This is the 1st Affidavit
of Robert Kofman in this case
and was made on November __6th__,
2026
No. S-267204
VANCOUVER REGISTRY

IN THE SUPREME COURT OF BRITISH COLUMBIA

BETWEEN:

BANK OF MONTREAL

PETITIONER

AND:

CANSTAR RESTORATIONS LIMITED PARTNERSHIP, by its general partner CANSTAR RESTORATIONS GP INC., CANSTAR RESTORATIONS GP INC., and L.U.N.A RESTORATIONS INC.

RESPONDENTS

FEE AFFIDAVIT

I, Robert Kofman, Senior Advisor of AlixPartners Restructuring, Inc. ("**AlixPartners**"), of 220 Bay Street, 13th Floor Toronto, Ontario, SWEAR THAT:

1. I am a Senior Advisor at AlixPartners, the court-appointed receiver and manager (the "**Receiver**") of the Respondents, and as such have personal knowledge of the facts hereinafter deposed to except where such facts are stated to be on information and belief, and in such cases I verily believe them to be true.

2. I am the person at AlixPartners who has had primary carriage of this matter, and I am authorized to make this affidavit on behalf of the Receiver in support of its application for, among other things, approval of the fees and disbursements of the Receiver and its counsel incurred in connection with these proceedings.

A. Receiver's Invoices and Fees

3. Attached hereto as **Exhibit "A"** is a copy of Invoice No. 5901 dated October 20, 2026 issued by AlixPartners (the "**Receiver's Invoice**"). The Receiver's Invoice shows fees for

services rendered and disbursements incurred in these proceedings for the period from September 1, 2026 up to and including October 9, 2026:

Invoice #	Invoice Date	Fees ($)	Disbursements ($)	HST ($)	Total ($)
5901	October 20, 2026	141,550.00	-	18,401.50	159,951.50

4. As detailed in the Receiver's Invoice for the period from September 1, 2026 to October 9, 2026, AlixPartners invoiced fees amounting to $141,550.00 and taxes in the amount of $18,401.50, for a total of $159,951.50 (collectively, "**Receiver's Fees**").

5. The Receiver's Fees as set out in the Receiver's Invoice are calculated on the basis of the hours spent by the Receiver's personnel, multiplied by the applicable hourly rates charged by AlixPartners.

6. Several professionals at AlixPartners expended time on this matter in connection with AlixPartners' services as Receiver. Below is a summary of the time expended by each professional listed on the Receiver's Invoice and each professional's hourly rate:

Timekeeper	Rate ($)	Hours	Total Fees ($)
Robert Kofman (Senior Advisor)	1,000	71.40	71,400.00
Ben Luder (Senior Vice President)	650	39.80	25,870.00
Tony Trifunovic (Vice President)	600	71.60	42,960.00
Administrative / Other	250 – 285	4.65	1,320.00
TOTAL		**187.45**	**$141,550.00**

7. To the best of my knowledge, information and belief, the information contained in the Receiver's Invoice is true and accurate in all respects as to:

   (a) the number of hours worked;

(b) the nature of work performed;

(c) the identity of the individuals who performed work; and

(d) the rates charged for the work performed.

8. I have reviewed the Receiver's Invoice and do verily believe that:

(a) the Receiver's professional fees were properly incurred and are fair and reasonable in the circumstances;

(b) the work completed by the Receiver was delegated to the appropriate professionals at AlixPartners with the appropriate seniority and hourly rates;

(c) the Receiver's fees in this matter are consistent with fees charged by other insolvency firms of a similar size for work of a similar nature and complexity in British Columbia; and

(d) the services were provided by the Receiver in a prudent and economical manner, including avoiding duplication.

