ELLE

ADDENDUM TO THE AGREEMENT OF PURCHASE AND SALE

Between: **2296592 Ontario Limited** (the "**Vendor**") and

KIM PARFILOV (the "**Purchaser**")

Suite **2606** Tower **Elle** Unit **5** Level **22** (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.

The Purchaser acknowledges that upon acknowledging the Receipt of the Executed Agreement of Purchase and Sale, Schedules and Complete Disclosure Statement, there will be an increase of 3.30% in the Operation and Common Areas Budgets within the Conduminium Disclosure Statement (final July 2007).

Dated at **Mississauga, Ontario** this 28 day of November **2011.**

SIGNED, SEALED AND DELIVERED
In the Presence of:

Witness

Purchaser - Kim Parfilov

Accepted at TORONTO this 29 day of NOVEMBER **2011.**

2296592 Ontario Limited

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

Suite No. **2606**
Residential Unit No. **5** Level **22**
Floor Plan **6 ("As-is")**

ELLE

CONDOMINIUM AGREEMENT OF PURCHASE AND SALE

1. **PROPERTY**

The undersigned, **KIM PARFILOV** (collectively or individually, as the case may be, the "**Purchaser**") agrees with **2296592 Ontario Limited** (the "**Vendor**") to purchase the following property (the "**Property**")

> being Residential Unit No.**5**, on Level **22.00** (the "**Residential Unit**"), substantially as shown for identification purposes only on the floor plan attached hereto as Schedule "B" annexed, 2 parking unit(s) being ~~Unit(s) ____ on Level ____~~ and/or 1 locker unit being Unit(s) 201 on Level B, each to be in a location assigned by the Vendor in its sole discretion and which may be re-designated by the Vendor in its sole discretion, Peel Standard Condominium Plan No. 889, municipally located at 3525 Kariya Drive, Mississauga, Ontario (known as the Elle Condominium Residences), together with an undivided interest in the common elements appurtenant thereto, including any common element areas designated as being for the exclusive use of the Property.
> Unit 6, Level A and Unit 14, Level B KP

2. **PURCHASE PRICE**

The purchase price for the Property (the "**Purchase Price**") is **Two Hundred Ninety-Two Thousand Nine Hundred Dollars ($292,900.00)** inclusive of HST as set out in Paragraph 16 of Schedule "A" to this Agreement, all in Canadian funds which shall be payable by the Purchaser as follows:

(a) the sum of Two Thousand ($2,000.00) Dollars submitted with this Agreement, as an initial deposit.

(b) the sum of Eight Thousand Dollars ($8,000) not later than two (2) days from the date of delivery by the Purchaser to the Vendor of an acknowledgement of receipt of each of the Prior Owner's (as hereinafter defined) disclosure documents and a copy of the Agreement accepted by the Vendor (in order to evidence the commencement of the Purchaser's ten (10) day statutory rescission period) (the "**Purchaser's Acknowledgement**"); and

(c) the balance of the Purchase Price by certified cheque payable to the Vendor's Solicitors (or as they may direct) on the Closing Date, subject to the adjustments hereinafter set forth.

All deposit cheques shall be made payable to the Vendor's Solicitors, in trust, and shall be delivered by the Vendor to the Vendor's Solicitors forthwith after the Vendor's receipt thereof. All funds shall, subject to what is contained in this Agreement to the contrary, be held pending completion or other termination of this Agreement, and shall be credited on account of the Purchase Price together with interest thereon as provided in the Act (hereinafter defined) on the Closing Date.

3. **CLOSING DATE**

Subject to the rights of the Vendor set out in this Agreement, the transfer of title to the Property shall be completed on Wednesday, January 11, 2012 (the "**Closing Date**" and/or the "**Closing**"). Notwithstanding the foregoing, it is expressly understood and agreed by the parties hereto that the Vendor shall be entitled to unilaterally extend the Closing Date, on one or more occasions, for one or more periods of time, not exceeding three (3) months in the aggregate from the date specified above without any prior notice whatsoever and for any reason whatsoever and under no circumstances shall the Purchaser be entitled to terminate this transaction or otherwise rescind this Agreement as a result thereof or make any claim for any compensation.

4. **SCHEDULES**

The following Schedules are integral parts of this Agreement and are contained on subsequent pages:

Schedule "A" - Additional Provisions of this Agreement

Schedule "B" - Floor Plan of Residential Unit

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

In the event that the Agreement is 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. Notwithstanding anything contained to the contrary in this Agreement (including any Schedules attached to this Agreement) it is expressly understood and agreed that if the Purchaser has not executed and delivered to the Vendor the Purchaser's Acknowledgement by no later than the third (3rd) day following acceptance of the Agreement by the Vendor then the Vendor shall have the unilateral right to terminate this Agreement at any time thereafter upon delivery of written notice confirming such termination to the Purchaser at the address or facsimile number of the Purchaser set out in this Agreement. The Purchaser agrees that notice of acceptance of the Agreement by the Vendor may be communicated by the Vendor to the Purchaser through the Vendor or any of its agents by telephone, facsimile or mail. In the event that the Purchaser does not execute the Purchaser's Acknowledgement while at the sales office, the Purchaser may deliver the duly executed Purchaser's Acknowledgement in person or by facsimile (within the required time period) provided that in the event of facsimile return that the Purchaser provides the Vendor with a copy of the transmission receipt evidencing successful transmission of the duly executed Acknowledgement to the Vendor.

