

**ONTARIO
SUPERIOR COURT OF JUSTICE
IN BANKRUPTCY AND INSOLVENCY**

BETWEEN:

CAISSE POPULAIRE POINTE-AUX-ROCHES-TECUMSEH INC.

Plaintiff

- and -

**G.I. FARMS INC., VANTEC USA ONTARIO INC., 2287188 ONTARIO INC., 2027512
ONTARIO INC. and 1690169 ONTARIO INC.**

Defendants

AFFIDAVIT OF PETER SCIORTINO

I, **Peter Sciortino**, of the City of Montreal, **MAKE OATH AND SAY:**

1. I am the account manager special loans acting for Caisse Populaire Pointe-Aux-Roches-Tecumseh Inc. (the "**Plaintiff**" or "**Desjardins**") and, as such, have knowledge of the matters to which I hereinafter depose. Unless I indicate to the contrary, these matters are within my own knowledge and are true. Where I have indicated that I have obtained facts from other sources, I believe those facts to be true.

**THIRD, FOURTH AND FIFTH REPORTS OF BDO CANADA LIMITED
(the "Receiver") (the "Receiver's Third, Fourth and Fifth Reports")**

2. The Plaintiff is responding to the motion returnable January 22, 2019 in these proceedings. I have had carriage of this matter for the Plaintiff since its commencement

and also have had regular conference calls and email contact with representatives of the Receiver since the signing of the Order of Justice Templeton dated December 22, 2017 (the "Receivership Order").

3. I agree with the contents of the Receiver's Third, Fourth and Fifth Reports as filed.

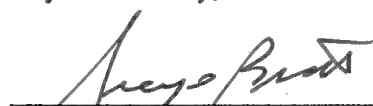
4. Attached hereto and marked as Exhibit "A" is a true copy of the payout statement with respect to Desjardins' first mortgage over the property. As of January 21, 2019, the amount owing is \$10,023,609.19 (the "Payout Statement"). This amount increases on a daily basis as a result of the costs being incurred to manage the subject property and to generally keep the Receivership funded.

5. There is a significant expense on a monthly basis to continue to maintain the property and the costs on a monthly basis increases significantly during the winter months as a result of inclement weather and the possibility of snow and other weather events harming the subject greenhouse. This further leads to the conclusion that the property has to be sold as soon as possible.

6. Desjardins is supportive of the issuance of the draft Approval and Vesting Order set out at Tab 5 of the Motion Record returnable January 22, 2019 (the "Order").

7. This Affidavit is being sworn in support of the Order as described above and for no improper purpose.

SWORN BEFORE ME at the)
City of Maricel, in the)
Province of Quebec this 21)
day of January, 2019)



Commissioner for Taking Affidavits

92881



PETER SCIORTINO

Court File No. 35-1842432T

**ONTARIO
SUPERIOR COURT OF JUSTICE
IN BANKRUPTCY AND INSOLVENCY**

BETWEEN:

CAISSE POPULAIRE POINTE-AUX-ROCHES-TECUMSEH INC.

Plaintiff

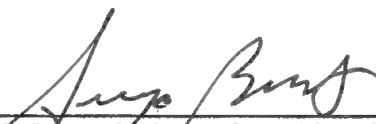
- and -

**G.I. FARMS INC., VANTEC USA ONTARIO INC., 2287188 ONTARIO INC., 2027512
ONTARIO INC. and 1690169 ONTARIO INC.**

Defendants

EXHIBIT

TAB "A" IS THE
EXHIBIT TO THE AFFIDAVIT OF
PETER SCIORTINO
SWORN THIS 21 DAY OF JANUARY, 2019



A Commissioner for taking Affidavits

92881



ÉTAT DE COMPTE
pour fins de remboursement intégral

Pour: BDO Canada Limited
a/s: Darren Griffiths
De: Caisse populaire Sud-Ouest Ontario Inc.
Date: 21/01/2019
Objet: G. I. Farms inc.
V/D Folio 16013 PR-1
N/D (829-00407) 15-0082

État de compte en date du: 21/01/2019

PR-1 Prêt à terme aux entreprises

Solde en capital		\$6 247 760,00
Intérêts retard		\$1 354 157,13
Intérêts à jour		\$5 983,88
Intérêts journaliers	\$1 239,34	
Total		\$7 607 901,01

Autres frais à payer

Frais Légaux - Me Bamberger	\$10 276,95
Frais Légaux - Me Reason **	\$391 688,58 *** To confirm

Frais évaluateur - Valco	\$7 119,00
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Frais syndic - BDO	\$214 986,19
Darren Griffiths - receiver certificate	\$1 700 000,14

Luc Audet - ingénieur-conseil	\$1 437,19
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Direction Prêts spéciaux Entreprises	\$88 511,60
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Découvert de compte Folio 16013	\$1 688,53
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TOTAL DÙ	\$10 023 609,19
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Peter Sciortino, directeur de comptes
Document reconnu conforme à l'original

À compter de ce jour un montant d'intérêt quotidien de 1 239,34 \$ pour le prêt devra s'ajouter jusqu'à la date du paiement complet.

IMPORTANT *:** le chèque doit être libellé au nom de la
Caisse populaire Sud-Ouest Ontario Inc.
mais expédié à l'adresse de la :
Direction Unité d'intervention, Entreprises (Ouest du Québec et Ontario)
1, Complexe Desjardins, Tour Sud, 38e étage
Montréal, (Québec) H5B 1B2
A/S : M Peter Sciortino Tél: 514-281-7000 # 5557240

CAISSE POPULAIRE PONTE-AUX-ROCHES-TECUMSEH INC.

v.

G.I. FARMS INC. ET AL

Plaintiff

Defendants

Court File No. 35-1842432T

ONTARIO
SUPERIOR COURT OF JUSTICE
IN BANKRUPTCY AND INSOLVENCY
PROCEEDING COMMENCED AT LONDON

AFFIDAVIT OF PETER SCIORTINO

HARRISON PENZA LLP
Barristers & Solicitors
450 Talbot Street
London, Ontario
N6A 5J6

K. Daniel Reason
LSUC #31260W
Tel : (519) 679-9660
Fax: (519) 667-3362
Lawyers for the Applicant

KDR/163156