




Re: Mark Lepore Fraud Investigation

From Mark Lepore <mlepore@hotmail.com>

Date Wed 2025-07-02 8:18 PM

To Chris Gibson <c.gibson@ssmps.org>

 1 attachment (2 MB)

Overview and links for Fraudulent Securities sales_SSMPs_OPP_RCMP_rev2 conv.doc;

Hey Chris, I was just submitting this complaint to the RCMP and realized the links can't be "clicked" on the PDF sent, so am sending you a .doc file where you can intuitively click the link for review. It is attached... below is an overview of my report to the RCMP as it is a good overview of the situation for everyone.

Thank you again Chris, and sorry for all the separate attachments.

Best regards,
Mark Lepore

Message Statement to RCMP

I do acknowledge the severity of making false statements, as such, I have provided evidence of all my claims. This is a VERY SOPHISTICATED laundering ring that I will break down fully with supporting evidence provided.

With investigation the firm in question 100% is operating fraudulently, evading Canadian law, and is an international money laundering ring exploiting middle class families, like myself, who do not understand Canadian securities law. This is how they have been exploiting citizens for 20 years. They are selling securities in violation of the Ontario Securities Commission laws ("OSC") and in specific have evaded Know Your Customer ("KYC") laws for Teak and Shares of ECI Development.

ECI Development is a fraudulent front company who is not registered to exist where the shares say they are registered (entity search done and will be provided). The Teak is the same, with the business entity not existing where it claims to be registered in Belize (entity search done and will be provided), and their subsidiary Gran Pacifica operates and is registered in Nicaragua. There is a Teak plantation in Nicaragua, in Gran Pacifica resort in which is routinely advertised and sold to non accredited individuals who visit. (I have names of such individuals if you wish to have their contact information)

The shares, and the Teak are all highly advertised (evidence exists and will be provided with links in the document). My lawyer in Belize is aware of these individuals as they have been sued for fraud in the past (evidence searched and will be provided in document).

The "owners" of ECI Development also own and run Caye International Bank, and is how they are moving money from citizens around the world without verifying Know Your Customer ("KYC") protocols

for selling private securities. I believe this also violates Anti Money Laundering Laws with bank transfers. It should be noted that I do not fit the exemption status of security sales, do not fit the profile for accredited / permitted investor, am not certified as either accredited / permitted to purchase private securities such as shares and Teak, and have not been asked or qualified by any KYC protocols to purchase private securities. A money wire was sent without any of this done as required by OSC law. The OSC was notified by myself approximately 6 months ago with several concerns but not certain evidence, however, these individuals are still in operation and trying to sell to Canadians.

The OSC is not providing me with information as to what they are doing, but would like to submit all evidence and all documents Gran Pacifica and ECI Developments has given me for share and teak purchases.

It should be noted that ECI Development, Mike Cobb, or Gran Pacifica, is also not working for a valid agency in Canada for securities sales, and has solicited me directly (evidence will be provided). ECI Development is not a legal entity, have not registered to sell or solicit securities to Canadians, yet are still soliciting Canadians (evidence will be provided). It should be noted they are a danger to all of us, and all our families as they are targeting the average citizen by evading laws to people who are unaware. I can assure that I have done my due diligence and have been researching Canadian OSC, Criminal, and Securities Laws for the last 3 years to produce the document I am sending which shows clear evidence, and am placing myself fully into the system to investigate all aspects, to protect Canadians such as yourselves. There is video evidence of financial reports where my initial red flag was raised, where the owner said after 20 years "We do not have auditable financials.". That is when I started to investigate OSC violations, contacted ECI Development owners with other investors about the concerns about these matters, and was ignored (evidence of such is also provided). It should also be noted that these individuals do not meet any exemptions for private security sales, as I have also research that as well.

They have been reported to the OSC, but am escalating matters with the LOCAL POLICE, OPP, RCMP, and other relevant agencies since this "firm" has been in operation since 2005 selling securities fraudulently to Canadians for 20 years, and are still getting away with it.

I was made aware of the nature of their activity fully when I realized and researched Know Your Customer requirements for securities sales on June 3rd 2025. I finished my investigative document, and reported them to the Local Police, the OPP, and now with the RCMP.

These individuals are exploiting low wage earners who have no idea how securities violations work. I am non accredited Canadian investor, who has been sold shares of a private company that does not exist. ECI Development, Mike Cobb, Joel Nagel, run this company, and I believe is a systematic global laundering / racketeering ring I have uncovered. It should be noted that Joel Nagel was already convicted of fraud once (evidence provided in document). From my research they have potentially scammed hundreds of millions of dollars from investors around the world. I am aware that over the last 3 years, they transferred money in the amount of 30 million dollars, while they were gloating before being walked in on.

I have found that according to the Criminal Code of Canada, Laundering proceeds of Crime, SECTION 462.31 (1), and 462.31 (1) (b) , an individual / firm who sells to a Canadian fraudulently, constituted the act as if actually in Canada. So the entire firm is liable under laundering and aiding and abetting law. I believe these matters should be taken as if a Canadian entity committed the act?

My fraudulent securities sold to me are for the amount of approximately \$300,000 CAD

If there is anything you can do, please let me know. I have the full documentation on the violations, the criminal codes broken, and the securities act violations committed which I am looking to forward and attach to this form. This is a compilation of 3 years work after I started to suspect fraudulence.

