

- (iii) all amounts incurred or paid by or on behalf of the Secured Party pursuant to section 5.03 hereof;
- (f) "Indebtedness" means all present and future debts and liabilities due or to become due, absolute or contingent, direct or indirect, now existing or hereafter arising, owing by the Debtor to the Secured Party, whether pursuant to or under the Letter of Commitment, the Loan Documents or otherwise and includes any extensions, renewals or replacements thereof and includes the Expenses;
- (g) "Lands" means the lands and premises described in Schedule "A" annexed hereto;
- (h) "Letter of Commitment" means that certain commitment letter dated October 21, 2019, as amended, issued by the Secured Party in favour of the Borrower.
- (i) "Loan Documents" means all agreements, instruments and other documents made or assigned by the Debtor in favour of the Secured Party in connection with the loan transaction contemplated in the Letter of Commitment, as same may be amended from time to time; and
- (j) "Security Interest" means the assignment, transfer, mortgage, charge and security interest provided for in section 2.01 hereof and "security interest" has the meaning ascribed thereto in the Act.

## ARTICLE II GRANT OF SECURITY INTEREST AND ATTACHMENT

2.01 Security Interest: As continuing security for the payment of the Indebtedness and the performance, fulfilment and satisfaction of all covenants, obligations and conditions on the part of the Debtor set out herein, in the Letter of Commitment and the Loan Documents, the Debtor:

- (a) assigns, transfers, mortgages and charges to and in favour of the Secured Party all of the Debtor's rights, title and interest in and to the Collateral; and
- (b) grants to and in favour of the Security Party a security interest in the Collateral.

2.02 Exclusion of Last Day of Leasehold Interest from Security Interest: The Security Interest referred to in section 2.01 hereof shall not extend to or apply to the last day of the term of any lease or agreement therefor that is now or may hereafter be held by the Debtor; provided, however, if the Security Interest becomes enforceable, the Debtor shall thereafter stand possessed of the last day of such lease or agreement therefor and shall hold the same in trust for, and shall, upon receipt of a written request to the effect from the Secured Party assign the same to, any person who acquires the term of any such lease or any agreement therefor in the course of any enforcement of the Security Interest or in the course of any realization upon the Collateral or any part thereof.

2.03 Attachment: The Debtor and Secured Party confirm that they have not postponed or agreed to postpone the time for attachment of the Security Interest and that the Debtor has received Value.

## ARTICLE III REPRESENTATIONS, WARRANTIES AND COVENANTS

3.01 Representations and Warranties: The Debtor represents and warrants that the Collateral is owned by the Debtor with good and marketable title thereto, free and clear of any assignments, executions, mortgages, charges, hypothecations, pledges, security interests, liens, demands, adverse claims and any other encumbrances whatsoever.

3.02 Covenants: The Debtor covenants and agrees with the Secured Party that so long as any of the Indebtedness remains outstanding:

- (a) the Debtor shall diligently maintain and operate the Collateral and shall conduct its operations in a reasonable and prudent manner so as to maintain, preserve and protect the Collateral;
- (b) the Debtor will pay all taxes, rates, levies, government fees and dues levied, assessed or imposed in respect of the Collateral or any part thereof, as and when the same become due and payable, and shall forthwith upon request by the Secured Party deliver such evidence as may satisfy the Secured Party that such taxes, rates, levies, fees and dues have been paid;
- (c) the Debtor will at all times repair and keep in good order and condition any part or parts of the Collateral that constitutes tangible personal property, and renew and replace all and any of the same which may become unrepairable or destroyed;
- (d) the Debtor will insure, at its own expense, on a replacement cost basis, all items of Collateral for which insurance coverage is purchasable, at all times during which any Indebtedness exists, with insurers and pursuant to policies approved by the Secured Party, for such risks and perils as a reasonable owner of similar Collateral would consider prudent and for such other insurable risks and perils as the Secured Party may from time to time consider advisable or desirable and in respect of which insurance coverage may be available. All cancellation clauses in such policies are to provide for at least thirty (30) days' prior notice of such cancellation to the Secured Party;
- (e) the Debtor shall deliver to the Secured Party original or certified true copies of all policies of insurance required to be maintained by the Debtor pursuant hereto and the Debtor shall, at least thirty (30) days prior to the expiry of any such insurance policy, deliver to the Secured Party a renewal receipt, binder or new policy replacing such expiring insurance policy, or otherwise satisfy the Secured Party that such insurance has been renewed;
- (f) the Debtor shall cause all proceeds payable under all policies of insurance required to be maintained by the Debtor hereunder to be made payable to the Secured Party, as its interest may appear, and shall otherwise deal with such policies in such manner so as to enable all proceeds payable thereunder to be collected by the Secured Party from the insurer. The Secured Party may elect to have such insurance money applied in the reinstatement of the relevant Collateral or towards repayment of the Indebtedness whether then due or not;
- (g) the Debtor shall not create, grant, assume or otherwise permit to exist any assignment, execution, mortgage, charge, hypothec, pledge, lien, security interest or other encumbrance upon the Collateral or any part thereof or the Debtor's interest therein that ranks or is capable of being enforced in priority to or pari passu with the Security Interest;
- (h) the Debtor will from time to time at the request of the Secured Party and at the expense of the Debtor, make and do all such acts and things and execute and deliver all such instruments, security agreements and other writings and assurances as may be necessary or desirable or recommended by counsel to the Secured Party with respect to this Agreement or the Collateral or in order to perfect, keep perfected, maintain and preserve the Security Interest;
- (i) the Debtor will pay or reimburse the Secured Party upon demand for all Expenses together with interest thereon from the date of payment by the Secured Party until paid in full to the Secured Party by the Debtor at the highest rate of interest payable under the Loan Documents, calculated and compounded semi-annually, not in advance before and after demand, maturity, default and judgment, together with interest on overdue interest at the same rate; and
- (j) the Debtor shall not transfer, convey, sell, sublease, assign or otherwise deal with or part with possession of the Collateral or any part thereof, without the written consent of the Secured Party.

ARTICLE IV  
EVENTS OF DEFAULT AND REMEDIES

4.01 Events of Default: The Debtor shall be in default hereunder upon the occurrence of any one or more of the following events (which shall collectively be called "Events of Default" and individually an "Event of Default"):

- (a) if the Debtor is in default under or pursuant to, or otherwise fails to perform, fulfil or satisfy any covenant, obligation or condition set out in, or upon the occurrence of an event described as an "Event of Default" or a "Default" in, this Agreement, the Letter of Commitment or any of the Loan Documents; and
- (b) if the Debtor or any guarantor or covenantor of the Indebtedness or any part thereof commits an act of bankruptcy or becomes insolvent or has a receiver or receiver and manager appointed for it or over any of its assets or if any creditor takes possession of any of its assets or if any execution, distress or other like process is levied or enforced upon the Collateral or any part thereof or if any compromise or arrangement with creditors is made by any of them.

4.02 Remedies Upon Default: Upon the occurrence of an Event of Default the full amount of the Indebtedness shall, at the option of the Secured Party, become due and payable whereupon the Security Interest shall immediately be enforceable by the Secured Party, and the Secured Party shall have, in addition to all other rights, powers and remedies available at law and in equity, the following rights, powers and remedies:

- (a) the Secured Party may immediately sue for the Indebtedness;
- (b) the Secured Party may appoint and reappoint by instrument in writing, or institute proceedings in any court of competent jurisdiction for the appointment or reappointment of, any person (including the Secured Party) or persons to be a receiver or receiver and manager (collectively called a "Receiver") of all or any part of the Collateral. The Secured Party may remove or replace the Receiver from time to time, and appoint another person or persons in his stead or make application to a court of competent jurisdiction to do so. Subject to the provisions of the instrument or court order appointing the Receiver, the Receiver so appointed or replaced shall have, possess and may exercise all or any part of the rights, powers and remedies of the Secured Party (whether conferred upon the Secured Party by this Agreement or otherwise). For greater certainty, where the Secured Party is referred to in this Agreement, the term shall, where the context permits, include the Receiver so appointed or replaced and the officers, employees, servants or agents of the Secured Party and the Receiver;
- (c) the Secured Party may, without notice, take such steps as it considers necessary or desirable to obtain possession of all or any part of the Collateral by any method permitted by law, and to that end the Debtor agrees:
  - (i) to deliver possession of the Collateral to the Secured Party forthwith upon its receipt of a written or verbal demand therefor, at such place or places specified by the demand; and
  - (ii) that the Secured Party may, at any time during the day or night, by any lawful means, enter upon any premises where any of the Collateral may be found for the purpose of rendering unusable any part of the Collateral which constitutes equipment or for the purpose of taking possession of and removing the Collateral or any part thereof or both;
- (d) subject to the Act, the Secured Party may without notice, advertisement, demand for payment or any other formality (all of which are hereby waived) do any act or thing to preserve the Collateral or its value, or seize, collect, realize upon, lease, dispose of, release to third parties, sell by public or private sale or any other mode of disposition as the Secured Party

may consider advisable or otherwise deal with the Collateral or any part thereof in such manner, for such consideration, upon such terms and conditions and at such time or times as may, in the absolute discretion of the Secured Party, seem to it necessary or advisable;

- (e) subject to the Act, the Secured Party may without notice, retain the Collateral or any part thereof and postpone the sale or any other disposition or dealing with the Collateral or any part thereof for such period as may, in the absolute discretion of the Secured Party, seem to it necessary or advisable;
- (f) subject to the Act, the Secured Party may without notice, elect to retain all or any part of the Collateral in satisfaction of the Indebtedness or any part thereof;
- (g) subject to the Act, the Secured Party may purchase all or any part of the Collateral at any public or private sale, auction, tender or by way of any other mode of disposition;
- (h) the Secured Party may borrow money on the security of the Collateral and create security interests in the Collateral, whether or not in priority to the Security Interest, which, in the absolute discretion of the Secured Party, may impair the Debtor's right to redeem the Collateral;
- (i) the Secured Party may carry on or concur in the carrying on of all or any part of the business of the Debtor and may enter upon, occupy and use all or any of the Buildings and buildings occupied or used by the Debtor, or in which the Collateral or any part thereof is situate for such time as the Secured Party sees fit, free of charge, to the exclusion of the Debtor; and
- (j) the Secured Party may pay any indebtedness of the Debtor, post any security or otherwise deal with any other creditors of the Debtor in order to obtain the discharge of any mortgage, charge, hypothecation, pledge, security interest, lien, claim or other encumbrance that may exist against the Collateral or any part thereof.

4.03 Receiver as Agent: The Receiver shall be the agent of the Debtor for all purposes.

4.04 Risk of Loss: Where all or any part of the Collateral is in the possession of the Secured Party or the Receiver, the risk of loss or damage, if caused by any reason other than the negligence of the Secured Party or the Receiver shall be the sole responsibility and obligation of the Debtor.

## ARTICLE V GENERAL CONTRACT PROVISIONS

5.01 Secured Party not Liable: Neither the Secured Party or the Receiver shall be bound to do any one or more of the following:

- (a) give any notice;
- (b) make or do any repair, processing or preparation for disposition of the Collateral (whether commercially reasonable or not);
- (c) use care, other than reasonable care, in the custody or preservation of any of the Collateral in its possession;
- (d) keep the Collateral identifiable;
- (e) exercise any rights, powers and remedies whatsoever including, without limitation, seize, collect, realize upon, lease, sell or otherwise dispose of, borrow money on the security of, release to third parties, obtain possession of, obtain payment for, maintain or preserve or protect, the Collateral or any part thereof or its value; and

- (f) institute proceedings for the purpose of seizing, collecting, realizing upon, disposing of or obtaining possession of or payment for, the Collateral or any part thereof or for the purpose of preserving any rights of the Secured Party, the Debtor or any other person, firm or corporation in respect of same;

nor shall the Secured Party or the Receiver be liable or accountable for doing or for failing to do any one or more of the foregoing. Notwithstanding section 4.03 hereof, the Debtor shall be liable for all actions, causes of action, proceedings, debts, demands, claims, losses, damages and other liabilities incurred or suffered by the Debtor, the Secured Party or the Receiver by reason of or on account of any act or failure to act of the Receiver.

5.02 **Application of Funds:** All amounts realized from the Collateral upon the enforcement of the Security Interest shall be applied by the Secured Party or the Receiver firstly, to the payment of Expenses, secondly, to the payment of such part of the Indebtedness as constitutes interest, and thirdly, to the payment of the balance of the Indebtedness; and any deficiency shall be and remain payable by the Debtor to the Secured Party. If any surplus remains after the payments itemized herein, such surplus shall be applied in the manner provided for in the Act. Notwithstanding the foregoing, the Secured Party reserves the right to interplead or make any appropriate application pursuant to the Trustee Act (Ontario) or any successor legislation thereof.

5.03 **Performance by Secured Party:** If the Debtor fails to perform, fulfil or satisfy any covenant, obligation or condition herein set out including, without limitation, the payment of money, the Secured Party may, in its absolute discretion, but without being bound to do so, perform any such covenant, obligation or condition capable of being performed by the Secured Party. No such performance or payment shall relieve the Debtor from any default under this Agreement or any consequences of such default.

5.04 **Rights, Powers and Remedies:** Each right, power and remedy of the Secured Party provided for in this Agreement or available at law or in equity may be exercised separately from, or in combination with, and is in addition to and not in substitution for, any other right, power and remedy of the Secured Party however created. Without limiting the generality of the foregoing, the taking of judgment or judgments by the Secured Party shall not operate as a merger or affect the right of the Secured Party to interest as provided herein.

5.05 **Waiver:** No consent or waiver, express or implied, by the Secured Party to or of any breach or default by the Debtor in the performance of its obligations hereunder shall be deemed or construed to be a consent to or a waiver of any other breach or default in the performance of the Debtor's obligations hereunder. Failure on the part of the Secured Party to complain of any act or failure to act of the Debtor or to declare the Debtor in default, irrespective of how long such failure continues, shall not constitute a waiver by the Secured Party of its rights hereunder.

5.06 **Dealings with Persons:** The Secured Party may grant extensions of time and other indulgences, take and give up securities, accept compositions, grant releases and discharges, release any part of the Collateral to third parties and otherwise deal with the Collateral, the Debtor, debtors of the Debtor, guarantors, sureties and others, as the Secured Party may see fit, without prejudice to the Secured Party's rights, powers and remedies whatsoever.

5.07 **Notices:** Any notice or demand which may or is required to be given pursuant to this Agreement shall be in writing and shall be sufficiently given or made if served personally or by telefax upon the party for whom it is intended, or (except in the case of an actual or pending disruption of postal service) mailed by registered mail, the case of the Debtor, addressed to it at any address for service provided by the Debtor to the Secured Party under any of the Loan Documents and in the case of the Secured Party, addressed to it at the address set out in the Letter of Commitment. The date of receipt of such notice or demand, if served personally or by telefax, shall be deemed to be the date of the delivery thereof, or if mailed as aforesaid, the fourth business day following the date of mailing. For the purposes hereof, personal service on the Debtor shall be effectively given by delivery to any officer, director or employee of the Debtor. The Secured Party or

the Debtor may, from time to time, change its address or stipulate another address from the address described in this Agreement by giving notice in the manner provided in this section.

5.08 Successors and Assigns: This Agreement and each of the covenants, warranties and representations herein set out shall endure to the benefit of the successors and assigns of the Secured Party and be binding upon the successors and permitted assigns of the Debtor.

5.09 Survival: All covenants, undertakings, agreements, representations and warranties made by the Debtor in this Agreement shall survive the execution and delivery of this Agreement and shall continue in full force and effect until the Indebtedness is paid in full. All representations and warranties made by the Debtor herein shall be deemed to have been relied upon by the Secured Party.

5.10 Entire Agreement: This Agreement constitutes the entire agreement between the Debtor and the Secured Party relating to the Security Interest and may not be amended in any manner except by written instrument signed by both of them.

5.11 Applicable Law: This Agreement shall be governed by and construed in accordance with the laws of the Province of Ontario.

5.12 Time of the Essence: Time is and shall continue to be of the essence of this Agreement.

5.13 Headings: The insertion of headings in this Agreement is for the convenience of reference only and shall not affect the construction or interpretation of this Agreement.

5.14 Number of Gender: All nouns and personal pronouns relating thereto shall be read and construed as the number and gender may require and the verb shall be read and construed as agreeing with the noun and pronoun.

5.15 Acknowledgement: The Debtor acknowledges receipt of a duplicate executed copy of this Agreement.

5.16 Release of Agreement: It is acknowledged that this Agreement is given as additional security for the payment of the Indebtedness, and upon the Secured Party receiving satisfactory payment so that no further monies are due and owing by the Debtor to the Secured Party, this Agreement shall become null and void.

2661793 ONTARIO INC.

Per: 

Name: Christopher Cimicuta

Title: President

I have the authority to bind the corporation.

## **SCHEDULE "A"**

### **LEGAL DESCRIPTION**

Part Lot 19 Concession 8 ESQ. Parts 1 and 2 Plan 20R21372; S/T an easement over Part 1 Plan 20R21372 as in 789760; Town of Halton Hills and being all of PIN 25034-0225 (LT) and municipally known as: 25 James Street, Georgetown, Ontario.

THIS IS **EXHIBIT "J"** REFERRED TO IN THE  
AFFIDAVIT OF **ITZHAK (YITZ) LEVINSON** AFFIRMED REMOTELY BY **ITZHAK (YITZ)  
LEVINSON** STATED AS BEING LOCATED IN THE CITY OF TORONTO, IN THE PROVINCE  
OF ONTARIO BEFORE ME AT THE CITY OF TORONTO, IN THE PROVINCE OF ONTARIO  
THIS 1<sup>st</sup> DAY OF SEPTEMBER 2026, IN ACCORDANCE WITH O. REG 431/20,  
*ADMINISTERING OATH OR DECLARATION  
REMOTELY*

A handwritten signature in blue ink, appearing to be 'SJ' or similar, is written over a faint rectangular stamp.

-----  
A COMMISSIONER FOR TAKING AFFIDAVITS

SIMRAN JOSHI  
LSO # 89775A

## ASSIGNMENT OF INSURANCE POLICIES

TO: HILLMOUNT CAPITAL INC.

AND TO: MACDONALD SAGER MANIS LLP, their solicitors herein

RE: Hillmount Capital Inc. (the "Lender") loan to 2715573 Ontario Inc. (the "Borrower") guaranteed by Christopher Camicata ("Christopher"), 2661793 Ontario Inc. ("266"), Natasha Pinto-Camicata ("Natasha") and Guerino Matthew Camicata ("Guerino")(collectively the "Guarantor") Secured by a 1<sup>st</sup> mortgage over 25 James Street, Georgetown, Ontario (the "Property") Pursuant to Mortgage Loan Commitment dated October 21, 2019, as may be amended from time to time (the "Commitment")

WHEREAS as security for the payment and performance of all present and future indebtedness, liabilities and obligations of the Assignor (as defined below) to Lender, the Assignor has agreed to assign all of its respective right, title, interest and benefit in, to and under all of its insurance policies to the Lender, for the benefit of the Lender, on the terms and conditions set forth below

NOW THEREFORE in consideration of the extension of credit by the Lender to the Assignor and other good and valuable consideration, the receipt and sufficiency of which is acknowledged by the Assignor, the Assignor agrees with and in favour of the Lender as follows:

### 1. Definitions

In this Agreement, unless the context expressly or by necessary implication otherwise requires, the following terms shall have the meaning set forth below:

- (a) "Agreement" shall mean this Agreement, including Schedules "A" and "B", all as the same may be amended, supplemented, restated or replaced at any time and from time to time;
- (b) "Assignor" means collectively 2715573 Ontario Inc. and 2661793 Ontario Inc.;
- (c) "Commitment" means the Commitment Letter issued by the Lender in favour of 2715573 Ontario Inc. and dated October 21, 2019 and as may be amended from time to time;
- (d) "Lender" shall include all of the Lender's successors and assigns;
- (e) "Loan Documents" means all agreements, instruments and other documents made or assigned by the Assignor in favour of the Lender in connection with the loan transaction contemplated in the Commitment, as same may be amended from time to time;

- (f) "Obligations" means any and all debts, liabilities and obligations owing by the Assignor to the Lender at any time and from time to time under, arising out of, or in any way in connection with, the Commitment, any Loan Document or otherwise;
- (g) "Policies" means all of the Assignor's policies of insurance which are required to be maintained by the Assignor pursuant to the Commitment, the Loan Documents or relating to the Property or otherwise, including without limitation the policies of insurance described on Schedule "A" hereto and shall include any and all schedules, riders and endorsements thereto, all as the same may be amended, supplemented, restated, renewed or replaced at any time and from time to time; and
- (h) "Property" means the property described in Schedule "B".

## 2. Assignment

As general and continuing collateral security for the due payment and performance of all of the Obligations of the Assignor to the Lender, the Assignor hereby assigns, transfers and sets over (as and by way of a security interest) to and in favour of the Lender, as loss payee as its interest may appear, and grant a lien, charge, mortgage and security interest in, all of the Assignor's right, title, interest and benefit in, to and under the Policies, with full power and authority to demand, sue for, enforce payment of, recover, receive and give receipts and discharges therefore, and all proceeds of insurance payable to the Assignor thereunder.

## 3. Representations, Warranties, Covenants and Acknowledgements of the Assignor

The Assignor hereby represents and warrants to and covenants and undertakes with the Lender as follows:

- (a) the Policies are now in full force and effect and have not been amended;
- (b) the Assignor shall observe and perform all of its covenants and obligations under the Policies;
- (c) neither this Agreement nor the assignment of the Policies to the Lender:
  - (i) shall in any way lessen or relieve the Assignor from the obligation of the Assignor to observe, satisfy and perform each and every term, agreement, provision, condition, obligation and covenant set out in, or required to be observed by the Assignor in order to fulfil their obligations pursuant to the Policies;
  - (ii) shall cause the Lender to become or be deemed to be liable for the obligations of the Assignor under the Policies; or
  - (iii) imposes any liability on the Lender for any act or omission on its part in connection with this Agreement or the assignment of the Policies,

including, without limitation, fulfilment or non-fulfilment by the Lender of the terms, agreements, provisions, conditions, obligations and covenants of the Assignor set out in any of the Policies;

- (d) the Assignor will pay on demand, and will indemnify and save the Lender harmless from any and all liabilities, reasonable costs and expenses (including legal fees and expenses on a solicitor and his own client basis and any sales, goods and services or other similar taxes payable to any governmental authority with respect to any such liabilities, costs and expenses) (i) incurred by the Lender in the preparation, administration or enforcement of this Agreement; (ii) with respect to, or resulting from, any failure to maintain the Policies or any of them in full force and effect; or (iii) incurred by the Lender in performing or observing any of the other covenants of the Assignor under this Agreement.
- (e) upon demand made by the Lender, the Assignor hereby covenant and agree that any and all proceeds of insurance or any other amounts paid to or received by the Assignor pursuant to or in respect of any Policies shall be, and shall be deemed to be, held by the Assignor in trust for and on behalf of the Lender, segregated from the other funds of the Assignor and will, forthwith upon receipt by the Assignor, be delivered to the Lender in the exact form received by the Assignor (duly endorsed by the Assignor to the Lender, if required). Any amounts so received by the Lender shall be applied to such of the Obligations as the Lender in its sole discretion deems appropriate.

#### 4. Severability

Any provision of this Agreement which is prohibited or unenforceable in any jurisdiction will, as to such jurisdiction, be ineffective to the extent of such prohibition or unenforceability without invalidating the remaining provisions hereof, and any such prohibition or unenforceability in any jurisdiction will not invalidate or render unenforceable such provision in any other jurisdiction.

#### 5. Interpretation

The insertion in this Agreement of headings is for the convenience of reference only and shall not affect the construction or interpretation of this Agreement. In this Agreement, words (including defined terms) in the singular include the plural and vice versa and words in one gender include all genders. The words "Agreement", "hereby", "herein", "hereof", "hereto" and similar expressions used in any section of this Agreement relate or refer to the whole of this Agreement and not to that section only, unless otherwise expressly provided.

#### 6. Joint and Several

If more than one party executes this Assignment, their representations, warranties, covenants, agreements, obligations and liabilities hereunder are joint and several.

## 7. No Waiver; Cumulative Remedies

The Lender will not by any act, delay, indulgence, omission or otherwise be deemed to have waived any right or remedy hereunder or to have acquiesced in any breach of any of the terms and conditions hereof. No failure to exercise, nor any delay in exercising, on the part of the Lender, any right, power or privilege hereunder will operate as a waiver thereof. No single or partial exercise of any right, power or privilege hereunder will preclude any other or further exercise thereof or the exercise of any other right, power or privilege. A waiver by the Lender of any right or remedy hereunder on any one occasion will not be construed as a bar to any right or remedy which the Lender would otherwise have on any future occasion. Without limiting the generality of the foregoing, this Agreement may not be waived, amended, supplemented or otherwise modified except by a written instrument executed by the Lender. The rights and remedies herein provided are cumulative, may be exercised consecutively or concurrently and in any order as the Lender sees fit and are not exclusive of any rights or remedies provided by law.

## 8. Survival of Representation and Warranties

All agreements, representations, warranties and covenants made by or on behalf of the Assignor herein are material, will be considered to have been relied upon by the Lender and will survive the execution and delivery of this Agreement or any investigation made at any time by or on behalf of the Lender and any disposition or payment of the Obligations until full indefeasible repayment or performance thereof.

## 9. Successors and Assigns

This Agreement will enure to the benefit of, and be binding on, the Assignor and its successors and permitted assigns, and will enure to the benefit of, and be binding on the Lender and its successors and assigns. The Lender may from time to time assign or transfer all or any of its right, title, benefit or interest in, to and under this Agreement and any such assignee shall be entitled to the benefit of, and the right to enforce, this Agreement to the same extent as if such person were the Lender, as the case may be. The Assignor may not assign this Agreement, or any of their rights or obligations under this Agreement, without the prior written consent of the Lender.

## 10. Power of Attorney

The Assignor hereby irrevocably appoints, upon demand made by the Lender, the Lender and any officer or agent of the Lender, with full power of substitution and coupled with an interest, as the Assignor's true and lawful attorney-in-fact, to do on the Assignor's behalf anything which can lawfully be done by an attorney in connection with the assignment herein contained, including, without limitation, receiving and acknowledging receipt of proceeds of insurance, signing and filing proofs of claim or any other documentation relating to the initiation or evidencing of a claim under the Policies, providing any evidence of insurability, negotiating, in the Lender's discretion, amendments, riders and endorsements to any of the Policies and the execution and delivery of any and all documents, agreements and instruments in connection with any of the foregoing, all such documents, agreements and instruments to be in form and substance as the Lender may approve, such approval to be conclusively evidenced by the

execution thereof by the Lender on behalf of the Assignor and the Assignor declare this to be a general power of attorney in the widest respect.

#### 11. Notice and Communication

Any notice, consent, determination or other communication required or permitted to be given hereunder shall be given as set out and in accordance with the Commitment.

#### 12. Time of the Essence

Time is of the essence of each provision of this Agreement.

#### 13. Costs

The Assignor agrees to pay all reasonable legal and other costs of the Lender in connection with realizing upon, enforcing and attempting to enforce the terms of this Agreement or the security granted hereby; all such costs when incurred shall be secured hereby.

#### 14. Counterparts

This Agreement may be executed in any number of counterparts and by facsimile transmission or PDF, each of which when executed and delivered shall be deemed to be an original and all of which when taken together, shall constitute one and the same agreement.

#### 15. Non-Exclusivity of Remedies

No remedy for the enforcement of the rights of the Lender hereunder will be exclusive of or dependent on any other such remedy but any one or more of such remedies may from time to time be exercised independently or in combination.

#### 16. Governing Law

The validity, interpretation and enforcement of this Agreement shall be exclusively (without regard to principals relating to conflicts of laws) governed by and enforced in accordance with the laws of the Province of Ontario and the federal laws of Canada applicable therein, and without prejudice to the ability of the Lender to enforce this Agreement in any other proper jurisdiction, the Assignor hereby irrevocably submits and attorns to the non-exclusive jurisdiction of the courts of the Province of Ontario for the purposes of this Agreement.

#### 17. Paramountcy

In the event of any conflict or inconsistency with the provisions hereof and the provisions of the Commitment, the provisions of the Commitment shall prevail and govern but only to the extent of such conflict or inconsistency.

#### 18. Amalgamation

The Assignor acknowledges and agrees that if it amalgamates with any other company or companies, it is the intention of the parties hereto that the liens, mortgages, charges and security

interests created hereby (i) shall extend to Policies owned by each of the amalgamating companies and the amalgamated company at the time of amalgamation and to any Policies thereafter owned or acquired by the amalgamated company, such that the term "Assignor" when used herein would apply to each of the amalgamating companies and the amalgamated company, and (ii) shall secure any and all of the debts, liabilities and obligations of each of the amalgamating companies and the amalgamated company to the Lender at the time of amalgamation and any and all debts, liabilities and obligations of the amalgamated company to the Lender thereafter arising. The security interest shall attach to any and all additional Policies at the time of amalgamation and to any Policies thereafter owned or acquired by the amalgamated company when such becomes owned or is acquired.

19. **Free of Conditions**

This Agreement is in addition to and not in substitution for any other security now or hereafter held by the Lender in respect of any of the property or undertakings of the Assignor. Possession of an executed copy of this Agreement by the Lender constitutes conclusive evidence that this Agreement was executed and delivered by the Assignor, free of all conditions. The Assignor confirms that value has been given, that the Assignor has rights in the Policies and that the parties have not agreed to postpone the time for attachment of any security interest constituted hereby to any of the property, assets or undertakings of the Assignor.

20. **Acknowledgment of Receipt**

The Assignor acknowledges receipt of an executed copy of this Agreement.

IN WITNESS WHEREOF the undersigned has caused this Agreement to be duly executed under seal by its duly authorized signing officer as of the day and year first above written.

DATED: November 19, 2019

2715573 ONTARIO INC.

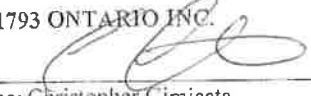
Per: 

Name: Christopher Cimicata

Title: President

I have the authority to bind the corporation.

2661793 ONTARIO INC.

Per: 

Name: Christopher Cimicata

Title: President

I have the authority to bind the corporation.

SCHEDULE "A"  
POLICIES

**SCHEDULE "B"**

Part Lot 19 Concession 8 ESQ. Parts 1 and 2 Plan 20R21372; S/T an easement over Part 1 Plan 20R21372 as in 789760; Town of Halton Hills and being all of PIN 25034-0225 (LT) and municipally known as: 25 James Street, Georgetown, Ontario.

THIS IS **EXHIBIT “K”** REFERRED TO IN THE  
AFFIDAVIT OF **ITZHAK (YITZ) LEVINSON** AFFIRMED REMOTELY BY **ITZHAK (YITZ)  
LEVINSON** STATED AS BEING LOCATED IN THE CITY OF TORONTO, IN THE PROVINCE  
OF ONTARIO BEFORE ME AT THE CITY OF TORONTO, IN THE PROVINCE OF ONTARIO  
THIS 1<sup>st</sup> DAY OF SEPTEMBER 2026, IN ACCORDANCE WITH O. REG 431/20,  
*ADMINISTERING OATH OR DECLARATION  
REMOTELY*

A handwritten signature in blue ink, consisting of a stylized 'S' followed by a horizontal line and a loop.

-----  
A COMMISSIONER FOR TAKING AFFIDAVITS

SIMRAN JOSHI  
LSO # 89775A

Enquiry Result

File Currency: 19JUL 2026



All Pages ▾



Show All Pages

Note: All pages have been returned.

|                                              |                                |           |                  |                        |          |                         |                            |                     |                        |
|----------------------------------------------|--------------------------------|-----------|------------------|------------------------|----------|-------------------------|----------------------------|---------------------|------------------------|
| Type of Search                               | Business Debtor                |           |                  |                        |          |                         |                            |                     |                        |
| Search Conducted On                          | 2715573 ONTARIO INC.           |           |                  |                        |          |                         |                            |                     |                        |
| File Currency                                | 19JUL 2026                     |           |                  |                        |          |                         |                            |                     |                        |
|                                              | File Number                    | Family    | of Families      | Page                   | of Pages | Expiry Date             | Status                     |                     |                        |
|                                              | 524467476                      | 1         | 2                | 1                      | 7        | 24FEB 2031              |                            |                     |                        |
| FORM 1C FINANCING STATEMENT / CLAIM FOR LIEN |                                |           |                  |                        |          |                         |                            |                     |                        |
| File Number                                  | Caution Filing                 | Page of   | Total Pages      | Motor Vehicle Schedule |          | Registration Number     | Registered Under           | Registration Period |                        |
| 524467476                                    |                                | 001       | 3                |                        |          | 20260224 1131 1590 8581 | P PPSA                     | 5                   |                        |
|                                              |                                |           |                  |                        |          |                         |                            |                     |                        |
| Individual Debtor                            | Date of Birth                  |           | First Given Name |                        |          | Initial                 | Surname                    |                     |                        |
|                                              |                                |           |                  |                        |          |                         |                            |                     |                        |
| Business Debtor                              | Business Debtor Name           |           |                  |                        |          |                         | Ontario Corporation Number |                     |                        |
|                                              | 2661793 ONTARIO INC.           |           |                  |                        |          |                         | 2661793                    |                     |                        |
|                                              | Address                        |           |                  |                        |          | City                    | Province                   | Postal Code         |                        |
|                                              | 413 SAMFORD PLACE              |           |                  |                        |          | OAKVILLE                | ON                         | L6L 4E7             |                        |
|                                              |                                |           |                  |                        |          |                         |                            |                     |                        |
| Individual Debtor                            | Date of Birth                  |           | First Given Name |                        |          | Initial                 | Surname                    |                     |                        |
|                                              |                                |           |                  |                        |          |                         |                            |                     |                        |
| Business Debtor                              | Business Debtor Name           |           |                  |                        |          |                         | Ontario Corporation Number |                     |                        |
|                                              | 2715573 ONTARIO INC.           |           |                  |                        |          |                         | 2715573                    |                     |                        |
|                                              | Address                        |           |                  |                        |          | City                    | Province                   | Postal Code         |                        |
|                                              | 413 SAMFORD PLACE              |           |                  |                        |          | OAKVILLE                | ON                         | L6L 4E7             |                        |
|                                              |                                |           |                  |                        |          |                         |                            |                     |                        |
| Secured Party                                | Secured Party / Lien Claimant  |           |                  |                        |          |                         |                            |                     |                        |
|                                              | TRANSFORM INDUSTRIES INC.      |           |                  |                        |          |                         |                            |                     |                        |
|                                              | Address                        |           |                  |                        |          | City                    | Province                   | Postal Code         |                        |
|                                              | 61 CLEARVIEW HEIGHTS           |           |                  |                        |          | KING                    | ON                         | L7B 1H6             |                        |
|                                              |                                |           |                  |                        |          |                         |                            |                     |                        |
| Collateral Classification                    | Consumer Goods                 | Inventory | Equipment        | Accounts               | Other    | Motor Vehicle Included  | Amount                     | Date of Maturity or | No Fixed Maturity Date |
|                                              |                                | X         | X                | X                      | X        |                         |                            |                     |                        |
|                                              |                                |           |                  |                        |          |                         |                            |                     |                        |
| Motor Vehicle Description                    | Year                           | Make      |                  |                        | Model    |                         | V.I.N.                     |                     |                        |
|                                              |                                |           |                  |                        |          |                         |                            |                     |                        |
|                                              |                                |           |                  |                        |          |                         |                            |                     |                        |
|                                              |                                |           |                  |                        |          |                         |                            |                     |                        |
| General Collateral Description               | General Collateral Description |           |                  |                        |          |                         |                            |                     |                        |
|                                              |                                |           |                  |                        |          |                         |                            |                     |                        |



|  |                |  |             |                 |                    |
|--|----------------|--|-------------|-----------------|--------------------|
|  | <b>Address</b> |  | <b>City</b> | <b>Province</b> | <b>Postal Code</b> |
|  |                |  |             |                 |                    |

CONTINUED

|                     |                      |        |             |      |          |             |        |
|---------------------|----------------------|--------|-------------|------|----------|-------------|--------|
| Type of Search      | Business Debtor      |        |             |      |          |             |        |
| Search Conducted On | 2715573 ONTARIO INC. |        |             |      |          |             |        |
| File Currency       | 19JUL 2026           |        |             |      |          |             |        |
|                     | File Number          | Family | of Families | Page | of Pages | Expiry Date | Status |
|                     | 524467476            | 1      | 2           | 3    | 7        | 24FEB 2031  |        |

FORM 1C FINANCING STATEMENT / CLAIM FOR LIEN

|                    |                       |                |                    |                               |                            |                         |                            |
|--------------------|-----------------------|----------------|--------------------|-------------------------------|----------------------------|-------------------------|----------------------------|
| <b>File Number</b> | <b>Caution Filing</b> | <b>Page of</b> | <b>Total Pages</b> | <b>Motor Vehicle Schedule</b> | <b>Registration Number</b> | <b>Registered Under</b> | <b>Registration Period</b> |
| 524467476          |                       | 003            | 3                  |                               | 20260224 1131 1590 8581    |                         |                            |

|                   |                      |                  |         |                            |             |
|-------------------|----------------------|------------------|---------|----------------------------|-------------|
| Individual Debtor | Date of Birth        | First Given Name | Initial | Surname                    |             |
|                   |                      |                  |         |                            |             |
| Business Debtor   | Business Debtor Name |                  |         | Ontario Corporation Number |             |
|                   |                      |                  |         |                            |             |
|                   | Address              |                  | City    | Province                   | Postal Code |
|                   |                      |                  |         |                            |             |

|                   |                      |                  |         |                            |             |
|-------------------|----------------------|------------------|---------|----------------------------|-------------|
| Individual Debtor | Date of Birth        | First Given Name | Initial | Surname                    |             |
|                   |                      |                  |         |                            |             |
| Business Debtor   | Business Debtor Name |                  |         | Ontario Corporation Number |             |
|                   |                      |                  |         |                            |             |
|                   | Address              |                  | City    | Province                   | Postal Code |
|                   |                      |                  |         |                            |             |

| Secured Party | Secured Party / Lien Claimant |      |          |             |
|---------------|-------------------------------|------|----------|-------------|
|               | EMILIA SILI                   |      |          |             |
|               | Address                       | City | Province | Postal Code |
|               | 61 CLEARVIEW HEIGHTS          | KING | ON       | L7B 1H6     |

|                                  |                       |                  |                  |                 |              |                               |               |                            |                               |
|----------------------------------|-----------------------|------------------|------------------|-----------------|--------------|-------------------------------|---------------|----------------------------|-------------------------------|
| <b>Collateral Classification</b> | <b>Consumer Goods</b> | <b>Inventory</b> | <b>Equipment</b> | <b>Accounts</b> | <b>Other</b> | <b>Motor Vehicle Included</b> | <b>Amount</b> | <b>Date of Maturity or</b> | <b>No Fixed Maturity Date</b> |
|                                  |                       |                  |                  |                 |              |                               |               |                            |                               |

|                                  |             |             |  |              |  |               |
|----------------------------------|-------------|-------------|--|--------------|--|---------------|
| <b>Motor Vehicle Description</b> | <b>Year</b> | <b>Make</b> |  | <b>Model</b> |  | <b>V.I.N.</b> |
|                                  |             |             |  |              |  |               |
|                                  |             |             |  |              |  |               |

|                                       |                                       |  |  |  |  |
|---------------------------------------|---------------------------------------|--|--|--|--|
| <b>General Collateral Description</b> | <b>General Collateral Description</b> |  |  |  |  |
|                                       |                                       |  |  |  |  |
|                                       |                                       |  |  |  |  |
|                                       |                                       |  |  |  |  |

|                   |                   |      |          |             |
|-------------------|-------------------|------|----------|-------------|
| Registering Agent | Registering Agent |      |          |             |
|                   |                   |      |          |             |
|                   | Address           | City | Province | Postal Code |
|                   |                   |      |          |             |

