

This is **Exhibit “N”** referred to in the
Affidavit of Itzhak (Yitz) Levinson affirmed by Itzhak (Yitz) Levinson at the City Of
Toronto, in the Province of Ontario, before me this 4th day of June, 2025 in accordance with
O. Reg. 431/20, Administering Oath Or Declaration Remotely.



A Commissioner for Taking Affidavits
Daniel Alievksy
LSO# 90637D

Properties

PIN03719 - 1199 LT

DescriptionPT LT 1 CON 8 WHITCHURCH AS IN R746762 (FIRSTLY) EXCEPT PT 1, 65R30500;
WHITCHURCH-STOUFFVILLE

Address5286 STOUFFVILLE ROAD
STOUFFVILLE

Consideration

Consideration\$8,500,000.00

Applicant(s)

The notice is based on or affects a valid and existing estate, right, interest or equity in land

NameGRECO, MARIO

Address for Service73 Orangewood Cr., Agincourt, ON,
M1W 1C5

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

NameVOLPE, LISA

Address for Service34 Donald Sim Avenue, Markham, ON,
L6B 1B6

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

Party To(s)CapacityShare

NameHILLMOUNT CAPITAL MORTGAGE HOLDINGS INC.

Address for Service89 Tycos Drive, Suite 208, Toronto, Ontario, M6B 1W3

A person or persons with authority to bind the corporation has/have consented to the registration of this document.

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

Statements

This notice is pursuant to Section 71 of the Land Titles Act.

This notice may be deleted by the Land Registrar when the registered instrument, YR3269552 registered on 2021/06/21 to which this notice relates is deleted

Schedule: See Schedules

This document relates to registration number(s)YR3269552 AND YR3269553

Signed By

Liya Rakhshan

77 King Street West Suite 3000 PO acting for
Box 95 TD Centre Applicant(s)
Toronto
M5K 1G8

Signed2022 10 07

Tel416-864-9700

Fax416-941-8852

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

Submitted By

FOGLER, RUBINOFF LLP

77 King Street West Suite 3000 PO
Box 95 TD Centre
Toronto
M5K 1G8

2022 10 07

Tel416-864-9700

Fax416-941-8852

Fees/Taxes/Payment

Statutory Registration Fee\$66.30

Total Paid\$66.30

File Number

Party To Client File Number :

213004 JF/LR

SCHEDULE

Terms of Agreement Amending Charge

WHEREAS:

- (a) Pursuant to a Charge registered in the Land Registry Office for the York Land Titles Office (No. 65) on the 21st day of June 2021, as Instrument No. YR3269552, TERESA GRECO, MARIO GRECO AND LISA VOLPE (collectively, the "Chargor") charged the lands described therein in favour of HILLMOUNT CAPITAL MORTGAGE HOLDINGS INC. (the "Chargee") to secure the payment of the principal sum of EIGHT MILLION FIVE HUNDRED THOUSAND DOLLARS (\$8,500,000.00) with interest as therein set out upon the terms therein mentioned (the "Charge").
- (b) The sum of \$7,385,000.00 is presently outstanding under the Charge;
- (c) The parties hereto signing as Chargor and Chargee and have agreed to amend the Charge as hereinafter set out.
- (d) All capitalized words and terms used herein and not otherwise defined herein but defined in the Charge shall have the meanings ascribed to them in the Charge.

NOW THEREFORE in consideration of the covenants herein and other good and valuable consideration (the receipt and sufficiency of which is hereby acknowledged by the parties hereto) the Chargor and the Chargee and hereby agree as follows:

The parties hereto agree that the Charge is hereby amended from and including October 1, 2022, as follows:

- 1. The Charge is hereby amended by:
 - (i) deleting "2022/10/01" as the Balance Due Date from the Provisions field on page 1 of the Charge and replacing it with "2024/04/01";
 - (ii) deleting "2022/10/01" as the Last Payment Date from the Provisions field on page 1 of the Charge and replacing it with "2024/04/01"; and
 - (iii) deleting "8.50% per annum" as the Interest Rate from the Provisions field on page 1 of the Charge and replacing it with "See schedule".
- 2. The Charge is hereby amended by inserting the following Additional Payment Provision on page 1 of the mortgage terms:

"ADDITIONAL PAYMENT PROVISIONS

- (a) FOR THE PURPOSES hereof, "prime rate" shall mean the annual rate of interest charged from time to time by the Main Branch in Toronto of the Royal Bank of Canada (the "Bank") for demand loans in Canadian dollars to its most creditworthy commercial borrowers. In the event that at any time the Bank has in effect more than one such prime rate, then the highest rate shall be used. Should the Bank, during the term hereof, abolish or abandon the practice of publishing or issuing a prime rate, then the prime rate used for the balance of the term of this Charge shall be that rate then in effect at the Bank which most effectively meets with initial definition of prime rate.

(b) PROVIDED this Charge shall be void upon payment of EIGHT MILLION FIVE HUNDRED THOUSAND DOLLARS (\$8,500,000.00) of lawful money of Canada with interest thereon at the following interest rates with all such interest to be calculated daily and compounded and payable monthly as herein set forth, as well after as before maturity and both before and after default as follows:

- (i) in the first twelve (12) months of the term, at a rate equal to the greater of
 - (a) 9.25% per annum; and
 - (b) 3.80% per annum above the prime rate, but not to exceed 9.99% per annum subject to the Minimum Rate (as defined below);
- (ii) in the thirteenth (13th) to eighteenth (18th) month of the term, at a rate equal to the greater of:
 - (a) 9.25% per annum; and
 - (b) 3.80% per annum above the prime rate, but not to exceed the Cap (as hereinafter defined).

The "Cap" for the purposes of this paragraph (b)(ii) shall be set on the first day of the thirteenth (13th) month of the term of this Charge as follows: (i) if at that time, 3.80% per annum plus the prime rate is equal to or less than 9.99% per annum, then the Cap shall be 9.99% per annum; or (ii) if at that time, 3.80% per annum plus the prime rate exceeds 9.99% per annum, then the Cap shall be the sum of 3.80% per annum plus the prime rate.

Provided that notwithstanding anything to the contrary set out above in paragraphs (b)(i) or (b)(ii) the rate of interest payable under paragraphs (b)(i) and (b)(ii) shall be no less than 2.00% per annum above the prime rate (the "Minimum Rate").

(c) the whole of the said principal sum of EIGHT MILLION FIVE HUNDRED THOUSAND DOLLARS (\$8,500,000.00) then outstanding shall become due and payable on April 1, 2024 and interest at the aforesaid rates applicable during the relevant periods, compounded and calculated as aforesaid, as well after as before maturity and both before and after default on such portion of the principal as remains from time to time unpaid on the 1st day of each and every month during the term until the principal is fully paid: the first payment of interest is to be computed from the date of advance of funds hereunder, upon the principal sum so advanced, to become due and payable on November 1, 2022.

(d) PROVIDED that if and whenever the prime rate is varied by the Bank, the interest rate hereunder shall be varied, so that at all times the interest rate hereunder, if calculated based on the prime rate, shall be 3.80% or 2.00% per annum, as applicable, above the prime rate then in effect.

(e) IN THE EVENT that it may be necessary at any time for the Chargee to prove the prime rate applicable at any time or times, it is agreed that the certificate in writing of the Chargee setting forth the prime rate as at any time or times, shall be deemed to be conclusive evidence thereof for all purposes hereof.

The Chargor acknowledges that the prime rate as hereinbefore defined on a per annum basis was 5.45% on September 23, 2022.

3. The Charge is hereby further amended by deleting the definition of "Commitment" on page 4 of the mortgage terms and substituting it with the following definition:

"Commitment" means the Commitment Letter dated April 13, 2021 issued by Hillmount Capital Inc. to the Chargor and assigned by Hillmount Capital Inc. to Hillmount Capital Mortgage Holdings Inc., as amended by an amendment dated

June 16th, 2021, as amended by Mortgage Renewal dated September 16, 2022 and shall include all amendments, addenda, modifications, extensions, renewals, restatements, supplements or replacements thereto or thereof from time to time."

4. The Charge is hereby further amended by deleting the definition of "Security Documents" on page 5 of the mortgage terms and substituting it with the following definition:

"**Security Documents**" means collectively, all documents, instruments, agreement, guarantees and opinions now or hereafter evidencing, securing, guaranteeing and or relating to the Loan and the Indebtedness or any part thereof, including, without limitation, the Commitment, the Charge, Agreement Amending Charge, the Assignment of Rents, the General Security Agreement, Assignment of Material Project Agreements, Assignment and Direction to TARION, Assignment and Direction to Bank, Assignment and Direction to Authority, Beneficial Owner Agreement, and all certificates, declarations, undertakings, documents and writings provided or as required which are incidental to any of the foregoing and any other instrument or agreement provided and shall include all amendments, modifications, extensions, renewals, restatements, or replacements thereto or thereof from time to time."
5. The Chargor does hereby covenant with the Chargee to pay the principal sum and interest on the days and times and in the manner set out in the Charge and to keep, observe, perform and fulfill all the covenants, provisos and agreements in the Charge contained, as amended hereby.
6. The Chargor acknowledges and agrees that interest on the existing principal balance under the Charge prior to the execution and registration of this Agreement Amending Charge shall be due and payable until the date of the new advance under the Charge, as amended hereby, in accordance with the original provisions of the Charge.
7. All covenants, clauses, conditions, provisos, powers and things whatsoever contained in the Charge shall apply and relate to the amended terms herein set out as fully and in the same manner as if the same had been fixed in and by the Charge, the intention being that this agreement shall be read and construed along with and treated as part of the Charge which shall continue in full force and effect, except as amended or varied hereby.
8. The Chargor acknowledges and agrees that the Security Documents have not been amended, save and except by the terms of this Agreement Amending Charge, cancelled, surrendered, or terminated and all covenants, obligations, clauses, conditions, provisos, powers and things whatsoever contained in the Security Documents shall remain valid, binding and in full force and effect and are hereby re-confirmed, and all statements, representations and warranties in the Security Documents are hereby deemed to have been up-dated, repeated and confirmed by the parties who provided same as of the date hereof.
9. In all other respects the parties hereto confirm the terms and conditions contained in the Charge and all of the other Security Documents.
10. PROVIDED that nothing herein contained shall create any merger or alter the rights of the Chargee as against any subsequent encumbrancer or other person interested in the said lands, nor affect the liability of any person not a party hereto who may be liable to pay the said mortgage money or the rights of any such person all of which rights are hereby reserved.
11. In construing this document, the words "Chargor" and "Chargee" and all personal pronouns shall be read as the number and gender of the party or parties referred to herein requires and all necessary grammatical changes, as the context requires, shall be deemed to be made.

12. The provisions of this document shall enure to and be binding upon the heirs, estate trustees, successors and assigns of each party and all covenants, liabilities and obligations shall be joint and several.

The parties confirm that the above recitals are true and accurate in all respects.

SIGNATURES ON THE FOLLOWING PAGE

Dated this 6th day of October, 2022.

**HILLMOUNT CAPITAL MORTGAGE
HOLDINGS INC.**



Per: _____

Name: Yitz Levinson

Title: President

I have authority to bind the corporation.

Teresa Greco

Mario Greco

Lisa Volpe

Dated this 6th day of October, 2022.

**HILLMOUNT CAPITAL MORTGAGE
HOLDINGS INC.**

Per: _____

Name: Yitz Levinson

Title: President

I have authority to bind the corporation.

DocuSigned by:

Terrence Green

15DD6E7A15C8463...

Terrence Green

DocuSigned by:

Terrence Green

472931008A80490...

Terrence Green


DocuSigned by:

Lisa Volpe

EE2651314E184DE...

Lisa Volpe

This is **Exhibit “O”** referred to in the
Affidavit of Itzhak (Yitz) Levinson affirmed by Itzhak (Yitz) Levinson at the City Of
Toronto, in the Province of Ontario, before me this 4th day of June, 2025 in accordance with
O. Reg. 431/20, Administering Oath Or Declaration Remotely.

A handwritten signature in black ink, appearing to read 'Daniel Alievksy', is positioned above a horizontal dashed line.

A Commissioner for Taking Affidavits
Daniel Alievksy
LSO# 90637D

Properties

PIN03719 - 1199 LT

DescriptionPT LT 1 CON 8 WHITCHURCH AS IN R746762 (FIRSTLY) EXCEPT PT 1, 65R30500;
WHITCHURCH-STOUFFVILLE

Address5286 MAIN ST
STOUFFVILLE

Consideration

Consideration\$11,800,000.00

Applicant(s)

The notice is based on or affects a valid and existing estate, right, interest or equity in land

NameGRECO, MARIO

Address for Service73 Orangewood Cr., Agincourt, ON,
M1W 1C5

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

NameVOLPE, LISA

Address for Service34 Donald Sim Avenue, Markham, ON,
L6B 1B6

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

Party To(s)CapacityShare

NameHILLMOUNT CAPITAL MORTGAGE HOLDINGS INC.

Address for Service89 Tycos Drive, Suite 208, Toronto, Ontario, M6B 1W3

A person or persons with authority to bind the corporation has/have consented to the registration of this document.

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

Statements

This notice is pursuant to Section 71 of the Land Titles Act.

This notice may be deleted by the Land Registrar when the registered instrument, YR3269552 registered on 2021/06/21 to which this notice relates is deleted

Schedule: See Schedules

This document relates to registration number(s)YR3269552, YR3269553 and YR3485042

Signed By

Liya Rakhshan

77 King Street West Suite 3000 PO acting for
Box 95 TD Centre Applicant(s)
Toronto
M5K 1G8

Signed2023 12 22

Tel416-864-9700

Fax416-941-8852

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

Submitted By

FOGLER, RUBINOFF LLP

77 King Street West Suite 3000 PO
Box 95 TD Centre
Toronto
M5K 1G8

2023 12 22

Tel416-864-9700

Fax416-941-8852

Fees/Taxes/Payment

Statutory Registration Fee\$69.95

Total Paid\$69.95

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

File Number

Party To Client File Number : 236339 JF/LR

SCHEDULE

Terms of Agreement Amending Charge

WHEREAS:

- (a) Pursuant to a Charge registered in the Land Registry Office for the York Land Titles Office (No. 65) on the 21st day of June 2021, as Instrument No. YR3269552, TERESA GRECO, MARIO GRECO AND LISA VOLPE (collectively, the “**Chargor**”) charged the lands described therein in favour of HILLMOUNT CAPITAL MORTGAGE HOLDINGS INC. (the “**Chargee**”) to secure the payment of the principal sum of EIGHT MILLION FIVE HUNDRED THOUSAND DOLLARS (\$8,500,000.00) with interest as therein set out upon the terms therein mentioned (the “**Charge**”).
- (b) The Charge was amended pursuant to a Notice of Agreement Amending Charge/Mortgage which was registered in the said Land Registry Office on October 7, 2022 as Instrument No. YR3485039 respecting PIN No. 03719-0095 (LT) being the property municipally known as 12371 Highway No. 48, Stouffville, Ontario and PIN No. 03719-0595 (LT) being the property municipally known as 5262 Main St., Stouffville, Ontario;
- (c) The Charge was amended pursuant to a Notice of Agreement Amending Charge/Mortgage which was registered in the said Land Registry Office on October 7, 2022 as Instrument No. YR3485040 respecting PIN No. 03719-0552 (LT) being the property municipally known as 5270 Main Street, Ontario;
- (d) The Charge was amended pursuant to a Notice of Agreement Amending Charge/Mortgage which was registered in the said Land Registry Office on October 7, 2022 as Instrument No. YR3485041 respecting PIN No. 03719-0084 (LT) and 03719-0140 (LT) being the property municipally known as 5318 Main St., Stouffville, Ontario;
- (e) The Charge was amended pursuant to a Notice of Agreement Amending Charge/Mortgage which was registered in the said Land Registry Office on October 7, 2022 as Instrument No. YR3485042 respecting PIN No. 03719-1199 (LT) being the property municipally known as 5286 Main St., Stouffville, Ontario;
- (f) The sum of **\$8,500,000.00** is presently outstanding under the Charge;
- (g) The parties hereto signing as Chargor and Chargee and have agreed to further amend the Charge as hereinafter set out.
- (h) All capitalized words and terms used herein and not otherwise defined herein but defined in the Charge shall have the meanings ascribed to them in the Charge.

NOW THEREFORE in consideration of the covenants herein and other good and valuable consideration (the receipt and sufficiency of which is hereby acknowledged by the parties hereto) the Chargor and the Chargee and hereby agree as follows:

The parties hereto agree that the Charge is hereby amended from and including December 11, 2023, as follows:

1. The Charge is hereby amended by:
 - (i) deleting “2024/04/01” as the Balance Due Date from the Provisions field on page 1 of the Charge and replacing it with “2024/11/15”;

- (ii) deleting "2024/04/01" as the Last Payment Date from the Provisions field on page 1 of the Charge and replacing it with "2024/11/15"; and
2. The Charge is hereby amended by deleting Additional Payment Provisions on page 1 thereof and substituting the following Additional Payment Provision on page 1 of the mortgage terms:

"ADDITIONAL PAYMENT PROVISIONS"

- (a) FOR THE PURPOSES hereof, "prime rate" shall mean the annual rate of interest charged from time to time by the Main Branch in Toronto of the Royal Bank of Canada (the "Bank") for demand loans in Canadian dollars to its most creditworthy commercial borrowers. In the event that at any time the Bank has in effect more than one such prime rate, then the highest rate shall be used. Should the Bank, during the term hereof, abolish or abandon the practice of publishing or issuing a prime rate, then the prime rate used for the balance of the term of this Charge shall be that rate then in effect at the Bank which most effectively meets with initial definition of prime rate.
- (b) PROVIDED this Mortgage shall be void upon payment of ELEVEN MILLION EIGHT HUNDRED THOUSAND DOLLARS (\$11,800,000.00) of lawful money of Canada with interest thereon at a rate equal to the greater of (a) 11.50% per annum; or (b) 4.45% per annum above the prime rate; with such interest to be calculated daily and compounded and payable monthly as herein set forth, as well after as before maturity and both before and after default as follows:
- (c) the whole of the said principal sum of ELEVEN MILLION EIGHT HUNDRED THOUSAND DOLLARS (\$11,800,000.00) then outstanding shall become due and payable on November 15, 2024 and interest at the said rate compounded and calculated as aforesaid, as well after as before maturity and both before and after default on such portion of the principal as remains from time to time unpaid on the 1st day of each and every month during the term until the principal is fully paid; the first payment of interest is to be computed from the date of advance of funds hereunder, upon the principal sum so advanced, to become due and payable on February 1, 2024.
- (d) PROVIDED that if and whenever the prime rate is varied by the Bank, the interest rate hereunder shall be varied, so that at all times the interest rate hereunder, if calculated based on the prime rate, shall be 4.45% per annum above the prime rate then in effect.
- (e) IN THE EVENT that it may be necessary at any time for the Chargor to prove the prime rate applicable at any time or times, it is agreed that the certificate in writing of the Chargee setting forth the prime rate as at any time or times, shall be deemed to be conclusive evidence thereof for all purposes hereof.

The Chargor acknowledges that the prime rate as hereinbefore defined on a per annum basis was 7.20% on December 18, 2023."

3. The Charge is hereby further amended by deleting the definition of "Commitment" on page 4 of the mortgage terms and substituting it with the following definition:
- ““**Commitment**” means the Commitment Letter dated April 13, 2021 issued by Hillmount Capital Inc. to the Chargor and assigned by Hillmount Capital Inc. to Hillmount Capital Mortgage Holdings Inc., as amended by an amendment dated June 16th, 2021, as amended by Mortgage Renewal dated September 16, 2022, as amended by Amendment to Commitment dated December 8, 2023, and as further amended by an Amendment to Commitment dated December 21, 2023 and shall include all amendments, addenda, modifications, extensions, renewals, restatements, supplements or replacements thereto or thereof from time to time.”
4. The Charge is hereby further amended by deleting the definition of "Security Documents" on page 5 of the mortgage terms and substituting it with the following definition:

"Security Documents" means collectively, all documents, instruments, agreement, guarantees and opinions now or hereafter evidencing, securing, guaranteeing and or relating to the Loan and the Indebtedness or any part thereof, including, without limitation, the Commitment, the Charge, Agreements Amending Charge, the Assignment of Rents, the Environmental Indemnity, the General Security Agreement, Assignment of Material Project Agreements, Assignment and Direction to TARION, Assignment and Direction to Bank, Assignment and Direction to Authority, Beneficial Owner Agreement, and all certificates, declarations, undertakings, documents and writings provided or as required which are incidental to any of the foregoing and any other instrument or agreement provided and shall include all amendments, modifications, extensions, renewals, restatements, or replacements thereto or thereof from time to time."

