



CENTRE D'ACHAT BRUNSWICK III INC.

c/o LES ENTREPRISES INC.

Z-23232

Purchase order #13451

SPECIMEN ONLY

Attention: Ms. Myriam Gagnon

PERSONAL & CONFIDENTIAL

DATE

REPORT ON INDIVIDUAL PAC #7

| | | | |
|-------------|--|-------------------|------------------|
| Name: | Mr. PETER DI FRISCA | Date of birth: | Dec. 27, 19XX |
| Address: | 2629, St-Joseph Vaudreuil-Dorion, Quebec J7V 9A4 | Dependants: | None |
| Cell phone: | 514 333-0000 | Civil status: | Married* |
| Email: | peterdf@hotmail.com | Status in Canada: | Canadian citizen |

*Married under the regime of partnership of acquests to Mona Cubiato.

Property at 2629, St-Joseph, Vaudreuil-Dorion, Quebec

Your subject has been residing at this address as co-owner with his wife since May 20XX. According to your subject, that property would have a current market value of approx. \$575,000.

A verification with the city hall of Vaudreuil-Dorion has confirmed that this property is registered for tax purposes under the names of **Peter Di Frisca and Mona Cubiato**. The municipal assessment value is \$235,000 for the land and \$201,400 for the building, for a total assessment value of \$436,400. This property is located on the new Quebec cadastral survey #1245321.

Land register of Quebec

The Association proceeded to a verification with the Land register of Quebec done on DATE (certification date: DATE) in order to confirm property titles and to verify the possible existence of mortgage liens registered on that property. Our verification has revealed:

- May 2, 20XX: deed of sale #1239431
- Vendors: Anthony Smith and others
- Purchasers: Peter Di Frisca and Mona Cubiato
- Amount: \$280,000 paid cash without balance of sale

Mr. Peter Di Frisca

- May 1, 20XX: mortgage #1239321
- Creditor: Caisse Desjardins des Sources
- Debtors: Peter Di Frisca and Mona Cubiato
- Amount: \$213,000, entry not cancelled at the time of verification

At the time of our verification with the Land register of Quebec no other entries (mortgage or privilege) were traced on that property.

According to the information obtained by the Association, your subject has been shown as co-owner of this property with his wife since May 20XX. This property is presently submitted to only one mortgage lien, being a first rank mortgage loan registered by the Caisse Desjardins des Sources in May 20XX for a maximum amount of \$213,000.

Previous address

Previously, your subject resided at 14747, Gouin Blvd, Pierrefonds, Quebec for 1 year.

Professional occupation

As professional occupation, your subject is self-employed under the style name LES SERVICES DE CAFÉTÉRIA DI FRISCA, 5651, des Sources Blvd, Pierrefonds, Quebec, tel. 514 421-5612.

A verification with the Quebec Enterprise Register revealed a sole proprietorship registered on Date under #2222222; last report produced: 202X annual updating declaration processed by Québec Enterprise Register as of Date.

Sole owner Peter Di Fresca

Declared income

Your subject declared a personal gross income of approximately \$35,000 yearly as sole owner of the previously-mentioned enterprise.

Québec Register of Personal and Movable Real Rights (RDPRM)

The Association consulted the RDPRM as of DATE (certification date) in order to trace the rights registered under Peter Di Frisca (born on Dec. 27, 19XX). This consultation revealed the following entry:

- Oct. 8, 20XX: reservation of ownership and assignment #XX-012623-0001
- Vendor: Les Automobiles Honda l'Ouest de l'Île
- Assignee: Honda Canada Finance, Boucherville, Quebec
- Purchaser: Peter Di Frisca (born on Dec. 27, 19XX)
- Goods: 20XX Honda Civic
- Amount: Not reported
- Date of signature: Private agreement signed on October 8, 20XX
- Expiry date: October 7, 20XX

Mr. Peter Di Frisca

Our consultation revealed no other entries under the subject's name.

Note that the Association does not usually carry out a systematic verification with the holders of the entries mentioned at the RDPRM in order to confirm the validity of any lien found at the time of the preparation of this report. If required, please advise the Association.

Office of the Superintendent of Bankruptcy (OSB)

The Association consulted the Bankruptcy and Insolvency Records Search database published by the Office of the Superintendent of Bankruptcy (OSB) in Ottawa, Ontario on DATE (covering from 1978 to DATE). This search revealed no personal bankruptcies and/or consumer proposals under the name of Peter Di Frisca (born on Dec. 27, 19XX).

Bank References

Your subject banks with the **Caisse Desjardins des Sources**, branch at 123, des Sources Blvd, Dollard-des-Ormeaux, Quebec, tel. 514 732-4567, fax: 514 732-0001. A verification with this financial institution confirmed the following information:

1. Joint chequing account: opened for over 3 years; average balances maintained in this account were reported at mid-5 figures (\$42,000) at the time of our verification;
 2. Joint mortgage granted in May 20XX under the names of your subject and his wife; original amount: \$213,000; monthly payments: reported at \$734 (princ. + int.); the remaining balance on this loan was reported at low 6 figures (approx. \$164,000) at the time of our verification, reported well paid and up to date; this loan is secured by a first rank lien on the property at 2629, St-Joseph, Vaudreuil-Dorion, Quebec;
- No returned cheques are reported;
 - This financial institution reported no other deposit or loan under the name of your subject.

Credit card

At the time of the preparation of this report, your subject is utilizing the following credit card:

1. Visa Desjardins, credit limit: \$3,000, a balance of \$375 was due on this credit card at the time of the preparation of this report.

Car vehicle

Your subject is the registered owner of a 20XX Honda Civic financed with Honda Canada Finance since 20XX. It would be a 60-month financing contract with monthly payments of approx. \$312. The remaining balance on this financing contract would be of \$11,544 at the time of the preparation of this report.

Other assets

As other assets not verified for the purpose of this report PAC #7, your subject would have bonds valuing \$12,500. Your subject would be disposed to show you the evidence of these assets upon your specific request.

Legal Files (civil litigation and criminal records)

The Association carried out, through the SOQUIJ website, a verification of the court records databases (civil and criminal) covering the province of Quebec under the name of Peter Di Frisca (born on Dec. 27, 19XX) and residing at the addresses mentioned in this report.

This verification revealed nothing detrimental in terms of judgment, seizure, bailiff sales, or others.

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The information given above is in answer to your specific inquiry only and is communicated subject to the following conditions: That the information furnished by Provincial Association of Credit (3217937 Canada Inc.) shall be revealed upon request and under certain conditions accordingly to the Act Respecting the Protection of Personal Information in the Private Sector to the subject of the inquiry, that the facts upon which this information is based were obtained by the Provincial Association of Credit as your agents and employee, from sources deemed reliable, the accuracy of which information is, however, in no way guaranteed.

The inquirer in accepting this report agrees to be responsible for any damages arising from a violation of any of the above.