



Canada Trust

2517 Prince Michael Drive
Oakville, Ontario L6H 0E9
T: 905 257 6818 F: 905 257 5378

Somata

To:

April 13/17

Date:

905-279-2735

Fax number:

Zdenka Perkanic

From:

Bob Mehany

Subject:

5

Number of pages (including cover):

Here are a copy of
the pre approval letters

Thank you.

Zdenka Perkanic

F-9

(905) 257-6812
x226

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Fax



TD Canada Trust
DUNDAS & PRINCE MICHAEL
2517 PRINCE MICHAEL DR
OAKVILLE, ON L6H0E9
www.tdcanadatrust.com

April 13, 2017

BOB RAOUF MEHANY
NAWAL MEHANY
1525 CRAIGLEITH RD
OAKVILLE, ON L6H 7V7

Dear Valued Customer:

Re: Mortgage Pre-Approval Confirmation

This will confirm that you qualify for a residential mortgage loan with The Toronto-Dominion Bank ("TD Canada Trust") with the following terms and on the following conditions:

Applicant(s):	BOB RAOUF MEHANY NAWAL MEHANY
Principal Amount:	\$298,425.00
Variable Annual Interest Rate:	TD Mortgage Prime Rate minus 0.55% per annum, calculated monthly not in advance TD Mortgage Prime Rate today is 2.85% and is subject to change.
Interest Rate Expiry Date:	This Interest Rate is not guaranteed and is subject to change
Prepayment Option:	Closed to prepayment, subject to terms of mortgage
Term:	5 years
Amortization:	25 years
Anticipated Closing Date:	April 18, 2017

This Pre-Approval Confirmation is valid until August 11, 2017, and is subject to:

- 1) confirmation of credit application details (including income);
- 2) confirmation of down payment from non-borrowed sources;
- 3) satisfactory credit investigation;
- 4) no change in, and the accuracy of, the information provided;
- 5) the property to be mortgaged meeting TD Canada Trust's normal lending requirements. A satisfactory appraisal may be required;
- 6) mortgage default insurer approval if required pursuant to TD Canada Trust's normal lending requirements.

Signed by:

Per:


The Toronto-Dominion Bank

2

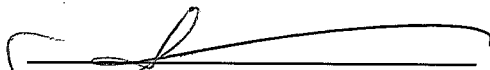
The undersigned, **BOB RAOUF MEHANY and BY GRACE SERVICES INC.** (collectively, the "Purchaser"), hereby agrees with **Amacon Development (City Centre) Corp.** (the "Vendor") to purchase the above-noted Residential Unit, as outlined for identification purposes only on the sketch attached hereto as Schedule "A", together with 1 Parking Unit(s), and 1 Storage Unit(s), to be located in the proposed condominium project known as PSV - Tower One in Mississauga, Ontario, Canada (the "Project") together with an undivided interest in the common elements appurtenant to such units and the exclusive use of those parts of the common elements attaching to such units, as set out in the proposed Declaration (collectively, the "Unit") on the following terms and conditions:

1. The purchase price of the Unit (the "Purchase Price") is **Three Hundred Ninety-Seven Thousand Nine Hundred (\$397,900.00)** DOLLARS inclusive of HST as set out in paragraph 6 (f) of this agreement, in lawful money of Canada, payable as follows:
 - (a) to Blaney McMurtry LLP (the "Vendor's Solicitors"), in Trust, 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 Closing Date:
 - (i) the sum of **Two Thousand (\$2,000.00)** Dollars submitted with this Agreement;
 - (ii) the sum of **Seventeen Thousand Eight Hundred Ninety-Five (\$17,895.00)** Dollars so as to bring the total of the deposits set out in subparagraphs 1(a)(i) and (ii) to five (5%) percent of the Purchase Price 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 **Nineteen Thousand Eight Hundred Ninety-Five (\$19,895.00)** Dollars so as to bring the total of the deposits set out in subparagraphs 1(a)(i), (ii) and (iii) to ten (10%) percent of the Purchase Price submitted with this Agreement and post dated ninety (90) days following the date of execution of this Agreement by the Purchaser;
 - (iv) the sum of **Nineteen Thousand Eight Hundred Ninety-Five (\$19,895.00)** Dollars so as to bring the total of the deposits set out in subparagraphs 1(a)(i), (ii), (iii) and (iv) to fifteen (15%) percent of the Purchase Price submitted with this Agreement and post dated one hundred and twenty (120) days following the date of execution of this Agreement by the Purchaser; and
 - (v) the sum of **Thirty-Nine Thousand Seven Hundred Ninety (\$39,790.00)** Dollars so as to bring the total of the deposits set out in subparagraph 1(a)(i), (ii), (iii), (iv) and (v) to twenty-five (25%) percent of the Purchase Price on the Occupancy Date (as same may be extended in accordance herewith);
 - (b) The balance of the Purchase Price by certified cheque or bank draft on the Closing Date, subject to the adjustments hereinafter set forth.
2.
 - (a) The Purchaser shall occupy the Unit on **June 29, 2015** being the First Tentative Occupancy Date set in accordance with the TARION Statement of Critical Dates ("TARION Statement") annexed hereto, or such extended or accelerated date established by the Vendor or by mutual agreement in accordance with the terms herein, the TARION Statement and the TARION Delayed Occupancy Warranty Addendum (together, the "TARION Statement and Addendum") annexed hereto (the "Occupancy Date").
 - (b) Transfer of title to the Unit shall be completed on the later of the Occupancy Date or such extended or accelerated date established in accordance with the TARION Statement and Addendum (the "Closing Date"). The transaction of purchase and sale shall be completed on the date set out by notice in writing from the Vendor or its solicitor to the Purchaser or its solicitor following registration of the Creating Documents so as to permit the Purchaser or his solicitor to examine title to the Unit, provided that Closing shall be no earlier than fifteen (15) days after the date of such notice and no later than one hundred and twenty (120) days after registration of the Condominium and further provided that if such date is prior to the Occupancy Date then the transaction of purchase and sale shall be completed on the Occupancy Date.

