23/23	PJR	[REDACTED]	2.90	2,015.50
10/23/23	LAF	[REDACTED]	0.20	98.00
10/24/23	PJR	[REDACTED]	0.20	139.00
10/25/23	PJR	[REDACTED]	0.10	69.50
10/27/23	JMS	[REDACTED]	1.30	383.50
10/27/23	PJR	[REDACTED]	0.20	139.00
10/27/23	LAF	[REDACTED]	0.90	441.00
10/30/23	JMS	[REDACTED]	0.50	147.50
10/30/23	PJR	[REDACTED]	0.10	69.50
10/31/23	LAF	[REDACTED]	1.10	539.00
11/01/23	LAF	[REDACTED]	0.10	49.00

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PAYMENT IS DUE UPON RECEIPT OF INVOICE  
 INTEREST ON OVERDUE ACCOUNTS WILL BE CHARGED 12% PER ANNUM  
 GST #R115124141

Date	Timekeeper	Narrative	Hours	Amount
11/02/23	ELW	[REDACTED] e-	0.30	214.50
11/02/23	LAF	[REDACTED]	1.50	735.00
11/03/23	LAF	[REDACTED]	0.10	49.00
11/03/23	KPW	[REDACTED]	0.60	0.00
11/04/23	LAF	[REDACTED]	0.10	49.00
11/06/23	ELW	[REDACTED]	0.60	429.00
11/06/23	LAF	[REDACTED]	0.70	343.00
11/07/23	ELW	[REDACTED]	0.50	357.50
11/07/23	JMS	[REDACTED]	4.10	1,209.50
11/08/23	JAP	[REDACTED]	2.00	200.00
11/08/23	JMS	[REDACTED]	7.00	2,065.00
11/08/23	LG	[REDACTED]	0.30	262.50
11/08/23	ELW	[REDACTED]	2.00	1,430.00

*The contents of this invoice may be subject to solicitor-client privilege. Disclosure of a privileged document to a third party could constitute a waiver of privilege. We recommend that prior to voluntarily sharing the contents of this invoice or providing a copy of it to a tax auditor or other person, that you seek legal advice.*

PAYMENT IS DUE UPON RECEIPT OF INVOICE  
 INTEREST ON OVERDUE ACCOUNTS WILL BE CHARGED 12% PER ANNUM  
 GST #R115124141

Date	Timekeeper	Narrative	Hours	Amount
11/08/23	LAF	[REDACTED]	1.50	735.00
11/09/23	LAF	[REDACTED]	0.30	147.00
11/09/23	LG	[REDACTED]	0.20	175.00
11/09/23	JMS	[REDACTED]	4.60	1,357.00
11/09/23	ELW	[REDACTED]	0.80	572.00
11/10/23	JAP	[REDACTED]	0.80	80.00
11/10/23	JMS	[REDACTED]	6.10	1,799.50
11/10/23	PJR	[REDACTED]	0.30	208.50
11/10/23	ELW	[REDACTED]	0.70	500.50
11/10/23	LAF	[REDACTED]	1.30	637.00

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PAYMENT IS DUE UPON RECEIPT OF INVOICE  
 INTEREST ON OVERDUE ACCOUNTS WILL BE CHARGED 12% PER ANNUM  
 GST #R115124141

Date	Timekeeper	Narrative	Hours	Amount
11/13/23	LAF	[REDACTED]	0.30	147.00
11/14/23	ELW	[REDACTED]	2.00	1,430.00
11/14/23	LAF	[REDACTED]	0.90	441.00
11/14/23	JMS	[REDACTED]	4.90	1,445.50
11/14/23	JAP	[REDACTED]	2.20	220.00
11/15/23	JMS	[REDACTED]	3.70	1,091.50
11/15/23	JAP	[REDACTED]	0.70	70.00
11/15/23	ELW	[REDACTED]	0.50	357.50
11/15/23	LAF	[REDACTED]	2.50	1,225.00

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 GST #R115124141

Date	Timekeeper	Narrative	Hours	Amount
11/16/23	LAF	[REDACTED]	2.10	1,029.00
11/16/23	JMS	[REDACTED]	5.20	1,534.00
11/16/23	PJR	[REDACTED]	0.30	208.50
11/16/23	ELW	[REDACTED]	1.00	715.00
11/17/23	JMS	[REDACTED]	1.50	442.50
11/20/23	JMS	[REDACTED]	3.60	1,062.00
11/20/23	LAF	[REDACTED]	1.20	588.00
11/21/23	ELW	[REDACTED]	2.00	1,430.00
11/21/23	LAF	[REDACTED]	1.60	784.00

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 GST #R115124141

Date	Timekeeper	Narrative	Hours	Amount
11/21/23	JMS	[REDACTED]	5.10	1,504.50
11/21/23	JAP	[REDACTED]	2.50	250.00
11/22/23	NJG	[REDACTED]	0.20	52.00
11/22/23	JMS	[REDACTED]	5.70	1,681.50
11/22/23	PJR	[REDACTED]	0.20	139.00
11/22/23	ELW	[REDACTED]	2.30	1,644.50
11/22/23	LAF	[REDACTED]	2.20	1,078.00
11/23/23	ELW	[REDACTED]	0.50	357.50
11/23/23	LAF	[REDACTED]	1.50	735.00
11/23/23	JAP	[REDACTED]	0.80	80.00

