FINAL REPORT

DATE: _____

TO: **Nesto Inc.**
Head office
1001, Robert-Bourassa Blvd, suite 210
2nd Floor
Montréal (Québec)
H3B 4L4

SUBJECT: **Borrower(s):** _____
_____

Guarantor(s): _____
_____

Property: _____
_____

Loan n°: _____

We wish to complete our Interim Report and Request for funds dated _____ 20___.

The above-noted Mortgage Loan Agreement was completed in accordance with the terms, conditions and instructions contained in the Mandate granted to the undersigned. We are pleased to provide you with the following transaction report.

To this effect, we confirm the following:

1. The mortgage/hypothec Loan between Computershare Trust Company of Canada as mortgagee for the benefit of Nesto Inc. and the Borrower has been executed before me _____, Solicitor, on _____, and registered at the Land Titles Office for the Registration Division of _____, under number _____;

2. If applicable, the Borrower acquired the Property under a Transfer of Land executed before me. _____ Solicitor, on _____, and registered at the aforesaid Land Titles Office on _____ under number _____;

3. The sums owing to _____ under the terms of the Real Estate Purchase Agreement registered at the aforesaid Land Titles Office, under number _____, have been reimbursed in full and the mortgages/hypothecs in their favour will be discharged;

4. The Subordination Agreement by _____ was executed, on _____ and registered the aforesaid Land Titles Office, on _____under number _____;

5. The required write-offs will be obtained;

6. School and Municipal taxes, and all taxes have been verified and arrears have been paid in full;

7. We have received the title insurance policy;

8. We have received the declaration of co-ownership, if applicable to this transaction; and

9. That all preconditions for signing contained in the Commitment Letter, the Loan Agreement, and Preliminary Report, if any, have been fulfilled.

Therefore, we are of the opinion that the Borrower has a good and valid title to the Property and that you have, for the full amount of the Loan and the interest thereon and accessories, valid and subsisting immovable mortgages/hypothecs of **FIRST (1ST) RANK** on the Property, the rents, present and future, and on the insurance indemnities covering the rents.

Yours truly,

Signed at _____, this _____ day of _____ 20 ___.

_____

Name _____, Solicitor

Address: _____

_____

Telephone: _____

Fax: _____

Email: _____