B. Counsel's Invoices

9. The Receiver engaged Fasken Martineau DuMoulin LLP ("**Fasken**") and McDougall Gauley LLP ("**McDougall**") to assist it in carrying out its duties and obligations in these proceedings. I have reviewed the invoices of Fasken and McDougall that were issued for services rendered for the period from September 1, 2026 to October 31, 2026 (collectively, the "**Counsel's Invoices**"), which are further detailed in the First Affidavit of Kibben Jackson and the First Affidavit of Michael W. Milani, K.C. to be filed concurrently herewith. I am satisfied that the work detailed therein was completed by Fasken and McDougall at the request of the Receiver and was necessary.

10. I verily believe that the fees and rates charged by Fasken and McDougall and reflected in the Counsel's Invoices are consistent with those charged by other law firms for work of a similar nature and complexity in British Columbia, Alberta and Saskatchewan.

11. I make this affidavit expressly for the purpose of the Receiver's application seeking approval of the Receiver's fees under the Receiver's Invoice and the Counsel's Invoices. Nothing herein is intended to be a waiver of solicitor-client privilege by the Receiver.

SWORN BEFORE ME at Toronto, Ontario, on November 6, 2026



Catherine Anne Stuyck-Theriault, a Commissioner, etc., Province of Ontario, for AlixPartners Advisory, Inc. and AlixPartners Restructuring, Inc. Expires February 19, 2028



ROBERT KOFMAN

This is Exhibit "**A**"
Referred to in the Affidavit of
ROBERT KOFMAN
Sworn before me this 6th day of
NOVEMBER, 2026



Catherine Anne Stuyck-Theriault, a
Commissioner, etc.,
Province of Ontario, for AlixPartners
Advisory, Inc. and
AlixPartners Restructuring, Inc.
Expires February 19, 2028

AlixPartners

Canstar Restorations
78 Fawcett Road
Coquitlam, BC V3K 6V5

October 20, 2026

Invoice No.: 5901
HST #: 824308969RT0001

Attention: Graham Flater and Greg Collings

Dear Graham and Greg,

Re: Canstar Restorations Limited Partnership, Canstar Restorations GP Inc. and L.U.N.A Restorations Inc. (the "Companies")

For professional services rendered from September 1 to October 9, 2026 by AlixPartners Restructuring, Inc. ("**AlixPartners**") in its capacity as receiver and manager of the Companies appointed pursuant to an Order of the Supreme Court of British Columbia dated September 28, 2026, including:

General Matters

- Corresponding with the Companies' senior secured lender, Bank of Montreal ("**BMO**"), BMO's legal counsel, Lawson Lundell LLP, Fulcrum Capital Partners Inc. ("**Fulcrum**"), the Companies' majority shareholder, and AlixPartners' legal counsel, Fasken Martineau DuMoulin LLP ("**Fasken**"), regarding BMO's receivership application and matters related to the sale (the "**Transaction**") of the Companies to Premium Restoration Ltd. (the "**Purchaser**"), as further set out below;

- Corresponding with the Companies' management ("**Management**") regarding the Companies' business and operations;

Court Matters

- Reviewing and commenting on multiple versions of the draft Court materials to be filed in connection with the Companies' receivership application heard on September 28, 2026 (the "**Receivership Application Materials**"), including;

    - the Affidavit of Jesse Agassiz, Senior Director, Special Account Management Unit at BMO, sworn September 21, 2026;

    - the Notice of Hearing of Petition dated September 24, 2026;

    - the Notice of Application dated September 25, 2026;

    - the Book of Authorities dated September 28, 2026; and

    - the Receivership Order;

- Drafting the Receiver's pre-filing report to Court dated September 25, 2026 (the "**Pre-filing Report**");

- Attending the receivership hearing on September 28, 2026;

- Preparing the Receiver's supplement to the Pre-Filing Report dated September 29, 2026 (the "**Supplemental Report**");

- Preparing the Receiver's second supplement to the Pre-Filing Report dated October 2, 2026 (the "**Second Supplemental Report**");

- Preparing the first report of the Receiver dated October 7, 2026 (the "**First Report**");

- Corresponding extensively with Fasken regarding the Receivership Application Materials, the Pre-filing Report, the Supplemental Report, the Second Supplemental Report, and the First Report;

