

Worksheet

Standard Assignment

Post Occupancy

Suite: 2902 Tower: PSV Date: Sept 28/17 Completed by: Amr

Please mark if completed:

- ☒ Copy of Assignment Amendment
- ☒ Assignment Agreement Signed by both Assignor and Assignee
- ☒ Certified Deposit Cheque for Top up Deposit to 20% payable to Blaney McMurtry LLP in Trust
- ☒ Certified Deposit Cheque for Assignment fee as per the Assignment Amendment 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: \$ 73,480
- ☒ 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 customercare@amacon.com
- ☒ Include Fintrac for Assignee
- ☒ Copy of Assignees ID
- ☒ Copy of Assignees Mortgage Approval

Administration Notes:

* POA for Assignor (10/02) Mansoor Ahmed is enclosed.
(POA is Notarized & Attested in Pakistan
AND Attested in Ontario Canada)

Due 22/2017

20%

PSV - TOWER ONE

AMENDMENT TO AGREEMENT OF PURCHASE AND SALE

ASSIGNMENT

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

MANSOOR AHMAD (the "Purchaser")

Suite 2902 Tower ONE Unit 2 Level 28 (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 March 24, 2012 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 Five Hundred (\$500.00) 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.

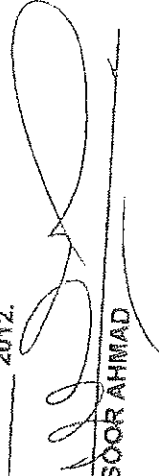
ALL other terms and conditions set out in the Agreement shall remain the same and time shall continue to be of the essence.

IN WITNESS WHEREOF the parties have executed this Agreement

DATED at Mississauga, Ontario this 24 day of Mar 2012.

Witness:

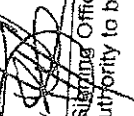



Purchaser: MANSOOR AHMAD

DATED at Mississauga this 24 day of March 2012.

AMACON DEVELOPMENT (CITY CENTRE) CORP.

PER:


Authorized Signatory Officer

I have the authority to bind the Corporation

ASSIGNMENT OF AGREEMENT OF PURCHASE AND SALE

THIS ASSIGNMENT made this 28th day of September 2017.

A M O N G:

MANSOOR AHMAD and KAHKASHAN IRAM NAWAB

(hereinafter called the "Assignor")

OF THE FIRST PART;

- and -

NATHAN KALOK WONG

(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 24th day of March 2012 and accepted the 24th day of March 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 2, Level 28, Suite 2902, together with 1 Parking Unit(s) and 1 Storage Unit(s) in the proposed condominium known municipally as 4011 Bricksome Mews, 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.

N.W.  M.D.P.O.A. K.N

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 Five Hundred Dollars (\$500.00) 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.

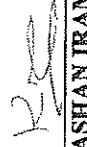
IN WITNESS WHEREOF the parties have executed this Assignment Agreement.

DATED this 28th day of September 2017.


Witness


MANSOOR AHMAD (Assignor)


Witness


KAHKASHAN IRAM NAWAB
(Assignor)

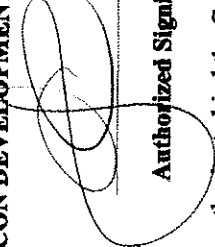

Witness


NATHAN KALOK WONG (Assignee)


Witness


(Assignee)

AMACON DEVELOPMENT (CITY CENTRE)
INC.

Per: 

Name:

Title:

Authorized Signaling Officer

I have authority to bind the Corporation

Schedule "A"

Details of Assignee

ASSIGNEE

NAME: Nathan Kalok Wong

DATE OF BIRTH 198105/21 544/817/893
YYMMDD **SIN #**

ADDRESS: 5055 Heatherleigh Ave #102
Mississauga, ON

PHONE: Tel: (905) 232-0138
Cell: (647) 878-6874
Facsimile: _____

E-mail: nathan.ka.wong@gmail.com

NAME: _____

ASSIGNEE

DATE OF BIRTH _____ **SIN #** _____

ADDRESS: _____

PHONE: Tel: _____
Cell: _____
Facsimile: _____

E-mail: _____

ASSIGNEE'S SOLICITOR:

NAME: Martin Zeyu Wu-Barrister & Solicitor/Notary
Martin Wu Law Office

ADDRESS: 33 City Centre Drive Suite 542.
Mississauga, ON L5B 2N5

PHONE: Bus: (905) 306-7000
Facsimile: _____

E-mail: martin@mwwlaw.com

THIS DOCUMENT IS PRINTED ON WATERMARKED PAPER. SEE BACK FOR INSTRUCTIONS.