DATED at **Mississauga, Ontario** this 28 day of November **2011.**

SIGNED, SEALED AND DELIVERED
In the Presence of:

Witness:

Purchaser: **Kim Parfilov**

April 01, 1979 SIN: **506-735-679**
Date of Birth

Drivers License #: **P0579-43407-90104**

Purchaser's Solicitor:

Purchaser Address:
263 DIXON AVE Apt# 1607
ETOBICOKE, ONTARIO
M9R 7R6

Purchaser Telephone(s):
(647) 348-4382 (H)
(B)

Purchaser E-mail(s):
kim_parfilov@yahoo.com

The undersigned hereby accepts the offer and its terms, and agrees to and with the above-named Purchaser(s) to duly carry out the same on the terms and conditions above mentioned.

DATED at TORONTO this 29 day of NOVEMBER **2011.**

VENDOR'S SOLICITOR
MILLER THOMSON LLP - Barristers & Solicitors
Suite 5800, 40 King Street West
Toronto, Ontario M5H 3S1
Attn: Mr. Leonard Gangbar
Tel. (416) 595-8199
Fax. (416) 595-8695
Email: lgangbar@millerthomson.com

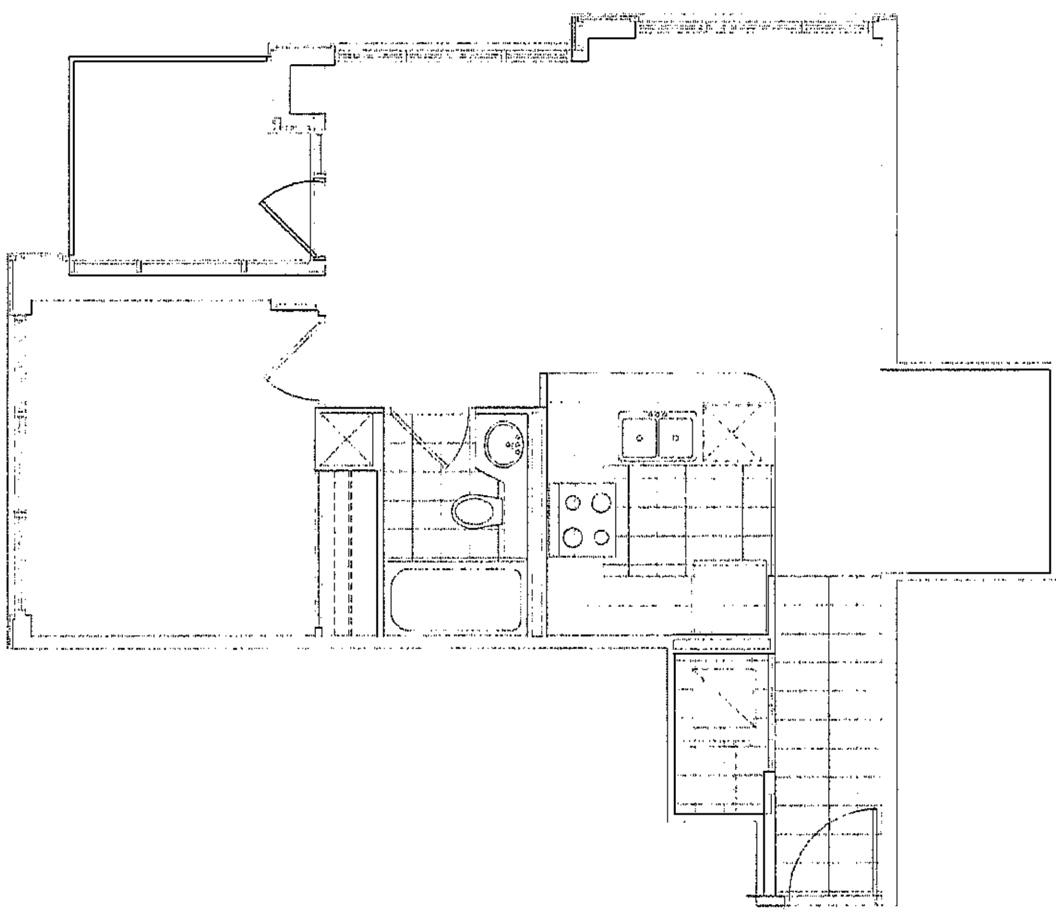
SIGNED, SEALED AND DELIVERED
2296592 ONTARIO LIMITED

