

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

The undersigned, **DEBBIE COSIC** (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 Forty-Four Thousand Nine Hundred (\$349,900.00)** DOLLARS in lawful money of Canada, inclusive of GST 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 **Two Thousand (\$2,000.00)** 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 **Two Thousand (\$2,000.00)** 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;
 - (iv) the sum of **Four Thousand (\$4,000.00)** 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;
 - (v) the sum of **Seven Thousand Two Hundred Forty-Five (\$7,245.00)** Dollars submitted with this Agreement and post dated three hundred and sixty five (365) days following the date of execution of this Agreement by the Purchaser;
 - (b) the sum of **Zero (\$0.00)** 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 **August 15, 2011** 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 **Wednesday** this **28th** day of **May 2008**

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: **Debbie Cosic**

Date of Birth:

SIN:

Drivers License #:

Purchaser's Solicitor:

Purchaser Address:

**33 Pearl St. Mississauga, On L5M 1X1
Mississauga, ON
L5M 1X1**

Purchaser Telephone(s):

**(H)
(416) 402-4402 (B)**

Purchaser E-mail(s):

debbiecosic@trebnet.com

DATED at **Mississauga, Ontario** this 30th day of June 2008.

VENDOR'S SOLICITOR
HARRIS, SHEAFFER LLP
Suite 610 - 4100 Yonge Street
Toronto, Ontario M2P 2B5
Attn: Jeffrey P. Silver

AMACON DEVELOPMENT (CITY CENTRE) CORP.

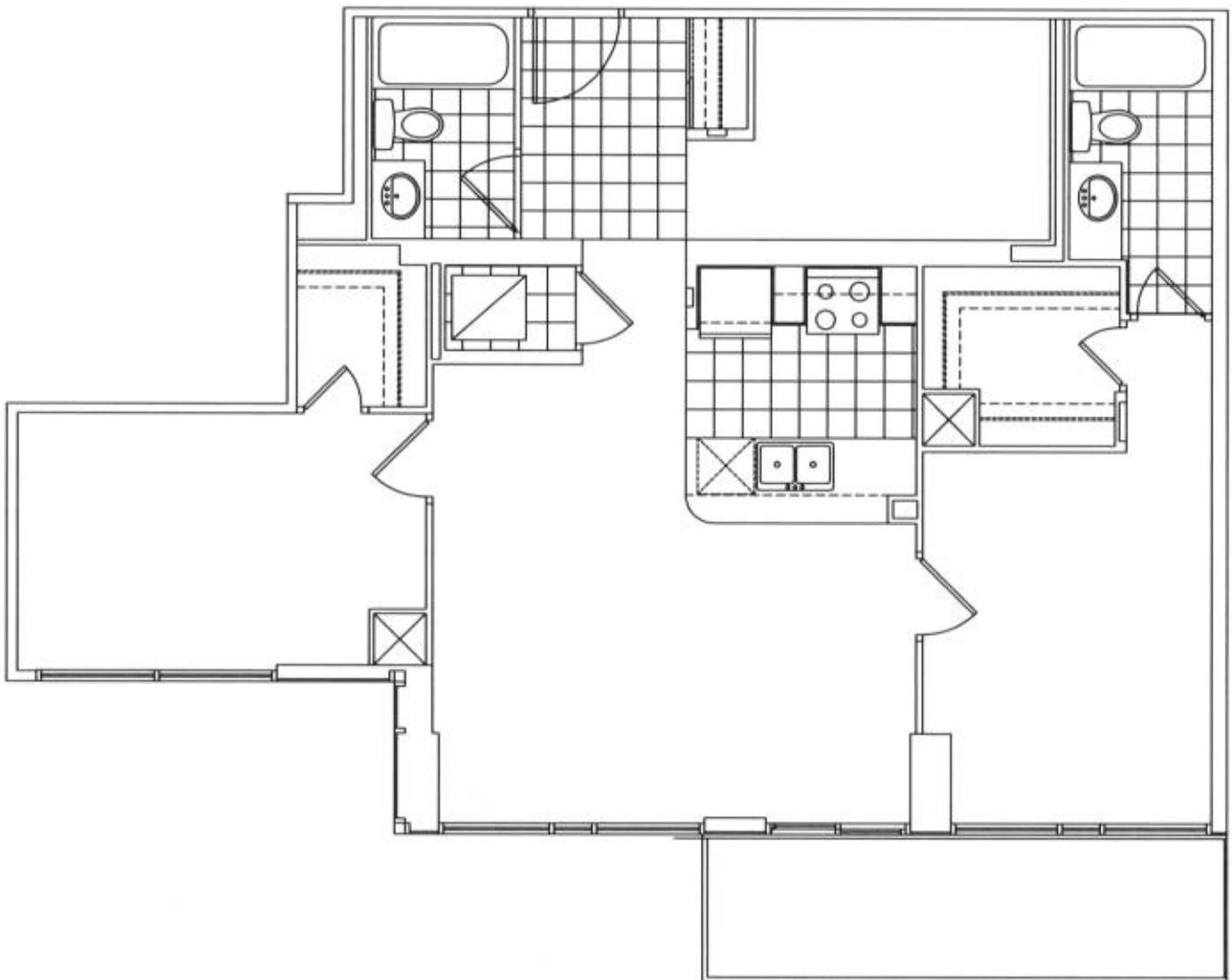
PER:

