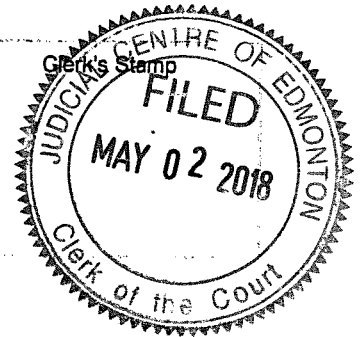


COURT FILE NUMBER 1703 21274  
COURT COURT OF QUEEN'S BENCH OF ALBERTA  
JUDICIAL CENTRE EDMONTON  
PLAINTIFF ROYAL BANK OF CANADA  
DEFENDANTS REID-BUILT HOMES LTD., 1679775 ALBERTA LTD., REID WORLDWIDE CORPORATION, BUILDER'S DIRECT SUPPLY LTD., REID BUILT HOMES CALGARY LTD., REID INVESTMENTS LTD., REID CAPITAL CORP. AND EMILIE REID  
DOCUMENT AFFIDAVIT



ADDRESS FOR SERVICE AND CONTACT INFORMATION OF PARTY FILING THIS DOCUMENT DANIEL R. PESKETT / MICHAEL T. COOMBS  
Brownlee LLP  
#2200 Commerce Place  
10155-102 Street  
Edmonton, Alberta T5J 4G8  
Telephone: (780) 497-4800  
Facsimile: (780) 424-3254  
File #: 77676-0766, 77676-0767, 77676-0768 and 77676-0772

### AFFIDAVIT OF WILLIAM YU

Sworn on May 2, 2018

I, WILLIAM YU, of the City of Edmonton, in the Province of Alberta, MAKE OATH AND SAY THAT:

1. I am the Vice President, Asset Management of Canada ICI Capital Corporation ("Canada ICI"), and as such have personal knowledge of the matters hereinafter deposed to, except where stated to be based upon information and belief, and where so stated, I do verily believe the same to be true.
2. Canada ICI is a secure creditor of Reid Worldwide Corporation ("Reid Worldwide") with registered security against various lands owned by Reid Worldwide as is described in my Affidavit sworn in this action on November 17, 2017. Where possible, I adopt the definitions in relation to the description of the Canada ICI security and then encumbered lands as described in my November 17, 2017 Affidavit (the "November 17<sup>th</sup> Affidavit").

- 3. The November 17 Affidavit sets out and describes the security that Canada ICI has in relation to various lands that are the subject of the within Receivership proceedings. Those lands are the Parkwest Lands, the Hawkstone Lands and the Granville Lands, all of which are legally described and defined in the November 17<sup>th</sup> Affidavit.
- 4. This Affidavit is meant to update the Court on the current amounts outstanding on the security held by Canada ICI in relation to the Parkwest Lands, the Hawkstone Lands and the Granville Lands.

**THE PARKWEST LANDS**

- 5. There is due and owing to Canada ICI by Reid Worldwide under and by virtue of the Parkwest Mortgage, and any other security, the sum of \$2,461,935.10 as of April 25, 2018, plus outstanding legal costs payable in accordance with the terms of the Parkwest Mortgage and security on a solicitor and his own client basis, plus ongoing interest and legal costs, which costs are justly due and owing to Canada ICI pursuant to its security. Attached hereto and marked collectively as Exhibit "A" to this my Affidavit are Mortgage Information Statements with respect to the Parkwest Mortgage setting out the amounts owed as of April 25, 2018.

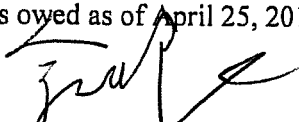
**THE HAWKSTONE LANDS**


- 6. There is due and owing to Canada ICI by Reid Worldwide under and by virtue of the Hawkstone Mortgage, and any other security, the sum of \$22,974,775.97 as of April 25, 2018, plus outstanding legal costs payable in accordance with the terms of the Hawkstone Mortgage and security on a solicitor and his own client basis, plus ongoing interest and legal costs, which costs are justly due and owing to Canada ICI pursuant to its security. Attached hereto and marked as Exhibit "B" to this my Affidavit is the Mortgage Information Statement with respect to the Hawkstone Mortgage setting out the amounts owed as of April 25, 2018.

