Post Occupancy

Worksheet

Family Assignment

Timeline of completion: Must be 4 weeks prior to Occupancy or Post Occupancy

~~Occupancy April 24/17~~

Suite: 4604 **Tower:** PSV **Date:** Apr 26/17 **Completed by:** Anita.

Please mark if completed:

- ✓ Assignment Agreement Signed by both Assignor and Assignee
- Certified Deposit Cheque for Top up Deposit to 20% Not Required
- ✓ Certified Deposit Cheque for Family Assignment administration fee of $500 +HST payable to <u>Amacon City Centre Seven New Development Partnership</u>. Courier to Dragana at Amacon Head office (Toronto).
- ✓ Agreement must be in good standing. Funds in Trust: $ 20,000 . as required in APS.
- ✓ Assignors Solicitors information
- ✓ Assignees Solicitors information
- ✓ Verify if PDI has been completed. If not, Please identify who will be performing the PDI. If the Assignee is performing the PDI a Designate form must be signed by the Assignor to appoint the assignee to complete the PDI. This form must be submitted to <u>customercareto@amacon.com</u> Completed Apr. 12/17
- ✓ Include Fintrac for Assignee
- ✓ Copy of Assignees ID
- ✓ Copy of Assignees Mortgage Approval

The Assignee can close at occupancy closing as long as all of the Above items have been completed and submitted

<u>Note:</u>

Once all of the above is completed, email the full package immediately to Stephanie for execution of the Assignment agreement. Stephanie will execute and the Amacon admin team will forward immediately to Blaney via email. The Parkside Admin team must courier the full hardcopy package to Blaney McMurtry's office. Please remember that the Assignment fee cheque should be couriered to Amacon.

Administration Notes:

INDIVIDUAL IDENTIFICATION INFORMATION RECORD

Information required by the *Proceeds of Crime (Money Laundering) and Terrorist Financing Act.*

Vendor: **AMACON DEVELOPMENT (CITY CENTRE) CORP.**

Lot/Suite #: 4604 Phase/Tower: ~~TWO~~ PSV ONE Plan No.: Two

Street: ______________________

Date of Offer: April 26/17

Sales Representative: InZition

Verification of Individual

1. Full Legal Name of Individual: Michca, Anna-Tashia Gordon
2. Address: 2243 Turnberry Rd. Unit #11 Burlington, ON L7M 4Y4
3. Date of Birth: December 21, 1985
4. Principal Business or Occupation: Quality Assurance Technician @Sofina Foods
5. Identification Document (must see original): Driver's Licence
6. Document Identification Number: G6576-54418-56221
7. Issuing Jurisdiction: Ontario
8. Document Expiry Date (must not be expired): 2020/05/08

NOTE: This section must be completed for each purchaser. If the individual refuses to provide information must make a record of same detailing what efforts were made to get such information.

Acceptable Identification Documents: birth certificate, driver's licence, passport, record of landing , permanent resident card, old age security card, certificate of Indian Status or SIN card (although SIN numbers are NOT to be provided to FINTRAC). If the identification is from a foreign jurisdiction should be equivalent to one of the above noted documents. Provincial health card NOT an acceptable form of identification.

Verification of Third Parties (if applicable)

Note: Must be completed with a client or unrepresented individual if acting on behalf of a third party. If you suspect the client is acting on behalf of a third party but cannot verify same you must keep record of that fact.

1. Name of third Party: ______________________
2. Address: ______________________
3. Date of Birth: ______________________
4. Principal Business or Occupation: ______________________
5. Incorporation number and place of issue (corporations/other entities only) ______________________
6. Relationship between third party and client: ______________________

SUITE 4604 UNIT 4 LEVEL 45

ASSIGNMENT OF AGREEMENT OF PURCHASE AND SALE

THIS ASSIGNMENT made this 26th day of April 2017. BS MG

A M O N G:

Bradley Jomo Simms and Michca Anna-Tashia Gordon

(hereinafter called the "**Assignor**")

OF THE FIRST PART;

- and -

Michca Anna-Tashia Gordon

(hereinafter called the "**Assignee**")

OF THE SECOND PART;

- and -

AMACON DEVELOPMENTS (CITY CENTRE) INC.