5. The Charge is hereby further amended by deleting the section titled "FEES AND COSTS" on page 6 of the mortgage terms substituting in its place the following:

"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), the Chargor covenants and agrees with the Chargee as follows:

1. To pay to the Chargee its administration and/or servicing fees, all of which are secured by the within Charge, for the following matters in the amounts set forth:

- a) Missed payment fee (payable for each missed or late instalment and for processing each "NSF" cheque or other returned payment) - \$500.00 per occurrence or the amount set forth in the Commitment.

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 cancelled insurance and an insurance replacement fee of \$250.00 in addition to the insurance premium.
- c) Taxes - for tax status inquiry - \$100.00 plus cost of municipal tax certificate.
- d) Default proceedings (payable for each demand, action or proceeding instituted) - \$2,000.00 including without limitation \$2,000.00 for each of the following: Demand letter; Notice of Intention to Enforce Security; Notice of Sale; Statement of Claim; Summary Judgement; Writ of Possession.
- e) Possession/Eviction - 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 - \$300.00.
- g) Mortgage Statements (for preparation of each Information Statement) - \$275.00.
- h) Discharge Statement and Administration fee - \$500.00 for one property or the amount set forth in the Commitment. \$100.00 for each additional property.
- i) The Chargor further agrees to pay to the Chargee an annual administration charge of \$200.00 for collection and payment of the property taxes payable annually in advance commencing on the funding date.
- j) Purchaser approval - for processing each application for assumption, whether or not approved or completed - \$300.00.

k)	Construction Administration Advance fee:	\$350.00 per advance
l)	Bank Wire Transfer Fee:	\$90.00 per transfer and \$50.00 for incoming wire
m)	Miscellaneous Document Execution:	Subdivision plans, non-disturbance agreements; postponement agreements; Consents for Condominium Declarations or other like documents, \$50.00 per document
n)	Copy of Survey:	\$25.00
o)	Courier Fee:	\$35.00
p)	Long Distance Charges:	\$7.50 per call (minimum) plus actual cost incurred
q)	Tax Default Fee:	\$250.00 for failure by the Chargor to provide satisfactory confirmation of tax payments
r)	Post-dated cheques:	\$250.00 for failure to provide post-dated cheques
s)	Administration time:	\$395.00 for each hour of administrative time spent by the Mortgagee or its agent in dealing with issues of default related to this mortgage, excluding solicitor services
t)	Written requests for dishonoured cheques:	\$300.00 for each written request necessitated by the Chargor not replacing dishonoured cheques forthwith.
u)	Renewal Administration fee:	\$300.00
v)	Failure to notify the mortgage of registration of lien by the Condominium Corporation for common maintenance arrears:	\$250.00
w)	Mortgage Insurance Administration Fee	\$395.00
x)	Inspection Fee	\$300.00

(collectively, the "**Administration Fees**")

The Chargor acknowledges and agrees that the service fees and/or Administration Fees and Costs provided for herein are a genuine pre-estimate of the value of the services performed for same and are not a penalty or additional interest on the Loan secured by this Charge.

The Chargee reserves the right to charge reasonable fees for other administrative services.

In the event of a further occurrence as set out herein, the administrative fees shall increase by a further sum of \$50.00 and this shall be on a cumulative basis.

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

The Chargor agrees that if it agrees to pay the Chargee any fees during the currency of the within Charge but fails to do so then such fees shall be added to the Indebtedness and shall bear interest at the rate herein set forth. Such fees shall include but shall not be limited to renewal fees, forbearance fees etc."

6. The Charge is hereby further amended in inserting the following clause on the last page of the mortgage terms:

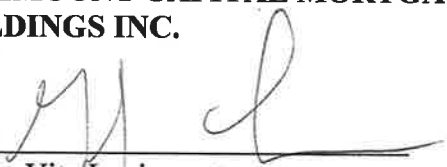
"SALE OF PROPERTY

The Chargor agrees that the Lands are to be listed on the Multiple Listing Services ("MLS") or by way of Exclusive Listing ("Listing") uninterruptedly, with an agent to be approved by Chargee ("CBRE"), until the Charge has been discharged. The Chargor covenants and agrees with the Chargee as follows respecting the sale of the Lands:

- a) The Lands shall be listed for sale on MLS or by way of Exclusive Listing (as recommended by CBRE) and shall remain listed and continuously marketed in a diligent manner until sold, with CBRE;
 - b) The Lands shall be initially listed for sale at a listing price to be determined by the Chargor/Covenantor no later than January 15, 2024;
 - c) The Chargor consents to the Chargee obtaining to an appraisal of the Lands by an appraiser of its choosing and to pay for the cost of same and obtain for the Chargee a current market assessment (the "CMA") from CBRE, in order to verify that the listing price of the Lands is consistent with its appraised value, failing which the Borrower agrees to adjust the price to be consistent with the appraisal;
 - d) The Chargor shall at all times cooperate with the CBRE including allowing for prompt showings and in any event shall provide access within 24 hours of a request;
 - e) The Chargor hereby authorizes and directs CBRE from time to time to release and disclose all information in respect of the Lands to the Chargee and will provide such additional directions and consents as may be required by the Chargee in this regard from time to time;
 - f) The Chargor shall cause CBRE to: (i) maintain daily call logs and showing logs; (ii) provide the Chargee, together with a copy to its solicitor, with a report detailing all call logs and showing logs, promptly upon request by the Lender; (iii) provide the Chargee from time to time, or upon request with all marketing and advertising material related to the marketing of the Lands; and (iv) and to provide the Chargee with copies of all offers ("Offer(s)") forthwith as and when received and in any event contemporaneously with the agent providing a copy of same to the Chargor;
 - g) If the Chargor has not entered into a bona fide third party arms-length agreement of purchase and sale by June 15, 2024 then the list price shall be reduced in accordance with recommendations of CBRE, which price shall be a 90 day sale price;
 - h) If the Chargor has not entered into a bona fide third party arms-length agreement of purchase and sale by September 1st, 2024 then:
 - i. The list price shall be reduced in accordance with recommendations of CBRE, which price shall be a 30 day sale price; or
 - ii. The Chargor must provide proof of a firm commitment letter for a refinancing transaction by no later than November 15th, 2024."
7. 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 and any renewals thereof forthwith upon demand and such fees and expenses, together with interest thereon at the interest rate charges

Dated this 21st day of December, 2023.

**HILLMOUNT CAPITAL MORTGAGE
HOLDINGS INC.**

Per: 
Name: Yitz Levinson
Title: President

I have authority to bind the corporation.

Teresa Greco

Mario Greco

Lisa Volpe

Dated this 21st day of December, 2023.

**HILLMOUNT CAPITAL MORTGAGE
HOLDINGS INC.**

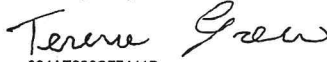
Per: _____

Name: Yitz Levinson

Title: President

I have authority to bind the corporation.

DocuSigned by:



394AE296C77441D...

Teresa Greco

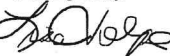
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872537D0BA80490...

Mario Greco

DocuSigned by:



FE2651314E184DE...

Lisa Volpe

ACKNOWLEDGEMENT AND DIRECTION
Re: Electronic Registration

TO: All Lawyers or any duly authorized employee of
FOGLER, RUBINOFF LLP ("FR") and its successor firm

RE: Charge/Mortgage of Land given by Teresa Greco, Mario Greco and Lisa Volpe (collectively, the "Borrower") in favour of the Lender, as amended (collectively, the "Charge") and as further amended by a Notice of Agreement Amending Charge/Mortgage given by the Borrower in favour of the Lender (collectively, the "Amended Charge") pursuant to an Amendment to Commitment dated December 8, 2023 and as further amended by an Amendment to Commitment dated December 21, 2023 (collectively, the "Loan Amending Agreement") against the title to:

FIRSTLY: PIN 03719-0095 LT; PT LT 1 CON 8 WHITCHURCH AS IN R261911; WHITCHURCH-STOUFFVILLE MUNICIPALLY KNOWN AS 12371 HIGHWAY 48, STOUFFVILLE, ONTARIO

SECONDLY: PIN 03719 - 0552 LT; PT LT 1 CON 8 WHITCHURCH, AS IN R245872, EXCEPT PT 1 65R30501, WHITCHURCH-STOUFFVILLE municipally known as 5270 MAIN STREET, STOUFFVILLE, ONTARIO

THIRDLY: PIN 03719 - 0084 LT; PT LT 1 CON 8 WHITCHURCH AS IN R275292; WHITCHURCH-STOUFFVILLE MUNICIPALLY KNOWN AS 5318 MAIN STREET, STOUFFVILLE, ONTARIO

FOURTHLY: PIN 03719 - 0140 LT; PT LT 1 CON 8 WHITCHURCH AS IN B11652B; WHITCHURCH-STOUFFVILLE MUNICIPALLY KNOWN AS 5318 MAIN STREET, STOUFFVILLE, ONTARIO

FIFTHLY: PIN 03719 - 1199 LT; PT LT 1 CON 8 WHITCHURCH AS IN R746762 (FIRSTLY) EXCEPT PT 1, 65R30500; WHITCHURCH-STOUFFVILLE MUNICIPALLY KNOWN AS 5286 MAIN STREET, STOUFFVILLE, ONTARIO

SIXTHLY: PIN 03719 - 0595 LT; PT LT 1, CON 8 (WHIT) PT 1 65R1658 EXCEPT PT 1 D1036; WHITCHURCH-STOUFFVILLE MUNICIPALLY KNOWN AS 5262 MAIN STREET, STOUFFVILLE, ONTARIO (collectively, the "Property")

This will confirm that:

1. I/we have reviewed the information contained on the documents attached hereto and this information is accurate.
2. You are authorized and directed to sign and register electronically the following documents on my/our behalf, copies of which are attached hereto.

Notice of Agreement Amending Charge re Firstly and Sixthly Property
Applicant: Teresa Greco and Mario Greco

Notice of Agreement Amending Charge re Secondly Property
Applicant: Teresa Greco

Notice of Agreement Amending Charge re Thirdly and Fourthly Property
Applicant: Mario Greco

Notice of Agreement Amending Charge re Fifthly Property
Applicant: Mario Greco and Lisa Volpe

3. You are hereby authorized and directed to enter into an escrow closing arrangement substantially in the form attached hereto being a copy of the version of the Document

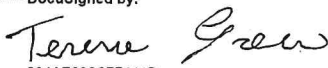
Registration Agreement, which appears on the website of the Law Society of Ontario as of the date hereof. I/we hereby acknowledge the said Agreement has been reviewed by me/us and that I/we shall be bound by its terms.

4. You are authorized to insert any information that may be required in the documents described in this Acknowledgement and Direction that may not be available to you at the time of execution of this Acknowledgement and Direction.
5. The effect of the electronic documents described in this Acknowledgement and Direction has been fully explained to me/us by my/our own independent solicitor(s), and I/we understand that I/we am party/are parties to and bound by the terms and provisions of these electronic documents to the same extent as if I/we had signed these documents.
6. I am/We are in fact the party/parties (or authorized signing officer(s) of the party/parties) named in the electronic documents described in this Acknowledgement and Direction and I/we have not misrepresented our identities to you or to my/our own independent solicitor(s).
7. I/We hereby authorize you to make any minor, non-material alterations that may be required by the Land Registry Office to effect certification of the electronic documents described in this Acknowledgment and Direction by the Land Registry Office. In the event that any electronic documents are cancelled or withdrawn for any reason, we further authorize you to prepare new replacement electronic documents in the form required by the Land Registry Office to effect certification, and such new electronic documents may be attached to this signed Acknowledgement and Direction and shall be authorized by the undersigned as if such new electronic documents was originally attached hereto, provided that a copy of same is delivered to the undersigned prior to registration of the new electronic documents. The undersigned further covenants and agrees to forthwith execute and deliver, and in any event within 3 days of request, any acknowledgements, consents or other additional documents or do such other acts as may be required by you in connection with such new electronic documents.
8. In the event of any investigation by the Director of Land Registration appointed under subsection 6(1) of the Registry Act (the "Director") regarding suspected fraudulent or unlawful activity or registration in connection with the document attached to this Acknowledgement and Direction, the undersigned hereby irrevocably consents to you releasing to the Director a true copy of this Acknowledgement and Direction upon request by the Director.
9. I/We understand that FR is not the solicitor for me/us and I/we confirm that we have received independent legal representation.
10. All documentation required to complete the transaction described above may be executed in any number of counterparts, including counterparts delivered electronically by pdf, facsimile or functionally equivalent means, and all such counterparts taken together will be deemed to constitute one and the same instrument.

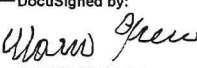
SIGNATURES ON THE FOLLOWING PAGE

DATED the 21st day of December, 2023.

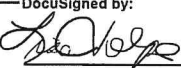
DocuSigned by:


394AE296C77441D
Teresa Greco

DocuSigned by:


872537D0BA80490
Mario Greco

DocuSigned by:


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Lisa Volpe

This is **Exhibit “P”** referred to in the
Affidavit of Itzhak (Yitz) Levinson affirmed by Itzhak (Yitz) Levinson at the City Of
Toronto, in the Province of Ontario, before me this 4th day of June, 2025 in accordance with
O. Reg. 431/20, Administering Oath Or Declaration Remotely.

A handwritten signature in black ink, appearing to read 'Daniel Alievksy', is written over a horizontal dashed line.

A Commissioner for Taking Affidavits
Daniel Alievksy
LSO# 90637D

ACKNOWLEDGEMENT AND DIRECTION

Re: Electronic Registration

**TO: All Lawyers or any duly authorized employee of
FOGLER, RUBINOFF LLP ("FR") and its successor firm**

**Re: Hillmount Capital Mortgage Holdings Inc. (the "Lender") loan to
Teresa Greco, Mario Greco and Lisa Volpe (collectively, the "Borrower")
secured by charges against the title to:
FIRSTLY: PIN 03719-0095 LT; PT LT 1 CON 8 WHITCHURCH AS IN R261911;
WHITCHURCH-STOUFFVILLE MUNICIPALLY KNOWN AS 12371
HIGHWAY 48, STOUFFVILLE, ONTARIO**

**SECONDLY: PIN 03719 - 0552 LT; PT LT 1 CON 8 WHITCHURCH, AS IN
R245872, EXCEPT PT 1 65R30501, WHITCHURCH-STOUFFVILLE municipally
known as 5270 MAIN STREET, STOUFFVILLE, ONTARIO**

**THIRDLY: PIN 03719 - 0084 LT; PT LT 1 CON 8 WHITCHURCH AS IN
R275292; WHITCHURCH-STOUFFVILLE MUNICIPALLY KNOWN AS 5318
MAIN STREET, STOUFFVILLE, ONTARIO**

**FOURTHLY: PIN 03719 - 0140 LT; PT LT 1 CON 8 WHITCHURCH AS IN
B11652B; WHITCHURCH-STOUFFVILLE
MUNICIPALLY KNOWN AS 5318 MAIN STREET, STOUFFVILLE, ONTARIO**

**FIFTHLY: PIN 03719 - 1199 LT; PT LT 1 CON 8 WHITCHURCH AS IN R746762
(FIRSTLY) EXCEPT PT 1, 65R30500; WHITCHURCH-STOUFFVILLE
MUNICIPALLY KNOWN AS 5286 MAIN STREET, STOUFFVILLE, ONTARIO**

**SIXTHLY: PIN 03719 - 0595 LT; PT LT 1, CON 8 (WHIT) PT 1 65R1658 EXCEPT
PT 1 D1036; WHITCHURCH-STOUFFVILLE MUNICIPALLY KNOWN AS 5262
MAIN STREET, STOUFFVILLE, ONTARIO**

This will confirm that:

1. I/we have reviewed the information contained on the documents attached hereto and this information is accurate.
2. You are authorized and directed to sign and register electronically the following documents on my/our behalf, copies of which are attached hereto.

First Charge/Mortgage on Firstly and Sixthly Property

Chargor: Teresa Greco and Mario Greco
Chargee: Hillmount Capital Mortgage Holdings Inc.
Principal: \$8,500,000.00

Second Charge/Mortgage on Secondly Property

Chargor: Teresa Greco
Chargee: Hillmount Capital Mortgage Holdings Inc.
Principal: \$8,500,000.00

Second Charge/Mortgage on Thirdly and Fourthly Property

Chargor: Mario Greco
Chargee: Hillmount Capital Mortgage Holdings Inc.
Principal: \$8,500,000.00

Second Charge/Mortgage on Fifthly Property

Chargor: Mario Greco and Lisa Volpe
Chargee: Hillmount Capital Mortgage Holdings Inc.
Principal: \$8,500,000.00

Second Charge/Mortgage on Sixthly Property

Chargor: Teresa Greco and Mario Greco
Chargee: Hillmount Capital Mortgage Holdings Inc.
Principal: \$8,500,000.00

First General Assignment of Rents on Firstly and Sixthly Property

Assignor: Teresa Greco and Mario Greco
Assignee: Hillmount Capital Mortgage Holdings Inc.

Second General Assignment of Rents on Secondly Property

Assignor: Teresa Greco
Assignee: Hillmount Capital Mortgage Holdings Inc.

Second General Assignment of Rents on Thirdly and Fourthly Property

Assignor: Mario Greco
Assignee: Hillmount Capital Mortgage Holdings Inc.

Second General Assignment of Rents on Fifthly Property

Assignor: Mario Greco and Liza Volpe
Assignee: Hillmount Capital Mortgage Holdings Inc.

Second General Assignment of Rents on Sixthly Property

Assignor: Teresa Greco and Mario Greco
Assignee: Hillmount Capital Mortgage Holdings Inc.

3. You are hereby authorized and directed to enter into an escrow closing arrangement substantially in the form attached hereto being a copy of the version of the Document Registration Agreement, which appears on the website of the Law Society of Ontario as of the date hereof. I/we hereby acknowledge the said Agreement has been reviewed by me/us and that I/we shall be bound by its terms.
4. You are authorized to insert any information that may be required in the documents described in this Acknowledgement and Direction that may not be available to you at the time of execution of this Acknowledgement and Direction.
5. The effect of the electronic documents described in this Acknowledgement and Direction has been fully explained to me/us by my/our own independent solicitor(s), and I/we understand that I/we am party/are parties to and bound by the terms and provisions of these electronic documents to the same extent as if I/we had signed these documents.
6. I am/We are in fact the party/parties (or authorized signing officer(s) of the party/parties) named in the electronic documents described in this Acknowledgement and Direction and I/we have not misrepresented our identities to you or to my/our own independent solicitor(s).
7. I/We hereby authorize you to make any minor, non-material alterations that may be required by the Land Registry Office to effect certification of the electronic documents described in this Acknowledgment and Direction by the Land Registry Office.
8. In the event of any investigation by the Director of Land Registration appointed under subsection 6(1) of the Registry Act (the "Director") regarding suspected fraudulent or unlawful activity or registration in connection with the document attached to this Acknowledgement and Direction, the undersigned hereby irrevocably consents to you releasing to the Director a true copy of this Acknowledgement and Direction upon request by the Director.
9. I/We understand that FR is not the solicitor for me/us. I/We confirm that I/we have received independent legal representation with respect to this transaction.

10. All documentation required to complete the transaction described above may be executed in any number of counterparts, including counterparts delivered electronically by pdf, facsimile or functionally equivalent means, and all such counterparts taken together will be deemed to constitute one and the same instrument.

SIGNATURES ON THE FOLLOWING PAGE

WITNESS:

WITNESS:

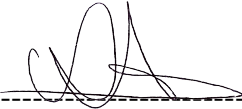
WITNESS:

)
)
)
) Teresa Greco
) Teresa Greco

) Mario Greco
) Mario Greco

)
)
)
)
) Lisa Volpe

This is **Exhibit “Q”** referred to in the
Affidavit of Itzhak (Yitz) Levinson affirmed by Itzhak (Yitz) Levinson at the City Of
Toronto, in the Province of Ontario, before me this 4th day of June, 2025 in accordance with
O. Reg. 431/20, Administering Oath Or Declaration Remotely.

A handwritten signature in black ink, appearing to read 'Daniel Alievksy', is written over a horizontal dashed line.