END OF FAMILY

|                                              |                                |           |                  |                        |          |                         |                            |                     |                        |
|----------------------------------------------|--------------------------------|-----------|------------------|------------------------|----------|-------------------------|----------------------------|---------------------|------------------------|
| Type of Search                               | Business Debtor                |           |                  |                        |          |                         |                            |                     |                        |
| Search Conducted On                          | 2715573 ONTARIO INC.           |           |                  |                        |          |                         |                            |                     |                        |
| File Currency                                | 19JUL 2026                     |           |                  |                        |          |                         |                            |                     |                        |
|                                              | File Number                    | Family    | of Families      | Page                   | of Pages | Expiry Date             | Status                     |                     |                        |
|                                              | 757827243                      | 2         | 2                | 4                      | 7        | 21NOV 2026              |                            |                     |                        |
| FORM 1C FINANCING STATEMENT / CLAIM FOR LIEN |                                |           |                  |                        |          |                         |                            |                     |                        |
| File Number                                  | Caution Filing                 | Page of   | Total Pages      | Motor Vehicle Schedule |          | Registration Number     | Registered Under           | Registration Period |                        |
| 757827243                                    |                                | 001       | 001              |                        |          | 20191121 1517 1862 2791 | P PPSA                     | 3                   |                        |
|                                              |                                |           |                  |                        |          |                         |                            |                     |                        |
| Individual Debtor                            | Date of Birth                  |           | First Given Name |                        |          | Initial                 |                            | Surname             |                        |
|                                              |                                |           |                  |                        |          |                         |                            |                     |                        |
| Business Debtor                              | Business Debtor Name           |           |                  |                        |          |                         | Ontario Corporation Number |                     |                        |
|                                              | 2715573 ONTARIO INC.           |           |                  |                        |          |                         | 2715573                    |                     |                        |
|                                              | Address                        |           |                  |                        |          | City                    | Province                   | Postal Code         |                        |
|                                              | 413 SAMFORD PLACE              |           |                  |                        |          | OAKVILLE                | ON                         | L6L 4E7             |                        |
|                                              |                                |           |                  |                        |          |                         |                            |                     |                        |
| Individual Debtor                            | Date of Birth                  |           | First Given Name |                        |          | Initial                 |                            | Surname             |                        |
|                                              |                                |           |                  |                        |          |                         |                            |                     |                        |
| Business Debtor                              | Business Debtor Name           |           |                  |                        |          |                         | Ontario Corporation Number |                     |                        |
|                                              | 2661793 ONTARIO INC.           |           |                  |                        |          |                         | 2661793                    |                     |                        |
|                                              | Address                        |           |                  |                        |          | City                    | Province                   | Postal Code         |                        |
|                                              | 413 SAMFORD PLACE              |           |                  |                        |          | OAKVILLE                | ON                         | L6L 4E7             |                        |
|                                              |                                |           |                  |                        |          |                         |                            |                     |                        |
| Secured Party                                | Secured Party / Lien Claimant  |           |                  |                        |          |                         |                            |                     |                        |
|                                              | HILLMOUNT CAPITAL INC.         |           |                  |                        |          |                         |                            |                     |                        |
|                                              | Address                        |           |                  |                        |          | City                    | Province                   | Postal Code         |                        |
|                                              | 89 TYCOS DRIVE, SUITE 208      |           |                  |                        |          | TORONTO                 | ON                         | M6B 1W3             |                        |
|                                              |                                |           |                  |                        |          |                         |                            |                     |                        |
| Collateral Classification                    | Consumer Goods                 | Inventory | Equipment        | Accounts               | Other    | Motor Vehicle Included  | Amount                     | Date of Maturity or | No Fixed Maturity Date |
|                                              |                                | X         | X                | X                      | X        |                         |                            |                     |                        |
|                                              |                                |           |                  |                        |          |                         |                            |                     |                        |
| Motor Vehicle Description                    | Year                           | Make      |                  |                        |          | Model                   |                            | V.I.N.              |                        |
|                                              |                                |           |                  |                        |          |                         |                            |                     |                        |
|                                              |                                |           |                  |                        |          |                         |                            |                     |                        |
|                                              |                                |           |                  |                        |          |                         |                            |                     |                        |
| General Collateral Description               | General Collateral Description |           |                  |                        |          |                         |                            |                     |                        |
|                                              |                                |           |                  |                        |          |                         |                            |                     |                        |
|                                              |                                |           |                  |                        |          |                         |                            |                     |                        |
|                                              |                                |           |                  |                        |          |                         |                            |                     |                        |
|                                              |                                |           |                  |                        |          |                         |                            |                     |                        |
| Registering Agent                            | Registering Agent              |           |                  |                        |          |                         |                            |                     |                        |
|                                              | CYBERBAHN                      |           |                  |                        |          |                         |                            |                     |                        |
|                                              | Address                        |           |                  |                        |          | City                    | Province                   | Postal Code         |                        |
|                                              | 4610-199 BAY STREET            |           |                  |                        |          | TORONTO                 | ON                         | M5L 1E9             |                        |

CONTINUED

|                     |                      |        |             |      |          |  |  |  |
|---------------------|----------------------|--------|-------------|------|----------|--|--|--|
| Type of Search      | Business Debtor      |        |             |      |          |  |  |  |
| Search Conducted On | 2715573 ONTARIO INC. |        |             |      |          |  |  |  |
| File Currency       | 19JUL 2026           |        |             |      |          |  |  |  |
|                     | File Number          | Family | of Families | Page | of Pages |  |  |  |

|                                                       |                                                   |           |                  |                                 |                         |                        |                            |                     |                        |
|-------------------------------------------------------|---------------------------------------------------|-----------|------------------|---------------------------------|-------------------------|------------------------|----------------------------|---------------------|------------------------|
|                                                       | 757827243                                         | 2         | 2                | 5                               | 7                       |                        |                            |                     |                        |
| FORM 2C FINANCING CHANGE STATEMENT / CHANGE STATEMENT |                                                   |           |                  |                                 |                         |                        |                            |                     |                        |
|                                                       | Caution Filing                                    | Page of   | Total Pages      | Motor Vehicle Schedule Attached | Registration Number     | Registered Under       |                            |                     |                        |
|                                                       |                                                   | 01        | 001              |                                 | 20221031 1452 1590 6112 |                        |                            |                     |                        |
|                                                       |                                                   |           |                  |                                 |                         |                        |                            |                     |                        |
| Record Referenced                                     | File Number                                       |           | Page Amended     | No Specific Page Amended        | Change Required         | Renewal Years          | Correct Period             |                     |                        |
|                                                       | 757827243                                         |           |                  |                                 | B RENEWAL               | 2                      |                            |                     |                        |
|                                                       |                                                   |           |                  |                                 |                         |                        |                            |                     |                        |
| Reference Debtor/ Transferor                          | First Given Name                                  |           |                  |                                 | Initial                 | Surname                |                            |                     |                        |
|                                                       |                                                   |           |                  |                                 |                         |                        |                            |                     |                        |
|                                                       | Business Debtor Name                              |           |                  |                                 |                         |                        |                            |                     |                        |
|                                                       | 2715573 ONTARIO INC.                              |           |                  |                                 |                         |                        |                            |                     |                        |
|                                                       |                                                   |           |                  |                                 |                         |                        |                            |                     |                        |
| Other Change                                          | Other Change                                      |           |                  |                                 |                         |                        |                            |                     |                        |
|                                                       |                                                   |           |                  |                                 |                         |                        |                            |                     |                        |
|                                                       |                                                   |           |                  |                                 |                         |                        |                            |                     |                        |
| Reason / Description                                  | Reason / Description                              |           |                  |                                 |                         |                        |                            |                     |                        |
|                                                       |                                                   |           |                  |                                 |                         |                        |                            |                     |                        |
|                                                       |                                                   |           |                  |                                 |                         |                        |                            |                     |                        |
|                                                       |                                                   |           |                  |                                 |                         |                        |                            |                     |                        |
|                                                       |                                                   |           |                  |                                 |                         |                        |                            |                     |                        |
| Debtor/ Transferee                                    | Date of Birth                                     |           | First Given Name |                                 |                         | Initial                | Surname                    |                     |                        |
|                                                       |                                                   |           |                  |                                 |                         |                        |                            |                     |                        |
|                                                       | Business Debtor Name                              |           |                  |                                 |                         |                        | Ontario Corporation Number |                     |                        |
|                                                       |                                                   |           |                  |                                 |                         |                        |                            |                     |                        |
|                                                       | Address                                           |           |                  |                                 | City                    | Province               | Postal Code                |                     |                        |
|                                                       |                                                   |           |                  |                                 |                         |                        |                            |                     |                        |
|                                                       |                                                   |           |                  |                                 |                         |                        |                            |                     |                        |
| Assignor Name                                         | Assignor Name                                     |           |                  |                                 |                         |                        |                            |                     |                        |
|                                                       |                                                   |           |                  |                                 |                         |                        |                            |                     |                        |
| Secured Party                                         | Secured party, lien claimant, assignee            |           |                  |                                 |                         |                        |                            |                     |                        |
|                                                       |                                                   |           |                  |                                 |                         |                        |                            |                     |                        |
|                                                       | Address                                           |           |                  |                                 | City                    | Province               | Postal Code                |                     |                        |
|                                                       |                                                   |           |                  |                                 |                         |                        |                            |                     |                        |
|                                                       |                                                   |           |                  |                                 |                         |                        |                            |                     |                        |
| Collateral Classification                             | Consumer Goods                                    | Inventory | Equipment        | Accounts                        | Other                   | Motor Vehicle Included | Amount                     | Date of Maturity or | No Fixed Maturity Date |
|                                                       |                                                   |           |                  |                                 |                         |                        |                            |                     |                        |
|                                                       |                                                   |           |                  |                                 |                         |                        |                            |                     |                        |
| Motor Vehicle Description                             | Year                                              | Make      |                  |                                 |                         | Model                  |                            | V.I.N.              |                        |
|                                                       |                                                   |           |                  |                                 |                         |                        |                            |                     |                        |
|                                                       |                                                   |           |                  |                                 |                         |                        |                            |                     |                        |
|                                                       |                                                   |           |                  |                                 |                         |                        |                            |                     |                        |
| General Collateral Description                        | General Collateral Description                    |           |                  |                                 |                         |                        |                            |                     |                        |
|                                                       |                                                   |           |                  |                                 |                         |                        |                            |                     |                        |
|                                                       |                                                   |           |                  |                                 |                         |                        |                            |                     |                        |
|                                                       |                                                   |           |                  |                                 |                         |                        |                            |                     |                        |
|                                                       |                                                   |           |                  |                                 |                         |                        |                            |                     |                        |
| Registering Agent                                     | Registering Agent or Secured Party/ Lien Claimant |           |                  |                                 |                         |                        |                            |                     |                        |
|                                                       | MACDONALD SAGER LLP                               |           |                  |                                 |                         |                        |                            |                     |                        |
|                                                       | Address                                           |           |                  |                                 | City                    |                        | Province                   | Postal Code         |                        |
|                                                       | 800-150 YORK STREET                               |           |                  |                                 | TORONTO                 |                        | ON                         | M5H 3S5             |                        |

|                                                       |                                        |                  |             |                                 |                         |                        |               |                            |                        |  |
|-------------------------------------------------------|----------------------------------------|------------------|-------------|---------------------------------|-------------------------|------------------------|---------------|----------------------------|------------------------|--|
| Type of Search                                        | Business Debtor                        |                  |             |                                 |                         |                        |               |                            |                        |  |
| Search Conducted On                                   | 2715573 ONTARIO INC.                   |                  |             |                                 |                         |                        |               |                            |                        |  |
| File Currency                                         | 19JUL 2026                             |                  |             |                                 |                         |                        |               |                            |                        |  |
|                                                       | File Number                            | Family           | of Families | Page                            | of Pages                |                        |               |                            |                        |  |
|                                                       | 757827243                              | 2                | 2           | 6                               | 7                       |                        |               |                            |                        |  |
| FORM 2C FINANCING CHANGE STATEMENT / CHANGE STATEMENT |                                        |                  |             |                                 |                         |                        |               |                            |                        |  |
|                                                       | Caution Filing                         | Page of          | Total Pages | Motor Vehicle Schedule Attached | Registration Number     |                        |               | Registered Under           |                        |  |
|                                                       |                                        | 01               | 001         |                                 | 20241023 1452 1590 2852 |                        |               |                            |                        |  |
| Record Referenced                                     | File Number                            | Page Amended     |             | No Specific Page Amended        | Change Required         |                        | Renewal Years | Correct Period             |                        |  |
|                                                       | 757827243                              |                  |             |                                 | B RENEWAL               |                        | 2             |                            |                        |  |
| Reference Debtor/ Transferor                          | First Given Name                       |                  |             |                                 | Initial                 | Surname                |               |                            |                        |  |
|                                                       |                                        |                  |             |                                 |                         |                        |               |                            |                        |  |
|                                                       | Business Debtor Name                   |                  |             |                                 |                         |                        |               |                            |                        |  |
|                                                       | 2715573 ONTARIO INC.                   |                  |             |                                 |                         |                        |               |                            |                        |  |
| Other Change                                          | Other Change                           |                  |             |                                 |                         |                        |               |                            |                        |  |
|                                                       |                                        |                  |             |                                 |                         |                        |               |                            |                        |  |
|                                                       |                                        |                  |             |                                 |                         |                        |               |                            |                        |  |
| Reason / Description                                  | Reason / Description                   |                  |             |                                 |                         |                        |               |                            |                        |  |
|                                                       |                                        |                  |             |                                 |                         |                        |               |                            |                        |  |
|                                                       |                                        |                  |             |                                 |                         |                        |               |                            |                        |  |
|                                                       |                                        |                  |             |                                 |                         |                        |               |                            |                        |  |
| Debtor/ Transferee                                    | Date of Birth                          | First Given Name |             |                                 | Initial                 | Surname                |               |                            |                        |  |
|                                                       |                                        |                  |             |                                 |                         |                        |               |                            |                        |  |
|                                                       | Business Debtor Name                   |                  |             |                                 |                         |                        |               | Ontario Corporation Number |                        |  |
|                                                       |                                        |                  |             |                                 |                         |                        |               |                            |                        |  |
|                                                       | Address                                |                  |             |                                 | City                    |                        | Province      | Postal Code                |                        |  |
|                                                       |                                        |                  |             |                                 |                         |                        |               |                            |                        |  |
| Assignor Name                                         | Assignor Name                          |                  |             |                                 |                         |                        |               |                            |                        |  |
|                                                       |                                        |                  |             |                                 |                         |                        |               |                            |                        |  |
| Secured Party                                         | Secured party, lien claimant, assignee |                  |             |                                 |                         |                        |               |                            |                        |  |
|                                                       |                                        |                  |             |                                 |                         |                        |               |                            |                        |  |
|                                                       | Address                                |                  |             |                                 | City                    |                        | Province      | Postal Code                |                        |  |
|                                                       |                                        |                  |             |                                 |                         |                        |               |                            |                        |  |
| Collateral Classification                             | Consumer Goods                         | Inventory        | Equipment   | Accounts                        | Other                   | Motor Vehicle Included | Amount        | Date of Maturity or        | No Fixed Maturity Date |  |
|                                                       |                                        |                  |             |                                 |                         |                        |               |                            |                        |  |
| Motor Vehicle Description                             | Year                                   | Make             |             |                                 | Model                   |                        |               | V.I.N.                     |                        |  |
|                                                       |                                        |                  |             |                                 |                         |                        |               |                            |                        |  |
|                                                       |                                        |                  |             |                                 |                         |                        |               |                            |                        |  |
| General Collateral Description                        | General Collateral Description         |                  |             |                                 |                         |                        |               |                            |                        |  |
|                                                       |                                        |                  |             |                                 |                         |                        |               |                            |                        |  |
|                                                       |                                        |                  |             |                                 |                         |                        |               |                            |                        |  |
|                                                       |                                        |                  |             |                                 |                         |                        |               |                            |                        |  |
|                                                       |                                        |                  |             |                                 |                         |                        |               |                            |                        |  |

|                   |                                                   |           |          |             |
|-------------------|---------------------------------------------------|-----------|----------|-------------|
| Registering Agent | Registering Agent or Secured Party/ Lien Claimant |           |          |             |
|                   | LOOPSTRA NIXON LLP / REXLAW (LAG 29934-0130)      |           |          |             |
|                   | Address                                           | City      | Province | Postal Code |
|                   | 600-135 QUEENS PLATE DRIVE                        | ETOBICOKE | ON       | M9W 6V7     |

CONTINUED

|                                                       |                                                                      |                  |                          |                                 |                         |                        |               |                     |                        |                            |
|-------------------------------------------------------|----------------------------------------------------------------------|------------------|--------------------------|---------------------------------|-------------------------|------------------------|---------------|---------------------|------------------------|----------------------------|
| Type of Search                                        | Business Debtor                                                      |                  |                          |                                 |                         |                        |               |                     |                        |                            |
| Search Conducted On                                   | 2715573 ONTARIO INC.                                                 |                  |                          |                                 |                         |                        |               |                     |                        |                            |
| File Currency                                         | 19JUL 2026                                                           |                  |                          |                                 |                         |                        |               |                     |                        |                            |
|                                                       | File Number                                                          | Family           | of Families              | Page                            | of Pages                |                        |               |                     |                        |                            |
|                                                       | 757827243                                                            | 2                | 2                        | 7                               | 7                       |                        |               |                     |                        |                            |
| FORM 2C FINANCING CHANGE STATEMENT / CHANGE STATEMENT |                                                                      |                  |                          |                                 |                         |                        |               |                     |                        |                            |
|                                                       | Caution Filing                                                       | Page of          | Total Pages              | Motor Vehicle Schedule Attached | Registration Number     |                        |               | Registered Under    |                        |                            |
|                                                       |                                                                      | 001              | 1                        |                                 | 20260707 1457 1590 7612 |                        |               |                     |                        |                            |
|                                                       |                                                                      |                  |                          |                                 |                         |                        |               |                     |                        |                            |
| Record Referenced                                     | File Number                                                          | Page Amended     | No Specific Page Amended | Change Required                 |                         |                        | Renewal Years | Correct Period      |                        |                            |
|                                                       | 757827243                                                            |                  | X                        | A AMNDMNT                       |                         |                        |               |                     |                        |                            |
|                                                       |                                                                      |                  |                          |                                 |                         |                        |               |                     |                        |                            |
| Reference Debtor/ Transferor                          | First Given Name                                                     |                  |                          |                                 | Initial                 | Surname                |               |                     |                        |                            |
|                                                       |                                                                      |                  |                          |                                 |                         |                        |               |                     |                        |                            |
|                                                       | Business Debtor Name                                                 |                  |                          |                                 |                         |                        |               |                     |                        |                            |
|                                                       | 2715573 ONTARIO INC.                                                 |                  |                          |                                 |                         |                        |               |                     |                        |                            |
|                                                       |                                                                      |                  |                          |                                 |                         |                        |               |                     |                        |                            |
| Other Change                                          | Other Change                                                         |                  |                          |                                 |                         |                        |               |                     |                        |                            |
|                                                       |                                                                      |                  |                          |                                 |                         |                        |               |                     |                        |                            |
|                                                       |                                                                      |                  |                          |                                 |                         |                        |               |                     |                        |                            |
| Reason / Description                                  | Reason / Description                                                 |                  |                          |                                 |                         |                        |               |                     |                        |                            |
|                                                       | AMEND SECURED PARTY NAME TO HILLMOUNT CAPITAL MORTGAGE HOLDINGS INC. |                  |                          |                                 |                         |                        |               |                     |                        |                            |
|                                                       |                                                                      |                  |                          |                                 |                         |                        |               |                     |                        |                            |
|                                                       |                                                                      |                  |                          |                                 |                         |                        |               |                     |                        |                            |
| Debtor/ Transferee                                    | Date of Birth                                                        | First Given Name |                          |                                 | Initial                 | Surname                |               |                     |                        |                            |
|                                                       |                                                                      |                  |                          |                                 |                         |                        |               |                     |                        |                            |
|                                                       | Business Debtor Name                                                 |                  |                          |                                 |                         |                        |               |                     |                        | Ontario Corporation Number |
|                                                       |                                                                      |                  |                          |                                 |                         |                        |               |                     |                        |                            |
|                                                       | Address                                                              |                  |                          |                                 | City                    |                        | Province      | Postal Code         |                        |                            |
|                                                       |                                                                      |                  |                          |                                 |                         |                        |               |                     |                        |                            |
|                                                       |                                                                      |                  |                          |                                 |                         |                        |               |                     |                        |                            |
| Assignor Name                                         | Assignor Name                                                        |                  |                          |                                 |                         |                        |               |                     |                        |                            |
|                                                       |                                                                      |                  |                          |                                 |                         |                        |               |                     |                        |                            |
| Secured Party                                         | Secured party, lien claimant, assignee                               |                  |                          |                                 |                         |                        |               |                     |                        |                            |
|                                                       |                                                                      |                  |                          |                                 |                         |                        |               |                     |                        |                            |
|                                                       | Address                                                              |                  |                          |                                 | City                    |                        | Province      | Postal Code         |                        |                            |
|                                                       |                                                                      |                  |                          |                                 |                         |                        |               |                     |                        |                            |
|                                                       |                                                                      |                  |                          |                                 |                         |                        |               |                     |                        |                            |
| Collateral Classification                             | Consumer Goods                                                       | Inventory        | Equipment                | Accounts                        | Other                   | Motor Vehicle Included | Amount        | Date of Maturity or | No Fixed Maturity Date |                            |
|                                                       |                                                                      |                  |                          |                                 |                         |                        |               |                     |                        |                            |
|                                                       |                                                                      |                  |                          |                                 |                         |                        |               |                     |                        |                            |
| Motor Vehicle Description                             | Year                                                                 | Make             |                          |                                 | Model                   |                        |               | V.I.N.              |                        |                            |
|                                                       |                                                                      |                  |                          |                                 |                         |                        |               |                     |                        |                            |
|                                                       |                                                                      |                  |                          |                                 |                         |                        |               |                     |                        |                            |

|                                |                                                   |  |           |          |             |
|--------------------------------|---------------------------------------------------|--|-----------|----------|-------------|
| General Collateral Description | General Collateral Description                    |  |           |          |             |
|                                |                                                   |  |           |          |             |
|                                |                                                   |  |           |          |             |
|                                |                                                   |  |           |          |             |
|                                |                                                   |  |           |          |             |
| Registering Agent              | Registering Agent or Secured Party/ Lien Claimant |  |           |          |             |
|                                | LOOPSTRA NIXON LLP / REXLAW (LAG 29934-0242)      |  |           |          |             |
|                                | Address                                           |  | City      | Province | Postal Code |
|                                | 600-135 QUEENS PLATE DRIVE                        |  | ETOBICOKE | ON       | M9W 6V7     |

LAST PAGE

Note: All pages have been returned.

[BACK TO TOP](#)



All Pages



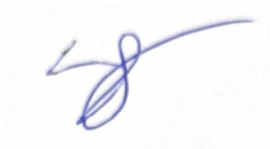
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[ServiceOntario Contact Centre](#)

THIS IS **EXHIBIT "L"** REFERRED TO IN THE  
AFFIDAVIT OF **ITZHAK (YITZ) LEVINSON** AFFIRMED REMOTELY BY **ITZHAK (YITZ)  
LEVINSON** STATED AS BEING LOCATED IN THE CITY OF TORONTO, IN THE PROVINCE  
OF ONTARIO BEFORE ME AT THE CITY OF TORONTO, IN THE PROVINCE OF ONTARIO  
THIS 1<sup>st</sup> DAY OF SEPTEMBER 2026, IN ACCORDANCE WITH O. REG 431/20,  
*ADMINISTERING OATH OR DECLARATION  
REMOTELY*

A handwritten signature in blue ink, appearing to be 'SJ' or similar, is written over a light blue rectangular background.

-----  
A COMMISSIONER FOR TAKING AFFIDAVITS

SIMRAN JOSHI  
LSO # 89775A

**ASSIGNMENT OF COMMITMENT**

**THIS ASSIGNMENT** made this 20th day of February, 2020 (the "**Closing Date**") .

BY: **HILLMOUNT CAPITAL INC.**

(hereinafter called the "**Assignor**")

OF THE FIRST PART,

TO: **HILLMOUNT CAPITAL MORTGAGE HOLDINGS INC.**

(hereinafter called the "**Assignee**")

OF THE SECOND PART.

WHEREAS the Assignor issued a mortgage loan commitment in favour of 2715573 Ontario Inc. dated October 21, 2019 (the "**Commitment**") in respect of the properties municipally known as 25 James Street, Georgetown, ON and 413 Samford Place, Oakville, ON;

AND WHEREAS the Assignor has agreed to assign the Commitment to the Assignee;

IN CONSIDERATION of the sum of TWO DOLLARS (\$2.00) of lawful money of Canada now paid by the Assignee to the Assignor, and other good and valuable consideration, the receipt and sufficiency whereof is hereby acknowledged, the parties hereby covenant and agree as follows:

The Assignor hereby assigns all its right, title and interest in all security received for the above noted transaction, including the Commitment and the security documents to the Assignee, in respect of the Property.

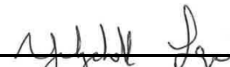
The Assignee agrees that the within assignment is made without any warranty or representations on the part of the Assignor and on a without recourse basis.

It is specifically acknowledged and agreed that this Assignment may be executed in several counterparts, each of which shall be deemed to be an original and that such separate counterparts shall together constitute one and the same instrument.

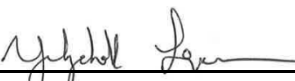
This Assignment may be transmitted by telecopier, or electronic mail and shall be binding upon the parties hereto as if executed and delivered in the original.

DATED as of the Closing Date.

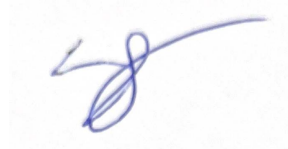
**HILLMOUNT CAPITAL INC.**

Per:   
Name: Yitz Levinson  
Office: President  
I have authority to bind the corporation.

**HILLMOUNT CAPITAL MORTGAGE HOLDINGS  
INC.**

Per:   
Name: Yitz Levinson  
Title: President  
I have authority to bind the corporation.

THIS IS **EXHIBIT "M"** REFERRED TO IN THE  
AFFIDAVIT OF **ITZHAK (YITZ) LEVINSON** AFFIRMED REMOTELY BY **ITZHAK (YITZ)  
LEVINSON** STATED AS BEING LOCATED IN THE CITY OF TORONTO, IN THE PROVINCE  
OF ONTARIO BEFORE ME AT THE CITY OF TORONTO, IN THE PROVINCE OF ONTARIO  
THIS 1<sup>st</sup> DAY OF SEPTEMBER 2026, IN ACCORDANCE WITH O. REG 431/20,  
*ADMINISTERING OATH OR DECLARATION  
REMOTELY*

A handwritten signature in blue ink, consisting of a stylized 'S' followed by a horizontal line and a loop.

-----  
A COMMISSIONER FOR TAKING AFFIDAVITS

SIMRAN JOSHI  
LSO # 89775A

## Enquiry Result

File Currency: 19JUL 2026



All Pages ▼

[Show All Pages](#)

**Note: All pages have been returned.**

|                                              |                                            |           |                  |                        |          |                         |        |                            |                        |
|----------------------------------------------|--------------------------------------------|-----------|------------------|------------------------|----------|-------------------------|--------|----------------------------|------------------------|
| Type of Search                               | Business Debtor                            |           |                  |                        |          |                         |        |                            |                        |
| Search Conducted On                          | 2661793 ONTARIO INC.                       |           |                  |                        |          |                         |        |                            |                        |
| File Currency                                | 19JUL 2026                                 |           |                  |                        |          |                         |        |                            |                        |
|                                              | File Number                                | Family    | of Families      | Page                   | of Pages | Expiry Date             |        | Status                     |                        |
|                                              | 505770705                                  | 1         | 6                | 1                      | 21       | 28MAY 2028              |        |                            |                        |
| FORM 1C FINANCING STATEMENT / CLAIM FOR LIEN |                                            |           |                  |                        |          |                         |        |                            |                        |
| File Number                                  | Caution Filing                             | Page of   | Total Pages      | Motor Vehicle Schedule |          | Registration Number     |        | Registered Under           | Registration Period    |
| 505770705                                    |                                            | 01        | 001              |                        |          | 20240528 1002 1462 1782 |        | P PPSA                     | 4                      |
|                                              |                                            |           |                  |                        |          |                         |        |                            |                        |
| Individual Debtor                            | Date of Birth                              |           | First Given Name |                        |          | Initial                 |        | Surname                    |                        |
|                                              |                                            |           |                  |                        |          |                         |        |                            |                        |
| Business Debtor                              | Business Debtor Name                       |           |                  |                        |          |                         |        | Ontario Corporation Number |                        |
|                                              | 2661793 ONTARIO INC.                       |           |                  |                        |          |                         |        |                            |                        |
|                                              | Address                                    |           |                  |                        |          | City                    |        | Province                   | Postal Code            |
|                                              | 413 SAMFORD PLACE                          |           |                  |                        |          | OAKVILLE                |        | ON                         | L6L4E7                 |
|                                              |                                            |           |                  |                        |          |                         |        |                            |                        |
| Individual Debtor                            | Date of Birth                              |           | First Given Name |                        |          | Initial                 |        | Surname                    |                        |
|                                              | 13JUN1982                                  |           | CHRISTOPHER      |                        |          | D                       |        | CIMICATA                   |                        |
| Business Debtor                              | Business Debtor Name                       |           |                  |                        |          |                         |        | Ontario Corporation Number |                        |
|                                              |                                            |           |                  |                        |          |                         |        |                            |                        |
|                                              | Address                                    |           |                  |                        |          | City                    |        | Province                   | Postal Code            |
|                                              | 413 SAMFORD PLACE                          |           |                  |                        |          | OAKVILLE                |        | ON                         | L6L4E7                 |
|                                              |                                            |           |                  |                        |          |                         |        |                            |                        |
| Secured Party                                | Secured Party / Lien Claimant              |           |                  |                        |          |                         |        |                            |                        |
|                                              | KUBOTA CANADA LTD                          |           |                  |                        |          |                         |        |                            |                        |
|                                              | Address                                    |           |                  |                        |          | City                    |        | Province                   | Postal Code            |
|                                              | 1155 KUBOTA DRIVE                          |           |                  |                        |          | PICKERING               |        | ON                         | L1X0H4                 |
|                                              |                                            |           |                  |                        |          |                         |        |                            |                        |
| Collateral Classification                    | Consumer Goods                             | Inventory | Equipment        | Accounts               | Other    | Motor Vehicle Included  | Amount | Date of Maturity or        | No Fixed Maturity Date |
|                                              |                                            |           | X                |                        | X        | X                       | 55621  |                            | X                      |
|                                              |                                            |           |                  |                        |          |                         |        |                            |                        |
| Motor Vehicle Description                    | Year                                       | Make      |                  |                        |          | Model                   |        | V.I.N.                     |                        |
|                                              | 2020                                       | KUBOTA    |                  |                        |          | !SVL75-2HFWC            |        | KBCZ052CCL1A47899          |                        |
|                                              | 2019                                       | KUBOTA    |                  |                        |          | !KX040-4G               |        | KBCK0404KK3C33778          |                        |
|                                              |                                            |           |                  |                        |          |                         |        |                            |                        |
| General Collateral Description               | General Collateral Description             |           |                  |                        |          |                         |        |                            |                        |
|                                              | 2020 KUBOTA !SVL75-2HFWC KBCZ052CCL1A47899 |           |                  |                        |          |                         |        |                            |                        |

|                   |                                         |         |          |             |
|-------------------|-----------------------------------------|---------|----------|-------------|
|                   | 2019 KUBOTA !KX040-4G KBCK0404KK3C33778 |         |          |             |
|                   |                                         |         |          |             |
|                   |                                         |         |          |             |
| Registering Agent | Registering Agent                       |         |          |             |
|                   | PPSA CANADA INC - (5156)                |         |          |             |
|                   | Address                                 | City    | Province | Postal Code |
|                   | 303-110 SHEPPARD AVE. E.                | TORONTO | ON       | M2N6Y8      |

END OF FAMILY

|                     |                      |        |             |      |          |             |        |
|---------------------|----------------------|--------|-------------|------|----------|-------------|--------|
| Type of Search      | Business Debtor      |        |             |      |          |             |        |
| Search Conducted On | 2661793 ONTARIO INC. |        |             |      |          |             |        |
| File Currency       | 19JUL 2026           |        |             |      |          |             |        |
|                     | File Number          | Family | of Families | Page | of Pages | Expiry Date | Status |
|                     | 524467476            | 2      | 6           | 2    | 21       | 24FEB 2031  |        |

FORM 1C FINANCING STATEMENT / CLAIM FOR LIEN

|             |                |         |             |                        |                         |                  |                     |
|-------------|----------------|---------|-------------|------------------------|-------------------------|------------------|---------------------|
| File Number | Caution Filing | Page of | Total Pages | Motor Vehicle Schedule | Registration Number     | Registered Under | Registration Period |
| 524467476   |                | 001     | 3           |                        | 20260224 1131 1590 8581 | P PPSA           | 5                   |

|                   |                      |                  |          |                            |
|-------------------|----------------------|------------------|----------|----------------------------|
| Individual Debtor | Date of Birth        | First Given Name | Initial  | Surname                    |
|                   |                      |                  |          |                            |
| Business Debtor   | Business Debtor Name |                  |          | Ontario Corporation Number |
|                   | 2661793 ONTARIO INC. |                  |          | 2661793                    |
|                   | Address              | City             | Province | Postal Code                |
|                   | 413 SAMFORD PLACE    | OAKVILLE         | ON       | L6L 4E7                    |

|                   |                      |                  |          |                            |
|-------------------|----------------------|------------------|----------|----------------------------|
| Individual Debtor | Date of Birth        | First Given Name | Initial  | Surname                    |
|                   |                      |                  |          |                            |
| Business Debtor   | Business Debtor Name |                  |          | Ontario Corporation Number |
|                   | 2715573 ONTARIO INC. |                  |          | 2715573                    |
|                   | Address              | City             | Province | Postal Code                |
|                   | 413 SAMFORD PLACE    | OAKVILLE         | ON       | L6L 4E7                    |

|               |                               |      |          |             |
|---------------|-------------------------------|------|----------|-------------|
| Secured Party | Secured Party / Lien Claimant |      |          |             |
|               | TRANSFORM INDUSTRIES INC.     |      |          |             |
|               | Address                       | City | Province | Postal Code |
|               | 61 CLEARVIEW HEIGHTS          | KING | ON       | L7B 1H6     |

|                           |                |           |           |          |       |                        |        |                     |                        |
|---------------------------|----------------|-----------|-----------|----------|-------|------------------------|--------|---------------------|------------------------|
| Collateral Classification | Consumer Goods | Inventory | Equipment | Accounts | Other | Motor Vehicle Included | Amount | Date of Maturity or | No Fixed Maturity Date |
|                           |                | X         | X         | X        | X     |                        |        |                     |                        |

|                           |      |      |       |        |
|---------------------------|------|------|-------|--------|
| Motor Vehicle Description | Year | Make | Model | V.I.N. |
|                           |      |      |       |        |
|                           |      |      |       |        |

|                                |                                |  |  |  |
|--------------------------------|--------------------------------|--|--|--|
| General Collateral Description | General Collateral Description |  |  |  |
|                                |                                |  |  |  |
|                                |                                |  |  |  |
|                                |                                |  |  |  |

|                   |                         |
|-------------------|-------------------------|
| Registering Agent | Registering Agent       |
|                   | MARTINELLO & ASSOCIATES |

|  |                          |             |                 |                    |
|--|--------------------------|-------------|-----------------|--------------------|
|  | <b>Address</b>           | <b>City</b> | <b>Province</b> | <b>Postal Code</b> |
|  | 208-255 DUNCAN MILL ROAD | DON MILLS   | ON              | M3B 3H9            |

CONTINUED

|                            |                      |               |                    |             |                 |                    |               |
|----------------------------|----------------------|---------------|--------------------|-------------|-----------------|--------------------|---------------|
| <b>Type of Search</b>      | Business Debtor      |               |                    |             |                 |                    |               |
| <b>Search Conducted On</b> | 2661793 ONTARIO INC. |               |                    |             |                 |                    |               |
| <b>File Currency</b>       | 19JUL 2026           |               |                    |             |                 |                    |               |
|                            | <b>File Number</b>   | <b>Family</b> | <b>of Families</b> | <b>Page</b> | <b>of Pages</b> | <b>Expiry Date</b> | <b>Status</b> |
|                            | 524467476            | 2             | 6                  | 3           | 21              | 24FEB 2031         |               |

FORM 1C FINANCING STATEMENT / CLAIM FOR LIEN

|                    |                       |                |                    |                               |                            |                         |                            |
|--------------------|-----------------------|----------------|--------------------|-------------------------------|----------------------------|-------------------------|----------------------------|
| <b>File Number</b> | <b>Caution Filing</b> | <b>Page of</b> | <b>Total Pages</b> | <b>Motor Vehicle Schedule</b> | <b>Registration Number</b> | <b>Registered Under</b> | <b>Registration Period</b> |
| 524467476          |                       | 002            | 3                  |                               | 20260224 1131 1590 8581    |                         |                            |

|                   |                      |                  |          |                            |             |
|-------------------|----------------------|------------------|----------|----------------------------|-------------|
| Individual Debtor | Date of Birth        | First Given Name | Initial  | Surname                    |             |
|                   | 13JUN1982            | CHRISTOPHER      | D        | CMICATA                    |             |
| Business Debtor   | Business Debtor Name |                  |          | Ontario Corporation Number |             |
|                   |                      |                  |          |                            |             |
|                   | Address              |                  | City     | Province                   | Postal Code |
|                   | 413 SAMFORD PLACE    |                  | OAKVILLE | ON                         | L6L 4E7     |

|                   |                      |                  |         |                            |             |
|-------------------|----------------------|------------------|---------|----------------------------|-------------|
| Individual Debtor | Date of Birth        | First Given Name | Initial | Surname                    |             |
|                   |                      |                  |         |                            |             |
| Business Debtor   | Business Debtor Name |                  |         | Ontario Corporation Number |             |
|                   |                      |                  |         |                            |             |
|                   | Address              |                  | City    | Province                   | Postal Code |
|                   |                      |                  |         |                            |             |

|                      |                                      |  |  |  |             |                 |                    |
|----------------------|--------------------------------------|--|--|--|-------------|-----------------|--------------------|
| <b>Secured Party</b> | <b>Secured Party / Lien Claimant</b> |  |  |  |             |                 |                    |
|                      | WALTER SILI                          |  |  |  |             |                 |                    |
|                      | <b>Address</b>                       |  |  |  | <b>City</b> | <b>Province</b> | <b>Postal Code</b> |
|                      | 61 CLEARVIEW HEIGHTS                 |  |  |  | KING        | ON              | L7B 1H6            |

|                                  |                       |                  |                  |                 |              |                               |               |                            |                               |
|----------------------------------|-----------------------|------------------|------------------|-----------------|--------------|-------------------------------|---------------|----------------------------|-------------------------------|
| <b>Collateral Classification</b> | <b>Consumer Goods</b> | <b>Inventory</b> | <b>Equipment</b> | <b>Accounts</b> | <b>Other</b> | <b>Motor Vehicle Included</b> | <b>Amount</b> | <b>Date of Maturity or</b> | <b>No Fixed Maturity Date</b> |
|                                  |                       |                  |                  |                 |              |                               |               |                            |                               |

|                                  |             |             |  |  |              |  |               |  |
|----------------------------------|-------------|-------------|--|--|--------------|--|---------------|--|
| <b>Motor Vehicle Description</b> | <b>Year</b> | <b>Make</b> |  |  | <b>Model</b> |  | <b>V.I.N.</b> |  |
|                                  |             |             |  |  |              |  |               |  |
|                                  |             |             |  |  |              |  |               |  |

|                                       |                                       |  |  |  |  |  |  |
|---------------------------------------|---------------------------------------|--|--|--|--|--|--|
| <b>General Collateral Description</b> | <b>General Collateral Description</b> |  |  |  |  |  |  |
|                                       |                                       |  |  |  |  |  |  |
|                                       |                                       |  |  |  |  |  |  |
|                                       |                                       |  |  |  |  |  |  |

|                          |                          |  |  |  |             |                 |                    |
|--------------------------|--------------------------|--|--|--|-------------|-----------------|--------------------|
| <b>Registering Agent</b> | <b>Registering Agent</b> |  |  |  |             |                 |                    |
|                          |                          |  |  |  |             |                 |                    |
|                          | <b>Address</b>           |  |  |  | <b>City</b> | <b>Province</b> | <b>Postal Code</b> |
|                          |                          |  |  |  |             |                 |                    |