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Date	Timekeeper	Narrative	Hours	Amount
11/23/23	JMS	[REDACTED]	5.70	1,681.50
11/24/23	JMS	[REDACTED]	3.10	914.50
11/24/23	ELW	[REDACTED]	0.50	357.50
11/24/23	LAF	[REDACTED]	1.90	931.00
11/27/23	JMS	[REDACTED]	5.30	1,563.50
11/27/23	PJR	[REDACTED]	0.10	69.50
11/27/23	ELW	[REDACTED]	1.60	1,144.00
11/27/23	LAF	[REDACTED]	3.10	1,519.00
11/28/23	NJG	[REDACTED]	0.30	78.00

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 GST #R115124141

Date	Timekeeper	Narrative	Hours	Amount
11/28/23	JMS	[REDACTED]	4.20	1,239.00
11/28/23	LAF	[REDACTED]	3.80	1,862.00
11/28/23	ELW	[REDACTED]	2.00	1,430.00
11/28/23	ELW	[REDACTED]	0.20	143.00
11/29/23	JMS	[REDACTED]	3.90	1,150.50
11/29/23	LAF	[REDACTED]	2.50	1,225.00
11/29/23	ELW	[REDACTED]	3.00	2,145.00
11/30/23	LAF	[REDACTED]	0.30	147.00
11/30/23	JMS	[REDACTED]	2.70	796.50

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PAYMENT IS DUE UPON RECEIPT OF INVOICE  
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 GST #R115124141



Date	Timekeeper	Narrative	Hours	Amount
12/01/23	NJG	[REDACTED]	0.10	26.00
12/01/23	JMS	[REDACTED]	3.60	1,062.00
12/01/23	ELW	[REDACTED]	0.30	214.50
12/01/23	ELW	[REDACTED]	1.50	1,072.50
12/04/23	JAP	[REDACTED]	0.90	90.00
12/04/23	JMS	[REDACTED]	4.90	1,445.50
12/04/23	ELW	R [REDACTED]	0.50	357.50
12/05/23	JMS	[REDACTED]	1.80	531.00
12/06/23	ELW	[REDACTED]	0.30	214.50
12/12/23	NJG	[REDACTED]	0.20	52.00
12/14/23	JMS	[REDACTED]	1.50	442.50
12/15/23	JMS	[REDACTED]	0.40	118.00

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 GST #R115124141

Date	Timekeeper	Narrative	Hours	Amount
12/19/23	JMS	[REDACTED]	0.30	88.50
12/21/23	JMS	[REDACTED]	0.60	177.00
Total			171.20	68,374.00

**Fee Summary**

Timekeeper	Initials	Hours	Rate	Total
ED WILSON	ELW	24.10	775.00	17,231.50
JILLIAN SYCH	JMS	94.90	310.00	27,995.50
LISA FREY	LAF	31.70	560.00	15,533.00
CAMILLE CHISHOLM	CEC1	0.40	575.00	210.00
PETER ROBERTS	PJR	8.30	775.00	5,768.50
LEONARD GLASS	LG	0.50	925.00	437.50
NAOMI GRIFFIN	NJG	0.80	275.00	208.00
JAYDA PETERSON	JAP	9.90	100.00	990.00
				<b>\$68,374.00</b>

**Taxable Other Charges**

Photocopies	1,077.90
Colour Photocopies	1.00

**Non-Taxable Disbursements**

Mastercard Charge - VAN (E) - ATSOURCE - RECEIPT # LSYLNJEN8G-A MORTGAGE- KF M/C DEC 20/2023	31.40
Mastercard Charge - Vancouver - ATSOURCE - RECEIPT # LS2Y7386EN-A MORTGAGE - KF M/C DEC 20/2023	62.67
Mastercard Charge - VAN (E) - ATSOURCE - RECEIPT # LSGEL6GN72-A MORTGAGE - KF M/C DEC 20/2023	62.67
Mastercard Charge - VAN (E) - ATSOURCE - RECEIPT # LSM8TL7V75-A MORTGAGE - KF M/C DEC 20/2023	62.67
Mastercard Charge - VAN (E) - ATSOURCE - RECEIPT # LSKEU4TB7H-A MORTGAGE - KF M/C DEC 20/2023	62.67
Mastercard Charge - VAN (E) - ATSOURCE - RECEIPT # LS2DKA6UDU-A - MORTGAGE - ATSOURCE FEE/NMB - KF M/C DEC 20/2023	31.40
LTSA Services (E)	374.39
West Coast Title Searches (E)	154.00

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**Taxable Disbursements**

Mastercard Charge - Vancouver - ATSOURCE - RECEIPT # LSYLNJEN8G-A MORTGAGE - KF M/C DEC 20/2023	75.20
Mastercard Charge - Vancouver - ATSOURCE - RECEIPT # LS2Y7386EN-A MORTGAGE - KF M/C DEC 20/2023	77.05
Mastercard Charge - Vancouver - ATSOURCE - RECEIPT # LSGEL6GN72-A MORTGAGE - KF M/C DEC 20/2023	77.05
Mastercard Charge - Vancouver - ATSOURCE - RECEIPT # LSM8TL7V75-A MORTGAGE - KF M/C DEC 20/2023	77.05
Mastercard Charge - Vancouver - ATSOURCE - RECEIPT # LSKEU4TB7H-A MORTGAGE - KF M/C DEC 20/2023	77.05
Mastercard Charge - Vancouver - ATSOURCE - RECEIPT # LS2DKA6UDU-A - MORTGAGE - ATSOURCE FEE/NMB - KF M/C DEC 20/2023	37.70
Courier Services	728.99
LTSA Service Charge	57.35
LTSA Services	195.89
Agent Fees	95.00
West Coast Title Searches	41.00
<b>Total Fees</b>	<b>\$ 68,374.00</b>
<b>Disbursements and Other Charges</b>	<b>\$ 3,460.10</b>
<b>Total PST BC</b>	<b>\$ 4,786.18</b>
<b>Total GST</b>	<b>\$ 3,549.61</b>
<b>Subtotal</b>	<b>\$ 80,169.89</b>
<b>Less Amount Applied From Trust:</b>	<b>\$ (64,027.11)</b>
<b>CURRENT INVOICE DUE:</b>	<b>\$ 16,142.78</b>