A Commissioner for Taking Affidavits
Daniel Alievksy
LSO# 90637D

**ACKNOWLEDGEMENT AND DIRECTION
Re: Electronic Registration**

TO: All Lawyers or any duly authorized employee of
FOGLER, RUBINOFF LLP ("FR") and its successor firm

RE: Charge/Mortgage of Land given by Teresa Greco, Mario Greco and Lisa Volpe (collectively, the "Borrower") in favour of the Lender, as amended (collectively, the "Charge") and as further amended by a Notice of Agreement Amending Charge/Mortgage given by the Borrower in favour of the Lender (collectively, the "Amended Charge") pursuant to an Amendment to Commitment dated December 8, 2023 and as further amended by an Amendment to Commitment dated December 21, 2023 (collectively, the "Loan Amending Agreement") against the title to:

FIRSTLY: PIN 03719-0095 LT; PT LT 1 CON 8 WHITCHURCH AS IN R261911; WHITCHURCH-STOUFFVILLE MUNICIPALLY KNOWN AS 12371 HIGHWAY 48, STOUFFVILLE, ONTARIO

SECONDLY: PIN 03719 - 0552 LT; PT LT 1 CON 8 WHITCHURCH, AS IN R245872, EXCEPT PT 1 65R30501, WHITCHURCH-STOUFFVILLE municipally known as 5270 MAIN STREET, STOUFFVILLE, ONTARIO

THIRDLY: PIN 03719 - 0084 LT; PT LT 1 CON 8 WHITCHURCH AS IN R275292; WHITCHURCH-STOUFFVILLE MUNICIPALLY KNOWN AS 5318 MAIN STREET, STOUFFVILLE, ONTARIO

FOURTHLY: PIN 03719 - 0140 LT; PT LT 1 CON 8 WHITCHURCH AS IN B11652B; WHITCHURCH-STOUFFVILLE MUNICIPALLY KNOWN AS 5318 MAIN STREET, STOUFFVILLE, ONTARIO

FIFTHLY: PIN 03719 - 1199 LT; PT LT 1 CON 8 WHITCHURCH AS IN R746762 (FIRSTLY) EXCEPT PT 1, 65R30500; WHITCHURCH-STOUFFVILLE MUNICIPALLY KNOWN AS 5286 MAIN STREET, STOUFFVILLE, ONTARIO

SIXTHLY: PIN 03719 - 0595 LT; PT LT 1, CON 8 (WHIT) PT 1 65R1658 EXCEPT PT 1 D1036; WHITCHURCH-STOUFFVILLE MUNICIPALLY KNOWN AS 5262 MAIN STREET, STOUFFVILLE, ONTARIO (collectively, the "Property")

This will confirm that:

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Applicant: Teresa Greco and Mario Greco

Notice of Agreement Amending Charge re Secondly Property
Applicant: Teresa Greco

Notice of Agreement Amending Charge re Thirdly and Fourthly Property
Applicant: Mario Greco

Notice of Agreement Amending Charge re Fifthly Property
Applicant: Mario Greco and Lisa Volpe

3. You are hereby authorized and directed to enter into an escrow closing arrangement substantially in the form attached hereto being a copy of the version of the Document

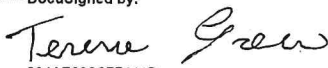
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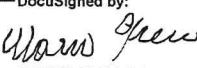
SIGNATURES ON THE FOLLOWING PAGE

DATED the 21st day of December, 2023.

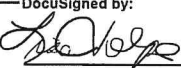
DocuSigned by:


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Teresa Greco

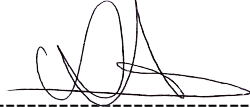
DocuSigned by:


872537D0BA80490
Mario Greco

DocuSigned by:


FE2651314E184DE...
Lisa Volpe

This is **Exhibit “R”** referred to in the
Affidavit of Itzhak (Yitz) Levinson affirmed by Itzhak (Yitz) Levinson at the City Of
Toronto, in the Province of Ontario, before me this 4th day of June, 2025 in accordance with
O. Reg. 431/20, Administering Oath Or Declaration Remotely.



A Commissioner for Taking Affidavits
Daniel Alievksy
LSO# 90637D

GENERAL SECURITY AGREEMENT

THIS AGREEMENT made this 8th day of June, 2021;

BETWEEN:

Teresa Greco, Mario Greco and Lisa Volpe

(hereinafter referred to as the "Debtor")

OF THE FIRST PART,

- and -

Hillmount Capital Mortgage Holdings Inc.

(hereinafter referred to as the "Secured Party")

OF THE SECOND PART.

WHEREAS the Debtor is now or may hereafter become indebted or otherwise liable to the Secured Party;

AND WHEREAS the Debtor has agreed to grant, as general and continuing security for the payment and performance of all its obligations to the Secured Party, a security interest over all its assets, undertaking and property;

NOW THEREFORE THIS AGREEMENT WITNESSES that in consideration of the premises the Debtor hereby agrees with the Secured Party as follows:

ARTICLE 1 - INTERPRETATION

1.01 Interpretation

(1) In this Agreement, unless something in the subject matter or context is inconsistent therewith

- (a) "Agreement" means this agreement and all amendments made thereto by written agreement between the Secured Party and the Debtor;
- (b) "Collateral" has the meaning ascribed to that term in Section 2.01;
- (c) "Obligations" means all obligations, indebtedness and liability of the Debtor to the Secured Party howsoever arising, whether present or future, direct or indirect, absolute or past, contingent, extended or renewed, or material or not, and whether the same is from time to time reduced and thereafter increased or entirely extinguished and thereafter incurred again and whether the Debtor is bound alone or with another or others, including without limitation, the obligations, indebtedness and liability of the Debtor to the Secured Party pursuant

to a Commitment Letter dated April 13, 2021 in the principal amount of \$8,500,000.00 executed by the Debtor in favour of the Secured Party, and whether the said obligations are from time to time reduced and thereafter increased or entirely extinguished and thereafter incurred again; and

- (d) the terms "accessions", "chattel paper", "documents of title", "goods", "instruments", "intangibles", "inventory", "money", "proceeds" and "securities" whenever used herein shall have the meanings given to those terms, or the singular or plural thereof, as the case may be, in the *Personal Property Security Act* (Ontario), as now enacted or as the same may from time to time be amended, re-enacted or replaced.

(2) The division of this Agreement into Articles and Sections and the insertion of headings are for convenience of reference only and shall not affect the construction or interpretation of this Agreement. The terms "this Agreement", "hereof", "hereunder" and similar expressions refer to this Agreement and not to any particular Article, Section or other portion hereof and include any agreement supplemental hereto. Unless something in the subject matter or context is inconsistent therewith, reference herein to Articles and Sections are to Articles and Sections of this Agreement.

(3) In this Agreement words importing the singular number only shall include the plural and vice versa, words importing any gender shall include all genders and words importing persons shall include individuals, partnerships, associations, trusts, unincorporated organizations and corporations.

ARTICLE 2 - GRANT OF SECURITY INTEREST

2.01 Security Interest

As general and continuing security for the payment and performance of the Obligations, the Debtor hereby grants to the Secured Party a security interest (the "Security Interest") in the undertaking of the Debtor and in all of the Debtor's present and after acquired personal property including, without limitation, in all Goods (including all parts, accessories, attachments, special tools, additions and accessions thereto), Chattel Paper, Documents of Title (whether negotiable or not), Instruments, Intangibles, Money and Securities now owned or hereafter owned or acquired by or on behalf of the Debtor (including such as may be returned to or repossessed by the Debtor) and in all proceeds and renewals thereof, accretions thereto and substitutions therefor (hereinafter collectively called the "Collateral"), and including, without limitation, all of the following now owned or hereafter owned or acquired by or on behalf of the Debtor:

- (a) Accounts Receivable: all debts, accounts, claims and choses in action which are now or which may hereafter become due, owing or accruing due to the Debtor (collectively, the "Receivables");

- (b) Inventory: all inventory of whatever kind and wherever situated (whether or not supplied or sold by the Secured Party to the Debtor) including, without limiting the generality of the foregoing, all goods held for sale or lease or that have been leased or that are to be furnished or have been furnished under contracts for service or used or consumed in the business of the Debtor (collectively, the "Inventory");
- (c) Equipment: all machinery, equipment, fixtures, furniture, tools, plant, vehicles and other tangible personal property which are not Inventory, whether or not described in any schedule hereto (collectively, the "Equipment");
- (d) Chattel Paper: all chattel paper;
- (e) Documents of Title: all warehouse receipts, bills of lading and other documents of title, whether negotiable or not;
- (f) Securities and Instruments: all shares, stock, warrants, bonds, debentures, debenture stock and other securities and all instruments (collectively, the "Securities");
- (g) Intangibles: all intangibles not described in Section 2.01 (a) including, without limiting the generality of the foregoing, all goodwill, patents, trademarks, copyrights and other industrial property;
- (h) Money: all coins or bills or other medium of exchange adopted for use as part of the currency of Canada or of any foreign government;
- (i) Accounts: all monies deposited in an account opened at a financial institution;
- (j) Books, Records, Etc.: all books, papers, accounts, invoices, documents and other records in any form evidencing or relating to any of the property described in Sections 2.01(a) to (i) inclusive, and all contracts, securities, instruments and other rights and benefits in respect thereof;
- (k) Substitutions, Etc.: all replacements of, substitutions for and increases, additions and accessions to any of the property described in Sections 2.01(a) to (i) inclusive; and
- (l) Proceeds: all proceeds of the property described in Sections 2.01(a) to (j) inclusive including, without limiting the generality of the foregoing, all personal property in any form or fixtures derived directly or indirectly from any dealing with such property or the proceeds therefrom and any payment that indemnifies or compensates for the loss of or damage to such property or the proceeds therefrom;

provided that the Security Interest granted hereby shall not extend or apply to and the Collateral shall not include the last day of the term of any lease or agreement therefore, or any extension or renewal thereof, but upon the enforcement of the Security Interest, the Debtor shall stand possessed of such last day in trust to assign the same to any person acquiring such term or to otherwise dispose thereof as Lender may direct.

**ARTICLE 3 - GENERAL REPRESENTATIONS,
WARRANTIES AND COVENANTS OF THE DEBTOR**

3.01 Representations and Warranties

The Debtor hereby represents and warrants to the Secured Party that:

- (a) the Debtor is a corporation duly incorporated, organized and subsisting under the laws of the Province of Ontario, with the corporate power to enter into this Agreement; this Agreement has been duly authorized by all necessary corporate action on the part of the Debtor and constitutes a legal and valid agreement binding upon the Debtor and enforceable in accordance with its terms; the making and performance of this Agreement will not result in the breach of, constitute a default under, contravene any provision of, or result in the creation of, any lien, charge, security interest, encumbrance or any other rights of others upon any property of the Debtor pursuant to any agreement, indenture or other instrument to which the Debtor is a party or by which the Debtor or any of its property may be bound or affected;
- (b) all financial information provided by the Debtor to the Secured Party is true, correct and complete; all financial statements have been prepared in accordance with Canadian generally accepted accounting principles consistently applied; there has been no material adverse change in the Debtor's financial condition since the date of the most recent financial statements provided to the Secured Party;
- (c) all of the Collateral is the sole property of the Debtor free from any liens, charges, security interests, encumbrances or any rights of others which rank prior to or *pari passu* with the Security Interest save for any security interest provided to Home Trust Company as collateral to its mortgage;
- (d) the address of the Debtor's chief executive office and the office where it keeps its records respecting the Receivables is set out below the Debtor's name on the signature page of this Agreement;

- (e) if the Debtor is a corporation, its name as set forth on page 1 of this General Security Agreement is its full, true and correct name as stated in its constating documents, it does not have or use a French language form of its name or a combined English language and French language form of its name, and the Debtor has provided to the Secured Party an accurate written list of all prior corporate or business names under which the Debtor has operated; and
- (f) the location of the Collateral is at the lands described on Schedule "A" and 64 Industrial Road, Richmond Hill, Ontario, L4C 2Y1.

3.02

Covenants

The Debtor covenants with the Secured Party that the Debtor shall:

- (a) ensure that the representations and warranties set forth in Section 3.01 shall be true and correct at all times;
- (b) maintain, use and operate the Collateral and carry on and conduct its business in a lawful and business-like manner and in accordance with any agreement now or hereafter entered into with the Secured Party;
- (c) not permit the Collateral to be affixed to real or personal property so as to become a fixture or accession without the prior written consent of the Secured Party;
- (d) defend the Collateral against all claims and demands respecting the Collateral made by all persons at any time and, except as otherwise provided herein, shall keep the Collateral free and clear of all security interests, mortgages, charges, liens and other encumbrances or interests except for those disclosed in a schedule hereto or hereafter approved in writing by the Secured Party prior to their creation or assumption;
- (e) not change its chief executive office and the location of the office where it keeps its records respecting the Receivables, or move any of the Inventory or Equipment from the address set out below the name of the Debtor on the signature page hereof or the locations specified in any schedule hereto, without the prior written consent of the Secured Party;
- (f) pay all rents, taxes, levies, assessments and government fees or dues lawfully levied, assessed or imposed in respect of the Collateral or any part thereof as and when the same shall become due and payable, and shall exhibit to the Secured Party, when required, the receipts and vouchers establishing such payment;
- (g) keep proper books of account in accordance with sound accounting practice, and furnish to the Secured Party such financial information and statements and such

information and statements relating to the Collateral as the Secured Party may from time to time require, and the Debtor shall permit the Secured Party or its authorized agents at any time at the expense of the Debtor to examine the books of account and other financial records and reports relating to the Collateral and to make copies thereof and take extracts therefrom;

- (h) from time to time forthwith at the request of the Secured Party furnish to the Secured Party in writing all information requested relating to the Collateral, and the Secured Party shall be entitled from time to time at any reasonable time to inspect the Collateral and make copies of all information relating to the Collateral and for such purposes the Secured Party shall have access to all premises occupied by the Debtor or where the Collateral may be found;
- (i) from time to time forthwith at the request of the Secured Party execute and deliver all such financing statements, schedules, assignments and documents, and do all such further acts and things as may be reasonably required by the Secured Party to effectively carry out the full intent and meaning of this Agreement or to better evidence and perfect the Security Interest, and the Debtor hereby irrevocably constitutes and appoints the Secured Party, or any Receiver appointed by the court or the Secured Party, the true and lawful attorney of the Debtor, with full power of substitution, to do any of the foregoing in the name of the Debtor whenever and wherever the Secured Party or any such Receiver may consider it to be necessary or expedient;
- (j) not change its name or amalgamate with any other corporation without first giving notice to the Secured Party of its new name and the names of all amalgamating corporations and the date when such new name or amalgamation is to become effective; and
- (k) pay to the Secured Party forthwith upon demand all reasonable costs and expenses (including, without limiting the generality of the foregoing, all legal, Receiver's and accounting fees and expenses) incurred by or on behalf of the Secured Party in connection with the preparation, execution and perfection of this Agreement and the carrying out of any of the provisions of this Agreement including, without limiting the generality of the foregoing, protecting and preserving the Security Interest and enforcing by legal process or otherwise the remedies provided herein; and all such costs and expenses shall be added to and form part of the Obligations secured hereunder.

ARTICLE 4 - INSURANCE

4.01 Insurance

The Debtor shall obtain and maintain, at its own expense, insurance against loss or damage to the Collateral including, without limiting the generality of the foregoing, loss by fire (including so-called extended coverage), theft, collision and such other risks of loss as are customarily insured against on this type of Collateral, in an amount not less than the full replacement value thereof, in such form and with such insurers as shall be reasonably satisfactory to the Secured Party. If any such policies of insurance contain a co-insurance clause, the Debtor shall either cause any such co-insurance clause to be waived or maintain at all times a sufficient amount of insurance to meet the requirements of any such co-insurance clause so as to prevent the Debtor from becoming a co-insurer under the terms of any such policy. All such policies shall name the Secured Party as an additional insured and loss payee thereof, as the Secured Party's interests may appear, and shall provide that the insurer will give the Secured Party at least 10 days written notice of intended cancellation. At the Secured Party's request, the Debtor shall furnish the Secured Party with a copy of any policy of insurance and certificate of insurance or other evidence satisfactory to the Secured Party that such insurance coverage is in effect. The Debtor shall give the Secured Party notice of any damage to, or loss of, the Collateral forthwith upon the occurrence of any such damage or loss. Should the Debtor fail to make any payment or perform any other obligation provided in this Section 4.01, the Secured Party shall have the right, but not the obligation, without notice or demand upon the Debtor and without releasing the Debtor from any obligation hereunder or waiving any rights to enforce this Agreement, to perform any or all of such obligations. The amount of all such payments made and all costs, fees and expenses incurred by the Secured Party in performing such obligations shall be immediately due and payable by the Debtor.

ARTICLE 5 - DEALING WITH COLLATERAL

5.01 Dealing with Collateral by the Debtor

The Debtor shall not sell, lease or otherwise dispose of any of the Collateral without the prior written consent of the Secured Party, except that the Debtor may, until an Event of Default occurs, sell items of Inventory in the ordinary course of its business so that the purchaser thereof takes title thereto free and clear of the Security Interest, but all proceeds of any such sale shall continue to be subject to the Security Interest, and all money received by the Debtor shall be received as trustee for the Secured Party and shall be held separate and apart from other money of the Debtor and shall be paid over to the Secured Party upon request.

5.02 Registration of Securities

The Secured Party may have any Securities registered in its name or in the name of its nominee and shall be entitled, but not bound or required, to exercise any of the rights that any holder of such Securities may at any time have, provided that until an Event of Default has

occurred and is continuing, the Debtor shall be entitled to exercise, in a manner not prejudicial to the interests of the Secured Party or which would violate or be inconsistent with this Agreement, all voting power from time to time exercisable in respect of the Securities. The Secured Party shall not be responsible for any loss occasioned by its exercise of any of such rights or by failure to exercise the same within the time limited for the exercise thereof. The Debtor shall from time to time forthwith upon the request of the Secured Party deliver to the Secured Party those Securities requested by the Secured Party duly endorsed for transfer to the Secured Party or its nominee to be held by the Secured Party subject to the terms of this Agreement.

5.03 Notification of Account Debtors

Before an Event of Default occurs, the Secured Party may give notice of this Agreement and the Security Interest and assignment granted hereby to any account debtors of the Debtor or to any other person liable to the Debtor and, after the occurrence of an Event of Default, may give notice to any such account debtors or other person to make all further payments to the Secured Party, and any payment or other proceeds of Collateral received by the Debtor from account debtors or from any other person liable to the Debtor whether before or after any notice is given by the Secured Party shall be held by the Debtor in trust for the Secured Party and paid over to the Secured Party on request.

5.04 Application of Funds

Except where the Debtor, when not in default hereunder, so directs in writing at the time of payment, all money collected or received by the Secured Party in respect of the Collateral may be applied on account of such parts of the Obligations as the Secured Party in its sole discretion determines, or may be held unappropriated in a collateral account, or in the discretion of the Secured Party may be released to the Debtor, all without prejudice to the Secured Party's rights against the Debtor.

ARTICLE 6 - DEFAULT AND REMEDIES

6.01 Events of Default

The Debtor shall be in default under this Agreement upon the occurrence of any of the following events (herein referred to as an "Event of Default"):

- (a) the Debtor does not pay to the Secured Party any sum when due;
- (b) the Debtor does not perform any of its obligations under Section 4.01;
- (c) the Debtor does not observe or perform any covenant or obligation of the Debtor contained in this Agreement (other than a covenant or condition the breach or default in performance of which is specifically dealt with elsewhere in this

Section 6.01) and such default is not remedied within five days after notice has been given by the Secured Party to the Debtor specifying such default;

- (d) any representation or warranty made by the Debtor herein or in any document or certificate provided at any time to the Secured Party in connection herewith shall prove to be incorrect or misleading in any material respect;
- (e) the Debtor is in default under any other agreement with the Secured Party;
- (f) the Debtor ceases or threatens to cease to carry on the business currently being carried on by it or a substantial portion thereof or makes or agrees to make an assignment, disposition or conveyance, whether by way of sale or otherwise, of its assets in bulk;
- (g) the Debtor shall be an insolvent person within the meaning of the *Bankruptcy and Insolvency Act* (Canada) or commit or threaten to commit any act of bankruptcy;
- (h) the commencement of any proceeding or the taking of any step by or against the Debtor for the dissolution, liquidation or winding up of the Debtor or for any relief under the laws of any jurisdiction relating to bankruptcy, insolvency, reorganization, arrangement or compromise, or for the appointment of one or more of a trustee, receiver, receiver and manager, custodian, liquidator or any other person with similar powers with respect to the Debtor or the Collateral or any part thereof;
- (i) the Collateral or any part thereof is seized or otherwise attached by anyone pursuant to any legal process or other means, including distress, execution or any other step or proceeding with similar effect; or
- (j) the Secured Party believes in good faith that the prospect of payment or performance of any of the Obligations is impaired or that the Collateral is in danger of being lost, damaged or confiscated, or of being encumbered by the Debtor or seized or otherwise attached by anyone pursuant to any legal process.