Paragraphs 3 through 56 hereof, Schedules "A"(Suite Plan), "B" (Features and Finishes), "C" (Terms of Occupancy Licence), "D" (Purchaser's Acknowledgment of Receipt) and the TARION Statement and Addendum attached hereto are an integral part hereof and are contained on subsequent pages. The Purchaser acknowledges that it has read all paragraphs, Schedules and the TARION Statement and Addendum, which comprise this Agreement.

DATED at Mississauga, Ontario this 26 day of Feb 2012.

SIGNED, SEALED AND DELIVERED
In the Presence of:


Witness.

Purchaser: **BY GRACE SERVICES INC.** D.O.B. 19-Feb-56 S.I.N. --


Purchaser: **BOB RAOUF MEHANY** D.O.B. 19-Feb-56 S.I.N. --

DATED at Mississauga this 26 day of February 2012.

Vendor's Solicitor:
BLANEY MCMURTRY LLP
2 Queen Street East, Suite 1500
Toronto, Ontario M5C 3G5
Attn: Tammy A. Evans

Purchaser's Solicitor:

AMACON DEVELOPMENT (CITY CENTRE) CORP.

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



TD Canada Trust
DUNDAS & PRINCE MICHAEL
2517 PRINCE MICHAEL DR
OAKVILLE, ON L6H0E9
www.tdcanadatrust.com

April 13, 2017

BOB RAOUF MEHANY
NAWAL MEHANY
1525 CRAIGLEITH RD
OAKVILLE, ON L6H 7V7

Dear Valued Customer:

Re: Mortgage Pre-Approval Confirmation

This will confirm that you qualify for a residential mortgage loan with The Toronto-Dominion Bank ("TD Canada Trust") with the following terms and on the following conditions:

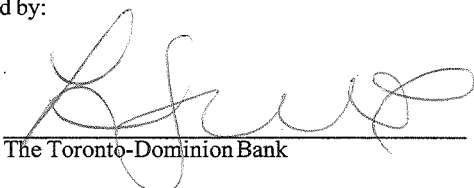
Applicant(s):	BOB RAOUF MEHANY NAWAL MEHANY
Principal Amount:	\$299,175.00
Variable Annual Interest Rate:	TD Mortgage Prime Rate minus 0.55% per annum, calculated monthly not in advance TD Mortgage Prime Rate today is 2.85% and is subject to change.
Interest Rate Expiry Date:	This Interest Rate is not guaranteed and is subject to change
Prepayment Option:	Closed to prepayment, subject to terms of mortgage
Term:	5 years
Amortization:	25 years
Anticipated Closing Date:	April 21, 2017

This Pre-Approval Confirmation is valid until August 11, 2017, and is subject to:

- 1) confirmation of credit application details (including income);
- 2) confirmation of down payment from non-borrowed sources;
- 3) satisfactory credit investigation;
- 4) no change in, and the accuracy of, the information provided;
- 5) the property to be mortgaged meeting TD Canada Trust's normal lending requirements. A satisfactory appraisal may be required;
- 6) mortgage default insurer approval if required pursuant to TD Canada Trust's normal lending requirements.