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|                                              |                                |           |                  |                        |          |                         |                            |                     |                        |
|----------------------------------------------|--------------------------------|-----------|------------------|------------------------|----------|-------------------------|----------------------------|---------------------|------------------------|
| Type of Search                               | Business Debtor                |           |                  |                        |          |                         |                            |                     |                        |
| Search Conducted On                          | 2661793 ONTARIO INC.           |           |                  |                        |          |                         |                            |                     |                        |
| File Currency                                | 19JUL 2026                     |           |                  |                        |          |                         |                            |                     |                        |
|                                              | File Number                    | Family    | of Families      | Page                   | of Pages | Expiry Date             | Status                     |                     |                        |
|                                              | 524467476                      | 2         | 6                | 4                      | 21       | 24FEB 2031              |                            |                     |                        |
| FORM 1C FINANCING STATEMENT / CLAIM FOR LIEN |                                |           |                  |                        |          |                         |                            |                     |                        |
| File Number                                  | Caution Filing                 | Page of   | Total Pages      | Motor Vehicle Schedule |          | Registration Number     | Registered Under           | Registration Period |                        |
| 524467476                                    |                                | 003       | 3                |                        |          | 20260224 1131 1590 8581 |                            |                     |                        |
|                                              |                                |           |                  |                        |          |                         |                            |                     |                        |
| Individual Debtor                            | Date of Birth                  |           | First Given Name |                        |          | Initial                 |                            | Surname             |                        |
|                                              |                                |           |                  |                        |          |                         |                            |                     |                        |
| Business Debtor                              | Business Debtor Name           |           |                  |                        |          |                         | Ontario Corporation Number |                     |                        |
|                                              |                                |           |                  |                        |          |                         |                            |                     |                        |
|                                              | Address                        |           |                  |                        |          | City                    | Province                   | Postal Code         |                        |
|                                              |                                |           |                  |                        |          |                         |                            |                     |                        |
|                                              |                                |           |                  |                        |          |                         |                            |                     |                        |
| Individual Debtor                            | Date of Birth                  |           | First Given Name |                        |          | Initial                 |                            | Surname             |                        |
|                                              |                                |           |                  |                        |          |                         |                            |                     |                        |
| Business Debtor                              | Business Debtor Name           |           |                  |                        |          |                         | Ontario Corporation Number |                     |                        |
|                                              |                                |           |                  |                        |          |                         |                            |                     |                        |
|                                              | Address                        |           |                  |                        |          | City                    | Province                   | Postal Code         |                        |
|                                              |                                |           |                  |                        |          |                         |                            |                     |                        |
|                                              |                                |           |                  |                        |          |                         |                            |                     |                        |
| Secured Party                                | Secured Party / Lien Claimant  |           |                  |                        |          |                         |                            |                     |                        |
|                                              | EMILIA SILI                    |           |                  |                        |          |                         |                            |                     |                        |
|                                              | Address                        |           |                  |                        |          | City                    | Province                   | Postal Code         |                        |
|                                              | 61 CLEARVIEW HEIGHTS           |           |                  |                        |          | KING                    | ON                         | L7B 1H6             |                        |
|                                              |                                |           |                  |                        |          |                         |                            |                     |                        |
| Collateral Classification                    | Consumer Goods                 | Inventory | Equipment        | Accounts               | Other    | Motor Vehicle Included  | Amount                     | Date of Maturity or | No Fixed Maturity Date |
|                                              |                                |           |                  |                        |          |                         |                            |                     |                        |
|                                              |                                |           |                  |                        |          |                         |                            |                     |                        |
| Motor Vehicle Description                    | Year                           | Make      |                  |                        |          | Model                   |                            | V.I.N.              |                        |
|                                              |                                |           |                  |                        |          |                         |                            |                     |                        |
|                                              |                                |           |                  |                        |          |                         |                            |                     |                        |
|                                              |                                |           |                  |                        |          |                         |                            |                     |                        |
| General Collateral Description               | General Collateral Description |           |                  |                        |          |                         |                            |                     |                        |
|                                              |                                |           |                  |                        |          |                         |                            |                     |                        |
|                                              |                                |           |                  |                        |          |                         |                            |                     |                        |
|                                              |                                |           |                  |                        |          |                         |                            |                     |                        |
|                                              |                                |           |                  |                        |          |                         |                            |                     |                        |
| Registering Agent                            | Registering Agent              |           |                  |                        |          |                         |                            |                     |                        |
|                                              |                                |           |                  |                        |          |                         |                            |                     |                        |
|                                              | Address                        |           |                  |                        |          | City                    | Province                   | Postal Code         |                        |
|                                              |                                |           |                  |                        |          |                         |                            |                     |                        |

END OF FAMILY

|                     |                      |
|---------------------|----------------------|
| Type of Search      | Business Debtor      |
| Search Conducted On | 2661793 ONTARIO INC. |
| File Currency       | 19JUL 2026           |

|                                              |                                |                  |             |                        |                         |                            |                     |                     |                        |
|----------------------------------------------|--------------------------------|------------------|-------------|------------------------|-------------------------|----------------------------|---------------------|---------------------|------------------------|
|                                              | File Number                    | Family           | of Families | Page                   | of Pages                | Expiry Date                | Status              |                     |                        |
|                                              | 757827243                      | 3                | 6           | 5                      | 21                      | 21NOV 2026                 |                     |                     |                        |
| FORM 1C FINANCING STATEMENT / CLAIM FOR LIEN |                                |                  |             |                        |                         |                            |                     |                     |                        |
| File Number                                  | Caution Filing                 | Page of          | Total Pages | Motor Vehicle Schedule | Registration Number     | Registered Under           | Registration Period |                     |                        |
| 757827243                                    |                                | 001              | 001         |                        | 20191121 1517 1862 2791 | P PPSA                     | 3                   |                     |                        |
|                                              |                                |                  |             |                        |                         |                            |                     |                     |                        |
| Individual Debtor                            | Date of Birth                  | First Given Name |             |                        | Initial                 | Surname                    |                     |                     |                        |
|                                              |                                |                  |             |                        |                         |                            |                     |                     |                        |
| Business Debtor                              | Business Debtor Name           |                  |             |                        |                         | Ontario Corporation Number |                     |                     |                        |
|                                              | 2715573 ONTARIO INC.           |                  |             |                        |                         | 2715573                    |                     |                     |                        |
|                                              | Address                        |                  |             |                        | City                    | Province                   | Postal Code         |                     |                        |
|                                              | 413 SAMFORD PLACE              |                  |             |                        | OAKVILLE                | ON                         | L6L 4E7             |                     |                        |
|                                              |                                |                  |             |                        |                         |                            |                     |                     |                        |
| Individual Debtor                            | Date of Birth                  | First Given Name |             |                        | Initial                 | Surname                    |                     |                     |                        |
|                                              |                                |                  |             |                        |                         |                            |                     |                     |                        |
| Business Debtor                              | Business Debtor Name           |                  |             |                        |                         | Ontario Corporation Number |                     |                     |                        |
|                                              | 2661793 ONTARIO INC.           |                  |             |                        |                         | 2661793                    |                     |                     |                        |
|                                              | Address                        |                  |             |                        | City                    | Province                   | Postal Code         |                     |                        |
|                                              | 413 SAMFORD PLACE              |                  |             |                        | OAKVILLE                | ON                         | L6L 4E7             |                     |                        |
|                                              |                                |                  |             |                        |                         |                            |                     |                     |                        |
| Secured Party                                | Secured Party / Lien Claimant  |                  |             |                        |                         |                            |                     |                     |                        |
|                                              | HILLMOUNT CAPITAL INC.         |                  |             |                        |                         |                            |                     |                     |                        |
|                                              | Address                        |                  |             |                        | City                    | Province                   | Postal Code         |                     |                        |
|                                              | 89 TYCOS DRIVE, SUITE 208      |                  |             |                        | TORONTO                 | ON                         | M6B 1W3             |                     |                        |
|                                              |                                |                  |             |                        |                         |                            |                     |                     |                        |
| Collateral Classification                    | Consumer Goods                 | Inventory        | Equipment   | Accounts               | Other                   | Motor Vehicle Included     | Amount              | Date of Maturity or | No Fixed Maturity Date |
|                                              |                                | X                | X           | X                      | X                       |                            |                     |                     |                        |
|                                              |                                |                  |             |                        |                         |                            |                     |                     |                        |
| Motor Vehicle Description                    | Year                           | Make             |             |                        | Model                   |                            | V.I.N.              |                     |                        |
|                                              |                                |                  |             |                        |                         |                            |                     |                     |                        |
|                                              |                                |                  |             |                        |                         |                            |                     |                     |                        |
|                                              |                                |                  |             |                        |                         |                            |                     |                     |                        |
| General Collateral Description               | General Collateral Description |                  |             |                        |                         |                            |                     |                     |                        |
|                                              |                                |                  |             |                        |                         |                            |                     |                     |                        |
|                                              |                                |                  |             |                        |                         |                            |                     |                     |                        |
|                                              |                                |                  |             |                        |                         |                            |                     |                     |                        |
|                                              |                                |                  |             |                        |                         |                            |                     |                     |                        |
| Registering Agent                            | Registering Agent              |                  |             |                        |                         |                            |                     |                     |                        |
|                                              | CYBERBAHN                      |                  |             |                        |                         |                            |                     |                     |                        |
|                                              | Address                        |                  |             |                        | City                    | Province                   | Postal Code         |                     |                        |
|                                              | 4610-199 BAY STREET            |                  |             |                        | TORONTO                 | ON                         | M5L 1E9             |                     |                        |

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|                                                       |                      |         |             |                                 |                     |  |                  |  |  |
|-------------------------------------------------------|----------------------|---------|-------------|---------------------------------|---------------------|--|------------------|--|--|
| Type of Search                                        | Business Debtor      |         |             |                                 |                     |  |                  |  |  |
| Search Conducted On                                   | 2661793 ONTARIO INC. |         |             |                                 |                     |  |                  |  |  |
| File Currency                                         | 19JUL 2026           |         |             |                                 |                     |  |                  |  |  |
|                                                       | File Number          | Family  | of Families | Page                            | of Pages            |  |                  |  |  |
|                                                       | 757827243            | 3       | 6           | 6                               | 21                  |  |                  |  |  |
| FORM 2C FINANCING CHANGE STATEMENT / CHANGE STATEMENT |                      |         |             |                                 |                     |  |                  |  |  |
|                                                       | Caution Filing       | Page of | Total Pages | Motor Vehicle Schedule Attached | Registration Number |  | Registered Under |  |  |

|                                       |                                                          |                         |                                 |                        |                |                               |                      |                                   |                               |
|---------------------------------------|----------------------------------------------------------|-------------------------|---------------------------------|------------------------|----------------|-------------------------------|----------------------|-----------------------------------|-------------------------------|
|                                       |                                                          | 01                      | 001                             |                        |                | 20221031 1452 1590 6112       |                      |                                   |                               |
| <b>Record Referenced</b>              | <b>File Number</b>                                       | <b>Page Amended</b>     | <b>No Specific Page Amended</b> | <b>Change Required</b> |                |                               | <b>Renewal Years</b> | <b>Correct Period</b>             |                               |
|                                       | 757827243                                                |                         |                                 | B RENEWAL              |                |                               | 2                    |                                   |                               |
| <b>Reference Debtor/ Transferor</b>   | <b>First Given Name</b>                                  |                         |                                 | <b>Initial</b>         |                | <b>Surname</b>                |                      |                                   |                               |
|                                       |                                                          |                         |                                 |                        |                |                               |                      |                                   |                               |
|                                       | <b>Business Debtor Name</b>                              |                         |                                 |                        |                |                               |                      |                                   |                               |
|                                       | 2715573 ONTARIO INC.                                     |                         |                                 |                        |                |                               |                      |                                   |                               |
| <b>Other Change</b>                   | <b>Other Change</b>                                      |                         |                                 |                        |                |                               |                      |                                   |                               |
|                                       |                                                          |                         |                                 |                        |                |                               |                      |                                   |                               |
|                                       |                                                          |                         |                                 |                        |                |                               |                      |                                   |                               |
| <b>Reason / Description</b>           | <b>Reason / Description</b>                              |                         |                                 |                        |                |                               |                      |                                   |                               |
|                                       |                                                          |                         |                                 |                        |                |                               |                      |                                   |                               |
|                                       |                                                          |                         |                                 |                        |                |                               |                      |                                   |                               |
|                                       |                                                          |                         |                                 |                        |                |                               |                      |                                   |                               |
| <b>Debtor/ Transferee</b>             | <b>Date of Birth</b>                                     | <b>First Given Name</b> |                                 |                        | <b>Initial</b> |                               | <b>Surname</b>       |                                   |                               |
|                                       |                                                          |                         |                                 |                        |                |                               |                      |                                   |                               |
|                                       | <b>Business Debtor Name</b>                              |                         |                                 |                        |                |                               |                      | <b>Ontario Corporation Number</b> |                               |
|                                       |                                                          |                         |                                 |                        |                |                               |                      |                                   |                               |
|                                       | <b>Address</b>                                           |                         |                                 |                        | <b>City</b>    |                               | <b>Province</b>      | <b>Postal Code</b>                |                               |
|                                       |                                                          |                         |                                 |                        |                |                               |                      |                                   |                               |
| <b>Assignor Name</b>                  | <b>Assignor Name</b>                                     |                         |                                 |                        |                |                               |                      |                                   |                               |
|                                       |                                                          |                         |                                 |                        |                |                               |                      |                                   |                               |
| <b>Secured Party</b>                  | <b>Secured party, lien claimant, assignee</b>            |                         |                                 |                        |                |                               |                      |                                   |                               |
|                                       |                                                          |                         |                                 |                        |                |                               |                      |                                   |                               |
|                                       | <b>Address</b>                                           |                         |                                 |                        | <b>City</b>    |                               | <b>Province</b>      | <b>Postal Code</b>                |                               |
|                                       |                                                          |                         |                                 |                        |                |                               |                      |                                   |                               |
| <b>Collateral Classification</b>      | <b>Consumer Goods</b>                                    | <b>Inventory</b>        | <b>Equipment</b>                | <b>Accounts</b>        | <b>Other</b>   | <b>Motor Vehicle Included</b> | <b>Amount</b>        | <b>Date of Maturity or</b>        | <b>No Fixed Maturity Date</b> |
|                                       |                                                          |                         |                                 |                        |                |                               |                      |                                   |                               |
| <b>Motor Vehicle Description</b>      | <b>Year</b>                                              | <b>Make</b>             |                                 |                        | <b>Model</b>   |                               |                      | <b>V.I.N.</b>                     |                               |
|                                       |                                                          |                         |                                 |                        |                |                               |                      |                                   |                               |
|                                       |                                                          |                         |                                 |                        |                |                               |                      |                                   |                               |
| <b>General Collateral Description</b> | <b>General Collateral Description</b>                    |                         |                                 |                        |                |                               |                      |                                   |                               |
|                                       |                                                          |                         |                                 |                        |                |                               |                      |                                   |                               |
|                                       |                                                          |                         |                                 |                        |                |                               |                      |                                   |                               |
|                                       |                                                          |                         |                                 |                        |                |                               |                      |                                   |                               |
| <b>Registering Agent</b>              | <b>Registering Agent or Secured Party/ Lien Claimant</b> |                         |                                 |                        |                |                               |                      |                                   |                               |
|                                       | MACDONALD SAGER LLP                                      |                         |                                 |                        |                |                               |                      |                                   |                               |
|                                       | <b>Address</b>                                           |                         |                                 |                        |                | <b>City</b>                   |                      | <b>Province</b>                   | <b>Postal Code</b>            |
|                                       | 800-150 YORK STREET                                      |                         |                                 |                        |                | TORONTO                       |                      | ON                                | M5H 3S5                       |

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| <b>Type of Search</b>      | Business Debtor      |
| <b>Search Conducted On</b> | 2661793 ONTARIO INC. |

|                                                       |                                                   |           |                  |                                 |                 |                         |         |                            |                  |                        |
|-------------------------------------------------------|---------------------------------------------------|-----------|------------------|---------------------------------|-----------------|-------------------------|---------|----------------------------|------------------|------------------------|
| File Currency                                         | 19JUL 2026                                        |           |                  |                                 |                 |                         |         |                            |                  |                        |
|                                                       | File Number                                       | Family    | of Families      | Page                            |                 | of Pages                |         |                            |                  |                        |
|                                                       | 757827243                                         | 3         | 6                | 7                               |                 | 21                      |         |                            |                  |                        |
| FORM 2C FINANCING CHANGE STATEMENT / CHANGE STATEMENT |                                                   |           |                  |                                 |                 |                         |         |                            |                  |                        |
|                                                       | Cautious Filing                                   | Page of   | Total Pages      | Motor Vehicle Schedule Attached |                 | Registration Number     |         |                            | Registered Under |                        |
|                                                       |                                                   | 01        | 001              |                                 |                 | 20241023 1452 1590 2852 |         |                            |                  |                        |
|                                                       |                                                   |           |                  |                                 |                 |                         |         |                            |                  |                        |
| Record Referenced                                     | File Number                                       |           | Page Amended     | No Specific Page Amended        | Change Required |                         |         | Renewal Years              | Correct Period   |                        |
|                                                       | 757827243                                         |           |                  |                                 | B RENEWAL       |                         |         | 2                          |                  |                        |
|                                                       |                                                   |           |                  |                                 |                 |                         |         |                            |                  |                        |
| Reference Debtor/ Transferor                          | First Given Name                                  |           |                  |                                 | Initial         |                         | Surname |                            |                  |                        |
|                                                       |                                                   |           |                  |                                 |                 |                         |         |                            |                  |                        |
|                                                       | Business Debtor Name                              |           |                  |                                 |                 |                         |         |                            |                  |                        |
|                                                       | 2715573 ONTARIO INC.                              |           |                  |                                 |                 |                         |         |                            |                  |                        |
|                                                       |                                                   |           |                  |                                 |                 |                         |         |                            |                  |                        |
| Other Change                                          | Other Change                                      |           |                  |                                 |                 |                         |         |                            |                  |                        |
|                                                       |                                                   |           |                  |                                 |                 |                         |         |                            |                  |                        |
|                                                       |                                                   |           |                  |                                 |                 |                         |         |                            |                  |                        |
| Reason / Description                                  | Reason / Description                              |           |                  |                                 |                 |                         |         |                            |                  |                        |
|                                                       |                                                   |           |                  |                                 |                 |                         |         |                            |                  |                        |
|                                                       |                                                   |           |                  |                                 |                 |                         |         |                            |                  |                        |
|                                                       |                                                   |           |                  |                                 |                 |                         |         |                            |                  |                        |
|                                                       |                                                   |           |                  |                                 |                 |                         |         |                            |                  |                        |
| Debtor/ Transferee                                    | Date of Birth                                     |           | First Given Name |                                 |                 | Initial                 |         | Surname                    |                  |                        |
|                                                       |                                                   |           |                  |                                 |                 |                         |         |                            |                  |                        |
|                                                       | Business Debtor Name                              |           |                  |                                 |                 |                         |         | Ontario Corporation Number |                  |                        |
|                                                       |                                                   |           |                  |                                 |                 |                         |         |                            |                  |                        |
|                                                       | Address                                           |           |                  |                                 |                 | City                    |         | Province                   | Postal Code      |                        |
|                                                       |                                                   |           |                  |                                 |                 |                         |         |                            |                  |                        |
|                                                       |                                                   |           |                  |                                 |                 |                         |         |                            |                  |                        |
| Assignor Name                                         | Assignor Name                                     |           |                  |                                 |                 |                         |         |                            |                  |                        |
|                                                       |                                                   |           |                  |                                 |                 |                         |         |                            |                  |                        |
| Secured Party                                         | Secured party, lien claimant, assignee            |           |                  |                                 |                 |                         |         |                            |                  |                        |
|                                                       |                                                   |           |                  |                                 |                 |                         |         |                            |                  |                        |
|                                                       | Address                                           |           |                  |                                 |                 | City                    |         | Province                   | Postal Code      |                        |
|                                                       |                                                   |           |                  |                                 |                 |                         |         |                            |                  |                        |
|                                                       |                                                   |           |                  |                                 |                 |                         |         |                            |                  |                        |
| Collateral Classification                             | Consumer Goods                                    | Inventory | Equipment        | Accounts                        | Other           | Motor Vehicle Included  | Amount  | Date of Maturity or        |                  | No Fixed Maturity Date |
|                                                       |                                                   |           |                  |                                 |                 |                         |         |                            |                  |                        |
|                                                       |                                                   |           |                  |                                 |                 |                         |         |                            |                  |                        |
| Motor Vehicle Description                             | Year                                              | Make      |                  |                                 | Model           |                         |         | V.I.N.                     |                  |                        |
|                                                       |                                                   |           |                  |                                 |                 |                         |         |                            |                  |                        |
|                                                       |                                                   |           |                  |                                 |                 |                         |         |                            |                  |                        |
|                                                       |                                                   |           |                  |                                 |                 |                         |         |                            |                  |                        |
| General Collateral Description                        | General Collateral Description                    |           |                  |                                 |                 |                         |         |                            |                  |                        |
|                                                       |                                                   |           |                  |                                 |                 |                         |         |                            |                  |                        |
|                                                       |                                                   |           |                  |                                 |                 |                         |         |                            |                  |                        |
|                                                       |                                                   |           |                  |                                 |                 |                         |         |                            |                  |                        |
|                                                       |                                                   |           |                  |                                 |                 |                         |         |                            |                  |                        |
| Registering Agent                                     | Registering Agent or Secured Party/ Lien Claimant |           |                  |                                 |                 |                         |         |                            |                  |                        |
|                                                       | LOOPSTRA NIXON LLP / REXLAW (LAG 29934-0130)      |           |                  |                                 |                 |                         |         |                            |                  |                        |
|                                                       | Address                                           |           |                  |                                 |                 | City                    |         | Province                   | Postal Code      |                        |

|  |                            |           |    |         |
|--|----------------------------|-----------|----|---------|
|  | 600-135 QUEENS PLATE DRIVE | ETOBICOKE | ON | M9W 6V7 |
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|-------------------------------------------------------|----------------------------------------------------------------------|--------------|------------------|---------------------------------|-------------------------|------------------------|----------|----------------------------|------------------------|--|
| Type of Search                                        | Business Debtor                                                      |              |                  |                                 |                         |                        |          |                            |                        |  |
| Search Conducted On                                   | 2661793 ONTARIO INC.                                                 |              |                  |                                 |                         |                        |          |                            |                        |  |
| File Currency                                         | 19JUL 2026                                                           |              |                  |                                 |                         |                        |          |                            |                        |  |
|                                                       | File Number                                                          | Family       | of Families      | Page                            | of Pages                |                        |          |                            |                        |  |
|                                                       | 757827243                                                            | 3            | 6                | 8                               | 21                      |                        |          |                            |                        |  |
| FORM 2C FINANCING CHANGE STATEMENT / CHANGE STATEMENT |                                                                      |              |                  |                                 |                         |                        |          |                            |                        |  |
|                                                       | Caution Filing                                                       | Page of      | Total Pages      | Motor Vehicle Schedule Attached | Registration Number     |                        |          |                            | Registered Under       |  |
|                                                       |                                                                      | 001          | 1                |                                 | 20260707 1457 1590 7612 |                        |          |                            |                        |  |
| Record Referenced                                     | File Number                                                          | Page Amended |                  | No Specific Page Amended        | Change Required         |                        |          | Renewal Years              | Correct Period         |  |
|                                                       | 757827243                                                            |              |                  | X                               | A AMNDMNT               |                        |          |                            |                        |  |
| Reference Debtor/ Transferor                          | First Given Name                                                     |              |                  |                                 | Initial                 | Surname                |          |                            |                        |  |
|                                                       |                                                                      |              |                  |                                 |                         |                        |          |                            |                        |  |
|                                                       | Business Debtor Name                                                 |              |                  |                                 |                         |                        |          |                            |                        |  |
|                                                       | 2715573 ONTARIO INC.                                                 |              |                  |                                 |                         |                        |          |                            |                        |  |
| Other Change                                          | Other Change                                                         |              |                  |                                 |                         |                        |          |                            |                        |  |
|                                                       |                                                                      |              |                  |                                 |                         |                        |          |                            |                        |  |
|                                                       |                                                                      |              |                  |                                 |                         |                        |          |                            |                        |  |
| Reason / Description                                  | Reason / Description                                                 |              |                  |                                 |                         |                        |          |                            |                        |  |
|                                                       | AMEND SECURED PARTY NAME TO HILLMOUNT CAPITAL MORTGAGE HOLDINGS INC. |              |                  |                                 |                         |                        |          |                            |                        |  |
|                                                       |                                                                      |              |                  |                                 |                         |                        |          |                            |                        |  |
| Debtor/ Transferee                                    | Date of Birth                                                        |              | First Given Name |                                 |                         | Initial                | Surname  |                            |                        |  |
|                                                       |                                                                      |              |                  |                                 |                         |                        |          |                            |                        |  |
|                                                       | Business Debtor Name                                                 |              |                  |                                 |                         |                        |          |                            |                        |  |
|                                                       |                                                                      |              |                  |                                 |                         |                        |          | Ontario Corporation Number |                        |  |
|                                                       |                                                                      |              |                  |                                 |                         |                        |          |                            |                        |  |
|                                                       | Address                                                              |              |                  |                                 |                         | City                   |          | Province                   | Postal Code            |  |
|                                                       |                                                                      |              |                  |                                 |                         |                        |          |                            |                        |  |
| Assignor Name                                         | Assignor Name                                                        |              |                  |                                 |                         |                        |          |                            |                        |  |
|                                                       |                                                                      |              |                  |                                 |                         |                        |          |                            |                        |  |
| Secured Party                                         | Secured party, lien claimant, assignee                               |              |                  |                                 |                         |                        |          |                            |                        |  |
|                                                       |                                                                      |              |                  |                                 |                         |                        |          |                            |                        |  |
|                                                       | Address                                                              |              |                  |                                 | City                    |                        | Province | Postal Code                |                        |  |
|                                                       |                                                                      |              |                  |                                 |                         |                        |          |                            |                        |  |
| Collateral Classification                             | Consumer Goods                                                       | Inventory    | Equipment        | Accounts                        | Other                   | Motor Vehicle Included | Amount   | Date of Maturity or        | No Fixed Maturity Date |  |
|                                                       |                                                                      |              |                  |                                 |                         |                        |          |                            |                        |  |
| Motor Vehicle Description                             | Year                                                                 | Make         |                  |                                 | Model                   |                        |          | V.I.N.                     |                        |  |
|                                                       |                                                                      |              |                  |                                 |                         |                        |          |                            |                        |  |
|                                                       |                                                                      |              |                  |                                 |                         |                        |          |                            |                        |  |
| General Collateral Description                        | General Collateral Description                                       |              |                  |                                 |                         |                        |          |                            |                        |  |
|                                                       |                                                                      |              |                  |                                 |                         |                        |          |                            |                        |  |

|                   |                                                   |           |          |             |
|-------------------|---------------------------------------------------|-----------|----------|-------------|
|                   |                                                   |           |          |             |
|                   |                                                   |           |          |             |
|                   |                                                   |           |          |             |
| Registering Agent | Registering Agent or Secured Party/ Lien Claimant |           |          |             |
|                   | LOOPSTRA NIXON LLP / REXLAW (LAG 29934-0242)      |           |          |             |
|                   | Address                                           | City      | Province | Postal Code |
|                   | 600-135 QUEENS PLATE DRIVE                        | ETOBICOKE | ON       | M9W 6V7     |

END OF FAMILY

|                     |                      |        |             |      |          |             |        |
|---------------------|----------------------|--------|-------------|------|----------|-------------|--------|
| Type of Search      | Business Debtor      |        |             |      |          |             |        |
| Search Conducted On | 2661793 ONTARIO INC. |        |             |      |          |             |        |
| File Currency       | 19JUL 2026           |        |             |      |          |             |        |
|                     | File Number          | Family | of Families | Page | of Pages | Expiry Date | Status |
|                     | 757827261            | 4      | 6           | 9    | 21       | 21NOV 2026  |        |

FORM 1C FINANCING STATEMENT / CLAIM FOR LIEN

|             |                |         |             |                        |                         |                  |                     |
|-------------|----------------|---------|-------------|------------------------|-------------------------|------------------|---------------------|
| File Number | Caution Filing | Page of | Total Pages | Motor Vehicle Schedule | Registration Number     | Registered Under | Registration Period |
| 757827261   |                | 001     | 002         |                        | 20191121 1517 1862 2792 | P PPSA           | 3                   |

|                   |                      |                  |          |                            |
|-------------------|----------------------|------------------|----------|----------------------------|
| Individual Debtor | Date of Birth        | First Given Name | Initial  | Surname                    |
|                   |                      |                  |          |                            |
| Business Debtor   | Business Debtor Name |                  |          | Ontario Corporation Number |
|                   | 2661793 ONTARIO INC. |                  |          | 2661793                    |
|                   | Address              | City             | Province | Postal Code                |
|                   | 413 SAMFORD PLACE    | OAKVILLE         | ON       | L6L 4E7                    |

|                   |                      |                  |          |                            |
|-------------------|----------------------|------------------|----------|----------------------------|
| Individual Debtor | Date of Birth        | First Given Name | Initial  | Surname                    |
|                   | 13JUN1982            | CHRISTOPHER      |          | CIMICATA                   |
| Business Debtor   | Business Debtor Name |                  |          | Ontario Corporation Number |
|                   |                      |                  |          |                            |
|                   | Address              | City             | Province | Postal Code                |
|                   | 413 SAMFORD PLACE    | OAKVILLE         | ON       | L6L 4E7                    |

|               |                               |         |          |             |
|---------------|-------------------------------|---------|----------|-------------|
| Secured Party | Secured Party / Lien Claimant |         |          |             |
|               | HILLMOUNT CAPITAL INC.        |         |          |             |
|               | Address                       | City    | Province | Postal Code |
|               | 89 TYCOS DRIVE, SUITE 208     | TORONTO | ON       | M6B 1W3     |

|                           |                |           |           |          |       |                        |        |                     |                        |
|---------------------------|----------------|-----------|-----------|----------|-------|------------------------|--------|---------------------|------------------------|
| Collateral Classification | Consumer Goods | Inventory | Equipment | Accounts | Other | Motor Vehicle Included | Amount | Date of Maturity or | No Fixed Maturity Date |
|                           |                |           |           | X        | X     |                        |        |                     |                        |

|                           |      |      |       |        |
|---------------------------|------|------|-------|--------|
| Motor Vehicle Description | Year | Make | Model | V.I.N. |
|                           |      |      |       |        |
|                           |      |      |       |        |

|                                |                                |  |  |  |
|--------------------------------|--------------------------------|--|--|--|
| General Collateral Description | General Collateral Description |  |  |  |
|                                |                                |  |  |  |
|                                |                                |  |  |  |
|                                |                                |  |  |  |

|                   |                   |
|-------------------|-------------------|
| Registering Agent | Registering Agent |
|                   | CYBERBAHN         |

|  |                     |             |                 |                    |
|--|---------------------|-------------|-----------------|--------------------|
|  | <b>Address</b>      | <b>City</b> | <b>Province</b> | <b>Postal Code</b> |
|  | 4610-199 BAY STREET | TORONTO     | ON              | M5L 1E9            |

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|                            |                      |               |                    |             |                 |                    |               |
|----------------------------|----------------------|---------------|--------------------|-------------|-----------------|--------------------|---------------|
| <b>Type of Search</b>      | Business Debtor      |               |                    |             |                 |                    |               |
| <b>Search Conducted On</b> | 2661793 ONTARIO INC. |               |                    |             |                 |                    |               |
| <b>File Currency</b>       | 19JUL 2026           |               |                    |             |                 |                    |               |
|                            | <b>File Number</b>   | <b>Family</b> | <b>of Families</b> | <b>Page</b> | <b>of Pages</b> | <b>Expiry Date</b> | <b>Status</b> |
|                            | 757827261            | 4             | 6                  | 10          | 21              | 21NOV 2026         |               |

FORM 1C FINANCING STATEMENT / CLAIM FOR LIEN

|                    |                       |                |                    |                               |                            |                         |                            |
|--------------------|-----------------------|----------------|--------------------|-------------------------------|----------------------------|-------------------------|----------------------------|
| <b>File Number</b> | <b>Caution Filing</b> | <b>Page of</b> | <b>Total Pages</b> | <b>Motor Vehicle Schedule</b> | <b>Registration Number</b> | <b>Registered Under</b> | <b>Registration Period</b> |
| 757827261          |                       | 002            | 002                |                               | 20191121 1517 1862 2792    |                         |                            |

|                   |                      |                  |          |                            |             |
|-------------------|----------------------|------------------|----------|----------------------------|-------------|
| Individual Debtor | Date of Birth        | First Given Name | Initial  | Surname                    |             |
|                   | 09NOV1981            | NATASHA          |          | PINTO-CIMICATA             |             |
| Business Debtor   | Business Debtor Name |                  |          | Ontario Corporation Number |             |
|                   |                      |                  |          |                            |             |
|                   | Address              |                  | City     | Province                   | Postal Code |
|                   | 413 SAMFORD PLACE    |                  | OAKVILLE | ON                         | L6L 4E7     |

|                   |                      |                  |          |                            |             |
|-------------------|----------------------|------------------|----------|----------------------------|-------------|
| Individual Debtor | Date of Birth        | First Given Name | Initial  | Surname                    |             |
|                   | 29SEP1980            | GUERINO          | M        | CIMICATA                   |             |
| Business Debtor   | Business Debtor Name |                  |          | Ontario Corporation Number |             |
|                   |                      |                  |          |                            |             |
|                   | Address              |                  | City     | Province                   | Postal Code |
|                   | 413 SAMFORD PLACE    |                  | OAKVILLE | ON                         | L6L 4E7     |

| Secured Party | Secured Party / Lien Claimant |      |          |             |
|---------------|-------------------------------|------|----------|-------------|
|               |                               |      |          |             |
|               | Address                       | City | Province | Postal Code |
|               |                               |      |          |             |

|                                  |                       |                  |                  |                 |              |                               |               |                            |                               |
|----------------------------------|-----------------------|------------------|------------------|-----------------|--------------|-------------------------------|---------------|----------------------------|-------------------------------|
| <b>Collateral Classification</b> | <b>Consumer Goods</b> | <b>Inventory</b> | <b>Equipment</b> | <b>Accounts</b> | <b>Other</b> | <b>Motor Vehicle Included</b> | <b>Amount</b> | <b>Date of Maturity or</b> | <b>No Fixed Maturity Date</b> |
|                                  |                       |                  |                  |                 |              |                               |               |                            |                               |

|                                  |             |             |              |               |
|----------------------------------|-------------|-------------|--------------|---------------|
| <b>Motor Vehicle Description</b> | <b>Year</b> | <b>Make</b> | <b>Model</b> | <b>V.I.N.</b> |
|                                  |             |             |              |               |
|                                  |             |             |              |               |

|                                       |                                       |  |  |  |
|---------------------------------------|---------------------------------------|--|--|--|
| <b>General Collateral Description</b> | <b>General Collateral Description</b> |  |  |  |
|                                       |                                       |  |  |  |
|                                       |                                       |  |  |  |
|                                       |                                       |  |  |  |

|                   |                   |      |          |             |
|-------------------|-------------------|------|----------|-------------|
| Registering Agent | Registering Agent |      |          |             |
|                   |                   |      |          |             |
|                   | Address           | City | Province | Postal Code |
|                   |                   |      |          |             |

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|                                                       |                                                   |           |                  |                                 |                         |                        |               |                     |                            |                        |
|-------------------------------------------------------|---------------------------------------------------|-----------|------------------|---------------------------------|-------------------------|------------------------|---------------|---------------------|----------------------------|------------------------|
| Type of Search                                        | Business Debtor                                   |           |                  |                                 |                         |                        |               |                     |                            |                        |
| Search Conducted On                                   | 2661793 ONTARIO INC.                              |           |                  |                                 |                         |                        |               |                     |                            |                        |
| File Currency                                         | 19JUL 2026                                        |           |                  |                                 |                         |                        |               |                     |                            |                        |
|                                                       | File Number                                       | Family    | of Families      | Page                            | of Pages                |                        |               |                     |                            |                        |
|                                                       | 757827261                                         | 4         | 6                | 11                              | 21                      |                        |               |                     |                            |                        |
| FORM 2C FINANCING CHANGE STATEMENT / CHANGE STATEMENT |                                                   |           |                  |                                 |                         |                        |               |                     |                            |                        |
|                                                       | Caution Filing                                    | Page of   | Total Pages      | Motor Vehicle Schedule Attached | Registration Number     |                        |               | Registered Under    |                            |                        |
|                                                       |                                                   | 01        | 001              |                                 | 20221031 1452 1590 6113 |                        |               |                     |                            |                        |
|                                                       |                                                   |           |                  |                                 |                         |                        |               |                     |                            |                        |
| Record Referenced                                     | File Number                                       |           | Page Amended     | No Specific Page Amended        | Change Required         |                        | Renewal Years | Correct Period      |                            |                        |
|                                                       | 757827261                                         |           |                  |                                 | B RENEWAL               |                        | 2             |                     |                            |                        |
|                                                       |                                                   |           |                  |                                 |                         |                        |               |                     |                            |                        |
| Reference Debtor/ Transferor                          | First Given Name                                  |           |                  |                                 | Initial                 | Surname                |               |                     |                            |                        |
|                                                       | CHRISTOPHER                                       |           |                  |                                 |                         | CIMICATA               |               |                     |                            |                        |
|                                                       | Business Debtor Name                              |           |                  |                                 |                         |                        |               |                     |                            |                        |
|                                                       |                                                   |           |                  |                                 |                         |                        |               |                     |                            |                        |
|                                                       |                                                   |           |                  |                                 |                         |                        |               |                     |                            |                        |
| Other Change                                          | Other Change                                      |           |                  |                                 |                         |                        |               |                     |                            |                        |
|                                                       |                                                   |           |                  |                                 |                         |                        |               |                     |                            |                        |
|                                                       |                                                   |           |                  |                                 |                         |                        |               |                     |                            |                        |
| Reason / Description                                  | Reason / Description                              |           |                  |                                 |                         |                        |               |                     |                            |                        |
|                                                       |                                                   |           |                  |                                 |                         |                        |               |                     |                            |                        |
|                                                       |                                                   |           |                  |                                 |                         |                        |               |                     |                            |                        |
|                                                       |                                                   |           |                  |                                 |                         |                        |               |                     |                            |                        |
|                                                       |                                                   |           |                  |                                 |                         |                        |               |                     |                            |                        |
| Debtor/ Transferee                                    | Date of Birth                                     |           | First Given Name |                                 |                         | Initial                |               | Surname             |                            |                        |
|                                                       |                                                   |           |                  |                                 |                         |                        |               |                     |                            |                        |
|                                                       | Business Debtor Name                              |           |                  |                                 |                         |                        |               |                     | Ontario Corporation Number |                        |
|                                                       |                                                   |           |                  |                                 |                         |                        |               |                     |                            |                        |
|                                                       | Address                                           |           |                  |                                 | City                    |                        | Province      | Postal Code         |                            |                        |
|                                                       |                                                   |           |                  |                                 |                         |                        |               |                     |                            |                        |
|                                                       |                                                   |           |                  |                                 |                         |                        |               |                     |                            |                        |
| Assignor Name                                         | Assignor Name                                     |           |                  |                                 |                         |                        |               |                     |                            |                        |
|                                                       |                                                   |           |                  |                                 |                         |                        |               |                     |                            |                        |
| Secured Party                                         | Secured party, lien claimant, assignee            |           |                  |                                 |                         |                        |               |                     |                            |                        |
|                                                       |                                                   |           |                  |                                 |                         |                        |               |                     |                            |                        |
|                                                       | Address                                           |           |                  |                                 | City                    |                        | Province      | Postal Code         |                            |                        |
|                                                       |                                                   |           |                  |                                 |                         |                        |               |                     |                            |                        |
|                                                       |                                                   |           |                  |                                 |                         |                        |               |                     |                            |                        |
| Collateral Classification                             | Consumer Goods                                    | Inventory | Equipment        | Accounts                        | Other                   | Motor Vehicle Included | Amount        | Date of Maturity or |                            | No Fixed Maturity Date |
|                                                       |                                                   |           |                  |                                 |                         |                        |               |                     |                            |                        |
|                                                       |                                                   |           |                  |                                 |                         |                        |               |                     |                            |                        |
| Motor Vehicle Description                             | Year                                              | Make      |                  |                                 | Model                   |                        |               | V.I.N.              |                            |                        |
|                                                       |                                                   |           |                  |                                 |                         |                        |               |                     |                            |                        |
|                                                       |                                                   |           |                  |                                 |                         |                        |               |                     |                            |                        |
|                                                       |                                                   |           |                  |                                 |                         |                        |               |                     |                            |                        |
| General Collateral Description                        | General Collateral Description                    |           |                  |                                 |                         |                        |               |                     |                            |                        |
|                                                       |                                                   |           |                  |                                 |                         |                        |               |                     |                            |                        |
|                                                       |                                                   |           |                  |                                 |                         |                        |               |                     |                            |                        |
|                                                       |                                                   |           |                  |                                 |                         |                        |               |                     |                            |                        |
|                                                       |                                                   |           |                  |                                 |                         |                        |               |                     |                            |                        |
| Registering Agent                                     | Registering Agent or Secured Party/ Lien Claimant |           |                  |                                 |                         |                        |               |                     |                            |                        |

|  |                     |             |                 |                    |
|--|---------------------|-------------|-----------------|--------------------|
|  | MACDONALD SAGER LLP |             |                 |                    |
|  | <b>Address</b>      | <b>City</b> | <b>Province</b> | <b>Postal Code</b> |
|  | 800-150 YORK STREET | TORONTO     | ON              | M5H 3S5            |