6.02 Remedies

(1) On or after the occurrence of any Event of Default and at any time thereafter, (a) any or all of the Obligations shall at the option of the Secured Party become immediately due and payable or be subject to immediate performance, as the case may be, without presentment, protest or notice of dishonour, all of which are expressly waived; (b) the obligation, if any, of the Secured Party to extend further credit to the Debtor shall cease; and (c) any or all security granted hereby shall, at the option of the Secured Party, become immediately enforceable.

(2) In addition to any right or remedy provided by law, the Secured Party will have the rights and remedies set out below, all of which rights and remedies will be enforceable successively, concurrently or both:

- (a) the Secured Party may by appointment in writing appoint a receiver or receiver and manager (each herein referred to as the "Receiver") of the Collateral (which term when used in this Section 6.02 shall include the whole or any part of the Collateral) and may remove or replace such Receiver from time to time or may institute proceedings in any court of competent jurisdiction for the appointment of a Receiver of the Collateral; and the term "Secured Party" when used in this Section 6.02 shall include any Receiver so appointed and the agents, officers and employees of such Receiver; and the Secured Party shall not be in any way responsible for any misconduct or negligence of any such Receiver;
- (b) the Secured Party may take possession of the Collateral and require the Debtor to assemble the Collateral and deliver or make the Collateral available to the Secured Party at such place or places as may be specified by the Secured Party;
- (c) the Secured Party may take such steps as it considers desirable to maintain, preserve or protect the Collateral;
- (d) the Secured Party may carry on or concur in the carrying on of all or any part of the business of the Debtor;
- (e) the Secured Party may enforce any rights of the Debtor in respect of the Collateral by any manner permitted by law;
- (f) the Secured Party may sell, lease or otherwise dispose of the Collateral at public auction, by private tender, by private sale or otherwise either for cash or upon credit upon such terms and conditions as the Secured Party may determine and without notice to the Debtor unless required by law;
- (g) the Secured Party may accept the Collateral in satisfaction of the Obligations upon notice to the Debtor of its intention to do so in the manner required by law;
- (h) the Secured Party may, for any purpose specified herein, borrow money on the security of the Collateral in priority to the Security Interest;
- (i) the Secured Party may enter upon, occupy and use all or any of the premises, buildings and plant occupied by the Debtor and use all or any of the Equipment and other personal property of the Debtor for such time as the Secured Party requires to facilitate the realization of the Collateral, free of charge, and the Secured Party will not be liable to the Debtor for any neglect in so doing or in respect of any rent, charges, depreciation or damages in connection with such actions;

- (j) the Secured Party may charge on its own behalf and pay to others all reasonable amounts for expenses incurred and for services rendered in connection with the exercise of the rights and remedies of the Secured Party hereunder, including, without limiting the generality of the foregoing, reasonable legal, Receiver and accounting fees and expenses, and in every such case the amounts so paid together with all costs, charges and expenses incurred in connection therewith, including interest thereon at such rate as the Secured Party deems reasonable, will be added to and form part of the Obligations hereby secured; and
- (k) the Secured Party may discharge any claim, lien, mortgage, charge, security interest, encumbrance or any rights of others that may exist or be threatened against the Collateral, and in every such case the amounts so paid together with costs, charges and expenses incurred in connection therewith shall be added to the Obligations hereby secured.

(3) The Secured Party may grant extensions of time, take, abstain from taking and perfecting and give up securities, accept compositions, grant releases and discharges, release any part of the Collateral and otherwise deal with the Debtor, debtors of the Debtor, sureties and others and with the Collateral and other security as the Secured Party sees fit without prejudice to the liability of the Debtor to the Secured Party or the Secured Party's rights hereunder.

(4) The Secured Party will not be liable or responsible for any failure to seize, collect, realize, or obtain payment with respect to the Collateral and is not bound to institute proceedings or to take other steps for the purpose of seizing, collecting, realizing or obtaining possession or payment with respect to the Collateral or for the purpose of preserving any rights of the Secured Party, the Debtor or any other person, firm or corporation in respect of the Collateral.

(5) The Secured Party may apply any proceeds of realization of the Collateral to payment of expenses in connection with the preservation and realization of the Collateral as above described and the Secured Party may apply any balance of such proceeds to payment of the Obligations in such order as the Secured Party sees fit. If there is any surplus remaining, the Secured Party may pay it to any person having a claim thereto in priority to the Debtor of whom the Secured Party has knowledge and any balance remaining shall be paid to the Debtor. If the disposition of the Collateral fails to satisfy the Obligations secured by this Agreement and the aforesaid expenses, the Debtor will be liable to pay any deficiency to the Secured Party forthwith on demand.

ARTICLE 7 - GENERAL

7.01 Benefit of the Agreement

This Agreement shall be binding upon the heirs, executors, administrators, successors and permitted assigns of the Debtor and shall benefit the heirs, executors, administrators, successors

and assigns of the Secured Party. If there is more than one Debtor named herein, the term "Debtor" shall mean all and each of them, their obligations under this Agreement shall be joint and several, the Obligations shall include those of all or any one of them and no Debtor shall have any right of subrogation, exoneration, reimbursement or indemnity whatsoever and no right of recourse to the Collateral for the Obligations hereunder unless and until all of the Obligations have been paid or performed in full.

7.02 Entire Agreement; Attachment

This Agreement, including any schedule now or hereafter annexed hereto, constitutes the entire agreement between the Debtor and the Secured Party with respect to the subject matter hereof. There are no representations, warranties, terms, conditions, undertakings or collateral agreements, express, implied or statutory, between the parties except as expressly set forth herein, and, without limiting the generality of the foregoing, the parties have not agreed to postpone the time for the attachment of the security interest granted hereby.

7.03 No Waiver

No delay or failure by the Secured Party in the exercise of any right hereunder shall operate as a waiver thereof, nor shall any single or partial exercise of any right hereunder preclude the other or further exercise thereof or the exercise of any other right.

7.04 Severability

If any provision of this Agreement is determined to be invalid or unenforceable in whole or in part, such invalidity or unenforceability shall attach only to such provision or part thereof and the remaining part of such provision and all other provisions hereof shall continue in full force and effect. To the extent permitted by applicable law the parties hereby waive any provision of law that renders any provision hereof prohibited or unenforceable in any respect.

7.05 Notices

Any demand, notice or other communication to be given in connection with this Agreement shall be given in writing and may be given by personal delivery, registered mail or by electronic means, addressed to the Debtor at the address set out below the Debtor's name on the signature page hereof, or, in the case of the Secured Party to:

89 Tycos Drive, Suite 208,

Toronto, Ontario M6B 1W3

or such other address, electronic communication number or to the attention of such other individual as may be designated by notice by any party to the other. Any demand, notice or other communication given by personal delivery shall be conclusively deemed to have been given on the day of actual delivery thereof and, if given by registered mail, on the third day

following the deposit thereof in the mail and, if given by electronic communication, on the day of transmittal thereof if given during the normal business hours of the recipient and on the next business day if given after normal business hours on any day. If the party giving any communication knows or ought reasonably to know of any difficulties with the postal system that might affect the delivery of mail, any such demand, notice or other communication shall not be mailed but shall be given by personal delivery or by electronic communication.

7.06 Modification; Assignment

This Agreement may not be amended or modified in any respect except by written instrument signed by all parties. The rights of the Secured Party under this Agreement may be assigned by the Secured Party without the prior consent of the Debtor. The Debtor may not assign its obligations under this Agreement.

7.07 Additional Continuing Security

This Agreement and the security interest, assignment and mortgage and charge granted hereby are in addition to and not in substitution for any other security now or hereafter held by the Secured Party and this Agreement is a continuing agreement and security that shall remain in full force and effect until discharged by the Secured Party.

7.08 Discharge

The Debtor shall not be discharged from any of the Obligations or from this Agreement except by a release or discharge signed in writing by the Secured Party.

7.09 Governing Law

This Agreement shall be governed by and construed in accordance with the laws of the Province of Ontario and the laws of Canada applicable therein.

7.10 Executed Copy

The Debtor acknowledges receipt of a fully executed copy of this Agreement.

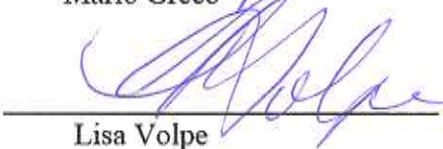
IN WITNESS WHEREOF the Debtor has executed this Agreement.



Teresa Greco



Mario Greco



Lisa Volpe

ADDRESS OF DEBTOR:

Teresa Greco
73 Orangewood Cr. Agincourt, ON, M1W 1C5

Mario Greco
73 Orangewood Cr. Agincourt, ON, M1W 1C5

Lisa Volpe
34 Donald Sim Avenue, Markham, ON, L6B 1B6

SCHEDULE "A"

FIRSTLY: PIN 03719-0095 LT; PT LT 1 CON 8 WHITCHURCH AS IN R261911; WHITCHURCH-STOUFFVILLE MUNICIPALLY KNOWN AS 12371 HIGHWAY 48, STOUFFVILLE, ONTARIO

SECONDLY: PIN 03719 - 0552 LT; PT LT 1 CON 8 WHITCHURCH, AS IN R245872, EXCEPT PT 1 65R30501, WHITCHURCH-STOUFFVILLE municipally known as 5270 MAIN STREET, STOUFFVILLE, ONTARIO

THIRDLY: PIN 03719 - 0084 LT; PT LT 1 CON 8 WHITCHURCH AS IN R275292; WHITCHURCH-STOUFFVILLE MUNICIPALLY KNOWN AS 5318 MAIN STREET, STOUFFVILLE, ONTARIO

**FOURTHLY: PIN 03719 - 0140 LT; PT LT 1 CON 8 WHITCHURCH AS IN B11652B; WHITCHURCH-STOUFFVILLE
MUNICIPALLY KNOWN AS 5318 MAIN STREET, STOUFFVILLE, ONTARIO**

FIFTHLY: PIN 03719 - 1199 LT; PT LT 1 CON 8 WHITCHURCH AS IN R746762 (FIRSTLY) EXCEPT PT 1, 65R30500; WHITCHURCH-STOUFFVILLE MUNICIPALLY KNOWN AS 5286 MAIN STREET, STOUFFVILLE, ONTARIO

SIXTHLY: PIN 03719 - 0595 LT; PT LT 1, CON 8 (WHIT) PT 1 65R1658 EXCEPT PT 1 D1036; WHITCHURCH-STOUFFVILLE MUNICIPALLY KNOWN AS 5262 MAIN STREET, STOUFFVILLE, ONTARIO

This is **Exhibit “S”** referred to in the
Affidavit of Itzhak (Yitz) Levinson affirmed by Itzhak (Yitz) Levinson at the City Of
Toronto, in the Province of Ontario, before me this 4th day of June, 2025 in accordance with
O. Reg. 431/20, Administering Oath Or Declaration Remotely.

A handwritten signature in black ink, appearing to read 'Daniel Alievksy', is written over a horizontal dashed line.

A Commissioner for Taking Affidavits
Daniel Alievksy
LSO# 90637D

Liya Rakhshan	77 King Street West Suite 3000 PO Box 95 TD Centre Toronto M5K 1G8	acting for Applicant(s)	Signed	2021 06 21
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Tel 416-864-9700

Fax 416-941-8852

I have the authority to sign and register the document on behalf of all parties to the document.

Liya Rakhshan	77 King Street West Suite 3000 PO Box 95 TD Centre Toronto M5K 1G8	acting for Party To(s)	Signed	2021 06 21
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Tel 416-864-9700

Fax 416-941-8852

I have the authority to sign and register the document on behalf of all parties to the document.

FOGLER, RUBINOFF LLP	77 King Street West Suite 3000 PO Box 95 TD Centre Toronto M5K 1G8	2021 06 21
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Tel 416-864-9700

Fax 416-941-8852

Statutory Registration Fee	\$65.30
Total Paid	\$65.30

Party To Client File Number : 213004 JF/LR

The Mortgagors, TERESA GRECO AND MARIO GRECO, hereby assign to the Mortgagee the rents for the lands described in the following PIN Nos.:

03719-0095 (LT)

03719-0595 (LT)

The Mortgagors, LISA VOLPE AND MARIO GRECO, hereby assign to the Mortgagee the rents for the lands described in the following PIN No.:

03719-1199 (LT)

The Mortgagor, MARIO GRECO, hereby assigns to the Mortgagee the rents for the lands described in the following PIN Nos.:

03719-0084 (LT)

03719-0140 (LT)

The Mortgagor, TERESA GRECO, hereby assigns to the Mortgagee the rents for the lands described in the following PIN No.:

03719-0552 (LT)

THIS INDENTURE made on the 8th day of June, 2021.

B E T W E E N :

TERESA GRECO, MARIO GRECO AND LISA VOLPE

(hereinafter collectively called the "Mortgagors")

OF THE FIRST PART

- A N D -

HILLMOUNT CAPITAL MORTGAGE HOLDINGS INC.

(hereinafter called the "Mortgagee")

OF THE SECOND PART

WHEREAS:

- A: The Mortgagee is advancing to the Mortgagors the sum of **Eight Million Five Hundred Thousand Dollars (\$8,500,000.00)** upon the security of a Charge/Mortgage, (the "Mortgage") registered in the Land Titles Office for the York Region Land Registry Office (No. 65) and made by the Mortgagors in favour of the Mortgagee on the security of the lands and premises owned by the Mortgagors and described herein under "Properties" on page 1 hereof, which lands and all buildings at any time thereon during the existence of the Mortgage are herein referred to as the "**Mortgaged Premises**";
- B: As a condition precedent of making the aforesaid mortgage loan, the Mortgagee has required an assignment to the Mortgagee; its heirs, executors, administrators, successors and assigns, as additional security for the observance and performance by the Mortgagors of their covenants and agreements contained in the Mortgage, all rents and other monies due or accruing due or at any time hereafter to become due and payable and all of the other rights of the Mortgagors under:



- (i) all present and future leases, agreements to lease and subleases of any part of the Mortgaged Premises and all tenancies, present or future licences affording any person a right to use or occupy any part of the Mortgaged Premises, in such case for the time being in effect, and all revisions, alterations, modifications, amendments, changes, extensions, renewals, replacements, or substitutions thereof or therefore which are now or may hereafter be effected or entered into (hereinafter collectively referred to as the "**Leases**");
- (ii) all present and future (i) guarantees of any or all of the obligations of any tenant (which term means any person who now or hereafter is a party to a Lease for the time being in effect and has any right of use or occupancy of all or any part of the Mortgaged Premises under a Lease); (ii) indemnities in respect of all or any of the obligations of any Tenant under any Lease and (iii) arrangements with a similar person for any other person to take over all or part of the balance of the term of any tenant under any Lease, and all revisions, alterations, modifications, amendments, changes, extensions, renewals, replacements and substitutions thereof or therefore which may hereafter be effected or entered into (hereinafter collectively referred to as the "**Guarantee of Leases**").

NOW THEREFORE this Indenture witnesseth that in consideration of the premises and the sum of TWO (\$ 2.00) DOLLARS now paid by the Mortgagee to the Mortgagors (the receipt and sufficiency whereof is hereby acknowledged):

1. The granting of this assignment does not derogate from the Mortgagors' obligation under the Mortgage not to lease, rent or part with possession of the Mortgaged Premises without first obtaining the Mortgagee's prior written consent, which consent may be unreasonably withheld.

Subject to paragraph 2 hereof, the Mortgagors hereby assign, transfer and set over unto the Mortgagee, its heirs, executors, administrators, successors and assigns, (a) The Leases and Guarantees of Leases; and (b) all rents and other monies now due or accruing due or at any time hereafter to become due and payable under each and every Lease and Guarantee of Leases, all other obligations of the other parties thereto and all benefits, advantages and powers to be derived therefrom; with full power and authority in each case to demand, sue for, recover, receive and give receipts for all rents and other moneys payable thereunder; to have and to hold unto the Mortgagee until all moneys owing and all obligations of the Mortgagors in respect of the Mortgage have been fully paid and fulfilled and after the Mortgage has been fully released and discharged this Agreement shall be void and of no further effect.

2. It is the intention of the parties hereto that this instrument shall be a present assignment provided that the Mortgagee shall not exercise any rights or remedies herein given to it until the Mortgagors are in default under any of the terms and provisions of the Mortgage or of this assignment. Until such default, the Mortgagors shall be permitted to collect, take, retain and use or permit the collection, taking, retention and use of the rents and revenues from the Mortgaged Premises. Default under this Indenture shall constitute default under the Mortgage.
3. (a) At any time, whether or not the Mortgagors are in default hereunder and whether or not the Mortgagee has determined to enforce the security hereof, upon request by the Mortgagee, the Mortgagors will promptly deliver, to the extent that the same have not been previously delivered, to the Mortgagee a copy of any or all of the Leases and any Guarantees of Leases;

TC *HC*
UPH

- (b) The Mortgagors covenant and agree that all the obligations of the Lessor or Licensor under each of the Leases will be observed and performed except to the extent that such observance or performance may be waived by the obligees;
 - (c) The Mortgagors covenant and agree that they will, from time to time, on request by the Mortgagee, execute or join in the execution of and deliver to the Mortgagee any one or more of the following which shall be subject to this Indenture:
 - (i) A Specific Assignment of all of the rights, title and interest of the Mortgagors as Lessor or Licensor in, to, under, or in respect of all rents and other moneys now due and payable under any one or more of the Leases and any Guarantees of Leases;
 - (ii) A Specific Assignment of all the right, title and interest of the Mortgagors, as Lessor or Licensor in, to, under or in respect of any of the Leases, all rent or other moneys now due and payable or hereafter to become due and payable thereunder, all other obligations of the other parties thereunder and all the benefits, advantages and powers to be derived therefrom and each and every Guarantee of Lease, with full power and authority to demand, sue for, recover, receive and give receipts for all rents and other moneys payable thereunder and otherwise to enforce the rights of the Mortgagors thereunder in the name of the Mortgagors;
4. Whenever the Mortgagors have been in default under any of the terms or provisions of the Mortgage, the Mortgagee shall be entitled to enter into possession of the Mortgaged Premises and collect the rents and revenues thereof, distrain in the name of the Mortgagors for the same and appoint its agents to manage the Mortgaged Premises and pay such agents reasonable charges for their services and charge the same to the account of the Mortgagors; and that any agents so appointed by the Mortgagee shall have the authority and power:
- (a) to make any Lease or Leases of the Mortgaged Premises or of any part thereof at such rent and on such terms as the Mortgagee in its discretion may consider proper and to cancel or surrender existing Leases, to alter or amend the terms of existing Leases, to renew existing Leases, or to make concessions to Tenants as the Mortgagee in its discretion may consider proper;
 - (b) to manage generally the Mortgaged Premises to the same extent as the Mortgagors could do; and
 - (i) to collect the rents and revenues and give good and sufficient receipts and discharges therefor, and in their discretion, distrain in the name of the Mortgagors for such rents and revenues;
 - (ii) to pay all insurance premiums, taxes, necessary repairs, renovations and upkeep, carrying charges, rent or lease commissions, salary of any janitor or caretaker, cost of heating, and any and all payments due on the Mortgage to the Mortgagee;
 - (iii) to accumulate the rents and revenues in such agent's hands in a reasonable amount to make provision for maturing payments of interest and principal on the Mortgage, and for the payments of taxes, insurance, heating, repairs, renovations and upkeep, costs and expenses of collection of rents and revenues, and other expenses or carrying charges connected with the Mortgaged Premises.
5. Where any discretionary powers hereunder are vested in the Mortgagee or its agents, the same may be exercised by any officer, investment manager or manager of the Mortgagee or its appointed agents, as the case may be.

