

**THE RESIDENCES AT PARKSIDE VILLAGE - TOWER 1
AMENDMENT TO THE AGREEMENT OF PURCHASE AND SALE**

Between: AMACON DEVELOPMENT (CITY CENTRE) CORP. (the "Vendor") and

YING WU (the "Purchaser")

Suite **3605** Tower **1** Unit **5** Level **35** (the "Unit")

it is hereby understood and agreed between the Vendor and the Purchaser that the following change(s) shall be made to the above-mentioned Agreement of Purchase and Sale, and except for such change(s) noted below, all other terms and conditions of the Agreement shall remain as stated therein, and time shall continue to be of the essence.

DELETE:

Paragraph 1(a).

(ii) the sum of Fifteen Thousand Seven Hundred Ninety Five (\$15,795.00) Dollars submitted with this Agreement and post dated ninety (90) days following the date of execution of this Agreement by the Purchaser;

(iv) the sum of Fifteen Thousand Seven Hundred Ninety Five (\$15,795.00) Dollars submitted with this Agreement and post dated one hundred and twenty (120) days following the date of execution of this Agreement by the Purchaser;

INSERT:

Paragraph 1(a).

(ii) the sum of Fifteen Thousand Seven Hundred Ninety Five (\$15,795.00) Dollars submitted with this Agreement and post dated two hundred and ten (210) days following the date of execution of this Agreement by the Purchaser;

(iv) the sum of Fifteen Thousand Seven Hundred Ninety Five (\$15,795.00) Dollars submitted with this Agreement and post dated two hundred and seventy (270) days following the date of execution of this Agreement by the Purchaser;

Dated at Mississauga, Ontario this 16 day of Oct., 2011.

SIGNED, SEALED AND DELIVERED
In the Presence of:


Witness


Purchaser - Ying Wu

Accepted at Toronto this 17 day of October, 2011.

AMACON DEVELOPMENT (CITY CENTRE) CORP.

Per:  c/s
Authorized Signing Officer
I have the authority to bind the Corporation.

THE RESIDENCES AT PARKSIDE VILLAGE - TOWER 1
AMENDMENT TO THE AGREEMENT OF PURCHASE AND SALE

Between: AMACON DEVELOPMENT (CITY CENTRE) CORP. (the "Vendor") and

YING WU (the "Purchaser")

Suite 3605 Tower 1 Unit 5 Level 35 (the "Unit")

It is hereby understood and agreed between the Vendor and the Purchaser that the following change(s) shall be made to the above-mentioned Agreement of Purchase and Sale, and except for such change(s) noted below, all other terms and conditions of the Agreement shall remain as stated therein, and time shall continue to be of the essence.

DELETE:

N/A

INSERT:

In the event that the Purchaser provides to the Vendor a current, binding and unconditional mortgage commitment in accordance with the notice requirements of the Agreement of Purchase and Sale of not less than ~~2000~~ of the Purchase Price no later than 30 days from the date of acceptance of the Agreement of Purchase and Sale, the Vendor shall agree to change the required deposits ~~as stated on Page 1, Paragraph 1.1~~ in the Agreement of Purchase of Sale at the Occupancy Date **in Paragraph 1 (a) (iv) and (b)**

Provided the above requirements are satisfied, the Purchaser and Vendor agree to execute an Amendment deleting the said deposit, failing which this Amendment shall become null and void.

Dated at Mississauga, Ontario this 16 day of Oct. 2011.

SIGNED, SEALED AND DELIVERED

In the presence of:

Witness

Purchaser - Ying Wu

Accepted at Toronto this 17 day of October 2011.

AMACON DEVELOPMENT (CITY CENTRE) CORP.

Per: _____

Authorized Signing Officer

I have the authority to bind the Corporation.

c/s

THE RESIDENCES AT PARKSIDE VILLAGE - TOWER 1

AGREEMENT OF PURCHASE AND SALE

The undersigned, **YING WU** (collectively, the "Purchaser"), hereby agrees with **AMACON DEVELOPMENT (CITY CENTRE) CORP.** (the "Vendor") to purchase the proposed residential unit noted above, substantially as outlined for identification purposes only on the floor plan attached hereto as Schedule "C", and finished substantially in accordance with the features and finishes described in Schedule "A" hereto annexed, together with one (1) parking unit and one (1) locker unit to be allocated by the Vendor in its sole discretion and which may be re-designated by the Vendor, in its sole discretion, being (proposed) unit(s) in the Condominium, to be registered against those lands and premises situated in the City of Mississauga, Regional Municipality of Peel, being presently comprised of a portion of Part of Lot 19, Concession 2, North of Dundas Street (hereinafter called the "Property"), together with an undivided interest in the common elements appurtenant to such unit(s) and the exclusive use of those parts of the common elements attaching to such unit(s), as set out in the proposed Declaration (collectively, the "Unit") on the following terms and conditions:

PURCHASE PRICE:

1. The purchase price of the Unit (the "Purchase Price") is **Three Hundred Fifteen Thousand Nine Hundred (\$315,900.00) DOLLARS** in lawful money of Canada, inclusive of HST as set out in and subject to paragraph 6 (g) of this Agreement, payable as follows:

- (a) to Harris, Sheaffer LLP, in Trust, (the "Vendor's Solicitors" or "Escrow Agent" or "Trustee") in the following amounts at the following times, by cheque or bank draft, as deposits pending completion or other termination of this Agreement and to be credited on account of the Purchase Price on the Unit Transfer Date:

- (i) the sum of **Two Thousand (\$2,000.00)** Dollars submitted with this Agreement;

- (ii) the sum of **Thirteen Thousand Seven Hundred Ninety-Five (\$13,795.00)** Dollars submitted with this Agreement and post dated thirty (30) days following the date of execution of this Agreement by the Purchaser;

- (iii) the sum of **Fifteen Thousand Seven Hundred Ninety-Five (\$15,795.00)** Dollars submitted with this Agreement and post dated ninety (90) days following the date of execution of this Agreement by the Purchaser;

- (iv) the sum of **Fifteen Thousand Seven Hundred Ninety-Five (\$15,795.00)** Dollars submitted with this Agreement and post dated one hundred and twenty (120) days following the date of execution of this Agreement by the Purchaser;

- (b) the sum of **Fifteen Thousand Seven Hundred Ninety-Five (\$15,795.00)** Dollars by certified cheque or bank draft on the Occupancy Date;

- (c) the balance of the Purchase Price by certified cheque on the Unit Transfer Date, subject to the adjustments hereinafter set forth;

- (d) the Purchaser agrees to pay the sum as hereinbefore set out in sub-paragraphs 1(a) and 1(b) as deposits by cheque payable to the Escrow Agent with such last-mentioned party to hold such funds in trust as the escrow agent acting for and on behalf of the Tarion Warranty Corporation ("TWC") under the provisions of a Deposit Trust Agreement ("DTA") with respect to this proposed condominium on the express understanding and agreement that as soon as prescribed security for the said deposit money has been provided in accordance with Section 81 of the *Condominium Act*, the Escrow Agent shall be entitled to release and disburse said funds to the Vendor (or to whomsoever and in whatsoever manner the Vendor may direct).