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|                                                       |                                        |                  |                          |                                 |                         |                        |                |                            |                        |  |
|-------------------------------------------------------|----------------------------------------|------------------|--------------------------|---------------------------------|-------------------------|------------------------|----------------|----------------------------|------------------------|--|
| Type of Search                                        | Business Debtor                        |                  |                          |                                 |                         |                        |                |                            |                        |  |
| Search Conducted On                                   | 2661793 ONTARIO INC.                   |                  |                          |                                 |                         |                        |                |                            |                        |  |
| File Currency                                         | 19JUL 2026                             |                  |                          |                                 |                         |                        |                |                            |                        |  |
|                                                       | File Number                            | Family           | of Families              | Page                            | of Pages                |                        |                |                            |                        |  |
|                                                       | 757827261                              | 4                | 6                        | 12                              | 21                      |                        |                |                            |                        |  |
| FORM 2C FINANCING CHANGE STATEMENT / CHANGE STATEMENT |                                        |                  |                          |                                 |                         |                        |                |                            |                        |  |
|                                                       | Caution Filing                         | Page of          | Total Pages              | Motor Vehicle Schedule Attached | Registration Number     |                        |                | Registered Under           |                        |  |
|                                                       |                                        | 01               | 001                      |                                 | 20241023 1452 1590 2851 |                        |                |                            |                        |  |
| Record Referenced                                     | File Number                            | Page Amended     | No Specific Page Amended | Change Required                 |                         | Renewal Years          | Correct Period |                            |                        |  |
|                                                       | 757827261                              |                  |                          | B RENEWAL                       |                         | 2                      |                |                            |                        |  |
| Reference Debtor/ Transferor                          | First Given Name                       |                  |                          | Initial                         | Surname                 |                        |                |                            |                        |  |
|                                                       | CHRISTOPHER                            |                  |                          |                                 | CIMICATA                |                        |                |                            |                        |  |
|                                                       | Business Debtor Name                   |                  |                          |                                 |                         |                        |                |                            |                        |  |
|                                                       |                                        |                  |                          |                                 |                         |                        |                |                            |                        |  |
| Other Change                                          | Other Change                           |                  |                          |                                 |                         |                        |                |                            |                        |  |
|                                                       |                                        |                  |                          |                                 |                         |                        |                |                            |                        |  |
|                                                       |                                        |                  |                          |                                 |                         |                        |                |                            |                        |  |
| Reason / Description                                  | Reason / Description                   |                  |                          |                                 |                         |                        |                |                            |                        |  |
|                                                       |                                        |                  |                          |                                 |                         |                        |                |                            |                        |  |
|                                                       |                                        |                  |                          |                                 |                         |                        |                |                            |                        |  |
|                                                       |                                        |                  |                          |                                 |                         |                        |                |                            |                        |  |
| Debtor/ Transferee                                    | Date of Birth                          | First Given Name |                          |                                 | Initial                 | Surname                |                |                            |                        |  |
|                                                       |                                        |                  |                          |                                 |                         |                        |                |                            |                        |  |
|                                                       | Business Debtor Name                   |                  |                          |                                 |                         |                        |                | Ontario Corporation Number |                        |  |
|                                                       |                                        |                  |                          |                                 |                         |                        |                |                            |                        |  |
|                                                       | Address                                |                  |                          |                                 | City                    |                        | Province       | Postal Code                |                        |  |
|                                                       |                                        |                  |                          |                                 |                         |                        |                |                            |                        |  |
| Assignor Name                                         | Assignor Name                          |                  |                          |                                 |                         |                        |                |                            |                        |  |
|                                                       |                                        |                  |                          |                                 |                         |                        |                |                            |                        |  |
| Secured Party                                         | Secured party, lien claimant, assignee |                  |                          |                                 |                         |                        |                |                            |                        |  |
|                                                       |                                        |                  |                          |                                 |                         |                        |                |                            |                        |  |
|                                                       | Address                                |                  |                          |                                 | City                    |                        | Province       | Postal Code                |                        |  |
|                                                       |                                        |                  |                          |                                 |                         |                        |                |                            |                        |  |
| Collateral Classification                             | Consumer Goods                         | Inventory        | Equipment                | Accounts                        | Other                   | Motor Vehicle Included | Amount         | Date of Maturity or        | No Fixed Maturity Date |  |
|                                                       |                                        |                  |                          |                                 |                         |                        |                |                            |                        |  |
| Motor Vehicle Description                             | Year                                   | Make             |                          |                                 | Model                   |                        |                | V.I.N.                     |                        |  |
|                                                       |                                        |                  |                          |                                 |                         |                        |                |                            |                        |  |
|                                                       |                                        |                  |                          |                                 |                         |                        |                |                            |                        |  |
|                                                       |                                        |                  |                          |                                 |                         |                        |                |                            |                        |  |

|                                |                                                   |  |  |           |          |             |
|--------------------------------|---------------------------------------------------|--|--|-----------|----------|-------------|
| General Collateral Description | General Collateral Description                    |  |  |           |          |             |
|                                |                                                   |  |  |           |          |             |
|                                |                                                   |  |  |           |          |             |
|                                |                                                   |  |  |           |          |             |
|                                |                                                   |  |  |           |          |             |
| Registering Agent              | Registering Agent or Secured Party/ Lien Claimant |  |  |           |          |             |
|                                | LOOPSTRA NIXON LLP / REXLAW (LAG 29934-0130)      |  |  |           |          |             |
|                                | Address                                           |  |  | City      | Province | Postal Code |
|                                | 600-135 QUEENS PLATE DRIVE                        |  |  | ETOBICOKE | ON       | M9W 6V7     |

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|                                                       |                                                                      |           |                  |                                 |                         |                        |          |                            |                |                        |
|-------------------------------------------------------|----------------------------------------------------------------------|-----------|------------------|---------------------------------|-------------------------|------------------------|----------|----------------------------|----------------|------------------------|
| Type of Search                                        | Business Debtor                                                      |           |                  |                                 |                         |                        |          |                            |                |                        |
| Search Conducted On                                   | 2661793 ONTARIO INC.                                                 |           |                  |                                 |                         |                        |          |                            |                |                        |
| File Currency                                         | 19JUL 2026                                                           |           |                  |                                 |                         |                        |          |                            |                |                        |
|                                                       | File Number                                                          | Family    | of Families      | Page                            | of Pages                |                        |          |                            |                |                        |
|                                                       | 757827261                                                            | 4         | 6                | 13                              | 21                      |                        |          |                            |                |                        |
| FORM 2C FINANCING CHANGE STATEMENT / CHANGE STATEMENT |                                                                      |           |                  |                                 |                         |                        |          |                            |                |                        |
|                                                       | Caution Filing                                                       | Page of   | Total Pages      | Motor Vehicle Schedule Attached | Registration Number     |                        |          | Registered Under           |                |                        |
|                                                       |                                                                      | 001       | 1                |                                 | 20260707 1456 1590 7610 |                        |          |                            |                |                        |
|                                                       |                                                                      |           |                  |                                 |                         |                        |          |                            |                |                        |
| Record Referenced                                     | File Number                                                          |           | Page Amended     | No Specific Page Amended        | Change Required         |                        |          | Renewal Years              | Correct Period |                        |
|                                                       | 757827261                                                            |           |                  | X                               | A AMNDMNT               |                        |          |                            |                |                        |
|                                                       |                                                                      |           |                  |                                 |                         |                        |          |                            |                |                        |
| Reference Debtor/ Transferor                          | First Given Name                                                     |           |                  |                                 | Initial                 | Surname                |          |                            |                |                        |
|                                                       | CHRISTOPHER                                                          |           |                  |                                 |                         | CIMICATA               |          |                            |                |                        |
|                                                       | Business Debtor Name                                                 |           |                  |                                 |                         |                        |          |                            |                |                        |
|                                                       |                                                                      |           |                  |                                 |                         |                        |          |                            |                |                        |
|                                                       |                                                                      |           |                  |                                 |                         |                        |          |                            |                |                        |
| Other Change                                          | Other Change                                                         |           |                  |                                 |                         |                        |          |                            |                |                        |
|                                                       |                                                                      |           |                  |                                 |                         |                        |          |                            |                |                        |
|                                                       |                                                                      |           |                  |                                 |                         |                        |          |                            |                |                        |
| Reason / Description                                  | Reason / Description                                                 |           |                  |                                 |                         |                        |          |                            |                |                        |
|                                                       | AMEND SECURED PARTY NAME TO HILLMOUNT CAPITAL MORTGAGE HOLDINGS INC. |           |                  |                                 |                         |                        |          |                            |                |                        |
|                                                       |                                                                      |           |                  |                                 |                         |                        |          |                            |                |                        |
|                                                       |                                                                      |           |                  |                                 |                         |                        |          |                            |                |                        |
| Debtor/ Transferee                                    | Date of Birth                                                        |           | First Given Name |                                 |                         | Initial                |          | Surname                    |                |                        |
|                                                       |                                                                      |           |                  |                                 |                         |                        |          |                            |                |                        |
|                                                       | Business Debtor Name                                                 |           |                  |                                 |                         |                        |          | Ontario Corporation Number |                |                        |
|                                                       |                                                                      |           |                  |                                 |                         |                        |          |                            |                |                        |
|                                                       | Address                                                              |           |                  |                                 | City                    |                        | Province | Postal Code                |                |                        |
|                                                       |                                                                      |           |                  |                                 |                         |                        |          |                            |                |                        |
|                                                       |                                                                      |           |                  |                                 |                         |                        |          |                            |                |                        |
| Assignor Name                                         | Assignor Name                                                        |           |                  |                                 |                         |                        |          |                            |                |                        |
| Secured Party                                         | Secured party, lien claimant, assignee                               |           |                  |                                 |                         |                        |          |                            |                |                        |
|                                                       |                                                                      |           |                  |                                 |                         |                        |          |                            |                |                        |
|                                                       | Address                                                              |           |                  |                                 | City                    |                        | Province | Postal Code                |                |                        |
|                                                       |                                                                      |           |                  |                                 |                         |                        |          |                            |                |                        |
|                                                       |                                                                      |           |                  |                                 |                         |                        |          |                            |                |                        |
| Collateral Classification                             | Consumer Goods                                                       | Inventory | Equipment        | Accounts                        | Other                   | Motor Vehicle Included | Amount   | Date of Maturity or        |                | No Fixed Maturity Date |

|                                |                                                   |      |       |  |           |  |          |             |  |
|--------------------------------|---------------------------------------------------|------|-------|--|-----------|--|----------|-------------|--|
|                                |                                                   |      |       |  |           |  |          |             |  |
| Motor Vehicle Description      | Year                                              | Make | Model |  |           |  | V.I.N.   |             |  |
|                                |                                                   |      |       |  |           |  |          |             |  |
|                                |                                                   |      |       |  |           |  |          |             |  |
| General Collateral Description | General Collateral Description                    |      |       |  |           |  |          |             |  |
|                                |                                                   |      |       |  |           |  |          |             |  |
|                                |                                                   |      |       |  |           |  |          |             |  |
|                                |                                                   |      |       |  |           |  |          |             |  |
| Registering Agent              | Registering Agent or Secured Party/ Lien Claimant |      |       |  |           |  |          |             |  |
|                                | LOOPSTRA NIXON LLP / REXLAW (LAG 29934-0242)      |      |       |  |           |  |          |             |  |
|                                | Address                                           |      |       |  | City      |  | Province | Postal Code |  |
|                                | 600-135 QUEENS PLATE DRIVE                        |      |       |  | ETOBICOKE |  | ON       | M9W 6V7     |  |

END OF FAMILY

|                                              |                               |           |                  |                        |          |                         |                            |                     |                        |
|----------------------------------------------|-------------------------------|-----------|------------------|------------------------|----------|-------------------------|----------------------------|---------------------|------------------------|
| Type of Search                               | Business Debtor               |           |                  |                        |          |                         |                            |                     |                        |
| Search Conducted On                          | 2661793 ONTARIO INC.          |           |                  |                        |          |                         |                            |                     |                        |
| File Currency                                | 19JUL 2026                    |           |                  |                        |          |                         |                            |                     |                        |
|                                              | File Number                   | Family    | of Families      | Page                   | of Pages | Expiry Date             | Status                     |                     |                        |
|                                              | 772560711                     | 5         | 6                | 14                     | 21       | 17MAY 2027              |                            |                     |                        |
| FORM 1C FINANCING STATEMENT / CLAIM FOR LIEN |                               |           |                  |                        |          |                         |                            |                     |                        |
| File Number                                  | Caution Filing                | Page of   | Total Pages      | Motor Vehicle Schedule |          | Registration Number     | Registered Under           | Registration Period |                        |
| 772560711                                    |                               | 001       | 2                |                        |          | 20210517 1402 6005 2259 | P PPSA                     | 06                  |                        |
| Individual Debtor                            | Date of Birth                 |           | First Given Name |                        |          | Initial                 |                            | Surname             |                        |
|                                              |                               |           |                  |                        |          |                         |                            |                     |                        |
|                                              |                               |           |                  |                        |          |                         |                            |                     |                        |
| Business Debtor                              | Business Debtor Name          |           |                  |                        |          |                         | Ontario Corporation Number |                     |                        |
|                                              | 2661793 ONTARIO INC           |           |                  |                        |          |                         |                            |                     |                        |
|                                              | Address                       |           |                  |                        | City     | Province                | Postal Code                |                     |                        |
|                                              | 2078 UPPER MIDDLE ROAD EAST   |           |                  |                        | OAKVILLE | ON                      | L6H 7G5                    |                     |                        |
| Individual Debtor                            | Date of Birth                 |           | First Given Name |                        |          | Initial                 |                            | Surname             |                        |
|                                              |                               |           |                  |                        |          |                         |                            |                     |                        |
|                                              |                               |           |                  |                        |          |                         |                            |                     |                        |
| Business Debtor                              | Business Debtor Name          |           |                  |                        |          |                         | Ontario Corporation Number |                     |                        |
|                                              | BLUESTONE HOME                |           |                  |                        |          |                         |                            |                     |                        |
|                                              | Address                       |           |                  |                        | City     | Province                | Postal Code                |                     |                        |
|                                              | 2078 UPPER MIDDLE ROAD EAST   |           |                  |                        | OAKVILLE | ON                      | L6H 7G5                    |                     |                        |
| Secured Party                                | Secured Party / Lien Claimant |           |                  |                        |          |                         |                            |                     |                        |
|                                              | CWB NATIONAL LEASING INC.     |           |                  |                        |          |                         |                            |                     |                        |
|                                              | Address                       |           |                  |                        | City     | Province                | Postal Code                |                     |                        |
|                                              | 1525 BUFFALO PLACE (3049655)  |           |                  |                        | WINNIPEG | MB                      | R3T 1L9                    |                     |                        |
| Collateral Classification                    | Consumer Goods                | Inventory | Equipment        | Accounts               | Other    | Motor Vehicle Included  | Amount                     | Date of Maturity or | No Fixed Maturity Date |
|                                              |                               |           | X                |                        |          |                         |                            |                     |                        |
| Motor Vehicle Description                    | Year                          | Make      |                  |                        | Model    |                         | V.I.N.                     |                     |                        |
|                                              |                               |           |                  |                        |          |                         |                            |                     |                        |
|                                              |                               |           |                  |                        |          |                         |                            |                     |                        |

|                                |                                                                      |      |          |             |
|--------------------------------|----------------------------------------------------------------------|------|----------|-------------|
| General Collateral Description | General Collateral Description                                       |      |          |             |
|                                | ALL INDUSTRIAL EQUIPMENT-CNC MACHINING CENTEROF EVERY NATURE OR KIND |      |          |             |
|                                | DESCRIBED IN AGREEMENT NUMBER 3049655, BETWEEN THE SECURED PARTY AND |      |          |             |
|                                | THE DEBTOR, AS AMENDED FROM TIME TO TIME, TOGETHER WITH ALL          |      |          |             |
|                                |                                                                      |      |          |             |
| Registering Agent              | Registering Agent                                                    |      |          |             |
|                                |                                                                      |      |          |             |
|                                | Address                                                              | City | Province | Postal Code |
|                                |                                                                      |      |          |             |

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|                     |                      |        |             |      |          |             |        |  |  |
|---------------------|----------------------|--------|-------------|------|----------|-------------|--------|--|--|
| Type of Search      | Business Debtor      |        |             |      |          |             |        |  |  |
| Search Conducted On | 2661793 ONTARIO INC. |        |             |      |          |             |        |  |  |
| File Currency       | 19JUL 2026           |        |             |      |          |             |        |  |  |
|                     | File Number          | Family | of Families | Page | of Pages | Expiry Date | Status |  |  |
|                     | 772560711            | 5      | 6           | 15   | 21       | 17MAY 2027  |        |  |  |

FORM 1C FINANCING STATEMENT / CLAIM FOR LIEN

|             |                |         |             |                        |                         |                  |                     |
|-------------|----------------|---------|-------------|------------------------|-------------------------|------------------|---------------------|
| File Number | Caution Filing | Page of | Total Pages | Motor Vehicle Schedule | Registration Number     | Registered Under | Registration Period |
| 772560711   |                | 002     | 2           |                        | 20210517 1402 6005 2259 |                  |                     |

|                   |               |                  |         |          |
|-------------------|---------------|------------------|---------|----------|
| Individual Debtor | Date of Birth | First Given Name | Initial | Surname  |
|                   | 01APR1981     | MICHELE          |         | CIASULLO |

|                 |                             |                            |          |             |
|-----------------|-----------------------------|----------------------------|----------|-------------|
| Business Debtor | Business Debtor Name        | Ontario Corporation Number |          |             |
|                 |                             |                            |          |             |
|                 | Address                     | City                       | Province | Postal Code |
|                 | 2078 UPPER MIDDLE ROAD EAST | OAKVILLE                   | ON       | L6H 7G5     |

|                   |               |                  |         |          |
|-------------------|---------------|------------------|---------|----------|
| Individual Debtor | Date of Birth | First Given Name | Initial | Surname  |
|                   | 13JUN1982     | CHRISTOPHER      | D       | CIMICATA |

|                 |                             |                            |          |             |
|-----------------|-----------------------------|----------------------------|----------|-------------|
| Business Debtor | Business Debtor Name        | Ontario Corporation Number |          |             |
|                 |                             |                            |          |             |
|                 | Address                     | City                       | Province | Postal Code |
|                 | 2078 UPPER MIDDLE ROAD EAST | OAKVILLE                   | ON       | L6H 7G5     |

|               |                               |      |          |             |
|---------------|-------------------------------|------|----------|-------------|
| Secured Party | Secured Party / Lien Claimant |      |          |             |
|               |                               |      |          |             |
|               | Address                       | City | Province | Postal Code |
|               |                               |      |          |             |

|                           |                |           |           |          |       |                        |        |                     |                        |
|---------------------------|----------------|-----------|-----------|----------|-------|------------------------|--------|---------------------|------------------------|
| Collateral Classification | Consumer Goods | Inventory | Equipment | Accounts | Other | Motor Vehicle Included | Amount | Date of Maturity or | No Fixed Maturity Date |
|                           |                |           |           |          |       |                        |        |                     |                        |

|                           |      |      |       |        |
|---------------------------|------|------|-------|--------|
| Motor Vehicle Description | Year | Make | Model | V.I.N. |
|                           |      |      |       |        |
|                           |      |      |       |        |

|                                |                                                                  |  |  |  |
|--------------------------------|------------------------------------------------------------------|--|--|--|
| General Collateral Description | General Collateral Description                                   |  |  |  |
|                                | ATTACHMENTS, ACCESSORIES, SUBSTITUTIONS AND PROCEEDS OF ANY KIND |  |  |  |
|                                | DERIVED DIRECTLY OR INDIRECTLY THEREFROM.                        |  |  |  |
|                                |                                                                  |  |  |  |

|                   |                   |      |          |             |
|-------------------|-------------------|------|----------|-------------|
| Registering Agent | Registering Agent |      |          |             |
|                   |                   |      |          |             |
|                   | Address           | City | Province | Postal Code |
|                   |                   |      |          |             |

END OF FAMILY

|                     |                      |        |             |      |          |             |        |
|---------------------|----------------------|--------|-------------|------|----------|-------------|--------|
| Type of Search      | Business Debtor      |        |             |      |          |             |        |
| Search Conducted On | 2661793 ONTARIO INC. |        |             |      |          |             |        |
| File Currency       | 19JUL 2026           |        |             |      |          |             |        |
|                     | File Number          | Family | of Families | Page | of Pages | Expiry Date | Status |
|                     | 774470448            | 6      | 6           | 16   | 21       | 15JUL 2027  |        |

FORM 1C FINANCING STATEMENT / CLAIM FOR LIEN

|             |                |         |             |                        |                         |                  |                     |
|-------------|----------------|---------|-------------|------------------------|-------------------------|------------------|---------------------|
| File Number | Caution Filing | Page of | Total Pages | Motor Vehicle Schedule | Registration Number     | Registered Under | Registration Period |
| 774470448   |                | 01      | 006         |                        | 20210715 1705 1462 7007 | P PPSA           | 6                   |

|                   |                             |                  |          |                            |             |
|-------------------|-----------------------------|------------------|----------|----------------------------|-------------|
| Individual Debtor | Date of Birth               | First Given Name | Initial  | Surname                    |             |
|                   |                             |                  |          |                            |             |
| Business Debtor   | Business Debtor Name        |                  |          | Ontario Corporation Number |             |
|                   | 2661793 ONTARIO INC         |                  |          |                            |             |
|                   | Address                     |                  | City     | Province                   | Postal Code |
|                   | 2078 UPPER MIDDLE ROAD EAST |                  | OAKVILLE | ON                         | L6H7G5      |

|                   |                      |                  |          |                            |             |
|-------------------|----------------------|------------------|----------|----------------------------|-------------|
| Individual Debtor | Date of Birth        | First Given Name | Initial  | Surname                    |             |
|                   |                      |                  |          |                            |             |
| Business Debtor   | Business Debtor Name |                  |          | Ontario Corporation Number |             |
|                   | BLUESTONE HOMES      |                  |          |                            |             |
|                   | Address              |                  | City     | Province                   | Postal Code |
|                   | 413 SAMFORD PLACE    |                  | OAKVILLE | ON                         | L6L4E7      |

|               |                               |         |          |             |
|---------------|-------------------------------|---------|----------|-------------|
| Secured Party | Secured Party / Lien Claimant |         |          |             |
|               | VAULT CREDIT CORPORATION      |         |          |             |
|               | Address                       | City    | Province | Postal Code |
|               | 41 SCARSDALE ROAD UNIT 5      | TORONTO | ON       | M3B2R2      |

|                           |                |           |           |          |       |                        |        |                     |                        |
|---------------------------|----------------|-----------|-----------|----------|-------|------------------------|--------|---------------------|------------------------|
| Collateral Classification | Consumer Goods | Inventory | Equipment | Accounts | Other | Motor Vehicle Included | Amount | Date of Maturity or | No Fixed Maturity Date |
|                           |                |           | X         |          | X     |                        |        |                     |                        |

|                           |      |      |  |       |  |        |  |
|---------------------------|------|------|--|-------|--|--------|--|
| Motor Vehicle Description | Year | Make |  | Model |  | V.I.N. |  |
|                           |      |      |  |       |  |        |  |
|                           |      |      |  |       |  |        |  |

|                                |                                                                      |  |  |  |  |  |  |
|--------------------------------|----------------------------------------------------------------------|--|--|--|--|--|--|
| General Collateral Description | General Collateral Description                                       |  |  |  |  |  |  |
|                                | 1 NOVA SI 400 10" SLIDING TABLE SAW S/N AB00017522 ,TOGETHER WITH    |  |  |  |  |  |  |
|                                | ALL GOODS OF EVERY NATURE OR KIND, FINANCED BY THE SECURED PARTY TO  |  |  |  |  |  |  |
|                                | THE DEBTOR AND AS AMENDED FROM TIME TO TIME, TOGEER WITH ANY AND ALL |  |  |  |  |  |  |

|                   |                          |         |          |             |
|-------------------|--------------------------|---------|----------|-------------|
| Registering Agent | Registering Agent        |         |          |             |
|                   | VAULT CREDIT CORPORATION |         |          |             |
|                   | Address                  | City    | Province | Postal Code |
|                   | 41 SCARSDALE ROAD UNIT 5 | TORONTO | ON       | M3B2R2      |

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|                                              |                                                                    |           |                  |                        |          |                         |          |                            |                        |  |
|----------------------------------------------|--------------------------------------------------------------------|-----------|------------------|------------------------|----------|-------------------------|----------|----------------------------|------------------------|--|
| Type of Search                               | Business Debtor                                                    |           |                  |                        |          |                         |          |                            |                        |  |
| Search Conducted On                          | 2661793 ONTARIO INC.                                               |           |                  |                        |          |                         |          |                            |                        |  |
| File Currency                                | 19JUL 2026                                                         |           |                  |                        |          |                         |          |                            |                        |  |
|                                              | File Number                                                        | Family    | of Families      | Page                   | of Pages | Expiry Date             |          | Status                     |                        |  |
|                                              | 774470448                                                          | 6         | 6                | 17                     | 21       | 15JUL 2027              |          |                            |                        |  |
| FORM 1C FINANCING STATEMENT / CLAIM FOR LIEN |                                                                    |           |                  |                        |          |                         |          |                            |                        |  |
| File Number                                  | Caution Filing                                                     | Page of   | Total Pages      | Motor Vehicle Schedule |          | Registration Number     |          | Registered Under           | Registration Period    |  |
| 774470448                                    |                                                                    | 02        | 006              |                        |          | 20210715 1705 1462 7007 |          | P PPSA                     | 6                      |  |
|                                              |                                                                    |           |                  |                        |          |                         |          |                            |                        |  |
| Individual Debtor                            | Date of Birth                                                      |           | First Given Name |                        |          | Initial                 |          | Surname                    |                        |  |
|                                              | 13JUN1982                                                          |           | CHRISTOPHER      |                        |          | D                       |          | CIMICATA                   |                        |  |
| Business Debtor                              | Business Debtor Name                                               |           |                  |                        |          |                         |          | Ontario Corporation Number |                        |  |
|                                              |                                                                    |           |                  |                        |          |                         |          |                            |                        |  |
|                                              | Address                                                            |           |                  |                        |          | City                    | Province | Postal Code                |                        |  |
|                                              | 413 SAMFORD PLACE                                                  |           |                  |                        |          | OAKVILLE                | ON       | L6L4E7                     |                        |  |
|                                              |                                                                    |           |                  |                        |          |                         |          |                            |                        |  |
| Individual Debtor                            | Date of Birth                                                      |           | First Given Name |                        |          | Initial                 |          | Surname                    |                        |  |
|                                              | 13JUN1982                                                          |           | CHRISTOPHER      |                        |          |                         |          | CIMICATA                   |                        |  |
| Business Debtor                              | Business Debtor Name                                               |           |                  |                        |          |                         |          | Ontario Corporation Number |                        |  |
|                                              |                                                                    |           |                  |                        |          |                         |          |                            |                        |  |
|                                              | Address                                                            |           |                  |                        |          | City                    | Province | Postal Code                |                        |  |
|                                              | 413 SAMFORD PLACE                                                  |           |                  |                        |          | OAKVILLE                | ON       | L6L4E7                     |                        |  |
|                                              |                                                                    |           |                  |                        |          |                         |          |                            |                        |  |
| Secured Party                                | Secured Party / Lien Claimant                                      |           |                  |                        |          |                         |          |                            |                        |  |
|                                              |                                                                    |           |                  |                        |          |                         |          |                            |                        |  |
|                                              | Address                                                            |           |                  |                        |          | City                    | Province | Postal Code                |                        |  |
|                                              |                                                                    |           |                  |                        |          |                         |          |                            |                        |  |
|                                              |                                                                    |           |                  |                        |          |                         |          |                            |                        |  |
| Collateral Classification                    | Consumer Goods                                                     | Inventory | Equipment        | Accounts               | Other    | Motor Vehicle Included  | Amount   | Date of Maturity or        | No Fixed Maturity Date |  |
|                                              |                                                                    |           |                  |                        |          |                         |          |                            |                        |  |
|                                              |                                                                    |           |                  |                        |          |                         |          |                            |                        |  |
| Motor Vehicle Description                    | Year                                                               | Make      |                  |                        |          | Model                   |          | V.I.N.                     |                        |  |
|                                              |                                                                    |           |                  |                        |          |                         |          |                            |                        |  |
|                                              |                                                                    |           |                  |                        |          |                         |          |                            |                        |  |
|                                              |                                                                    |           |                  |                        |          |                         |          |                            |                        |  |
| General Collateral Description               | General Collateral Description                                     |           |                  |                        |          |                         |          |                            |                        |  |
|                                              | PAST, PRESENT AND FUTURE ACQUIRED PARTS, ATTACHMENTS, ACCESSORIES, |           |                  |                        |          |                         |          |                            |                        |  |
|                                              | ACCESSIONS, ADDITIONS, SUBSTITUTIONS, IMPROVEMENTS, REPAIR AND     |           |                  |                        |          |                         |          |                            |                        |  |
|                                              | REPLACEMENT PARTS AND OTHER EQUIPMENT PLACED ON OR FORMING PART OF |           |                  |                        |          |                         |          |                            |                        |  |
|                                              |                                                                    |           |                  |                        |          |                         |          |                            |                        |  |
| Registering Agent                            | Registering Agent                                                  |           |                  |                        |          |                         |          |                            |                        |  |
|                                              | VAULT CREDIT CORPORATION                                           |           |                  |                        |          |                         |          |                            |                        |  |
|                                              | Address                                                            |           |                  |                        |          | City                    | Province | Postal Code                |                        |  |
|                                              | 41 SCARSDALE ROAD UNIT 5                                           |           |                  |                        |          | TORONTO                 | ON       | M3B2R2                     |                        |  |

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|                |                 |  |  |  |  |  |  |  |  |  |
|----------------|-----------------|--|--|--|--|--|--|--|--|--|
| Type of Search | Business Debtor |  |  |  |  |  |  |  |  |  |
|----------------|-----------------|--|--|--|--|--|--|--|--|--|

|                                              |                                                                   |           |                  |                        |          |                         |        |                            |                        |  |
|----------------------------------------------|-------------------------------------------------------------------|-----------|------------------|------------------------|----------|-------------------------|--------|----------------------------|------------------------|--|
| Search Conducted On                          | 2661793 ONTARIO INC.                                              |           |                  |                        |          |                         |        |                            |                        |  |
| File Currency                                | 19JUL 2026                                                        |           |                  |                        |          |                         |        |                            |                        |  |
|                                              | File Number                                                       | Family    | of Families      | Page                   | of Pages | Expiry Date             |        | Status                     |                        |  |
|                                              | 774470448                                                         | 6         | 6                | 18                     | 21       | 15JUL 2027              |        |                            |                        |  |
| FORM 1C FINANCING STATEMENT / CLAIM FOR LIEN |                                                                   |           |                  |                        |          |                         |        |                            |                        |  |
| File Number                                  | Cautions Filing                                                   | Page of   | Total Pages      | Motor Vehicle Schedule |          | Registration Number     |        | Registered Under           | Registration Period    |  |
| 774470448                                    |                                                                   | 03        | 006              |                        |          | 20210715 1705 1462 7007 |        | P PPSA                     | 6                      |  |
|                                              |                                                                   |           |                  |                        |          |                         |        |                            |                        |  |
| Individual Debtor                            | Date of Birth                                                     |           | First Given Name |                        |          | Initial                 |        | Surname                    |                        |  |
|                                              | 01APR1981                                                         |           | MICHELE          |                        |          |                         |        | CIASULLO                   |                        |  |
| Business Debtor                              | Business Debtor Name                                              |           |                  |                        |          |                         |        | Ontario Corporation Number |                        |  |
|                                              |                                                                   |           |                  |                        |          |                         |        |                            |                        |  |
|                                              | Address                                                           |           |                  |                        |          | City                    |        | Province                   | Postal Code            |  |
|                                              | 18- 515 GARDEN ROAD W                                             |           |                  |                        |          | ANCASTER                |        | ON                         | L9G0H5                 |  |
|                                              |                                                                   |           |                  |                        |          |                         |        |                            |                        |  |
| Individual Debtor                            | Date of Birth                                                     |           | First Given Name |                        |          | Initial                 |        | Surname                    |                        |  |
|                                              | 01APR1981                                                         |           | MICHELE          |                        |          |                         |        | CIASULLO                   |                        |  |
| Business Debtor                              | Business Debtor Name                                              |           |                  |                        |          |                         |        | Ontario Corporation Number |                        |  |
|                                              |                                                                   |           |                  |                        |          |                         |        |                            |                        |  |
|                                              | Address                                                           |           |                  |                        |          | City                    |        | Province                   | Postal Code            |  |
|                                              | 67 PAISLEY GREEN AVENUE                                           |           |                  |                        |          | CALEDON EAST            |        | ON                         | L7C3S1                 |  |
|                                              |                                                                   |           |                  |                        |          |                         |        |                            |                        |  |
| Secured Party                                | Secured Party / Lien Claimant                                     |           |                  |                        |          |                         |        |                            |                        |  |
|                                              |                                                                   |           |                  |                        |          |                         |        |                            |                        |  |
|                                              | Address                                                           |           |                  |                        |          | City                    |        | Province                   | Postal Code            |  |
|                                              |                                                                   |           |                  |                        |          |                         |        |                            |                        |  |
|                                              |                                                                   |           |                  |                        |          |                         |        |                            |                        |  |
| Collateral Classification                    | Consumer Goods                                                    | Inventory | Equipment        | Accounts               | Other    | Motor Vehicle Included  | Amount | Date of Maturity or        | No Fixed Maturity Date |  |
|                                              |                                                                   |           |                  |                        |          |                         |        |                            |                        |  |
|                                              |                                                                   |           |                  |                        |          |                         |        |                            |                        |  |
| Motor Vehicle Description                    | Year                                                              | Make      |                  |                        |          | Model                   |        | V.I.N.                     |                        |  |
|                                              |                                                                   |           |                  |                        |          |                         |        |                            |                        |  |
|                                              |                                                                   |           |                  |                        |          |                         |        |                            |                        |  |
|                                              |                                                                   |           |                  |                        |          |                         |        |                            |                        |  |
| General Collateral Description               | General Collateral Description                                    |           |                  |                        |          |                         |        |                            |                        |  |
|                                              | THE GOODS DESCRIBED HEREIN AND ANY AND ALL PROCEEDS IN ANY FORM   |           |                  |                        |          |                         |        |                            |                        |  |
|                                              | DERIVED DIRECTLY OR INDIRECTLY FROM ANY SALE AND OR DEALINGS WITH |           |                  |                        |          |                         |        |                            |                        |  |
|                                              | THE COLLATERAL OR PROCEEDS THEREOF AND WITHOUT LIMITATION, MONEY, |           |                  |                        |          |                         |        |                            |                        |  |
|                                              |                                                                   |           |                  |                        |          |                         |        |                            |                        |  |
| Registering Agent                            | Registering Agent                                                 |           |                  |                        |          |                         |        |                            |                        |  |
|                                              | VAULT CREDIT CORPORATION                                          |           |                  |                        |          |                         |        |                            |                        |  |
|                                              | Address                                                           |           |                  |                        |          | City                    |        | Province                   | Postal Code            |  |
|                                              | 41 SCARSDALE ROAD UNIT 5                                          |           |                  |                        |          | TORONTO                 |        | ON                         | M3B2R2                 |  |

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|                     |                      |        |             |      |          |             |  |        |  |  |
|---------------------|----------------------|--------|-------------|------|----------|-------------|--|--------|--|--|
| Type of Search      | Business Debtor      |        |             |      |          |             |  |        |  |  |
| Search Conducted On | 2661793 ONTARIO INC. |        |             |      |          |             |  |        |  |  |
| File Currency       | 19JUL 2026           |        |             |      |          |             |  |        |  |  |
|                     | File Number          | Family | of Families | Page | of Pages | Expiry Date |  | Status |  |  |

|                                              |                                                                    |           |                  |                        |            |                         |        |                            |                        |
|----------------------------------------------|--------------------------------------------------------------------|-----------|------------------|------------------------|------------|-------------------------|--------|----------------------------|------------------------|
| 774470448                                    | 6                                                                  | 6         | 19               | 21                     | 15JUL 2027 |                         |        |                            |                        |
| FORM 1C FINANCING STATEMENT / CLAIM FOR LIEN |                                                                    |           |                  |                        |            |                         |        |                            |                        |
| File Number                                  | Caution Filing                                                     | Page of   | Total Pages      | Motor Vehicle Schedule |            | Registration Number     |        | Registered Under           | Registration Period    |
| 774470448                                    |                                                                    | 04        | 006              |                        |            | 20210715 1705 1462 7007 |        | P PPSA                     | 6                      |
|                                              |                                                                    |           |                  |                        |            |                         |        |                            |                        |
| Individual Debtor                            | Date of Birth                                                      |           | First Given Name |                        |            | Initial                 |        | Surname                    |                        |
|                                              |                                                                    |           |                  |                        |            |                         |        |                            |                        |
| Business Debtor                              | Business Debtor Name                                               |           |                  |                        |            |                         |        | Ontario Corporation Number |                        |
|                                              |                                                                    |           |                  |                        |            |                         |        |                            |                        |
|                                              | Address                                                            |           |                  |                        |            | City                    |        | Province                   | Postal Code            |
|                                              |                                                                    |           |                  |                        |            |                         |        |                            |                        |
|                                              |                                                                    |           |                  |                        |            |                         |        |                            |                        |
| Individual Debtor                            | Date of Birth                                                      |           | First Given Name |                        |            | Initial                 |        | Surname                    |                        |
|                                              |                                                                    |           |                  |                        |            |                         |        |                            |                        |
| Business Debtor                              | Business Debtor Name                                               |           |                  |                        |            |                         |        | Ontario Corporation Number |                        |
|                                              |                                                                    |           |                  |                        |            |                         |        |                            |                        |
|                                              | Address                                                            |           |                  |                        |            | City                    |        | Province                   | Postal Code            |
|                                              |                                                                    |           |                  |                        |            |                         |        |                            |                        |
|                                              |                                                                    |           |                  |                        |            |                         |        |                            |                        |
| Secured Party                                | Secured Party / Lien Claimant                                      |           |                  |                        |            |                         |        |                            |                        |
|                                              |                                                                    |           |                  |                        |            |                         |        |                            |                        |
|                                              | Address                                                            |           |                  |                        |            | City                    |        | Province                   | Postal Code            |
|                                              |                                                                    |           |                  |                        |            |                         |        |                            |                        |
|                                              |                                                                    |           |                  |                        |            |                         |        |                            |                        |
| Collateral Classification                    | Consumer Goods                                                     | Inventory | Equipment        | Accounts               | Other      | Motor Vehicle Included  | Amount | Date of Maturity or        | No Fixed Maturity Date |
|                                              |                                                                    |           |                  |                        |            |                         |        |                            |                        |
|                                              |                                                                    |           |                  |                        |            |                         |        |                            |                        |
| Motor Vehicle Description                    | Year                                                               | Make      |                  |                        | Model      |                         | V.I.N. |                            |                        |
|                                              |                                                                    |           |                  |                        |            |                         |        |                            |                        |
|                                              |                                                                    |           |                  |                        |            |                         |        |                            |                        |
|                                              |                                                                    |           |                  |                        |            |                         |        |                            |                        |
| General Collateral Description               | General Collateral Description                                     |           |                  |                        |            |                         |        |                            |                        |
|                                              | CHEQUES, DEPOSITS IN DEPOSIT TAKING INSTITUTIONS, GOODS, ACCOUNTS  |           |                  |                        |            |                         |        |                            |                        |
|                                              | RECEIVABLE, RENTS OR OTHER PAYMENTS ARISING FROM THE LEASE OF THE  |           |                  |                        |            |                         |        |                            |                        |
|                                              | COLLATERAL, INCLUDING ALL GOODS, SECURITIES, INSTRUMENTS DOCUMENTS |           |                  |                        |            |                         |        |                            |                        |
|                                              |                                                                    |           |                  |                        |            |                         |        |                            |                        |
| Registering Agent                            | Registering Agent                                                  |           |                  |                        |            |                         |        |                            |                        |
|                                              | VAULT CREDIT CORPORATION                                           |           |                  |                        |            |                         |        |                            |                        |
|                                              | Address                                                            |           |                  |                        |            | City                    |        | Province                   | Postal Code            |
|                                              | 41 SCARSDALE ROAD UNIT 5                                           |           |                  |                        |            | TORONTO                 |        | ON                         | M3B2R2                 |