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

SCHEDULE "B"

TO AGREEMENT OF
PURCHASE AND SALE

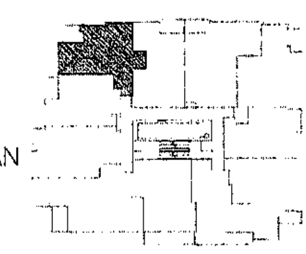
Unit 5 Level 22 Suite 2606



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. Balconies and Terraces are exclusive use common elements, shown for display purposes only and location and size are subject to change without notice. Materials, specifications, floor plans and dimensions are subject to change without notice. Window size and type may vary.

E.&O.E.

KEY PLAN



BUILDING
NORTH

Purchaser's Initials ______

Purchaser's Initials ______

Vendor's Initials ______

Date Plotted: 29 NOV 2011

ELLE

PURCHASER'S ACKNOWLEDGEMENT

2296592 Ontario Limited (the **"Vendor/Declarant"**)

Sale to **KIM PARFILOV** (the **"Purchaser"**)

Suite **2606** Tower **Elle** Residential Unit **5** Level **22** (the **"Unit"**) and any related parking or locker units in connection therewith in a proposed condominium project to be located in Mississauga, Ontario, with a municipal address of 3525 Kariya Drive, (the **"Condominium Project"**).

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

1. the proposed Declaration.
2. the proposed By-law No. 1, By-Law No. 2, By-Law No. 3, By-Law No. 4 and By-Law No. 5, together with the proposed Rules governing the use of the units and common elements.
3. the Shared Facilities Agreement (By-Law No. 2).
4. the proposed (draft) B and C Shared Facilities Agreement Reciprocal Agreement (By-Law No. 3).
5. the proposed (draft) Assumption of Agreements (By-Law No. 4).
6. the proposed (draft) Conveyance and Purchase Agreement (By-Law No. 5).
7. the proposed (draft) Management Agreement.
8. the current Disclosure Statement including, among other things, the following:
   (a) proposed Budget Statement for the one year period immediately following the registration of the Condominium Project and monthly common expense by unit type schedule;
   (b) a statement of the recreational and other amenities to be provided by the Declarant;
   (c) the name and municipal address of the Declarant;
   (d) a brief description of the significant features of the executed and registered Shared Facilities Agreement, the proposed (draft) B and C Shared Facilities Agreement, the proposed (draft) Assumption Agreement, the proposed (draft) Conveyance and Purchase Agreement and the proposed (draft) Management Agreement; and,
   (e) a general description of the (proposed) Condominium including the types and number of units.
9. sections 73 and 74 of the Condominium Act.
10. a copy of the schedule which the Declarant intends to deliver to the corporation, pursuant to Section 43(5)(h) of the *Act*, 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.

The Purchaser is hereby advised that the Purchaser is entitled to rescind the Agreement and receive the return of the deposit monies provided for in the Agreement 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 Declarant and the Purchaser, being the date of this Acknowledgement.

DATED at **Mississauga, Ontario** this 29 day of November **2011.**

Witness:

Purchaser: **Kim Parfilov**

Acknowledge Receipt of Revised Operations and Common Areas Budget - 3 pages

ELLE

ADDENDUM TO THE AGREEMENT OF PURCHASE AND SALE

DECORATING ALLOWANCE INCENTIVE

Between: **2296592 Ontario Limited** (the "**Vendor**") and

KIM PARFILOV (the "**Purchaser**")

Suite **2606** Tower **Elle** Unit **5** Level **22** (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 decorating allowance of **Ten Thousand Dollars ($10,000)**.The Purchaser and Vendor acknowledge and agree that the Vendor shall credit the decorating allowance on the statement of adjustments for the Property on the Closing Date

(b) The Vendor's obligation to provide the Decorating Allowance 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 Decorating Allowance 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 Decorating Allowance is conditional upon the Purchaser closing on the transaction contemplated under the Agreement.

(c) The Purchaser acknowledges that pursuant to Section 16 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 28 day of November **2011.**

Witness:

Purchaser: **Kim Parfilov**

THE UNDERSIGNED hereby accepts this offer.

DATED at TORONTO this 29 day of NOVEMBER **2011.**

2296592 Ontario Limited

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

The Mortgage Centre

We work for you, not the lenders.