800 BURNHAMTHORPE ROAD WEST
MISSISSAUGA, ON L5C 2R9

2017-09-28

CONTINUED

1202-82627874

AMACON CITY CENTRE SEVEN NEW DEVELOPMENT PARTNERSHIP

\$ *****565.00

Authorized signature required for amounts over CAD \$5,000.00

Re 400 Brighthouse News #2902. Assignment Fee.

The Toronto-Dominion Bank
Toronto, Ontario
Canada M5K 1A2

Toronto, Ontario
Canada M5K 1A2

Countersigned

Number

||B0BF || 1400 2 960 1 || 1282292 B ||

SECRET

Daljit Singh Jammu
B.A (Hons) LL.B

**Barrister, Solicitor &
Notary Public**

1315 Derry Road E. Unit # 5-A
Mississauga, ON L5T 1B8

- * Real Estate
- * Immigration
- * Family Law
- * Wills

Tel: 905-564-3363
Fax: 905-564-3383
E-mail: jammulaw1@gmail.com

Assignors Solicitor

Individual Identification Information Record

NOTE: An Individual Identification Information Record is required by the *Proceeds of Crime (Money Laundering) and Terrorist Financing Act*. This Record must be completed by the REALTOR® member whenever they act in respect to the purchase or sale of real estate. It is recommended that the Individual Identification Information Record be completed:

- (i) for a buyer when the offer is submitted and/or a deposit made, and
- (ii) for a seller when the seller accepts the offer.

Transaction Property Address: 4011 Brickstone Hews Unit # 2902

Sales Representative/Broker Name: Valzhon

Date Information Verified/Credit File Consulted: Sept. 28, 2017

A. Verification of Individual

NOTE: One of Section A.1, A.2, or A.3 must be completed for your individual clients or unrepresented individuals that are not clients, but are parties to the transaction (e.g., unrepresented buyer or seller). Where you are unable to identify an unrepresented individual, complete section A.4 and consider sending a Suspicious Transaction Report to FINTRAC if there are reasonable grounds to suspect that the transaction involves the proceeds of crime or terrorist activity. Where you are using an agent or mandatory to verify the identity of an individual, see procedure described in CREA's materials on REALTOR Link®.

1. Full legal name of individual: Nathan Kalok Wong

2. Address: 5055 Heatherleigh Ave Unit B108

Mississauga, ON L5A 2K8

3. Date of Birth: 1988.10.12

4. Nature of Principal Business or Occupation: Application Developer @ J.D. Bank

A.1 Federal/Provincial/Territorial Government-Issued Photo ID

Ascertain the individual's identity by comparing the individual to their photo ID. The individual must be physically present.

1. Type of Identification Document: Driver's License

2. Document Identifier Number: W601-5658-8521

3. Issuing Jurisdiction: Ontario

4. Document Expiry Date: 2018.05.12

A.2 Credit File

Ascertain the individual's identity by comparing the individual's name, date of birth and address information above to information in a Canadian credit file that has been in existence for at least three years. If any of the information does not match, you will need to use another method to ascertain client identity. Consult the credit file at the time you ascertain the individual's identity. The individual does not need to be physically present.

1. Name of Canadian Credit Bureau Holding the Credit File:

2. Reference Number of Credit File:

A.3 Dual ID Process Method

1. Complete two of the following three checkboxes by ascertaining the individual's identity by referring to information in two independent, reliable, sources. Each source must be well known and reputable (e.g., federal, provincial, territorial and municipal levels of government, crown corporations, financial entities or utility providers). Any document must be an original paper or original electronic document (e.g., the individual can email you electronic documents downloaded from a website). Documents cannot be photocopied, faxed or digitally scanned. The individual does not need to be physically present.

☐ Verify the individual's name and date of birth by referring to a document or source containing the individual's name and date of birth*
☐ Name of Source:
☐ Account Number**:

☐ Verify the individual's name and address by referring to a document or source containing the individual's name and address*
☐ Name of Source:
☐ Account Number**:

☐ Verify the individuals' name and confirm a financial account*
☐ Name of Source:
☐ Financial Account Type:
☐ Account Number**:

*See CREA's FINTRAC materials on REALTOR Link® for examples. ** Or reference number if there is no account number.



This document has been prepared by The Canadian Real Estate Association to assist members in complying with requirements of Canada's *Proceeds of Crime (Money Laundering) and Terrorist Financing Regulations*. © 2014-2017.



Individual Identification Information Record

A.4 Unrepresented Individual Reasonable Measures Record (if applicable)

Only complete this section when you are unable to ascertain the identity of an unrepresented individual.