(hereinafter called the "**Vendor**")

OF THE THIRD PART.

WHEREAS:

(A) By Agreement of Purchase and Sale dated the 13th day of Feb, 2017 and accepted the 13th day of Feb, 2017 between the Assignor as Purchaser and the Vendor as may have been amended (the "**Agreement**"), the Vendor agreed to sell and the Assignor agreed to purchase Unit 4, Level 45, Suite 4604 together with 1 Parking Unit(s) and 1 Storage Unit(s) in the proposed condominium known municipally as PSV Mississauga, Ontario (the "**Property**");

(B) The Assignor has agreed to assign the Agreement and all deposits tendered by the Purchaser thereunder as well as any monies paid for extras or upgrades, monies paid as credits to the Vendor (or its solicitors) in connection with the purchase of the Property to the Assignee and any interest applicable thereto (the "**Existing Deposits**"), and the Assignee has agreed to assume all of the obligations of the Assignor under the Agreement and to complete the transaction contemplated by the Agreement in accordance with the terms thereof; and

(C) The Vendor has agreed to consent to the assignment of the Agreement by the Assignor to the Assignee.

NOW THEREFORE THIS AGREEMENT WITNESSETH THAT in consideration of the sum of Ten Dollars ($10.00) now paid by the Assignee to the Assignor and for such other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, the parties hereby agree as follows:

1. Subject to paragraph 7 herein, the Assignor hereby grants and assigns unto the Assignee, all of the Assignor's right, title and interest in, under and to the Agreement including, without limitation, all of the Assignor's rights to the Existing Deposits under the Agreement;

2. The Assignor acknowledges that any amounts paid by the Assignor for Existing Deposits will not be returned to the Assignor in the event of any default or termination of the Agreement and the Assignor expressly acknowledges, agrees and directs that such amounts shall be held by the Vendor as a credit toward the Purchase Price of the Unit.

3. Subject to paragraph 4 below, the Assignee covenants and agrees with the Assignor and the Vendor that he/she will observe and perform all of the covenants and obligations of the Purchaser under the Agreement and assume all of the obligations and responsibilities of the Assignor pursuant to the Agreement to the same extent as if he/she had originally signed the Agreement as named Purchaser thereunder.

4. **The Assignee shall be required to pay the full amount of the applicable HST to the Vendor on final closing notwithstanding that the Assignee may qualify for HST Rebate (or equivalent). The HST applicable shall be calculated based on the original purchase price and the consideration for the Transfer/Deed to the Assignee shall reflect the original purchase price as set out in the Agreement. The Assignor and/or Assignee are personally directly responsible for collection and remittance of any HST applicable to any increase in or additional consideration negotiated as between Assignor and Assignee for the purchase of the Property. The Assignor and Assignee expressly acknowledge that the HST Rebate credit contemplated by the Agreement will not be available to the assigning parties and the Assignee will be obliged to seek any HST Rebate available directly on his or her own after final closing. The Vendor shall have no obligation whatsoever either before or after closing to assist or cooperate with the Assignor or Assignee in the collection or remittance of HST on the assignment transaction as between Assignor and Assignee or with any application for HST Rebate or equivalent.**

5. Subject to the terms of the Assignment Amendment, the Assignee covenants and agrees with the Assignor and the Vendor not to list or advertise for sale or lease and/or sell or lease the Unit and is strictly prohibited from further assigning the MG

BS

Assignee's interest under the Agreement or this Assignment to any subsequent party without the prior written consent of the Vendor, which consent may be arbitrarily withheld.

6. In the event that the Agreement is not completed by the Vendor for any reason whatsoever, or if the Vendor is required pursuant to the terms of the Agreement to refund all or any part of the Existing Deposits or the deposit contemplated by section 2 above, the same shall be paid to the Assignee, and the Assignor shall have no claim whatsoever against the Vendor with respect to same.

7. The Assignor hereby represents to the Assignee and the Vendor that he/she has full right, power and authority to assign the Agreement to the Assignee.