Peter Mancini
Mortgage Consultant
Direct 905-764-1200 Ext. 225
Cell: 416-569-8483
Fax: 905-764-1202
E-mail: pmancini@rogers.com
www.fastfindmortgages.com
9140 Leslie Street, Suite 403, Richmond Hill, ON L4B 0A9
HEAD OFFICE: 21 Roysun Road, Unit 6, Woodbridge ON, L4L 8R3

Fax Transmission

Fax To: Joel Hirsch

Fax Number: 905-881-9859 Phone Number: 905-881-3666

Date: December 2, 2011 Number of Pages: 9

RE: **Parfilov - Purchase** 1ST Mortgage to Street Capital
CLOSING: **January 11, 2011**

Enclosed please find the following documentation relating to the above-noted transaction:

- Executed Commitment
- Executed Disclosure to Borrower
- Copy of Void Cheque

Should you require any additional information, please do not hesitate to contact me at 905-764-1200 Ext. 225

Regards,

Peter Mancini

Mortgage Commitment

Response: Dec-01-2011 09:34:05 AM EST

BROKER INFORMATION

Name: I Direct Mortgages Inc. | License #: 10584

Address: 6 21 Roysun Road Woodbridge ON L4L 8R3

Attention: Peter Mancini | License #: M08005505 | Application Reference #:IDMI-15556

LENDER INFORMATION

Name: Street Capital Financial Corporation

Address: 1 Yonge Street Suite 2401 Toronto ON M5E1E5

Lender Reference #: 134064 | Mortgage Insurance Reference #: 11311893

APPLICANT INFORMATION

Applicant: Kim Parfilov

Property Information

Address: 2606 - 3525 Kariya DR Mississauga ON L5B0C2

With reference to the above, Street Capital Financial Corporation is pleased to provide a mortgage loan offer, under the following terms and conditions:

Loan		Terms		Payment	
Purchase/Value	$ 292,900.00	Mortgage Type	First	Principal and Interest	$ 1,218.63
Downpayment	$ 14,645.00	Term Type	Closed	Taxes (Estimated)	$ 166.67
Amount	$ 278,255.00	Interest Rate	3.090%	Taxes Paid By	Borrower
Insurance Premium	$ 8,208.52	Term (Months)	48	Total Installment	$ 1,385.30
Total Loan	$ 286,463.52	Amortization (Months)	360		
Other Mortgages		Frequency	Monthly	Commitment Expires	30-Mar-2012
Closing Date	11-Jan-2012				

LENDER AUTHORIZATION

All of our normal requirements and, if applicable, those of the mortgage insurer must be met. All costs including legal, survey, mortgage insurance, etc. are for the account of the applicant(s). The mortgage insurance premium (if applicable) will be added to the mortgage. This mortgage is subject to the details and terms outlined as well as the conditions described on the attached Schedule A.

Approved by: Chris Anemaet

STREET CAPITAL FINANCIAL CORPORATION

CLIENT ACCEPTANCE

I/We the undersigned applicant(s) accept the terms of this mortgage as stated above and agree to fulfill the conditions of approval as outlined on the attached Schedule A to the lender's satisfaction. I/We further certify that the information given on the mortgage application is true and correct.

Applicant: Kim Parfilov | Signature | Date 2011/12/02

Mortgage Commitment

Schedule A

Response: Dec-01-2011 09:34:05 AM EST

FirmName:	I Direct Mortgages Inc.	**Lender Name:**	Street Capital Financial Corporation
Attention:	Peter Mancini	**Lender Reference #:**	134064
Application Reference #:	IDMI-15556	**Mortgage Insurance Reference #:**	11311893

CONDITIONS OF APPROVAL

CONDITIONS

☐ The following privileges may be used in the same year.

The exercising of either privilege will not affect any of the borrower's obligations under this mortgage including the continuing regular loan payments as to amount or due date.

Privileges are not cumulative and may not be carried over from one year to the next.

(a) PARTIAL PREPAYMENT

The borrower, when not in default, may prepay partial amounts of principal, without payment of compensation to the lender, on any payment date. Such partial payments must each be a minimum amount of $ 100.00, and total no more than 20% of the original principal amount of this mortgage during each year. This privilege is only available if this mortgage is continuing in force and is not applicable in part to any prepayment in full of this mortgage. Any unused partial prepayment privilege will not reduce the compensation payable on any prepayment in full of this mortgage. This privilege may not be used in the 31 days prior to a prepayment in full of this mortgage.