Signed by:

Per:


The Toronto-Dominion Bank

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PSV
POSH STYLE VIBE

PSV - TOWER ONE
AGREEMENT OF PURCHASE AND SALE

Suite 4407
Unit 7 Level 43
Floor Plan eleven


The undersigned, **BOB RAOUF MEHANY and BY GRACE SERVICES INC.** (collectively, the "Purchaser"), hereby agrees with **Amacon Development (City Centre) Corp.** (the "Vendor") to purchase the above-noted Residential Unit, as outlined for identification purposes only on the sketch attached hereto as Schedule "A", together with 1 Parking Unit(s), and 1 Storage Unit(s), to be located in the proposed condominium project known as PSV - Tower One in Mississauga, Ontario, Canada (the "Project") together with an undivided interest in the common elements appurtenant to such units and the exclusive use of those parts of the common elements attaching to such units, as set out in the proposed Declaration (collectively, the "Unit") on the following terms and conditions:

1. The purchase price of the Unit (the "Purchase Price") is **Three Hundred Ninety-Eight Thousand Nine Hundred (\$398,900.00)** DOLLARS inclusive of HST as set out in paragraph 6 (f) of this agreement, in lawful money of Canada, payable as follows:
 - (a) to Blaney McMurtry LLP (the "Vendor's Solicitors"), in Trust, 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 Closing Date:
 - (i) the sum of **Two Thousand (\$2,000.00)** Dollars submitted with this Agreement;
 - (ii) the sum of **Seventeen Thousand Nine Hundred Forty-Five (\$17,945.00)** Dollars so as to bring the total of the deposits set out in subparagraphs 1(a)(i) and (ii) to five (5%) percent of the Purchase Price 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 **Nineteen Thousand Nine Hundred Forty-Five (\$19,945.00)** Dollars so as to bring the total of the deposits set out in subparagraphs 1(a)(i), (ii) and (iii) to ten (10%) percent of the Purchase Price submitted with this Agreement and post dated ninety (90) days following the date of execution of this Agreement by the Purchaser;
 - (iv) the sum of **Nineteen Thousand Nine Hundred Forty-Five (\$19,945.00)** Dollars so as to bring the total of the deposits set out in subparagraphs 1(a)(i), (ii), (iii) and (iv) to fifteen (15%) percent of the Purchase Price submitted with this Agreement and post dated one hundred and twenty (120) days following the date of execution of this Agreement by the Purchaser; and
 - (v) the sum of **Thirty-Nine Thousand Eight Hundred Ninety (39,890.00)** Dollars so as to bring the total of the deposits set out in subparagraph 1(a)(i), (ii), (iii), (iv) and (v) to twenty-five (25%) percent of the Purchase Price) on the Occupancy Date (as same may be extended in accordance herewith);
 - (b) The balance of the Purchase Price by certified cheque or bank draft on the Closing Date, subject to the adjustments hereinafter set forth.
2.
 - (a) The Purchaser shall occupy the Unit on **June 29, 2015** being the First Tentative Occupancy Date set in accordance with the TARION Statement of Critical Dates ("TARION Statement") annexed hereto, or such extended or accelerated date established by the Vendor or by mutual agreement in accordance with the terms herein, the TARION Statement and the TARION Delayed Occupancy Warranty Addendum (together, the "TARION Statement and Addendum") annexed hereto (the "Occupancy Date").
 - (b) Transfer of title to the Unit shall be completed on the later of the Occupancy Date or such extended or accelerated date established in accordance with the TARION Statement and Addendum (the "Closing Date"). The transaction of purchase and sale shall be completed on the date set out by notice in writing from the Vendor or its solicitor to the Purchaser or its solicitor following registration of the Creating Documents so as to permit the Purchaser or his solicitor to examine title to the Unit, provided that Closing shall be no earlier than fifteen (15) days after the date of such notice and no later than one hundred and twenty (120) days after registration of the Condominium and further provided that if such date is prior to the Occupancy Date then the transaction of purchase and sale shall be completed on the Occupancy Date.

Paragraphs 3 through 56 hereof, Schedules "A"(Suite Plan), "B" (Features and Finishes), "C" (Terms of Occupancy Licence), "D" (Purchaser's Acknowledgment of Receipt) and the TARION Statement and Addendum attached hereto are an integral part hereof and are contained on subsequent pages. The Purchaser acknowledges that it has read all paragraphs, Schedules and the TARION Statement and Addendum, which comprise this Agreement.

DATED at Mississauga, Ontario this 26 day of Feb 2012.

SIGNED, SEALED AND DELIVERED
In the Presence of:


Witness:

Purchaser: BY GRACE SERVICES INC. D.O.B. 19-Feb-56 S.I.N. --

Purchaser: BOB RAOUF MEHANY D.O.B. 19-Feb-56 S.I.N. --

DATED at Mississauga this 26 day of february 2012.

Vendor's Solicitor:
→ BLANEY MCMURTRY LLP
2 Queen Street East, Suite 1500
Toronto, Ontario M5C 3G5
Attn: Tammy A. Evans

Purchaser's Solicitor:

AMACON DEVELOPMENT (CITY CENTRE) CORP.

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