OCCUPANCY DATE/UNIT TRANSFER DATE:

2. (a) The Purchaser shall occupy the Unit on **September 14, 2012** or such extended or accelerated date that the Unit is substantially completed by the Vendor for occupancy by the Purchaser in accordance with the terms of this Agreement (the "Occupancy Date").

- (b) The transfer of title to the Unit shall be completed on the later of the Occupancy Date or a date established by the Vendor in accordance with Paragraph 14 hereof (the "Unit Transfer Date").

- (c) In the event that the Agreement is executed and accepted by the Vendor while the Purchaser is in attendance at the sales office then, in such event, the Purchaser acknowledges that the completion of the transaction contemplated by this Agreement is conditional for a period of three (3) days from the date of mutual acceptance of this Agreement, upon the head office of the Vendor approving this Agreement. In the event that no notice of termination for non-satisfaction of this condition has been delivered by the Vendor to the Purchaser within this three (3) day period then the condition shall be deemed to have been irrevocably waived and satisfied with no further notice being required to be delivered by the Vendor. In the event that the Agreement is not executed and accepted by the Vendor while the Purchaser is at the sales office then, notwithstanding anything herein contained to the contrary, if the Purchaser has not delivered to the Vendor an acknowledgment of receipt of each of the Vendor's disclosure statement and a copy of this Agreement duly executed by both parties hereto in order to evidence the commencement of the Purchaser's ten (10) day statutory rescission period by no later than the third day following the date of the Purchaser's execution of this Agreement, then the Vendor may terminate the Agreement at any time thereafter upon delivery of written notice to the Purchaser.

Additional Provisions and Schedules :

Paragraphs 3 through 50 and the following Schedules are integral parts of this Agreement and are contained on subsequent pages.

Schedule "A" - Features and Finishes

Schedule "B" - Terms of Occupancy Licence

Schedule "C" - Floor Plan of Residential Unit

The Purchaser acknowledges that he or she received all pages of, schedules and addendums to this Agreement

DATED at Mississauga, Ontario this 16 day of Oct. 2011.

The undersigned accepts the above offer and agrees to complete this transaction in accordance with the terms thereof.

SIGNED, SEALED AND DELIVERED
in the Presence of:


Witness:

Purchaser: Ying Wu

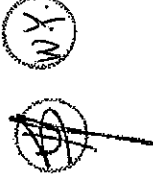
August 25, 1960

Date of Birth:

SIN: 735 107 153

W9001-79006-05825

Drivers License #:

Purchaser's Solicitor:

Purchaser Address:
5653 SPARKWELL DR
MISSISSAUGA, ONTARIO
L5R 3N9

Purchaser Telephone(s):
(905) 602-7265 (H)
(416) 616-9884 (B)

Purchaser E-mail(s):
elicewu825@hotmail.com

DATED at Toronto this 17 day of October 2011.

VENDOR'S SOLICITOR
HARRIS, SHEAFFER LLP
Suite 610 - 4100 Yonge Street
Toronto, Ontario M2P 2E5
Attn: Jeffrey P. Silver

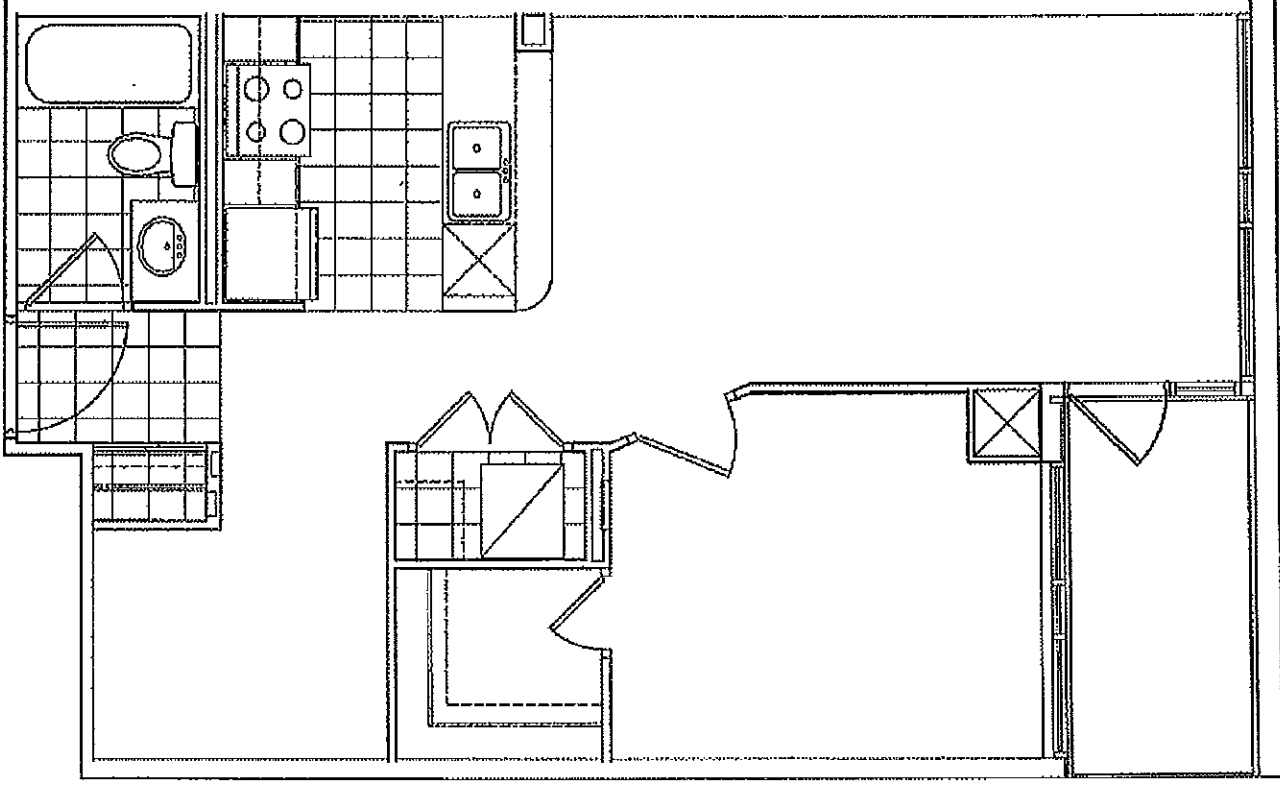
AMACON DEVELOPMENT (CITY CENTRE) CORP.

PER: 
Authorized Signing Officer
I have the authority to bind the Corporation

SCHEDULE "C"

TO AGREEMENT OF
PURCHASE AND SALE

Unit 5 Level 35 Suite 3605



This plan is not to be scaled and is subject to architectural review and revision, including, without limitation, the Unit being constructed with a layout that is the reverse of that set out above. All details and dimensions, if any, are approximate, and subject to change without notice in order to comply with building site conditions, and municipal, structural and Vendor and / or architectural requirements. Floor plans and dimensions, if any, are subject to change without notice. Balconies and Terraces are exclusive use common elements, shown for display purposes only and location and size are subject to change without notice. Materials and specifications are as per vendor's samples and are subject to change without notice. Window size and type may vary.