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Suite 1600 Cathedral Place  
925 West Georgia Street  
Vancouver, BC  
Canada V6C 3L2

The Owners, Strata Plan NW2599  
c/o Colyvan Pacific Property Management Services  
1325-1100 Melville Street  
Vancouver, BC  
V6E 4A6

Invoice Date: 12/28/23  
Invoice No. 1261391  
File No.: 111017.169952

ATTENTION: Chris Moscatello, Strata President

*For Professional Services Rendered Through December 28, 2023*

File No.:	111017.169952	
Matter Reference:	Hazelwood Manor (9282 Hazel St.) Wind-up and Sale	
Contact:	ROBERTS, PETER	
Invoice	1261391	
Total Professional Fees		68,374.00
Total Taxable Disbursements and Other Charges		2,618.23
Total Exempt Disbursements and Other Charges		841.87
Total BCPST		4,786.18
Total GST		3,549.61
Subtotal		80,169.89
Less Amount Applied From Trust:		(64,027.11)
<b>Total Amount Due:</b>		<b>\$ 16,142.78</b>

This remittance advice should be returned to ensure proper credit to your account. Thank you.

**Payment Options:**

**EFT/Wire Transfer:**

HSBC Bank Canada  
885 West Georgia Street, Vancouver, B.C., V6C 3G1  
Account Name: Lawson Lundell LLP  
Account No.: 102337001  
Bank ID: 016 Transit: 10270  
Swift Code: HKBCCATT

**Interac e-Transfer:**

e-Transfer funds to [eftpmt@lawsonlundell.com](mailto:eftpmt@lawsonlundell.com) referencing invoice number in message.  
Please send password to [eftpmt@lawsonlundell.com](mailto:eftpmt@lawsonlundell.com) in separate email.

**Cheque:**

Cheques payable to Lawson Lundell LLP and mailed to the following address:

Suite 1600 Cathedral Place  
925 West Georgia Street  
Vancouver, BC  
Canada V6C 3L2

**Please email us at [eftpmt@lawsonlundell.com](mailto:eftpmt@lawsonlundell.com) referencing invoice number and payment amount.**

**THIS INVOICE IS PAYABLE UPON RECEIPT.**

**PLEASE RETURN THIS PAGE WITH YOUR REMITTANCE**

REMITTANCE

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PAYMENT IS DUE UPON RECEIPT OF INVOICE  
INTEREST ON OVERDUE ACCOUNTS WILL BE CHARGED 12% PER ANNUM  
GST #R115124141



Suite 1600 Cathedral Place  
925 West Georgia Street  
Vancouver, BC  
Canada V6C 3L2  
T: 604.685.3456

January 18, 2024

BY EMAIL  
([moscatellochris@gmail.com](mailto:moscatellochris@gmail.com))

Peter J. Roberts, K.C.  
T: 604.631.9158  
F: 604.641.4400  
[proberts@lawsonlundell.com](mailto:proberts@lawsonlundell.com)

The Owners, Strata Plan NW2599  
c/o Colyvan Property Management Services  
1325-1100 Melville Street  
Vancouver, B.C. V6E 4A6

Attention: Chris Moscatello, Strata President

**Hazelwood Manor (9282 Hazel St.) Wind-up and Sale**

Please find enclosed our Statement of Account for services rendered up to and including December 31, 2023, Invoice No. 1264705 which we trust you will find to be in order.

This account is being provided so that you are appraised of costs as we go, but we confirm that it (and our other accounts) will be paid out this year.

Should you have any questions or concerns, please do not hesitate to contact us.

Yours very truly,

LAWSON LUNDELL LLP

A handwritten signature in black ink, appearing to read 'PJR', with a horizontal line extending from the end of the signature.

Peter J. Roberts, K.C.

PJR/acc2  
Enc.

cc. Kathy Vanderlee, Colyvan Property Management via CondoWorks  
([nw00002599.9068.608bbdee5da6@app.condoworks.co](mailto:nw00002599.9068.608bbdee5da6@app.condoworks.co))



75

Suite 1600 Cathedral Place  
925 West Georgia Street  
Vancouver, BC  
Canada V6C 3L2

The Owners, Strata Plan NW2599  
c/o Colyvan Pacific Property Management Services  
1325-1100 Melville Street  
Vancouver, BC  
V6E 4A6

Invoice Date: 12/31/23  
Invoice No. 1264705  
File No.: 111017.169952

ATTENTION: Chris Moscatello, Strata President

**File Description: Hazelwood Manor (9282 Hazel St.) Wind-up and Sale**

To professional services rendered up to and including December 31, 2023, as per attached detail.

Total Professional Fees	\$	6,773.00
Total Taxable Disbursements and Other Charges	\$	74.30
Total Exempt Disbursements and Other Charges	\$	31.40
Total PST BC	\$	474.12
Total GST	\$	342.37
<b>Current Invoice Due:</b>	\$	<b><u>7,695.18</u></b>

This is our account.