**THE GRANVILLE LANDS**

- 7. There is due and owing to Canada ICI by Reid Worldwide under and by virtue of the Granville Mortgage, and any other security, the sum of \$2,523,468.58 as of April 25, 2018, plus outstanding legal costs payable in accordance with the terms of the Granville Mortgage and security on a solicitor and his own client basis, plus ongoing interest and legal costs, which costs are justly due and owing to Canada ICI pursuant to its security. Attached hereto and marked as Exhibit "C" to this my Affidavit is the Mortgage Information Statement with respect to the Granville Mortgage setting out the amounts owed as of April 25, 2018

SWORN BEFORE ME at the City )  
of Edmonton, in the Province )  
Alberta, this 2nd day of May, )  
2018 )

  
\_\_\_\_\_  
WILLIAM YU

  
\_\_\_\_\_  
A Commissioner for Oaths in and for  
the Province of Alberta

**KAREN REDDEKOPP**  
A COMMISSIONER FOR OATHS  
IN AND FOR ALBERTA  
MY COMMISSION EXPIRES MAY 27, 2019

CA ADA C

1-800-387-1222

MORTGAGE INFORMATION STATEMENT  
As At April 25, 2018

Brownlee LLP  
2200, 10155 - 102 Street  
Edmonton, AB T5J 4G8

ATTN: Roger Swainson

This is Exhibit " A " referred to in the  
Affidavit of

William Yu

Sworn before me this 2 day

of May A.D., 2018

  
A Notary Public, A Commissioner for Oaths  
in and for Alberta

**KAREN REDDEKOPP**  
A COMMISSIONER FOR OATHS  
IN AND FOR ALBERTA  
MY COMMISSION EXPIRES MAY 27, 2019

Mortgage No. 12680  
Mortgagor: Reid Worldwide Corporation  
Property Address: 18904 - 87 Ave., Edmonton, Alberta  
Interest Rate: 3.81% 0.31500879 (monthly factor)  
Maturity Date: 01-Dec-17  
Per Diem: \$107.80

Principal Balance at April 11, 2018	\$1,007,645.25
Accrued Interest from October 1, 2017 to April 24, 2018	\$21,614.44
Late Interest	\$0.00
Late Interest Per Diem	\$0.00
Other Outstanding Fees	\$250.00
Administration Fee	\$0.00
Legal Fees	ongoing
Tax Credit	\$0.00
<b>Total*</b>	<b>\$1,029,509.69</b>

\* The total does not include all ongoing legal fees

The above statement is calculated as at April 25, 2018 and is for INFORMATION PURPOSES ONLY. As of the date of this statement the Loan is considered to be in DEFAULT.

This statement is subject to the correction of any errors or omission. Please direct any questions to William Yu at 780-702-8109



CA ADA CI

Canada ICI Capital Corporation

MORTGAGE INFORMATION STATEMENT  
As At April 25, 2018

Brownlee LLP  
2200, 10155 - 102 Street  
Edmonton, AB T5J 4G8

ATTN: Roger Swainson

Mortgage No. 12680-1  
Mortgagor: Reid Worldwide Corporation  
Property Address: 18904 - 87 Ave., Edmonton, Alberta  
Interest Rate: 5.95% (RBC Prime + 2.50% > 5.50%)  
Maturity Date: 01-Dec-17  
Per Diem: \$230.14

	FOR INFORMATION PURPOSES
Principal Balance at April 11, 2018	\$1,392,447.49
Accrued Interest from November 1, 2017 to April 24, 2018	\$39,662.92
Late Interest	\$0.00
Late Interest Per Diem	\$0.00
Other Outstanding Fees	\$315.00
Administration Fee	\$0.00
Legal Fees	ongoing
Tax Credit	\$0.00
<b>Total*</b>	<b>\$1,432,425.41</b>

\* The total does not include all legal fees

The above statement is calculated as at April 25, 2018 and is for INFORMATION PURPOSES ONLY. As of the date of this statement the Loan is considered to be in DEFAULT.