E.&O.E.

KEY PLAN



Purchaser's Initials

W.Y.

Purchaser's Initials

Vendor's Initials

THE RESIDENCES AT PARKSIDE VILLAGE - TOWER 1

PURCHASER'S ACKNOWLEDGEMENT

AMACON DEVELOPMENT (CITY CENTRE) CORP. (the "Vendor/Declarant")

Sale to **YING WU** (the "Purchaser")

Suite **3605** Tower **1** Unit **5** Level **35** (the "Unit") and any related parking or locker units in connection therewith in the proposed condominium project being marketed and developed by the Vendor/Declarant as "The Residences at Parkside Village-Tower One" (the "Condominium Project") in the City of Mississauga, Regional Municipality of Peel.

THE UNDERSIGNED, being the Purchaser(s) of the above-noted Residential Unit hereby acknowledge(s) having received from the Vendor/Declarant, the following documentation pertaining to the Condominium Project:

1. The current Disclosure Statement (including the Table of Contents).
2. The proposed Budget Statement for the one year period immediately following the registration of the Condominium Project and monthly common expense by unit type schedule.
3. The proposed Declaration.
4. The proposed By-Law No. 1.
5. The proposed By-Law No. 2 together with (draft) Three-Way Shared Facilities Agreement among the Tower Condominiums.
6. The proposed By-Law No. 3 together with (draft) Reciprocal Easement Cost Sharing Agreement between the Tower Condominiums and the Commercial Component.
7. The proposed Rules governing the use of the units and common elements.
8. The proposed Management Agreement.
9. The preliminary draft Plan of Condominium.
10. A copy of the Schedule which the Vendor (/Declarant) intends to deliver to the condominium corporation, pursuant to Section 43(5) (h) of the Condominium Act (Ontario), setting out what constitutes a standard unit for each class of unit.
11. A copy of the fully executed Agreement of Purchase and Sale by the Vendor and Purchaser.

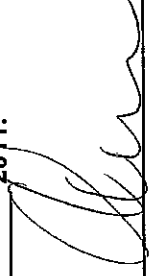
The Purchaser hereby acknowledges that the purpose of a disclosure statement is to enable the Purchaser to review the documents which will govern this proposed Condominium Project and to make a determination as to whether the Purchaser wishes to complete the purchase and sale transaction set out in the Agreement of Purchase and Sale.

The Purchaser is hereby advised that the Purchaser is entitled to rescind the Agreement of Purchase and Sale and receive the return of the deposit monies provided for in the Agreement of Purchase and Sale without interest or deduction by delivering written notice to the Vendor or its solicitor within ten (10) days of the later of the date that the Purchaser receives the Disclosure Statement and the date that the Purchaser receives a copy of the Agreement of Purchase and Sale executed by the Vendor/Declarant and the Purchaser, being the date of this Acknowledgment.

DATED at Mississauga, Ontario this 26 day of Oct. 2011.



Witness:



Purchaser: **Ying Wu**

THE RESIDENCES AT PARKSIDE VILLAGE - TOWER 1

ADDENDUM TO THE AGREEMENT OF PURCHASE AND SALE

"HST"

Between: AMACON DEVELOPMENT (CITY CENTRE) CORP. (the "Vendor") and

YING WU (the "Purchaser")

Suite 3605 Tower 1 Unit 5 Level 35 (the "Unit")

The Vendor and Purchaser covenant and agree as follows:

1. All references in this Agreement to GST shall mean HST
2. Section 6 (g) and 6 (i) of this Agreement shall be deleted and replaced with the following:
 6. (g) It is acknowledged and agreed by the parties hereto that the Purchase Price already includes a component equivalent to both the federal portion and, if applicable, the provincial portion of the harmonized goods and services tax or single sales tax exigible with respect to this purchase and sale transaction less the Rebate as defined below (hereinafter referred to as the "HST"), and that the Vendor shall remit the HST to CRA on behalf of the Purchaser forthwith following the completion of this transaction. The Purchaser hereby warrants and represents to the Vendor that with respect to this transaction, the Purchaser qualifies for the new housing rebate applicable pursuant to section 254 of the *Excise Tax Act* (Canada), as may be amended and the New Housing Rebate announced by the Ontario Ministry of Revenue (collectively, the "Rebate"), in its information Notice dated June 2009 - No. 2 (the "Ontario Circular") and further warrants and confirms that the Purchaser is a natural person who is acquiring the Property with the intention of being the sole beneficial owner thereof on the Unit Transfer Date (and not as the agent or trustee for or on behalf of any other party or parties), and covenants that upon the Occupancy Date the Purchaser or one or more of the Purchaser's relations (as such term is defined in the *Excise Tax Act*) shall personally occupy the Unit as his, her or their primary place of residence, for such period of time as shall be required by the *Excise Tax Act*, and any other applicable legislation, in order to entitle the Purchaser to the Rebate (and the ultimate assignment thereof to and in favour of the Vendor) in respect of the Purchaser's acquisition of the Unit. The Purchaser further warrants and represents that he has not claimed (and hereby covenants that the Purchaser shall not hereafter claim), for the Purchaser's own account, any part of the Rebate or the RST Transitional Housing Rebate referred to in the Ontario Circular (the "Transitional Rebate") in connection with the Purchaser's acquisition of the Unit, save as otherwise hereinafter expressly provided or contemplated. The Purchaser hereby irrevocably assigns to the Vendor all of the Purchaser's rights, interests and entitlements to the Rebate and the Transitional Rebate (and concomitantly releases all of the Purchaser's claims or interests in and to the Rebate and the Transitional Rebate, to and in favour of the Vendor), and hereby irrevocably authorizes and directs CRA to pay or credit the Rebate and the Transitional Rebate directly to the Vendor. In addition, the Purchaser shall execute and deliver to the Vendor, forthwith upon the Vendor's or Vendor's solicitors request for same (and in any event on or before the Unit Transfer Date), all requisite documents and assurances that the Vendor may reasonably require in order to confirm the Purchaser's entitlement to the Rebate and/or to enable the Vendor to obtain the benefit of the Rebate and the Transitional Rebate (by way of assignment or otherwise), including without limitation, the New Housing Application for Rebate of Goods and Services Tax Form as prescribed from time to time (the "Rebate Forms"). The Purchaser covenants and agrees to indemnify and save the Vendor harmless from and against any loss, cost, damage and/or liability (including an amount equivalent to the Rebate and the Transitional Rebate, plus penalties and interest thereon) which the Vendor may suffer, incur or be charged with, as a result of the Purchaser's failure to qualify for the Rebate, or as a result of the Purchaser having qualified initially but being subsequently disentitled to the Rebate, or as a result of the inability to assign the benefit of the Rebate or the Transitional Rebate to the Vendor (or the ineffectiveness of the documents purporting to assign the benefit of the Rebate or the Transitional Rebate to the Vendor). As security for the payment of such amount, the Purchaser does hereby charge and pledge his/her interest in the Unit with the intention of creating a lien or charge against same. It is further understood and agreed by the parties hereto that:
 - (i) if the Purchaser does not qualify for the Rebate, or fails to deliver to the Vendor or the Vendor's solicitors forthwith upon the Vendor's or the Vendor's solicitors request for same (and in any event on or before the Unit Transfer Date) the Rebate Forms duly executed by the Purchaser, together with all other requisite documents and assurances that the Vendor or the Vendor's solicitor may reasonably require from the Purchaser or the Purchaser's solicitor in order to confirm the Purchaser's eligibility for the Rebate and/or to ensure that the Vendor ultimately acquires (or is otherwise assigned) the benefit of the Rebate and the Transitional Rebate; or
 - (ii) if the Vendor believes, for whatever reason, that the Purchaser does not qualify for the Rebate, regardless of any documentation provided by or on behalf of the Purchaser (including any statutory declaration sworn by the Purchaser) to the contrary, and the Vendor's belief or position on this matter is communicated to the Purchaser or the Purchaser's solicitor on or before the Unit Transfer Date;