Authorized Signing Officer
I have the authority to bind the Corporation

SCHEDULE "C"

TO AGREEMENT OF
PURCHASE AND SALE

Unit 5 Level 3 Suite 305



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 _____

Purchaser's Initials _____

Vendor's Initials _____

22 MAY 2008

THE RESIDENCES AT PARKSIDE VILLAGE - TOWER 1

PURCHASER'S ACKNOWLEDGEMENT

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

Sale to **DEBBIE COSIC** (the "Purchaser")

Suite **305** Tower **1** Unit **5** Level **3** (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 of 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 **Wednesday** this **28th day** of **May** **2008**



Witness:



Purchaser: **Debbie Cosic**

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

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

DEBBIE COSIC (the "Purchaser")

Suite **305** Tower **1** Unit **5** Level **3** (the "Unit")

1. The Vendor's acceptance hereof hereby constitutes the Vendor's agreement to carry out the change(s), as requested by the Purchaser and set out in Paragraph No. 3 below.
2. Notwithstanding the Vendor's agreement to so carry out said change(s), the Purchaser acknowledges that the Vendor's agreement hereto is subject to the following terms and conditions:
 - a. the cost(s) of said change(s) to the Purchaser cannot be determined by the Vendor prior to its acceptance hereof;
 - b. at such time as the Vendor notifies the Purchaser as to the cost(s), the Purchaser shall pay said amount to the Vendor, within five (5) business days from so being notified. Failure to pay for said change(s) as agreed herein shall be deemed by the Vendor as the Purchaser's rescinding of said change(s) requested and the Vendor shall be at liberty to complete the Unit to its original specifications;
 - c. in addition to all other reasonable costs, additional charge(s) may be made for professional fees incurred by the Vendor from its architects, engineers, etc., for the purpose of incorporating the Purchaser's change(s); and
 - d. any credit(s) issued to the Purchaser as a result of item(s) to be deleted, shall be based on credit(s) issued to the Vendor by the subcontractors/trades responsible for the item(s) so deleted, and in this regard the Purchaser acknowledges that said credit(s) are calculated on contract prices for the entire project and may be substantially less than retail prices normally charged for such item(s).
3. The change(s) requested by the Purchaser are/is as follows:
 - a. **The Vendor agrees to supply and install a Bathroom Vanity Medicine Cabinet in the Main Bathroom and Master Ensuite Bathroom as per Vendor's samples at no additional cost.**
 - b. **The Vendor agrees to supply and install Stainless Steel Kitchen Appliances consisting of Fridge, Range, Dishwasher and Microwave Hood Fan Combination as per Vendor's samples at no additional cost.**
 - c. **The Vendor agrees to supply and install Front Loading Stacking Washer Dryer as per Vendor's samples at no additional cost.**
4.
 - a. In the event that the purchase and sale transaction is not completed for any reason all moneys paid for changes will not be refunded.
 - b. If any of the extras ordered by the Purchaser remain incomplete in whole or in part on the Occupancy Date, the Vendor may provide an undertaking to complete the extra(s) within a reasonable period of time which the Purchaser shall accept without any holdback; or not provide the extra(s) or not complete the extra(s) in its sole discretion whereupon the Vendor shall refund to the Purchaser by an adjustment on the Unit Transfer Date that portion of the amount paid by the Purchaser as allocated to the extra(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 extra(s) which were not provided or are incomplete.
5. The Purchaser acknowledges that construction and/or installation of any specified change(s) may result in delays in the completion of construction of the Unit due to availability of services, materials and/or supplies. The Purchaser covenants and agrees to complete the Agreement notwithstanding that the Unit may not be completed in accordance with the terms and provisions of the Agreement as a result of such delays.