CONTINUED

|                                              |                      |         |             |                        |          |                     |  |                  |                     |
|----------------------------------------------|----------------------|---------|-------------|------------------------|----------|---------------------|--|------------------|---------------------|
| Type of Search                               | Business Debtor      |         |             |                        |          |                     |  |                  |                     |
| Search Conducted On                          | 2661793 ONTARIO INC. |         |             |                        |          |                     |  |                  |                     |
| File Currency                                | 19JUL 2026           |         |             |                        |          |                     |  |                  |                     |
|                                              | File Number          | Family  | of Families | Page                   | of Pages | Expiry Date         |  | Status           |                     |
|                                              | 774470448            | 6       | 6           | 20                     | 21       | 15JUL 2027          |  |                  |                     |
| FORM 1C FINANCING STATEMENT / CLAIM FOR LIEN |                      |         |             |                        |          |                     |  |                  |                     |
| File Number                                  | Caution Filing       | Page of | Total Pages | Motor Vehicle Schedule |          | Registration Number |  | Registered Under | Registration Period |

|                                                                |                                                                   |           |                  |          |                         |                            |             |                     |                        |
|----------------------------------------------------------------|-------------------------------------------------------------------|-----------|------------------|----------|-------------------------|----------------------------|-------------|---------------------|------------------------|
| 774470448                                                      |                                                                   | 05        | 006              |          | 20210715 1705 1462 7007 | P PPSA                     | 6           |                     |                        |
|                                                                |                                                                   |           |                  |          |                         |                            |             |                     |                        |
| Individual Debtor                                              | Date of Birth                                                     |           | First Given Name |          |                         | Initial                    | Surname     |                     |                        |
|                                                                |                                                                   |           |                  |          |                         |                            |             |                     |                        |
| Business Debtor                                                | Business Debtor Name                                              |           |                  |          |                         | Ontario Corporation Number |             |                     |                        |
|                                                                |                                                                   |           |                  |          |                         |                            |             |                     |                        |
|                                                                | Address                                                           |           |                  |          | City                    | Province                   | Postal Code |                     |                        |
|                                                                |                                                                   |           |                  |          |                         |                            |             |                     |                        |
|                                                                |                                                                   |           |                  |          |                         |                            |             |                     |                        |
| Individual Debtor                                              | Date of Birth                                                     |           | First Given Name |          |                         | Initial                    | Surname     |                     |                        |
|                                                                |                                                                   |           |                  |          |                         |                            |             |                     |                        |
| Business Debtor                                                | Business Debtor Name                                              |           |                  |          |                         | Ontario Corporation Number |             |                     |                        |
|                                                                |                                                                   |           |                  |          |                         |                            |             |                     |                        |
|                                                                | Address                                                           |           |                  |          | City                    | Province                   | Postal Code |                     |                        |
|                                                                |                                                                   |           |                  |          |                         |                            |             |                     |                        |
|                                                                |                                                                   |           |                  |          |                         |                            |             |                     |                        |
| Secured Party                                                  | Secured Party / Lien Claimant                                     |           |                  |          |                         |                            |             |                     |                        |
|                                                                |                                                                   |           |                  |          |                         |                            |             |                     |                        |
|                                                                | Address                                                           |           |                  |          | City                    | Province                   | Postal Code |                     |                        |
|                                                                |                                                                   |           |                  |          |                         |                            |             |                     |                        |
|                                                                |                                                                   |           |                  |          |                         |                            |             |                     |                        |
| Collateral Classification                                      | Consumer Goods                                                    | Inventory | Equipment        | Accounts | Other                   | Motor Vehicle Included     | Amount      | Date of Maturity or | No Fixed Maturity Date |
|                                                                |                                                                   |           |                  |          |                         |                            |             |                     |                        |
|                                                                |                                                                   |           |                  |          |                         |                            |             |                     |                        |
| Motor Vehicle Description                                      | Year                                                              | Make      |                  |          | Model                   |                            | V.I.N.      |                     |                        |
|                                                                |                                                                   |           |                  |          |                         |                            |             |                     |                        |
|                                                                |                                                                   |           |                  |          |                         |                            |             |                     |                        |
| General Collateral Description                                 | General Collateral Description                                    |           |                  |          |                         |                            |             |                     |                        |
|                                                                | OF TITLE, CHATTEL PAPER, INTANGIBLES (AS DEFINED IN THE PERSONAL  |           |                  |          |                         |                            |             |                     |                        |
|                                                                | PROPERTY SECURITY ACT), RIGHTS OF INSURANCE PAYMENTS OR ANY OTHER |           |                  |          |                         |                            |             |                     |                        |
| PAYMENT AS INDEMNITY OR COMPENSATION FOR LOSS OR DAMAGE TO THE |                                                                   |           |                  |          |                         |                            |             |                     |                        |
|                                                                |                                                                   |           |                  |          |                         |                            |             |                     |                        |
| Registering Agent                                              | Registering Agent                                                 |           |                  |          |                         |                            |             |                     |                        |
|                                                                | VAULT CREDIT CORPORATION                                          |           |                  |          |                         |                            |             |                     |                        |
|                                                                | Address                                                           |           |                  |          | City                    | Province                   | Postal Code |                     |                        |
|                                                                | 41 SCARSDALE ROAD UNIT 5                                          |           |                  |          | TORONTO                 | ON                         | M3B2R2      |                     |                        |

CONTINUED

|                                              |                      |         |                  |                        |          |                         |                  |                     |  |
|----------------------------------------------|----------------------|---------|------------------|------------------------|----------|-------------------------|------------------|---------------------|--|
| Type of Search                               | Business Debtor      |         |                  |                        |          |                         |                  |                     |  |
| Search Conducted On                          | 2661793 ONTARIO INC. |         |                  |                        |          |                         |                  |                     |  |
| File Currency                                | 19JUL 2026           |         |                  |                        |          |                         |                  |                     |  |
|                                              | File Number          | Family  | of Families      | Page                   | of Pages | Expiry Date             | Status           |                     |  |
|                                              | 774470448            | 6       | 6                | 21                     | 21       | 15JUL 2027              |                  |                     |  |
| FORM 1C FINANCING STATEMENT / CLAIM FOR LIEN |                      |         |                  |                        |          |                         |                  |                     |  |
| File Number                                  | Caution Filing       | Page of | Total Pages      | Motor Vehicle Schedule |          | Registration Number     | Registered Under | Registration Period |  |
| 774470448                                    |                      | 06      | 006              |                        |          | 20210715 1705 1462 7007 | P PPSA           | 6                   |  |
|                                              |                      |         |                  |                        |          |                         |                  |                     |  |
| Individual Debtor                            | Date of Birth        |         | First Given Name |                        |          | Initial                 | Surname          |                     |  |
|                                              |                      |         |                  |                        |          |                         |                  |                     |  |

|                                |                                           |           |                  |          |       |                        |          |                            |                        |
|--------------------------------|-------------------------------------------|-----------|------------------|----------|-------|------------------------|----------|----------------------------|------------------------|
| Business Debtor                | Business Debtor Name                      |           |                  |          |       |                        |          | Ontario Corporation Number |                        |
|                                | Address                                   |           |                  |          |       | City                   | Province | Postal Code                |                        |
|                                |                                           |           |                  |          |       |                        |          |                            |                        |
| Individual Debtor              | Date of Birth                             |           | First Given Name |          |       | Initial                |          | Surname                    |                        |
|                                |                                           |           |                  |          |       |                        |          |                            |                        |
| Business Debtor                | Business Debtor Name                      |           |                  |          |       |                        |          | Ontario Corporation Number |                        |
|                                |                                           |           |                  |          |       |                        |          |                            |                        |
|                                | Address                                   |           |                  |          |       | City                   | Province | Postal Code                |                        |
|                                |                                           |           |                  |          |       |                        |          |                            |                        |
|                                |                                           |           |                  |          |       |                        |          |                            |                        |
| Secured Party                  | Secured Party / Lien Claimant             |           |                  |          |       |                        |          |                            |                        |
|                                |                                           |           |                  |          |       |                        |          |                            |                        |
|                                | Address                                   |           |                  |          |       | City                   | Province | Postal Code                |                        |
|                                |                                           |           |                  |          |       |                        |          |                            |                        |
|                                |                                           |           |                  |          |       |                        |          |                            |                        |
| Collateral Classification      | Consumer Goods                            | Inventory | Equipment        | Accounts | Other | Motor Vehicle Included | Amount   | Date of Maturity or        | No Fixed Maturity Date |
|                                |                                           |           |                  |          |       |                        |          |                            |                        |
|                                |                                           |           |                  |          |       |                        |          |                            |                        |
| Motor Vehicle Description      | Year                                      | Make      |                  |          | Model |                        | V.I.N.   |                            |                        |
|                                |                                           |           |                  |          |       |                        |          |                            |                        |
|                                |                                           |           |                  |          |       |                        |          |                            |                        |
|                                |                                           |           |                  |          |       |                        |          |                            |                        |
| General Collateral Description | General Collateral Description            |           |                  |          |       |                        |          |                            |                        |
|                                | COLLATERAL OR PROCEEDS OF THE COLLATERAL. |           |                  |          |       |                        |          |                            |                        |
|                                |                                           |           |                  |          |       |                        |          |                            |                        |
|                                |                                           |           |                  |          |       |                        |          |                            |                        |
|                                |                                           |           |                  |          |       |                        |          |                            |                        |
| Registering Agent              | Registering Agent                         |           |                  |          |       |                        |          |                            |                        |
|                                | VAULT CREDIT CORPORATION                  |           |                  |          |       |                        |          |                            |                        |
|                                | Address                                   |           |                  |          |       | City                   | Province | Postal Code                |                        |
|                                | 41 SCARSDALE ROAD UNIT 5                  |           |                  |          |       | TORONTO                | ON       | M3B2R2                     |                        |

LAST PAGE

Note: All pages have been returned.

[BACK TO TOP](#)

All Pages

Show All Pages

THIS IS **EXHIBIT “N”** REFERRED TO IN THE  
AFFIDAVIT OF **ITZHAK (YITZ) LEVINSON** AFFIRMED REMOTELY BY **ITZHAK (YITZ)  
LEVINSON** STATED AS BEING LOCATED IN THE CITY OF TORONTO, IN THE PROVINCE  
OF ONTARIO BEFORE ME AT THE CITY OF TORONTO, IN THE PROVINCE OF ONTARIO  
THIS 1<sup>st</sup> DAY OF SEPTEMBER 2026, IN ACCORDANCE WITH O. REG 431/20,  
*ADMINISTERING OATH OR DECLARATION  
REMOTELY*

A handwritten signature in blue ink, consisting of a stylized 'S' followed by a horizontal line and a loop.

-----  
A COMMISSIONER FOR TAKING AFFIDAVITS

SIMRAN JOSHI  
LSO # 89775A



**THE CORPORATION OF THE TOWN OF HALTON HILLS  
REVENUE AND TAXATION DEPARTMENT**

**Certificate No.** 13471  
**Date of Certificate** Nov 6, 2025

**TAX  
CERTIFICATE**

**Page 1 of 2**

1 Halton Hills Drive  
Georgetown (Halton Hills) ON L7G 5G2  
Phone: 905-873-2600 ext. 2622  
Fax: 905-873-2347  
Taxdepartment@haltonhills.ca

**Issued To**  
FNF Canada  
55 Superior Blvd,  
Mississauga, ON, L5T 2X9

**Roll Number** 2415 010 001 13000 0000

**Owners** 2715573 ONTARIO INC  
C/O CHRISTOPHER  
CIMICATA, 413 SAMFORD PL,  
OAKVILLE, ON, L6L 4E7

**Reference**  
**Interest** 1.25%

**Civic Address** 25 JAMES ST GEORGETOWN  
**Legal Description** CON 8 PT LOT 19 RP  
20R10618 PARTS 1,2

**2025 Assessed Value**

| Property Class | Property Class Description | Value      |
|----------------|----------------------------|------------|
| R-T            | Residential - Taxable Full | 261,000.00 |

Property is in the Tax Sale process.

**Taxes Levied and Owning by Year as of the Date of This Certificate**

| Tax Year     | Taxes Levied      | Taxes Owning      | Other Fees and Charges | Penalty/Interest  | Total Owning      |
|--------------|-------------------|-------------------|------------------------|-------------------|-------------------|
| 2025         | \$2,493.84        | \$2,493.84        | \$2,296.59             | \$174.97          | \$4,965.40        |
| 2024         | \$2,341.00        | \$2,341.00        | \$66.00                | \$516.15          | \$2,923.15        |
| 2023         | \$2,225.54        | \$1,263.93        | \$30.00                | \$439.17          | \$1,733.10        |
| 2022         | \$2,135.77        | \$0.00            | \$0.00                 | \$0.00            | \$0.00            |
| Prior Owning |                   | \$0.00            | \$0.00                 | \$0.00            | \$0.00            |
| <b>Total</b> | <b>\$9,196.15</b> | <b>\$6,098.77</b> | <b>\$2,392.59</b>      | <b>\$1,130.29</b> | <b>\$9,621.65</b> |

**Local Improvements Assessed to This Property**

| Bylaw | Annual Amount | Expiry | Description | Status |
|-------|---------------|--------|-------------|--------|
| None  |               |        |             |        |

**Billed in 2025 - Included Above**

| Bill Type | Bill Date    | Tax Year | Effective Date | Installment Due Date | Amount   |
|-----------|--------------|----------|----------------|----------------------|----------|
| FINAL     | May 5, 2025  | 2025     | Jan 1, 2025    | Jun 30, 2025         | \$662.34 |
|           |              |          |                | Sep 29, 2025         | \$661.00 |
| INTERIM   | Jan 14, 2025 | 2025     | Jan 1, 2025    | Feb 28, 2025         | \$585.50 |
|           |              |          |                | Apr 30, 2025         | \$585.00 |

Please note that other fees may apply as follows: Past Due Notice: \$6.00, Ownership Change \$35.00

Additional Information

I hereby certify this statement shows all arrears of taxes against the above lands as of the date of this certificate.

FOR TREASURER AND TAX COLLECTOR



**THE CORPORATION OF THE TOWN OF HALTON HILLS  
REVENUE AND TAXATION DEPARTMENT**

**Certificate No.** 13471  
**Date of Certificate** Nov 6, 2025

**TAX  
CERTIFICATE**

**Page 2 of 2**

1 Halton Hills Drive  
Georgetown (Halton Hills) ON L7G 5G2  
Phone: 905-873-2600 ext. 2622  
Fax: 905-873-2347  
Taxdepartment@haltonhills.ca

**TAX CLEARANCE CERTIFICATE - DISCLAIMER**

This statement is issued pursuant to Section 352 of the Municipal Act and is intended to show only the taxes levied for the current year and any unpaid taxes. After the date of this Certificate, the information shown may be affected by:

1. Tax Levy to date does not include subsequent supplementary taxes that may be levied and added under Section 33 and 34 of the Assessment Act, R.S.O. 1990, as amended, nor does it include adjustments that may be made under Section 357 and 358 of the Municipal Act, nor does it include adjustments that may be made under Section 39.1 and 40 of the Assessment Act.
2. This Certificate does not include any Arrears of Water or Hydro services to the property not added to the tax roll at this date.
3. Nor does it include any direct services to the property not added to the Tax Roll at this date, such as work orders involving weed-cutting charges, pump-outs, demolitions, clean-ups, snow removal etc.
4. Interest or penalty charges are calculated to the date of issue of this certificate. Payment after this date may be subject to further charges.
5. Application of tax payment if in arrears: where part payments of taxes due for any year are received after crediting the payment first on account of interest and penalty charges, the remainder is to be credited against those installments longest overdue.
6. These charges do not include Local Improvements which are proposed for which construction has not commenced or local improvements which have been constructed but not levied.
7. The information on this certificate is based on cheques tendered being honored at the bank.

Town of Halton Hills  
1 Halton Hills Drive  
Halton Hills (Georgetown) ON L7G 5G2

THIS IS **EXHIBIT “O”** REFERRED TO IN THE  
AFFIDAVIT OF **ITZHAK (YITZ) LEVINSON** AFFIRMED REMOTELY BY **ITZHAK (YITZ)  
LEVINSON** STATED AS BEING LOCATED IN THE CITY OF TORONTO, IN THE PROVINCE  
OF ONTARIO BEFORE ME AT THE CITY OF TORONTO, IN THE PROVINCE OF ONTARIO  
THIS 1<sup>st</sup> DAY OF SEPTEMBER 2026, IN ACCORDANCE WITH O. REG 431/20,  
*ADMINISTERING OATH OR DECLARATION  
REMOTELY*

A handwritten signature in blue ink, consisting of a stylized 'S' followed by a horizontal line and a loop.

-----  
A COMMISSIONER FOR TAKING AFFIDAVITS

SIMRAN JOSHI  
LSO # 89775A



February 2, 2026

**Doron Noah\***

Direct Line: (416) 361-2624

Email: [dnoah@ln.law](mailto:dnoah@ln.law)

\*Doron Noah Law Professional Corporation

**By Mail, Registered Mail and**

**Email:** [chris\\_cimicata@hotmail.com](mailto:chris_cimicata@hotmail.com)

[natu-pinto@hotmail.com](mailto:natu-pinto@hotmail.com)

[mcimicata@hotmail.com](mailto:mcimicata@hotmail.com)

|                                                                                                                     |                                                                                                                     |
|---------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------|
| <b>2715573 Ontario Inc.</b><br>413 Samford Place<br>Oakville, Ontario<br>L6L 4E7<br>Attention: Christopher Cimicata | <b>2661793 Ontario Inc.</b><br>413 Samford Place<br>Oakville, Ontario<br>L6L 4E7<br>Attention: Christopher Cimicata |
| <b>Christopher Cimicata</b><br>413 Samford Place<br>Oakville, Ontario<br>L6L 4E7                                    | <b>Guerino Matthew Cimicata</b><br>413 Samford Place<br>Oakville, Ontario<br>L6L 4E7                                |
| <b>Natasha Pinto-Cimicata</b><br>413 Samford Place<br>Oakville, Ontario<br>L6L 4E7                                  |                                                                                                                     |

Dear Sirs and Madam,

**RE: Hillmount Capital Mortgage Holdings Inc. (“Hillmount”) loan to 2715573 Ontario Inc. (the “Borrower”) and guaranteed by 2661793 Ontario Inc., Christopher Cimicata, Guerino Matthew Cimicata and Natasha Pinto-Cimicata (collectively the “Guarantor”)**

**Secured by 1<sup>st</sup> mortgage over 25 James Street, Georgetown, Ontario (“James”) and collateral 2<sup>nd</sup> mortgage over 413 Samford Place, Oakville, Ontario (“Samford”) (collectively the “Properties”) (collectively the “Mortgages”)**

**Our File No. 29934-0242**

As you are aware, we are the lawyers for Hillmount, the lender in the subject transaction and the holder of the Mortgages registered against the Properties.

My client advises that the mortgage payments due on January 1, 2026 and February 1, 2026 were not paid when due. Furthermore, you failed to comply with your covenants under the Mortgages (i) to pay the realty taxes and liens were registered against title to the Properties; and (ii) to provide evidence of satisfactory insurance. Accordingly, the Mortgages are in default.



As a result of the foregoing, this notice of default constitutes our formal written demand for repayment of the amount secured under the Mortgages as follows:

|                                                                     |                            |
|---------------------------------------------------------------------|----------------------------|
| Principal Balance as of December 1, 2025                            | \$950,000.00               |
| Outstanding interest December 1, 2025 to February 2, 2026           | \$15,419.10                |
| Outstanding Renewal Fees                                            | \$14,250.00                |
| Insurance Cancellation Fee (August 16, 2024)                        | 300.00                     |
| Insurance Consultant Review Fee                                     | \$565.00                   |
| Tax Default Fee                                                     | \$250.00                   |
| Legal Fees Paid for PPSA Renewal                                    | \$550.09                   |
| Teranet Search Fee                                                  | \$50.00                    |
| Wire Fee                                                            | \$90.00                    |
| NSF Fee                                                             | \$500.00                   |
| Statement and Discharge Fee                                         | \$500.00                   |
| Legal Fees and Disbursements as of the date hereof (incl discharge) | \$2,900.00                 |
| <b>TOTAL AS OF FEBRUARY 2, 2026</b>                                 | <b><u>\$985,374.19</u></b> |

*Per Diem* = \$246.25

E & OE

Payment owed under the Mortgages as provided in this statement should be made by way of wire transfer to Loopstra Nixon LLP. Please be advised that if payment of the Mortgages (including applicable per diem) is not made as requested, or arrangement for payment is not made that is satisfactory to Hillmount, **on or before February 12, 2026**, Hillmount will take such further steps as it deems necessary to recover the monies owing under the Mortgages. Those steps include any enforcement rights available under the Mortgages and at law.

Should you wish to discuss the contents of this letter further, please do not hesitate to contact me at your convenience. However, if we do not hear from you by February 12, 2026, we will assume that you have no intention of dealing with this matter and we will proceed to enforce all the remedies available to our client at law.

We enclose a Notice of Intention to Enforce Security pursuant to Section 244(1) of the Bankruptcy and Insolvency Act.



Should you have any questions, please do not hesitate to contact me.

Yours truly,  
**LOOPSTRA NIXON LLP**  
Per:

A handwritten signature in black ink, appearing to be 'Doron Noah', written over a light gray rectangular background.

**Doron Noah**  
Encl.

cc: client

**FORM 86**  
**NOTICE OF INTENTION TO ENFORCE SECURITY**  
**Subsection 244(1) of the BANKRUPTCY AND**  
**INSOLVENCY ACT (CANADA)**

**TO:** 2715573 Ontario Inc., the insolvent corporation

**TAKE NOTICE THAT:**

1. **Hillmount Capital Mortgage Holdings Inc.**, the secured creditor, intends to enforce its security on the property of the insolvent corporation described below:

**Property Identifier Number: 25034-0225 (LT)**

Part Lot 19 Concession 8 ESQ, Parts 1 and 2 Plan 20R21372 S/T

Easement over Part 1 20R21372 as in 789760; Town of Halton Hills

Municipally known as 25 James Street, Georgetown, Ontario

2. The security that is to be enforced is in the form of a Charge/Mortgage of Land from 2715573 Ontario Inc. to Hillmount Capital Inc. registered in the land registration offices of Halton (No. 20) (the "LRO") on November 25, 2019 as Instrument Number HR1667798, as transferred by Hillmount Capital Inc. to the secured creditor, Hillmount Capital Mortgage Holdings Inc. by Transfer of Charge registered in the LRO on February 20, 2020 as Instrument Number HR1685206 (collectively the "Mortgage"), over those lands municipally known as 25 James Street, Georgetown, Ontario.
3. The total amount of indebtedness secured by the Mortgage as of February 2, 2026, is **\$985,374.10** plus accruing interest and costs.
4. The secured creditor will not have the right to enforce the security until after the expiry of the 10-day period following the sending of this notice, unless the insolvent corporation consents to an earlier enforcement.

**DATED** at Toronto, this 2<sup>nd</sup> day of February 2026.

**Hillmount Capital Mortgage Holdings Inc.**, by its  
solicitors,  
Loopstra Nixon LLP  
130 Adelaide St. West Suite 2800  
Toronto, Ontario M5H 3P5



Per: **Doron Noah** - Direct (416) 361-2624

**FORM 86**  
**NOTICE OF INTENTION TO ENFORCE SECURITY**  
**Subsection 244(1) of the BANKRUPTCY AND**  
**INSOLVENCY ACT (CANADA)**

**TO:** Natasha Pinto-Cimicata and Guerino Matthew Cimicata, the insolvent persons

**TAKE NOTICE THAT:**

1. **Hillmount Capital Mortgage Holdings Inc.**, the secured creditor, intends to enforce its security on the property of the insolvent persons described below:

**Property Identifier Number: 24842-0063 (LT)**

Lot 209 Plan 646; Town of Oakville

Municipally known as 413 Samford Place, Oakville, Ontario

2. The security that is to be enforced is in the form of a Charge/Mortgage of Land from Natasha Pinto-Cimicata and Guerino Matthew Cimicata to Hillmount Capital Inc. registered in the land registration offices of Halton (No. 20) (the "LRO") on November 22, 2019 as Instrument Number HR1667486, as transferred by Hillmount Capital Inc. to the secured creditor, Hillmount Capital Mortgage Holdings Inc. by Transfer of Charge registered in the LRO on February 20, 2020 as Instrument Number HR1685206 (collectively the "Mortgage"), over those lands municipally known as 413 Samford Place, Oakville, Ontario.
3. The total amount of indebtedness secured by the Mortgage as of February 2, 2026, is **\$985,374.10** plus accruing interest and costs.
4. The secured creditor will not have the right to enforce the security until after the expiry of the 10-day period following the sending of this notice, unless the insolvent persons consent to an earlier enforcement.

**DATED** at Toronto, this 2<sup>nd</sup> day of February 2026.

**Hillmount Capital Mortgage Holdings Inc.**, by its  
solicitors,  
Loopstra Nixon LLP  
130 Adelaide St. West Suite 2800  
Toronto, Ontario M5H 3P5



Per: **Doron Noah** - Direct (416) 361-2624

THIS IS **EXHIBIT “P”** REFERRED TO IN THE  
AFFIDAVIT OF **ITZHAK (YITZ) LEVINSON** AFFIRMED REMOTELY BY **ITZHAK (YITZ)  
LEVINSON** STATED AS BEING LOCATED IN THE CITY OF TORONTO, IN THE PROVINCE  
OF ONTARIO BEFORE ME AT THE CITY OF TORONTO, IN THE PROVINCE OF ONTARIO  
THIS 1<sup>st</sup> DAY OF SEPTEMBER 2026, IN ACCORDANCE WITH O. REG 431/20,  
*ADMINISTERING OATH OR DECLARATION  
REMOTELY*



-----  
A COMMISSIONER FOR TAKING AFFIDAVITS

SIMRAN JOSHI  
LSO # 89775A

**Mortgage Renewal**

February 23, 2026

2715573 Ontario Inc.  
413 Samford Place  
Oakville, ON L6L 4E7

Dear Chris:

**RE: Hillmount Capital Inc. on its own behalf and as agent for Hillmount Capital Mortgage Holdings Inc. (collectively the "Mortgagee") loan secured by *inter alia* a 1st Mortgage Financing against 25 James Street, Georgetown, ON L7G 2E2 and a collateral charge by Natasha Pinto-Cimicata and Guerino Matthew Cimicata (the "Guarantors") against 413 Samford Place, Oakville, ON L6L 4E7 (the "Property")**

We wish to confirm that, based upon and subject to the accuracy of information furnished to us, the Mortgagee has agreed to renew your mortgage financing and charge on the Property. All the terms of the original mortgage commitment dated November 25, 2019 (the "**Original Commitment**") and the Mortgage Renewals dated December 2, 2020, December 1, 2021, December 5, 2022, February 10, 2023, March 14, 2024, and February 18, 2025 (the "**Renewals**" together with the Original Commitment and Amendments herein collectively the "**Commitment**") and the Security Documents (as defined in the Mortgage) will prevail subject to the following terms and conditions:

MORTGAGE BALANCE: \$950,000.00

INTEREST RATE: The greater of 9.25% per annum or the RBC prime lending rate plus 3.50% per annum.

INTEREST PAYMENT: As of the date of this Mortgage Renewal and based on your Mortgage Balance, your monthly interest payment will be \$7,322.92 based on the current RBC Prime Lending Rate.

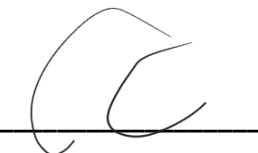
TERMS OF LOAN: Mortgage will be renewed effective March 1, 2026. Renewal period shall be for a period of 3 months, maturing on June 1, 2026.

RENEWAL FEES: The Renewal Fees outlined below are due and payable **on or before March 9, 2026**.

- Hillmount Capital Renewal Fee – \$2,375.00
- Broker Renewal Fee – Real Mortgage Associates Inc. - \$2,375.00

Please provide a cheque made payable to Hillmount Capital Inc. You may also make payment via wire or direct deposit. Please contact us for more information.

**Borrower(s)/Guarantor(s) Initials:** \_\_\_\_\_



*Your acceptance of this Mortgage Renewal will be your undertaking to pay these costs whether or not this Mortgage is renewed.*

PREPAYMENT  
PRIVILEGE: When not in default the Borrower shall have the right to prepay the loan at any time upon providing 30 days written notice.

REQUIRED  
DOCUMENTATION: The Mortgage Renewal is conditional upon the Borrower/Guarantor providing the following documentation to the Mortgagee **on or before March 9, 2026** and upon the Mortgagee, at its sole discretion, being satisfied with all documentation:

1. Copy of the occupancy permit for Unit 2.
2. The signed Mortgage Renewal and Borrower Disclosure attached hereto as Schedule A by the Borrower/Guarantor.

ADDITIONAL  
CONDITIONS: The Mortgage Renewal is also subject to the following condition(s):

1. Copies of the occupancy permits for Units 1, 3 and 6 within one day of receipt of same by the Borrower from the City.
2. A copy of the property insurance policy by no later than May 11, 2026, indicating that it has been renewed and listing the Mortgagee as mortgagee and loss payee.

You may return your renewal package in one of the following ways:

Hillmount Capital Inc.  
89 Tycos Drive, Suite 208  
Toronto, ON M6B 1W3  
Attention: Sharon Woolf  
Fax: (416) 849-0321  
Email: [sharon@hillmount.ca](mailto:sharon@hillmount.ca)

This Mortgage Renewal must be executed by the Borrower/Guarantor, and all terms and conditions must be satisfied, **on or before March 9, 2026**, failing which the Mortgage Renewal will be null and void and the Mortgage shall become due and payable immediately.

Yours truly,

**Hillmount Capital Inc.**

Per: Sharon Woolf  
Director, Fund Administration | Agent Level 2  
Tel: (416) 849-0322 ext. 227  
Email: [sharon@hillmount.ca](mailto:sharon@hillmount.ca)

Borrower(s)/Guarantor(s) Initials: \_\_\_\_\_



**ACCEPTED** this 1<sup>st</sup> day of March, 2026.

The Borrower / Guarantor hereby accept this Mortgage Renewal and confirm their agreement with all of the terms and conditions thereof, having either obtained independent legal advice or having been satisfied that legal advice is not required.



\_\_\_\_\_  
Company: 2715573 Ontario Inc (**"Borrower"**)  
A.S.O.: Christopher Camicata  
I have authority to bind the corporation.



\_\_\_\_\_  
Name: Christopher Camicata (**"Guarantor"**)



\_\_\_\_\_  
Company: 2661793 Ontario Inc (**"Guarantor"**)  
A.S.O.: Christopher Camicata  
I have authority to bind the corporation.



**SCHEDULE A**  
**BORROWER DISCLOSURE - RENEWAL**

**Mortgage Brokerages, Lenders and Administrators Act**

*This document must be provided to the Borrower/Guarantor at least 21 days prior to the specified renewal date as set out in the Mortgage Renewal Agreement.*

*Hillmount Capital Inc. ("**Hillmount**" and/or "**Lender**") acts as the lender's mortgage brokerage, a private lender and mortgage administrator and is not in any way an agent/mortgage brokerage for the Borrower/Guarantor. Hillmount, in the view of the Borrower/Guarantor, should be considered a mortgage brokerage with loyalty and commitment to the lender on this transaction, and not the Borrower/Guarantor. Hillmount is providing no opinion on this transaction to the Borrower/Guarantor.*

**MORTGAGE DETAILS**

A summary of the terms of the proposed mortgage renewal are as follows:

|                               |                                                                 |                       |                   |
|-------------------------------|-----------------------------------------------------------------|-----------------------|-------------------|
| Property Address:             | 25 James Street, Georgetown, ON<br>413 Samford Pl, Oakville, ON |                       |                   |
| Loan Amount (A):              | \$950,000.00                                                    | Mortgage Priority:    | 1st & 2nd         |
| Interest Rate Type:           | Variable                                                        | Annual Interest Rate: | 9.25%             |
| Interest Accrues From:        | 1-Mar-26                                                        | Compound Period:      | Monthly           |
| Monthly Payment Amount:       | \$7,322.92                                                      | Due:                  | 1st of the month  |
| Term (months):                | 3                                                               | Amortization:         | 0 (interest only) |
| Total payments over Term (B): | \$21,968.75                                                     |                       |                   |

Interest for each payment period is calculated against the balance owing. Each payment is applied first to the accumulated cost of borrowing and then to the outstanding principal. Any unpaid interest becomes part of the balance owing for the purposes of calculating the interest charged in future payment periods.

Where the Annual Interest Rate may change, the method of determining the Annual Interest Rate is as follows:

Floating at the greater of 9.25% per annum or the RBC Prime Lending Rate plus 3.50% per annum

**FEES AND COSTS PAYABLE BY THE BORROWER**

|                                                                              |                          |
|------------------------------------------------------------------------------|--------------------------|
| Broker Renewal Fee to Real Mortgage Associates Inc. (the " <b>Broker</b> "): | \$2,375.00               |
| Lender Renewal Fee to Hillmount Capital Inc.:                                | \$2,375.00               |
| Lender Legal Fees and Disbursements (estimated - not including HST):         | \$0.00                   |
| Appraisal Fees:                                                              | \$0.00                   |
| Other Lender Fees:                                                           | \$0.00                   |
| Total Fees and Costs (C):                                                    | <u>\$4,750.00</u>        |
|                                                                              |                          |
| Total Cost of Borrowing (B) + (C) = \$26,718.75                              | Total APR: <u>11.25%</u> |

The Total Cost of Borrowing will not be increased after this Disclosure is provided to the Borrower/Guarantor and before the mortgage is renewed. The rights of the Borrower/Guarantor under the mortgage continue, and the renewal does not take effect until the day that is the later of the specified renewal date and the day that is 21 days after the Borrower/Guarantor receive this Disclosure (and subject to fulfilling all renewal conditions as outlined in the Mortgage Renewal Agreement).

Notwithstanding the amount estimated above for Lender Legal Fees and Disbursements (the "**Legal Fees**"), the Borrower/Guarantor acknowledge that they must settle the quantum of the Legal Fees with the Lender's solicitor and that the Legal Fees estimated above are not a quote.

The APR is not the contract rate of the mortgage renewal. It is the interest costs, plus the non-interest costs required to obtain the mortgage renewal, expressed as a percentage of the average mortgage balance over the term of the mortgage renewal.

The Borrower/Guarantor acknowledges that they are to arrange for the appraisal directly with the appraiser, with all appraisal costs to be negotiated by the Borrower with the appraiser, with the negotiated appraisal costs to be paid by the Borrower/Guarantor.

**TERMS AND CONDITIONS**

See Mortgage Commitment Letter and Mortgage Renewal Agreement for details pertaining to: prepayment privileges, transferability, method of payment, special conditions and particulars/penalties.

**CONFLICT OF INTEREST DISCLOSURE**

**Conflicts of Interest:** Hillmount is the lender's licenced brokerage and a private lender in this transaction.

**Referral fees to Lender and/or Broker:**

Describe any direct or indirect interest that the Lender and/or Broker has or, as currently contemplated, may acquire in the transaction for which this disclosure statement is provided.

- ☒ Mortgage - Commissions: The Broker will receive a commission and may receive contingent commissions from the Lender. Commissions are generally a fixed percentage of principal amounts of the mortgage being placed. Contingent commissions may be based on factors such as the volume of business placed with the Lender, or a certain percentage growth in the placement of business over a previous period and may be paid in cash or some other form of compensation.
- ☒ Mortgagee - Lender is an affiliated company: The Lender is also a licenced brokerage. The Lender will receive a fee as part of this transaction.
- ☐ Bonus: The Broker may receive a bonus or contingent commission from the Lender. Contingent commissions may be based on factors such as the volume of business placed with the Lender, or a certain percentage of growth in the placement of business over a previous period.
- ☐ Other Compensation: The Lender in this transaction may provide the Broker with fees or incentives dependant on the interest rate and the term(s) accepted by the Borrower. The Broker may retain the fees and incentives or may use them for the benefit of another of the Broker's clients.
- ☐ Referral - No referral fee paid: The Borrower was referred to the Lender and no referral fee is being paid to the referring party.
- ☐ Referral - Referral fee paid: The Borrower was referred to the Lender and a referral fee is being paid to

**INFORMATION ON THE BROKERAGE**

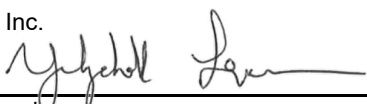
Hillmount is representing the following in this transaction: The Lender, not the Borrower.

Hillmount, through its brokerage licence, has acted for over 25 lenders and has acted as a Lender during the previous fiscal year.

Hillmount is presently registered and in good standing as a mortgage brokerage and mortgage administrator under the Mortgage Brokerages, Lenders and Administrators Act (Licence # 10453) with its head office at 89 Tycos Drive, Suite 208, Toronto, Ontario, M6B 1W3.

Hillmount Capital Inc.

Per:

  
Yitz Levinsor  
Mortgage Broker Licence # M08000087

Date: 23-Feb-26

**DISCLOSURE OF MATERIAL RISKS**

The general risks associated with the Mortgage Renewal Agreement remain the same as was disclosed on the original mortgage transaction. These risks include: risk of falling into arrears, potential changes to monthly payments due to prime rate increases, default and foreclosure, prepayment penalties, etc.

**ACKNOWLEDGMENT**

I/We, the Borrower/Guarantor under the proposed mortgage renewal transaction, hereby acknowledge that I/we were provided with this Borrower Disclosure prior to signing the Mortgage Renewal Agreement from Hillmount and that I/we have read and fully understand this Borrower Disclosure provided by Hillmount.

Date:

March 1/26

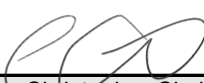
Borrower/Guarantor:

  
2715573 Ontario Inc. ☐

Date:

March 1/26

Borrower/Guarantor:

  
Christopher Cimicata

Date:

March 1/26

Borrower/Guarantor:

  
2661793 Ontario Inc.

THIS IS **EXHIBIT “Q”** REFERRED TO IN THE  
AFFIDAVIT OF **ITZHAK (YITZ) LEVINSON** AFFIRMED REMOTELY BY **ITZHAK (YITZ)  
LEVINSON** STATED AS BEING LOCATED IN THE CITY OF TORONTO, IN THE PROVINCE  
OF ONTARIO BEFORE ME AT THE CITY OF TORONTO, IN THE PROVINCE OF ONTARIO  
THIS 1<sup>st</sup> DAY OF SEPTEMBER 2026, IN ACCORDANCE WITH O. REG 431/20,  
*ADMINISTERING OATH OR DECLARATION  
REMOTELY*

A handwritten signature in blue ink, consisting of a stylized 'S' followed by a horizontal line and a loop.

-----  
A COMMISSIONER FOR TAKING AFFIDAVITS

SIMRAN JOSHI  
LSO # 89775A

**Occupancy Permit #:** 22 104431 000 00 OP  
**Building Permit #:** 22 104431 000 00 RP  
**To Construct:** Town House New  
**Property Address:** 25 James Street GEORGETOWN ON L7G 2E2  
**Legal Description:** CON 8 PT LOT 19 RP 20R21372 PARTS 1,2  
**Applicant:** Areus Design and Engineering Inc      **Work:** (647) 449-6458      **Home:** (0) -  
**Owner:** 2715573 Ontario Inc

An Occupancy Inspection of the dwelling unit was completed on **June 19, 2025**

At the time of the inspection, the dwelling unit met the minimum requirements for residential occupancy as set out in Division C, s. 1.3.3.4. of the Ontario Building Code.

**Permission to Occupy is Hereby Granted.**

The above-referenced Building Permit will not be closed until the outstanding items listed in the box below are completed, inspected and passed. In accordance with the Building Code Act, notice of the date of completion of the building/readiness for inspection must be given to the Chief Building Official.