(b) PAYMENT INCREASE

The borrower, when not in default, shall have the privilege of increasing the then regular loan payment on account of principal and interest, in an amount not to exceed 20% thereof, or reducing the aforesaid increased payment by an amount up to but not exceeding 20%, once during any year. It is understood that the principal and interest portion of the regular loan payment may never be less than the original principal and interest amount.
(Applicant)

☐ Street Capital Financial Corporation refuse any subsequent financial charges to be registered against the subject property without our approval . (Solicitor)

☐ Title to the property must be acceptable to our Solicitor who will ensure that the Mortgagor(s) have good and marketable title in fee simple to the property and that it is clear of any encumbrances which might affect the priority of this Mortgage. Alternatively, Street Capital Financial Corporation will accept Title Insurance from a Title Insurance provider acceptable to the Lender. (Applicant)

☐ Street Capital Financial Corporation must receive a copy of the fully executed Agreement of Purchase and Sale and MLS Listing for the property being purchased. Such documents must be deemed acceptable to Street Capital Financial Corporation . Street Capital does not finance private sales and if it is a Power of Sale/Foreclosure, we require a Full Appraisal. (Broker)

☐ Prior to releasing any mortgage proceeds, the solicitor will carry out the necessary searches with respect to any liens, encumbrances or executions, that may be registered against the property. (Applicant)

☐ Prior to advancement of funds, the solicitor is to obtain an Occupancy Certificate confirming that the property has been inspected and approved for occupancy and/or the New Home Warranty "Unit Enrollment Number" and the "Builders Registration Number". The property must be 100% complete by the mortgage funding date, subject to any seasonal adjustments. In BC, a copy of the occupancy permit must be submitted to the solicitor's office prior to the release of the Builders Lien Holdback and/or the final advance. (Solicitor)

☐ Notwithstanding the registration of the mortgage and advances made pursuant to same, the terms and conditions of this commitment shall remain binding and effective on the parties hereto. (Applicant)

☐ This mortgage will be subject to all extended terms set forth in the Street Capital Financial Corporation's standard form of mortgage contract or within the mortgage contract prepared by our solicitors whichever the case may be. (Applicant)

☐ Street Capital Financial Corporation requires written confirmation of the source of down payment from non-borrowed cash equity. Such confirmation must be acceptable to Street Capital Financial Corporation. (Broker)

	Date: 2011/12/02	Initials: LG

Mortgage Commitment

Schedule A

Response: Dec-01-2011 09:34:05 AM EST

FirmName:	I Direct Mortgages Inc.	Lender Name:	Street Capital Financial Corporation
Attention:	Peter Mancini	Lender Reference #:	134064
Application Reference #:	IDMI-15556	Mortgage Insurance Reference #:	11311893

CONDITIONS

- [ ] A Statement of Disclosure will be required to be signed in accordance with the Consumer Protection Legislation of your province. In addition, certification will be required that all requirements under the Matrimonial Property Act in your province have been met and that the status does not in any way affect Street Capital Financial Corporation's charge. All copies of the Statement of Disclosure must be original signature. These documents will be executed by your Solicitor. (Broker)
- [ ] Street Capital Financial Corporation requires receipt of a current paystub and employment letter to confirm income for Kim Parfilov in the amount of $66,564.00. Please be advised that Street Capital Financial Corporation reserves the right to request additional documentation in the event that the documentation provided is deemed to be unsatisfactory. (Broker)
- [ ] There may be a fee charged for any payment that is returned or dishonoured. (Applicant)
- [ ] Street Capital Financial Corporation has the sole discretion to renew this mortgage at maturity for any term, with or without change in the interest rate payable under the Mortgage, by entering into one or more written agreements with the mortgagor(s). (Applicant)
- [ ] ERRORS AND OMISSIONS EXCEPTED (Applicant)
- [ ] Prior to the submitting for Title Insurance in this registration of this mortgage,Street Capital Financial Corporation requires the following: confirmation that property taxes are up-to-date, a copy of the fire insurance policy, a copy of the deed or title to the property in order to obtain legal description and registration numbers and that the enclosed 'Authorization to use Title Insurance' is signed and returned to us. All fees are the responsibility of the Borrower(s). If the copy of the deed or title is not available or if remote signing of the documents is required, there may be additional search fees applicable. (Solicitor)
- [ ] Please provide a void cheque with the acceptance of this commitment and complete the Mortgage Pre-Authorized Payment Plan form showing your complete banking information. By signing the form, you authorize the servicing company, to debit the account described therein for the regular mortgage payments as set out in the mortgage loan documents. (Solicitor)
- [ ] The Borrower is responsible to satisfy himself as to the contents of the Lender's Privacy Policy and, when signing the remainder of the mortgage loan documents, will be required to acknowledge he has reviewed the details of said policy. The Lender's Privacy Policy is available on the Lender's web site (streetcapital.ca) or upon request to the Lender. (Broker)
- [ ] Street Capital Financial Corporation requires that Fire Insurance, acceptable to the Lender,with loss payable to Street Capital Financial Corporation must be arranged prior to any advance of funds. (Solicitor)
- [ ] This Commitment shall be open for acceptance by you until 11:59 pm on December 6, 2011 after which time, if not accepted, shall be considered null and void. (Applicant)
- [ ] The 'Mortgage Requirements' section in the Solicitor's Guide contains information required to prepare the mortgage. (Applicant)
- [ ] Where the Date of Advance of funds for this Mortgage is prior to the Interest Adjustment Date, an Interest Adjustment Payment will be required. The Payment is to be made on the interest adjustment date by way of the pre-authorized payment plan as will be used for the regular ongoing payments and for the amount as set out in the Statement of Disclosure, and provided to the solicitor prior to the advance of funds under this Mortgage. (Broker)
- [ ] The terms in this commitment cannot be altered unless confirmed in writing by Street Capital Financial Corporation. (Applicant)
- [ ] Solicitor to provide Street Capital Financial Corporation written confirmation that the vendor(s) is/are in fact the registered owner(s) on title to the subject property being mortgaged and that the vendor appearing on the Offer to Purchase provided to Street Capital Financial Corporation matches title registration of the property along with length of time current owner has been registered on title. (Solicitor)
- [ ] Street Capital Financial Corporation reserves the right to approve all subsequent purchasers prior to mortgage assumption or transfer, otherwise, upon vacating or selling the mortgaged property, this loan becomes due and payable. (Applicant)
- [ ] Street Capital Financial Corporation requires confirmation of closing costs in the amount of 1.5%. Funds must come from non-borrowed cash equity. Such confirmation must be acceptable to Street Capital Financial Corporation. (Broker)
- [ ] A statutory declaration indicating that the property will be occupied by the applicant(s) as their principal residence. (Solicitor)
- [ ] Receipt of original, or a satisfactory copy of a Mortgage Payout Statement indicating any penalties and fees from the existing lender. If the existing mortgage is in arrears or has had repayment issues, the solicitor must notify Street Capital Financial Corporation for review and approval prior to funding as we reserve the right to cancel our commitment. (Solicitor)
- [ ] Street Capital Financial Corporation reserves the right,should the property taxes fall into arrears, to take over the payment of property taxes and bill the mortgagor(s) with their regular principal and interest payments. Any fees and penalties incurred as a result of the property tax arrears will the sole responsibility of the Borrower(s). (Applicant)