Lawson Lundell LLP

Per:

Peter J. Roberts, K.C.

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PAYMENT IS DUE UPON RECEIPT OF INVOICE  
INTEREST ON OVERDUE ACCOUNTS WILL BE CHARGED 12% PER ANNUM  
GST #R115124141

The Owners, Strata Plan NW2599  
 c/o Colyvan Pacific Property Management Services  
 1325-1100 Melville Street  
 Vancouver, BC  
 V6E 4A6

Invoice Date: 12/31/23  
 Invoice No. 1264705  
 File No.: 111017.169952

ATTENTION: Chris Moscatello, Strata President

**File Description: Hazelwood Manor (9282 Hazel St.) Wind-up and Sale**

To professional services rendered up to and including December 31, 2023, as follows:

Date	Timekeeper	Narrative	Hours	Amount
12/01/23	LAF	[REDACTED]	3.80	1,862.00
12/02/23	LAF	[REDACTED]	1.60	784.00
12/04/23	LAF	[REDACTED]	3.40	1,666.00
12/05/23	LAF	[REDACTED]	0.30	147.00
12/08/23	LAF	[REDACTED]	0.60	294.00
12/11/23	LAF	[REDACTED]	0.20	98.00
12/14/23	ELW	[REDACTED]	0.30	214.50
12/28/23	JMS	[REDACTED]	1.00	295.00
12/28/23	ELW	[REDACTED]	0.30	214.50
12/28/23	LAF	[REDACTED]	0.20	98.00

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PAYMENT IS DUE UPON RECEIPT OF INVOICE  
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 GST #R115124141



Date	Timekeeper	Narrative	Hours	Amount
12/29/23	LAF	[REDACTED]	0.80	392.00
12/29/23	JMS	[REDACTED]	2.40	708.00
Total			14.90	6,773.00

**Fee Summary**

Timekeeper	Initials	Hours	Rate	Total
ED WILSON	ELW	0.60	715.00	429.00
JILLIAN SYCH	JMS	3.40	295.00	1,003.00
LISA FREY	LAF	10.90	490.00	5,341.00
				<b>\$6,773.00</b>

**Taxable Other Charges**

Photocopies	8.10
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**Non-Taxable Disbursements**

Mastercard Charge - VAN (E) - ATSOURCE SOLUTIONS - MOTGAGE FEE - LSU7R44L3Q-A/NMB- KF MC/C JAN 03/2024	31.40
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**Taxable Disbursements**

Mastercard Charge - Vancouver - ATSOURCE SOLUTIONS - MOTGAGE FEE - LSU7R44L3Q-A/NMB- KF MC/C JAN 03/2024	37.70
Courier Services	28.50

<b>Total Fees</b>	\$	<b>6,773.00</b>
<b>Disbursements and Other Charges</b>	\$	<b>105.70</b>
<b>Total PST BC</b>	\$	<b>474.12</b>
<b>Total GST</b>	\$	<b>342.37</b>
<b>CURRENT INVOICE DUE:</b>	\$	<b>7,695.18</b>

**Outstanding Prior Balance**

Invoice No. 1261391	12/28/23	\$	16,142.78
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---

PAYMENT IS DUE UPON RECEIPT OF INVOICE  
INTEREST ON OVERDUE ACCOUNTS WILL BE CHARGED 12% PER ANNUM  
GST #R115124141



Suite 1600 Cathedral Place  
925 West Georgia Street  
Vancouver, BC  
Canada V6C 3L2

The Owners, Strata Plan NW2599  
c/o Colyvan Pacific Property Management Services  
1325-1100 Melville Street  
Vancouver, BC  
V6E 4A6

Invoice Date: 12/31/23  
Invoice No. 1264705  
File No.: 111017.169952

ATTENTION: Chris Moscatello, Strata President

*For Professional Services Rendered Through December 31, 2023*

File No.:	111017.169952	
Matter Reference:	Hazelwood Manor (9282 Hazel St.) Wind-up and Sale	
Contact:	ROBERTS, PETER	
Invoice	1264705	
Total Professional Fees		6,773.00
Total Taxable Disbursements and Other Charges		74.30
Total Exempt Disbursements and Other Charges		31.40
Total BCPST		474.12
Total GST		342.37
<b>Total Amount Due:</b>		<b>\$ 7,695.18</b>

This remittance advice should be returned to ensure proper credit to your account. Thank you.

**Payment Options:**

**EFT/Wire Transfer:**

HSBC Bank Canada  
885 West Georgia Street, Vancouver, B.C., V6C 3G1  
Account Name: Lawson Lundell LLP  
Account No.: 102337001  
Bank ID: 016 Transit: 10270  
Swift Code: HKBCCATT

**Interac e-Transfer:**

e-Transfer funds to [eftpmt@lawsonlundell.com](mailto:eftpmt@lawsonlundell.com) referencing invoice number in message.  
Please send password to [eftpmt@lawsonlundell.com](mailto:eftpmt@lawsonlundell.com) in separate email.