THE RESIDENCES AT PARKSIDE VILLAGE - TOWER 1
ADDENDUM TO THE AGREEMENT OF PURCHASE AND SALE

"HST"

Between: AMACON DEVELOPMENT (CITY CENTRE) CORP. (the "Vendor") and

YING WU (the "Purchaser")

Suite 3605 Tower 1 Unit 5 Level 35 (the "Unit")

then notwithstanding anything hereinbefore or hereinafter provided to the contrary, the Purchaser shall be obliged to pay to the Vendor (or to whomsoever the Vendor may in writing direct), by certified cheque delivered on the Unit Transfer Date, an amount equivalent to the Rebate and/or the Transitional Rebate, in addition to the Purchase Price and in those circumstances where the Purchaser maintains that he is eligible for the Rebate despite the Vendor's belief to the contrary, the Purchaser shall (after payment of the amount equivalent to the Rebate as aforesaid) be fully entitled to pursue the procurement of the Rebate directly from CRA. It is further understood and agreed that in the event that the Purchaser intends to rent out the Unit before or after the Unit Transfer Date, the Purchaser shall not be entitled to the Rebate, but may nevertheless be entitled to pursue, on his or her own after the Unit Transfer Date, the federal and provincial new rental housing rebates directly with CRA, pursuant to section 256.2 of the Excise Tax Act, as may be amended, and other applicable legislation to be enacted relating to the provincial new rental housing rebate.

(i) Notwithstanding any other provision herein contained in this Agreement, the Purchaser acknowledges and agrees that the Purchase Price does not include any HST exigible with respect to any of the adjustments payable by the Purchaser pursuant to this Agreement, or any extras or upgrades or charges purchased, ordered or chosen by the Purchaser from the Vendor which are not specifically set forth in this Agreement, and the Purchaser covenants and agrees to pay such HST to the Vendor in accordance with the *Excise Tax Act*. In addition, and without limiting the generality of the foregoing, in the event that the Purchase Price is increased by the addition of extras, changes, upgrades or adjustments and as a result of such increase, the quantum of the Rebate that would otherwise be available is reduced or extinguished (the quantum of such reduction being hereinafter referred to as the "**Reduction**"), then the Purchaser shall pay to the Vendor on the Unit Transfer Date the amount of (as determined by the Vendor in its sole and absolute discretion) the Reduction.

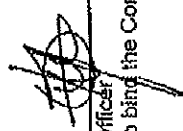
DATED at Mississauga, Ontario this 16 day of Oct. 2011.


Witness: _____ Purchaser: Ying Wu

THE UNDERSIGNED hereby accepts this offer.

DATED at Toronto this 17 day of October 2011.

AMACON DEVELOPMENT (CITY CENTRE) CORP.

PER: 
Authorized Signing Officer
I have the authority to bind the Corporation

THE RESIDENCES AT PARKSIDE VILLAGE - TOWER 1
ADDENDUM TO THE AGREEMENT OF PURCHASE AND SALE
MULTI-MEDIA ENTERTAINMENT PACKAGE

Between: AMACON DEVELOPMENT (CITY CENTRE) CORP. (the "Vendor") and

YING WU (the "Purchaser")

Suite 3605 Tower 1 Unit 5 Level 35 (the "Unit")

The Vendor's and Purchaser's acceptance hereof hereby constitutes the Vendor's agreement, subject to the terms of this Addendum, to provide the items as set out below to be included in the Purchase Price and the Purchaser's agreement with the terms and conditions of the Vendor's provision of the **Multi-Media Entertainment Package**.

Multi-Media Entertainment Package

Subject to the provisions of this Addendum, the Vendor agrees to supply and install, as per the Vendor's sample at a location to be determined by the Vendor in its sole discretion, one (1) iPod in-wall docking station, four (4) satellite speakers and one (1) four-channel music distribution amplifier. The Vendor agrees to supply, but not install, as per Vendor's sample one (1) iPod nano and one (1) 19" flatpanel TV (collectively referred to as the "**Multi-Media Entertainment Package**") as part of and included in the Purchase Price.

The following terms, provisions or conditions must be satisfied and/or complied with:

1. Any conditions contained in the Agreement in favour of the Purchaser, which require waiver or satisfaction by the Purchaser in order to make the Agreement firm and binding, shall have been waived or satisfied in writing by the Purchaser so that the Agreement is firm and binding on the Purchaser.
2. The ten (10) day rescission period under the Act shall have expired without the Purchaser having exercised any rescission of the Agreement thereunder.
3. The Purchaser shall have produced evidence of a satisfactory mortgage approval signed by a lending institution or other mortgagee acceptable to the Vendor confirming that the said lending institution or acceptable mortgagee will be advancing funds to the Purchaser sufficient to pay the balance of the Purchase Price on the Unit Transfer Date, or, in the alternative, but subject to the Vendor's approval, in its sole discretion, the Purchaser shall have delivered in the place of such mortgage commitment, other evidence satisfactory to the Vendor that the Purchaser will have sufficient funds to pay the balance of the Purchase price on the Unit Transfer Date.
4. The Vendor's obligation to provide the Multi-Media Entertainment Package is personal to the Purchaser and is not transferable or assignable and shall automatically terminate without notice or any further process, if the Agreement (or any interest therein) or title to the Unit is transferred or assigned by the Purchaser (even though the Vendor may have consented to such transfer or assignment). Furthermore, and without limiting anything contained herein, (i) the provisions of the Multi-Media Entertainment Package shall automatically terminate without notice or any further process if the Purchaser defaults in any of the provisions of the Agreement and notwithstanding that such default is cured or rectified; and (ii) the Vendor's obligation to provide the Multi-Media Entertainment Package is conditional upon all deposits payable by the Purchaser under this Agreement which are due as of the Occupancy Date having been received by and having cleared the Vendor's Escrow Agent's Trust Account and amounting to no less than 15% of the Purchase Price of the Unit
(all of the above of which are herein collectively referred to as, the "**Multi-Media Entertainment Package Incentive Conditions**").
5. (a) In the event the transaction contemplated in the Agreement is not completed for any reason or the Purchaser otherwise defaults under any of its obligations under this Agreement, any and all portions of the Multi-Media Entertainment Package which have been installed in the Unit must be left in place and/or installed in the Unit and the iPod nano and the 19" flatpanel TV which has been supplied to the Purchaser must be returned to the Vendor by the Purchaser by leaving the said iPod nano and the 19" flatpanel TV in the Unit in the same condition as provided to the Purchaser and the Purchaser is responsible for reimbursing the Vendor for any damage and/or destruction caused to the installed and supplied Multi-Media Entertainment Package
(b) Subject to access being provided by the Purchaser, the Multi-Media Entertainment Package will be supplied and/or installed at a mutually agreeable date and time to be determined by the Vendor in its sole discretion. It is anticipated but in no event is it required, that the Vendor will supply and/or install the Multi-Media Entertainment Package within a reasonable period of time after the Occupancy Date, prior to the Unit Transfer Date or within reasonable period of time after the Unit Transfer Date.