	Date: 2011/12/02	Initials: KP

Mortgage Commitment

Schedule A

FirmName:	I Direct Mortgages Inc.	Lender Name:	Street Capital Financial Corporation
Attention:	Peter Mancini	Lender Reference #:	134064
Application Reference #:	IDMI-15536	Mortgage Insurance Reference #:	11311893

INSTRUCTIONS

☐ No deletions from or additions to the Mortgage are permissible unless approved by Street Capital Financial Corporation. (Applicant)

☐ The Borrower(s) is responsible for the payment of property taxes. The payment of property taxes will be made through a pre-authorized payment plan offered by the Municipality. The Borrower will provide confirmation to Street Capital Financial Corporation that the property has been enrolled in such plan. In addition, the Borrower is responsible for claiming any Home Owner's Grants or tax subsidies available from the municipal tax offices. (Applicant)

☐ You agree that we may share information concerning you with (a) any proposed assignee of this commitment or the mortgage loan. (b) our duly authorized agents and representatives who are engaged in the processing or servicing of your mortgage, (c) any parties necessary or desirable in connection with any sale or securitization of this mortgage loan and (d) organizations with which the Lender has strategic alliances who may use such information to provide you from time to time with information on financial products which may be of interest to you (e) any third persons, including credit bureaux, credit reporting and collection agencies, financial institutions, your past and present employers, creditors and tenants, your spouse or any other person who has information about you for the purposes of recording, evaluating and responding to your application for mortgage financing or related activities. If you prefer that your personal information not be shared with any party referred to in subsection (d) of this Section, you may so advise us in writing at any time and we will not share the information with them. (Applicant)

☐ The Mortgage is to be prepared in the name of Street Capital Mortgage Corporation. (Applicant)

☐ Street Capital Financial Corporation reserves the right to decline or amend the commitment if the property is not being occupied as your principal residence. (Applicant)

OTHER

☐ Street Capital Financial Corporation reserves the right to request the Borrower(s) to retain a solicitor that is on the Lender's approved list, at the Borrower(s) expense. (Broker)

☐ Street Capital Financial Corporation reserves the right to amend or cancel this application COMMITMENT if the documentation received is not satisfactory and/or if it differs from the information shown on the application. We will also not be liable for any legal fees already incurred by the solicitor assigned to this transaction. (Applicant)

PORTABILITY OPTIONS

☐ The borrower may, when not in default, and upon a bona fide arm's length sale of the property charged hereunder and the purchase of another property, apply for approval to transfer this mortgage as a charge of the same priority and of the same amount to the new property. The closing date of the two sales must be the same. In most cases, an arm's length sale is one where the buyer and seller are unrelated and have no personal or business relationship with each other.
The existing borrower and the new property must both qualify under the lender's underwriting policies, criteria, procedures and documentation requirements and those of any insurer, if applicable, in effect at the time of application. The borrower will be required to pay the port application fee, appraisal fee and insurance premiums, if any, and all other fees and prepayment compensation that may be associated with the granting of the approval to port. (Broker)