8. The Assignor covenants and agrees with the Vendor that notwithstanding the within assignment, he/she will remain liable for the performance of all of the obligations of the Purchaser under the Agreement, jointly and severally with the Assignee. For greater clarity, the Assignor may be required to complete the Occupancy Closing with the Vendor.

9. The Vendor hereby consents to the assignment of the Agreement by the Assignor to the Assignee. This consent shall apply to the within assignment only, is personal to the Assignor, and the consent of the Vendor shall be required for any other or subsequent assignment in accordance with the provisions of this Agreement.

10. The Assignee hereby covenants, acknowledges and confirms that he/she has received a fully executed copy of the Agreement and the Disclosure Statement with all accompanying documentation and material, including any amendments thereto.

11. The Assignor shall pay by certified cheque drawn on solicitor's trust account to Blaney McMurtry, LLP upon execution of this Assignment Agreement, Vendor's solicitor's fees in the amount of Five Hundred Dollars ($500.00) plus HST.

12. The Assignor and Assignee agree to provide and/or execute such further and other documentation as may be required by the Vendor in connection with this assignment, including, but not limited to, satisfaction of Vendor's requirements to evidence the Assignee's financial ability to complete the transaction contemplated by the Agreement, Assignee's full contact information and Assignee's solicitor's contact information.

13. Details of the identity of the Assignee and the solicitors for the Assignee are set forth in Schedule "A" and in the Vendor's form of Information sheet. Notice to the Assignee or to the Assignee's solicitor, shall be deemed to also be notice to the Assignor and the Assignor's solicitors.

14. Any capitalized terms hereunder shall have the same meaning attributed to them in the Agreement, unless they are defined in this Assignment Agreement.

15. This Assignment shall enure to the benefit of and be binding upon the parties hereto and their respective heirs, administrators, executors, estate trustees, successors and permitted assigns, as the case may be. If more than one Assignee is named in this Assignment Agreement, the obligations of the Assignee shall be joint and several.

16. This Assignment Agreement shall be governed by and construed in accordance with the laws of the Province of Ontario and the laws of Canada applicable therein.

IN WITNESS WHEREOF the parties have executed this Assignment Agreement.

DATED this 26th day of April 2017.

Witness	(Assignor) Bradley Jomo Simms
Witness	Michca Anna-Tashia Gordon (Assignor)
Witness	(Assignee) Michca Anna-Tashia Gordon
Witness	(Assignee)

AMACON DEVELOPMENT (CITY CENTRE) INC.

Per:
Name:
Title: **Authorized Signing Officer**

I have authority to bind the Corporation

Schedule "A"

Details of Assignee

ASSIGNEE

NAME: Michca Anna Tashia Gordon

DATE OF BIRTH: 1985/12/21
YYYYMMDD

SIN # ____________

ADDRESS: 2243 Turnberry Rd Unit #11
Burlington, ON L7M 4Y4.

PHONE: Tel: ____________
Cell: (647) 239-8872.
Facsimile: ____________

E-mail: m_gordon24@hotmail.com

ASSIGNEE

NAME: ____________

DATE OF BIRTH: ____________
YYYYMMDD

SIN # ____________

ADDRESS: ____________

PHONE: Tel: ____________
Cell: ____________
Facsimile: ____________

E-mail: ____________

ASSIGNEE'S SOLICITOR:

NAME: Joel Enchin
RZCD Law Firm LLP

ADDRESS: 77 City Centre. Dr. Suite # 700.
Mississauga, ON L5B 1M5

PHONE: Bus: (905) 848-6100 x342
Facsimile: (905) 896-1111

E-mail: jenchin@rzcdlaw.com

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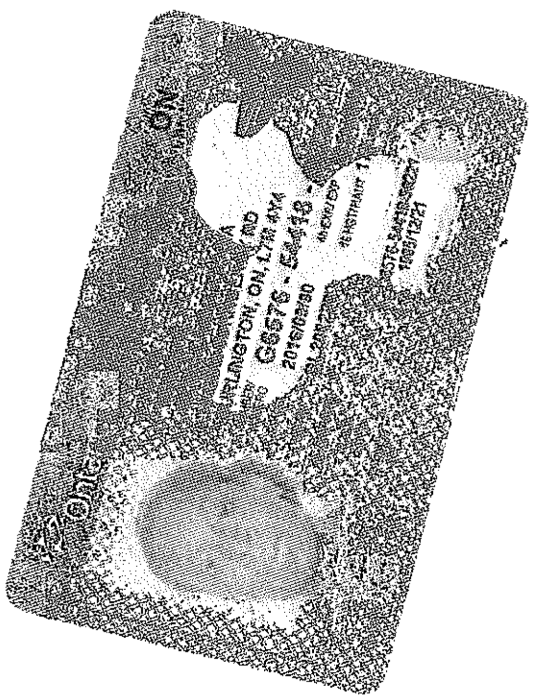

HOME TRUST

2300-145 King Street West
Toronto, ON M5H 1J8
Tel: 1.877.903.2133
Fax: 1.888.470.2092
www.hometrust.ca

February 22, 2017

Andrew Rodney
TMACC - Main Street Mortgages
148 Main St S
Newmarket ON L3Y 3Z1

PSV
4604

Dear Andrew Rodney,

RE: **Residential First Mortgage Number: 10309398**

Based upon and subject to the accuracy of information furnished to us, we undertake to provide mortgage financing, subject to the following terms and conditions set out below, and on Schedules "A" & "B" & "C"(if applicable), which schedules forms part of this Commitment.

Type of Mortgage: **Residential First Mortgage**

Main Borrower Name: **Mrs. Michca Gordon**
Property Address: **4604-4401 Brickstone Mews, Mississauga, ON L5B 0J7**

LOAN AMOUNT $248,720.00

Term (Months)	Interest Rate	Repayment Principal and interest	IAD Date*	Commitment Fee	Amortization Period (Months)	Initial
12	F 3.99%	$1,181.30	May 1, 2017	$2,487.20	360	

**** By signing this commitment you are acknowledging that the interest adjustment date may change if the final funding date changes***

Payments due under this mortgage will be made by a pre-authorized debit system. **This mortgage will be paid monthly unless otherwise indicated by the Borrower and authorized by Home Trust Company on the Schedule A attached herein.**

Additional Costs:
Appraisal Fee: Cost to be paid by the Borrower(s)

Your acceptance of this Commitment will be your undertaking to pay these costs together with all legal costs and fees incurred, whether or not this Charge/Mortgage is advanced. Please reference registered Standard Charge Terms No. 200727(Ont), MT080096(BC), 081099755(AB North), 081099755(AB South), 3596340(MB), HTC1590(NB).

SOLICITOR to be approved by Home Trust will be appointed to act on our behalf in this transaction. All documentation including, but not limited to, delivery of evidence confirming valid title insurance with applicable schedules from a title insurer approved by Home Trust Company and fire insurance must be acceptable to us prior to the advance of funds. Prior to closing, the solicitor is instructed to notify Home Trust, and the relevant Underwriting Department of the title insurer, of any concerns the solicitor may have regarding the identity of the borrower, the validity of prior registered instruments (particularly transfers and discharges), and any other matters that may affect the title of the subject property and/or the enforceability or priority of Home Trust's mortgage. In these circumstances, the solicitor may not proceed to complete the transaction until such time as the solicitor has obtained both the title insurer's and Home Trust's written authorization to proceed.

IN ALL MATTERS, TIME SHALL BE OF THE ESSENCE.
This Commitment is open for your acceptance until the Commitment Acceptance Date after which time/date this Commitment will be null and void. This Commitment, if accepted is valid until the Final Funding Date after which time/date this Commitment will be null and void.

The Borrower(s) and Guarantor(s) hereby consent(s) to Home Trust Company obtaining credit and/or personal information on the Borrower(s) or Guarantor(s) from any source and each such source is hereby authorized to provide such information to Home Trust Company. Note: In British Columbia this consent allows information on a spouse to be included in any report.

Commitment Acceptance date: March 1, 2017

Final Funding Date: April 24, 2017

I/we the undersigned hereby declare that I/we are not acting on behalf of a third party and that the account referred to herein does not have any beneficial owners.