1. Measures taken to Ascertain Identity (check one):
 - ☐ Asked unrepresented individual for information to ascertain their identity
 - ☐ Other, explain:

Date on which above measures taken:

2. Reason why measures were taken (check one):
 - ☐ Asked unrepresented individual for information to ascertain their identity
 - ☐ Other, explain:

B. Verification of Third Parties

NOTE: Only complete Section B for your clients. Complete this section of the form to indicate whether a client is acting on behalf of a third party. Either B.1 or B.2 must be completed.

B.1 Third Party Reasonable Measures

Where you cannot determine whether there is a third party, complete this section.

Is the transaction being conducted on behalf of a third party according to the client? (check one):

- ☐ Yes
☒ No

Measures taken (check one):

- ☒ Asked if client was acting on behalf of a third party
☐ Other, explain:

Date on which above measures taken: Sept 28, 17

Reason why measures were unsuccessful (check one):
☐ Client did not provide information
☐ Other, explain:

Indicate whether there are any other grounds to suspect a third party (check one):
☐ No
☐ Yes, explain:

B.2 Third Party Record

Where there is a third party, complete this section.

1. Name of third party:

2. Address:

3. Date of Birth:

4. Nature of Principal Business or Occupation:

5. Incorporation number and place of issue (if applicable):

6. Relationship between third party and client:



This document has been prepared by The Canadian Real Estate Association to assist members in complying with requirements of Canada's Proceeds of Crime (Money Laundering) and Terrorist Financing Regulations. © 2014-2017.



WEBForm © Apr/2017

Individual Identification Information Record

NOTE: Only complete Sections C and D for your clients.

C. Client Risk (ask your Compliance Officer if this section is applicable)

Determine the level of risk of a money laundering or terrorist financing offence for this client by determining the appropriate cluster of client in your policies and procedures manual this client falls into and checking one of the checkboxes below:

Low Risk

- ☒ Canadian Citizen or Resident Physically Present
- ☐ Canadian Citizen or Resident Not Physically Present
- ☐ Canadian Citizen or Resident - High Crime Area - No Other Higher Risk Factors Evident
- ☐ Foreign Citizen or Resident that does not Operate in a High Risk Country (physically present or not)
- ☐ Other, explain:

Medium Risk

☐ Explain:

High Risk

- ☐ Foreign Citizen or Resident that operates in a High Risk Country (physically present or not)
- ☐ Other, explain:

If you determined that the client's risk was high, tell your brokerage's Compliance Officer. They will want to consider this when conducting the overall brokerage risk assessment, which occurs every two years. It will also be relevant in completing Section D below. Note that your brokerage may have developed other clusters not listed above. If no cluster is appropriate, the agent will need to provide a risk assessment of the client, and explain their assessment, in the relevant space above.



This document has been prepared by The Canadian Real Estate Association to assist members in complying with requirements of Canada's Proceeds of Crime (Money Laundering) and Terrorist Financing Regulations. © 2014-2017.



WEDBFINR © Apr/2017

Individual Identification Information Record

D. Business Relationship

(ask your Compliance Officer when this section is applicable)

D.1. Purpose and Intended Nature of the Business Relationship

Check the appropriate boxes.

Acting as an agent for the purchase or sale of:

☒ Residential property

☐ Commercial property

☐ Other, please specify:

☐ Residential property for income purposes

☐ Land for Commercial Use

D.2. Measures Taken to Monitor Business Relationship and Keep Client Information Up-To-Date

D.2.1. Ask the Client if their name, address or principal business or occupation has changed and if it has include the updated information on page one.

D.2.2 Keep all relevant correspondence with the client on file in order to maintain a record of the information you have used to monitor the business relationship with the client. Optional - if you have taken measures beyond simply keeping correspondence on file, specify them here:

D.2.3. If the client is high risk you must conduct enhanced measures to monitor the brokerage's business relationship and keep their client information up to date. Optional - consult your Compliance Officer and document what enhanced measures you have applied:

D.3 Suspicious Transactions

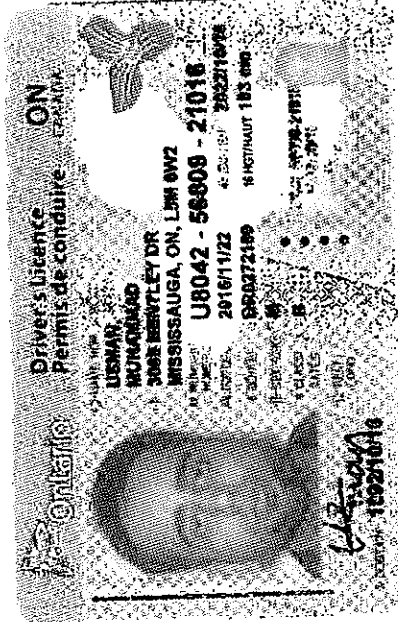
Don't forget, if you see something suspicious during the transaction report it to your Compliance Officer. Consult your policies and procedures manual for more information.