PREPAYMENT POLICIES

☐ The borrower may prepay this mortgage in full at any time upon a compensation payment to the lender of an amount equal to the greater of:

(a) three (3) months interest calculated by the lender on the remaining balance and at the interest rate set out in the mortgage form or last renewal, conversion or amendment thereto; or

(b) the interest rate differential (IRD) calculation for the remaining term of this mortgage. The IRD is the amount of money the lender requires, on the prepayment date, to compensate the lender for the loss of interest income which results from a lower rate of interest on a replacing loan for the remainder of the term. The remainder of the term is the length of time from the payment due date of the last full loan payment made under this mortgage to the maturity date of this mortgage. The IRD is calculated by determining the difference between the mortgage rate in effect, at the time this mortgage was given or last renewed, converted or amended, and the lender's

	Date: 2011/11/02	Initials: KP

Mortgage Commitment

Schedule A

Response: Dec-01-2011 09:34:05 AM EST

FirmName:	I Direct Mortgages Inc.	Lender Name:	Street Capital Financial Corporation
Attention:	Peter Mancini	Lender Reference #:	134064
Application Reference #:	IDMI-15556	Mortgage Insurance Reference #:	11311893

PREPAYMENT POLICIES

posted rate in effect at the time such IRD calculation is made for the term closest to the remaining term, as determined by the lender. The difference in these two rates is used to calculate the loss of interest income.

If the term of this mortgage is longer than five (5) years and the prepayment is made after the fifth (5th) anniversary date then the compensation payment is limited to three (3) months interest only as set out in (a).
(Applicant)

RATE ADJUSTMENT POLICIES

☐ Should the actual interest rate charged on the mortgage be less than the amount set out in the Commitment Letter or the mortgage document, the Lender shall not be obligated to communicate this change in rate to the mortgagor. (Broker)

ADMINISTRATION & SERVICE FEES

☐ A mortgage insurance premium of $8,208.52 has been added to mortgage amount. The borrower accepts that the processing fee of $ and the PST of $656.68 charged by mortgage insurer are the borrower's responsibility and will be deducted from the mortgage proceeds unless otherwise stated in this commitment. (Applicant)

☐ The applicant is responsible for any costs relating to the mortgage including legal, appraisal, survey, Title Insurance or inspection fees, unless otherwise specified in this commitment letter. (Applicant)

☐ If, at any time or from time to time, any default or breach of covenant occurs under any encumbrances registered against the land and which encumbrance has priority over this Mortgage, it shall constitute default under this Mortgage and we may pay all monies and take appropriate action to cure any default or breach under any such encumbrance. All costs, fees, charges, expenses and amounts paid by Street Capital Financial Corporation to cure any default or breach under any such prior encumbrance, shall be charged on the land and secured under this Mortgage and shall be recoverable by us in the same manner as any default or breach of covenant under this Mortgage. (Applicant)

	Date: 2011/12/02	Initials: ILP

Transaction #
IDMI-15556 - 1

Mortgage Brokerages, Lenders and Administrators Act

This document must be provided to the borrower 2 business days prior to the signing of any mortgage instruments, unless waived below.

Disclosure to Borrower

Cost of Borrowing Disclosure:

Property to be mortgaged: 2606-3525 Kariya Drive Mississauga, Ontario L5B 0C1 , Apartment High Rise Unit 6, Level 22 PCC No. 889 , Mississauga

Details of Mortgage:

The principal amount of the First mortgage $ 286,463.52, will be repayable in Monthly installments of $ 1,218.63, to be paid on the 11th , including interest, starting on February 11, 2012. The net advance of funds is $ 275,948.32.
The total amount of all payments over the 4 Years term will be $ 58,494.24. The mortgage will be amortized over 30 Years .

Interest:

The date on which interest begins to accrue is: January 11, 2012 and if any grace period is given, the details are:
N/A

The annual interest rate is 3.090 % and the compounding period is Semi-Annually.
Interest for each payment period is calculated against the balance owing. Each payment is applied first to the accumulated cost of borrowing, and then to the outstanding principal. Any interest unpaid becomes part of the balance owing for the purposes of calculating the interest charged in future payment periods.
Where the annual interest rate may change, the method of determining the annual interest rate is:

Fees and Costs Payable by Borrower:

	Comments	Value	Included In APR
Legal Fees & Disbursements		$ 1,650.00	X
Mortgage Insurance Premium		$ 8,208.52	
Mortgage Insurance Premium - Tax (PST)		$ 656.68	
Total Costs:		$ 10,515.20	

Total Cost of Borrowing:

Total Cost of Borrowing (including interest) to be paid over the term of the mortgage:$ 35,372.72 APR: 3.227 %
The APR is not the contract rate of the mortgage. It is the interest costs, plus the non-interest costs required to obtain the mortgage, expressed as a percentage of the average mortgage balance over the term of the mortgage.