This statement is subject to the correction of any errors or omission. Please direct any questions to William Yu at 780-702-8109



**MORTGAGE INFORMATION STATEMENT**  
As At April 25, 2018

Brownlee LLP  
2200, 10155 - 102 Street  
Edmonton, AB T5J 4G8

ATTN: Roger Swainson

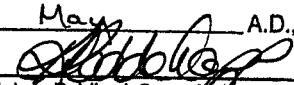
**Mortgage No.** 14284  
**Mortgagor:** Reid Worldwide Corporation  
**Property Address** 4903-184 Street NW & 18348 Lessard Road NW, Edmonton, AB  
**Interest Rate:** 4.50%  
**Maturity Date:** 01-Apr-18  
**Per Diem:** \$2,761.62

This is Exhibit "B" referred to in the  
Affidavit of

William Yu

Sworn before me this 2 day

of May A.D., 2018

  
A Notary Public, A Commissioner for Oaths  
in and for Alberta

**KAREN REDDEKOPP**  
A COMMISSIONER FOR OATHS  
IN AND FOR ALBERTA

MY COMMISSION EXPIRES MAY 27, 2019

Principal Balance at April 13, 2018	\$22,399,810.15
Accrued Interest from October 1, 2017 to April 24, 2018	\$574,715.82
Late Interest	\$0.00
Late Interest Per Diem	\$0.00
Other Outstanding Fees	\$250.00
Administration Fee	\$0.00
Legal Fees	on going
Tax Credit	\$0.00
<b>Total*</b>	<b>\$22,974,775.97</b>

\* The total does not include all fees

The above statement is calculated as at April 25, 2018 and is for INFORMATION PURPOSES ONLY. As of the date of this statement the Loan is considered to be in DEFAULT.

This statement is subject to the correction of any errors or omission. Please direct any questions to William Yu at 780-702-8109



MORTGAGE INFORMATION STATEMENT

As At April 25, 2018

Brownlee LLP  
2200, 10155 - 102 Street  
Edmonton, AB T5J 4G8

ATTN: Roger Swainson

This is Exhibit " C " referred to in the Affidavit of

William Yu

Sworn before me this 2nd day

of May A.D., 2018

[Signature]  
A Notary Public, A Commissioner for Oaths  
in and for Alberta

**Mortgage No.** 13257  
**Mortgagor:** Reid Worldwide Corporation and Reid Built Homes  
**Property Address:** 6941 Winterburn Road, Edmoton, Alberta  
**Interest Rate:** 8.95% (prime + 5.5% - Floor at 8.5%)  
**Maturity Date:** 01-Oct-17  
**Per Diem:** \$593.47

**MAREN REDDEKOPP**  
COMMISSIONER FOR OATHS  
IN AND FOR ALBERTA  
MY COMMISSION EXPIRES MAY 27, 2019

Principal Balance at April 13, 2018	\$2,420,293.58
Accrued Interest from November 1, 2017 to April 24, 2018	\$103,175.00
Late Interest	\$0.00
Late Interest Per Diem	\$0.00
Other Outstanding Fees	\$0.00
Administration Fee	\$0.00
Legal Fees	ongoing
Tax Credit	\$0.00
<b>Total*</b>	<b>\$2,523,468.58</b>

\* The total does not include all legal fees

The above statement is calculated as at April 25, 2018 and is for INFORMATION PURPOSES ONLY. As of the date of this statement the Loan is considered to be in DEFAULT.

This statement is subject to the correction of any errors or omission. Please direct any questions to William Yu at 780-702-8109

[Signature]