



**KARWICK INVESTMENTS LTD.
c/o ADMIRAL HOLDINGS INC.**

*Re: 143, St-Paul, St-Constant
Purchase order #KI 3456*

Z-20456

SPECIMEN ONLY

Attention: Mr. Jack Dundee

PERSONAL AND CONFIDENTIAL

DATE

SOLVENCY REPORT ON INDIVIDUAL #8

Mr. George MacDonald

*Current address: 5123, Boivin, St-Lambert, Quebec J4P 3P9
Telephone: 450 874-5612 (not officially listed at the Canada 411 directory)
Cell phone: 514 984-2367*

Please take note that the information contained in this report was prepared for your specific needs only and concerning the possible signature of a commercial lease with your firm.

General information on your subject

From the information gathered by the Association, it was revealed that your subject was born on July 7, 19XX. Your subject would presently be married to Mrs. Amanda Latour under the separated as to property regime. The couple would have 2 dependent children. Your subject would be a Canadian citizen.

1) Property at 5123, Boivin, St-Lambert, Quebec

Your subject has been residing at the above-mentioned address as sole owner since October 5, 20XX. According to your subject, that property would have a current market value of approx. \$525,000.

A verification with the City Hall of Longueuil revealed that this property is registered for tax purposes under the name of George MacDonald. The municipal assessment value is \$167,800 for the land and \$273,100 for the building, for a total of \$441,900. This property is located on the new Quebec cadastral survey #1567890.

Mr. George MacDonald

Land register of Quebec

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

- Oct. 5, 20XX: deed of sale #123456
Vendor: Albert Curtis
Purchaser: George MacDonald
Amount: \$372,500, paid cash without balance of sale

- Oct. 5, 20XX: mortgage #145670
Creditor: Caisse Desjardins Notre-Dame-de-Bellerive
Debtor: George MacDonald
Amount: \$225,000, entry not cancelled at the time of verification

- April 13, 20XX: 2nd rank mortgage #235600
Creditor: Bank of Montreal
Debtor: George MacDonald
Amount: \$50,000, entry not cancelled at the time of verification
Remark: Take note that this 2nd rank mortgage was registered by the Bank of Montreal in order to secure a loan under the names of DÉPANNEUR ST-PAUL ENR. and George MacDonald (see details further in this report).

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

According to the information obtained by the Association, your subject has been shown as sole owner of this property since October 20XX. This property is presently submitted to 2 mortgage liens, being a first rank mortgage loan registered by Caisse Desjardins Notre-Dame-de-Bellerive in October 20XX for a maximum amount of \$225,000 and a second rank mortgage loan registered by the Bank of Montreal in April 20XX for a maximum amount of \$50,000.

2) Property at 23-345, Charlemagne St., Longueuil, Quebec (condominium)

Your subject has also been shown as sole owner of the condominium located at the above-mentioned address since August 20XX. According to your subject, that property would have a current market value of approx. \$300,000.

Mr. George MacDonald

A verification with the City Hall of Longueuil revealed that this property is registered for tax purposes under the name of George MacDonald. The municipal assessment value is \$84,600 for the land and \$173,400 for the building, for a total of \$258,000. This property is located on the new Quebec cadastral survey #2345678.

Land register of Quebec

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

- March 23, 20XX: deed of sale #3456789
Vendor: Angela Wong
Purchaser: George MacDonald
Amount: \$280,000, paid cash without balance of sale
- March 18, 20XX: mortgage #3456213
Creditor: Royal Bank of Canada
Debtor: George MacDonald
Amount: \$212,000, entry not cancelled at the time of verification

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

According to the information obtained by the Association, your subject has been shown as sole owner of this property since March 20XX. This property is presently submitted to only one mortgage lien, being a first rank mortgage loan registered by the Royal Bank of Canada in March 20XX for a maximum amount of \$212,000.

