

Worksheet

Family Assignment

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

Suite: 1801 Tower: PSV ONE Date: Feb 19/17 Completed by: IVAN COSIC

Please mark if completed:

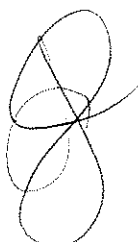
- ☒ Assignment Agreement Signed by both Assignor and Assignee
- ☒ Certified Deposit Cheque for Top up Deposit to 25% Not Required
- ☒ Certified Deposit Cheque for Family Assignment administration fee of \$700 +HST payable to Amacon City Centre Seven New Development Partnership. Courier to Dragana at Amacon Head office (Toronto).
- ☒ Agreement must be in good standing. Funds in Trust: \$ 41,910 (150/0)
- ☐ 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 customer-care@amacon.com
- ☒ 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

Note:

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:



ASSIGNMENT OF AGREEMENT OF PURCHASE AND SALE

THIS ASSIGNMENT made this 5th day of January 2017.

AMONG:

YANXIA WANG

(hereinafter called the "Assignor")

OF THE FIRST PART;

- and -

LI MI

(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 26th day of February 2012 and accepted the 29th day of February 2012 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 01, Level 17, Suite 1801, 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. 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. The Assignee acknowledges that in the event the Vendor does not receive the full benefit of the HST Rebate, (as defined in the Agreement) for any reason whatsoever, the Assignee shall be required to pay the amount of the HST Rebate to the Vendor on Closing in addition to the Purchase Price, as more particularly set out in the Agreement.
- 4. 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 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.
- 5. 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.
- 6. 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.



7. 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.
8. 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.
9. 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.
10. 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 Zero (\$0.00) plus HST.
11. 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.
12. 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.
13. Any capitalized terms hereunder shall have the same meaning attributed to them in the Agreement, unless they are defined in this Assignment Agreement.
14. 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.
15. 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 5th day of January 2017.

Witness

YANXIA WANG (Assignor)

Witness

LI MI (Assignee)

AMACON DEVELOPMENT (CITY CENTRE)
INC.

Per:

Name: STEPHANIE BABINEAU
Title: DIRECTOR, SALES AND
MARKETING

I have authority to bind the Corporation

Schedule "A"

Details of Assignee

ASSIGNEE

NAME: LI MI
DATE OF BIRTH: 19740129 N/A
YYYYMMDD SIN #
ADDRESS: 4300 THOM GDNS, Mississauga, ON.
L5L 2B5
PHONE: Tel: _____
Cell: 647-898-6493 (POA)
Facsimile: _____
E-mail: Sunnymi8018@yahoo.ca (POA)

ASSIGNEE

NAME: ~~Y~~
DATE OF BIRTH: Occupation: domestic housemaker
employer: N/A
YYYYMMDD SIN #
ADDRESS: _____
PHONE: Tel: _____
Cell: _____
Facsimile: _____
E-mail: _____

ASSIGNEE'S
SOLICITOR:

NAME: Eric Nian Zou
ADDRESS: 4316 Village Centre Court, Suite 301
Mississauga, ON. L4Z 1S2
PHONE: Bus: 416-800-2299
Facsimile: 416-800-2298
E-mail: _____

POAs info

Eric Nian

AMENDMENT TO AGREEMENT OF PURCHASE AND SALE

ASSIGNMENT

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

YANXIA WANG (the "Purchaser")

Suite 1801 Tower ONE Unit 1 Level 17 (the "Unit")

It is hereby understood and agreed between the Vendor and the Purchaser that the following changes shall be made to the above-mentioned Agreement of Purchase and Sale executed by the Purchaser on April 09, 2011 and accepted by the Vendor (the "Agreement") and, except for such changes noted below, all other terms and conditions of the Agreement shall remain the same and time shall continue to be of the essence:

Delete: FROM THE AGREEMENT OF PURCHASE AND SALE

22. The Purchaser covenants not to list for sale or lease, advertise for sale or lease, sell or lease, nor in any way assign his or her interest under this Agreement, or the Purchaser's rights and interests hereunder or in the Unit, nor directly or indirectly permit any third party to list or advertise the Unit for sale or lease, at any time until after the Closing Date, without the prior written consent of the Vendor, which consent may be arbitrarily withheld. The Purchaser acknowledges and agrees that once a breach of the preceding covenant occurs, such breach is or shall be incapable of rectification, and accordingly the Purchaser acknowledges, and agrees that in the event of such breach, the Vendor shall have the unilateral right and option of terminating this Agreement and the Occupancy License, effective upon delivery of notice of termination to the Purchaser or the Purchaser's solicitor, whereupon the provisions of this Agreement dealing with the consequence of termination by reason of the Purchaser's default, shall apply. The Purchaser shall be entitled to direct that title to the Unit be taken in the name of his or her spouse, or a member of his or her immediate family only, and shall not be permitted to direct title to any other third parties.