Handwritten signatures and initials:
 TG HG
 (initials)

6. Any entry upon the Mortgaged Premises under the terms of this Indenture shall not constitute the Mortgagee a "Mortgagee in Possession" in contemplation of law and the Mortgagee shall not become liable to account to the Mortgagors or credit the Mortgagors with any moneys on account of the Mortgage except those which shall come into its hands or into the hands of any agents appointed by it pursuant hereto; the Mortgagee shall not be liable for failure to collect rents or revenues and shall be under no obligation to take any action or proceeding or exercise any remedy for the collection or recovery of the said rents and revenues, or any part thereof, and then, subject to all deductions and payments made out of the rents and revenues received from the Mortgaged Premises as herein provided.
7. That whenever any and all default under the Mortgage has been cured, and all taxes and insurance on the Mortgaged Premises have been paid to date, and all moneys which the Mortgagee or its agents may have expended or become liable for in connection with the Mortgaged Premises have been fully repaid, then the Mortgagee, shall redeliver possession of the Mortgaged Premises to the Mortgagors and the Mortgagors shall resume collection of the rents or revenues on the Mortgaged Premises until further default has occurred as aforesaid, and shall thereupon also be permitted to receive any remaining balance of the rents and revenues realized from the Mortgaged Premises.
8. That the Mortgagors warrant that they have not, and covenant that they shall not, at any time during the existence of the Mortgage, assign, pledge or hypothecate any Lease or Leases now or hereafter existing in respect of the Mortgaged Premises or the rents and revenues due or to become due thereunder, or any part thereof, other than to the Mortgagee; and the Mortgagors shall not, at any time during the existence of the Mortgage, commit, either by act or omission, any breach of covenant on the part of the Lessor under any of the Leases to be observed and performed, terminate, accept a surrender of, or amend in any manner, any Lease or Leases now or hereafter existing in respect of the Mortgaged Premises, or receive or permit the payment of any rents or revenues by anticipation in respect thereof, except as provided in the Leases, without the consent in writing of the Mortgagee, which consent shall not be arbitrarily or unreasonably withheld.
9. That this assignment is taken by way of additional security only and neither the taking of this assignment nor anything done in pursuance hereof shall make the Mortgagee liable in any way, as landlord or otherwise, for the performance of any covenants, obligations or liabilities under the Leases or any of them.
10. The Mortgagors agrees that the Mortgagors will not lease or agree to lease any part of the Mortgaged Premises except at a rent, on terms and conditions and to tenants which are not less favorable or desirable to the Mortgagors than those which a prudent landlord carrying on the business of rental housing would expect to receive from the premises to be leased.
11. Upon any vesting of title to the properties secured under the Mortgage in the Mortgagee or other party by Court Order, operation of law, or otherwise and upon delivery of a deed or deeds pursuant to the Mortgagee's exercise of remedies under the Mortgage, all right, title and interest of the Mortgagors in and to the Lease shall by virtue of this instrument, thereupon vest in and become the absolute property of the party vested with such title or the grantee or grantees in such deed or deeds without any further act or assignment by the Mortgagors. The Mortgagors hereby irrevocably appoint the Mortgagee and its successors and assigns, as their agent and attorney in fact, to execute all instruments of assignment or further assurances in favour of such party vested with title or the grantee or grantees.
12. In the exercise of the powers herein granted to the Mortgagee, no liability shall be asserted or enforced against the Mortgagee, all such liability being hereby expressly waived and released by the Mortgagors. The Mortgagee shall not be obligated to perform

Handwritten signature and initials in the bottom right corner of the page.

or discharge any obligation, duty or liability under the Lease, or under or by reason of this assignment, and the Mortgagors shall and do hereby agree to indemnify the Mortgagee for, and to save and hold it harmless of and from, any and all liability, loss or damage which it may or might incur under the Lease or under or by reason of this assignment and of and from any and all claims and demands whatsoever which may be asserted against it by reason of any obligations or undertakings on its part to perform or discharge any of the terms, covenants or agreements contained in the Lease. Should the Mortgagee incur any such liability, loss or damage under the Lease or under or by reason of this assignment, or in the defence of any such claims or demands, the amount thereof, including costs, expenses and reasonable attorney's fees, shall be secured hereby, and the Mortgagors shall reimburse the Mortgagee therefore immediately upon demand.


13. This assignment is intended to be additional to and not in substitution for or in derogation of any assignment of rents contained in the mortgage or in any other document.
14. That the rights or remedies given to the Mortgagee hereunder shall be cumulative of and not substituted for any rights or remedies to which the Mortgagee may be entitled under the Mortgage or at Law.
15. That the terms and conditions hereof shall be binding upon and enure to the benefit of the heirs, executors, administrators, successors and assigns of the parties hereof as the case may be, and that all covenants and liabilities of the Mortgagors shall be joint and several.
16. A discharge of the Mortgage in favour of the Mortgagors shall operate as a reassignment of this Assignment of Rents.

PROVIDED that it is hereby agreed that in construing this Indenture the words "Mortgagor" or "Mortgagors" or "Mortgagee" or "Mortgagees", and "he", "she", "they" or "it", "his", "her", "their", or "its", respectively, as the number and gender of the parties referred to in each case require, and the number of the verb agreeing therewith shall be construed as agreeing with the said word or pronoun so substituted. And that all rights, advantages, privileges, immunities, powers and things hereby secured to the Mortgagor or Mortgagors, Mortgagee or Mortgagees, shall be equally secured to and exercisable by his, her, their or its heirs, executors, administrators and assigns, or successors and assigns, as the case may be. And that all covenants, liabilities and obligation entered into or imposed hereunder upon the Mortgagor or Mortgagors, Mortgagee or Mortgagees, shall be equally binding upon his, her, their or its heirs, executors, administrators and assigns, or successors and assigns, as the case may be, and that all such covenants and liabilities and obligations shall be joint and several.

DATED this 16th day of June, 2021.


Teresa Greco


Mario Greco


Lisa Volpe

This is **Exhibit "T"** referred to in the
Affidavit of Itzhak (Yitz) Levinson affirmed by Itzhak (Yitz) Levinson at the City Of
Toronto, in the Province of Ontario, before me this 4th day of June, 2025 in accordance with
O. Reg. 431/20, Administering Oath Or Declaration Remotely.

A handwritten signature in black ink, appearing to read 'Daniel Alievksy', is written over a horizontal dashed line.

A Commissioner for Taking Affidavits
Daniel Alievksy
LSO# 90637D

RUN NUMBER : 148
RUN DATE : 2025/05/28
ID : 20250528131657.89

PROVINCE OF ONTARIO
MINISTRY OF PUBLIC AND BUSINESS SERVICE DELIVERY
PERSONAL PROPERTY SECURITY REGISTRATION SYSTEM
ENQUIRY RESPONSE
CERTIFICATE

REPORT : PSSR060
PAGE : 1
(6847)

THIS IS TO CERTIFY THAT A SEARCH HAS BEEN MADE IN THE RECORDS OF THE CENTRAL OFFICE
OF THE PERSONAL PROPERTY SECURITY REGISTRATION SYSTEM IN RESPECT OF THE FOLLOWING:

TYPE OF SEARCH : INDIVIDUAL NON-SPECIFIC

SEARCH CONDUCTED ON : FIRST GIVEN NAME : LISA
SURNAME : VOLPE

FILE CURRENCY : 27MAY 2025

ENQUIRY NUMBER 20250528131657.89 CONTAINS 12 PAGE(S), 4 FAMILY(IES).

ONCORP - THORNTON GROUT FINNIGAN LLP - CORRINA MACDONALD
3200-100 WELLINGTON STREET WEST
TORONTO ON M5K 1K7



(crlj6 05/2022)

CONTINUED... 2



RUN NUMBER : 148
RUN DATE : 2025/05/28
ID : 20250528131657.89

PROVINCE OF ONTARIO
MINISTRY OF PUBLIC AND BUSINESS SERVICE DELIVERY
PERSONAL PROPERTY SECURITY REGISTRATION SYSTEM
ENQUIRY RESPONSE
CERTIFICATE

REPORT : PSSR060
PAGE : 2
(6848)

TYPE OF SEARCH : INDIVIDUAL NON-SPECIFIC
SEARCH CONDUCTED ON : LISA;VOLPE
FILE CURRENCY : 27MAY 2025

FORM 1C FINANCING STATEMENT / CLAIM FOR LIEN

00 FILE NUMBER
514999638

CAUTION FILING	PAGE NO.	TOTAL OF PAGES	MOTOR VEHICLE SCHEDULE	REGISTRATION NUMBER	REGISTERED UNDER	REGISTRATION PERIOD
01	001	2		20250408 0817 4085 7736	P PPSA	04

02 DEBTOR NAME
03 DATE OF BIRTH 24DEC1976
04 FIRST GIVEN NAME LISA
05 INITIAL K
06 SURNAME VOLPEFRUSTAGLIO

04 ADDRESS 3700 SIXTEENTH SIDEROAD KING CITY ON L7B1A3
ONTARIO CORPORATION NO.

05 DEBTOR NAME
06 DATE OF BIRTH 24DEC1976
07 FIRST GIVEN NAME LISA
08 INITIAL
09 SURNAME VOLPE

07 ADDRESS 3700 SIXTEENTH SIDEROAD KING CITY ON L7B1A3
ONTARIO CORPORATION NO.

08 SECURED PARTY / LIEN CLAIMANT FORD CREDIT CANADA COMPANY

09 ADDRESS PO BOX 8651 STN MAIN CONCORD ON L4K 0N8

10 COLLATERAL CLASSIFICATION
CONSUMER MOTOR VEHICLE AMOUNT DATE OF NO FIXED
GOODS INVENTORY EQUIPMENT ACCOUNTS OTHER INCLUDED MATURITY OR MATURITY DATE
X X X X

11 MOTOR VEHICLE
12 YEAR MAKE 2025 FORD
13 MODEL BRONCO
14 V.I.N. 3FMEE4DP7SLA55242

13 GENERAL
14 COLLATERAL
15 DESCRIPTION

16 REGISTERING AGENT D + H LIMITED PARTNERSHIP

17 ADDRESS 2 ROBERT SPECK PARKWAY, 15TH FLOOR MISSISSAUGA ON L4Z 1H8

*** FOR FURTHER INFORMATION, CONTACT THE SECURED PARTY. ***

CONTINUED... 3

CERTIFIED BY/CERTIFIÉES PAR

V. Quintanilla

RÉGISTRAR OF
PERSONAL PROPERTY SECURITY/
LE REGISTRATEUR
DES SÛRETÉS MOBILIÈRES

(crltfr 05/2022)

Ontario

RUN NUMBER : 148
RUN DATE : 2025/05/28
ID : 20250528131657.89

PROVINCE OF ONTARIO
MINISTRY OF PUBLIC AND BUSINESS SERVICE DELIVERY
PERSONAL PROPERTY SECURITY REGISTRATION SYSTEM
ENQUIRY RESPONSE
CERTIFICATE

REPORT : PSSR060
PAGE : 3
(6849)

TYPE OF SEARCH : INDIVIDUAL NON-SPECIFIC
SEARCH CONDUCTED ON : LISA;VOLPE
FILE CURRENCY : 27MAY 2025

FORM 1C FINANCING STATEMENT / CLAIM FOR LIEN

00 FILE NUMBER
514999638

CAUTION FILING	PAGE NO.	TOTAL OF PAGES	MOTOR VEHICLE SCHEDULE	REGISTRATION NUMBER	REGISTERED UNDER	REGISTRATION PERIOD
	002	2		20250408 0817 4085 7736		

DEBTOR NAME	DATE OF BIRTH	FIRST GIVEN NAME	INITIAL	SURNAME
	24DEC1976	LISA	K	FRUSTAGLIO

03 BUSINESS NAME

04 ADDRESS 3700 SIXTEENTH SIDEROAD KING CITY ON L7B1A3

DEBTOR NAME	DATE OF BIRTH	FIRST GIVEN NAME	INITIAL	SURNAME

06 BUSINESS NAME

07 ADDRESS

08 SECURED PARTY /
LIEN CLAIMANT

09 ADDRESS

COLLATERAL CLASSIFICATION					MOTOR VEHICLE	AMOUNT	DATE OF	NO FIXED
CONSUMER	GOODS	INVENTORY	EQUIPMENT	ACCOUNTS OTHER	INCLUDED		MATURITY OR	MATURITY DATE

10

MOTOR VEHICLE	YEAR	MAKE	MODEL	V.I.N.

12

13 GENERAL
14 COLLATERAL
15 DESCRIPTION

16 REGISTERING
17 AGENT

ADDRESS

*** FOR FURTHER INFORMATION, CONTACT THE SECURED PARTY. ***

CONTINUED...

4

CERTIFIED BY/CERTIFIÉES PAR
V. Quintanilla W.
REGISTRAR OF
PERSONAL PROPERTY SECURITY/
LE REGISTRATEUR
DES SÛRETÉS MOBILIÈRES

(crt11v 05/2022)

Ontario 

RUN NUMBER : 148
RUN DATE : 2025/05/28
ID : 20250528131657.89

PROVINCE OF ONTARIO
MINISTRY OF PUBLIC AND BUSINESS SERVICE DELIVERY
PERSONAL PROPERTY SECURITY REGISTRATION SYSTEM
ENQUIRY RESPONSE
CERTIFICATE

REPORT : PSSR060
PAGE : 4
(6850)

TYPE OF SEARCH : INDIVIDUAL NON-SPECIFIC
SEARCH CONDUCTED ON : LISA;VOLPE
FILE CURRENCY : 27MAY 2025

FORM 1C FINANCING STATEMENT / CLAIM FOR LIEN

00 FILE NUMBER
505513962

CAUTION FILING	PAGE NO.	TOTAL OF PAGES	MOTOR VEHICLE SCHEDULE	REGISTRATION NUMBER	REGISTERED UNDER	REGISTRATION PERIOD
01	001	1		20240517 1615 1532 6183	P PPSA	02

DEBTOR NAME	DATE OF BIRTH	FIRST GIVEN NAME	INITIAL	SURNAME
02	28MAR1973	GIUSEPPE		DIMARIA

03 BUSINESS NAME

04 ADDRESS 931 ADAMS RD INNISFIL

ONTARIO CORPORATION NO.
ON L9S4C9

DEBTOR NAME	DATE OF BIRTH	FIRST GIVEN NAME	INITIAL	SURNAME
05	22JAN1972	LISA		VOLPE

06 BUSINESS NAME

07 ADDRESS 931 ADAMS RD INNISFIL

ONTARIO CORPORATION NO.
ON L9S4C9

08 SECURED PARTY /
LIEN CLAIMANT GM FINANCIAL CANADA LEASING LTD.

09 ADDRESS 2001 SHEPPARD AVE. STE 600 TORONTO ON M2J 4Z8

COLLATERAL CLASSIFICATION					MOTOR VEHICLE	AMOUNT	DATE OF	NO. FIXED
CONSUMER	GOODS	INVENTORY	EQUIPMENT	ACCOUNTS OTHER	INCLUDED		MATURITY OR	MATURITY DATE
	X			X	X	113225.27	14MAY2026	

MOTOR VEHICLE	YEAR	MAKE	MODEL	V.I.N.
11	2024	CHEVROLET TRUCKS	TAHOE 4WD	1GNSKTKL7RR181013

12
13 GENERAL
14 COLLATERAL
15 DESCRIPTION

16 REGISTERING
AGENT D + H LIMITED PARTNERSHIP

17 ADDRESS 2 ROBERT SPECK PARKWAY, 15TH FLOOR MISSISSAUGA ON L4Z 1H8

*** FOR FURTHER INFORMATION, CONTACT THE SECURED PARTY. ***

CONTINUED... 5

CERTIFIED BY/CERTIFIÉES PAR
V. Quintanilla
REGISTRAR OF
PERSONAL PROPERTY SECURITY/
LE REGISTRATEUR
DES SÛRETÉS MOBILIÈRES

(crj11v 05/2022)

Ontario 

RUN NUMBER : 148
RUN DATE : 2025/05/28
ID : 20250528131657.89

PROVINCE OF ONTARIO
MINISTRY OF PUBLIC AND BUSINESS SERVICE DELIVERY
PERSONAL PROPERTY SECURITY REGISTRATION SYSTEM
ENQUIRY RESPONSE
CERTIFICATE

REPORT : PSSR060
PAGE : 5
(6851)

TYPE OF SEARCH : INDIVIDUAL NON-SPECIFIC
SEARCH CONDUCTED ON : LISA;VOLPE
FILE CURRENCY : 27MAY 2025

FORM 1C FINANCING STATEMENT / CLAIM FOR LIEN

00 FILE NUMBER
503979516

CAUTION FILING	PAGE NO.	TOTAL OF PAGES	MOTOR VEHICLE SCHEDULE	REGISTRATION NUMBER	REGISTERED UNDER	REGISTRATION PERIOD
01	001	2		20240402 1150 1532 0692	P PPSA	05

DEBTOR NAME	DATE OF BIRTH	FIRST GIVEN NAME	INITIAL	SURNAME
02	07AUG1955	LISA		AIKEN

03 BUSINESS NAME

04 ADDRESS 723 DURIE STREET TORONTO

ONTARIO CORPORATION NO.
ON M6S 3H4

DEBTOR NAME	DATE OF BIRTH	FIRST GIVEN NAME	INITIAL	SURNAME
05	07AUG1955	LISA		VOLPE

06 BUSINESS NAME

07 ADDRESS 723 DURIE STREET TORONTO

ONTARIO CORPORATION NO.
ON M6S 3H4

08 SECURED PARTY /
LIEN CLAIMANT VW CREDIT CANADA INC.

09 ADDRESS 500-1340 PICKERING PKY PICKERING ON L1V 0C4

COLLATERAL CLASSIFICATION					MOTOR VEHICLE	AMOUNT	DATE OF	NO FIXED
CONSUMER	GOODS	INVENTORY	EQUIPMENT	ACCOUNTS OTHER	INCLUDED		MATURITY OR	MATURITY DATE
10	X		X	X	X	54787.06	30MAR2028	

MOTOR VEHICLE	YEAR	MAKE	MODEL	V.I.N.
11	2024	AUDI	Q5 KOMFORT	WA1AAAFY8R2070877

12

13 GENERAL
14 COLLATERAL
15 DESCRIPTION

16 REGISTERING AGENT D + H LIMITED PARTNERSHIP

17 ADDRESS 2 ROBERT SPECK PARKWAY, 15TH FLOOR MISSISSAUGA ON L4Z 1H8

*** FOR FURTHER INFORMATION, CONTACT THE SECURED PARTY. ***

CONTINUED... 6

CERTIFIED BY/CERTIFIÉES PAR

V. Quintanilla W.

REGISTRAR OF
PERSONAL PROPERTY SECURITY/
LE REGISTREUR
DES SÛRETÉS MOBILIÈRES

(crl1fv 05/2022)

Ontario 

RUN NUMBER : 148
RUN DATE : 2025/05/28
ID : 20250528131657.89

PROVINCE OF ONTARIO
MINISTRY OF PUBLIC AND BUSINESS SERVICE DELIVERY
PERSONAL PROPERTY SECURITY REGISTRATION SYSTEM
ENQUIRY RESPONSE
CERTIFICATE

REPORT : PSSR060
PAGE : 6
(6852)

TYPE OF SEARCH : INDIVIDUAL NON-SPECIFIC
SEARCH CONDUCTED ON : LISA;VOLPE
FILE CURRENCY : 27MAY 2025

FORM 1C FINANCING STATEMENT / CLAIM FOR LIEN

FILE NUMBER
503979516

CAUTION FILING	PAGE NO.	TOTAL OF PAGES	MOTOR VEHICLE SCHEDULE	REGISTRATION NUMBER	REGISTERED UNDER	REGISTRATION PERIOD
	002	2		20240402 1150 1532 0692		

DEBTOR NAME	DATE OF BIRTH	FIRST GIVEN NAME	INITIAL	SURNAME
	07AUG1955	ELIZABETH		AIKEN

BUSINESS NAME

ADDRESS	
723 DURIE STREET	TORONTO

ONTARIO CORPORATION NO.
ON M6S 3H4

DEBTOR NAME	DATE OF BIRTH	FIRST GIVEN NAME	INITIAL	SURNAME

BUSINESS NAME TERRA FIRMA DESIGN INC.

ADDRESS	
196 EVANS AVENUE	ETOBICOKE

ONTARIO CORPORATION NO.
ON M8Z 1J7

SECURED PARTY /
LIEN CLAIMANT

ADDRESS

COLLATERAL CLASSIFICATION				MOTOR VEHICLE	AMOUNT	DATE OF	NO FIXED
CONSUMER	GOODS	INVENTORY	EQUIPMENT	ACCOUNTS OTHER	INCLUDED	MATURITY OR	MATURITY DATE

MOTOR VEHICLE	YEAR MAKE	MODEL	V.I.N.

GENERAL
COLLATERAL
DESCRIPTION

REGISTERING
AGENT

ADDRESS

*** FOR FURTHER INFORMATION, CONTACT THE SECURED PARTY. ***

CONTINUED...