**Cheque:**

Cheques payable to Lawson Lundell LLP and mailed to the following address:

Suite 1600 Cathedral Place  
925 West Georgia Street  
Vancouver, BC  
Canada V6C 3L2

**Please email us at [eftpmt@lawsonlundell.com](mailto:eftpmt@lawsonlundell.com) referencing invoice number and payment amount.**

**THIS INVOICE IS PAYABLE UPON RECEIPT.**

**PLEASE RETURN THIS PAGE WITH YOUR REMITTANCE**



Suite 1600 Cathedral Place  
925 West Georgia Street  
Vancouver, BC  
Canada V6C 3L2  
T: 604.685.3456

February 28, 2024

BY EMAIL  
([moscatellochris@gmail.com](mailto:moscatellochris@gmail.com))

The Owners, Strata Plan NW2599  
c/o Colyvan Property Management Services  
1325-1100 Melville Street  
Vancouver, B.C. V6E 4A6

Attention: Chris Moscatello, Strata President

**Hazelwood Manor (9282 Hazel St.) Wind-up and Sale**

Please find enclosed our Statement of Account for services rendered up to and including January 31, 2024, Invoice No. 1270667 which we trust you will find to be in order.

This account is being provided so that you are appraised of costs as we go, but we confirm that it (and our other accounts) will be paid out this year.

Should you have any questions or concerns, please do not hesitate to contact us.

Yours very truly,

LAWSON LUNDELL LLP

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

Peter J. Roberts, K.C.

PJR/acc2  
Enc.

cc. [Kathy Vanderlee, Colyvan Property Management via CondoWorks](mailto:Kathy.Vanderlee@colyvan.com)  
([nw00002599.9068.608bbdee5da6@app.condoworks.co](mailto:nw00002599.9068.608bbdee5da6@app.condoworks.co))



Suite 1600 Cathedral Place  
925 West Georgia Street  
Vancouver, BC  
Canada V6C 3L2

The Owners, Strata Plan NW2599  
c/o Colyvan Pacific Property Management Services  
1325-1100 Melville Street  
Vancouver, BC  
V6E 4A6

Invoice Date: 02/16/24  
Invoice No. 1270667  
File No.: 111017.169952

ATTENTION: Chris Moscatello, Strata President

**File Description: Hazelwood Manor (9282 Hazel St.) Wind-up and Sale**

To professional services rendered up to and including January 31, 2024, as per attached detail.

Total Professional Fees	\$	5,160.50
Total Taxable Disbursements and Other Charges	\$	252.50
Total Exempt Disbursements and Other Charges	\$	443.31
Total PST BC	\$	361.24
Total GST	\$	270.65
Subtotal	\$	<u>6,488.20</u>
Less Amount Applied From Trust:	\$	(6,488.20)
<b>Current Invoice Due:</b>	\$	<u><u>0.00</u></u>

This is our account.

Lawson Lundell LLP

Per: \_\_\_\_\_  
Peter J. Roberts, K.C.

*The contents of this invoice may be subject to solicitor-client privilege. Disclosure of a privileged document to a third party could constitute a waiver of privilege. We recommend that prior to voluntarily sharing the contents of this invoice or providing a copy of it to a tax auditor or other person, that you seek legal advice.*

PAYMENT IS DUE UPON RECEIPT OF INVOICE  
INTEREST ON OVERDUE ACCOUNTS WILL BE CHARGED 12% PER ANNUM  
GST #R115124141

The Owners, Strata Plan NW2599  
 c/o Colyvan Pacific Property Management Services  
 1325-1100 Melville Street  
 Vancouver, BC  
 V6E 4A6

Invoice Date: 02/16/24  
 Invoice No. 1270667  
 File No.: 111017.169952

ATTENTION: Chris Moscatello, Strata President

**File Description: Hazelwood Manor (9282 Hazel St.) Wind-up and Sale**

To professional services rendered up to and including January 31, 2024, as follows:

Date	Timekeeper	Narrative	Hours	Amount
01/02/24	ELW	[REDACTED]	0.40	310.00
01/02/24	JMS	[REDACTED]	1.10	341.00
01/03/24	PJR	[REDACTED]	0.10	77.50
01/03/24	ELW	[REDACTED]	0.30	232.50
01/04/24	ELW	[REDACTED]	0.20	155.00
01/04/24	LAF	[REDACTED]	0.70	392.00
01/04/24	JMS	[REDACTED]	1.20	372.00
01/05/24	JMS	[REDACTED]	1.10	341.00
01/05/24	ELW	[REDACTED]	0.50	387.50

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PAYMENT IS DUE UPON RECEIPT OF INVOICE  
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 GST #R115124141

Date	Timekeeper	Narrative	Hours	Amount
01/05/24	LAF	[REDACTED]	0.60	336.00
01/09/24	JMS	[REDACTED]	0.70	217.00
01/10/24	LAF	[REDACTED]	0.20	112.00
01/15/24	LAF	[REDACTED]	0.20	112.00
01/15/24	JMS	[REDACTED]	0.50	155.00
01/16/24	NMB	[REDACTED]	0.70	0.00
01/16/24	JMS	[REDACTED]	2.70	837.00
01/17/24	NMB	[REDACTED]	1.00	0.00
01/17/24	LAF	[REDACTED]	0.10	56.00
01/18/24	JMS	[REDACTED]	0.30	93.00
01/18/24	LAF	[REDACTED]	0.20	112.00
01/19/24	JMS	[REDACTED]	0.60	186.00
01/19/24	LAF	[REDACTED]	0.20	112.00
01/23/24	NMB	[REDACTED]	0.20	0.00
01/24/24	LAF	[REDACTED]	0.40	224.00

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 INTEREST ON OVERDUE ACCOUNTS WILL BE CHARGED 12% PER ANNUM  
 GST #R115124141