Insert: TO THE AGREEMENT OF PURCHASE AND SALE

22. The Purchaser covenants not to list for sale or lease, advertise for sale or lease, sell or lease, nor in any way assign his or her interest under this Agreement, or the Purchaser's rights and interests hereunder or in the Unit, nor directly or indirectly permit any third party to list or advertise the Unit for sale or lease, at any time until after the Closing Date, without the prior written consent of the Vendor, which consent may be arbitrarily withheld. The Purchaser acknowledges and agrees that once a breach of the preceding covenant occurs, such breach is or shall be incapable of rectification, and accordingly the Purchaser acknowledges, and agrees that in the event of such breach, the Vendor shall have the unilateral right and option of terminating this Agreement and the Occupancy License, effective upon delivery of notice of termination to the Purchaser or the Purchaser's solicitor, whereupon the provisions of this Agreement dealing with the consequence of termination by reason of the Purchaser's default, shall apply. The Purchaser shall be entitled to direct that title to the Unit be taken in the name of his or her spouse, or a member of his or her immediate family only, and shall not be permitted to direct title to any other third parties.


Notwithstanding the above, the Purchaser shall be permitted to assign for sale or offer to sell its interest in the Agreement, provided that the Purchaser first:

- (i) obtains the written consent of the Vendor, which consent may not be unreasonably withheld;
- (ii) acknowledges to the Vendor in writing, that the Purchaser shall remain responsible for all Purchasers covenants, agreements and obligations under the Agreement;
- (iii) covenants not to advertise the Unit in any newspaper nor list the Unit on any multiple or exclusive listing service;
- (iv) obtains an assignment and assumption agreement from the approved assignee in the Vendor's standard form;
- (v) pays the sum zero (\$0.00) ~~Five Thousand (\$5,000.00)~~ Dollars plus applicable HST by way of certified funds as an administration fee to the Vendor for permitting such sale, transfer or assignment, to be paid to the Vendor at the time of the Purchaser's request for consent to such assignment.

- (vi) If, as a result of any such assignment, the Purchaser or assignment purchaser is no longer eligible or becomes ineligible for the New Housing Rebate described in paragraph 6 (f) of the Agreement, the amount of such Rebate shall be added to the Purchase Price and credited to the Vendor on closing;
- (vii) the Purchaser pays to the Vendor's Solicitors, in Trust the amount required, if any, to bring the Deposits payable for the Unit under this Agreement to an amount equal to twenty-five percent (25%) of the Purchase Price if, at the time that the Vendor's consent is provided for such assignment, the Deposit having been paid does not then represent twenty-five percent (25%) of the Purchase Price.


ALL other terms and conditions set out in the Agreement shall remain the same and time shall continue to be of the essence.

IN WITNESS WHEREOF the parties have executed this Agreement


DATED at Mississauga, Ontario this 26 day of Feb ²⁰¹²~~2011~~. 

Witness:


Purchaser: YANXIA WANG

DATED at Mississauga this 26 day of February ²⁰¹²~~2011~~. 

AMACON DEVELOPMENT (CITY CENTRE) CORP.

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

PURCHASER INFORMATION FORM (PSVI)



**PARKSIDE
VILLAGE.**
MISSISSAUGA

Suite #: 1801, PSVI at Parkside Village (Tower 1)

Purchaser/s
Name(s): YANXIA WANG

Purchaser/s
Address: 5259 Forest Ridge Dr. Mississauga, ON L5M 5B5

Tel:
(Daytime): _____

(Cell): 647-836-5878

Email
Address: Susanwanghouse@gmail.com

PURCHASER'S SOLICITOR INFORMATION

Name: _____

Firm: _____

Address: _____

Tel: _____

Fax: _____

Email: _____

Lawyer Information
Eric Nian Zou
Barrister & Solicitor
4316 Village Centre Court, Suite 301
Mississauga, Ontario, L4Z 1S2
Tel: (416) 800-2299
Fax: (416) 800-2298

Please return the completed form to:

PARKSIDE VILLAGE SALES TEAM
465 Burnhamthorpe Road West | Mississauga | ON | L5B 0E3 | 905.273.9333 | 905.273.7772
support2@lifeatparkside.com | LIFEATPARKSIDE.COM

ENTERED
(Nov 9/2014)
JK

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 #: 1801 Phase/Tower: PSV ONE Plan No.: FIVE

Street: _____

Date of Offer: Feb 26 2012

Sales Representative: Ination Realty

Verification of Individual

1. Full Legal Name of Individual: LI MI
2. Address: 4300 Thomas Gardens
MISSISSAUGA, ON L5L 2B5
3. Date of Birth: 01/29/1974
4. Principal Business or Occupation: Housewife
5. Identification Document (must see original): PASSPORT
6. Document Identification Number: E05970484
7. Issuing Jurisdiction: CHINA
8. Document Expiry Date (must not be expired): Nov 18 2022

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: _____

中华人民共和国外交部
PEOPLES MINISTRY OF FOREIGN AFFAIRS

宋西
SI, XI

性别: 男
CHINESE
29 JAN 1918

国籍: 中国
CHINA
19 JAN/MAY 2012

出生地: 北京
BEIJING
18 JAN/MAY 2012

外交部护照
MINISTRY OF FOREIGN AFFAIRS

宋西

1059704843CHN740120322117BE72395334

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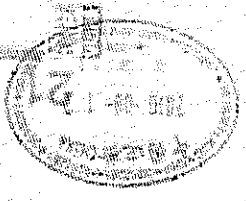
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BEIJING
18 JAN/MAY 2012

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MINISTRY OF FOREIGN AFFAIRS

宋西


1059704843CHN740120322117BE72395334



**Ontario**

Driver's License
Permis de conduire

QIN



MR
YU
4300 JESSIE GARDENS
MISSISSAUGA, ON, L5L 2B5

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SEX
2015/10/20
DOB
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2015/10/20
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2015/10/20
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2015/10/20

M4001-79007-86208
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2020/12/05

1575/12/05



BANK DRAFT / TRAITE DE BANQUE
09232 - WINSTON CHURCHILL &
ARGENTIA BANKING CENTRE
MISSISSAUGA, ON

2728 8991 6

27-43345

2017-02-03

DATE Y/A M/M D/J

NAME OF REMITTER / DONNEUR D'ORDRE

TRANSIT NO.
N° D'IDENTIFICATION

BRANCH
CENTRE BANCAIRE

PAY TO THE
ORDER OF

PAYEZ À
L'ORDRE DE

GLANCEY MCWHIRY LTD IN TRUST*****

2728 8991 6

THE SUM OF
LA SOMME DE

*****THIRTEEN THOUSAND NINE HUNDRED SEVENTY

CANADIAN DOLLARS CAD
DOLLARS CANADIENS

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

AUTH. NO. / AUTOR. N°
V1300

TO
TIRÉ:

CANADIAN IMPERIAL BANK OF COMMERCE
TORONTO
CANADA

AUTHORIZED SIGNATURE / SIGNATURE AUTORISEE

COUNTERSIGNED / COTRÉSIGNED

PSV 1801 Assignment Top-Up

⑈272889916⑈ ⑆09502⑈010⑆ 09232⑈2743345⑈



The following information is given in confidence and for your exclusive upon the express understanding and agreement that neither the written nor this Bank shall incur any liability for or by any reason of giving the same, or any error or omission there from; also upon the express condition that if you communicate the same or any part thereof you will indemnify the writer and this Bank from any consequent liability.

CIBC Imperial Service
Transit 05192
10652 Leslie St
Richmond Hill ON,
2017-01-10

RE: Mortgage Approval

Property: SUITE 1801, UNIT1, LEVEL 17, FLOOR PLAN FIVE, (4011 Brickstone mews)
AMACON DEVELOPMENT(CITY CENTRE) CORP
Purchase price: \$ 279,400.00
Down payment: \$ 55,880.00
Approved mortgage amount: \$ 223,520.00

DEAR SIR / MADAM

Please be advised that mortgage application for LI MI has been approved regards to the purchase of the above mentioned property subject to the satisfactory property assessment report completely by the Bank.

Interest Rate: Capped at 4.79% until May 10th, 2018
Term: 5 years
Amortization: 300 months

The approval is conditional upon our receipt of

1. Valid down payment proof
2. Verification of qualified Canadian income proof Employee or Self-Employed
3. Decent credit rating at the date of closing
4. Satisfied appraisal support the purchase value.