ACCEPTED THIS 22 day of February, 2017

DocuSigned by:
M Gordon

Mrs. Michca Gordon

Per: ______________________
Maxim Ovchinnikov
Mortgage Originator
Originations - East
Tel: 1(416) 933-3603
HOME TRUST COMPANY

... is a condition of this Commitment that the solicitor confirms that (i) they have reviewed and verified the identity of the

Verification of down payment of $20,000 by way of minimum 90 days bank account statements showing accumulation of funds. Any investments must show as cashed and deposited into bank account (minimum 90 days history on account funds were deposited into).

If down payment is gifted, Home Trust Company requires HTC gift letter and client's bank statement showing deposited funds. If gift exceeds $50,000, source account is required showing funds being withdrawn.

PAYMENT FREQUENCY All mortgage documentation will be registered using a monthly repayment amount. This mortgage will be repaid monthly unless another payment frequency is indicated below. Such payment frequency is subject to authorization by Home Trust Company and may be changed at the discretion of Home Trust Company. Your payment frequency will be confirmed to you in writing upon funding of this mortgage. PLEASE INDICATE THE MORTGAGE PAYMENT FREQUENCY BY INITIALLING BELOW.

________________ MONTHLY (12 Payments per year)

________________ BI-WEEKLY (26 Payments per year)

________________ BI-WEEKLY ACCELERATED (26 Payments per year)

Prepayment Privilege:
You may pay more than your regular payments without charge as follows:

Annual 20% Prepayment.
Up to 20% of the original Principal Amount may be prepaid on each anniversary date of the Interest Adjustment Date or the Renewal Date of the mortgage loan. You may not prepay more than 20% of the original Principal Amount on an anniversary of the Interest Adjustment Date or the Renewal Date, even though you may have prepaid less than 20% of that amount on a previous anniversary of the Interest Adjustment Date or the Renewal Date

You will be charged a Prepayment Charge if you pay more of your mortgage loan than the Prepayment Privilege allows.

Prepayment charge:
Payment in Full on Sale
The outstanding amount of the mortgage loan may be prepaid only at the closing of a bona fides open market sale of the Property and the payment of the Prepayment Charge calculated as set out below.

Prepayment After Year 3
If your loan is for a term of more than 3 years, you may also at any time after the third year of the Term of the loan (or the third year of the Term of the renewal) prepay the full outstanding balance of the loan upon payment to us of such balance plus payment of the Prepayment Charge calculated as set out below.

Prepayment Charge
The Prepayment Charge is the greater of:
i) 3 months interest at the loan interest rate; and
ii) the amount that is the difference in the interest calculated on the principal amount being prepaid between (A) the loan interest rate and (B) our then current rate for a new loan for a term that is the same or the next shortest to the remaining Term of your loan. Our then current rate is the interest rate that we call our posted rate and publicly announce at the time of prepayment as the rate for our loans for such term.