THE RESIDENCES AT PARKSIDE VILLAGE - TOWER 1
ADDENDUM TO THE AGREEMENT OF PURCHASE AND SALE

MULTI-MEDIA ENTERTAINMENT PACKAGE

Between: AMACON DEVELOPMENT (CITY CENTRE) CORP. (the "Vendor") and

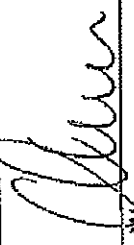
YING WU (the "Purchaser")

Suite 3605 Tower 1 Unit 5 Level 35 (the "Unit")

(c) Should the Multi-Media Entertainment Package installed and/or supplied to the Purchaser remain incomplete in whole or in part or become unavailable prior to the Occupancy Date, the Vendor may (i) provide an undertaking to provide to the Purchaser the item(s) required to complete the Multi-Media Entertainment Package within a reasonable period of time after the Occupancy Date which the Purchaser shall accept without any holdback; or (ii) not provide the item(s) or not complete the item(s) in its sole discretion, whereupon the Vendor shall credit to the Purchaser by an adjustment on the Statement of Adjustments on the Unit Transfer Date of that portion of the amount as allocated to the item(s) which were not provided or remain incomplete as determined by the Vendor, which credit shall be accepted by the Purchaser as full and final settlement of any claim the purchaser may have with respect to the item(s) which were not provided or are incomplete, and the Purchaser further acknowledges that any credit(s) issued shall be based on credit(s) issued to the Vendor by the retailers, distributors or subcontractors/trades responsible for the item(s) so deleted, and in the regard the Purchaser acknowledges that said credits are calculated on contractor prices for the entire project and may be substantially less than retail prices normally charged for such item(s).

6. The Purchaser acknowledges and agrees that the Vendor is acting merely as agent of the various sub trades with respect to such specified items and accordingly such provision and/or installation of specific items does not fall within the provisions of the Agreement, and without limiting the generality of the foregoing, is not covered by the Taron Warranty Program.
7. The Purchaser further acknowledges and agrees that the Vendor is in no way responsible for the quality of the Multi-Media Entertainment Package and there is no warranty of the Vendor to the Purchaser regarding the quality of the Multi-Media Entertainment Package and any claim for warranty by the Purchaser with respect to the Multi-Media Entertainment Package shall be made by the Purchaser directly to the manufacturer of the Multi-Media Entertainment Package. The Multi-Media Entertainment Package is not covered by the Taron Warranty Program.
8. This Addendum forms part of the Agreement.

DATED at Mississauga, Ontario this 16 day of Oct 2011.

Witness: _____

Purchaser: Ying Wu

THE UNDERSIGNED hereby accepts this offer.

DATED at Toronto this 17 day of October 2011.

AMACON DEVELOPMENT (CITY CENTRE) CORP.

PER: 
Authorized Signing Officer
I have the authority to bind the Corporation

THE RESIDENCES AT PARKSIDE VILLAGE - TOWER 1

ADDENDUM TO SCHEDULE "A" OF THE AGREEMENT OF PURCHASE AND SALE

PENTHOUSE FEATURES AND FINISHES

Between: AMACON DEVELOPMENT (CITY CENTRE) CORP. (the "Vendor") and

YING WU (the "Purchaser")

Suite 3605 Tower 1 Unit 5 Level 35 (the "Unit")

It is hereby understood and agreed between the Vendor and the Purchaser that the following change(s) shall be made to the above-mentioned Agreement of Purchaser and Sale, and except for such change(s) noted below, all other terms and conditions of the Agreement shall remain as stated therein, and time shall continue to be of the essence.

The following features and finishes are included in the Purchase Price and where applicable shall replace and supersede any standard items as otherwise set out under Schedule "A".

SUITE FEATURES

- Pre-finished engineered hardwood flooring in living room, dining room, den and hallways as per plans and from Vendor's standard sample

KITCHEN

- Thick square edge granite kitchen countertop from Vendors sample package as per floor plans
- Under mounted, double bowl stainless steel kitchen sink as per floor plans
- Kitchen cabinet valence lighting as per plans
- Stainless steel kitchen appliances consisting of a glass top electric range, bottom freezer refrigerator, tall tub dishwasher, microwave hood fan combination from Vendor's sample package as per plans

BATHROOMS

- Marble vanity countertop with under mounted sink
- Jetted tub in master bedroom ensuite as per plans where applicable
- 3 panel mirrored bathroom vanity medicine cabinet from Vendor's sample package
- Wall mounted shower rain head in master ensuite and main bathroom from Vendor's sample package as per plans

LAUNDRY

- Front loading stacking washer/dryer

DATED at Mississauga, Ontario this 16 day of Oct. 2011.



Witness:



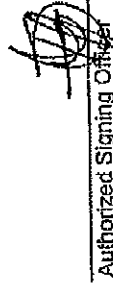
Purchaser: Ying Wu

THE UNDERSIGNED hereby accepts this offer.

DATED at Toronto this 17 day of October 2011.

AMACON DEVELOPMENT (CITY CENTRE) CORP.

PER:



Authorized Signing Officer
I have the authority to bind the Corporation

THE RESIDENCES AT PARKSIDE VILLAGE - TOWER 1
ADDENDUM TO THE AGREEMENT OF PURCHASE AND SALE
CREDIT INCENTIVE

Between: AMACON DEVELOPMENT (CITY CENTRE) CORP. (the "Vendor") and

YING WU (the "Purchaser")

Suite **3605** Tower 1 Unit **5** Level **35** (the "Unit")

- (a) In further consideration of the Purchaser entering into this Agreement and provided that the Purchaser is not in default at any time under this Agreement, the Vendor agrees to credit the Purchaser:
- A credit of **Ten Thousand Dollars (\$10,000)**. The Purchaser and Vendor acknowledge and agree that the Vendor shall credit the credit incentive on the statement of adjustments for the Property on the Unit Transfer Date.
- (b) The Vendor's obligation to provide the credit incentive is personal to the Purchaser and is not transferable or assignable and shall automatically terminate without notice or any further process, if this Agreement (or any interest therein) or title to the Property is transferred or assigned by the Purchaser (even though the Vendor may have consented to such transfer or assignment). Furthermore, and without limiting anything contained herein: (i) the provisions of the credit incentive shall automatically terminate without notice or any further process if the Purchaser defaults in any of the provisions of the Agreement and notwithstanding that such default is cured or rectified; and (ii) the Vendor's obligation to provide the credit incentive is conditional upon the Purchaser closing on the transaction contemplated under the Agreement
- (c) The Purchaser acknowledges that pursuant to paragraph 6 (g). of the Agreement, the Purchaser assigns and transfers to the Vendor all of the Purchaser's right, title and interest in and to the Rebate and authorizes and directs the relevant Governmental Authorities to pay or credit the Rebate directly to the Vendor.