Date	Timekeeper	Narrative	Hours	Amount
Total			14.20	5,160.50

**Fee Summary**

Timekeeper	Initials	Hours	Rate	Total
ED WILSON	ELW	1.40	775.00	1,085.00
JILLIAN SYCH	JMS	8.20	310.00	2,542.00
LISA FREY	LAF	2.60	560.00	1,456.00
PETER ROBERTS	PJR	0.10	775.00	77.50
				<b>\$5,160.50</b>

**Taxable Other Charges**

Photocopies	25.50
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**Non-Taxable Disbursements**

Mastercard Charge - VAN (E) - ATSOURCE - LS2Y7386EN-A - KF M/C JAN 23/2024	62.54
LTSA Services (E)	380.77

**Taxable Disbursements**

Mastercard Charge - Vancouver - ATSOURCE - LS2Y7386EN-A - KF M/C JAN 23/2024	77.18
Courier Services	26.64
LTSA Service Charge	40.70
LTSA Services	82.48

<b>Total Fees</b>	\$	<b>5,160.50</b>
<b>Disbursements and Other Charges</b>	\$	<b>695.81</b>
<b>Total PST BC</b>	\$	<b>361.24</b>
<b>Total GST</b>	\$	<b>270.65</b>
<b>Subtotal</b>	\$	<b>6,488.20</b>
<b>Less Amount Applied From Trust:</b>	\$	<b>(6,488.20)</b>
<b>CURRENT INVOICE DUE:</b>	\$	<b>0.00</b>

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Suite 1600 Cathedral Place  
925 West Georgia Street  
Vancouver, BC  
Canada V6C 3L2

The Owners, Strata Plan NW2599  
c/o Colyvan Pacific Property Management Services  
1325-1100 Melville Street  
Vancouver, BC  
V6E 4A6

Invoice Date: 02/16/24  
Invoice No. 1270667  
File No.: 111017.169952

ATTENTION: Chris Moscatello, Strata President

*For Professional Services Rendered Through January 31, 2024*

File No.:	111017.169952	
Matter Reference:	Hazelwood Manor (9282 Hazel St.) Wind-up and Sale	
Contact:	ROBERTS, PETER	
Invoice	1270667	
Total Professional Fees		5,160.50
Total Taxable Disbursements and Other Charges		252.50
Total Exempt Disbursements and Other Charges		443.31
Total BCPST		361.24
Total GST		270.65
Subtotal		<u>6,488.20</u>
Less Amount Applied From Trust:		(6,488.20)
<b>Total Amount Due:</b>		<b>\$ <u>0.00</u></b>

This remittance advice should be returned to ensure proper credit to your account. Thank you.

**Payment Options:**

**EFT/Wire Transfer:**

HSBC Bank Canada  
885 West Georgia Street, Vancouver, B.C., V6C 3G1  
Account Name: Lawson Lundell LLP  
Account No.: 102337001  
Bank ID: 016 Transit: 10270  
Swift Code: HKBCCATT

**Interac e-Transfer:**

e-Transfer funds to [efpmt@lawsonlundell.com](mailto:efpmt@lawsonlundell.com) referencing invoice number in message.  
Please send password to [efpmt@lawsonlundell.com](mailto:efpmt@lawsonlundell.com) in separate email.

**Cheque:**

Cheques payable to Lawson Lundell LLP and mailed to the following address:

Suite 1600 Cathedral Place  
925 West Georgia Street  
Vancouver, BC  
Canada V6C 3L2

**Please email us at [efpmt@lawsonlundell.com](mailto:efpmt@lawsonlundell.com) referencing invoice number and payment amount.**

**THIS INVOICE IS PAYABLE UPON RECEIPT.**

**PLEASE RETURN THIS PAGE WITH YOUR REMITTANCE**

REMITTANCE

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---

PAYMENT IS DUE UPON RECEIPT OF INVOICE  
INTEREST ON OVERDUE ACCOUNTS WILL BE CHARGED 12% PER ANNUM  
GST #R115124141



Suite 1600 Cathedral Place  
925 West Georgia Street  
Vancouver, BC  
Canada V6C 3L2  
T: 604.685.3456

April 5, 2024

BY EMAIL  
([moscatellochris@gmail.com](mailto:moscatellochris@gmail.com))

The Owners, Strata Plan NW2599  
c/o Colyvan Property Management Services  
1325-1100 Melville Street  
Vancouver, B.C. V6E 4A6

Attention: Chris Moscatello, Strata President

**Hazelwood Manor (9282 Hazel St.) Wind-up and Sale**

Please find enclosed our Statement of Account for services rendered up to and including February 29, 2024, Invoice No. 1275012 which we trust you will find to be in order.

This account is being provided so that you are appraised of costs as we go, but we confirm that it (and our other accounts) will be paid out this year.

Should you have any questions or concerns, please do not hesitate to contact us.

Yours very truly,

LAWSON LUNDELL LLP

A handwritten signature in black ink, appearing to read 'PJR', written over a horizontal line.

Peter J. Roberts, K.C.

PJR/acc2  
Enc.

cc. Kathy Vanderlee, Colyvan Property Management via CondoWorks  
([nw00002599.9068.608bbdee5da6@app.condoworks.co](mailto:nw00002599.9068.608bbdee5da6@app.condoworks.co))



Suite 1600 Cathedral Place  
925 West Georgia Street  
Vancouver, BC  
Canada V6C 3L2

The Owners, Strata Plan NW2599  
c/o Colyvan Pacific Property Management Services  
1325-1100 Melville Street  
Vancouver, BC  
V6E 4A6

Invoice Date: 03/25/24  
Invoice No. 1275012  
File No.: 111017.169952

ATTENTION: Chris Moscatello, Strata President

**File Description: Hazelwood Manor (9282 Hazel St.) Wind-up and Sale**

To professional services rendered up to and including February 29, 2024, as per attached detail.

