

Clerk's stamp: CLERK OF THE COURT  
**FILED**  
 DEC 06 2017  
 JUDICIAL CENTRE  
 OF CALGARY

COURT FILE NUMBER 1701-08644

COURT OF QUEEN'S BENCH OF ALBERTA  
 JUDICIAL CENTRE CALGARY

PLAINTIFF CENTURION MORTGAGE CAPITAL CORPORATION

DEFENDANTS THE BRIDGES STEPS LIMITED PARTNERSHIP, by  
 its general partner, GIUSTINI BRIDGES INC.,  
 GIUSTINI BRIDGES INC., ASSURED  
 DEVELOPMENTS LTD., GIUSTINI DEVELOPMENT  
 CORPORATION, and SBG INVESTMENT CORP.

DOCUMENT AFFIDAVIT

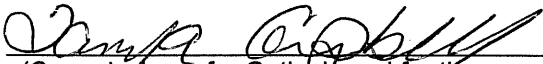
ADDRESS FOR SERVICE AND CONTACT  
 INFORMATION OF PARTY FILING THIS  
 DOCUMENT DENTONS CANADA LLP  
 Bankers Court  
 15<sup>th</sup> Floor, 850 - 2<sup>nd</sup> Street S.W.  
 Calgary, Alberta T2P 0R8  
**Attention: David Mann/Afshan Naveed**  
 Ph. (403) 268-7097/7015 Fx. (403) 268-3100  
 File No.: 570945-1

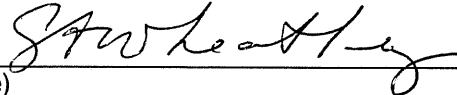
**AFFIDAVIT OF GAIL WHEATLEY**  
 Sworn on December 5, 2017

I, **GAIL WHEATLEY**, of Calgary, Alberta, **SWEAR AND SAY THAT:**

- I am a Legal Assistant with Dentons Canada LLP, Barristers and Solicitors, counsel to the Plaintiff, Centurion Mortgage Capital Corporation ("**Centurion**"), and as such have knowledge of the matters herein deposed to save where stated to be based upon information and belief and where so stated I do verily believe the same to be true.
- Attached hereto and marked as **Exhibit "A"** is an email from Centurion which attaches a revised payout statement.

**SWORN BEFORE ME** at Calgary, Alberta, this )  
5<sup>th</sup> day of December, 2017. )

  
 (Commissioner for Oaths in and for the )  
 Province of Alberta) )

  
 (Signature)

**PRINT NAME AND EXPIRY**

**GAIL WHEATLEY**

TANYA CAMPBELL  
 A Commissioner for Oaths  
 In and for the Province of Alberta  
 My Commission Expires June 26, 2020

## Naveed, Afshan

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**From:** Steve Stewart <sstewart@centurion.ca>  
**Sent:** 5-Dec-17 2:53 PM  
**To:** Naveed, Afshan  
**Subject:** RE: Centurion Mortgage Capital Corporation v The Bridges Steps Limited Partnership, by its general partner, Giustini Bridges Inc., et al  
**Attachments:** Payout Statement - 11-27-2017.pdf

Afshan,  
Attached is the adjusted payout statement with legal fees and associated interest thereon removed.  
Regards,

Stephen Stewart  
VP, Mortgage Investments and Joint Ventures  
Licence no: M12002383  
T (416) 733 5609  
M (416) 903 5239  
F (416) 733 5610

**Centurion Mortgage Capital Corporation**  
Brokerage Licence No: 12372

[www.centurion.ca](http://www.centurion.ca)

Respect | Integrity | Simplicity | Excellence



THIS IS EXHIBIT "A"  
referred to in the Affidavit of  
*Gail Wheatley*  
Sworn before me this 5  
Day of December, 2017  
*Tanya Campbell*  
A COMMISSIONER FOR OATHS  
IN AND FOR THE PROVINCE OF ALBERTA

**TANYA CAMPBELL**  
A Commissioner for Oaths  
In and for the Province of Alberta  
My Commission Expires June 26, 2020.

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**From:** Naveed, Afshan [<mailto:afshan.naveed@dentons.com>]  
**Sent:** Tuesday, December 5, 2017 4:41 PM  
**To:** Steve Stewart  
**Cc:** Alice Wong  
**Subject:** Centurion Mortgage Capital Corporation v The Bridges Steps Limited Partnership, by its general partner, Giustini Bridges Inc., et al

Steve,

Further to our telephone discussion, can you please send me a new payout statement, as at November 27, 2017, with respect to this matter which removes the legal fees from loan 79(B). Please also ensure it has a per diem amount. I appreciate that further advances may have been made under the Receiver's Borrowing 79(D) since you swore your Affidavit on November 14, 2017, however that amount will be accounted for as this action progresses.

Thank you,

Afshan

 Afshan Naveed, B.A., LL.B  
Associate

D +1 403 268 7015

afshan.naveed@dentons.com  
Bio | Website

Dentons Canada LLP  
15th Floor, Bankers Court, 850 - 2nd Street SW Calgary, AB T2P 0R8 Canada

Maclay Murray & Spens > Gallo Barrios Pickmann > Muñoz > Cardenas & Cardenas > Lopez Velarde  
> Rodyk > Boekel > OPF Partners > 大成 > McKenna Long

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Giustini Bridges Inc.  
 c/o Canterra Custom  
 Suite #4250, Banker Hall  
 883 3rd Street S.W.  
 Calgary, AB T2P 5C5

Mortgage ID 79  
 Statement as of November 27, 2017

Mortgage No	Mortgage Status	Borrower	Compound Frequency	Interest Rate	Principal + Interest Closing Balance	Per Diem thereafter
79B	Default	Giustini Bridges Inc.	Monthly	15.00%	\$14,226,029.29	\$5,917.52
79C	Default	Giustini Bridges Inc.	Monthly	4.95%	\$3,866,029.36	\$523.22
79D	Default	Giustini Bridges Inc.	Monthly	12.00%	\$77,139.98	\$25.10
<b>Total</b>					<b>\$18,169,198.63</b>	<b>\$6,465.84</b>