7

CERTIFIED BY/CERTIFIÉES PAR

V. Quintanilla

REGISTRAR OF
PERSONAL PROPERTY SECURITY/
LE REGISTRATEUR
DES SÛRETÉS MOBILIÈRES

(c)11v 05/2022

Ontario



RUN NUMBER : 148
RUN DATE : 2025/05/28
ID : 20250528131657.89

PROVINCE OF ONTARIO
MINISTRY OF PUBLIC AND BUSINESS SERVICE DELIVERY
PERSONAL PROPERTY SECURITY REGISTRATION SYSTEM
ENQUIRY RESPONSE
CERTIFICATE

REPORT : PSSR060
PAGE : 7
(6853)

TYPE OF SEARCH : INDIVIDUAL NON-SPECIFIC
SEARCH CONDUCTED ON : LISA;VOLPE
FILE CURRENCY : 27MAY 2025

FORM 1C FINANCING STATEMENT / CLAIM FOR LIEN

00 FILE NUMBER
773544915

CAUTION FILING	PAGE NO.	TOTAL OF PAGES	MOTOR VEHICLE SCHEDULE	REGISTRATION NUMBER	REGISTERED UNDER	REGISTRATION PERIOD
01	001	3		20210616 1314 1590 4988	P PPSA	2

DEBTOR NAME	DATE OF BIRTH	FIRST GIVEN NAME	INITIAL	SURNAME
02	10NOV1949	TERESA		GRECO

03 BUSINESS NAME

ADDRESS	AGINCOURT	ONTARIO CORPORATION NO.
04 73 ORANGEWOOD CR.		ON M1W 1C5

DEBTOR NAME	DATE OF BIRTH	FIRST GIVEN NAME	INITIAL	SURNAME
05	19FEB1942	MARIO		GRECO

06 BUSINESS NAME

ADDRESS	AGINCOURT	ONTARIO CORPORATION NO.
07 73 ORANGEWOOD CR.		ON M1W 1C5

08 SECURED PARTY /
LIEN CLAIMANT HILLMOUNT CAPITAL MORTGAGE HOLDINGS INC.

ADDRESS	TORONTO	ON	M6B 1W3
09 89 TYCOS DRIVE, SUITE 208			

COLLATERAL CLASSIFICATION					MOTOR VEHICLE	AMOUNT	DATE OF	NO-FIXED
CONSUMER	GOODS	INVENTORY	EQUIPMENT	ACCOUNTS OTHER	INCLUDED		MATURITY OR	MATURITY DATE
10	X	X	X	X	X			

MOTOR VEHICLE	YEAR	MAKE	MODEL	VIN
11				
12				

13 GENERAL
14 COLLATERAL
15 DESCRIPTION ASSIGNMENT OF RENTS AND INCOME, AND SECURITY AGREEMENT(S) CREATING A SECURITY INTEREST IN ALL PRESENT AND AFTER ACQUIRED PERSONAL PROPERTY OF THE DEBTOR LOCATED AT, ON, USED IN CONNECTION WITH, RELATING TO OR

16 REGISTERING AGENT FOGLER, RUBINOFF LLP (213004 JF/LR 12371 HWY 7)

ADDRESS	TORONTO	ON	M5K 1G8
17 77 KING STREET WEST, SUITE 3000 PO BOX 9			

*** FOR FURTHER INFORMATION, CONTACT THE SECURED PARTY. ***

CONTINUED... 8

CERTIFIED BY/CERTIFIÉES PAR

V. Quintanilla W.

REGISTRAR OF
PERSONAL PROPERTY SECURITY/
LE REGISTRATEUR
DES SÛRETÉS MOBILIÈRES

(crj1iv 05/2022)

Ontario

RUN NUMBER : 148
RUN DATE : 2025/05/28
ID : 20250528131657.89

PROVINCE OF ONTARIO
MINISTRY OF PUBLIC AND BUSINESS SERVICE DELIVERY
PERSONAL PROPERTY SECURITY REGISTRATION SYSTEM
ENQUIRY RESPONSE
CERTIFICATE

REPORT : PSSR060
PAGE : 8
(6854)

TYPE OF SEARCH : INDIVIDUAL NON-SPECIFIC
SEARCH CONDUCTED ON : LISA;VOLPE
FILE CURRENCY : 27MAY 2025

FORM 1C FINANCING STATEMENT / CLAIM FOR LIEN

FILE NUMBER
773544915

00

01

CAUTION FILING	PAGE NO.	TOTAL OF PAGES	MOTOR VEHICLE SCHEDULE	REGISTRATION NUMBER	REGISTERED UNDER	REGISTRATION PERIOD
	002	3		20210616 1314 1590 4988		

02

03

DATE OF BIRTH
25MAR1973

FIRST GIVEN NAME
LISA

INITIAL
T

SURNAME
VOLPE

BUSINESS NAME

ADDRESS

34 DONALD SIM AVENUE

MARKHAM

ONTARIO CORPORATION NO.
ON L6B 1B6

05

06

DATE OF BIRTH
25MAR1973

FIRST GIVEN NAME
LISA

INITIAL
T

SURNAME
GRECO

BUSINESS NAME

ADDRESS

34 DONALD SIM AVENUE

MARKHAM

ONTARIO CORPORATION NO.
ON L6B 1B6

08

09

SECURED PARTY /
LIEN CLAIMANT

ADDRESS

10

COLLATERAL CLASSIFICATION				MOTOR VEHICLE	AMOUNT	DATE OF	NO. FIXED
CONSUMER	GOODS	INVENTORY	EQUIPMENT	ACCOUNTS OTHER	INCLUDED	MATURITY	OR MATURITY DATE

11

12

MOTOR
VEHICLE

YEAR MAKE

MODEL

VEHICLE

13

14

15

GENERAL

COLLATERAL

DESCRIPTION

DERIVED FROM THE PROPERTIES MUNICIPALLY KNOWN AS 12371 HIGHWAY 48,
WHITCHURCH-STOUFFVILLE, ONTARIO AND 5270, 5318, 5286 AND 5262 MAIN
STREET, STOUFFVILLE, ONTARIO SECURITY AGREEMENTS RESPECTING DEPOSITS

16

17

REGISTERING
AGENT

ADDRESS

*** FOR FURTHER INFORMATION, CONTACT THE SECURED PARTY. ***

CONTINUED...

9

CERTIFIED BY/CERTIFIÉES PAR
V. Quintanilla
REGISTRAR OF
PERSONAL PROPERTY SECURITY/
LE REGISTRATEUR
DES SÛRETÉS MOBILIÈRES

(crj1lv 05/2022)

Ontario 

RUN NUMBER : 148
RUN DATE : 2025/05/28
ID : 20250528131657.89

PROVINCE OF ONTARIO
MINISTRY OF PUBLIC AND BUSINESS SERVICE DELIVERY
PERSONAL PROPERTY SECURITY REGISTRATION SYSTEM
ENQUIRY RESPONSE
CERTIFICATE

REPORT : PSSR060
PAGE : 9
(6855)

TYPE OF SEARCH : INDIVIDUAL NON-SPECIFIC
SEARCH CONDUCTED ON : LISA;VOLPE
FILE CURRENCY : 27MAY 2025

FORM 1C FINANCING STATEMENT / CLAIM FOR LIEN

00 FILE NUMBER
773544915

01 CAUTION PAGE TOTAL MOTOR VEHICLE REGISTRATION REGISTERED REGISTRATION
FILING NO. OF PAGES SCHEDULE NUMBER UNDER PERIOD
003 3 20210616 1314 1590 4988

02 DEBTOR DATE OF BIRTH FIRST GIVEN NAME INITIAL SURNAME
03 NAME 10NOV1949 TERESINA GRECO

04 BUSINESS NAME

04 ADDRESS 73 ORANGWOOD CR. AGINCOURT

ONTARIO CORPORATION NO.
ON M1W 1C5

05 DEBTOR DATE OF BIRTH FIRST GIVEN NAME INITIAL SURNAME
06 NAME BUSINESS NAME

07 BUSINESS NAME

07 ADDRESS

ONTARIO CORPORATION NO.

08 SECURED PARTY /
09 LIEN CLAIMANT

09 ADDRESS

10 COLLATERAL CLASSIFICATION
CONSUMER MOTOR VEHICLE AMOUNT DATE OF NO-FIXED
GOODS INVENTORY EQUIPMENT ACCOUNT'S OTHER INCLUDED MATURITY OR MATURITY DATE

11 YEAR MAKE MODEL V.I.N.
12 MOTOR VEHICLE

13 GENERAL AND CASH SECURITY.
14 COLLATERAL
15 DESCRIPTION

16 REGISTERING
17 AGENT

17 ADDRESS

*** FOR FURTHER INFORMATION, CONTACT THE SECURED PARTY. ***

CONTINUED... 10

CERTIFIED BY/CERTIFIÉES PAR

V. Quintanilla W.

REGISTRAR OF
PERSONAL PROPERTY SECURITY/
LE REGISTREUR
DES SÛRETÉS MOBILIÈRES

(c) 1/1v 05/2022

Ontario 

RUN NUMBER : 148
RUN DATE : 2025/05/28
ID : 20250528131657.89

PROVINCE OF ONTARIO
MINISTRY OF PUBLIC AND BUSINESS SERVICE DELIVERY
PERSONAL PROPERTY SECURITY REGISTRATION SYSTEM
ENQUIRY RESPONSE
CERTIFICATE

REPORT : PSSR060
PAGE : 10
(6856)

TYPE OF SEARCH : INDIVIDUAL NON-SPECIFIC
SEARCH CONDUCTED ON : LISA;VOLPE
FILE CURRENCY : 27MAY 2025

FORM 2C FINANCING CHANGE STATEMENT / CHANGE STATEMENT

CAUTION FILING	PAGE NO. OF	TOTAL MOTOR VEHICLE REGISTRATION REGISTERED PAGES SCHEDULE NUMBER UNDER
01	01	001 20230612 1452 1590 7340
21	RECORD FILE NUMBER	773544915
22	PAGE AMENDED	NO SPECIFIC PAGE AMENDED
23	REFERENCE	FIRST GIVEN NAME INITIAL SURNAME
24	DEBTOR/ TRANSFEROR	BUSINESS NAME
25	OTHER CHANGE	REASON/ DESCRIPTION
02/05	DEBTOR/ TRANSFEREE	DATE OF BIRTH FIRST GIVEN NAME INITIAL SURNAME
03/06	TRANSFEREE	BUSINESS NAME
04/07	ADDRESS	ONTARIO CORPORATION NO.
29	ASSIGNOR	SECURED PARTY/LIEN CLAIMANT/ASSIGNED
08	ADDRESS	
09	COLLATERAL CLASSIFICATION	CONSUMER MOTOR VEHICLE DATE OF NO. FIXED GOODS INVENTORY EQUIPMENT ACCOUNTS OTHER INCLUDED AMOUNT MATURITY OR MATURITY DATE
10	YEAR MAKE	MODEL V.I.N.
11	MOTOR VEHICLE	
12	GENERAL	
13	COLLATERAL	
14	DESCRIPTION	
15	REGISTERING AGENT OR	FOGLER, RUBINOFF LLP (193602 JF/LR)
16	SECURED PARTY/	77 KING STREET WEST, SUITE 3000 PO BOX 9 TORONTO
17	LIEN CLAIMANT	ON M5K 1G8

*** FOR FURTHER INFORMATION, CONTACT THE SECURED PARTY. ***

CONTINUED... 11

CERTIFIED BY/CERTIFIÉES PAR
V. Quintanilla
REGISTRAR OF
PERSONAL PROPERTY SECURITY/
LE REGISTRATEUR
DES SÛRETÉS MOBILIÈRES

(cij2lv 05/2022)

Ontario

RUN NUMBER : 148
RUN DATE : 2025/05/28
ID : 20250528131657.89

PROVINCE OF ONTARIO
MINISTRY OF PUBLIC AND BUSINESS SERVICE DELIVERY
PERSONAL PROPERTY SECURITY REGISTRATION SYSTEM
ENQUIRY RESPONSE
CERTIFICATE

REPORT : PSSR060
PAGE : 11
(6857)

TYPE OF SEARCH : INDIVIDUAL NON-SPECIFIC
SEARCH CONDUCTED ON : LISA;VOLPE
FILE CURRENCY : 27MAY 2025

FORM 2C FINANCING CHANGE STATEMENT / CHANGE STATEMENT

CAUTION FILING	PAGE NO. OF	TOTAL MOTOR VEHICLE REGISTRATION REGISTERED PAGES SCHEDULE NUMBER UNDER
01	01	001 20250528 1450 1590 2220
21	RECORD FILE NUMBER	773544915
22	PAGE AMENDED	NO SPECIFIC PAGE AMENDED
23	REFERENCE	FIRST GIVEN NAME INITIAL SURNAME
24	DEBTOR/ TRANSFEROR	BUSINESS NAME
25	OTHER CHANGE	
26	REASON/	
27	DESCRIPTION	
28		
02/	DATE OF BIRTH	FIRST GIVEN NAME INITIAL SURNAME
05	DEBTOR/	
03/	TRANSFeree	BUSINESS NAME
06		
04/07	ADDRESS	ONTARIO CORPORATION NO.
29	ASSIGNOR	
08	SECURED PARTY/LIEN CLAIMANT/ASSIGNEE	
09	ADDRESS	
10	COLLATERAL CLASSIFICATION	
11	YEAR MAKE	MODEL V.I.N.
12	MOTOR VEHICLE	
13	GENERAL	
14	COLLATERAL	
15	DESCRIPTION	
16	REGISTERING AGENT OR	THORNTON GROUT FINNIGAN LLP
17	SECURED PARTY/ ADDRESS	3200-100 WELLINGTON STREET WEST TORONTO ON M5K 1K7
	LIEN CLAIMANT	

*** FOR FURTHER INFORMATION, CONTACT THE SECURED PARTY. ***

CONTINUED... 12

CERTIFIED BY/CERTIFIÉES PAR
V. Quintanilla
REGISTRAR OF
PERSONAL PROPERTY SECURITY/
LE REGISTRATEUR
DES SÛRETÉS MOBILIÈRES

(cj2lv 05/2022)

Ontario

RUN NUMBER : 148
RUN DATE : 2025/05/28
ID : 20250528131657.89

PROVINCE OF ONTARIO
MINISTRY OF PUBLIC AND BUSINESS SERVICE DELIVERY
PERSONAL PROPERTY SECURITY REGISTRATION SYSTEM
ENQUIRY RESPONSE
CERTIFICATE

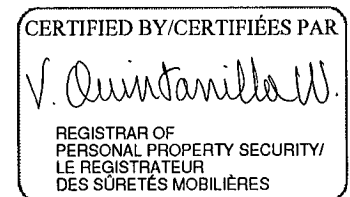
REPORT : PSSR060
PAGE : 12
(6858)

TYPE OF SEARCH : INDIVIDUAL NON-SPECIFIC
SEARCH CONDUCTED ON : LISA;VOLPE
FILE CURRENCY : 27MAY 2025

INFORMATION RELATING TO THE REGISTRATIONS LISTED BELOW IS ATTACHED HERETO.

FILE NUMBER	REGISTRATION NUMBER	REGISTRATION NUMBER	REGISTRATION NUMBER	REGISTRATION NUMBER
514999638	20250408 0817 4085 7736			
505513962	20240517 1615 1532 6183			
503979516	20240402 1150 1532 0692			
773544915	20210616 1314 1590 4988	20230612 1452 1590 7340	20250528 1450 1590 2220	

6 REGISTRATION(S) ARE REPORTED IN THIS ENQUIRY RESPONSE.



(crfj6 05/2022)

RUN NUMBER : 148
RUN DATE : 2025/05/28
ID : 20250528131631.65

PROVINCE OF ONTARIO
MINISTRY OF PUBLIC AND BUSINESS SERVICE DELIVERY
PERSONAL PROPERTY SECURITY REGISTRATION SYSTEM
ENQUIRY RESPONSE
CERTIFICATE

REPORT : PSSR060
PAGE : 1
(6837)

THIS IS TO CERTIFY THAT A SEARCH HAS BEEN MADE IN THE RECORDS OF THE CENTRAL OFFICE
OF THE PERSONAL PROPERTY SECURITY REGISTRATION SYSTEM IN RESPECT OF THE FOLLOWING:

TYPE OF SEARCH : INDIVIDUAL NON-SPECIFIC

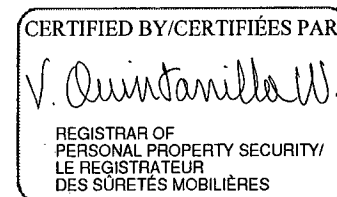
SEARCH CONDUCTED ON : FIRST GIVEN NAME : MARIO
SURNAME : GRECO

FILE CURRENCY : 27MAY 2025

ENQUIRY NUMBER 20250528131631.65 CONTAINS 10 PAGE(S), 3 FAMILY(IES).

ONCORP - THORNTON GROUT FINNIGAN LLP - CORRINA MACDONALD
3200-100 WELLINGTON STREET WEST
TORONTO ON M5K 1K7

CONTINUED... 2



(crj6 05/2022)



RUN NUMBER : 148
RUN DATE : 2025/05/28
ID : 20250528131631.65

PROVINCE OF ONTARIO
MINISTRY OF PUBLIC AND BUSINESS SERVICE DELIVERY
PERSONAL PROPERTY SECURITY REGISTRATION SYSTEM
ENQUIRY RESPONSE
CERTIFICATE

REPORT : PSSR060
PAGE : 2
(6838)

TYPE OF SEARCH : INDIVIDUAL NON-SPECIFIC
SEARCH CONDUCTED ON : MARIO;GRECO
FILE CURRENCY : 27MAY 2025

FORM 1C FINANCING STATEMENT / CLAIM FOR LIEN

00 FILE NUMBER
778993839

CAUTION FILING	PAGE NO.	TOTAL OF PAGES	MOTOR VEHICLE SCHEDULE	REGISTRATION NUMBER	REGISTERED UNDER	REGISTRATION PERIOD
	001	2		20211213 1607 1532 2158	P PPSA	04

02 DEBTOR DATE OF BIRTH FIRST GIVEN NAME INITIAL SURNAME

03 NAME BUSINESS NAME WOODBRIDGE PAINTING COMPANY LTD.

04 ADDRESS 7-155 WINGES RD WOODBRIDGE ONTARIO CORPORATION NO. L4L6C7

05 DEBTOR DATE OF BIRTH FIRST GIVEN NAME INITIAL SURNAME
06 NAME BUSINESS NAME MARIO GRECO

07 ADDRESS 114 BALDING BLVD WOODBRIDGE ONTARIO CORPORATION NO. L4L3R9

08 SECURED PARTY /
LIEN CLAIMANT MERCEDES-BENZ FINANCIAL

09 ADDRESS 2680 MATHESON BLVD. E. STE 500 MISSISSAUGA ON L4W0A5

COLLATERAL CLASSIFICATION				MOTOR VEHICLE	AMOUNT	DATE OF	NO FIXED
CONSUMER	GOODS	INVENTORY	EQUIPMENT	ACCOUNTS OTHER	INCLUDED	MATURITY OR	MATURITY DATE
	X			X	X	87548.13	09SEP2025

11 MOTOR YEAR MAKE MODEL VIN
12 VEHICLE 2022 MERCEDES-BENZ GLE450 4M 4JGEB5KBXNA620030

13 GENERAL
14 COLLATERAL
15 DESCRIPTION

16 REGISTERING D + H LIMITED PARTNERSHIP

17 AGENT ADDRESS 2 ROBERT SPECK PARKWAY, 15TH FLOOR MISSISSAUGA ON L4Z 1H8

*** FOR FURTHER INFORMATION, CONTACT THE SECURED PARTY. ***

CONTINUED... 3

CERTIFIED BY/CERTIFIÉES PAR

V. Quintanilla

REGISTRAR OF
PERSONAL PROPERTY SECURITY/
LE REGISTRATEUR
DES SÛRETÉS MOBILIÈRES

(cr11iv 05/2022)

Ontario

RUN NUMBER : 148
RUN DATE : 2025/05/28
ID : 20250528131631.65

PROVINCE OF ONTARIO
MINISTRY OF PUBLIC AND BUSINESS SERVICE DELIVERY
PERSONAL PROPERTY SECURITY REGISTRATION SYSTEM
ENQUIRY RESPONSE
CERTIFICATE

REPORT : PSSR060
PAGE : 3
(6839)

TYPE OF SEARCH : INDIVIDUAL NON-SPECIFIC
SEARCH CONDUCTED ON : MARIO;GRECO
FILE CURRENCY : 27MAY 2025

FORM 1C FINANCING STATEMENT / CLAIM FOR LIEN

00 FILE NUMBER
778993839

CAUTION FILING	PAGE NO.	TOTAL OF PAGES	MOTOR VEHICLE SCHEDULE	REGISTRATION NUMBER	REGISTERED UNDER	REGISTRATION PERIOD
	002	2		20211213 1607 1532 2158		

02 DEBTOR DATE OF BIRTH FIRST GIVEN NAME INITIAL SURNAME
03 NAME BUSINESS NAME

04 ADDRESS ONTARIO CORPORATION NO.

05 DEBTOR DATE OF BIRTH FIRST GIVEN NAME INITIAL SURNAME
06 NAME BUSINESS NAME

07 ADDRESS ONTARIO CORPORATION NO.

08 SECURED PARTY / MERCEDES-BENZ FINANCIAL SERVICES CANADA CORPORATION
09 LIEN CLAIMANT

09 ADDRESS 2680 MATHESON BLVD. E. STE 500 MISSISSAUGA ON L4W0A5

COLLATERAL CLASSIFICATION				MOTOR VEHICLE	AMOUNT	DATE OF	NO. FIXED
CONSUMER	GOODS	INVENTORY	EQUIPMENT	ACCOUNTS	OTHER	INCLUDED	MATURITY OR MATURITY DATE

11 MOTOR YEAR MAKE MODEL VIN
12 VEHICLE

13 GENERAL
14 COLLATERAL
15 DESCRIPTION

16 REGISTERING
17 AGENT

ADDRESS

*** FOR FURTHER INFORMATION, CONTACT THE SECURED PARTY. ***

CONTINUED...