Total Professional Fees	\$	1,774.00
Total Taxable Disbursements and Other Charges	\$	102.07
Total PST BC	\$	124.18
Total GST	\$	93.80
<b>Current Invoice Due:</b>	\$	<b><u>2,094.05</u></b>

This is our account.

Lawson Lundell LLP

Per:

Peter J. Roberts, K.C.

*The contents of this invoice may be subject to solicitor-client privilege. Disclosure of a privileged document to a third party could constitute a waiver of privilege. We recommend that prior to voluntarily sharing the contents of this invoice or providing a copy of it to a tax auditor or other person, that you seek legal advice.*

PAYMENT IS DUE UPON RECEIPT OF INVOICE  
INTEREST ON OVERDUE ACCOUNTS WILL BE CHARGED 12% PER ANNUM  
GST #R115124141

The Owners, Strata Plan NW2599  
 c/o Colyvan Pacific Property Management Services  
 1325-1100 Melville Street  
 Vancouver, BC  
 V6E 4A6

Invoice Date: 03/25/24  
 Invoice No. 1275012  
 File No.: 111017.169952

ATTENTION: Chris Moscatello, Strata President

**File Description: Hazelwood Manor (9282 Hazel St.) Wind-up and Sale**

To professional services rendered up to and including February 29, 2024, as follows:

Date	Timekeeper	Narrative	Hours	Amount
02/08/24	JMS	[REDACTED]	0.40	124.00
02/08/24	LAF	[REDACTED]	0.10	56.00
02/09/24	LAF	[REDACTED]	0.30	168.00
02/09/24	JMS	[REDACTED]	1.50	465.00
02/12/24	JMS	[REDACTED]	0.40	124.00
02/14/24	JMS	[REDACTED]	0.90	279.00
02/15/24	JMS	[REDACTED]	0.20	62.00
02/20/24	JMS	[REDACTED]	1.10	341.00
02/23/24	JMS	[REDACTED]	0.50	155.00
<b>Total</b>			<b>5.40</b>	<b>1,774.00</b>

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**Fee Summary**

Timekeeper	Initials	Hours	Rate	Total
JILLIAN SYCH	JMS	5.00	310.00	1,550.00
LISA FREY	LAF	0.40	560.00	224.00
				<b>\$1,774.00</b>

**Taxable Other Charges**

Photocopies	19.50
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**Taxable Disbursements**

Courier Services	82.57
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<b>Total Fees</b>	<b>\$ 1,774.00</b>
<b>Disbursements and Other Charges</b>	<b>\$ 102.07</b>
<b>Total PST BC</b>	<b>\$ 124.18</b>
<b>Total GST</b>	<b>\$ 93.80</b>
<b>CURRENT INVOICE DUE:</b>	<b>\$ <u>2,094.05</u></b>

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Suite 1600 Cathedral Place  
925 West Georgia Street  
Vancouver, BC  
Canada V6C 3L2

The Owners, Strata Plan NW2599  
c/o Colyvan Pacific Property Management Services  
1325-1100 Melville Street  
Vancouver, BC  
V6E 4A6

Invoice Date: 03/25/24  
Invoice No. 1275012  
File No.: 111017.169952

ATTENTION: Chris Moscatello, Strata President

*For Professional Services Rendered Through February 29, 2024*

File No.:	111017.169952	
Matter Reference:	Hazelwood Manor (9282 Hazel St.) Wind-up and Sale	
Contact:	ROBERTS, PETER	
Invoice	1275012	
Total Professional Fees		1,774.00
Total Taxable Disbursements and Other Charges		102.07
Total BCPST		124.18
Total GST		93.80
<b>Total Amount Due:</b>		<b>\$ 2,094.05</b>

This remittance advice should be returned to ensure proper credit to your account. Thank you.

#### Payment Options:

##### EFT/Wire Transfer:

HSBC Bank Canada  
885 West Georgia Street, Vancouver, B.C., V6C 3G1  
Account Name: Lawson Lundell LLP  
Account No.: 102337001  
Bank ID: 016 Transit: 10270  
Swift Code: HKBCCATT

##### Interac e-Transfer:

e-Transfer funds to [efpmt@lawsonlundell.com](mailto:efpmt@lawsonlundell.com) referencing invoice number in message.  
Please send password to [efpmt@lawsonlundell.com](mailto:efpmt@lawsonlundell.com) in separate email.

##### Cheque:

Cheques payable to Lawson Lundell LLP and mailed to the following address:

Suite 1600 Cathedral Place  
925 West Georgia Street  
Vancouver, BC  
Canada V6C 3L2

**Please email us at [efpmt@lawsonlundell.com](mailto:efpmt@lawsonlundell.com) referencing invoice number and payment amount.**

**THIS INVOICE IS PAYABLE UPON RECEIPT.**

**PLEASE RETURN THIS PAGE WITH YOUR REMITTANCE**



Suite 1600 Cathedral Place  
925 West Georgia Street  
Vancouver, BC  
Canada V6C 3L2  
T: 604.685.3456

April 26, 2024

BY EMAIL  
([moscatellochris@gmail.com](mailto:moscatellochris@gmail.com))

The Owners, Strata Plan NW2599  
c/o Colyvan Property Management Services  
1325-1100 Melville Street  
Vancouver, B.C. V6E 4A6

Attention: Chris Moscatello, Strata President

**Hazelwood Manor (9282 Hazel St.) Wind-up and Sale**

Please find enclosed our Statement of Account for services rendered up to and including March 31, 2024, Invoice No. 1278962, which we trust you will find to be in order.