In witness where of I/We have hereunto set forth my/our hand(s) and seal(s) this 28 day of **May, 2008**

Witness:

Purchaser: **Debbie Cosic**

THE UNDERSIGNED hereby accepts this offer.

DATED at **Mississauga, Ontario** this 30th day of June 2008.

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
ASSIGNMENT

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

DEBBIE COSIC (the "Purchaser")

Suite **305** Tower **1** Unit **5** Level **3** (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 Three Thousand and Five Hundred Dollars of \$3,500.00 (plus applicable GST) by certified cheque representing an administration fee payable to the Vendor for processing and for allowing such transfer or assignment; and
- (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.

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 **28th day of May, 2008**.

Witness:

Purchaser: **Debbie Cosic**

THE UNDERSIGNED hereby accepts this offer.

DATED at **Mississauga, Ontario** this 30th day of June 2008.

AMACON DEVELOPMENT (CITY CENTRE) CORP.

PER:

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

DEBBIE COSIC (the "Purchaser")

Suite **305** Tower **1** Unit **5** Level **3** (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:

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 transfer/assignee in a form acceptable to the Vendor acting reasonably;
- (iv) remitting payment of the amount of Three Thousand and Five Hundred Dollars of \$3,500.00 (plus applicable GST) by certified cheque representing an administration fee payable to the Vendor for processing and for allowing such transfer or assignment; and
- (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.

INSERT:

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 three hundred and sixty five (365) days 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 transfer/assignee in a form acceptable to the Vendor acting reasonably;
- (iv) 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.

Dated at **Mississauga, Ontario** this **20th** day of **July**, 2008

SIGNED, SEALED AND DELIVERED

In the Presence of:



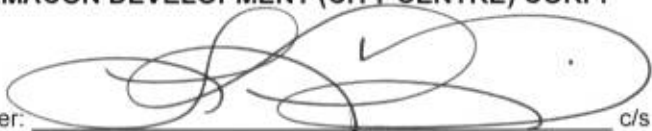
Witness



Purchaser - Debbie Cosic

Accepted at **Mississauga, Ontario** this 30th day of June 2008.

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
LEASING

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

DEBBIE COSIC (the "**Purchaser**")

Suite **305** Tower **1** Unit **5** Level **3** (the "**Unit**")

Notwithstanding Paragraph 17 of this Agreement, the Purchaser acknowledges and agrees that the Vendor shall provide its consent to the Purchaser's request to lease the Residential Unit after the Confirmed Occupancy Date and prior to the Unit Transfer Date, provided:

- (a) that the Purchaser pays to the Vendor's Solicitors, in Trust the amount required to bring the deposits for the Residential Unit to an amount equal to twenty percent (20%) of the Purchase Price. In the event the Purchaser is in default under this Agreement of Purchase and Sale, in addition to any other rights or remedies which the Vendor may have, such deposit monies paid shall become the absolute property of the Vendor.
- (b) that the Purchaser covenants and agrees to indemnify and hold harmless the Vendor and its successors and assigns (and their officers, shareholders and directors) from any and all costs, liabilities and/or expenses which it has or may incur as a result of the tenancy, any damage occasioned by the tenant to the Residential Unit or the balance of the Property by the tenant (inclusive of any activities of the tenant which may delay registration of the proposed condominium) inclusive of any and all costs and expenses (including legal costs on a substantial indemnity basis) that the Vendor may suffer or incur as a result of the inability to terminate the tenancy following default by the Purchaser under this Agreement and termination of this Agreement.
- (c) that the Vendor shall have the right to pre-approve the form of the proposed lease which lease shall be for no less than full rental market value as at the time of submission of the draft lease. Additionally, the Purchaser shall prior to directly or indirectly listing or advertising the Residential Unit for lease, concurrent with the delivery of the Authorization to Lease (provided by the Vendor and executed by the Purchaser) and the draft lease to the Vendor, and in consideration of the Vendor granting its consent to the terms herein deliver a certified cheque in the amount of Three Hundred and Fifty Dollars (\$350.00) plus applicable Goods and Services Tax thereon to the Vendor for giving its consent and to reimburse the Vendor for its own internal cost and/or cost of external counsel in reviewing the draft lease, which sum shall be non-refundable.