In so far as the depth of this ring... for understanding I have included information on a lawsuit I am attempting to launch.

Gran Pacificas assets are moved under the Home Owners Association ("HOA") in Gran Pacifica, but held by the same individuals. Under Nicaraguan law the HOA is called a Horizontal Property Regime ("HPR") in which ECI representatives run covertly (evidence found and will be provided). Items such as the utilities, the wifi, the golf course, and the restaurant are all moved to the HPR, and paid for by the home owners under the HPR, however, none of the residents who pay for those items, ever receive any profit from these ventures as there is no profit listed under the released financial HPR records (financials will be provided). Gran Pacifica Master Association ("GPMA") is the official name of the HPR, which is an arm of Gran Pacifica / ECI Development. This intelligently created confusion is how they avoid accountability. In this, they say they have no assets, but I have evidence of the GPMA Administrator saying "GPMA HPR is run by the developer". It should be noted that the lack of profit from day passes, taxes they impose and extort, golf course fees, wedding venues, restaurant profits, are not calculated for taxation for the Nicaraguan government under the HPR, as required as an entity of the HPR. This is also Gran Pacifica / ECI Development avoiding USA Securities laws since they discreetly "have no assets", and are just selling properties. Also to note, they take the HPR money to produce a venir, with barely functional infrastructure to make it seem viable, but is systematically falling apart (evidence will be provided with document). Gran Pacifica moves those assets to different "owners" under a different business, who are all in collaboration with Gran Pacifica to avoid detection. For example, the golf cart business is run by Kent Pain, and Jason Taylor. Jason Taylor, an American Citizen, is the Director of GPMA HPR, who signs the golf course off under "lease" to the HPR to hide the asset.

The scam is very deep, and all available for review with evidence and videos of such. I see the totality of the ring, but am 100% certain of the illegal nature of the shares and the teak sales.

Best regards,
Mark Lepore

From: Mark Lepore <mlepore@hotmail.com>
Sent: July 2, 2025 1:30 AM
To: Chris Gibson <c.gibson@ssmps.org>
Subject: Re: Mark Lepore Fraud Investigation

I edited some spelling, sentences, and formatting to make it an easier read with this one... revision 2
Head spinning getting this formatted with everything last couple days... time to take a siesta.

From: Mark Lepore <mlepore@hotmail.com>
Sent: July 1, 2025 4:11 PM
To: Chris Gibson <c.gibson@ssmps.org>
Subject: Re: Mark Lepore Fraud Investigation

Chris... latest and greatest is attached... I updated a couple links and added some more information in regards to aiding and abetting in the criminal code to see if we can hold additional parties liable... including Caye Bank... also... I realized that the lawsuit material link is at the bottom of the document.

Feel free to review. It's a shitstorm, and ties all the illegal natures together as a ring. I update that file routinely as more solid evidence comes, and is not comprehensive as there are more files available concerning items like False Advertising etc, illegal access to the resort (which I will be updating with Nicaraguan criminal code violation information soon). The hours I put into investigating this stuff is nuts. I also added a couple other criminal charges, and found a way to make them locally liable in the criminal code system, which should help you guys and the RCMP.

Let me know when you are available for an acknowledgement of receipt.

Best regards,
Mark Lepore

From: Mark Lepore <mlepore@hotmail.com>
Sent: June 30, 2025 9:29 PM
To: Chris Gibson <c.gibson@ssmps.org>
Subject: Re: Mark Lepore Fraud Investigation

I will deliver a full copy with the items I can print out since I know links are probably an issue for you guys but give you guys my solemn word all items are safe.

I would like to get a second copy (you can pick the copy of your choosing to keep and to sign as delivered, or provide me with a paper indicating the document was delivered 30 pages). This is just to show I have tried to do my part in these matters, and notified who I should have.

I would like to do the same with the OPP and RCMP. If you can deliver the documents to the RCMP, it would be great if you could work with those agencies to investigate, etc. I would like to have a sit down with someone there to deliver a signed copy as well for the same reasons.

Thanks again for your time Chris, attached is the document in PDF form, with links. Let me know when you will be at reception and I will drop by with a copy.

Working on streamlining the lawsuit document against Gran Pacifica for you guys on the solar and other matters. Might be wise to ask your investigators first if it is needed / wanted. It is a lot of extra stuff in an already crazy situation.

Best regards
mark lepure

From: Chris Gibson <c.gibson@ssmps.org>
Sent: June 30, 2025 12:39 PM
To: Mark Lepore <mlepore@hotmail.com>; Mark Lepore <mlepore@hotmail.com>
Subject: RE: Mark Lepore Fraud Investigation



Chris Gibson reacted to your message:

You don't often get email from mlepore@hotmail.com. [Learn why this is important](#)

[EXTERNAL EMAIL] DO NOT CLICK links or attachments unless you recognize the sender and know the content is safe.

Hi Chris,

I just wanted to touch base and say thank you. I am doing the finishing touches on the information, and working with AI to streamline the document and make it as coherent as possible, including relevant laws broken.

Should be done for you tomorrow for initial review, with the major relevant evidence. There is a lot of information, and it may seem like a lot, but there is currently close to 30gigabytes of evidence on my computer, and backup drives, I have sifted through to deliver the most coherent timeline and relevant details.

Movie saga for sure... will be in touch.

Best regards,
Mark Lepore

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