This account is being provided so that you are appraised of costs as we go, but we confirm that it (and our other accounts) will be paid out this year.

Should you have any questions or concerns, please do not hesitate to contact us.

Yours very truly,

LAWSON LUNDELL LLP

A handwritten signature in black ink, appearing to read 'PJR', with a horizontal line extending from the end.

Peter J. Roberts, K.C.

PJR/acc2  
Enc.

cc. Kathy Vanderlee, Colyvan Property Management via CondoWorks  
([nw00002599.9068.608bbdee5da6@app.condoworks.co](mailto:nw00002599.9068.608bbdee5da6@app.condoworks.co))





Suite 1600 Cathedral Place  
925 West Georgia Street  
Vancouver, BC  
Canada V6C 3L2

The Owners, Strata Plan NW2599  
c/o Colyvan Pacific Property Management Services  
1325-1100 Melville Street  
Vancouver, BC  
V6E 4A6  
Moscatellochris@gmail.com

Invoice Date: 04/22/24  
Invoice No. 1278962  
File No.: 111017.169952

ATTENTION: Chris Moscatello, Strata President

**File Description: Hazelwood Manor (9282 Hazel St.) Wind-up and Sale**

To professional services rendered up to and including March 31, 2024, as per attached detail.

Total Professional Fees	\$	1,776.00
Total PST BC	\$	124.32
Total GST	\$	88.80
<b>Current Invoice Due:</b>	\$	<b><u>1,989.12</u></b>

This is our account.

Lawson Lundell LLP

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

Peter J. Roberts, K.C.

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PAYMENT IS DUE UPON RECEIPT OF INVOICE  
INTEREST ON OVERDUE ACCOUNTS WILL BE CHARGED 12% PER ANNUM  
GST #R115124141

The Owners, Strata Plan NW2599  
 c/o Colyvan Pacific Property Management Services  
 1325-1100 Melville Street  
 Vancouver, BC  
 V6E 4A6  
 Moscatellochris@gmail.com

Invoice Date: 04/22/24  
 Invoice No. 1278962  
 File No.: 111017.169952

ATTENTION: Chris Moscatello, Strata President

**File Description: Hazelwood Manor (9282 Hazel St.) Wind-up and Sale**

To professional services rendered up to and including March 31, 2024, as follows:

Date	Timekeeper	Narrative	Hours	Amount
03/14/24	LAF	[REDACTED]	0.20	112.00
03/18/24	LAF	[REDACTED]	0.20	112.00
03/21/24	LAF	[REDACTED]	0.30	168.00
03/26/24	LAF	[REDACTED]	0.50	280.00
03/26/24	SBH	[REDACTED]	0.70	336.00
03/27/24	SBH	[REDACTED]	1.60	768.00
Total			3.50	1,776.00

**Fee Summary**

Timekeeper	Initials	Hours	Rate	Total
LISA FREY	LAF	1.20	560.00	672.00
SARAH HANNIGAN	SBH	2.30	480.00	1,104.00
				\$1,776.00

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Total Fees	\$	1,776.00
Total PST BC	\$	124.32
Total GST	\$	88.80
<b>CURRENT INVOICE DUE:</b>	\$	<b>1,989.12</b>
<b>Outstanding Prior Balance</b>		
Invoice No. 1275012      03/25/24	\$	2,094.05

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---

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GST #R115124141



Suite 1600 Cathedral Place  
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The Owners, Strata Plan NW2599  
c/o Colyvan Pacific Property Management Services  
1325-1100 Melville Street  
Vancouver, BC  
V6E 4A6  
Moscatellochris@gmail.com

Invoice Date: 04/22/24  
Invoice No. 1278962  
File No.: 111017.169952

ATTENTION: Chris Moscatello, Strata President

*For Professional Services Rendered Through March 31, 2024*

File No.:	111017.169952	
Matter Reference:	Hazelwood Manor (9282 Hazel St.) Wind-up and Sale	
Contact:	ROBERTS, PETER	
Invoice	1278962	
Total Professional Fees		1,776.00
Total BCPST		124.32
Total GST		88.80
<b>Total Amount Due:</b>		<b>\$ 1,989.12</b>

This remittance advice should be returned to ensure proper credit to your account. Thank you.

**Payment Options:**

**EFT/Wire Transfer:**

HSBC Bank Canada  
885 West Georgia Street, Vancouver, B.C., V6C 3G1  
Account Name: Lawson Lundell LLP  
Account No.: 102337001  
Bank ID: 016 Transit: 10270  
Swift Code: HKBCCATT

**Interac e-Transfer:**

e-Transfer funds to [efpmt@lawsonlundell.com](mailto:efpmt@lawsonlundell.com) referencing invoice number in message.  
Please send password to [efpmt@lawsonlundell.com](mailto:efpmt@lawsonlundell.com) in separate email.

**Cheque:**

Cheques payable to Lawson Lundell LLP and mailed to the following address:

Suite 1600 Cathedral Place  
925 West Georgia Street  
Vancouver, BC  
Canada V6C 3L2

**Please email us at [efpmt@lawsonlundell.com](mailto:efpmt@lawsonlundell.com) referencing invoice number and payment amount.**

**THIS INVOICE IS PAYABLE UPON RECEIPT.**

**PLEASE RETURN THIS PAGE WITH YOUR REMITTANCE**