**The following outstanding items require further inspection:**

| <u>Opened</u>                        | <u>Status</u> | <u>Deficiency</u>                                                                |
|--------------------------------------|---------------|----------------------------------------------------------------------------------|
| <b>Deck Final</b>                    |               |                                                                                  |
| June 19, 2025                        | Open          | Hanger nails to be completed                                                     |
| <b>Deck Framing</b>                  |               |                                                                                  |
| June 19, 2025                        | Open          | Ensure all nail holes in hangers filled                                          |
| <b>Exterior Cladding and Grading</b> |               |                                                                                  |
| June 19, 2025                        | Open          | Rough grade only                                                                 |
| <b>Final Plumbing</b>                |               |                                                                                  |
| June 19, 2025                        | Open          | Anti-siphon devices to be installed on all hose bibs                             |
| <b>Occupancy Inspection</b>          |               |                                                                                  |
| June 19, 2025                        | Open          | Elevator not fully installed. Guards in place to prevent access at floor levels. |

**Comment(s):** Occupancy granted.

**Issued By:**

**Date of Issuance:** June 19, 2025



**Jason Thompson - Senior Building Inspector**

**Note:** Other approvals and inspections may be necessary from Utility Companies and/or other Agencies or Departments.



TOWN OF  
**HALTON HILLS**  
*Working Together Working for You!*

**Inspection Report**  
**Permit #: 22 104431 000 00 RP**  
**Occupancy Inspection**  
**June 20, 2025**

---

**Permit Type:** Group C - Residential - New Const **Issued:** March 31, 2023

**Address:** 23 James Street GEORGETOWN ON

**Legal Description:** PLAN 20R LOT 2

**Description of Work:** TOWNHOUSE (UNIT 2) - 3 BEDROOM WITH LOFT

---

**Owner:** 2715573 Ontario Inc

---

**In the course of inspection the following contraventions and/or deficiencies have been noted:**

| <u>Opened</u> | <u>Status</u> | <u>Deficiency</u>                                                                |
|---------------|---------------|----------------------------------------------------------------------------------|
| June 19, 2025 | Open          | Elevator not fully installed. Guards in place to prevent access at floor levels. |

---

**Inspection Result:** Re-Inspection Required

**Comments:** Occupancy Granted

- Occupancy is permitted with outstanding deficiencies to be addressed promptly

**Inspector:**

---

**Jason Thompson - Senior Building Inspector**

**The following inspections are required for your building permit:**

| <b><u>INSPECTION</u></b>         | <b><u>STATUS</u></b>   |
|----------------------------------|------------------------|
| 1-Footings                       | Passed                 |
| 2-Deck Footings                  | Passed                 |
| 3-Foundation Wall - Rebars       | Passed                 |
| 4-Foundation Pre-Backfill        | Passed                 |
| 5-OLS & TOW Certifications       | Completed              |
| 6-Outside Drains                 | Passed                 |
| 7-Water Service                  | Passed                 |
| 8-Inside Drains                  | Passed                 |
| 9-Plumbing Rough In              | Passed                 |
| 10-HVAC Rough In                 | Passed                 |
| 11-Structural Framing            | Passed                 |
| 12-Deck Framing                  | Re-Inspection Required |
| 13-Air Barrier                   | Passed                 |
| 14-Insulation & Vapour Barrier   | Passed                 |
| 15-Fire Separations & Firewalls  | Passed                 |
| 16-Final Plumbing                | Re-Inspection Required |
| 17-Final HVAC                    | Passed                 |
| 18-Deck Final                    | Re-Inspection Required |
| 19-Occupancy Inspection          | Re-Inspection Required |
| 20-Exterior Cladding and Grading | Re-Inspection Required |

THIS IS **EXHIBIT "R"** REFERRED TO IN THE  
AFFIDAVIT OF **ITZHAK (YITZ) LEVINSON** AFFIRMED REMOTELY BY **ITZHAK (YITZ)  
LEVINSON** STATED AS BEING LOCATED IN THE CITY OF TORONTO, IN THE PROVINCE  
OF ONTARIO BEFORE ME AT THE CITY OF TORONTO, IN THE PROVINCE OF ONTARIO  
THIS 1<sup>st</sup> DAY OF SEPTEMBER 2026, IN ACCORDANCE WITH O. REG 431/20,  
*ADMINISTERING OATH OR DECLARATION  
REMOTELY*

A handwritten signature in blue ink, consisting of a stylized 'S' followed by a horizontal line and a loop.

-----  
A COMMISSIONER FOR TAKING AFFIDAVITS

SIMRAN JOSHI  
LSO # 89775A

# Martinello & Associates

Barristers and Solicitors  
Trademark Agents

Joseph S.P. Martinello ext. 23  
Bina I. Behboodi ext. 25

Wennie Lee, Immigration & Citizenship Litigation Counsel  
Drew Porter, also of the Michigan Bar,  
U.S. Immigration & Citizenship  
D. Barry Prentice, Civil Litigation Counsel  
Arthur Richman (Deceased)

Suite 208, United Centre  
255 Duncan Mill Road  
Don Mills, Ontario  
Canada M3B 3H9

Tel: (416) 510-8866  
Fax: (416) 449-9977  
Email: martinello@on.aibn.com  
Website: www.martinello.ca

By Registered Post  
April 16, 2026

Dear Sirs:

RE: Transform Industries Inc., 2715573 Ontario Inc. (the "Insolvent Person")  
and the James Street, Halton Hills Project (the "Charged" Property)  
File: 10577

---

You appear to have an interest in the property referred to in the above-noted matter.

We are therefore enclosing a Notice of Sale under mortgages and Notice of Intention to Enforce Security with respect to the Charged Property.

Please govern yourselves accordingly.

Yours very truly,

Martinello & Associates  
Per:

Joseph Martinello  
JM/pj



Represented in Houston, Italy, Montreal, Windsor/Detroit

# Martinello & Associates

Barristers and Solicitors  
Trademark Agents

Joseph S.P. Martinello ext. 23  
Bina I. Behboodi ext. 25

---

Wennie Lee, Immigration & Citizenship Litigation Counsel  
Drew Porter, also of the Michigan Bar,  
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D. Barry Prentice, Civil Litigation Counsel  
Arthur Richman (Deceased)

Suite 208, United Centre  
255 Duncan Mill Road  
Don Mills, Ontario  
Canada M3B 3H9

Tel: (416) 510-8866  
Fax: (416) 449-9977  
Email: martinello@on.aibn.com  
Website: www.martinello.ca

By Registered Post  
April 16, 2026

2715573 Ontario Inc. ("Mortgagee")  
413 Samford Place, Oakville, Ontario, L6L 4E7  
Attention: Christopher Camicata, Director

Christopher Camicata ("Guarantor")  
413 Samford Place,  
Oakville, Ontario, L6L 4E7

Shenton, Sakinofsky LLP  
Care of: Julian Sakinofsky, solicitor for the Mortgagee and Guarantor  
Madison Centre  
4950 Yonge Street  
Suite 2200  
Toronto, Ontario M2N 6K1

Davor Skoko and Ivana Cosic  
12890 8th Line, Georgetown, Ontario L7G 4S4

Di Mauro Law Professional Corporation  
Care of: Sandra De Bartolo, solicitor for Davor Skoko and Ivana Cosic  
155 Rexdale Boulevard, Suite 400  
Toronto, Ontario M9W 5Z8

Hillmount Capital Inc. ("first mortgagee")  
89 Tycos Drive  
Suite 208  
Toronto, Ontario M6B 1W3

Loopstra Nixon LLP  
Care of: Doron Noah, solicitor for Hillmount Capital Inc. ("first mortgagee")  
130 Adelaide Street West, Suite 2800  
Toronto, Ontario M5H 3P5

Represented in Houston, Italy, Montreal, Windsor/Detroit

NOTICE OF SALE UNDER MORTGAGES

Take notice that default has been made in payment of the money due under the following certain mortgages, on the security of the lands and premises described as:

PT LT 19, CON 8 ESQ, PTS 1, 20 R 21372 SUBJECT TO AN EASEMENT OVER PART 1 20R21372 AS IN 789760; TOWN OF HALTON HILLS, ONTARIO (PIN 25034-0225) (“the Charged Property”):

- 1. A mortgage dated the 8<sup>TH</sup> day of March, 2022, made between 2715573 Ontario Inc. as Mortgagor and Haviland Homes, Ltd., Amanda Stanley and Caesar Ortepi. as Mortgagee, which mortgage was registered on the 8<sup>th</sup> day of March, 2022, in the Land Registry Office for the Land Titles Division of the Regional Municipality of Halton Region (No. 20) as Instrument No. HR1873841, which was then assigned by a Transfer of Charge registered on the 16<sup>th</sup> day of April 2024 in favour of Transform Industries Inc. by Instrument No. HR2026568;
- 2. A mortgage dated the 9<sup>TH</sup> day of May, 2022, made between 2715573 Ontario Inc. as Mortgagor and Hillmount Capital Mortgage Holdings Inc. as Mortgagee, which mortgage was registered on the 9<sup>th</sup> day of May, 2022, in the Land Registry Office for the Land Titles Division of the Regional Municipality of Halton Region (No. 20) as Instrument No. HR1889879, which was then assigned by a Transfer of Charge registered on the 16<sup>th</sup> day of April 2024 in favour of Transform Industries Inc. by Instrument No. HR2026500;

Both of which mortgages were amended by a Notice registered on the 19<sup>th</sup> day of December, 2025 by Instrument no. HR2150965

And I hereby give you notice that the amount now due on the mortgage for principal money, interest, realty taxes, water, and costs, respectively, are as follows:

|                                                                                                                                                                                            |    |                 |
|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----|-----------------|
| Principal balance outstanding as at October 1, 2025                                                                                                                                        | \$ | 4,477,337.49    |
| Interest Accrued at 10% interest per diem @ \$1,226.67 to April 16, 2026 (197 days)                                                                                                        | \$ | 27,347.34       |
| Property Taxes Paid by Mortgagee                                                                                                                                                           | \$ | N/A             |
| Insurance costs                                                                                                                                                                            | \$ | N/A             |
| NSF Charges                                                                                                                                                                                | \$ | N/A             |
| Legal Costs (collection letter)                                                                                                                                                            | \$ | N/A             |
| Legal Costs (default in payment)                                                                                                                                                           | \$ | N/A             |
| Legal Costs (such amount being for institution of these proceedings including service of this notice only and thereafter further costs and disbursements will be charged as may be proper) |    |                 |
|                                                                                                                                                                                            | \$ | <u>2,825.00</u> |
| TOTAL amount owing as at April 16, 2026                                                                                                                                                    | \$ | 4,507,509.83    |

Additional amounts will accrue after April 16, 2026 including interest, proper costs, charges and expenses as set out in the mortgages.

And unless the said sums are paid on or before the 1<sup>st</sup> day of June, 2026, I shall sell the property covered by the said mortgage under the provisions contained in it.

This notice is given to you set out on Schedule A as you appear to have an interest in the mortgaged property and may be entitled to redeem the same.

DATED at Toronto, Ontario the 16<sup>TH</sup> day of April, 2026.

**Transform Industries Inc.**

By its lawyer:

Martinello & Associates

208-255 Duncan Mill Road

Toronto, Ontario M3B 3H9

Telephone: 416-510-8866x23

Fax: 416-449-9977

Email: [martinello@on.aibn.com](mailto:martinello@on.aibn.com)

***“Joseph Martinello”***

Per: \_\_\_\_\_

A handwritten signature in black ink, appearing to be 'JM', is written over a horizontal line. The signature is stylized and cursive.

Schedule "A"

2715573 Ontario Inc. ("Mortgagee")  
413 Samford Place, Oakville, Ontario, L6L 4E7  
Attention: Christopher Camicata, Director

Christopher Camicata ("Guarantor")  
413 Samford Place, Oakville, Ontario, L6L 4E7

Shenton, Sakinofsky LLP  
Care of: Julian Sakinofsky, solicitor for the Mortgagee and Guarantor  
Madison Centre  
4950 Yonge Street  
Suite 2200  
Toronto, Ontario M2N 6K1

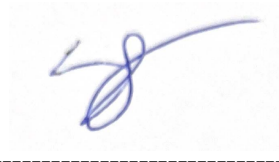
Davor Skoko and Ivana Cosic  
12890 8th Line, Georgetown, Ontario L7G 4S4

Di Mauro Law Professional Corporation  
Care of: Sandra De Bartolo, solicitor for Davor Skoko and Ivana Cosic  
155 Rexdale Boulevard  
Suite 400  
Toronto, Ontario M9W 5Z8

Hillmount Capital Inc. ("first mortgagee")  
89 Tycos Drive  
Suite 208  
Toronto, Ontario M6B 1W3

Loopstra Nixon LLP  
Care of: Doron Noah, solicitor for Hillmount Capital Inc. ("first mortgagee")  
130 Adelaide Street West  
Suite 2800  
Toronto, Ontario M5H 3P5

THIS IS **EXHIBIT “S”** REFERRED TO IN THE  
AFFIDAVIT OF **ITZHAK (YITZ) LEVINSON** AFFIRMED REMOTELY BY **ITZHAK (YITZ)  
LEVINSON** STATED AS BEING LOCATED IN THE CITY OF TORONTO, IN THE PROVINCE  
OF ONTARIO BEFORE ME AT THE CITY OF TORONTO, IN THE PROVINCE OF ONTARIO  
THIS 1<sup>st</sup> DAY OF SEPTEMBER 2026, IN ACCORDANCE WITH O. REG 431/20,  
*ADMINISTERING OATH OR DECLARATION  
REMOTELY*

A handwritten signature in blue ink, consisting of a stylized 'S' followed by a horizontal line.

-----  
A COMMISSIONER FOR TAKING AFFIDAVITS

SIMRAN JOSHI  
LSO # 89775A



May 27, 2026

**Doron Noah\***

Direct Line: (416) 361-2624

Email: [dnoah@ln.law](mailto:dnoah@ln.law)

\*Doron Noah Law Professional Corporation

**By Mail, Registered Mail and**  
**Email:** [chris\\_cimicata@hotmail.com](mailto:chris_cimicata@hotmail.com)  
[natu-pinto@hotmail.com](mailto:natu-pinto@hotmail.com)  
[mcimicata@hotmail.com](mailto:mcimicata@hotmail.com)

|                                                                                                                     |                                                                                                                     |
|---------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------|
| <b>2715573 Ontario Inc.</b><br>413 Samford Place<br>Oakville, Ontario<br>L6L 4E7<br>Attention: Christopher Cimicata | <b>2661793 Ontario Inc.</b><br>413 Samford Place<br>Oakville, Ontario<br>L6L 4E7<br>Attention: Christopher Cimicata |
| <b>Christopher Cimicata</b><br>413 Samford Place<br>Oakville, Ontario<br>L6L 4E7                                    | <b>Guerino Matthew Cimicata</b><br>413 Samford Place<br>Oakville, Ontario<br>L6L 4E7                                |
| <b>Natasha Pinto-Cimicata</b><br>413 Samford Place<br>Oakville, Ontario<br>L6L 4E7                                  |                                                                                                                     |

Dear Sirs and Madam,

**RE: Hillmount Capital Mortgage Holdings Inc. (“Hillmount”) loan to 2715573 Ontario Inc. (the “Borrower”) and guaranteed by 2661793 Ontario Inc., Christopher Cimicata, Guerino Matthew Cimicata and Natasha Pinto-Cimicata (collectively, the “Guarantors”)**  
**Secured by a 1<sup>st</sup> mortgage over 25 James Street, Georgetown, Ontario (“James”) and collaterally secured by a 2<sup>nd</sup> mortgage granted by Guerino Matthew Cimicata and Natasha Pinto-Cimicata over 413 Samford Place, Oakville, Ontario (“Samford”, and together with James, the “Properties”; the mortgage security over the Properties being collectively, the “Mortgages”)**  
**Our File No. 29934-0242**

We are counsel to Hillmount, the lender in the above-noted transaction and the holder of the Mortgages registered against the Properties. We write further to the defaults under the subject loan, the Mortgages and the guarantees delivered in favour of Hillmount by the Guarantors.

Our client advises that the subject loan is in default. In particular, the monthly payments are in arrears since December 1, 2025. Furthermore, there have been defaults in the covenants under the Mortgages, including the failure to pay realty taxes, as a result of which liens were registered against title to the Properties, and the failure to provide satisfactory evidence of insurance. Accordingly, the loan, the Mortgages and the guarantees are in default.



In addition, pursuant to the terms of the guarantees delivered in favour of Hillmount by the Guarantors, Hillmount hereby makes demand upon each of the Guarantors for immediate payment of all indebtedness, liabilities and obligations owing by the Borrower to Hillmount in connection with the subject loan, together with all accrued and accruing interest, fees, costs, charges and expenses recoverable under the loan, guarantee and security documents. For greater certainty, this letter constitutes formal demand upon Guerino Matthew Camicata and Natasha Pinto-Camicata in their capacities as Guarantors, in addition to any liability they may have as mortgagors under the collateral mortgage over Samford.

As a result of the foregoing, this notice of default constitutes our formal written demand for payment of the indebtedness owing to Hillmount by the Borrower and the Guarantors, and secured by the Mortgages, as follows:

|                                                                     |                       |
|---------------------------------------------------------------------|-----------------------|
| Principal Balance as of December 1, 2025                            | \$950,000.00          |
| Outstanding interest December 1, 2025 to May 27, 2026               | \$44,703.79           |
| Outstanding Renewal Fees March 1, 2025                              | \$14,250.00           |
| Outstanding Renewal Fees March 1, 2026                              | \$4,750.00            |
| Insurance Cancellation Fee (August 16, 2024)                        | \$300.00              |
| Insurance Consultant Review Fee                                     | \$565.00              |
| Prepayment Charge                                                   |                       |
| Tax Default Fee                                                     | \$250.00              |
| Insurance Premiums Paid                                             | \$11,782.80           |
| Accrued Interest Insurance Premiums Paid to May 27, 2026            | \$165.72              |
| Legal Fees Paid for PPSA Renewal (incl interest)                    | \$558.29              |
| Teranet Search Fee                                                  | \$50.00               |
| Wire Fee                                                            | \$90.00               |
| NSF Fee                                                             | \$1,050.00            |
| Statement and Discharge Fee                                         | \$600.00              |
| Less: funds in trust                                                | (\$479.16)            |
| Legal Fees and Disbursements as of the date hereof (incl discharge) | \$8,540.62            |
| <b>TOTAL AS OF MAY 27, 2026</b>                                     | <b>\$1,037,177.06</b> |

*Per Diem* =\$255.15  
E & OE

Payment of the indebtedness owing to Hillmount as set out in this statement, and as recoverable from the Borrower and the Guarantors under the loan, guarantee and security documents, should be made by way of wire transfer to Loopstra Nixon LLP. Please be advised that if payment in full (including applicable per diem) is not made, or arrangements for payment are not made that are satisfactory to Hillmount, on or before June 8, 2026, Hillmount will take such further steps as it deems necessary to recover the monies owing to it. Those steps include enforcement of the Mortgages, enforcement of the guarantees, realization upon all collateral security, and the



exercise of any other rights and remedies available to Hillmount at law and under the loan, guarantee and security documents.

Should you wish to discuss the contents of this letter further, please do not hesitate to contact me. However, if we do not hear from you by June 8, 2026, we will assume that you have no intention of dealing with this matter and Hillmount will proceed to enforce all rights and remedies available to it at law and under the loan, guarantee and security documents.

We enclose a Notice of Intention to Enforce Security pursuant to Section 244(1) of the Bankruptcy and Insolvency Act.

Should you have any questions, please do not hesitate to contact me.

Yours truly,  
**LOOPSTRA NIXON LLP**  
Per:

**Doron Noah**  
Encl.

cc: client  
Marinello & Associates- Attn: Joe Martinello – by email

**FORM 86**  
**NOTICE OF INTENTION TO ENFORCE SECURITY**  
**Subsection 244(1) of the BANKRUPTCY AND**  
**INSOLVENCY ACT (CANADA)**

**TO:** 2715573 Ontario Inc., the insolvent corporation

**TAKE NOTICE THAT:**

1. **Hillmount Capital Mortgage Holdings Inc.**, the secured creditor, intends to enforce its security on the property of the insolvent corporation described below:

**Property Identifier Number: 25034-0225 (LT)**

Part Lot 19 Concession 8 ESQ, Parts 1 and 2 Plan 20R21372 S/T

Easement over Part 1 20R21372 as in 789760; Town of Halton Hills

Municipally known as 25 James Street, Georgetown, Ontario

2. The security that is to be enforced is in the form of a Charge/Mortgage of Land from 2715573 Ontario Inc. to Hillmount Capital Inc. registered in the land registration offices of Halton (No. 20) (the "LRO") on November 25, 2019 as Instrument Number HR1667798, as transferred by Hillmount Capital Inc. to the secured creditor, Hillmount Capital Mortgage Holdings Inc. by Transfer of Charge registered in the LRO on February 20, 2020 as Instrument Number HR1685206 (collectively the "Mortgage"), over those lands municipally known as 25 James Street, Georgetown, Ontario.
3. The total amount of indebtedness secured by the Mortgage as of May 27, 2026, is **\$1,037,177.06** plus accruing interest and costs.
4. The secured creditor will not have the right to enforce the security until after the expiry of the 10-day period following the sending of this notice, unless the insolvent corporation consents to an earlier enforcement.

**DATED** at Toronto, this 27<sup>th</sup> day of May 2026.

**Hillmount Capital Mortgage Holdings Inc.**, by its  
solicitors,  
Loopstra Nixon LLP  
130 Adelaide St. West Suite 2800  
Toronto, Ontario M5H 3P5



Per: **Doron Noah** - Direct (416) 361-2624

**FORM 86**  
**NOTICE OF INTENTION TO ENFORCE SECURITY**  
**Subsection 244(1) of the BANKRUPTCY AND**  
**INSOLVENCY ACT (CANADA)**

**TO:** Natasha Pinto-Cimicata and Guerino Matthew Cimicata, the insolvent persons

**TAKE NOTICE THAT:**

1. **Hillmount Capital Mortgage Holdings Inc.**, the secured creditor, intends to enforce its security on the property of the insolvent persons described below:

**Property Identifier Number: 24842-0063 (LT)**

Lot 209 Plan 646; Town of Oakville

Municipally known as 413 Samford Place, Oakville, Ontario

2. The security that is to be enforced is in the form of a Charge/Mortgage of Land from Natasha Pinto-Cimicata and Guerino Matthew Cimicata to Hillmount Capital Inc. registered in the land registration offices of Halton (No. 20) (the "LRO") on November 22, 2019 as Instrument Number HR1667486, as transferred by Hillmount Capital Inc. to the secured creditor, Hillmount Capital Mortgage Holdings Inc. by Transfer of Charge registered in the LRO on February 20, 2020 as Instrument Number HR1685206 (collectively the "Mortgage"), over those lands municipally known as 413 Samford Place, Oakville, Ontario.
3. The total amount of indebtedness secured by the Mortgage as of May 27, 2026, is **\$1,037,177.06** plus accruing interest and costs.
4. The secured creditor will not have the right to enforce the security until after the expiry of the 10-day period following the sending of this notice, unless the insolvent persons consent to an earlier enforcement.

**DATED** at Toronto, this 27<sup>th</sup> day of May 2026.

**Hillmount Capital Mortgage Holdings Inc.**, by its  
solicitors,  
Loopstra Nixon LLP  
130 Adelaide St. West Suite 2800  
Toronto, Ontario M5H 3P5



Per: **Doron Noah** - Direct (416) 361-2624

THIS IS **EXHIBIT "T"** REFERRED TO IN THE  
AFFIDAVIT OF **ITZHAK (YITZ) LEVINSON** AFFIRMED REMOTELY BY **ITZHAK (YITZ)  
LEVINSON** STATED AS BEING LOCATED IN THE CITY OF TORONTO, IN THE PROVINCE  
OF ONTARIO BEFORE ME AT THE CITY OF TORONTO, IN THE PROVINCE OF ONTARIO  
THIS 1<sup>st</sup> DAY OF SEPTEMBER 2026, IN ACCORDANCE WITH O. REG 431/20,  
*ADMINISTERING OATH OR DECLARATION  
REMOTELY*

A handwritten signature in blue ink, consisting of a stylized 'S' followed by a horizontal line and a loop.

-----  
A COMMISSIONER FOR TAKING AFFIDAVITS

SIMRAN JOSHI  
LSO # 89775A



## OAKVILLE

July 21, 2026

HILLMOUNT CAPITAL INC.  
89 TYCOS DR., SUITE 208  
TORONTO, ON M6B 1W3

# IMPORTANT NOTICE

**RE: 2401020140016000000  
413 SAMFORD PL OAKVILLE**

As per the notice and lien documentation issued in 2026, property taxes have not been paid in over three (3) years for the above-noted property, and a tax arrears lien was registered against title as per the attached documentation.

Please remit payment as soon as possible to avoid a potential property tax sale. If the tax arrears remain unpaid by June 30, 2027, a final notice will be issued in July 2027, and potential tax sale proceedings may occur thereafter through public tender.

Your July 2026 Tax Arrears Statement is enclosed for reference. Payment of the outstanding arrears is required to remove the lien from title and avoid a tax sale of the property. The statement does not reflect any levies, charges, or interest added thereafter. Please contact me to obtain the current outstanding balance prior to making payment.

All communications may be directed to me at the email address and/or phone number below.

Simon Vuong  
Policy Coordinator, Revenue & Taxation  
(905) 845-6601 Ext. 3033  
[simon.vuong@oakville.ca](mailto:simon.vuong@oakville.ca)

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Statement Date

Jul 7, 2026

**Arrears Statement**

Town of Oakville  
1225 Trafalgar Road  
Oakville, ON L6H 0H3  
service@oakville.ca  
905-845-6601

CIMICATA GUERINO MATTHEW  
PINTO-CIMICATA NATASHA  
413 SAMFORD PL  
OAKVILLE ON L6L 4E7

**Roll Number** 2401 020 140 01600 0000  
**Account** 107067  
**Owners** CIMICATA GUERINO  
MATTHEW  
PINTO-CIMICATA NATASHA  
**Civic Address** 413 Samford PI Oakville  
**Legal Description** PLAN 646 LOT 209

**Statement of Account Arrears**

| Tax Year     | Taxes       | Other Fees and Charges | Penalty/Interest | Total Owing        |
|--------------|-------------|------------------------|------------------|--------------------|
| 2026         | \$9,323.91  | \$55.15                | \$346.27         | \$9,725.33         |
| 2025         | \$12,227.36 | \$2,721.27             | \$2,231.81       | \$17,180.44        |
| 2024         | \$11,658.75 | \$15.00                | \$3,738.05       | \$15,411.80        |
| 2023         | \$11,140.40 | \$15.00                | \$5,245.50       | \$16,400.90        |
| Prior Owing  | \$11,124.93 | \$15.00                | \$6,791.33       | \$17,931.26        |
| <b>Total</b> |             |                        |                  | <b>\$76,649.73</b> |

**Recent Transactions**

| Date         | Description          | Amount      | Balance     |
|--------------|----------------------|-------------|-------------|
|              | BALANCE FORWARD      | \$72,021.54 | \$72,021.54 |
| Jun 1, 2026  | June 1, 2026 Penalty | \$666.12    | \$72,687.66 |
| Jun 25, 2026 | 2026 Final Tax Bill  | \$3,245.38  | \$75,933.04 |
| Jul 1, 2026  | July 1, 2025 Penalty | \$706.69    | \$76,639.73 |
| Jul 7, 2026  | Arrears Notice Fee   | \$10.00     | \$76,649.73 |
| Sep 25, 2026 | 2026 Final Tax Bill  | \$3,244.00  | \$79,893.73 |

**Arrears Balance** \$76,649.73  
**Next Installment Due Sep 25, 2026** \$3,244.00  
**Post-Dated Payments** \$0.00

This notice is the current status of your tax account. There is a \$10.00 charge to account for this notice. Interest is added on the first day of each calendar month at the rate of 1.25% to outstanding tax. These charges are per Council by-law and cannot be waived. Access your tax account information through Online Services at oakville.ca or by contacting ServiceOakville at (905) 845-6601 or service@oakville.ca. Property tax due dates and payment options can be found on oakville.ca.



Detach this portion and return with your payment

Please return remittance portion with cheque payment only. Online payment options are available through your banking institution. If a receipt is required, please return complete statement along with a self-addressed stamped envelope.

Town of Oakville  
1225 Trafalgar Road  
Oakville, ON L6H 0H3  
service@oakville.ca  
905-845-6601

**Owner(s)** CIMICATA GUERINO MATTHEW  
PINTO-CIMICATA NATASHA  
**Roll Number** 2401 020 140 01600 0000  
**Total Amount Owing** \$76,649.73  
**Please Enter Amount Paid** \$



## Important notice to tax payers

How you can pay:

In Person

- During regular business hours at Town Hall. After business hours, an after-hours drop off box is located at the front entrance of Town Hall for cheque deposits only. May also be paid at most financial institutions. Cash is not accepted for Tax Payments.

By Mail

- Town of Oakville, Revenue Services and Tax, Finance Dept.

1225 Trafalgar Rd., Oakville, ON L6H 0H3

Internet, telephone or ATM Banking

- Sign onto your financial institution's secure website, go to the "Pay Bill" icon or tab, and add the Town of Oakville as a payee. Depending on your financial institution, please search for "Oakville" and the payee name will be either: Oakville, Oakville Taxes or Oakville Property Tax. Enter your property tax account number and amount to be paid. If you require assistance, please contact your bank or financial institution. The Town does not accept email payment transfers (INTERAC).

Pre-authorized tax payment plans

- Choose a four, nine or 12 monthly installment plans. Applications are available at Town Hall or online at oakville.ca. For more information contact ServiceOakville (905) 845-6601 or service@oakville.ca.

Pay online with your credit card

- To pay taxes using your existing MasterCard, Visa or American Express, visit the Plastiq website. Plastiq is a third-party vendor and not affiliated with the Town. There is a fee to use this service for tax payments. The fee is independent of the Town of Oakville. Please check the Plastiq website for details.

Penalty for Late Payment

- A penalty fee to all accounts paid after the due date will be applied in accordance with current legislation. The Revenue Services and Tax Department has no authority to waive or alter late payment charges, all requests will be denied. Visit oakville.ca under Home & Environment, Property Tax & Assessments for more information.

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**From :** THE CORPORATION OF THE TOWN OF OAKVILLE

Name of Municipality or Board

**To:** HILLMOUNT CAPITAL INC

**Address:**

89 Tycos Dr., Suite 208  
Toronto, ON M6B 1W3

**Re:** (provide description of land, including the street address and municipality in which the land is located, or if there is no street address, the location of the land; and, the property identifier number (PIN) assigned to the land in Ontario's land registration system)

2401020140016000000  
413 SAMFORD PL OAKVILLE  
PLAN 646 LOT 209  
PIN 248420063

1. A tax arrears certificate, a copy of which is attached, was registered on the 1st day of DECEMBER,  
20 25, against the title to the land to which the certificate applies as instrument number HR2145698

2. **Please select which of the following statements, (A) or (B), applies to this tax sale:**

(A) ☒ The tax arrears certificate was registered under section 373 of the *Municipal Act, 2001*.

If, at the end of the one-year period following the date of the registration of the tax arrears certificate, the cancellation price remains unpaid and there is no subsisting extension agreement, the land will be sold by public sale.

If you are a person entitled under the *Municipal Act, 2001* to receive this notice and you pay the cancellation price, you will, if you are not the owner or spouse of the owner of the land, have a lien on the land for the amount paid in priority over the interest of any other person to whom notice is sent under that Act. However, you will not have a lien on the land for the amount paid if the land is vested in the Crown because of an escheat or forfeiture as a result of the dissolution of a corporation or belongs to the Crown as a result of the death of an individual who did not have any lawful heirs.

(B) ☐ The tax arrears certificate was registered under section 373.1 of the *Municipal Act, 2001*.

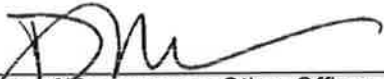
If, at the end of the 90-day period following the date of the registration of the tax arrears certificate, the cancellation price remains unpaid and there is no subsisting extension agreement, the land will be sold by public sale.

The land is vested in the Crown because of an escheat or forfeiture as a result of the dissolution of a corporation. If you are a person entitled under the *Municipal Act, 2001* to receive this notice and you pay the cancellation price, you will not have a lien on the land for the amount paid.

3. The treasurer has no obligation to inquire into or form any opinion of the value of the land before conducting a sale under the *Municipal Act, 2001* and the treasurer is not under any duty to obtain the highest or best price for the land.

4. You may claim entitlement to a share in the proceeds of the sale of the land by applying to the Superior Court of Justice within 10 years of the payment into court by the treasurer of the proceeds of sale minus the cancellation price; however, the application may not be made earlier than 90 days after the payment into court.
5. If there is no successful purchaser at the public sale, the land, upon the registration of a notice of vesting, will vest in the municipality (or board).
6. Inquiries related to the matters set out in this notice may be directed to: (provide contact information for the municipality or board, such as address, email address, telephone number and contact name(s))  
SIMON VUONG, SIMON.VUONG@OAKVILLE.CA 905-845-6601 EXT 3033  
TOWN OF OAKVILLE  
TAX DIVISION 905-845-6601 1225 TRAFALGAR RD, OAKVILLE ON L6H 0H3

Dated at THE TOWN OF OAKVILLE this 10th day of JULY, 2026



**MGR, TAX / TREASURER'S DESIGNATE**

~~Signature of Treasurer or Other Officer or~~  
Employee Authorized to Give this Notice

~~Title~~

Note: This document need not be registered.

### Properties

**PIN** 24842 - 0063 LT  
**Description** LT 209, PL 646; TOWN OF OAKVILLE  
**Address** 413 SAMFORD PLACE  
OAKVILLE

### Party From(s)

**Name** THE CORPORATION OF THE TOWN OF OAKVILLE  
**Address for Service** 1225 Trafalgar Road, Oakville, Ontario  
L6H 0H3

This document is not authorized under Power of Attorney by this party.

This document is being authorized by a municipal corporation Danielle Tummon, Manager-Revenue Services and Taxation.

### Statements

Schedule: Tax Arrears Certificate-Schedule 1-Municipal Act, 2001

This document provides as follows:

1. Danielle Tummon, Manager-Revenue Services and Taxation of The Corporation of the Town of Oakville hereby verify:

- (i) That all or part of tax arrears in the amount of \$45,927.51 were owing on the 31st day of December, 2024 and at least part of such amount plus any additional real property taxes and costs is still owing to the municipality or board, and  
(ii) That the land described in the certificate will be sold by public sale if the cancellation price is not paid within one year following the date of registration of this tax arrears certificate.

NOTICE:

(I) The time period for paying the cancellation price may be extended if, before the expiry of the one year period, the municipality or board enters into an extension agreement with any owner of the land, the spouse of any owner, any mortgagee, any tenant in occupation of the land or any person the treasurer is satisfied has an interest in the land.

(II) The cancellation price will be calculated as of the date that the amount of the tax arrears is paid to the municipality or Board and may be higher than the amount set out above.

(III) If there is no successful purchaser at the public sale, the land, upon registration of a notice of vesting, will vest in the municipality or board.

(IV) Any inquiries relating to this matter may be directed to the municipality or Board as follows:

The Corporation of the Town of Oakville  
Tax Division (905) 845-6601  
1225 Trafalgar Road, Oakville, Ontario L6H 0H3  
Danielle Tummon,  
Manager-Revenue Services and Taxation  
Dated: December 1, 2025

### Signed By

|                        |                                       |                             |        |            |
|------------------------|---------------------------------------|-----------------------------|--------|------------|
| Kimberly Teresa Thomas | 251 Oriole Court<br>Milton<br>L9T 3R3 | acting for<br>Party From(s) | Signed | 2025 12 01 |
|------------------------|---------------------------------------|-----------------------------|--------|------------|

Tel 905-462-1206

Email kLthomas59@outlook.com

I have the authority to sign and register the document on behalf of the Party From(s).

### Submitted By

|                 |                                       |            |
|-----------------|---------------------------------------|------------|
| KIMBERLY THOMAS | 251 Oriole Court<br>Milton<br>L9T 3R3 | 2025 12 01 |
|-----------------|---------------------------------------|------------|

Tel 905-462-1206

Email kLthomas59@outlook.com

### Fees/Taxes/Payment

|                            |         |
|----------------------------|---------|
| Statutory Registration Fee | \$71.55 |
| Total Paid                 | \$71.55 |

### File Number

Party From Client File Number : 107067-CERTIFICATE

THE UNIVERSITY OF CHICAGO  
DIVISION OF THE PHYSICAL SCIENCES  
DEPARTMENT OF CHEMISTRY  
5700 S. DICKINSON DRIVE  
CHICAGO, ILL. 60637  
TEL. (312) 937-1234  
FAX (312) 937-1234

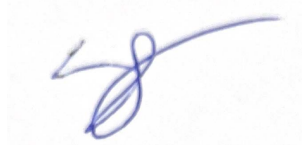
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REMARKS

THIS IS **EXHIBIT “U”** REFERRED TO IN THE  
AFFIDAVIT OF **ITZHAK (YITZ) LEVINSON** AFFIRMED REMOTELY BY **ITZHAK (YITZ)  
LEVINSON** STATED AS BEING LOCATED IN THE CITY OF TORONTO, IN THE PROVINCE  
OF ONTARIO BEFORE ME AT THE CITY OF TORONTO, IN THE PROVINCE OF ONTARIO  
THIS 1<sup>st</sup> DAY OF SEPTEMBER 2026, IN ACCORDANCE WITH O. REG 431/20,  
*ADMINISTERING OATH OR DECLARATION  
REMOTELY*

A handwritten signature in blue ink, appearing to be 'SJ', is written over a light blue rectangular background.

-----  
A COMMISSIONER FOR TAKING AFFIDAVITS

SIMRAN JOSHI  
LSO # 89775A

# SITE OBSERVATION REPORT

## 25 James Street Townhomes

15, 17, 21, 23 & 25 James Street, Georgetown (Town of Halton Hills), Ontario

|                                            |                                                                                                                                                                   |
|--------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>Project</b>                             | 25 James Street Townhomes — new-construction attached townhouse block (the “Property”)                                                                            |
| <b>Address</b>                             | 15, 17, 21, 23 and 25 James Street, Georgetown (Town of Halton Hills), Ontario L7G 2E2                                                                            |
| <b>Owner (per Town records)</b>            | 2715573 Ontario Inc                                                                                                                                               |
| <b>Permit Applicant (per Town records)</b> | Areus Design and Engineering Inc                                                                                                                                  |
| <b>Scope of Observation</b>                | Walk-through observation of the exterior of the entire Property; complete interior of units 15, 21 and 23 James Street; partial interior of unit 17 James Street. |
| <b>Date of Site Visit</b>                  | August 18, 2026 (commencing approximately 4:30 p.m.)                                                                                                              |
| <b>Observers</b>                           | Jeremy Izso, Principal and Managing Director, Cara Partners Inc.; Rabel Mirza, P.Eng                                                                              |
| <b>Prepared By</b>                         | Cara Partners Inc. (“Cara Partners”)                                                                                                                              |
| <b>Prepared For</b>                        | Hillmount Capital Inc. (the “Client” or “Hillmount”)                                                                                                              |
| <b>Date of Report</b>                      | August 19, 2026                                                                                                                                                   |

## 1. Introduction

This report has been prepared by Cara Partners Inc. (“Cara Partners”) in connection with the townhouse property municipally known as 15, 17, 21, 23 and 25 James Street, Georgetown (Town of Halton Hills), Ontario (collectively, the “Property”). Town of Halton Hills permit records provided to Cara Partners identify the owner as 2715573 Ontario Inc and the permit applicant as Areus Design and Engineering Inc. The purpose of this engagement is to provide an independent observation of the existing physical condition and construction status of the Property at the time of the site visit, in support of the Client’s ongoing review of the loan secured against the Property (the “Loan”).

Representatives of Cara Partners attended at the Property on August 18, 2026, commencing at approximately 4:30 p.m. The site visit was attended by Jeremy Izso, Principal and Managing Director of Cara Partners, and Rabel Mirza, P.Eng.

### 1.1 Purpose & Scope

The work performed under this engagement consisted of a non-intrusive visual walk-through of accessible areas of the Property, supplemented by photographic and video documentation. The observations recorded herein are limited to conditions visible at the time of the site visit and to areas to which access was available.

This report does not constitute:

- an engineering assessment, structural review, or code-compliance audit;
- an appraisal, market valuation, or opinion of value;
- a reserve fund study or capital-planning document;
- a Building Condition Assessment in accordance with ASTM E2018 or equivalent;
- a warranty review under the Ontario New Home Warranties Plan Act (Tarion), or a licensing review under the New Home Construction Licensing Act, 2017 (HCRA);
- a deficiency list, punch list, or substantial-performance review on behalf of the Owner or any contractor; or
- a representation as to the suitability of the Property for any specific purpose or transaction.

Conclusions regarding cause, extent, remediation cost, or compliance with code, contract, or warranty obligations are expressly outside the scope of this observation. Where such determinations are warranted, recommendations for further investigation by the appropriate qualified consultant are noted.

Notwithstanding the foregoing, where conditions were observed that, in the Observers’ judgment, present an apparent and immediate risk to the safety of persons occupying or attending the Property, those conditions are identified as **critical life-safety items** and are addressed with corresponding urgency in Sections 4, 5 and 7.