DATED at Mississauga, Ontario this 16 day of Oct. 2011.


Witness: _____


Purchaser: Ying Wu

THE UNDERSIGNED hereby accepts this offer.

DATED at Toronto this 17 day of October 2011.

AMACON DEVELOPMENT (CITY CENTRE) CORP.

PER: 
Authorized Signing Officer
I have the authority to bind the Corporation

**THE RESIDENCES AT PARKSIDE VILLAGE - TOWER 1
ADDENDUM TO THE AGREEMENT OF PURCHASE AND SALE**

Between: AMACON DEVELOPMENT (CITY CENTRE) CORP. (the "Vendor") and

YING WU (the "Purchaser")

Suite **3605** Tower **1** Unit **5** Level **35** (the "Unit")

It is hereby understood and agreed between the Vendor and the Purchaser that the following change(s) shall be made to the above-mentioned Agreement of Purchase and Sale, and except for such change(s) noted below, all other terms and conditions of the Agreement shall remain as stated therein, and time shall continue to be of the essence.

Notwithstanding any provisions contained in this Agreement to the contrary, the total amount of the charges payable under Paragraph 6 (d) (vi) of this Agreement will not exceed One Thousand One Hundred (\$1,100.00) Dollars, plus applicable taxes.

All other terms and conditions of the Agreement shall remain as stated therein.

Dated at Mississauga, Ontario this 16 day of Oct. 2011.

SIGNED, SEALED AND DELIVERED
In the Presence of:

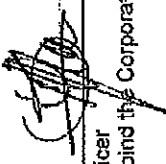

Witness



Purchaser - Ying Wu

Accepted at Toronto this 17 day of October 2011.

AMACON DEVELOPMENT (CITY CENTRE) CORP.

Per.  c/s
Authorized Signing Officer
I have the authority to bind the Corporation.

THE RESIDENCES AT PARKSIDE VILLAGE - TOWER 1
ADDENDUM TO THE AGREEMENT OF PURCHASE AND SALE

Between: AMACON DEVELOPMENT (CITY CENTRE) CORP. (the "Vendor") and

YING WU (the "Purchaser")

Suite **3605** Tower **1** Unit **5** Level **35** (the "Unit")

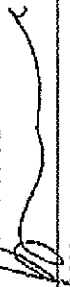
it is hereby understood and agreed between the Vendor and the Purchaser that the following change(s) shall be made to the above-mentioned Agreement of Purchase and Sale, and except for such change(s) noted below, all other terms and conditions of the Agreement shall remain as stated therein, and time shall continue to be of the essence.

Notwithstanding any provisions contained in this Agreement to the contrary, the total amount of Levies payable under Paragraph 6 (d) (iv) of this Agreement will not exceed Two Thousand Five Hundred (\$2,500.00) Dollars, plus applicable taxes.

All other terms and conditions of the Agreement shall remain as stated therein.

Dated at Mississauga, Ontario this 16 day of Oct. 2011.

SIGNED, SEALED AND DELIVERED
In the presence of:



Witness



Purchaser - Ying Wu

Accepted at Toronto this 17 day of October 2011.

AMACON DEVELOPMENT (CITY CENTRE) CORP.

Per: 

Authorized Signing Officer
I have the authority to bind the Corporation.

THE RESIDENCES AT PARKSIDE VILLAGE - TOWER 1
ADDENDUM TO THE AGREEMENT OF PURCHASE AND SALE

Between: AMACON DEVELOPMENT (CITY CENTRE) CORP. (the "Vendor") and

YING WU (the "Purchaser")

Suite **3605** Tower **1** Unit **5** Level **35** (the "Unit")

it is hereby understood and agreed between the Vendor and the Purchaser that the following change(s) shall be made to the above-mentioned Agreement of Purchase and Sale, and except for such change(s) noted below, all other terms and conditions of the Agreement shall remain as stated therein, and time shall continue to be of the essence.

Notwithstanding any provisions contained in this Agreement to the contrary, the total amount of Levies payable under Paragraph 6 (d) (iii) of this Agreement will not exceed Five Thousand (\$5,000.00) Dollars, plus applicable taxes.

All other terms and conditions of the Agreement shall remain as stated therein.

Dated at Mississauga, Ontario this 16 day of Oct. 2011.

SIGNED, SEALED AND DELIVERED
in the Presence of:

[Signature]
Witness

[Signature]
Purchaser - Ying Wu

Accepted at Toronto this 17 day of October 2011.

AMACON DEVELOPMENT (CITY CENTRE) CORP.

Per: [Signature] c/s
Authorized Signing Officer
I have the authority to bind the Corporation.

THE RESIDENCES AT PARKSIDE VILLAGE - TOWER 1
ADDENDUM TO THE AGREEMENT OF PURCHASE AND SALE

PENTHOUSE UNITS

Between: **AMACON DEVELOPMENT (CITY CENTRE) CORP.** (the "Vendor") and

YING WU (the "Purchaser")

Suite **3605** Tower **1** Unit **5** Level **35** (the "Unit")

The Purchaser acknowledges that as of the date of this Agreement of Purchase and Sale the Condominium Documents being delivered to the Purchaser have not been revised yet to incorporate the description and particulars of the Unit and that foregoing shall be done on or before the registration of the Condominium. Pending the foregoing being completed, the Purchaser further acknowledges and agrees that:

- (i) the percentage interest in the common interests and common expenses to be attributable to the Unit under the Condominium Documents, subject to any subsequent change thereto, shall be **0.27%**;
- (ii) that the monthly common expense fee attributable to the Unit under the first year's Budget Statement included in the Condominium Documents, subject to any subsequent change thereto, shall be **\$341.60**;
- (iii) the draft plan sheet of the Plan of Condominium for the level on which the Unit is to be located shall be deemed to be revised as shown on the plan sheet annexed to this Addendum; and
- (iv) the Condominium Documents, as may be applicable, shall be revised to incorporate the foregoing along with all other revisions as determined by the Vendor in order to reflect the inclusion of the Unit in the Condominium and that in addition to forming part of this Agreement of Purchase and Sale, the Purchaser further acknowledges and agrees that the Condominium Documents delivered to the Purchaser shall further be deemed to be supplemented by the particulars of the description of the Unit as contained in this Agreement of Purchase and Sale.

In all other respects, the provisions of the Agreement of Purchase and Sale shall apply to the purchase of the Unit and remain unamended by the execution of this Addendum.

DATED at **Mississauga, Ontario** this _____ day of _____ 2011.

Witness:

Purchaser: **Ying Wu**

THE UNDERSIGNED hereby accepts this offer.