4

CERTIFIED BY/CERTIFIÉES PAR
V. Quintanilla
REGISTRAR OF
PERSONAL PROPERTY SECURITY/
LE REGISTRATEUR
DES SÛRETÉS MOBILIÈRES

(crlfv 05/2022)

Ontario

RUN NUMBER : 148
RUN DATE : 2025/05/28
ID : 20250528131631.65

PROVINCE OF ONTARIO
MINISTRY OF PUBLIC AND BUSINESS SERVICE DELIVERY
PERSONAL PROPERTY SECURITY REGISTRATION SYSTEM
ENQUIRY RESPONSE
CERTIFICATE

REPORT : PSSR060
PAGE : 4
(6840)

TYPE OF SEARCH : INDIVIDUAL NON-SPECIFIC
SEARCH CONDUCTED ON : MARIO;GRECO
FILE CURRENCY : 27MAY 2025

FORM 1C FINANCING STATEMENT / CLAIM FOR LIEN

00 FILE NUMBER
773544915

CAUTION FILING	PAGE NO.	TOTAL OF PAGES	MOTOR VEHICLE SCHEDULE	REGISTRATION NUMBER	REGISTERED UNDER	REGISTRATION PERIOD
01	001	3		20210616 1314 1590 4988	P PFSA	2
02	DEBTOR NAME	DATE OF BIRTH	FIRST GIVEN NAME	INITIAL	SURNAME	
03		10NOV1949	TERESA		GRECO	
04	BUSINESS NAME	ADDRESS			ONTARIO CORPORATION NO.	
		73 ORANGWOOD CR.		AGINCOURT	ON	M1W 1C5
05	DEBTOR NAME	DATE OF BIRTH	FIRST GIVEN NAME	INITIAL	SURNAME	
06		19FEB1942	MARIO		GRECO	
07	BUSINESS NAME	ADDRESS			ONTARIO CORPORATION NO.	
		73 ORANGWOOD CR.		AGINCOURT	ON	M1W 1C5
08	SECURED PARTY / LIEN CLAIMANT		HILLMOUNT CAPITAL MORTGAGE HOLDINGS INC.			
09		ADDRESS	89 TYCOS DRIVE, SUITE 208	TORONTO	ON	M6B 1W3
10	COLLATERAL CLASSIFICATION	CONSUMER GOODS	MOTOR VEHICLE	AMOUNT	DATE OF MATURITY OR	NO FIXED MATURITY DATE
		X	X	X	X	X
11	MOTOR VEHICLE	YEAR MAKE	MODEL	V.I.N.		
12						
13	GENERAL	ASSIGNMENT OF RENTS AND INCOME, AND SECURITY AGREEMENT(S) CREATING A				
14	COLLATERAL	SECURITY INTEREST IN ALL PRESENT AND AFTER ACQUIRED PERSONAL PROPERTY				
15	DESCRIPTION	OF THE DEBTOR LOCATED AT, ON, USED IN CONNECTION WITH, RELATING TO OR				
16	REGISTERING AGENT	FOGLER, RUBINOFF LLP (213004 JF/LR 12371 HWY 7)				
17		ADDRESS	77 KING STREET WEST, SUITE 3000 PO BOX 9	TORONTO	ON	M5K 1G8

*** FOR FURTHER INFORMATION, CONTACT THE SECURED PARTY. ***

CONTINUED... 5

CERTIFIED BY/CERTIFIÉES PAR
V. Quintanilla
REGISTRAR OF
PERSONAL PROPERTY SECURITY/
LE REGISTRATEUR
DES SÛRETÉS MOBILIÈRES

(crj11v 05/2022)

Ontario

RUN NUMBER : 148
RUN DATE : 2025/05/28
ID : 20250528131631.65

PROVINCE OF ONTARIO
MINISTRY OF PUBLIC AND BUSINESS SERVICE DELIVERY
PERSONAL PROPERTY SECURITY REGISTRATION SYSTEM
ENQUIRY RESPONSE
CERTIFICATE

REPORT : PSSR060
PAGE : 5
(6841)

TYPE OF SEARCH : INDIVIDUAL NON-SPECIFIC
SEARCH CONDUCTED ON : MARIO;GRECO
FILE CURRENCY : 27MAY 2025

FORM 1C FINANCING STATEMENT / CLAIM FOR LIEN

FILE NUMBER
773544915

00

01

CAUTION FILING	PAGE NO.	TOTAL OF PAGES	MOTOR VEHICLE SCHEDULE	REGISTRATION NUMBER	REGISTERED UNDER	REGISTRATION PERIOD
	002	3		20210616 1314 1590 4988		

02

DEBTOR NAME
DATE OF BIRTH
25MAR1973

FIRST GIVEN NAME
LISA

INITIAL
T

SURNAME
VOLPE

03

BUSINESS NAME

04

ADDRESS

34 DONALD SIM AVENUE

MARKHAM

ONTARIO CORPORATION NO.
ON L6B 1B6

05

DEBTOR NAME
DATE OF BIRTH
25MAR1973

FIRST GIVEN NAME
LISA

INITIAL
T

SURNAME
GRECO

06

BUSINESS NAME

07

ADDRESS

34 DONALD SIM AVENUE

MARKHAM

ONTARIO CORPORATION NO.
ON L6B 1B6

08

SECURED PARTY /
LIEN CLAIMANT

09

ADDRESS

10

COLLATERAL CLASSIFICATION				MOTOR VEHICLE	AMOUNT	DATE OF	NO. FIXED
CONSUMER	GOODS	INVENTORY	EQUIPMENT	ACCOUNTS OTHER	INCLUDED	MATURITY	OR MATURITY DATE

11

MOTOR VEHICLE

YEAR MAKE

MODEL

V.I.N.

12

13

GENERAL

DERIVED FROM THE PROPERTIES MUNICIPALLY KNOWN AS 12371 HIGHWAY 48,
WHITCHURCH-STOUFFVILLE, ONTARIO AND 5270, 5318, 5286 AND 5262 MAIN
STREET, STOUFFVILLE, ONTARIO SECURITY AGREEMENTS RESPECTING DEPOSITS

14

COLLATERAL

15

DESCRIPTION

16

REGISTERING

17

AGENT

ADDRESS

*** FOR FURTHER INFORMATION, CONTACT THE SECURED PARTY. ***

CONTINUED...

6

CERTIFIED BY/CERTIFIÉES PAR
V. Quintanilla W.
REGISTRAR OF
PERSONAL PROPERTY SECURITY/
LE REGISTRATEUR
DES SÛRETÉS MOBILIÈRES

(crj11v 05/2022)

Ontario

RUN NUMBER : 148
RUN DATE : 2025/05/28
ID : 20250528131631.65

PROVINCE OF ONTARIO
MINISTRY OF PUBLIC AND BUSINESS SERVICE DELIVERY
PERSONAL PROPERTY SECURITY REGISTRATION SYSTEM
ENQUIRY RESPONSE
CERTIFICATE

REPORT : PSSR060
PAGE : 6
(6842)

TYPE OF SEARCH : INDIVIDUAL NON-SPECIFIC
SEARCH CONDUCTED ON : MARIO;GRECO
FILE CURRENCY : 27MAY 2025

FORM 1C FINANCING STATEMENT / CLAIM FOR LIEN

FILE NUMBER
773544915

CAUTION FILING	PAGE NO.	TOTAL OF PAGES	MOTOR VEHICLE SCHEDULE	REGISTRATION NUMBER	REGISTERED UNDER	REGISTRATION PERIOD
	003	3		20210616 1314 1590 4988		

DATE OF BIRTH
10NOV1949

FIRST GIVEN NAME
TERESINA

INITIAL

SURNAME
GRECO

DEBTOR
NAME

BUSINESS NAME

ADDRESS

73 ORANGWOOD CR.

AGINCOURT

ONTARIO CORPORATION NO.
ON M1W 1C5

DATE OF BIRTH

FIRST GIVEN NAME

INITIAL

SURNAME

DEBTOR
NAME

BUSINESS NAME

ADDRESS

ONTARIO CORPORATION NO.

SECURED PARTY /
LIEN CLAIMANT

ADDRESS

COLLATERAL CLASSIFICATION

CONSUMER	MOTOR VEHICLE	AMOUNT	DATE OF	NO. FIXED				
GOODS	INVENTORY	EQUIPMENT	ACCOUNTS	OTHER	INCLUDED	MATURITY	OR	MATURITY DATE

YEAR MAKE

MODEL

VIN

MOTOR
VEHICLE

GENERAL
COLLATERAL
DESCRIPTION

AND CASH SECURITY.

REGISTERING
AGENT

ADDRESS

*** FOR FURTHER INFORMATION, CONTACT THE SECURED PARTY. ***

CONTINUED...

7

CERTIFIED BY/CERTIFIÉES PAR
V. Quintanilla
REGISTRAR OF
PERSONAL PROPERTY SECURITY/
LE REGISTRATEUR
DES SÛRETÉS MOBILIÈRES

(c)11v 05/2022

Ontario 

RUN NUMBER : 148
RUN DATE : 2025/05/28
ID : 20250528131631.65

PROVINCE OF ONTARIO
MINISTRY OF PUBLIC AND BUSINESS SERVICE DELIVERY
PERSONAL PROPERTY SECURITY REGISTRATION SYSTEM
ENQUIRY RESPONSE
CERTIFICATE

REPORT : PSSR060
PAGE : 7
(6843)

TYPE OF SEARCH : INDIVIDUAL NON-SPECIFIC
SEARCH CONDUCTED ON : MARIO;GRECO
FILE CURRENCY : 27MAY 2025

FORM 2C FINANCING CHANGE STATEMENT / CHANGE STATEMENT

CAUTION FILING	PAGE NO. OF	TOTAL PAGES	MOTOR VEHICLE SCHEDULE	REGISTRATION NUMBER	REGISTERED UNDER
01	01	001		20230612 1452 1590 7340	
21	RECORD REFERENCED	FILE NUMBER	773544915		
22	PAGE AMENDED	NO SPECIFIC PAGE AMENDED	CHANGE REQUIRED	RENEWAL YEARS	CORRECT PERIOD
			B RENEWAL	2	
23	REFERENCE	FIRST GIVEN NAME	INITIAL	SURNAME	
24	DEBTOR/ TRANSFEROR	BUSINESS NAME	TERESA	GRECO	
25	OTHER CHANGE				
26	REASON/				
27	DESCRIPTION				
28					
02/	DATE OF BIRTH	FIRST GIVEN NAME	INITIAL	SURNAME	
05	DEBTOR/				
03/	TRANSPERE	BUSINESS NAME			
06					ONTARIO CORPORATION NO.
04/07	ADDRESS				
29	ASSIGNOR				
08	SECURED PARTY/ LIEN CLAIMANT/ ASSIGNEE				
09	ADDRESS				
10	COLLATERAL CLASSIFICATION				
	CONSUMER	MOTOR VEHICLE	DATE OF	NO. FIXED	
	GOODS	INVENTORY EQUIPMENT ACCOUNTS OTHER	INCLUDED	AMOUNT MATURITY OR	MATURITY DATE
11	MOTOR	YEAR MAKE	MODEL	V.I.N.	
12	VEHICLE				
13	GENERAL				
14	COLLATERAL				
15	DESCRIPTION				
16	REGISTERING AGENT OR	FOGLER, RUBINOFF LLP (193602 JF/LR)			
17	SECURED PARTY/ LIEN CLAIMANT	77 KING STREET WEST, SUITE 3000 PO BOX 9 TORONTO	ON	M5K 1G8	

*** FOR FURTHER INFORMATION, CONTACT THE SECURED PARTY. ***

CONTINUED...

8

CERTIFIED BY/CERTIFIÉES PAR
V. Quintanilla
REGISTRAR OF
PERSONAL PROPERTY SECURITY/
LE REGISTRATEUR
DES SÛRETÉS MOBILIÈRES

(crj2lv 05/2022)

Ontario 

RUN NUMBER : 148
RUN DATE : 2025/05/28
ID : 20250528131631.65

PROVINCE OF ONTARIO
MINISTRY OF PUBLIC AND BUSINESS SERVICE DELIVERY
PERSONAL PROPERTY SECURITY REGISTRATION SYSTEM
ENQUIRY RESPONSE
CERTIFICATE

REPORT : PSSR060
PAGE : 8
(6844)

TYPE OF SEARCH : INDIVIDUAL NON-SPECIFIC
SEARCH CONDUCTED ON : MARIO;GRECO
FILE CURRENCY : 27MAY 2025

FORM 2C FINANCING CHANGE STATEMENT / CHANGE STATEMENT

CAUTION FILING	PAGE NO. OF	TOTAL MOTOR VEHICLE REGISTRATION REGISTERED PAGES SCHEDULE NUMBER UNDER
01	01	001 20250528 1450 1590 2220
21	RECORD FILE NUMBER	773544915
22	PAGE AMENDED	NO SPECIFIC PAGE AMENDED
23	REFERENCE	FIRST GIVEN NAME INITIAL SURNAME
24	DEBTOR/ TRANSFEROR	TERESA GRECO
25	OTHER CHANGE	
26	REASON/	
27	DESCRIPTION	
28		
02/	DATE OF BIRTH	FIRST GIVEN NAME INITIAL SURNAME
05	DEBTOR/	
03/	TRANSFeree	BUSINESS NAME
06		
04/07	ADDRESS	ONTARIO CORPORATION NO.
29	ASSIGNOR	
08	SECURED PARTY/LIEN CLAIMANT/ASSIGNEE	
09	ADDRESS	
10	COLLATERAL CLASSIFICATION	
11	MOTOR	YEAR MAKE MODEL V.I.N.
12	VEHICLE	
13	GENERAL	
14	COLLATERAL	
15	DESCRIPTION	
16	REGISTERING AGENT OR	THORNTON GROUT FINNIGAN LLP
17	SECURED PARTY/	3200-100 WELLINGTON STREET WEST TORONTO ON M5K 1K7
	LIEN CLAIMANT	

*** FOR FURTHER INFORMATION, CONTACT THE SECURED PARTY. ***

CONTINUED...

9

CERTIFIED BY/CERTIFIÉES PAR
V. Quintanilla W.
REGISTRAR OF
PERSONAL PROPERTY SECURITY/
LE REGISTRATEUR
DES SÛRETÉS MOBILIÈRES

(crj2lv 05/2022)

Ontario 

RUN NUMBER : 148
RUN DATE : 2025/05/28
ID : 20250528131631.65

PROVINCE OF ONTARIO
MINISTRY OF PUBLIC AND BUSINESS SERVICE DELIVERY
PERSONAL PROPERTY SECURITY REGISTRATION SYSTEM
ENQUIRY RESPONSE
CERTIFICATE

REPORT : PSSR060
PAGE : 9
(6845)

TYPE OF SEARCH : INDIVIDUAL NON-SPECIFIC
SEARCH CONDUCTED ON : MARIO;GRECO
FILE CURRENCY : 27MAY 2025

FORM 1C FINANCING STATEMENT / CLAIM FOR LIEN

00 FILE NUMBER
760912956

CAUTION FILING	PAGE NO.	TOTAL OF PAGES	MOTOR VEHICLE SCHEDULE	REGISTRATION NUMBER	REGISTERED UNDER	REGISTRATION PERIOD
	001	1		20200313 1737 1219 7953	P PPSA	08

DEBTOR NAME	DATE OF BIRTH	FIRST GIVEN NAME	INITIAL	SURNAME
	26JAN1968	MARIO		GRECO

03 BUSINESS NAME

ADDRESS		ONTARIO CORPORATION NO.
143 CABINET CRESCENT	WOODBIDGE	ON L4L 6E7

DEBTOR NAME	DATE OF BIRTH	FIRST GIVEN NAME	INITIAL	SURNAME

06 BUSINESS NAME

ADDRESS		ONTARIO CORPORATION NO.

08 SECURED PARTY /
LIEN CLAIMANT TD AUTO FINANCE (CANADA) INC.

ADDRESS		ON	M5W 5K3
PO BOX 4086, STATION A	TORONTO		

COLLATERAL CLASSIFICATION					MOTOR VEHICLE	AMOUNT	DATE OF	NO-FIXED
CONSUMER	GOODS	INVENTORY	EQUIPMENT	ACCOUNTS OTHER	INCLUDED		MATURITY OR	MATURITY DATE
X	X			X	X	74400		

MOTOR VEHICLE	YEAR	MAKE	MODEL	V.I.N.
	2020	RAM	1500	1C6SRFLM0LN260011

13 GENERAL
14 COLLATERAL
15 DESCRIPTION

16 REGISTERING AGENT TERANET COLLATERAL MANAGEMENT SOLUTIONS CORPORATION (TDAF)

ADDRESS		ON	L4Z 1H8
2 ROBERT SPECK PARKWAY, 15TH FL	MISSISSAUGA		

*** FOR FURTHER INFORMATION, CONTACT THE SECURED PARTY. ***

CONTINUED... 10

CERTIFIED BY/CERTIFIÉES PAR
V. Quintanilla W.
REGISTRAR OF
PERSONAL PROPERTY SECURITY/
LE REGISTRATEUR
DES SÛRETÉS MOBILIÈRES

(crl11v 05/2022)

Ontario 

RUN NUMBER : 148
RUN DATE : 2025/05/28
ID : 20250528131631.65

PROVINCE OF ONTARIO
MINISTRY OF PUBLIC AND BUSINESS SERVICE DELIVERY
PERSONAL PROPERTY SECURITY REGISTRATION SYSTEM
ENQUIRY RESPONSE
CERTIFICATE

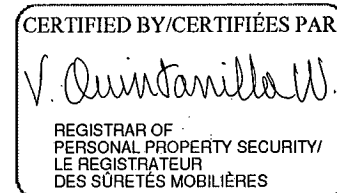
REPORT : PSSR060
PAGE : 10
(6846)

TYPE OF SEARCH : INDIVIDUAL NON-SPECIFIC
SEARCH CONDUCTED ON : MARIO;GRECO
FILE CURRENCY : 27MAY 2025

INFORMATION RELATING TO THE REGISTRATIONS LISTED BELOW IS ATTACHED HERETO.

FILE NUMBER	REGISTRATION NUMBER	REGISTRATION NUMBER	REGISTRATION NUMBER	REGISTRATION NUMBER
778993839	20211213 1607 1532 2158			
773544915	20210616 1314 1590 4988	20230612 1452 1590 7340	20250528 1450 1590 2220	
760912956	20200313 1737 1219 7953			

5 REGISTRATION(S) ARE REPORTED IN THIS ENQUIRY RESPONSE.



(crj6 05/2022)

RUN NUMBER : 148
RUN DATE : 2025/05/28
ID : 20250528131612.44

PROVINCE OF ONTARIO
MINISTRY OF PUBLIC AND BUSINESS SERVICE DELIVERY
PERSONAL PROPERTY SECURITY REGISTRATION SYSTEM
ENQUIRY RESPONSE
CERTIFICATE

REPORT : PSSR060
PAGE : 1
(6828)

THIS IS TO CERTIFY THAT A SEARCH HAS BEEN MADE IN THE RECORDS OF THE CENTRAL OFFICE
OF THE PERSONAL PROPERTY SECURITY REGISTRATION SYSTEM IN RESPECT OF THE FOLLOWING:

TYPE OF SEARCH : INDIVIDUAL NON-SPECIFIC

SEARCH CONDUCTED ON : FIRST GIVEN NAME : TERESA
SURNAME : GRECO

FILE CURRENCY : 27MAY 2025

ENQUIRY NUMBER 20250528131612.44 CONTAINS 9 PAGE(S), 2 FAMILY(IES).

