

COURT FILE
NUMBER

1703-21274

COURT

COURT OF QUEEN'S BENCH OF ALBERTA

JUDICIAL
CENTRE

EDMONTON

PLAINTIFF

ROYAL BANK OF CANADA

DEFENDANTS

1679775 ALBERTA LTD., REID-BUILT HOMES LTD., REID
WORLDWIDE CORPORATION, BUILDER'S DIRECT SUPPLY
LTD., REID BUILT HOMES CALGARY LTD., REID
INVESTMENTS LTD., and REID CAPITAL CORP.

IN THE MATTER OF THE RECEIVERSHIP OF 1679775 ALBERTA
LTD., REID-BUILT HOMES LTD., REID WORLDWIDE
CORPORATION, BUILDER'S DIRECT SUPPLY LTD., REID
BUILT HOMES CALGARY LTD., REID INVESTMENTS LTD., and
REID CAPITAL CORP.

APPLICANT

ALVAREZ & MARSAL CANADA INC. in its capacity as Court-
appointed Receiver and Manager of the current and future assets,
undertakings and properties of 1679775 ALBERTA LTD., REID-
BUILT HOMES LTD., REID WORLDWIDE CORPORATION,
BUILDER'S DIRECT SUPPLY LTD., REID BUILT HOMES
CALGARY LTD., REID INVESTMENTS LTD., 1852512 ALBERTA
LTD., and REID CAPITAL CORP.

DOCUMENT

RECEIVER'S SEVENTEENTH REPORT
October 2, 2019

ADDRESS FOR
SERVICE AND
CONTACT
INFORMATION
OF PARTY
FILING THIS
DOCUMENT

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ALVAREZ & MARSAL

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APPENDICES

Appendix A - Certificate of Title

1.0 INTRODUCTION

- 1.1 On November 2, 2017 (the **"Receivership Date"**), upon application of the Royal Bank of Canada (**"RBC"**), Alvarez & Marsal Canada Inc. was appointed as Receiver and Manager (the **"Receiver"**) pursuant to a consent receivership order (**"Receivership Order"**) granted by the Honourable Justice Hillier in respect of the current and future assets, undertakings and properties of 1679775 Alberta Ltd., Reid-Built Homes Ltd., Reid Worldwide Corporation, Builder's Direct Supply Ltd., Reid Built Homes Calgary Ltd., Reid Investments Ltd., and Reid Capital Corp. and as subsequently amended to include 1852512 Alberta Ltd. and Anchorview Capital Corp. (collectively, the **"Company"** or **"Reid Group"**).
- 1.2 Prior to the Receivership Date, the Company's former legal counsel, Parker Dubrule Lawyers (**"Parker Dubrule"**), maintained trust funds for lien holdbacks to protect homeowners from liens registered against their homes purchased from the Reid Group (**"Lien Holdbacks"**).
- 1.3 Concurrent with this Receiver's Seventeenth Report (the **"Seventeenth Report"**), the Receiver intends to file an application seeking an order discharging a certain invalid lien and directing Parker Dubrule to release the lien holdback maintained in connection with the discharged lien to the Receiver (the **"Lien Holdback Order"**). Further information regarding Lien Holdbacks is detailed in the Receiver's Thirteenth Report dated December 4, 2018 and is not repeated herein.
- 1.4 The Receivership Order and other motion materials are posted on the Receiver's website at www.alvarezandmarsal.com/reidbuilt.
- 1.5 Capitalized terms not defined in this Seventeenth Report are as defined in the Receivership Order.
- 1.6 All references to dollars in this Seventeenth Report are in Canadian currency.

2.0 PURPOSE

- 2.1 This Seventeenth Report is a special purpose report that is intended to provide this Honourable Court with information with respect to the Lien Holdback Order.

3.0 LIEN HOLDBACKS

- 3.1 As at the date of this Seventeenth Report, Parke Dubrule maintains Lien Holdbacks for one lien filed by 840307 Alberta Ltd. (**"840307 Alberta"**) totaling approximately \$10,000 with respect to one home sale that was completed on September 27, 2017 (the **"Liened Property"**).
- 3.2 The Receiver instructed its legal counsel to review the validity and enforceability of the lien registered against the Liened Property.