## 1.2 Occupancy & Permit Status

Cara Partners has been provided with two Town of Halton Hills documents relating to the Property:

- **25 James Street — Occupancy Permit.** Occupancy Permit No. 22 104431 000 00 OP, issued June 19, 2025 under Building Permit No. 22 104431 000 00 RP (“Town House New”), records that an occupancy inspection of the dwelling unit was completed on June 19, 2025 and that “Permission to Occupy is Hereby Granted.” The permit expressly states that the Building Permit will not be closed until the outstanding items listed on its face are completed, inspected and passed. Five items are listed as open and requiring further inspection: Deck Final (“hanger nails to be completed”); Deck Framing (“ensure all nail holes in hangers filled”); Exterior Cladding and Grading (“rough grade only”); Final Plumbing (“anti-siphon devices to be installed on all hose bibs”); and Occupancy Inspection — “Elevator not fully installed. Guards in place to prevent access at floor levels.”
- **23 James Street — Occupancy Inspection Report.** An Inspection Report dated June 20, 2025 under Building Permit No. 22 104431 000 00 RP (issued March 31, 2023; Group C — Residential — New Construction; “Townhouse (Unit 2) — 3 bedroom with loft”) records the inspection result as “Re-Inspection Required,” with the comments “Occupancy Granted — Occupancy is permitted with outstanding deficiencies to be addressed promptly.” The same deficiency is recorded as open: “Elevator not fully installed. Guards in place to prevent access at floor levels.” The accompanying inspection status sheet shows five inspections as “Re-Inspection Required”: Deck Framing; Final Plumbing; Deck Final; Occupancy Inspection; and Exterior Cladding and Grading.

The documents provided to Cara Partners record occupancy approvals for 25 James Street and 23 James Street only. Based on the site visit and the photographic and video documentation collected, it is Cara Partners’ understanding that **each of 23, 21 and 15 James Street is presently occupied**. Cara Partners has not been provided with occupancy permits or occupancy inspection reports for units 15, 17 or 21 James Street; units 15 and 21 are accordingly occupied without any occupancy documentation having been provided to, or located by, Cara Partners as at the date of this report.

The critical elevator deficiencies described in this report relate directly to the occupancy of **23 James Street** (described as “Townhouse (Unit 2)” in certain Town reports), which is presently occupied. The tenants of 23 James Street are two adults — a woman and a man, apparently in their sixties — and the tenants disclosed during the site visit that family members, including young children, are at the property regularly. The significance of these circumstances to the deficiencies observed is addressed in Sections 4.1 and 5.

With respect to **21 James Street**: to the best of Cara Partners’ understanding, the unit is occupied on a full-time basis notwithstanding that no occupancy permit has been issued for the unit — a circumstance the tenant themselves disclosed during the site visit, so far as the tenant understood the position. In addition, the second-floor balcony above the garage at the rear of the unit has no railings or guards installed, yet the balcony is readily accessible from the interior of the unit: the access door is not blocked off, and evidence of active use of the balcony was observed and photographed, including a barbecue positioned on it. See Sections 4.1.2 and 5.

As at the date of this report — approximately fourteen months after the June 2025 inspections — Cara Partners has not been provided with any documentation indicating that the deficiencies recorded by the Town have been completed, re-inspected, or closed. A formal request for further documentation has been made with the Halton Region authorities, and Cara Partners anticipates receiving further details regarding the occupancy status of the remaining units before the end of the current week. Pending that production, the occupancy-permit status of each unit, and the standing of all open permit items, remain to be confirmed.

### 1.3 Methodology

The observation consisted of:

- a walk-around observation of the exterior of the entire Property, including site, grading and landscape areas;
- a complete interior walk-through of the units at 15, 21 and 23 James Street;
- a partial interior walk-through of the unit at 17 James Street; and
- photographic and video documentation of the conditions described herein, retained on the project record and available to the Client upon request.

Areas not accessed at the time of the visit are recorded as access limitations (see Section 6).

## 2. Property Description

The Property comprises a block of new-construction attached townhouse dwellings on James Street in Georgetown, within the Town of Halton Hills, Ontario. Town records provided to Cara Partners reference Building Permit No. 22 104431 000 00 RP, issued March 31, 2023, for new townhouse construction (Group C — Residential), and describe the unit at 23 James Street as a three-bedroom townhouse with loft.

Characteristics noted during the site visit include: multi-level units with basements; internal elevator shafts serving multiple levels, with elevator rails and cabs installed but final installation incomplete; rear decks and upper-level balconies; and exterior works (cladding trim, soffit and fascia, gutters, grading, asphalt and landscaping) in varying states of completion.

The above is provided for context only. The Observers have not reviewed design documents, specifications, or as-built drawings, and the total number of units in the block should be confirmed against Town records.

## 3. Summary of Observations

The table below summarizes the principal observations made during the site visit. Each observation is described in narrative form in Section 4. Photographic and video documentation of the conditions

summarized below was collected during the visit and is available to the Client upon request (see Appendix A).

| # | Location                              | Observation                                                                                                                                                                                                                                                                                                                                                                | Category                      |
|---|---------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------|
| 1 | Elevator shafts — units accessed      | Elevator shaft openings not properly blocked off and easily accessible from several floor levels; shaft doors unlocked; no fall-prevention measures observed; basement shaft not drywalled/finished. Rails and cab installed, but final installation incomplete. The Town's recorded elevator deficiency relates to 23 James Street (Unit 2), which is presently occupied. | <b>Critical — Life Safety</b> |
| 2 | Main deck & upper balconies           | Railings / guards not installed on the main deck and upper-level balconies. At 21 James Street, the unguarded second-floor rear balcony above the garage is readily accessible (access door not blocked off), with active use observed and photographed (barbecue).                                                                                                        | <b>Critical — Life Safety</b> |
| 3 | Electrical / life-safety devices      | Exposed wiring requiring proper termination observed. ESA permit / inspection status unconfirmed. Presence and operation of smoke and CO alarms not verified.                                                                                                                                                                                                              | <b>Critical — Life Safety</b> |
| 4 | Sanitary / sewage                     | Reported history of sewage backups. Backflow preventers appear to be installed; cause and current status of the backups unconfirmed.                                                                                                                                                                                                                                       | Major                         |
| 5 | Basements                             | Water intrusion observed in basement areas; source not identified.                                                                                                                                                                                                                                                                                                         | Major                         |
| 6 | Foundations                           | Cracks observed in foundation elements; to be reviewed and repaired as required.                                                                                                                                                                                                                                                                                           | Major                         |
| 7 | Foundation waterproofing              | Waterproofing membrane appears to terminate at, or be buried below, finished grade; installation and termination to be reviewed.                                                                                                                                                                                                                                           | Major                         |
| 8 | Municipal inspections / mechanical    | Final gas inspection reported outstanding (per a representative on site). No certification tags observed on HVAC equipment. Multiple Town re-inspection items open since June 2025.                                                                                                                                                                                        | Major                         |
| 9 | Interior — doors, cabinetry, kitchens | Damaged doors; incomplete cabinetry installation and adjustments; outstanding kitchen deficiencies and installations.                                                                                                                                                                                                                                                      | Minor / Interior              |

| #  | Location                     | Observation                                                                                                                                                                                                               | Category         |
|----|------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------|
| 10 | Interior — cosmetic          | Outstanding paint, drywall, trim, caulking and other cosmetic touch-ups.                                                                                                                                                  | Minor / Interior |
| 11 | Site / landscaping           | Landscaping incomplete, including final asphalt layer and retaining walls. Final grade appears deficient in certain areas (Town record notes “Rough grade only”).                                                         | Exterior / Site  |
| 12 | Exterior envelope & lighting | Exterior lighting incomplete / operation unconfirmed; gutters damaged and/or improperly secured; soffit and fascia incomplete; vent caps missing and caulking/grouting incomplete at exterior pipe and vent penetrations. | Exterior / Site  |

## 4. Detailed Observations

### 4.1 Critical Life-Safety Items

#### 4.1.1 Elevator Shafts — Unprotected Openings (Units Accessed)

In the units accessed, elevator shaft openings were observed to be inadequately protected. The shaft is easily accessible from several floor levels; shaft doors were unlocked; and no fall-prevention measures (guarding, hoarding, or blocking) were observed at the openings. The basement portion of the shaft is not drywalled or otherwise finished. Elevator rails and cabs are installed, but final installation of the elevating devices is incomplete and the equipment is not in service.

This condition must be read against the Town’s permit record. The Occupancy Permit for 25 James Street and the Occupancy Inspection Report for 23 James Street each record the same deficiency, opened June 19, 2025 and shown as open: “Elevator not fully installed. Guards in place to prevent access at floor levels.” The occupancy inspections therefore recorded, as an existing safeguard, that guards were in place preventing access to the shaft at floor levels. At the time of our site visit — approximately fourteen months later — no such guards or equivalent protection were observed in the units accessed. The unit to which the Town’s recorded elevator deficiency relates — 23 James Street (“Townhouse (Unit 2)”) — was observed to be presently occupied (see Section 1.2).

An unlocked, unguarded shaft opening in an occupied dwelling presents a fall exposure of up to several storeys, terminating at an unfinished basement shaft, and is encountered in the course of ordinary daily use of the dwelling. This item is identified as a **critical life-safety deficiency requiring immediate interim protection**, ahead of any longer-term completion works. See Section 5.

#### 4.1.2 Missing Guards — Main Deck and Upper Balconies

Railings / guards were not installed on the main deck or on the upper-level balconies of the units observed. These are elevated walking surfaces directly accessible from the interior of the dwellings. The Town’s June

2025 records for the Property already carried open deck-related items (Deck Framing; Deck Final), and deck-related re-inspections remained outstanding as at the documentation provided.

At 21 James Street specifically, the second-floor balcony above the garage at the rear of the unit has no railings or guards installed. The balcony is readily accessible from the interior of the unit and the access door is not blocked off. Evidence of active use of the balcony was observed and photographed, including a barbecue positioned on the balcony. The unit is understood to be occupied on a full-time basis (see Section 1.2). An unguarded, actively used elevated balcony at an occupied dwelling presents an immediate fall hazard.

Unguarded elevated surfaces accessible from occupied dwellings present a fall hazard in ordinary use and are identified as a **critical life-safety deficiency** requiring immediate installation of permanent or engineered temporary guards, or positive restriction of access pending installation.

#### 4.1.3 Electrical, ESA Status, and Smoke / CO Alarms

Exposed wiring requiring proper termination was observed. The status of Electrical Safety Authority (“ESA”) permits and inspections for the Property was not available to the Observers and remains unconfirmed. The presence and operation of smoke alarms and carbon monoxide alarms in the units was not verified during the visit.

In occupied residential units, unterminated conductors present a potential shock and ignition hazard, and functioning smoke and CO alarms are the primary means of early warning for occupants, including sleeping occupants. Verification and rectification of these items is identified as a **critical life-safety matter** to be addressed on an immediate basis by a Licensed Electrical Contractor, with ESA permit and inspection status confirmed in writing.

### 4.2 Major Items

#### 4.2.1 Sewage Backups (Reported) and Backflow Prevention

We understand that the Property has experienced sewage backups. Backflow preventers appeared to be installed in the areas observed; however, the cause of the reported backups, and whether that cause has been resolved, was not confirmed. Investigation by a licensed plumbing contractor — including camera inspection of the sanitary laterals as warranted — is recommended, together with verification of the installation and operation of the backflow prevention devices.

#### 4.2.2 Water Intrusion — Basements

Water intrusion was observed in basement areas of the Property. The source of the infiltration was not identified during the visit and should be identified and repaired. This item should be reviewed together with the foundation and waterproofing observations below (Sections 4.2.3 and 4.2.4), as the conditions may be related.

#### 4.2.3 Foundation Cracks

Cracks were observed in foundation elements. The cracks should be reviewed — by a structural engineer where warranted — and repaired as required. Whether the cracks are related to the observed basement water intrusion was not determined.

#### 4.2.4 Waterproofing Membrane — Termination at Grade

The foundation waterproofing membrane appears to terminate at, or be buried below, finished grade. The installation and termination detail should be reviewed by a building-envelope consultant, particularly in light of the observed basement water intrusion and the open Town grading item (“Rough grade only,” June 19, 2025).

#### 4.2.5 Municipal Inspections, Gas, and HVAC Certification

A representative present on site advised that the final gas inspection remains outstanding. No certification tags were observed on the HVAC equipment. Per the Town documentation provided, multiple re-inspections (Deck Framing; Final Plumbing; Deck Final; Occupancy Inspection; Exterior Cladding and Grading) remained outstanding as at June 2025. The status of all required municipal inspections, ESA inspections, and gas / TSSA-related approvals should be confirmed in writing.

### 4.3 Minor / Interior Items

The following interior completion and workmanship items were observed in the units accessed: damaged doors requiring repair or replacement; incomplete cabinetry installation and adjustments; outstanding kitchen deficiencies and installations; and general cosmetic deficiencies, including outstanding paint, drywall, trim, caulking and other touch-ups. These items bear principally on completion cost and marketability rather than safety, and can be addressed in the ordinary course of completing the units.

### 4.4 Exterior / Site Items

The following exterior and site items were observed: incomplete landscaping, including the final asphalt layer and retaining walls; incomplete exterior lighting, with installation to be completed and operation confirmed; damaged and/or improperly installed gutters requiring repair, replacement or re-securing; incomplete soffit and fascia; missing vent caps and incomplete caulking / grouting around exterior pipe and vent penetrations; and final grade that appears deficient in certain areas.

The grading observation is consistent with the open Town record item “Rough grade only” (June 19, 2025). Grading and membrane-termination deficiencies should be reviewed together with the basement water-intrusion observation (Section 4.2.2).

## 5. Urgency of the Critical Life-Safety Deficiencies

The deficiencies recorded in this report are not of uniform consequence. The majority — cabinetry, cosmetic items, landscaping, soffit and fascia, and similar completion works — bear on cost-to-complete, durability, and marketability, and can be programmed in the ordinary course. The three items identified as critical life-safety deficiencies (Sections 4.1.1 through 4.1.3) are different in kind: each presents a

present and continuing risk of death or serious injury to persons occupying or attending the Property, and each remains active for as long as the Property is occupied in its current condition.

The fall exposures are the most acute. An elevator shaft opening that is unlocked and unguarded at multiple floor levels is a fall path of up to several storeys, terminating at an unfinished basement shaft; missing guards at the main deck and upper balconies are unprotected edges at elevated walking surfaces. At 21 James Street — a unit understood to be occupied full-time without an occupancy permit — the unguarded second-floor rear balcony is not merely accessible but in active use: a barbecue on the balcony was observed and photographed. The exposure is therefore not latent; the unguarded edge forms part of the household's daily living space. Neither hazard requires an unusual event to produce a catastrophic outcome — both are encountered in the ordinary daily use of a dwelling. The concern is not abstract here: the tenants of 23 James Street disclosed that family members, including young children, are at the property regularly. Falls of this nature are routinely fatal or life-altering.

The elevator condition is aggravated by the permit record. When the Town completed its occupancy inspections in June 2025, it granted occupancy while expressly noting the elevator as not fully installed, and recording as the operative safeguard that guards were in place to prevent access at floor levels. That safeguard was the recorded basis on which occupancy of the inspected units could safely proceed. At the time of our visit, approximately fourteen months later, that safeguard was not observed to be in place in the units accessed — including 23 James Street, the occupied unit to which the Town's elevator deficiency record relates: the shaft openings were accessible, the doors unlocked, and no fall protection was present. The condition of the Property has, in this respect, regressed below the minimum state documented at the time occupancy was granted, while the deficiencies the Town recorded as requiring prompt attention remain open.

The electrical and combustion-related items compound the exposure. Exposed, unterminated wiring is a potential shock and ignition source; the ESA inspection status of the electrical work is unconfirmed; the operation of smoke and carbon monoxide alarms — the primary means of early warning to occupants, including sleeping occupants — was not verified; and we were advised on site that the final gas inspection remains outstanding, with no certification tags observed on the HVAC equipment. Each item is serious in an occupied dwelling on its own; in combination, they present unverified ignition and carbon monoxide sources alongside unverified detection.

The insurance position compounds the exposure. As discussed in Section 8.1, course-of-construction / builder's risk policies commonly exclude, restrict, or permit voiding of coverage where an incomplete project becomes occupied. Until the coverage position is confirmed, the physical risks described above may be being run without effective insurance behind them — a further reason the interim measures cannot wait.

Urgency here does not imply that full completion must occur immediately. Each critical item admits of prompt, low-cost interim mitigation — positively guarding and locking the shaft openings, installing engineered temporary guards or restricting access to the decks and balconies, making the exposed wiring safe, and verifying alarm coverage — that can be completed within days and would materially reduce the risk to occupants while the balance of the work is programmed. The recommendations in Section 7 are

sequenced accordingly. Until the interim measures are in place, every day of continued occupancy in the current condition extends an exposure that is capable of producing an irreversible outcome.

## 6. Access Limitations & Qualifications

The following access limitations and qualifications apply to this observation:

- Interior access: the interiors of units 15, 21 and 23 James Street were observed in full; the interior of unit 17 James Street was observed in part only. The interiors of the remaining units, including 25 James Street, were not accessed. No representation is made as to interior conditions not observed.
- Concealed conditions: no investigation was performed of conditions concealed within walls, ceilings, floors, shafts, or behind finishes, or below grade. Where surface evidence suggested concealed conditions (e.g., basement water intrusion; membrane termination), this is identified for further investigation.
- No testing: no testing of any kind was performed. Electrical, mechanical, gas and elevating equipment was not operated or tested; smoke and CO alarm devices were not tested; no moisture readings or water tests were taken.
- Occupancy status: units 15, 21 and 23 James Street were observed to be occupied at the time of the visit; the occupancy status of the remaining units was not verified and is the subject of the documentation request described in Section 1.2. The identities and tenancy arrangements of the occupants were not independently verified beyond information disclosed on site.
- Documentation: Cara Partners has reviewed only the Town of Halton Hills documents listed in Appendix B. Design drawings, specifications, ESA records, Tarion / HCRA records, commissioning documentation, and warranty documentation have not been reviewed. Conclusions reached after such review may differ from the observations recorded herein.

## 7. Summary of Recommendations

Recommendations are sequenced by urgency. The prioritization reflects the Observers' judgment and is indicative only; the scope and means of remediation should be confirmed by the appropriate qualified consultants and contractors. The insurance, regulatory and enforcement considerations set out in Section 8 should be reviewed with the Client's legal counsel and insurance advisors in parallel with the immediate measures below.

### Immediate — Critical Life Safety (recommended within 24–72 hours)

1. **Secure the elevator shafts.** Install positive fall protection (code-compliant guarding or hoarding) at every shaft opening, at every floor level including the basement, and lock all shaft doors. At minimum, restore the safeguard recorded in the Town's June 2025 occupancy record — guards in place preventing access at floor levels.

2. **Guard the decks and balconies.** Install permanent or engineered temporary guards at the main deck and all upper balconies; until installed, positively restrict access to those areas, including securing the unblocked access door to the actively used second-floor rear balcony at 21 James Street.
3. **Make the electrical safe.** Retain a Licensed Electrical Contractor to properly terminate and make safe all exposed wiring, and confirm the ESA permit and inspection status of the Property in writing.
4. **Verify alarms.** Confirm that smoke and carbon monoxide alarms are installed and operating in every occupied unit; remedy any gap the same day.
5. **Confirm gas and HVAC status.** Confirm the status of the final gas inspection and the certification of the HVAC equipment; if final gas approval is outstanding, have the responsible TSSA-registered contractor attend and confirm safe condition.
6. **Confirm insurance coverage.** Immediately confirm the status and validity of the insurance in place for the Property in light of the occupancy of incomplete units — course-of-construction / builder's risk policies commonly exclude, restrict, or permit voiding of coverage upon occupancy — and confirm the Client's position as mortgagee / loss payee (see Section 8.1).

### Near-Term (recommended within 30 days)

1. **Regularize the permit position.** Confirm with the Town of Halton Hills the occupancy-permit status of every unit and the standing of every open permit item; schedule all required re-inspections. Anticipated to be completed by August 21, 2026.
2. **Resolve the sanitary issue.** Investigate and resolve the cause of the reported sewage backups; verify the installation and operation of the backflow preventers.
3. **Address water and structure.** Identify and repair the source of the basement water intrusion; have the foundation cracks reviewed by a structural engineer and repaired as required; review the waterproofing membrane installation and its termination relative to finished grade.

### Completion Items (recommended in the ordinary course)

1. **Complete exterior and site works.** Soffit and fascia; gutters; vent caps and sealing of exterior penetrations; exterior lighting; final grade remediation; final asphalt layer; retaining walls; and landscaping.
2. **Complete interior deficiencies.** Doors; cabinetry; outstanding kitchen items; and cosmetic touch-ups (paint, drywall, trim, caulking).

## 8. Insurance, Regulatory and Enforcement Considerations (For Review with Counsel)

The observations recorded in this report engage a number of insurance, regulatory and enforcement considerations. Cara Partners does not provide legal advice, and nothing in this section constitutes a legal

opinion. The following matters are identified as **recommendations for the Client to consider**, and to confirm with its legal counsel and insurance advisors, in light of the conditions observed. They are summarized here because, in Cara Partners' experience, they bear directly on the urgency and sequencing of the measures recommended in Section 7.

### 8.1 Insurance — Occupancy of Incomplete Units

In Cara Partners' experience, course-of-construction / builder's risk insurance policies almost universally exclude, restrict, or permit the insurer to void coverage where the insured project becomes occupied. Units at the Property are presently occupied while construction remains incomplete and while the life-safety deficiencies described in Section 4.1 are outstanding. The Client should immediately confirm, through the broker of record and with counsel: what insurance is in place for the Property; whether the insurer has been notified of the occupancy; whether the present occupancy constitutes a material change in risk affecting coverage; and the Client's own position as mortgagee / loss payee. Until the position is confirmed, the Client should proceed on the basis that its collateral may be uninsured, or subject to voidable coverage, while people are living in it. In our view, this consideration alone grounds the urgency of the immediate measures in Section 7.

### 8.2 Building Code Act, 1992 — Occupancy and Enforcement

The Client should consider with counsel the application of the Building Code Act, 1992 (Ontario). Section 11 of that Act prohibits occupancy of a building before an occupancy permit is issued or occupancy is otherwise authorized by the chief building official, and occupancy of a residential building before completion is lawful only where the Building Code's conditional-occupancy criteria are met — criteria addressing, among other things, exits, fire separations, smoke and carbon monoxide alarms, guards, and functioning building services. Several of the conditions observed at the Property (Sections 4.1.1 through 4.1.3) relate directly to those criteria.

Enforcement rests with the chief building official of the local municipality — here, the Town of Halton Hills, not the Region — who may issue orders to comply, orders prohibiting occupancy or use, and unsafe-building orders. Contravention is an offence carrying substantial fines (running into six figures for corporations), with potential director and officer liability. The fire service holds parallel powers under the Fire Protection and Prevention Act, 1997 where conditions present an immediate threat to life.

### 8.3 Tenancies — Residential Tenancies Act, 2006

The occupants encountered at the Property presented as residential tenants, not trespassers. The Client should consider with counsel that Landlord and Tenant Board jurisprudence has consistently applied the Residential Tenancies Act, 2006 even where the tenanted unit is unlawful, and that a receiver, if appointed, would step into the landlord's position and could not simply clear the building. Two avenues may merit counsel's attention: (i) an order of the chief building official prohibiting occupancy, which changes the practical analysis; and (ii) section 52 of the Mortgages Act, under which a mortgagee may apply to the Board to terminate a tenancy entered into after default with the object of hindering the mortgagee's enforcement — a provision that may be engaged if tenancies were placed to generate cash

flow while the borrower was in default. Whether these avenues are available on the facts is a matter for counsel.

## 8.4 Appointment of a Receiver

Should the Client determine to seek the appointment of a receiver, the conditions recorded in this report — occupied units without occupancy documentation; regression of the elevator safeguard recorded by the Town; unguarded elevated areas in active use; and the insurance exposure described above — are, in Cara Partners' experience, the character of evidence commonly relied upon in support of the relief being sought.

## 8.5 Receiver-Side Risks

If a receiver is appointed, the Client and the proposed receiver should consider the following:

- **Occupiers' liability:** exposure attaches from the taking of possession; insurance should be bound before possession is taken.
- **Construction liens:** the incomplete state of the work makes lien claimants probable; priority and holdback issues, including under section 78 of the Construction Act, should be considered before the receiver completes the project.
- **Rents:** collecting rent from unlawfully occupied units is problematic. The more prudent course is to regularize occupancy (for example, through conditional occupancy permits), or to renegotiate new interim lease arrangements, or to lawfully vacate affected units on counsel's advice, rather than simply operating as-is.

## 9. Statement of Limitations

This report has been prepared by Cara Partners for the sole and exclusive use of the party identified on the cover sheet (the "Client"), for the purpose stated in Section 1.1. No other party is entitled to rely on the contents of this report without the prior written consent of Cara Partners.

The observations and opinions expressed herein are based solely on conditions visible to the Observers at the time of the site visit, on information provided on site and by the Client, and on the documents listed in Appendix B. The Observers have not undertaken intrusive or destructive investigation, have not conducted testing of any kind, and have not reviewed the project record. Conditions not visible at the time of the visit, conditions arising after the date of the visit, and conditions concealed by finishes or otherwise inaccessible are not addressed.

This report does not constitute a certification, warranty, or guarantee of the condition or future performance of the Property, nor of compliance with any code, contract, regulation, or warranty obligation. Nothing in this report, including Section 8, constitutes legal or insurance advice; the matters identified in Section 8 are recommendations for consideration and should be confirmed with the Client's legal counsel and insurance advisors.

Respectfully submitted,

**Jeremy Izso**

Principal and Managing Director

Cara Partners Inc.

*Site observation attended by Jeremy Izso and Rabel Mirza, P.Eng.*

## Appendix A — Photographic & Video Documentation

Photographic and video records of the conditions described in Sections 3 and 4 were collected during the site visit of August 18, 2026, are retained on the Cara Partners project record, and are available to the Client upon request. The records are organized by unit and by area, and include:

- elevator shaft openings, shaft doors, and the unfinished basement shaft;
- main deck and upper balconies showing missing railings / guards, including the second-floor rear balcony at 21 James Street and evidence of its active use (barbecue);
- exposed wiring and electrical conditions;
- basement water intrusion, foundation cracks, and the waterproofing membrane termination at grade;
- HVAC equipment (absence of certification tags);
- interior deficiencies (doors, cabinetry, kitchens, cosmetic items);
- exterior and site conditions (landscaping, asphalt, retaining walls, lighting, gutters, soffit and fascia, vent penetrations, grading); and
- general exterior views of the Property.

Original media is held on the Cara Partners project record under the project reference indicated on the cover sheet.

## Appendix B — Reference Documents

The following documents and sources were reviewed or relied upon in the preparation of this report:

- Town of Halton Hills — Occupancy Permit No. 22 104431 000 00 OP (OBC, Div. C, Article 1.3.3.4), 25 James Street, Georgetown (legal description: CON 8 PT LOT 19 RP 20R21372 PARTS 1,2), issued June 19, 2025 under Building Permit No. 22 104431 000 00 RP, including the outstanding items listed on its face;
- Town of Halton Hills — Inspection Report (Occupancy Inspection) dated June 20, 2025, 23 James Street, Georgetown (legal description: PLAN 20R LOT 2), under Building Permit No. 22 104431 000 00 RP (issued March 31, 2023), including the accompanying inspection status sheet;
- information provided on site at the time of the visit; and
- information provided by the Client with respect to the Loan and the occupancy of the Property.

Reference to the above sources is for context only; the Observers have independently verified only those matters expressly stated in this report.

THIS IS **EXHIBIT “V”** REFERRED TO IN THE  
AFFIDAVIT OF **ITZHAK (YITZ) LEVINSON** AFFIRMED REMOTELY BY **ITZHAK (YITZ)  
LEVINSON** STATED AS BEING LOCATED IN THE CITY OF TORONTO, IN THE PROVINCE  
OF ONTARIO BEFORE ME AT THE CITY OF TORONTO, IN THE PROVINCE OF ONTARIO  
THIS 1<sup>st</sup> DAY OF SEPTEMBER 2026, IN ACCORDANCE WITH O. REG 431/20,  
*ADMINISTERING OATH OR DECLARATION  
REMOTELY*

A handwritten signature in blue ink, consisting of a stylized 'S' followed by a horizontal line and a loop.

-----  
A COMMISSIONER FOR TAKING AFFIDAVITS

SIMRAN JOSHI  
LSO # 89775A

**Properties**

PIN 25034 - 0225 LT Interest/Estate Fee Simple  
Description PT LT 19, CON 8 ESQ, PTS 1,2 20R21372; SUBJECT TO AN EASEMENT OVER PT 1  
20R21372 AS IN 789760; TOWN OF HALTON HILLS  
Address 25 JAMES STREET  
GEORGETOWN

**Chargor(s)**

The chargor(s) hereby charges the land to the chargee(s). The chargor(s) acknowledges the receipt of the charge and the standard charge terms, if any.

Name 2715573 ONTARIO INC.  
Address for Service 413 Samford Place, Oakville, Ontario  
L6L 4E7

I, Christopher Cimitata, Director, have the authority to bind the corporation.

This document is not authorized under Power of Attorney by this party.

**Chargee(s)**

Capacity

Share

Name HILLMOUNT CAPITAL INC.  
Address for Service 89 Tycos Drive, Suite 208, Toronto, ON M6B 1W3

**Provisions**

Principal \$950,000.00 Currency CDN  
Calculation Period monthly-interest only, not in advance  
Balance Due Date 2020/12/01  
Interest Rate 8.75% per annum  
Payments \$6,927.08  
Interest Adjustment Date 2019 12 01  
Payment Date 1st of each month  
First Payment Date 2020 01 01  
Last Payment Date 2020 12 01  
Standard Charge Terms 200033  
Insurance Amount Full insurable value  
Guarantor Christopher Cimitata, 2661793 Ontario Inc., Natasha Pinto-Cimitata  
and Guerino Matthew Cimitata

**Additional Provisions**

See Schedules

**Signed By**

Doron Noah 800-150 York St. acting for Signed 2019 11 22  
Toronto  
M5H 3S5 Chargor(s)

Tel 416-364-1553

Fax 416-364-1453

I have the authority to sign and register the document on behalf of the Chargor(s).

**Submitted By**

MACDONALD SAGER MANIS LLP 800-150 York St. 2019 11 22  
Toronto  
M5H 3S5

Tel 416-364-1553

Fax 416-364-1453

**Fees/Taxes/Payment**

Statutory Registration Fee

\$65.05

LRO # 20 Charge/Mortgage

Received as HR1667798 on 2019 11 25 at 16:07

The applicant(s) hereby applies to the Land Registrar.

yyyy mm dd Page 2 of 15

|                           |
|---------------------------|
| <b>Fees/Taxes/Payment</b> |
|---------------------------|

Total Paid

\$65.05

|                    |
|--------------------|
| <b>File Number</b> |
|--------------------|

Chargee Client File Number :

192319

## SCHEDULE

### ADDITIONAL PROVISIONS

For the purpose of this Charge/Mortgage, the terms "Charge", "Chargor" and "Chargee" shall also mean "Mortgage", "Mortgagor" and "Mortgagee". The lands and premises that are subject to this Charge are collectively sometimes referred to in this Charge as the "Property".

#### 1. FEES AND COSTS

NOTWITHSTANDING anything to the contrary contained in the Standard Charge Terms (and in the event of any contradiction, the following provisions shall prevail), and in addition to all fees and charges contained in the Commitment (as defined below), the Chargor covenants and agrees with the Chargee to pay to the Chargee its administration and/or servicing fees for the following matters in the amounts set forth:

a) Missed payment fee (payable for each missed or late installment and for processing each "NSF" cheque or other returned payment) - \$500.00.

PROVIDED that if any cheque is returned NSF, any replacement cheque must be certified. If such replacement cheque is not certified, the Chargee shall be entitled to have it certified, and to add all the costs of certification (including courier charges to and from the Chargor's Bank) to the amount owing on the Mortgage.

b) An insurance default fee of \$300.00 for dealing with each cancellation, notice of cancellation, premium payment, placing insurance or other non-compliance with insurance requirements.

c) Default proceedings processing and administration fee (payable for each action or proceeding instituted) - \$2,000.00

d) Demand Letter - \$300.00 for each demand letter in connection with any event of default under the Mortgage.

e) Possession - for attending to take possession following default - \$5,000.00

f) Maintenance - for administering maintenance and security on the property in Chargee's possession, per day - \$100.00.

g) Inspection- \$300.00 per property for any inspection of and/or attendance at the property as a result of default under the Charge.

h) Purchaser approval - for processing each application for assumption, whether or not approved or completed - \$300.00

i) Annual Tax Account Administration Fee - The Chargor further agrees to pay to the Chargee a non-refundable annual administration charge of \$200.00 for collection and payment of the property taxes payable annually in advance commencing on the funding date.

j) Tax Default Fee - \$250.00 for failure by the borrower to provide satisfactory confirmation of tax payments (if any)

k) Servicing Fee- for any payment the Chargee is called to make in order to protect its security position including but not limited to realty taxes, insurance premiums, condominium common expenses, principal interest or costs under a prior mortgage, there shall be a service charge of \$300.00

l) For each hour of administrative time spent by the Chargee or its agent in dealing with issues of default related to this Charge there will be a charge of \$395.00 per hour, plus HST, if applicable. This fee does not include any fees charged by the Chargee's solicitor.

Any service or administration fee owing by the Chargor to the Chargee, which is not paid forthwith after having been incurred, the same shall be added to the mortgage indebtedness and shall bear interest at the rate herein set forth.

m) Bank Wire Transfer Fee - \$90.00

The Chargor agrees and acknowledges that the foregoing charges and fees are reasonable compensation for the Chargee's administration work and costs and are intended by the parties hereto to be, and shall be deemed, liquidated damages and not a penalty. Any service or administration fee owing by the Chargor to the Chargee, which is not paid forthwith after having been incurred, the same shall be added to the mortgage indebtedness and shall bear interest at the rate herein set forth.

#### 2. POST-DATED CHEQUES

The Chargor shall provide to the Chargee, or as it may direct, a series of twelve (12) post-dated cheques in accordance with the repayment schedule attached hereto and forming part of the within Charge. In the event that there is more than one Chargee, the Chargor agrees to provide separate payments to each Chargee, if so requested.

In the alternative, and at the option of the Chargee, the Chargor shall provide the Chargee's solicitor with a Pre-Authorized Debit form (PAD) for purposes of obtaining the monthly mortgage payments.

In the event that any of the Chargor's post-dated cheques or pre-authorized debit, as the case may be, are not honoured when presented for payment to the bank or trust company on which they are drawn, or should the Chargor fail to provide a monthly payment when due, the Chargor shall pay to the Chargee for each such returned payment(s), FIVE HUNDRED (\$500.00) DOLLARS to cover the Chargee's administration costs and not as penalty and such sum shall be a charge upon the lands and shall bear interest at the rate hereinbefore stated.

In the event that any interest payment is not received by the Chargee on or before the due date, then there shall be a late payment administration fee of FIVE HUNDRED (\$500.00) DOLLARS for each occurrence.

In the event that the Chargee is or becomes a financial institution as Trustee for the RRSP of an individual, the Chargor agrees to make the monthly payments under the mortgage to the planholder or as the planholder directs.

### 3. PAYMENTS AFTER 1:00 P.M.

Any payment (other than payment of the regular payments of interest) that is made after 1:00 p.m. on any date, shall be deemed for the purpose of calculation of interest, to have been made and received on the next bank business day. For greater certainty, if funds are received (or deemed received) on a Friday after 1:00 pm, interest will be payable to the following Monday, or Tuesday in the event of a holiday.

### 4. PREPAYMENT

Provided that the Chargor is not in default, the Chargor shall have the right during the term of this Charge to prepay the outstanding principal amount hereby secured at any time, upon payment of three (3) months interest as a bonus during the first six (6) months of the term; and upon payment of one (1) month interest as a bonus and 30 days prior written notice during the following six (6) months of the term.

If prepayment of any part of the principal sum secured hereunder is made by reason of payment after acceleration upon the occurrence of a default during the Term, the Chargor agrees to pay to the Chargee a bonus equal to three (3) months interest during the first six (6) months of the Term, and thereafter a bonus of one (1) month interest.

If the Charge is renewed for any period or periods after the term of the Charge, then prepayment of the whole of the principal amount hereby secured at any time or times will be in accordance with the terms of the mortgage renewal letter.

### 5. REALTY TAXES

The Chargor agrees that in the event the Chargee does not elect to collect the realty taxes imposed for the Property that the Chargor shall pay all instalments as they become due and shall provide proof of payment by way of a receipt to the Chargee and his agent on or before the due date for each such payment.

In the event the Chargee elects to collect the realty taxes levied for the Property together with the monthly interest payment hereunder, and subsequently the monthly realty tax payments collected from the Chargor are insufficient to pay any realty tax bill when due, the Chargor covenants to pay all arrears, insufficiencies and instalments to the Chargee within 14 days of written notice from the Chargee or his agents to make such payment.

In the event that the Chargor fails to provide proof of payment as set out above, the Chargor agrees that the Chargee or the Chargee's agent may obtain verbal information from the municipality, or for those municipalities which do not provide verbal information pertaining to realty tax accounts, by obtaining a tax certificate, and the Chargor agrees that the cost of obtaining such information shall be a minimum of TWO HUNDRED AND FIFTY (\$250.00) DOLLARS plus disbursements and H.S.T. which cost will be added to the principal amount secured by the Charge.

### 6. ACKNOWLEDGEMENT ON ASSIGNMENT

In the event that the Chargee assigns transfers or otherwise conveys its interest hereunder, and upon the delivery of notice of same to the Chargor, the Chargor, if so requested, shall without cost, at any time and from time to time, execute an acknowledgment with respect to the terms and

conditions of the Charge and the amount outstanding thereunder. Failure to execute the acknowledgment shall be deemed to be default by the Chargor under the Charge.

7. SALE BY CHARGOR

On the sale or transfer of all or any part of the property secured by this Charge or any mortgage or any interest therein, the Chargee may, at the Chargee's sole option declare all of the sums secured by this Charge to be immediately due and payable and invoke any remedies permitted by this Charge or law.

No sale or other dealings by the Chargor with the equity of redemption in the property secured by this Charge or any part thereof shall in any way change the liability of the Chargor for the observance, fulfilment and maintenance of all covenants, terms and provisions herein or in any way alter the rights of the Chargee as against the Chargor or any other person liable for payment of the moneys hereby secured.

No dealing between the Chargee and the Chargor or the owner of the equity of redemption, including extending or renewing this Charge, shall in any way affect, change or prejudice the liability of the Chargor for the observance, fulfilment and maintaining of all covenants, terms, provisos, conditions, agreements and stipulations in this Charge or any amendment or extension thereof or in any way alter the rights of the Chargee as against the Chargor or any other person liable for payment of the moneys hereby secured, and the Chargor expressly waives all notice of such dealings between the Chargee with the owner of the right equity of redemption, including extending or renewing this Charge.

8. SALE ON TERMS

In the event power of sale proceedings are taken, the Chargee as vendor may sell the property on terms and if the result is that any mortgages taken back are at a rate lower than the rate for first and/or second mortgages in the industry then the Chargee shall be entitled to sell these charges at a discount and the discount shall form part of the loss incurred by the Chargee and be recoverable against the Chargor.

9. PAYMENT OF OTHER CHARGES AND PERFORMANCE OF OTHER OBLIGATIONS BY THE CHARGE

The Chargor covenants and agrees with the Chargee to pay all property tax, public utilities rates, charges, condominium common expenses, and insurance premiums as and when they become due, to keep all encumbrances and agreements in good standing, comply with all zoning by-laws, standards and work orders and not to permit the existence of any work orders, deficiency notices, letters of compliance or the registration of any liens of any nature or kind; the failure of the Chargor to comply with this covenant shall constitute an event of default hereunder and entitles the Chargee at its sole and absolute discretion to avail itself of remedies available hereunder and at law including the right to accelerate the principal sum secured hereunder together with all accrued interest thereon plus costs.

In addition, at the Chargee's sole and absolute discretion, the Chargor hereby agrees that the Chargee may satisfy any charge, lien, any matter raised in the previous paragraph or other encumbrances now or hereafter existing or to arise or to be claimed upon the charged Property and the amount so paid together with all costs associated therewith shall be a charge on the Property and shall bear interest at 18% percent per annum, calculated and compounded monthly and shall be payable forthwith by the Chargor to the Chargee, and in default of payment, the entire principal sum, accrued interest and costs, shall become payable at the sole and absolute discretion of the Chargee and the remedies hereby given and available at law may be exercised forthwith without notice. In the event the Chargee satisfies any such charge or claim, it shall be entitled to all equities and securities of the person(s) so satisfied and it may retain any discharge, cessation of charge or assignment of charge unregistered until paid.

10. SERVICING FEE

In the event that the Chargee is called upon to pay any payment in order to protect its security position including but not limited to realty taxes, insurance premiums, condominium common expenses, principal interest or costs under a prior mortgage, there shall be a service charge of not less than \$300.00 for making each such payment or payments. Any service fee owing by the Chargor to the Chargee which is not paid shall be added to the mortgage indebtedness and shall bear interest at the rate herein set forth.

11. COSTS AND EXPENSES

It is agreed that all costs and expenses of the Chargee incurred in endeavouring to collect any money overdue under this Charge, including all legal costs on a solicitor and client basis, whether legal proceedings are instituted or not, shall be added to the principal and be payable forthwith by the Chargor.