DATED at **Toronto** this _____ day of **October** 2011.

AMACON DEVELOPMENT (CITY CENTRE) CORP.

PER: _____

Authorized Signing Officer
I have the authority to bind the Corporation

PEEL STANDARD
CONDOMINIUM PLAN No

LEVELS 6 TO 36 INCLUSIVE
UNITS 1 TO 8 INCLUSIVE

RECEIVED IN THE LAND REGISTRY OFFICE FOR THE LAND TILES DIVISION OF
 (No. 43) AT 4 O'CLOCK ON THE _____
 DAY OF _____

ASSISTANT DEPUTY LAND REGISTRAR

SURVEYOR'S CERTIFICATE:

1. THE SURVEY AND PLAT ARE CORRECT AND IN ACCORDANCE WITH THE CONDOMINIUM ACT 1968, THE SURVEYS ACT, THE SURVEYORS ACT AND THE LAND TITLES ACT AND THE REGULATIONS MADE UNDER THEM.
2. THE SURVEY WAS COMPLETED ON THE _____ DAY OF _____ 19____.

3. THE DOWNSIDE OF THE UNITS SHOWN ON THIS PLAN ARE SUBSTANTIALLY ACCURATE.

DATE _____
R. AMS
Ontario Land Surveyor

DECLARATION REGISTERED AS N-1:

NOTES AND LEGEND

- | ***** | P.H.O. | DENOTES |
|---|---------|---|
| BOUNDARIES OF THE UNITS AND THE COMMON ELEMENTS | DENOTES | BOUNDARIES OF THE UNITS AND THE COMMON ELEMENTS |
| FIRELOST CABINET | DENOTES | FIRELOST CABINET |
| ELECTRICAL CLOSET | DENOTES | ELECTRICAL CLOSET |
| CONCRETE CHUTE | P.H.O. | CONCRETE CHUTE |
| BALCONY | DENOTES | BALCONY |

UNIT BOUNDARY DEFINITIONS

NONINJURIOUS CONTINUING THE EXIST AND LOCATION OF THE WINGS ARE THE WINGS, FLOORS, CEILING AND OTHER PHYSICAL FEATURES AS MORE PARTICULARLY DESCRIBED IN SCHEDULE "C" OF THE DECLARATION

AREAS NOT DESIGNATED AS WINGS ARE COMMON ELEMENTS

CERTIFICATE OF DECLARANT

THIS IS TO CERTIFY THAT THE PROPERTY INCLUDED IN THIS PLAN HAS BEEN LAD OUT INTO UNITS AND COMMON ELEMENTS IN ACCORDANCE WITH MY INSTRUCTIONS.

DECLARANT:

14 03240

THIS DAY OF

I HAVE THE AUTHORITY TO
BIND THE CORPORATION

R. AVIS SURVEYING INC.

235 YORKLAND BOULEVARD
TORONTO, ONTARIO

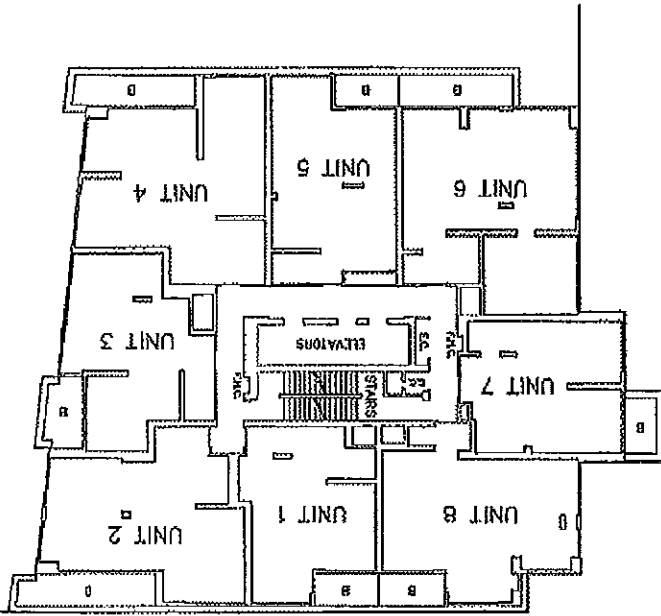
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CREATED BY : A.P./L.L./R.D.

DRAWING NO. : 2462-066

DRAWING NO. : 2462-066

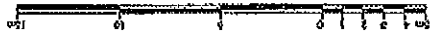
AUGUST 19, 2010



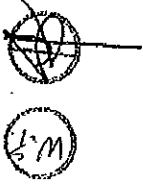
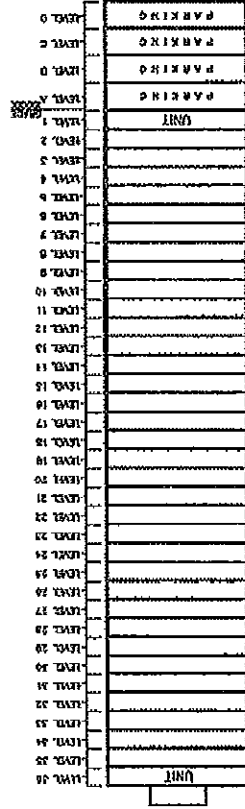
METRIC : DISTANCES SHOWN ON THIS PLAN ARE IN METRES AND CAN BE CONVERTED TO FEET BY DIVIDING BY 0.3048

R. AVIS SURVEYING INC.

SCALE 1 : 200



REPRESENTATIVE SECTION SHOWING
THE RELATIONSHIP OF LEVELS
(NOT TO SCALE)



THE RESIDENCES AT PARKSIDE VILLAGE - TOWER 1
ADDENDUM TO THE AGREEMENT OF PURCHASE AND SALE

ASSIGNMENT

Between: **AMACON DEVELOPMENT (CITY CENTRE) CORP.** (the "Vendor") and

YING WU (the "Purchaser")

Suite 3605 Tower 1 Unit 5 Level 35 (the "Unit")

Notwithstanding Paragraph 17 of this Agreement, the Vendor hereby consents to one assignment and transfer by the Purchaser of his/her interest under this Agreement or in the Unit, at any time after the confirmed Occupancy Date and prior to the Unit Transfer Date, subject to the following conditions:

- (i) obtaining the written consent of the Vendor which consent shall not be unreasonably withheld;
- (ii) acknowledging in writing that the Purchaser shall remain fully responsible for the Purchaser's covenants, agreements and obligations contained in this Agreement;
- (iii) obtaining an assignment and assumption agreement from the transferee/assignee in a form acceptable to the Vendor acting reasonably;
- (iv) remitting payment of the amount of Five Thousand Dollars of \$5,000.00 (plus applicable taxes) by certified cheque representing an administration fee payable to the Vendor for processing and for allowing such transfer or assignment;
- (v) obtaining the written consent or approval from any lending institution or mortgagee providing any financing to the Vendor, construction or otherwise, for the development and construction of the Condominium, in the event such consent or approval is required to be obtained by the Vendor as a condition for the advance or continued advance of any funds in respect of such financing; and
- (vi) that the Purchaser pays to the Vendor's Solicitors, in Trust the amount required to bring the deposits payable for the Unit under this Agreement to an amount equal to ~~fifteen~~ ^{twenty} percent (15%) of the Purchase Price if, at the time that the Vendor's consent is provided for such assignment, the deposits having been paid do not equal such amount.