DATED at **Mississauga, Ontario** this **28th** day of **May**, 2008.

Witness:

Purchaser: **Debbie Cosic**

THE UNDERSIGNED hereby accepts this offer.

DATED at **Mississauga, Ontario** this 30th day of June 2008.

AMACON DEVELOPMENT (CITY CENTRE) CORP.

PER:

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

DEBBIE COSIC (the "Purchaser")

Suite **305** Tower **1** Unit **5** Level **3** (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:

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 GST.

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

Dated at **Mississauga, Ontario** this **19th day of July, 2008**

SIGNED, SEALED AND DELIVERED

In the Presence of:



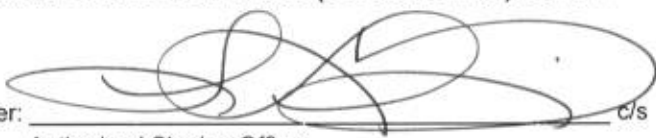
Witness



Purchaser - Debbie Cosic

Accepted at **Mississauga, Ontario** this 20th day of July 2008.

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

DEBBIE COSIC (the "Purchaser")

Suite **305** Tower **1** Unit **5** Level **3** (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:

INSERT:

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 GST.

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

Dated at **Mississauga, Ontario** this **19th day of July, 2008**

SIGNED, SEALED AND DELIVERED

In the Presence of:



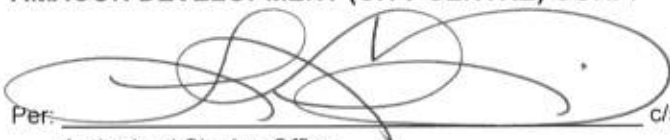
Witness



Purchaser - Debbie Cosic

Accepted at **Mississauga, Ontario** this 20th day of July 2008.

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

DEBBIE COSIC (the "Purchaser")

Suite **305** Tower **1** Unit **5** Level **3** (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:


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 GST.

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

Dated at **Mississauga, Ontario** this **19th day of July, 2008**

SIGNED, SEALED AND DELIVERED

In the Presence of:



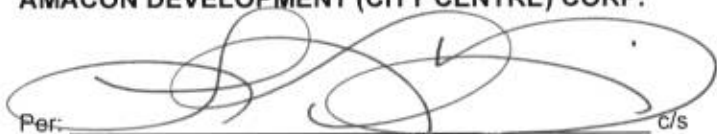
Witness



Purchaser - Debbie Cosic

Accepted at **Mississauga, Ontario** this 20th day of July 2008.

AMACON DEVELOPMENT (CITY CENTRE) CORP.


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

Date of Offer: _____ Salesperson: _____

Suite Number: 305 Tower: _____ Floorplan: _____ Level No.: _____ Legal: _____

PURCHASE PRICE & DEPOSITS:

Purchase Price: \$ _____

1st Deposit: \$2,000.00 with Agreement

2nd Deposit: \$7000.00 on firm \$ _____ Date: _____

3rd Deposit: \$7000.00 in 120 days \$ _____ Date: _____

4th Deposit: ~~balance to 10% in 365 days~~ \$ _____ Date: _____

SPECIAL INSTRUCTIONS – AMENDMENTS, ADDENDUMS, CONDITIONS:

PURCHASER #1

Debbie COSC
First, Middle & Last Name

Date of Birth: (M/D/Y) _____ S.I.N. _____

Drivers License # _____

Address _____ Suite # _____

City _____ Postal Code _____

Residence Phone _____ Business Phone 416 402 4402

Fax Number _____

Email Address _____

PURCHASER #2

First, Middle & Last Name

Date of Birth: (M/D/Y) _____ S.I.N. _____

Drivers License # _____

Address _____ Suite # _____

City _____ Postal Code _____

Residence Phone _____ Business Phone _____

Fax Number _____

Email Address _____

PURCHASER'S SOLISITOR

Solicitor's Name

Firm

Address _____ Suite No. _____

City _____ Postal Code _____

Phone Number _____ Fax Number _____ Email _____

PLEASE MAKE CHEQUES PAYABLE TO HARRIS, SHEAFFER, LLP in Trust

PURCHASER PROFILE: to be completed by agent/sign-up person

Did you register through the Web?	End User or Investor?	
How did you hear about us?	Profession:	
How many dependents are living with you?	Dependents Ages:	Marital Status:

Cheque delivered to Amazon

IN2ITION REALTY
33 PEARL STREET, SUITE 200
MISSISSAUGA, ONTARIO L5M 1X1
(905) 286-5270

RBC ROYAL BANK
189 QUEEN STREET SOUTH
MISSISSAUGA, ONTARIO L5M 1L4

1120
01120

****4,000.00

February 08, 2010

PAY Four Thousand and 00/100 Dollars

TO
THE
ORDER
OF
Harris Sheaffer in Trust
4100 Yonge Street
Suite 610
Toronto, ON M2P-2B5
Deposit on unit #305 The Residence

IN2ITION REALTY GENERAL ACCOUNT
PER 
PER 

⑈001120⑈ ⑆04942⑈003⑆ 1011468⑈7⑈

IN2ITION REALTY - GENERAL ACCOUNT

CHEQUE

1120

HAR001 Harris Sheaffer in Trust

4100 Yonge Street

CHQ.#:01120

Date:February 08, 2010

Invoice #	Order #	Discount	Amt. Paid	Invoice #	Order #	Discount	Amt. Paid
FEB10-#305	G/L 15000		4,000.00				

Deposit # 2 - \$48,000.00
Deposit # 3 - \$2000.00

Total: \$4,000.00

Account:

Note: Deposit on unit #305 The Residence

cheque delivered to Ameron

IN2ITION REALTY
33 PEARL STREET, SUITE 200
MISSISSAUGA, ONTARIO L5M 1X1
(905) 286-5270

RBC ROYAL BANK
189 QUEEN STREET SOUTH
MISSISSAUGA, ONTARIO L5M 1L4

1118
01118

PAY Four Thousand and 00/100 Dollars

February 08, 2010

****4,000.00

TO
Harris Sheaffer in Trust
4100 Yonge Street
Suite 610
Toronto, ON M2P-2B5

IN2ITION REALTY - GENERAL ACCOUNT

PER 
PER _____

⑈001118⑈ ⑆04942⑈003⑆ 101⑈468⑈7⑈

IN2ITION REALTY - GENERAL ACCOUNT

CHEQUE

1118

HAR001 Harris Sheaffer in Trust
4100 Yonge Street

CHQ.#:01118
Date:February 08, 2010

Invoice #	Order #	Discount	Amt. Paid	Invoice #	Order #	Discount	Amt. Paid
FEB10-#305	G/L 15000		4,000.00				

Deposit on April 305 The Residence
Deposit # 4 - \$4000.00

Total: \$4,000.00
Note:

Account:

IN2ITION REALTY

33 PEARL STREET, SUITE 200
MISSISSAUGA, ONTARIO L5M 1X1
(905) 286-5270

RBC ROYAL BANK
189 QUEEN STREET SOUTH
MISSISSAUGA, ONTARIO L5M 1L4

00199

0199

PAY Two Thousand and 00/100 Dollars

December 10, 2008

****2,000.00

RECEIVED
DEC 16 2008

TO Harris Sheaffer in Trust
THE 4100 Yonge Street, Suite 610
ORDER Toronto, ON M2P-2B5
OF

Suite 305 - Tower 1

IN2ITION REALTY - GENERAL ACCOUNT
PER 

⑈000199⑈ ⑆04942⑈003⑆ 101⑈468⑈7⑈

COPY