- 3.3 Upon review, the lien was found to have been registered after title to the Liened Property was transferred to the purchasers and to the Receiver's knowledge, the purchasers of the Liened Property are unrelated *bona fide* third-party purchasers for value without notice. A true copy of the Certificate of Title is attached hereto as Appendix "A".
- 3.4 The Receiver's legal counsel assessed the lien to be invalid and unenforceable and on behalf of the Receiver, has requested that 840307 Alberta discharge the lien, which to date, has not been completed.
- 3.5 Accordingly, the Receiver is seeking an order to provide for discharge of the invalid lien held by 840307 Alberta and direction for Parker Dubrule to release the remaining Lien Holdbacks with respect to 840307 Alberta's lien to the Receiver.

4.0 RECEIVER'S CONCLUSION AND RECOMMENDATION


Based on the forgoing, the Receiver respectfully recommends that this Honourable Court grant the Lien Holdback Order to ensure the lien holdback amount is distributed appropriately and promptly.

All of which is respectfully submitted to this Honourable Court this 2nd day of October, 2019.

**Alvarez & Marsal Canada Inc., in its capacity as
Receiver and Manager of the assets, undertakings and
properties of the Reid Group and not in its personal capacity**



Per: Todd M. Martin
Senior Vice President



Per: Vicki Chan
Vice President

APPENDIX A



LAND TITLE CERTIFICATE

S
LINC SHORT LEGAL TITLE NUMBER
0037 144 128 1610985;2;32 171 215 394

LEGAL DESCRIPTION
PLAN 1610985
BLOCK 2
LOT 32
EXCEPTING THEREOUT ALL MINES AND MINERALS

ESTATE: FEE SIMPLE
ATS REFERENCE: 5;1;28;35;SW

MUNICIPALITY: TOWN OF CROSSFIELD
REFERENCE NUMBER: 161 092 827 +78

REGISTERED OWNER(S)				
REGISTRATION	DATE (DMY)	DOCUMENT TYPE	VALUE	CONSIDERATION
171 215 394	27/09/2017	TRANSFER OF LAND	\$388,315	SEE INSTRUMENT

OWNERS

GERARD A TISHAUSER

AND

MARYLEE TISHAUSER

BOTH OF:

105 AMERY CRESCENT

CROSSFIELD

ALBERTA T0M 0S0

AS JOINT TENANTS

ENCUMBRANCES, LIENS & INTERESTS

REGISTRATION		
NUMBER	DATE (D/M/Y)	PARTICULARS
161 092 837	19/04/2016	RESTRICTIVE COVENANT
161 114 828	17/05/2016	CAVEAT RE : EASEMENT

(CONTINUED)

ENCUMBRANCES, LIENS & INTERESTS

PAGE 2

171 215 394

REGISTRATION

NUMBER DATE (D/M/Y) PARTICULARS

171 215 395 27/09/2017 MORTGAGE
MORTGAGEE - CONNECT FIRST CREDIT UNION LTD.
BOX 1137
BROOKS
ALBERTA T1R1B9
ORIGINAL PRINCIPAL AMOUNT: \$237,217

171 224 434 06/10/2017 BUILDER'S LIEN
LIENOR - 840307 ALBERTA LTD.
C/O MCLEOD LAW LLP, ATTN SHANE B KING
300 14505 BANNISTER RD SE
CALGARY
ALBERTA T2X3J3
AGENT - SHANE B KING.
AMOUNT: \$9,701

181 068 709 03/04/2018 CERTIFICATE OF LIS PENDENS
AFFECTS INSTRUMENT: 171224434

TOTAL INSTRUMENTS: 005

THE REGISTRAR OF TITLES CERTIFIES THIS TO BE AN
ACCURATE REPRODUCTION OF THE CERTIFICATE OF
TITLE REPRESENTED HEREIN THIS 2 DAY OF
OCTOBER, 2019 AT 09:16 A.M.

ORDER NUMBER: 38112190

CUSTOMER FILE NUMBER: 1001004429



END OF CERTIFICATE

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