ONCORP - THORNTON GROUT FINNIGAN LLP - CORRINA MACDONALD
3200-100 WELLINGTON STREET WEST
TORONTO ON M5K 1K7



(crj6 05/2022)

CONTINUED... 2



RUN NUMBER : 148
RUN DATE : 2025/05/28
ID : 20250528131612.44

PROVINCE OF ONTARIO
MINISTRY OF PUBLIC AND BUSINESS SERVICE DELIVERY
PERSONAL PROPERTY SECURITY REGISTRATION SYSTEM
ENQUIRY RESPONSE
CERTIFICATE

REPORT : PSSR060 -
PAGE : 2
(6829)

TYPE OF SEARCH : INDIVIDUAL NON-SPECIFIC
SEARCH CONDUCTED ON : TERESA;GRECO
FILE CURRENCY : 27MAY 2025

FORM 1C FINANCING STATEMENT / CLAIM FOR LIEN

00 FILE NUMBER
514523898

CAUTION FILING	PAGE NO.	TOTAL OF PAGES	MOTOR VEHICLE SCHEDULE	REGISTRATION NUMBER	REGISTERED UNDER	REGISTRATION PERIOD
	001	2		20250325 1200 1532 6119	P. PPSA	04

02 DEBTOR DATE OF BIRTH FIRST GIVEN NAME INITIAL SURNAME
03 NAME 24OCT1980 ENRICO GRECO

04 BUSINESS NAME ADDRESS 72 CRESSWELL AVENUE MAPLE ONTARIO CORPORATION NO. L6A 2A1
ON

05 DEBTOR DATE OF BIRTH FIRST GIVEN NAME INITIAL SURNAME
06 NAME 24OCT1980 RICK GRECO

07 BUSINESS NAME ADDRESS 72 CRESSWELL AVENUE MAPLE ONTARIO CORPORATION NO. L6A 2A1
ON

08 SECURED PARTY / LIEN CLAIMANT GM FINANCIAL CANADA LEASING LTD.

09 ADDRESS 2001 SHEPPARD AVE. STE 600 TORONTO ON M2J 4Z8

10 COLLATERAL CLASSIFICATION CONSUMER MOTOR VEHICLE AMOUNT DATE OF NO FIXED
GOODS INVENTORY EQUIPMENT ACCOUNTS OTHER INCLUDED MATURITY OR MATURITY DATE
X X X 45242.06 20MAR2029

11 MOTOR YEAR MAKE MODEL V.I.N.
12 VEHICLE 2025 CHEVROLET TRUCKS EQUINOX AWD 3GNAXPEGXSL291358

13 GENERAL
14 COLLATERAL
15 DESCRIPTION

16 REGISTERING AGENT D + H LIMITED PARTNERSHIP

17 ADDRESS 2 ROBERT SPECK PARKWAY, 15TH FLOOR MISSISSAUGA ON L4Z 1H8

*** FOR FURTHER INFORMATION, CONTACT THE SECURED PARTY. ***

CONTINUED... 3

CERTIFIED BY/CERTIFIÉES PAR
V. Quintanilla W.
REGISTRAR OF
PERSONAL PROPERTY SECURITY/
LE REGISTREUR
DES SÛRETÉS MOBILIÈRES

(crj1fv 05/2022)

Ontario

RUN NUMBER : 148
RUN DATE : 2025/05/28
ID : 20250528131612.44

PROVINCE OF ONTARIO
MINISTRY OF PUBLIC AND BUSINESS SERVICE DELIVERY
PERSONAL PROPERTY SECURITY REGISTRATION SYSTEM
ENQUIRY RESPONSE
CERTIFICATE

REPORT : PSSR060
PAGE : 3
(6830)

TYPE OF SEARCH : INDIVIDUAL NON-SPECIFIC
SEARCH CONDUCTED ON : TERESA, GRECO
FILE CURRENCY : 27MAY 2025

FORM 1C FINANCING STATEMENT / CLAIM FOR LIEN

00 FILE NUMBER
514523898

CAUTION FILING	PAGE NO.	TOTAL OF PAGES	MOTOR VEHICLE SCHEDULE	REGISTRATION NUMBER	REGISTERED UNDER	REGISTRATION PERIOD
01	002	2		20250325 1200 1532 6119		

DEBTOR NAME	DATE OF BIRTH	FIRST GIVEN NAME	INITIAL	SURNAME
02	09JAN1985	TERESA		GRECO

03 BUSINESS NAME

ADDRESS	ONTARIO CORPORATION NO.
04 72 CRESSWELL AVENUE	ON L6A 2A1

DEBTOR NAME	DATE OF BIRTH	FIRST GIVEN NAME	INITIAL	SURNAME
05				

06 BUSINESS NAME

07 ADDRESS

08 SECURED PARTY /
LIEN CLAIMANT

09 ADDRESS

COLLATERAL CLASSIFICATION				MOTOR VEHICLE	AMOUNT	DATE OF	NO FIXED	
CONSUMER	GOODS	INVENTORY	EQUIPMENT	ACCOUNTS	OTHER	INCLUDED	MATURITY OR	MATURITY DATE
10								

MOTOR VEHICLE	YEAR	MAKE	MODEL	V.I.N.
11				

12

13 GENERAL
14 COLLATERAL
15 DESCRIPTION

16 REGISTERING
17 AGENT

ADDRESS

*** FOR FURTHER INFORMATION, CONTACT THE SECURED PARTY. ***

CONTINUED...

CERTIFIED BY/CERTIFIÉES PAR

V. Quintanilla

REGISTRAR OF
PERSONAL PROPERTY SECURITY/
LE REGISTRATEUR
DES SÛRETÉS MOBILIÈRES

(oj11v 05/2022)

Ontario

RUN NUMBER : 148
RUN DATE : 2025/05/28
ID : 20250528131612.44

PROVINCE OF ONTARIO
MINISTRY OF PUBLIC AND BUSINESS SERVICE DELIVERY
PERSONAL PROPERTY SECURITY REGISTRATION SYSTEM
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CERTIFICATE

REPORT : PSSR060
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TYPE OF SEARCH : INDIVIDUAL NON-SPECIFIC
SEARCH CONDUCTED ON : TERESA;GRECO
FILE CURRENCY : 27MAY 2025

FORM 1C FINANCING STATEMENT / CLAIM FOR LIEN

FILE NUMBER
773544915

CAUTION FILING	PAGE NO.	TOTAL OF PAGES	MOTOR VEHICLE SCHEDULE	REGISTRATION NUMBER	REGISTERED UNDER	REGISTRATION PERIOD
	001	3		20210616 1314 1590 4988	P PPSA	2

DEBTOR NAME	DATE OF BIRTH	FIRST GIVEN NAME	INITIAL	SURNAME	ADDRESS	AGINCOURT	ONTARIO CORPORATION NO.
	10NOV1949	TERESA		GRECO	73 ORANGWOOD CR.		ON M1W 1C5

DEBTOR NAME	DATE OF BIRTH	FIRST GIVEN NAME	INITIAL	SURNAME	ADDRESS	AGINCOURT	ONTARIO CORPORATION NO.
	19FEB1942	MARIO		GRECO	73 ORANGWOOD CR.		ON M1W 1C5

SECURED PARTY / LIEN CLAIMANT	ADDRESS	TORONTO	ON	M6B 1W3
HILLMOUNT CAPITAL MORTGAGE HOLDINGS INC.	89 TYCOS DRIVE, SUITE 208			

COLLATERAL CLASSIFICATION	CONSUMER	MOTOR VEHICLE	AMOUNT	DATE OF	NO FIXED
GOODS	INVENTORY	EQUIPMENT	ACCOUNTS OTHER	INCLUDED	MATURITY OR MATURITY DATE
X	X	X	X	X	

MOTOR VEHICLE	YEAR	MAKE	MODEL	V.I.N.

GENERAL COLLATERAL DESCRIPTION	ASSIGNMENT OF RENTS AND INCOME, AND SECURITY AGREEMENT(S) CREATING A SECURITY INTEREST IN ALL PRESENT AND AFTER ACQUIRED PERSONAL PROPERTY OF THE DEBTOR LOCATED AT, ON, USED IN CONNECTION WITH, RELATING TO OR
REGISTERING AGENT	FOGLER, RUBINOFF LLP (213004 JF/LR 12371 HWY 7)

ADDRESS	TORONTO	ON	M5K 1G8
77 KING STREET WEST, SUITE 3000 PO BOX 9			

*** FOR FURTHER INFORMATION, CONTACT THE SECURED PARTY. ***

CONTINUED... 5

CERTIFIED BY/CERTIFIÉES PAR
V. Quintanilla W.
REGISTRAR OF
PERSONAL PROPERTY SECURITY/
LE REGISTRATEUR
DES SÛRETÉS MOBILIÈRES

(crj1/v 05/2022)

Ontario 

RUN NUMBER : 148
RUN DATE : 2025/05/28
ID : 20250528131612.44

PROVINCE OF ONTARIO
MINISTRY OF PUBLIC AND BUSINESS SERVICE DELIVERY
PERSONAL PROPERTY SECURITY REGISTRATION SYSTEM
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CERTIFICATE

REPORT : PSSR060
PAGE : 5
(6832)

TYPE OF SEARCH : INDIVIDUAL NON-SPECIFIC
SEARCH CONDUCTED ON : TERESA;GRECO
FILE CURRENCY : 27MAY 2025

FORM 1C FINANCING STATEMENT / CLAIM FOR LIEN

00 FILE NUMBER
773544915

01 CAUTION PAGE TOTAL MOTOR VEHICLE REGISTRATION REGISTERED REGISTRATION
FILING NO. OF PAGES SCHEDULE NUMBER UNDER PERIOD
002 3 20210616 1314 1590 4988

02 DEBTOR DATE OF BIRTH FIRST GIVEN NAME INITIAL SURNAME
03 NAME 25MAR1973 LISA T VOLPE

BUSINESS NAME

04 ADDRESS 34 DONALD SIM AVENUE MARKHAM

ONTARIO CORPORATION NO.
ON L6B 1B6

05 DEBTOR DATE OF BIRTH FIRST GIVEN NAME INITIAL SURNAME
06 NAME 25MAR1973 LISA T GRECO

BUSINESS NAME

07 ADDRESS 34 DONALD SIM AVENUE MARKHAM

ONTARIO CORPORATION NO.
ON L6B 1B6

08 SECURED PARTY /
09 LIEN CLAIMANT

ADDRESS

10 COLLATERAL CLASSIFICATION
CONSUMER MOTOR VEHICLE AMOUNT DATE OF NO FIXED
GOODS INVENTORY EQUIPMENT ACCOUNTS OTHER INCLUDED MATURITY OR MATURITY DATE

11 YEAR MAKE MODEL V.I.N.
12 MOTOR VEHICLE

13 GENERAL DERIVED FROM THE PROPERTIES MUNICIPALLY KNOWN AS 12371 HIGHWAY 48,
14 COLLATERAL WHITCHURCH-STOUFFVILLE, ONTARIO AND 5270, 5318, 5286 AND 5262 MAIN
15 DESCRIPTION STREET, STOUFFVILLE, ONTARIO SECURITY AGREEMENTS RESPECTING DEPOSITS

16 REGISTERING
17 AGENT

ADDRESS

*** FOR FURTHER INFORMATION, CONTACT THE SECURED PARTY. ***

CONTINUED...

6

CERTIFIED BY/CERTIFIÉES PAR
V. Quintanilla W.
REGISTRAR OF
PERSONAL PROPERTY SECURITY/
LE REGISTRATEUR
DES SÛRETÉS MOBILIÈRES

(cij/iv 05/2022)

Ontario 

RUN NUMBER : 148
RUN DATE : 2025/05/28
ID : 20250528131612.44

PROVINCE OF ONTARIO
MINISTRY OF PUBLIC AND BUSINESS SERVICE DELIVERY
PERSONAL PROPERTY SECURITY REGISTRATION SYSTEM
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CERTIFICATE

REPORT : PSSR060
PAGE : 6
(6833)

TYPE OF SEARCH : INDIVIDUAL NON-SPECIFIC
SEARCH CONDUCTED ON : TERESA;GRECO
FILE CURRENCY : 27MAY 2025

FORM 1C FINANCING STATEMENT / CLAIM FOR LIEN

FILE NUMBER
773544915

CAUTION FILING	PAGE NO.	TOTAL OF PAGES	MOTOR VEHICLE SCHEDULE	REGISTRATION NUMBER	REGISTERED UNDER	REGISTRATION PERIOD
	003	3		20210616 1314 1590 4988		

DATE OF BIRTH
10NOV1949

FIRST GIVEN NAME
TERESINA

INITIAL

SURNAME
GRECO

DEBTOR
NAME

BUSINESS NAME

ADDRESS

73 ORANGWOOD CR.

AGINCOURT

ONTARIO CORPORATION NO.
ON M1W 1C5

DATE OF BIRTH

FIRST GIVEN NAME

INITIAL

SURNAME

DEBTOR
NAME

BUSINESS NAME

ADDRESS

ONTARIO CORPORATION NO.

SECURED PARTY /
LIEN CLAIMANT

ADDRESS

COLLATERAL CLASSIFICATION

CONSUMER
GOODS

INVENTORY EQUIPMENT ACCOUNTS OTHER

MOTOR VEHICLE
INCLUDED

AMOUNT

DATE OF
MATURITY OR

NO FIXED
MATURITY DATE

YEAR MAKE

MODEL

V.I.N.

MOTOR
VEHICLE

GENERAL
COLLATERAL
DESCRIPTION

AND CASH SECURITY.

REGISTERING
AGENT

ADDRESS

*** FOR FURTHER INFORMATION, CONTACT THE SECURED PARTY. ***

CONTINUED...

7

CERTIFIED BY/CERTIFIÉES PAR

V. Quintanilla W.

REGISTRAR OF
PERSONAL PROPERTY SECURITY/
LE REGISTREUR
DES SÛRETÉS MOBILIÈRES

(crl11v 05/2022)

Ontario 

RUN NUMBER : 148
RUN DATE : 2025/05/28
ID : 20250528131612.44

PROVINCE OF ONTARIO
MINISTRY OF PUBLIC AND BUSINESS SERVICE DELIVERY
PERSONAL PROPERTY SECURITY REGISTRATION SYSTEM
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REPORT : PSSR060
PAGE : 7
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TYPE OF SEARCH : INDIVIDUAL NON-SPECIFIC
SEARCH CONDUCTED ON : TERESA;GRECO
FILE CURRENCY : 27MAY 2025

FORM 2C FINANCING CHANGE STATEMENT / CHANGE STATEMENT

CAUTION FILING	PAGE NO. OF	TOTAL PAGES	MOTOR VEHICLE SCHEDULE	REGISTRATION NUMBER	REGISTERED UNDER
01	01	001		20230612 1452 1590 7340	
21	RECORD REFERENCED	FILE NUMBER	773544915		
22	PAGE-AMENDED	NO SPECIFIC PAGE-AMENDED	CHANGE REQUIRED B RENEWAL	RENEWAL YEARS 2	CORRECT PERIOD
23	REFERENCE	FIRST GIVEN NAME	INITIAL	SURNAME	
24	DEBTOR/ TRANSFEROR	BUSINESS NAME	TERESA	GRECO	
25	OTHER CHANGE				
26	REASON/				
27	DESCRIPTION				
28					
02/	DATE OF BIRTH	FIRST GIVEN NAME	INITIAL	SURNAME	
05	DEBTOR/				
03/	TRANSFeree	BUSINESS NAME			
06					ONTARIO CORPORATION NO.
04/07	ADDRESS				
29	ASSIGNOR				
08	SECURED PARTY/LIEN CLAIMANT/ASSIGNEE				
09	ADDRESS				
10	COLLATERAL CLASSIFICATION				
	CONSUMER		MOTOR VEHICLE	DATE OF	NO. FIXED
	GOODS	INVENTORY EQUIPMENT ACCOUNTS OTHER	INCLUDED	AMOUNT MATURITY OR	MATURITY DATE
11	MOTOR	YEAR MAKE	MODEL	V.I.N.	
12	VEHICLE				
13	GENERAL				
14	COLLATERAL				
15	DESCRIPTION				
16	REGISTERING AGENT OR		FOGLER, RUBINOFF LLP (193602 JF/LR)		
17	SECURED PARTY/	ADDRESS	77 KING STREET WEST, SUITE 3000 PO BOX 9 TORONTO	ON	M5K 1G8
	LIEN CLAIMANT				

*** FOR FURTHER INFORMATION, CONTACT THE SECURED PARTY. ***

CONTINUED...

8

CERTIFIED BY/CERTIFIÉES PAR
V. Quintanilla
REGISTRAR OF
PERSONAL PROPERTY SECURITY/
LE REGISTRATEUR
DES SÛRETÉS MOBILIÈRES

(crj2lv 05/2022)

Ontario

RUN NUMBER : 148
RUN DATE : 2025/05/28
ID : 20250528131612.44

PROVINCE OF ONTARIO
MINISTRY OF PUBLIC AND BUSINESS SERVICE DELIVERY
PERSONAL PROPERTY SECURITY REGISTRATION SYSTEM
ENQUIRY RESPONSE
CERTIFICATE

REPORT : PSSR060
PAGE : 8
(6835)

TYPE OF SEARCH : INDIVIDUAL NON-SPECIFIC
SEARCH CONDUCTED ON : TERESA;GRECO
FILE CURRENCY : 27MAY 2025

FORM 2C FINANCING CHANGE STATEMENT / CHANGE STATEMENT

CAUTION FILING	PAGE NO. OF	TOTAL PAGES	MOTOR VEHICLE SCHEDULE	REGISTRATION NUMBER	REGISTERED UNDER
01	01	001		20250528 1450 1590 2220	
21	RECORD REFERENCED	FILE NUMBER	773544915		
22	PAGE AMENDED	NO SPECIFIC PAGE AMENDED	CHANGE REQUIRED B RENEWAL	RENEWAL YEARS 5	CORRECT PERIOD
23	REFERENCE	FIRST GIVEN NAME	INITIAL	SURNAME	
24	DEBTOR/ TRANSFEROR	BUSINESS NAME	TERESA	GRECO	
25	OTHER CHANGE				
26	REASON/ DESCRIPTION				
28					
02/ 05	DEBTOR/ TRANSFEREE	DATE OF BIRTH	FIRST GIVEN NAME	INITIAL	SURNAME
03/ 06		BUSINESS NAME			
04/07		ADDRESS			ONTARIO CORPORATION NO.
29	ASSIGNOR				
08	SECURED PARTY/LIEN CLAIMANT/ASSIGNEE				
09		ADDRESS			
10	COLLATERAL CLASSIFICATION				
	CONSUMER		MOTOR VEHICLE	DATE OF	NO. FIXED
	GOODS	INVENTORY EQUIPMENT ACCOUNTS OTHER	INCLUDED	AMOUNT MATURITY OR	MATURITY DATE
11	MOTOR	YEAR MAKE	MODEL	V.I.N.	
12	VEHICLE				
13	GENERAL				
14	COLLATERAL				
15	DESCRIPTION				
16	REGISTERING AGENT OR		THORNTON GROUT FINNIGAN LLP		
17	SECURED PARTY/ LIEN CLAIMANT	ADDRESS	3200-100 WELLINGTON STREET WEST	TORONTO	ON M5K 1K7

*** FOR FURTHER INFORMATION, CONTACT THE SECURED PARTY. ***

CONTINUED...

9

CERTIFIED BY/CERTIFIÉES PAR
V. Quintanilla
REGISTRAR OF
PERSONAL PROPERTY SECURITY/
LE REGISTRATEUR
DES SÛRETÉS MOBILIÈRES

(c)24v 05/2022

Ontario 

RUN NUMBER : 148
RUN DATE : 2025/05/28
ID : 20250528131612.44

PROVINCE OF ONTARIO
MINISTRY OF PUBLIC AND BUSINESS SERVICE DELIVERY
PERSONAL PROPERTY SECURITY REGISTRATION SYSTEM
ENQUIRY RESPONSE
CERTIFICATE

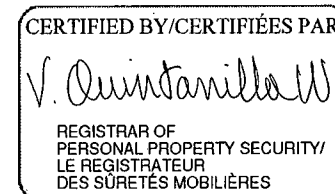
REPORT : PSSR060
PAGE : 9
(6836)

TYPE OF SEARCH : INDIVIDUAL NON-SPECIFIC
SEARCH CONDUCTED ON : TERESA;GRECO
FILE CURRENCY : 27MAY 2025

INFORMATION RELATING TO THE REGISTRATIONS LISTED BELOW IS ATTACHED HERETO.

FILE NUMBER	REGISTRATION NUMBER	REGISTRATION NUMBER	REGISTRATION NUMBER	REGISTRATION NUMBER
514523898	20250325 1200 1532 6119			
773544915	20210616 1314 1590 4988	20230612 1452 1590 7340	20250528 1450 1590 2220	

4 REGISTRATION(S) ARE REPORTED IN THIS ENQUIRY RESPONSE.



(crj6 05/2022)