Terms and Conditions:

Prepayment Privileges: 20% + 20% Prepayment Privileges.

Transferability: Transferable upon consent of the lender.

Method of Payment: Pre-authorized Chequing Plan (PAC)

Special Conditions: See commitment for details

Particulars / Penalties: See commitment for details

Conflict of Interest Disclosure:

Referral Fees to Brokerage and/or Broker/Agent:
Describe any direct or indirect interest that the Brokerage has or, as currently contemplated, may acquire in the transaction for which this disclosure statement is provided.

☒ **Mortgage - Commissions**
The brokerage will receive a commission and may receive contingent commissions from the Lender. Commissions are generally a fixed percentage of principal amounts of the mortgage being placed. Contingent commissions may be based on factors such as the volume of business placed with the Lender, or a certain percentage growth in the placement of business over a previous period, and may be paid in cash or some other form of compensation.

Transaction #
IDMI-15556 - 1

Mortgage Brokerages, Lenders and Administrators Act

This document must be provided to the borrower 2 business days prior to the signing of any mortgage instruments, unless waived below.

Disclosure to Borrower

Referral Fees to Brokerage and/or Broker/Agent:
Describe any direct or indirect interest that the Brokerage has or, as currently contemplated, may acquire in the transaction for which this disclosure statement is provided.

☒ **Other Compensation**
The Lender involved in this transaction may provide the brokerage fees or incentives dependant on the interest rate and the term(s) accepted by the Borrower. The brokerage may retain the fees and incentives or may use them for the benefit of another of the brokerage's clients.

Information on Brokerage:
The Brokerage is representing The Borrower & the Lender, not to the preference of either in this transaction.

The Brokerage has acted for 25 lenders during the previous fiscal year.

Name and Address of Brokerage: I Direct Mortgages Inc. Licence #: 10584 6-21 Roysun Road W, Woodbridge, ON L4L 8R3

Name of Authorized Person signing on behalf of Brokerage: Peter Mancini, Agent Licence #: M08005505

Date: 12/01/2011 Authorized Signature: ____________

Disclosure of Material Risks:
The brokerage has reviewed with the borrower the general risks associated with a mortgage commitment. These risks include: risk of falling into arrears, default and foreclosure, prepayment penalties, etc.

Acknowledgment

I / we acknowledge receipt of a copy of this form, and corresponding Amortization Schedule and that I / we have reviewed the information.

Date: 2011/12/02 Borrower: ____________ Kim Parfilov

I / we waive the 2 business days requirement for this disclosure.

Date: 2011/12/02 Borrower: ____________ Kim Parfilov

KIM PARFILOV
912-601 FINCH AVE W
NORTH YORK ON M2R 1N9

019

DATE

PAY TO THE ORDER OF $

100 DOLLARS

Security features included, Details on back.

CIBC **CANADIAN IMPERIAL BANK OF COMMERCE**
4927 BATHURST STREET
NORTH YORK, ONTARIO M2R 1X8

MEMO

MP

⑈019⑈ ⑆06912⑉010⑆ 71⑉64733⑈

STYLE (3)

Ontario
Driver's Licence
Permis de conduire
ON

CIBC

KIM PARFILOV

NAME OF REMITTER / DONNEUR D'ORDRE

BANK DRAFT / TRAITE DE BANQUE

08642 - HIGHWAY 7 AND
WEST BEAVER CREEK
RICHMOND HILL, ON

TRANSIT NO.
Nº D'IDENTIFICATION

BRANCH
CENTRE BANCAIRE

2316 9845 7

27-43345

2011-12-02

DATE Y/A M/M D/J

$*******10,000.00

PAY TO THE ORDER OF
PAYEZ À L'ORDRE DE

MILLER THOMSON LLP IN TRUST****************************

CANADIAN DOLLARS
DOLLARS CANADIENS
CAD

THE SUM OF
LA SOMME DE

***TEN THOUSAND

3525 KARIYA DR #2606

AUTH. NO. / AUTOR. Nº C4103

FOR CANADIAN IMPERIAL BANK OF COMMERCE
POUR LA BANQUE CANADIENNE IMPÉRIALE DE COMMERCE

AUTHORIZED SIGNATURE / SIGNATURE AUTORISÉE

COUNTERSIGNED / CONTRESIGNÉ

TO
TIRÉ:

CANADIAN IMPERIAL BANK OF COMMERCE
TORONTO
CANADA

THIS INSTRUMENT CONTAINS SECURITY FEATURES
CET INSTRUMENT COMPORTE DES ÉLÉMENTS DE SÉCURITÉ

2404575
129 BIL-2008/12

⑈23169845 7⑈ ⑆09502⑉010⑆ 08642⑉2743345⑈

Received Dec. 3, 2011

B. Pacione