

Clerk's Stamp:

COURT FILE NUMBER 2503 08529
COURT COURT OF KING'S BENCH OF ALBERTA
JUDICIAL CENTRE EDMONTON
PLAINTIFF **SERVUS CREDIT UNION LTD.**
DEFENDANTS **2353824 ALBERTA LTD. AND WARD
FARNUM FLEMING**
DOCUMENT **AFFIDAVIT**



ADDRESS FOR SERVICE AND
CONTACT INFORMATION OF PARTY
FILING THIS DOCUMENT

Dentons Canada LLP
Stantec Tower
2500, 10220 103 Avenue NW
Edmonton AB T5J 0K4
Attention: Tom Gusa
Ph. 780.423.7219 Fx. (780) 423-7276
File No.: 405692-628

Sworn on June 16, 2026

I, Brian Regular, of the City of Fort McMurray in the Province of Alberta, MAKE OATH AND SAY THAT:

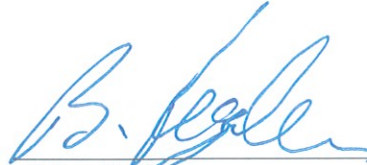
1. I am the property inspector appointed by Hilltop Property Management (a Division of 1356121 Alberta Ltd.) ("**Hilltop**"), pursuant to a Preservation Order granted on March 10, 2026 (the "**Preservation Order**"), in relation to the Mortgaged Property in this Action municipally described as 145 MacDonald Crescent, Fort McMurray (the "**Property**").
2. I have 8 years of experience operating as a property inspector for commercial properties on behalf of property management companies in and around the Fort McMurray area.
3. On April 19, 2026, I attended the Property and observed that the lock on the gate to the yard had been removed and stolen, and the primary door to one of the buildings on the Property was unlocked, and a "Vac Truck" which I understood to be owned by a tenant at the Property, BMAC, had been removed from the Property.

4. I make this Affidavit in support of an Order for the appointment of a receiver in these proceedings, and for no improper purpose.

SWORN BEFORE ME at the City of)
Edmonton, in the Province of Alberta, this 16th)
day of June, 2026)



Commissioner for Oaths in and for
the Province of Alberta



) Brian Regular

Heather Stewart
A Commissioner for Oaths
in and for Alberta
My Commission Expires Aug. 27, 2028