- Reviewing and commenting on the motion materials filed in connection with the Receiver's motion to seek approval of the Transaction (the "**Sale Approval Motion**"), including:

    - the Notice of Application dated October 2, 2026;

    - the Notice of Application dated October 5, 2026;

    - the Affidavit of Jordan Beaulieu dated October 8, 2026; and

    - the Transaction Approval and Reverse Vesting Order;

- Attending the Sale Approval Motion on October 8 and 9, 2026;

- Preparing a Notice and Statement of the Receiver for the Companies pursuant to Subsections 245(1) and 246(1) of the Bankruptcy and Insolvency Act;

Receivership Matters

- Preparing and finalizing a communication plan and other notices (the "**Communications Plan**") for the Companies' stakeholders in connection with the receivership, including:

    - a customer script;

    - a vendor script;

    - an employee script; and

    - an employee letter;

- Discussing the Communications Plan and its roll out with the Companies' management;

- Attending a town hall meeting with the Companies' employees on September 28, 2026;

- Attending at the Companies' premises on September 28 and 29, 2026;

- Assisting the Companies to prepare its creditor listing as of the receivership commencement date;

- Corresponding on a daily basis with Management to discuss operational, vendor and customer issues, including attending daily calls;

- Coordinating daily reporting from Management regarding receipts and disbursements and reviewing same;

- Corresponding with various creditors and suppliers to provide information concerning the receivership proceedings;

- Attending multiple calls with the Companies' suppliers;

- Preparing a letter to BMO to provide notice of the receivership and to establish approval payment procedures during the receivership;

Cash Flow

- Attending calls with Management and Fulcrum regarding the Companies' liquidity, funding requirements and critical accounts payable;

- Preparing weekly and cumulative variance analyses and a rolling 13-week cash flow and providing same to BMO on a weekly basis;

- Preparing, with the assistance of Management, a 5-week cash flow forecast for the receivership period;

- Monitoring and approving the Companies' receipts and disbursements on a daily basis;

Transaction Matters

- Corresponding with Fulcrum and Summit Cap Advisors Ltd. ("**Summit**"), the Companies' sales agent, regarding the Transaction;

- Reviewing and negotiating several drafts of the share purchase agreement, transition services agreement, disclosure schedules and related transaction documents, and attending calls with the Purchaser, its counsel, Fulcrum, Summit and Management regarding same;

- Reviewing the Companies' accounts receivable, accounts payable, work in progress and deferred revenue in connection with the net working capital adjustment under the Transaction;

- Preparing purchase price waterfall schedules and corresponding with BMO, Fulcrum and Summit, regarding same;

- Corresponding with Management, Fulcrum and Fasken regarding employee retention, insurance and bonding matters;

- Reviewing and commenting on the Purchaser's closing deliverables, including a consolidated integrated financial forecast (the "**Premium Forecast**"), in respect of proposed Transaction financing;

- Corresponding with the Purchaser and BMO regarding the Premium Forecast, including attending calls regarding same;

- Dealing extensively with Transaction closing matters, and corresponding with Fasken, Fulcrum and the Purchaser, including attending calls, regarding same;

- Closing the Transaction on October 9, 2026, including reviewing and commenting on all closing documents and the flow of funds in connection therewith;

- Attending update calls with BMO and Fulcrum regarding the status of the Transaction, including transaction financing;

Other Matters

- Maintaining the Receiver's case website;

- Convening internal meetings; and

- Dealing with all other matters not otherwise referred to herein.

Total fees per attached time summary	$	141,550.00
HST		18,401.50
Total due	$	159,951.50

AlixPartners Restructuring, Inc.
Canstar Restorations Limited Partnership, Canstar Restorations GP Inc. and L.U.N.A Restorations Inc.

Time Summary

For the period from September 1 to October 9, 2026

Personnel	Rate ($)	Hours	Amount ($)
Bobby Kofman	1,000	71.40	71,400.00
Ben Luder	650	39.80	25,870.00
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