Notwithstanding the foregoing, the Purchaser covenants not to, directly or indirectly, list or advertise the property for sale on the Toronto Real Estate Board Multiple Listing System (TREB MLS) or any similar marketing system. All other terms and conditions of the Agreement shall remain as stated therein.

DATED at Mississauga, Ontario this 16 day of Oct. 2011.



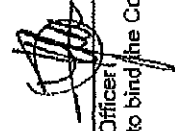
Witness:

Purchaser: Ying Wu

THE UNDERSIGNED hereby accepts this offer.

DATED at Toronto this 17 day of October 2011.

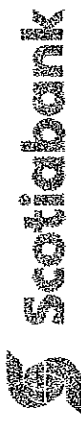
AMACON DEVELOPMENT (CITY CENTRE) CORP.

PER: 

Authorized Signing Officer

I have the authority to bind the Corporation

The Bank of Nova Scotia
National Mortgage Sales
79 Wellington St. W.
Suite 3400, TD Centre
Toronto, ON
M5K 1K7



Oct 19, 2011

Dear Ying Wu,

Congratulations! You have been pre-approved for a Scotia® Mortgage!

We are pleased to advise that based on the information you provided, you qualify¹ for a residential first mortgage on a principal residence as follows:

Property Address: Unit 3605/LPH5 Parkside Village, Mississauga (71)

Purchase Price: \$ 315,900

Mortgage Loan Amount²: \$ 284,310

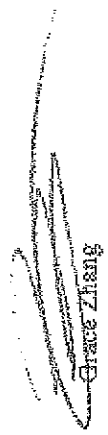
Interest Rate: 4.39 % calculated semi-annually not in advance.

Term³: 5-year

This mortgage pre-approval and the interest rate shown above are valid for 12 months from the date of this application. If interest rates increase during the guaranteed period, yours won't. If your mortgage is advanced within the guaranteed period and interest rates are lower on the advance date, you will receive the lower rate. Please note that if you change the mortgage term selected or if the interest rate changes, the mortgage loan amount may require revision.

Thank you for applying for a pre-approved mortgage with Scotiabank. Please contact us when you find the home that meets your needs, or if you have any questions on this or any other financial matter.

Yours truly,



Grace Zhang

Scotiabank Group
Mortgage Development Manager (Asian Banking)
416-858-7099

1. Subject to the home meeting our residential mortgage standards, an appraisal report being obtained that is satisfactory to us, verification of employment, income, required equity, and maximum permitted loan amounts. It is also based on the estimated taxes, heating and condo fees provided.
2. The mortgage loan amount stated includes any CMHC/GEMICO insurance premiums that may be required. Canada Mortgage & Housing Corporation (CMHC) or GE Capital Mortgage Insurance Company (GEMICO) must insure loans in excess of 80% of the home's value.
3. If the term chosen is less than 3 years, you must qualify at the greater of the 3-year posted rate or the actual interest rate chosen, if is 3 years or greater, you must qualify at the contract rate.
4. Amount stated above includes CMHC premium of 1.75%

®Registered Trademark of the Bank of Nova Scotia.

The Bank of Nova Scotia
National Mortgage Sales
79 Wellington St. W.
Suite 3400, TD Centre
Toronto, ON
M5K 1K7



Oct 19, 2011

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Purchase Price: \$ 315,000

Mortgage Loan Amount²: \$ 284,310

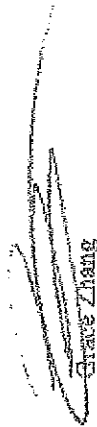
Interest Rate: 4.39 % calculated semi-annually not in advance.

Term³: 5-year

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Yours truly,



Grace Zhang

Scotiabank Group
Mortgage Development Manager (Asian Banking)
416-858-7099

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2. The mortgage loan amount stated includes any CMHC/GEMICO insurance premiums that may be required. Canada Mortgage & Housing Corporation (CMHC) or OE Capital Mortgage Insurance Company (GEMICO) must insure loans in excess of 80% of the home's value.
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4. Amount stated above includes CMHC premium of 1.75%.

©Registered Trademark of the Bank of Nova Scotia.



Ontario

Driver's Licence

Permis de conduire

ON

CANADA



NAME

WU

YING

6663 SPARKWELL DR

MISSISSAUGA, ON L6R 3N9

NUMBER

W9001 - 79006 - 05825

ISSUED

2009/09/29

EXPIRES

2012/09/17

DOB

AN2744268

HT/HAUT

162 cm

SEX

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CLASS

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DATE

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DOB

1960/08/25

HT/HAUT

162 cm

YING WU

145

DATE 2 0 1 1 / 1 0 / 1 6
Y Y Y Y M M D D

Harris Sheaffer LLP, In Trust

PAY TO THE
ORDER OF

\$ 2000. ⁵⁰/₁₀₀

Two Thousand Dollars

100 DOLLARS

Security features
included.
Details on back.



ROYAL BANK OF CANADA
HWY. 10 & EGLINTON AVE. BRANCH
4557 HURONTARIO, UNIT B2
MISSISSAUGA, ON L4Z 3M2

MEMO

Let Deposit for The Residences
Phase I 3605

[Signature]

MP

⑈ 1 4 5 ⑈ ⑆ 0 3 3 7 2 ⑈ 0 0 3 ⑆ 5 1 3 ⑈ 6 2 7 ⑈ 0 ⑈

Received Oct. 14, 2011

[Signature]
B. Pacione.

YING WU

DATE 20120516
Y Y Y Y Y M M D D

11146 (WY)

Harris Sheaffer LLP, In Trust

PAY TO THE
ORDER OF

Thirteen Thousand Seven Hundred and Ninety Five Dollars
\$ 13,795.00



ROYAL BANK OF CANADA
HWY. 10 & EGLINTON AVE. BRANCH
4557 HURONTARIO, UNIT B2
MISSISSAUGA, ON L4Z 3M2

MEMO

*2nd Deposit for The Residences.
Phase I 3605.*



Security features
included.
Details on back.

100 DOLLARS

100 DOLLARS

⑈ 146 ⑈ ⑆03372⑈003⑆513⑈627⑈0⑈

YING WU

147

DATE 20120516
Y Y Y Y Y M M D D

Harris Sheaffer LLP, In Trust

PAY TO THE
ORDER OF

Fifteen Thousand Seven Hundred Ninety Five Dollars
\$ 15,795.00



ROYAL BANK OF CANADA
HWY. 10 & EGLINTON AVE. BRANCH
4557 HURONTARIO, UNIT B2
MISSISSAUGA, ON L4Z 3M2

MEMO

*3rd Deposit for The Residences
Phase I 3605*



Security features
included.
Details on back.

100 DOLLARS

100 DOLLARS

⑈ 147 ⑈ ⑆03372⑈003⑆513⑈627⑈0⑈

Received Oct. 16, 2011

B. Pacione

B. Pacione