Professional occupation

Until recently, your subject had been working as a manager for the company RDS CARDBOARDS INC., Lachine, Quebec for 8 years. A verification with the general manager of that enterprise being Mr. Jeff Swift, tel. 514 734-6785, confirmed the above-mentioned information. Mr. MacDonald would have voluntarily quit his job 2 weeks ago. Your subject was considered a good employee and was receiving a gross salary of \$55,000 yearly at the time of his departure.

Take note that your subject's wife, Mrs. Amanda Latour, has been working for 2 years as a full-time manager for the store LA VIE EN ROSE, Greenfield Park, Quebec, where she is receiving gross wages of \$30,000 per year. Take note that this information has not been verified for the purpose of this report #8; if required, please notify our Association.

Mr. George MacDonald

Project

Take note that 2 weeks ago, your subject would have purchased the element of assets of a convenient store operating at 143, St-Paul, St-Constant, Que., tel.: 450 632-4512. This business would operate under the style name DÉPANNEUR ST-PAUL ENR.

A verification with the Quebec Enterprise Register (based on the last report produced, being initial declaration recorded on DATE) confirmed that Mr. George MacDonald has been registered since DATE under #22567892. Mr. MacDonald registered the style name DÉPANNEUR ST-PAUL ENR.

Your subject would have acquired that business from Mrs. Denise Petit for an amount of \$85,000 (including equipment and inventory). At the date of the transaction, a first payment of \$50,000 would have been made coming from the loan obtained from the Bank of Montreal and secured by a lien of 2nd rank on the property at 5123, Boivin, St-Lambert, Quebec, such as described earlier in this report. Concerning the balance of sales of \$35,000, it will be payable to Mrs. Petit with monthly payments of \$750 (princ.+int.) for 4 years and will be secured by the inventories of the business. A verification with the notary Normand Lemieux, tel.: 450-632-5679, confirmed the details of this transaction.

Register of Personal and Movable Real Right Office of Quebec (RDPRM)

For the purpose of this report, the Association has proceeded to a verification with the Register of Personal and Movable Real Right Office of Quebec (RDPRM) as of DATE (certification date: DATE) in order to verify the existence of possible liens registered in the province of Quebec on the possible movable assets of Mr. George MacDonald, born on July 7, 19XX. Our verification has revealed:

- Jan. 3, 20XX: Marriage contract #XX-000615-0001
Husband: George MacDonald, born on July 7, 19XX
Wife: Amanda Latour, born on May 1, 19XX
Matrimonial Separated as to property signed in front of the notary St-Charles
regime: on July 9, 20XX.

Our verification has revealed no other entries (conventional hypothec without delivery or others) on the possible movable assets of your subject.

Superintendent of Bankruptcy

A verification with the Office of the Superintendent of Bankruptcy, located in Ottawa, Ontario, has revealed no personal bankruptcy and/or consumer proposal under the name of Mr. George MacDonald, born on July 7, 19XX. Take note that this verification was done on DATE for the period covering 1978 to DATE.

Mr. George MacDonald

Banking references

Personally, your subject is dealing with the Caisse Desjardins Notre-Dame-de-Bellerive, branch at 120, Alexandre St., Salaberry-de-Valleyfield, Quebec, tel. 450 373-4055, fax: 450 373-0436. A verification with this financial institution confirmed:

- Joint chequing account opened under the names of your subject and his wife for over 3 years and showing average balances of low 5 figures (\$10,000-\$30,000) at the time of our verification;
- Joint savings account opened under the names of your subject and his wife for over 3 years and showing a balance of mid-4 figures (\$4,000-\$6,000) at the time of our verification;
- 1st rank mortgage loan under the name of your subject, opened in October 20XX, original amount: \$225,000, remaining balance: low 6 figures (approximately \$150,000) at the time of our verification, instalments: \$760 per month, well paid and up to date and secured by a 1st rank lien on the property at 5123, Boivin, St-Lambert, Quebec;
- No returned cheques were reported;
- This financial institution reported no other deposit or loan under the name of your subject.