12. MORTGAGE STATEMENT

The Chargor shall pay to the Chargee or its agent an administrative fee of \$100.00 plus HST in advance for processing and providing each and every mortgage statement requested by or on behalf of the Chargor. Any request for a mortgage statement shall be made in writing allowing the Chargee seven (7) business days to respond.

13. DISCHARGE

Upon the balance due date of the principal and interest secured hereunder or any renewal thereof, the Chargor shall be deemed to have requested the Chargee or the Chargee's solicitor to prepare the discharge documents including where applicable the electronic registration of the discharge for this Charge and shall pay the following fees:

1. Statement fee \$100.00;
2. Chargee's administration fees for execution of discharge \$300.00 for one property and \$100.00 for each additional property;
3. Chargee's solicitor fees plus disbursements and HST for preparation and registration of the discharge.

In addition in the event that the Chargor requires the Chargee to attend at the Land Registry Office on the closing of a refinancing or sale transaction, the Chargor shall pay all disbursements incurred by the Chargee's solicitor or Chargee's agent including courier and conveyancer fees, such amount to be not less than \$250.00 plus disbursements and H.S.T. In addition if mortgage discharge funds are to be delivered, other than to the office of the Chargee's solicitor or Chargee's agent, payment will be deemed received on the next banking day. The parties herein agree that payment to discharge the said Charge must be by certified cheque.

14. POSSESSION

Notwithstanding anything herein to the contrary, if default shall happen to be made of or in the payment of the principal amount or the interest payable thereon or any part of either thereof, as provided in this Charge, or of or in the doing, observing, performing, fulfilling or keeping of some one or more of the provisions, agreements or stipulations contained therein contrary to the true intent and meaning of this Charge, then and in every case it shall and may be lawful to and for the said Chargee to peaceably and quietly enter into, have, hold, use, occupy, possess, and enjoy the land hereby charged free and clear and freely and clearly acquitted, exonerated and discharged of and from all former conveyances, mortgages, charges, rights, annuities, debts, executions and recognizances, and of and from all manner of other charges or encumbrances whatsoever without the let, suit, hindrance, interruption or denial of the Chargor or any other person or persons whatsoever.

15. ALTERATIONS

The Chargor will not make or permit to be made any structural alterations or additions to the land or change or permit to be changed the use of the premises without the written consent of the Chargee and he will promptly observe, perform, execute and comply with all legislation, laws, rules, requirements, orders, directions, ordinances and regulations of every governmental authority or agency concerning the land and will at his own cost and expense make any and all improvements thereon or alterations thereto, structural or otherwise, ordinary or extraordinary, which may be required at any time by such present or future law, rules, requirement, order, direction, ordinance or regulations.

16. CHARGE NOT IN POSSESSION

It is agreed between the Chargor and the Chargee that the Chargee in exercising any of the rights given to the Chargee under the Charge shall be deemed not to be a Chargee in possession.

17. APPOINTMENT OF RECEIVER

Notwithstanding anything herein contain it is declared and agreed that at any time and from time to time when there shall be default under the provisions of this Charge the Chargee may at such time and from time to time and without entry into possession of the Property or any part thereof by writing under its hand appoint a receiver (which term shall include a receiver and manager) of the Property or any part thereof and of the rents and profits thereof and with or without security and may from time to time by similar writing remove any receiver and appoint another in his, her or its stead and that, in making any such appointment or removal, the Chargee shall be deemed to be acting as the agent or attorney for the Chargor.

Upon the appointment of any such receiver of receivers from time to time the following provisions shall apply:

- (a) That the statutory declaration by any officer of the Chargee as to default under the provisions of this Charge shall be conclusive evidence thereof;

- (b) That every such receiver shall be the irrevocable agent or attorney of the Chargor for the collection of all rents falling due in respect of the Property or any part thereof whether in respect of any tenancies created in priority to these presents or subsequent thereto;
- (c) That every such receiver may, in the discretion of the Chargee and by writing under its corporate seal, be vested with all or any of the powers and discretions of the Chargee;
- (d) That the Chargee may from time to time by such writing fix the remuneration of every such receiver who shall be entitled to deduct the same out of the Property or the proceeds thereof;
- (e) That every such receiver shall, so far as concerns responsibility for his, her or its acts or omissions, be deemed the agent or attorney of the Chargor and in no event the agent of the Chargee;
- (f) That the appointment of every such receiver by the Chargee shall not incur or create any liability on the part of the Chargee to the receiver in any respect and such appointment or anything which may be done by any such receiver or the removal of any such receiver or the termination of any such receivership shall not have the effect of constituting the Chargee a chargee in possession respect of the Property or any part thereof;
- (g) That every such receiver shall from time to time have the power to rent any portion of the Property which may become vacant for such term and subject to such provisions as such receiver may deem advisable or expedient and in so doing every such receiver shall act as the attorney or agent of the Chargor and every such receiver shall have authority to execute under seal any lease of any such portion of the Property in the name of and on behalf of the Chargor and the Chargor undertakes to ratify and confirm whatever any such receiver may do in the Property;
- (h) That every such receiver shall have full power to complete any unfinished construction upon the Property with the intent that the Property and the buildings thereof when so completed shall be a completed structure as represented by the Chargor to the Chargee for the purpose of obtaining the secured by the Charge;
- (i) That any such receiver shall have full power to carry on or, concur in the carrying on of the business of the Chargor, and to employ and discharge such agents, workmen, accountants and other individuals or companies as are required to carry on the said business, upon such terms and with such salaries, wages or remuneration as such receiver shall think proper, and to repair and keep in repair the Property and to do all necessary acts and things for the carrying on of the business of the Chargor and the protection of the Property;
- (j) That any such receiver shall have the power to sell or lease or concur in selling or leasing any or all of the Property, or any part thereof, and to carry any such sale or lease into effect by conveying in the name of or on behalf of the Chargor or otherwise; and any such sale may be made either as public auction or private sale as to him may seem best and such sale may be made from time to time as to the whole or any part or parts of the Property; and any such receiver may make any stipulations as to title or conveyance or commencement of title or otherwise which such receiver shall deem proper;
- (k) That any such receiver shall have the power to borrow money to carry on the business of the Chargor or to maintain the whole or any part of the Property, in such amounts as the receiver may from time to time deem necessary and in so doing the receiver may issue certificates that may be payable when the receiver thinks expedient and shall bear interests as stated therein and the amounts from time to time payable under such certificates shall charge the Property in priority to this charge;
- (l) That any such receiver shall have the power to execute and prosecute all suits, proceedings and actions which the receiver in his, her or its option considers necessary for the proper protection of the Property, to defend all suits, proceedings and actions against the Chargor and the receiver, to appear in and conduct the prosecution and defence of any suit, proceeding or action then pending on thereafter instituted and to appeal any suit, proceeding or action;
- (m) That any such receiver shall have the full power to manage, operate, amend, repair, alter, or extend the Property, or any part thereof, in the name of the Chargor for the purpose of securing the payment of rental from the Property or any part thereof; and
- (n) That any such receiver or trustee shall not be liable to the Chargor to account for monies or damages other than cash received by him or it in respect to the Property or any part thereof and out of such cash so received every such receiver shall pay in the following order:

- (1) his remuneration;

- (2) all payments made or incurred by him in connection with management, operation, amendment, repair, alteration or extension of the Property or any part thereof;
- (3) in payment of interest, principal and other money which may from time to time be or become charged upon the charged Property in priority to monies owing hereunder and all taxes, insurance premiums and every other proper expenditure made or incurred by him in respect to the Property or any part thereof;
- (4) in payment of all interest and arrears of interest and any other monies remaining unpaid hereunder;
- (5) the residue of any money so received by him shall be applied on the principal sum or any other amounts from time to time owing under this Charge;
- (6) it is acknowledged that in the event of default, the Chargee or its agent, shall be entitled to receive a fee for the management of the Property.

The Chargor hereby irrevocably appoints the Chargee, his attorney to execute such consent or consents and all such documents as may be required in the sole discretion of the Chargee and/or its solicitor so as to give effect to the foregoing provisions and the signature of such attorney shall be valid and binding on the Chargor and all parties dealing with the Chargor, the Chargee and/or the receiver or trustee and/or with respect to the charged Property in the same manner as if such documentation was duly executed by the Chargor himself.

#### 18. ADDITIONAL REMEDIES

The rights, powers, and remedies conferred herein are supplementary to and not in substitution for any of the powers which the Chargee may have or be entitled to at law or otherwise. Any one or more remedies may from time to time be exercised independently of or in combination with any of the others, and the remedies include, but are not limited to, the Chargee's right to commence court proceedings to foreclose the Chargor's right, title and equity of redemption to the Property and the Chargee's right to ask the court to order the sale of the Property under the court's supervision.

#### 19. ASSIGNMENT OF LEASES

The Chargor hereby gives, grants, assigns, transfers and sets over unto the Chargee all leases and/or agreements, whether written, verbal or otherwise howsoever made including all renewals or extensions thereof, together with all rents and other moneys payable thereunder and all rights, benefits and advantages to be derived therefrom as may affect the Property or any part thereof; provided that nothing in pursuance hereof shall have or be deemed to have the effect of making the Chargee a chargee in possession or responsible for the collection of rent, or any part thereof, or any income or revenue whatsoever of and from the Property, or for the performance or observance of any covenants, terms or conditions contained in such lease or other agreement; provided further, that no future leases or renewals or amendments of leases may be given by the Chargor without the prior written consent of the Chargee (not to be unreasonably withheld) and notwithstanding anything herein contained, no lease of the Property or any part thereof made by the Chargor without the prior written consent of the Chargee shall have priority over the Charge and also that forthwith after making any lease of the Property or any part thereof the Chargor will (if requested) execute and deliver to the Chargee an assignment in the Chargee's usual form of all rents payable under such lease, the benefits of all covenants, agreements and provisions therein contained on the part of the tenant to be observed and performed and the reversion of such lease, and will also execute and deliver to the Chargee all such notices and other documents as may be required in order to render such assignment effectual in law.

Notwithstanding that the Chargee may forthwith collect any and all rent upon completion of the mortgage transaction, the Chargee will allow the Chargor to collect said rent. At any time, the Chargee may withdraw its permission to the Chargor to collect rent by delivering to any tenant a direction to pay all further rent to the Chargee or as the Chargee may direct.

The Chargor covenants and agrees that no rent has been or will be paid by any person in possession of any portion of the Property in advance, and that no portion of any future rent will be allowed to accrue or be waived, released, reduced, discounted or otherwise discharged or compromised by the Chargor.

The Chargor further covenants and agrees that it shall not perform any act or do anything or omit to do anything which will cause the default of any lease unless consented to by the Chargee in writing.

20. SUBSEQUENT ENCUMBRANCES

The Chargor covenants and agrees that it will not encumber the Property or permit the registration of any mortgage or charges ranking subsequent in priority to the within Charge without the prior written consent of the Chargee, which consent will not be unreasonably withheld.

21. FARM DEBT MEDIATION ACT

Provided further that the Chargor represents and warrants that he is not a "Farmer" as defined in the Farm Debt Mediation Act and the Chargor further covenants and agrees that during the currency of the within Charge he will not engage in any activity which would have the effect of deeming him a Farmer within the meaning of the Farm Debt Mediation Act. In the event that the Chargor fails to comply with the within provision, the within Charge shall, at the Chargee's option, immediately become due and payable in full, together with the prepayment bonus set out herein.

22. NO DEEMED REINVESTMENT

Notwithstanding the reference herein to the interest rate on a per annum basis and notwithstanding any other provision herein contained, the parties hereto acknowledge that it is their intention that the interest rate shall at all times be payable and calculated monthly at a rate per month equal to 1/12th of the yearly rate as hereinbefore referred to and the Chargee shall not be deemed to have reinvested any monthly or other payments received by it hereunder.

23. NON-PAYMENT OF PRINCIPAL

If the principal sum, accrued interest thereon and any of the sums which may be due hereunder is not repaid on or before the Balance Due Date, as may be renewed or extended from time to time, then the Chargor agrees that it shall not require the Chargee to accept payment of the principal monies owing under this Charge without paying a bonus equal to three (3) months interest at the rate of interest chargeable hereunder on the principal amount outstanding on the Balance Due Date.

24. INDEMNIFICATION OF CHARGEЕ

In the event the Chargee shall, without fault on its part, be made a party to any litigation commenced by or against the Chargor, the Chargor shall protect and hold the Chargee harmless therefrom and shall pay all costs, expenses and solicitors and counsels fees on a solicitor and his own client basis. Such costs shall be a charge on the Property and may be added to the loan secured hereby.

25. COVENANT TO PAY BROKERAGE FEES

The Chargor acknowledges that the loan hereby secured was arranged by one or more mortgage brokers. Part of the consideration received by the Chargee in agreeing to advance the funds secured hereby is the payment of the Mortgage Brokerage fees stipulated in the Cost of Borrowing Disclosure Form as required under the *Mortgage Brokers, Lenders and Administrators Act*, R.S.O., 2006, as amended or replaced. Upon registration of this Charge, and where the Chargor is unable or unwilling to receive the monies secured hereby, the Chargor shall not be entitled to a discharge of this Charge until the Mortgage Brokerage fees are paid in full.

26. PAYMENT OF AMOUNTS OWING TO GOVERNMENTAL AUTHORITIES

During the term of the Charge and any renewal or extension thereof, the Chargor and/or any guarantor will pay when due all amounts owing to any governmental authority which, if unpaid, would give such governmental authority recourse for such amounts ranking in priority to this Charge or any other security documents and agreements given by the Chargor to the Chargee in connection with the loan hereunder and the failure to pay such amount when due will constitute, at the sole discretion of the Chargee, an event of default hereunder.

27. HEADINGS

The headings herein are not to be considered part of this Charge and are included solely for the convenience of reference and are not intended to be full or accurate descriptions of the contents of the paragraphs to which they relate.

28. SERVICE OF THE NOTICE OF INTENTION TO ENFORCE SECURITY

In the event it is necessary for the Chargee to deliver a Notice of Intention to Enforce Security on the Chargor, said Notice of Intention to Enforce Security shall be served on the Chargor by regular mail to the Chargor's attention at the address provided in the Charge.

29. ELECTRONIC REGISTRATION

The Chargor hereby authorizes and directs the Chargee, by their solicitor, to register this Charge electronically.

30. CROSS DEFAULT

The occurrence of an event of default under the provisions of this Charge, under any security document referred to in the commitment letter dated October 21, 2019, as may be amended from time to time (collectively the "Commitment") issued by the Chargee in respect to this Charge or pursuant to any other charge or security document between any Chargor and the Chargee, including any document pursuant to which the Chargor is a guarantor, shall be deemed to be an event of default under all such charges and charges and security documents and shall entitle the Chargee to pursue its remedies under any or all of the aforesaid security documents.

31. NON-MERGER

Notwithstanding the registration of this Charge and the advance of funds secured hereunder, the terms and provisions of the Commitment shall remain binding and effective upon the parties. It is understood and agreed that any default under the said Commitment shall be deemed a default under this Charge. In the event of an inconsistency between the terms of the Charge and the terms of the Commitment, the Chargee may, in its sole discretion, determine which shall prevail.

32. ENVIRONMENTAL

The Chargor represents and warrants that:

- (a) it has not caused or permitted, and to the best of its knowledge, information and belief after making due inquiry, no other person has caused or permitted, any Hazardous Substance to be manufactured, refined, traded, transported or transformed to or from, handled, produced, processed, placed, stored, located or disposed of on, under or at the Property;
- (b) it has no knowledge that any owner or occupier of any abutting or neighbouring properties has done any one or more of the matters or things prohibited by subparagraph (a) hereof;
- (c) it and its tenants, invitees and other occupiers of the Property have and will at all times carry out, and to the best of their respective knowledge, information and belief after making due inquiry, all prior owners and occupiers of the Property have at all times carried out, all business and other activities upon the Property in compliance with all applicable laws intended to protect the environment including, without limitation, laws respecting the discharge, emission, spill or disposal of any Hazardous Substance;
- (d) no order, direction, enforcement action or other governmental or regulatory action or notice, nor any action, suit or proceeding relating to an Hazardous Substance or the environment has been issued or is otherwise threatened or pending with respect to the Property;
- (e) all of the representations and warranties set out herein shall remain true and accurate in all respects until all amounts secured hereunder are paid in full; and
- (f) the Chargee may delay or refuse to make any advance to the Chargor if the Chargee believes that any of the representations and warranties set out herein were not true and accurate when made or at any time thereafter.

The Chargor shall permit the Chargee to conduct, at the Chargor's expense, any and all tests, inspections, appraisals and environmental audits of the Property so as to determine and ensure compliance with the provisions of the Charge including, without limitation, the right to conduct soil tests and to review and copy any records relating to the Property or the businesses and other activities conducted thereon at any time and from time to time.

The Chargor agrees to indemnify and save harmless the Chargee and its officers, directors, employees, agents and shareholders from and against any and all losses, damages, costs and expenses of any and every nature and kind whatsoever which at any time or from time to time may be paid or incurred by or asserted against any of them as a direct or indirect result of:

- (a) a breach of any of the representations, warranties or covenants hereinbefore set out;
- (b) the presence of any Hazardous Substance in, on or under the Property; or
- (c) the discharge, emission, spill or disposal of any Hazardous Substance from the Property into or upon any property, the atmosphere, any watercourse, body of water or wetland;

and such losses, damages, costs and expenses include, without limitation:

- (d) the costs of defending, counterclaiming or claiming over against one or more third parties in respect of any action or matter; and
- (e) any settlement of any action or proceeding entered into by the Chargee with the consent of the Chargor (which consent shall not be unreasonably withheld);

and the provisions of all representations, warranties, covenants and indemnifications set out herein shall survive the release and discharge of this Charge and any other security held by the Chargee and repayment and satisfaction of the loan secured by this Charge. The provisions of this indemnity shall enure to the benefit of the Chargee and its successors and assigns including, without limitation, any assignees of this Charge.

For the purposes of this Charge, "Hazardous Substance" means any hazardous waste or substance, pollutant, contaminant, waste or other substance, whether solid, liquid or gaseous in form, which when released into the natural environment may immediately or in the future directly or indirectly cause material harm or degradation to the natural environment or to the health or welfare of any living thing and includes, without limiting the generality of the foregoing:

- (a) any such substance as defined or designated under any applicable laws and regulations for the protection of the environment or any living thing;
- (b) asbestos, urea formaldehyde, poly-chlorinated biphenyl (PCB) and materials manufactured with or containing the same; and
- (c) radioactive and toxic substances.

### 33. BREACH OF COVENANT

A breach of any covenant contained in this Charge shall constitute a default hereunder and at the option of the Chargee, it may avail itself of the remedies contained in this Charge or available at law.

### 34. CONFLICT/AMBIGUITY

Where conflict or ambiguity exists or arises between any one or more of the provisions contained in this Schedule and any one or more of the provisions contained in the standard charge terms, the provisions contained in this Schedule shall, to the extent of such conflict or ambiguity, be deemed to govern and prevail.

### 35. BANKRUPTCY AND INSOLVENCY

The Chargor waives and releases any right that it may have to receive from the Chargee notice of intention to enforce security pursuant to the *Bankruptcy and Insolvency Act* (Canada) (the "Act"). This waiver and release shall not be deemed or interpreted to be a prior consent to earlier enforcement of a security within the meaning of the Act.

The Chargor acknowledges and agrees that:

- (a) the security held by the Chargee is not all or substantially all of the inventory, accounts receivable or other property of the Chargor acquired for or used in relation to any business carried on by the Chargor;
- (b) notwithstanding any act of the Chargee by way of appointment of any person or persons for the purposes of taking possession of the Property as agent on behalf of the Chargor or otherwise and notwithstanding the Chargee taking possession of the Property itself pursuant to any rights that the Chargee may have with respect thereto, such possession shall not constitute the Chargee or any such person a receiver within the meaning of the Act, and that any and all requirements of Part XI of the Act as it may pertain to obligations of receivers shall not be applicable to the Chargee with respect to the transaction pursuant to which this Charge has been given or enforcement of this Charge or any other security held by the Chargee;
- (c) no action shall lie against the Chargee as receiver and manager or otherwise for any loss or damage arising from non-compliance with any obligations of a receiver pursuant to the provisions of the Act, whether or not the Chargee had reasonable grounds to believe that the Chargor was not insolvent; and
- (d) any and all costs or expenses as may be incurred from time to time by the Chargee in order to effect compliance with or avoid any adverse ramifications of the Act shall be entirely for the account of the Chargor. The Chargee shall be entitled to incur any such costs or expenses, including any costs of its personnel in administering any requirements of the Act and to add the same to the indebtedness owing and the same shall be secured hereunder and under any and all security held by the Chargee for the indebtedness owing to the Chargee in the same manner and in the same priority as the principal secured hereunder.

### 36. INDEPENDENT LEGAL REPRESENTATION

The Chargor, and Guarantor if applicable (collectively the "Party"), hereto acknowledge that it has full knowledge of the purpose and essence of this Charge/Mortgage transaction, and that it has been appropriately and independently legally represented in that regard. The Party agrees to provide to the Chargee a Certificate of Independent Legal Representation as and when the same may be required,

regarding their knowledge and understanding of this transaction.

37. SECURITY INTEREST IN CHATTELS

It is hereby mutually covenanted and agreed by and between the parties hereto that all chattels, erections and improvements, fixed or otherwise, now or hereafter put upon the Property and owned by the Chargor, including, but without limiting the generality of the foregoing, all drapes, lobby furniture, refrigerators and stoves, heating equipment, air-conditioning and ventilation equipment, blinds, storm windows and doors, window screens, etc. and all apparatus and equipment appurtenant thereto are and shall in addition to other fixtures thereon, be and become fixtures and an accession to the freehold and a part of the realty as between the parties hereto, their heirs, executors, administrators, successors, legal representatives and assigns, and all persons claiming thereunder and shall be a portion of the security for the indebtedness hereinbefore mentioned.

The Chargor covenants and agrees to execute and deliver to the Chargee, on demand, a security interest in all chattels, furnishings, equipment, appliances and all other personal Property owned now or in the future by the Chargor and situate in or about the herein described Property. The form and content of such security interest shall be acceptable to the Chargee. The Chargor agrees to pay all legal and other expenses incurred by the Chargee in connection with the preparation and registration of the security interest and any renewals thereof forthwith upon demand and such fees and expenses, together with interest thereon at the interest rate charged hereunder, shall be added to the principal sum secured by the Charge if not paid by the Chargor.

38. INSURANCE

In addition to any other insurance provisions contemplated by the Commitment, this Charge or the Standard Charge Terms registered as No. 200033, the Chargor will at all times during the term maintain the insurance required by the Chargee including, without limitation, the following coverages:

- a. All risks of direct physical loss or damage, including, without limitations, coverage for the foundations of all improvements and flood and earthquake coverage, all on a replacement cost basis with loss payable to the Chargee under an Insurance Bureau of Canada Charge clause; the policy should allow for the improvements on the Property to be completed (if applicable), for partial occupancy, and for the Property to be vacant and unoccupied for a period of at least 30 days;
- b. Comprehensive broad form boiler and machinery insurance covering all pressure vessels (whether fired or unfired), air conditioning and miscellaneous electrical apparatus on the Property, for an amount satisfactory to the Chargee, with loss payable to the Chargee under a Boiler and Machinery Insurance Association Charge clauses;
- c. Business interruption or rental income loss coverage on a gross profits or rentals form sufficient to cover 100% of the loss of rent or loss of business income from the business conducted on the Property for a period of twelve (12) months, based on the greater of actual or projected revenue, in respect of all perils described in (a) and (b) above;
- d. Comprehensive general liability insurance, inclusive of bodily injury, death, Property damage for loss, for a minimum amount of \$3,000,000.00 per occurrence or such other amount as the Chargee may reasonably request;
- e. Theft of chattels;
- f. Prior to any advance of the Principal Amount, the Chargor will provide to the Chargee or its solicitors, original or certified copies of insurance policies providing the above coverages. The Chargee may have the insurance policies reviewed by a qualified Property insurance consultant at the expense of the Chargor to ensure that the insurance requirements of the Commitment Letter are satisfied;
- g. During such time or times as there is construction of any building or other improvements on the Property, the Chargor will maintain builder's all-risk builder's insurance with stated amount clause for the improvements for full insurable value; and
- h. Evidence of policy renewal or satisfactory replacement must be provided annually at least thirty (30) days before expiry.

In addition to any other insurance provisions contemplated by this Charge or the Standard Charge Terms registered as No. 200033:

Each policy shall be in a form and with an insurer satisfactory to the Chargee and will provided that any loss shall be payable to the Chargee as their interest may appear, subject to the standard form of Charge clauses approved by the Insurance Bureau of Canada. The above referenced policies shall provide that the Chargee shall receive thirty (30) days' prior written notice of cancellation or material change to the policies. The Chargor will furnish to the Chargee or its solicitors, prior to the advance of any funds, original or certified copies of insurance policies providing the above coverage. Evidence of policy renewal or satisfactory replacement must be provided annually at least (30) days before expiry of the policy.

If the Chargor fails to comply with the insurance obligations herein, the Chargee may take out insurance which it deems adequate and the Chargor shall pay to the Chargee, on demand, all sums paid for that purpose plus the servicing fee and bearing interest as set out in paragraph 10 hereof.

In the event of a loss, the Chargor shall immediately advise the Chargee and shall not undertake any repairs or renovations without the consent of the Chargee. The Chargor acknowledges and agrees that any insurance monies received may, at the option of the Chargee, be applied in rebuilding, reinstating, or repairing any building, or be paid to the Chargor, or be applied in the sole discretion of the Chargee, in full or in part against the amounts due hereunder or any part thereof, whether due or not then due, or paid partly in one way and partly in another.

In the event that the Chargor defaults with respect to any of the terms of any undertakings delivered to the Chargee in consideration of the advance of funds under this Charge, or thereafter or with respect to any covenant contained in these additional provisions, such default will be an event of default under this Charge and entitle the Chargee to all of its remedies hereunder, including the acceleration of the principal without further notice to the Chargor.

The Chargee shall be entitled to its standard servicing fee for dealing with each cancellation, premium payment or other non-compliance with insurance requirements. In the event that the evidence of continuation of insurance as herein required has not been delivered to the Chargee, the Chargee shall be entitled to its standard servicing fee for each written inquiry which the Chargee shall make to the insurer pertaining to such renewal (or resulting from the Chargor's non-performance of the within covenant). In the event that the Chargee pursuant to the within provision arranges insurance coverage with respect to the said Property, the Chargee in addition to the aforementioned servicing fee shall be entitled to a further servicing fee for arranging the necessary insurance coverage.

#### 39. GENERAL SECURITY AGREEMENT

PROVIDED that it is understood and agreed by the Chargor and the Chargee that a General Security Agreement and Assignment of Rents (the "Security Documents") are given as additional security to this charge and both the Charge and the Security Documents are securing the same principal amount, bearing the same terms of repayment and the same rate of interest as the herein Charge. The Charge and the Security Documents shall constitute one security for the benefit of the Chargee and payment on account of one shall constitute payment pro tanto on account of the other and that default under either the Charge or Security Documents shall constitute default under both and upon repayment of the herein Charge, the Chargee shall forthwith deliver to the Chargor the executed discharge of the Charge in registerable form at the Chargor's expense and a re-assignment of the Security Documents.

IT IS AGREED that the Chargee's rights hereunder shall in no way merge or be affected by any proceedings which the Chargee may take under the Security Documents and that the Chargee shall not be required to take proceedings under the Security Documents before proceeding under this Charge and, conversely, no proceedings under this Charge shall in any way affect the rights of the Chargee under the Security Documents, and the Chargee shall not be required to take proceedings under such Charge before proceeding under the Security Documents.

The Chargor agrees to pay all legal and other expenses incurred by the Chargee in connection with the preparation and registration of any security interests pursuant to the Personal Property Security Act, Ontario and any renewals thereof forthwith upon demand and such fees and expenses, together with interest thereon at the interest rate charges hereunder, shall be added to the principal sum secured by the within charge if not paid by the Chargor.

#### 40. AGREEMENTS IN WRITING

No agreement for modification to the within Charge or to any other security agreement provided to the Chargee, including any renewals hereof for extension of the time for payment of the indebtedness due hereunder shall result from, or be implied from, any payment or payments of any kind whatsoever made by the Chargor to the Chargee after the expiration of the Balance Due Date or of any subsequent term agreed to in writing between the Chargor and the Chargee, and that no modification, amendment, renewal hereof or extension of the time for payment of any indebtedness due hereunder shall result from, or be implied from, any other act, matter or thing, save only an express agreement in writing between the Chargor and the Chargee.

#### 41. SEVERABILITY OF ANY INVALID PROVISIONS

If in the event that any covenant, term or provision contained in this Charge is held to be invalid, illegal or unenforceable in whole or in part, then the validity, legality and enforceability of the remaining covenants, provisions and terms shall not be affected or impaired thereby, and all such remaining covenants, provisions and terms shall continue in full force and effect. All covenants, provisions and terms hereof are declared to be separate and distinct covenants, provisions or terms as the case may be.

#### 42. FINANCIAL STATEMENTS

The Chargor covenants that it shall, within one hundred and twenty (120) days of the end of each fiscal year of the operation of the subject lands by the Chargor, furnish to the Chargee an annual

operating statement prepared at the expense of the Chargor, which statement, notwithstanding the generality of the foregoing, shall set forth the gross rents and other revenue derived by the Chargor from the subject lands, the costs and expenses of the operation and maintenance of the subject lands, and such information or explanations in respect of the foregoing as may be required by the Chargee, and the correctness of such statement shall be duly supported by the affidavit of an appropriate officer of the Chargor. In addition, the Chargor covenants that it shall, within one hundred and twenty (120) days of the end of each fiscal year of the Chargor, furnish to the Chargee notice to reader financial statements of the Chargor prepared by a recognized firm of Chartered Accountants in accordance with generally accepted accounting principles. All statements to be furnished to the Chargee pursuant to the provisions of this section shall be in a form and content reasonably satisfactory to the Chargee.

#### 43. GUARANTOR'S CLAUSE

The guarantor(s) named in this Charge (the "Guarantor"), if any, hereby covenants and agrees to this transaction.

The undersigned Guarantor, hereby certifies that he/she is at least 18 years old, acknowledges receipt of a true copy of this Charge/Mortgage of Land and of Standard Charge Terms No. 200033 (the "Standard Charge Terms") and agrees to be bound by the provisions hereof.

The Guarantor in consideration of such advance or advances as the Chargee may make under this Charge and in consideration of the sum of ONE (\$1.00) DOLLAR now paid by the Chargee, the receipt whereof is hereby acknowledged:

1. Hereby covenants and agrees with the Chargee, as principal debtor and not as surety, to well and truly pay or cause to be paid to the Chargee the principal money, interest, taxes and all other monies which the Chargor, has by the Charge covenanted to pay to the Chargee or which are secured by the Charge or intended so to be secured, the said payments to be made on the days and times and the manner provided for by the Charge;
2. Hereby further covenants and agrees to keep, observe and perform the covenants, terms, provisos, stipulation and conditions of the Charge which are to be kept, observed and performed by the Chargor and at all times to indemnify, protect and save harmless the Chargee from all loss, costs and damage in respect of the advances of the Charge money and every matter and thing contained in the Charge;
3. Further agrees that the Chargee may from time to time without notice to extend or renew the time for payment of all monies secured by the Charge, amend or renew the terms and times of payment and the rate of interest with respect to the said monies, refrain from enforcing payment of the said monies, release any portion or portions of the Lands and waive or vary any of the covenants and conditions in the Charge to be kept, observed and performed by the Chargor and grant any indulgence to the Chargor in respect of any default by the Chargor which may arise under the Charge, and notwithstanding any such act by the Chargee, the Guarantor shall be bound by the provisions of the Charge and remain fully liable until all of the monies secured under the said Charge shall have been fully paid and satisfied;
4. Further acknowledges that the Chargee may at any time grant or refuse any additional credit to the Chargor, accept or release or renounce any collateral or other security, administer or otherwise deal with the Land described in this Charge, take an assignment of the rentals with respect to the said Land and apply any and all monies at any time received from the Chargor or from any other person or from the proceeds of any securities given in connection with the Charge in any manner the Chargee may deem appropriate. The Chargee may also utilize any and all insurance proceeds in reduction of the principal monies and interest secured, by the Charge or for the refurbishing of the Land or in any other manner that the Chargee may in its absolute discretion deem advisable;
5. Agrees that all of the matters mentioned herein may be performed by the Chargee without notice to the Guarantor, without releasing or in any way modifying, altering, varying or in any way affecting the liability of the Guarantor hereunder;
6. Agrees that all of the covenants and agreements of the Guarantor, contained herein, shall be binding upon him, and his respective heirs, executors, administrators, and assigns and shall accrue to the benefit of the Chargee, its successors and assigns and that his liability as the Guarantor hereunder and the liability of his trustees, administrators and assigns shall be joint and several and wherever the singular and/or masculine gender are used throughout this Guarantee the same shall be construed as including the plural or feminine gender when the context so requires;
7. If there are two or more Guarantors, all obligations hereunder of all such Guarantors shall be joint and several.
8. Except as specifically varied or amended herein, this Guarantee does not and shall not be construed as revoking, amending, limiting, restricting, or otherwise varying any other guarantee given pertaining to the Charge, including any guarantee contained in the Standard Charge Terms;

9. If any provision of this Guarantee or the application thereof to any person in any circumstance shall, to any extent be invalid or unenforceable, such invalid or unenforceable provision shall be severable from the remainder of this Guarantee and shall not affect or impair the validity or enforceability of any other provision of this Guarantee; and
10. In addition to the Guarantor's promises and agreements contained in this Charge, the Guarantor also agrees that the extension of time for payment may be by way of Renewal Agreement.

Any renewal of this Charge binds the Guarantor, whether or not the Renewal Agreement has been signed by the Guarantor.

THIS IS **EXHIBIT "W"** REFERRED TO IN THE  
AFFIDAVIT OF **ITZHAK (YITZ) LEVINSON** AFFIRMED REMOTELY BY **ITZHAK (YITZ)  
LEVINSON** STATED AS BEING LOCATED IN THE CITY OF TORONTO, IN THE PROVINCE  
OF ONTARIO BEFORE ME AT THE CITY OF TORONTO, IN THE PROVINCE OF ONTARIO  
THIS 1<sup>st</sup> DAY OF SEPTEMBER 2026, IN ACCORDANCE WITH O. REG 431/20,  
*ADMINISTERING OATH OR DECLARATION  
REMOTELY*

A handwritten signature in blue ink, consisting of a stylized 'S' followed by a horizontal line and a loop.

-----  
A COMMISSIONER FOR TAKING AFFIDAVITS

SIMRAN JOSHI  
LSO # 89775A

**Properties**

PIN 24842 - 0063 LT Interest/Estate Fee Simple  
 Description LT 209, PL 646; TOWN OF OAKVILLE  
 Address 413 SAMFORD PLACE  
 OAKVILLE

**Chargor(s)**

The chargor(s) hereby charges the land to the chargee(s). The chargor(s) acknowledges the receipt of the charge and the standard charge terms, if any.

Name PINTO-CIMICATA, NATASHA  
 Address for Service 413 Samford Place, Oakville, Ontario  
 L6L 4E7

I am at least 18 years of age.

Guerino Matthew Cimicata and I are spouses of one another and are both parties to this document

This document is not authorized under Power of Attorney by this party.

Name CIMICATA, GUERINO MATTHEW  
 Address for Service 413 Samford Place, Oakville, Ontario  
 L6L 4E7

I am at least 18 years of age.

Natasha Pinto-Cimicata and I are spouses of one another and are both parties to this document

This document is not authorized under Power of Attorney by this party.

**Chargee(s)****Capacity****Share**

Name HILLMOUNT CAPITAL INC.  
 Address for Service 89 Tycos Drive, Suite 208, Toronto, ON M6B 1W3

**Statements**

Schedule: This Charge is given as continuing security for payment to the Chargee of all debts and liabilities, present or future, direct or indirect, absolute or contingent, joint or several, matured or not, at any time owing by the Chargor to the Chargee (such debts and liabilities being hereinafter called the liabilities), but the Chargors liability hereunder being limited to the sum of the Credit Limit (being the principal Amount stated on Page 1 of this Charge/Mortgage) with interest at the rate set out on Page 1;

The Chargor covenants to pay each and every liability to the Chargee punctually as the same falls due; provided that this charge is void upon payment on demand of the ultimate balance of the liabilities and all promissory notes, bills of exchange, guarantees and any other instruments whatsoever from time to time representing the liabilities or any part thereof, not exceeding the principal sum of the Credit Limit, together with interest thereon at the rate set out in this Charge, as well after as before maturity and both before and after default and all other amounts payable by the Chargor hereunder.

**Provisions**

Principal \$950,000.00 Currency CDN  
 Calculation Period monthly-interest only  
 Balance Due Date On Demand  
 Interest Rate 8.75% per annum  
 Payments  
 Interest Adjustment Date  
 Payment Date On Demand  
 First Payment Date  
 Last Payment Date  
 Standard Charge Terms 200033  
 Insurance Amount Full insurable value  
 Guarantor

**Additional Provisions**

See Schedules

**Signed By**

Doron Noah

800-150 York St.  
Toronto  
M5H 3S5acting for  
Chargor(s)

Signed 2019 11 22

Tel 416-364-1553

Fax 416-364-1453

I have the authority to sign and register the document on behalf of the Chargor(s).

**Submitted By**

MACDONALD SAGER MANIS LLP

800-150 York St.  
Toronto  
M5H 3S5

2019 11 22

Tel 416-364-1553

Fax 416-364-1453

**Fees/Taxes/Payment**

Statutory Registration Fee

\$65.05

Total Paid

\$65.05

**File Number**

Chargee Client File Number :

192319

## SCHEDULE

### ADDITIONAL PROVISIONS

For the purpose of this Charge/Mortgage, the terms "Charge", "Chargor" and "Chargee" shall also mean "Mortgage", "Mortgagor" and "Mortgagee". The lands and premises that are subject to this Charge are collectively sometimes referred to in this Charge as the "Property".

#### 1. FEES AND COSTS

NOTWITHSTANDING anything to the contrary contained in the Standard Charge Terms (and in the event of any contradiction, the following provisions shall prevail), and in addition to all fees and charges contained in the Commitment (as defined below), the Chargor covenants and agrees with the Chargee to pay to the Chargee its administration and/or servicing fees for the following matters in the amounts set forth:

a) Missed payment fee (payable for each missed or late installment and for processing each "NSF" cheque or other returned payment) - \$500.00.

PROVIDED that if any cheque is returned NSF, any replacement cheque must be certified. If such replacement cheque is not certified, the Chargee shall be entitled to have it certified, and to add all the costs of certification (including courier charges to and from the Chargor's Bank) to the amount owing on the Mortgage.

b) An insurance default fee of \$300.00 for dealing with each cancellation, notice of cancellation, premium payment, placing insurance or other non-compliance with insurance requirements.

c) Default proceedings processing and administration fee (payable for each action or proceeding instituted) - \$2,000.00

d) Demand Letter - \$300.00 for each demand letter in connection with any event of default under the Mortgage.

e) Possession - for attending to take possession following default - \$5,000.00

f) Maintenance - for administering maintenance and security on the property in Chargee's possession, per day - \$100.00.

g) Inspection- \$300.00 per property for any inspection of and/or attendance at the property as a result of default under the Charge.

h) Purchaser approval - for processing each application for assumption, whether or not approved or completed - \$300.00

i) Annual Tax Account Administration Fee - The Chargor further agrees to pay to the Chargee a non-refundable annual administration charge of \$200.00 for collection and payment of the property taxes payable annually in advance commencing on the funding date.

j) Tax Default Fee - \$250.00 for failure by the borrower to provide satisfactory confirmation of tax payments (if any)

k) Servicing Fee- for any payment the Chargee is called to make in order to protect its security position including but not limited to realty taxes, insurance premiums, condominium common expenses, principal interest or costs under a prior mortgage, there shall be a service charge of \$300.00

l) For each hour of administrative time spent by the Chargee or its agent in dealing with issues of default related to this Charge there will be a charge of \$395.00 per hour, plus HST, if applicable. This fee does not include any fees charged by the Chargee's solicitor.

Any service or administration fee owing by the Chargor to the Chargee, which is not paid forthwith after having been incurred, the same shall be added to the mortgage indebtedness and shall bear interest at the rate herein set forth.

m) Bank Wire Transfer Fee - \$90.00

The Chargor agrees and acknowledges that the foregoing charges and fees are reasonable compensation for the Chargee's administration work and costs and are intended by the parties hereto to be, and shall be deemed, liquidated damages and not a penalty. Any service or administration fee owing by the Chargor to the Chargee, which is not paid forthwith after having been incurred, the same shall be added to the mortgage indebtedness and shall bear interest at the rate herein set forth.

#### 2. POST-DATED CHEQUES