Schedule "B"
CONDITIONS

PAYMENT BY P.A.C.	The Borrower(s) agree(s), by acceptance of this Commitment, to provide the mortgage payments by "Pre-Authorized Cheque Plan". Please complete and return the attached PAC form and a blank sample cheque with your acceptance of this Commitment.
ACCRUED INTEREST	Accrued interest calculated from the date that this mortgage is advanced to the Interest Adjustment Date will be deducted from the gross funds advanced. The Interest Adjustment Date is set one month prior to the First Payment Date.
ASSIGNMENT OF COMMITMENT	Neither this Commitment nor the proceeds of the Charge/Mortgage loan are assignable by the Borrower(s) without our express written consent.
CREDIT RATING	Receipt of an updated credit rating acceptable to Home Trust Company. The credit rating must be the same or better than the rating obtained when this Commitment was given. In the event the credit rating is less favorable, the terms and conditions of this Commitment will be subject to revision and the Loan may not be advanced.
FIRE AND OTHER INSURANCE	Receipt of a copy of the fire and extended insurance policy for the Property, in form and substance acceptable to Home Trust Company, with an insurer approved by Home Trust Company for the full replacement value of the Property. Co-insurance is not acceptable. The insurance shall be assigned to Home Trust Company. If the Property is heated by oil, Home Trust Company must receive confirmation from the insurer that they are aware the property is oil heated. For BC, with the exception of the Okanagan Region, Home Trust will require earthquake insurance on the subject property.
LEGAL AND OTHER COSTS AND FEES	All legal, appraisal, title insurance and fire insurance premiums and other costs and fees incurred in connection with this Loan (Including those identified on the first page of this Commitment) are payable by the Borrower(s) whether or not this Loan ultimately is completed and the funds advanced.
REGULATIONS	Confirmation, in form and substance satisfactory to Home Trust Company, that the Property complies with all municipal, provincial and federal statutes, regulations and requirements. This requirement is waived by delivery of the title insurance policy with applicable schedules covering such compliance matters.
PREPAYMENT RESTRICTIONS	It is intended and agreed that the Charge/Mortgage loan may not be prepaid prior to the maturity date unless provided herein as a privilege.
SURVEY REQUIREMENTS	Receipt of an acceptable certificate of location and survey plan showing the land area of the Property and the location of the buildings, other improvements, servitudes or rights-of-way thereon. This certificate of location and survey plan is to be prepared, dated and signed by a duly qualified land surveyor. This requirement is waived by delivery of the valid title insurance policy with applicable schedules covering such survey matters.
TAXES	All realty/provincial and municipal real property taxes/local improvement taxes shall be paid as set out in Schedule "A" hereto.
PURCHASER APPROVAL	Home Trust Company may require that the Loan be immediately prepaid with the applicable prepayment indemnity if the Borrower(s) sell(s), transfer(s) or otherwise dispose(s) of the Property or any interest therein to a purchaser not approved by Home Trust Company in writing.
STANDARD CHARGE TERMS	The Charge/Mortgage is deemed to contain all clauses included in registered Standard Charge Terms No. 200727 (Ont), MT080096 (BC), 081099755 (AB North), 081099755 (AB South), 3596340 (MB), HTC1590(NB). Each Borrower(s) and Guarantor(s) acknowledges receipt of a copy of the applicable Standard Charge Terms.
SCHEDULE OF FEES	A schedule of our current servicing and administration fees that will apply to the mortgage is provided in the Disclosure Statement.

Home Trust Company reserves the right to charge reasonable fees for other administrative services and to amend its fees from time to time.

Scotiabank®

SQUARE ONE SHOPPING CTRE
MISSISSAUGA ON L5B 2C9

CANADIAN DOLLAR DRAFT

831441

DATE 2017 04 26 (YYYY MM DD)

PAY TO ORDER OF AMACON CITY CENTRE SEVEN NEW DEVELOPMENT PARTNERSHIP

$ 565.00

SUM OF EXACTLY 565 DOLLARS ********************** 00/100

CANADIAN FUNDS

TO:
ANY BRANCH OF
THE BANK OF NOVA SCOTIA

4604-PSV-Family Assignment Fee

THE BANK OF NOVA SCOTIA

AUTH NO.	AUTHORIZED OFFICER
AUTH NO.	AUTHORIZED OFFICER

⑈831441⑈ ⑆38562⑉002⑆ 00000⑉43 14746⑈

Apr.l 26/17

PURCHASER INFORMATION FORM

PARKSIDE VILLAGE. MISSISSAUGA

Suite #: 4604, PSV1

Purchasers Name(s): Bradley Simms.

Purchasers Address:

Tel: (Daytime):

(Cell): (647) 549-3029.

Email Address:

PURCHASER'S SOLICITOR INFORMATION

Name: Joel Enchin

Firm: RZCD Law Firm LLP

Address: 77 City Centre Dr. Suite # 700 Mississauga L5B 1M5

Tel: (905) 848-6100 x 342.

Fax: (905) 896-1111

Email Jenchin@rzcdlaw.com.

Assignor's + Assignees Solicitor

Please return the completed form to:

PARKSIDE VILLAGE SALES TEAM
465 Burnhamthorpe Road West | Mississauga | ON | L5B 0E3 | 905.273.9333
FAX: 905-273-7772 EMAIL:SUPPORT1@LIFEATPARKSIDE.COM
LIFEATPARKSIDE.COM