Effective: Jan 10th, 2017 until the Closing Date

Yours truly,

LINK LIU
Mortgage Advisor
CIBC
Tel :905 737 1137X227
Fax: 905 737 1137

POWER OF ATTORNEY

THIS LIMITED POWER OF ATTORNEY is given on the 10 day of JAN, 2017.

BY **MI, LI, a.k.a LI MI**, born on JAN 29, 1974, residing at the city of BEI JING, CHINA

1. I APPOINT, **MI, YU a.k.a YU MI**, born on DEC 05, 1975, residing at the city of Mississauga, in the province of Ontario, Canada.

to be my attorney in accordance with the *Powers of Attorney Act* of Ontario, Canada and to do on my behalf any matters regarding purchasing, mortgage, financing, managing of a real property municipally known as,

unit 1801 – 4011 BRICKSTONE MEWS, Mississauga, Ontario (PSV TOWER ONE)

2. I agree for any heirs, executors, and administrators, to ratify and confirm all that such attorney shall do or cause to be done by virtue of this Power of Attorney.
3. In accordance with the *Substitute Decisions Act* and the *Powers of Attorney Act* of Ontario, Canada, I declare that this power of attorney may be exercised during any subsequent legal incapacity on my part.
4. I further declare that, after due consideration, I am satisfied that the authority conferred on the attorney named in this Power of Attorney is adequate to provide for the competent and effectual management of the above-mentioned matters in case I should become a patient in a psychiatric facility and be certified as not competent to manage such matters under the *Mental Health Act*. I therefore direct that in that event, the attorney(s) named in this Power of Attorney may retain this Power of Attorney for the management of such matters by complying with subsection 38(2) of the *Mental Health Act* and in that case the Public Trustee shall not become committee of my estate as would otherwise be the case under clauses 38(1)(a) and (b) of that Act, or similar provisions amended or implemented from time to time.
5. Any power of attorney of other delegation of authority to an agent heretofore given by me is hereby revoked.
6. This Power of Attorney for property comes into effect as of the date of execution set out above. This Power of Attorney shall cease to have effect by any written notice of revocation given to the attorney.
7. Family Law Consent: If my spouse disposes of or encumbers any interest in a matrimonial home in which I have a right to possession under Part II of the *Family Law Act*, I authorize the attorney named in this Power of Attorney for me and in my name to consent to the transaction as provided for in clause 21(1) (a) of the Act.

- Executed at BEI JING this 10 day of JAN , 2017, in the presence of both witnesses, each present at the same time.

2017. 1. 10

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2017.1.10

公 证 书

(2017)京海诚外民证字第 00939 号

申请人：米丽，女，一九七四年一月二十九日出生，公民身份号码：410703197401292047。

申请人：米存中，男，一九四七年一月九日出生，公民身份号码：410703194701092019。

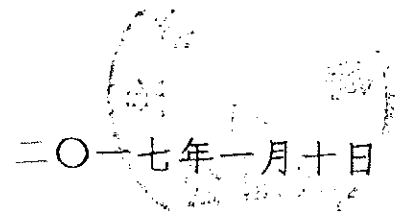
申请人：郭印梅，女，一九四六年十二月三日出生，公民身份号码：410703194612032022。

公证事项：签名

兹证明米丽、米存中、郭印梅于二〇一七年一月十日来到我处，在本公证员的面前，在前面的《POWER OF ATTORNEY》上签名。

中华人民共和国北京市海诚公证处

公证员



1176177419

二〇一七年一月十日

NOTARIAL CERTIFICATE

(Translation)

(2017) J. H. C. W. M. Z. Zi, No. 00939

Applicant: Mi Li, female, born on Jan. 29, 1974, ID Card No.:
410703197401292047

Applicant: Mi Cunzhong, male, born on Jan. 9, 1947, ID Card
No.: 410703194701092019

Applicant: Guo Yinmei, female, born on Dec. 3, 1946, ID Card
No.: 410703194612032022

Notarized Matter: Signature

This is to certify that Mi Li, Mi Cunzhong and Guo Yinmei
came to my office, in my presence, affixed their signatures on
POWER OF ATTORNEY attached hereto on Jan. 10, 2017.

Notary: Qiao Shulin

Beijing Haicheng

Notary Public Office

The People's Republic of China

Jan. 10, 2017

1176177416