Your subject and the company DÉPANNEUR ST-PAUL ENR. are also jointly dealing with the Bank of Montreal, branch at 7250, Taschereau Blvd, Brossard, Quebec, c/o the centralized credit rating department of the Bank of Montreal, fax: 514 877-22505. A verification with this financial institution confirmed:

- Commercial account opened under the name of DÉPANNEUR ST-PAUL ENR. less than 1 year ago, and showing a balance of low 4 figures (\$1,000-\$3,000) at the time of our verification;
- Commercial line of credit authorized at low 4 figures (\$2,000) which was utilized at 75% at the time of our verification;
- Mortgage loan opened on March 18, 20XX under the names of George MacDonald and DÉPANNEUR ST-PAUL ENR., original amount: \$50,000, remaining balance: \$50,000 at the time of our verification, instalments: \$335.30 per month (take note that these payments are scheduled to start in the near future); this loan is secured by a 2nd rank lien on the property at 5123, Boivin, St-Lambert, Quebec;
- No returned cheques were reported;
- The bank reported no other deposit or loan under the names of your subject and DÉPANNEUR ST-PAUL ENR.

Mr. George MacDonald

Your subject is also dealing with the Royal Bank of Canada, branch at 7250, Taschereau Blvd, Brossard, Quebec, tel. 450 923-5130, c/o the centralized credit rating department of the Royal Bank of Canada, fax: 514 876-8629. A verification with this financial institution confirmed:

- Chequing account opened under the name of your subject for over 1 year;
- Please note that following strict internal policy, the Royal bank of Canada would no longer report the possible balances maintained in the accounts of its consumers' clients and the possible returned cheques on these accounts;
- Mortgage loan opened in August 20XX under the name of your subject, original amount: \$212,000, remaining balance: low 6 figures (\$175,000-\$210,000) at the time of our verification, instalments: \$350 per 2 weeks; this loan is secured by a 1st rank lien on the property at 23-345, Charlemagne St., Longueuil, Quebec;
- The bank reported no other loan under the name of your subject.

Credit card(s)

At the time of the preparation of this report, your subject would utilize the following credit cards:

- Visa Desjardins, credit limit: \$2,000; a balance of approx. \$1,000 was due on this card at the time of the preparation of this report;
- MasterCard Bank of Montreal, credit limit: \$3,000; a balance of approx. \$750 was due on this card at the time of the preparation of this report;
- American Express, credit limit: not reported; no important balance was due on this card at the time of the preparation of this report.

Car vehicles

Your subject is the registered owner of a 20XX Honda Civic which would presently be free of any important lien and would have a current market value of approximately \$10,000.

Other assets

As other assets not verified for the purpose of this report #8, your subject would have some investments showing a value of \$17,500 with RBC Dominion Valeurs Immobilières Inc., 1, Place Vile-Marie, Montreal, Quebec, tel. 514 878-7000. Your subject would be disposed to show you the evidence of these assets upon your specific request.

Mr. George MacDonald

Other assets / liabilities

At the time of the preparation of this report, our Association did not have the evidence of any other important assets under your subject personal name, such as land, building, RRSP, Canada or Quebec saving bonds, or others. In turn, our Association did not have the evidence of any other important liabilities under the personal name of your subject, except for those already mentioned in this report.

Legal files

A verification of our legal files at our Montreal office, covering the province of Quebec, under the name of Mr. George MacDonald, born on July 7, 19XX and residing at the addresses mentioned in this report, has revealed:

- December 17, 20XX: motion to institute proceedings for an unpaid account; amount: \$2,123.14; plaintiff: Mrs. Peggy Laberge; defendant: George MacDonald residing at that time at 5123, Boivin, St-Lambert, Quebec; claim ended by a settlement out of court dated March 17, 20XX.

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

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