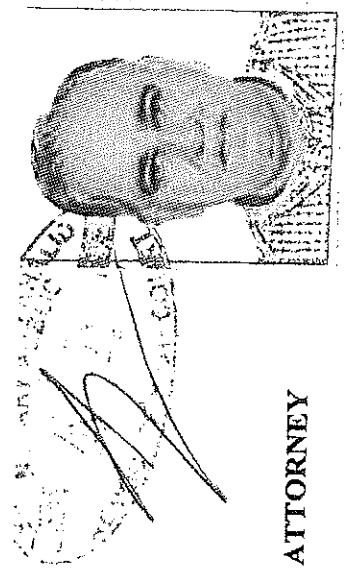
This document has been prepared by The Canadian Real Estate Association to assist members in complying with requirements of Canada's *Proceeds of Crime (Money Laundering) and Terrorist Financing Regulations*, to 2014-2017.



WEBForms® April 2017



Yansoor: Ahmad



GENERAL POWER OF ATTORNEY

THIS POWER OF ATTORNEY is given by me, Mansoor Ahmad, of 3089 Bentley Drive, Mississauga, in the Province of Ontario, Canada, L5M 6W2, and Currently at 7/A Hazrat Gul Road link Sarwar Road, Lahore Cantt, Punjab_in Pakistan, on the 20th of September 2017. Attached herewith is a copy of my Pakistani passport and Affixed hereunder is my recent photograph.

1. Previous Power of attorney

1. **I REVOKE** any previous power of attorney granted by me.

2. Attorney

2. **I APPOINT** my son Mr. Muhammad Usman, currently resident of 3089 Bentley Drive, Mississauga, Ontario, to act as my Attorney.

3. Governing Legislation

3. My Attorney will act in accordance with the *Powers of Attorney Act* of the Province of Ontario, as may be amended from time to time.

4. Specific Powers

4. My Attorney will have only the following power(s):

a. **Real Estate Matters**

a. To sign all documents on my behalf concerning lands which are capable of registration under land titles legislation, real property legislation, and registry legislation or such other similar legislation of all the provinces and territories of Canada and any foreign jurisdiction. This power includes the ability to purchase, sell, rent, assign, mortgage, charge, exchange, lease, surrender, manage or otherwise deal with real estate and any interest therein, and execute and deliver deeds, transfers, mortgages, charges, leases, assignments, surrenders, releases and other instruments required for any such purpose;

b. Tax Matters

- b. To act for me to prepare, sign, and file documents with any governmental body or agency, including, but not limited to, authority to:
- i. prepare, sign and file income and other tax returns with federal, provincial, local and other governmental bodies; and
 - ii. obtain information or documents from any government or its agencies, and represent me in all tax matters, including the authority to negotiate, compromise, or settle any matter with such government or agency.

c. Real Estate Sale

- c. To negotiate and complete all matters for the preparation and execution of relevant and related documents concerning the sale or assignment of premises owned or to be owned by me before final closing and located at Mississauga, Ontario, and municipally known as Unit 2 Level 28. Suite 2902-4011 Brickstone Mews, Mississauga, Ontario, Canada.

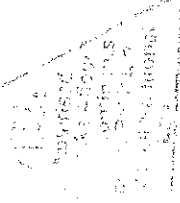
d. Real Estate Purchase

- d. To negotiate and complete all matters for the preparation and execution of relevant and related documents concerning the purchase of premises located at anywhere in Canada;

e. Manage Real Estate

- e. To manage the property owned by me, or in which I have an interest, located at anywhere in Canada. This power includes, but is not limited to, the power to receive rents, make repairs, pay expenses including the insuring of the property and generally to deal with my property as effectually as I myself could do; to take all lawful proceedings by way of action or otherwise, for recovery of rent in arrears, or for eviction of tenants; and to commence, carry on and defend all actions, suits and other proceedings touching my property or any part of it; and

f. Manage Specific Financial Account

A handwritten signature in dark ink is written over a circular notary seal. The seal contains the text "NOTARY PUBLIC" and "ONTOARIO" around the perimeter, with a central emblem.A triangular notary seal with a double border. The text "NOTARY PUBLIC" is at the top, "ONTOARIO" is at the bottom, and "JANUARY 1, 2004" is in the center.

- f. To control my accounts with _____ N/A _____ (Bank),
located at _____ N/A _____
Account Number(s) _____ N/A _____

This power includes the authority to conduct any business with respect to any of my listed accounts, including, but not limited to, making deposits and withdrawals, negotiating or endorsing any cheques or other instruments with respect to any such accounts, obtaining bank statements, passbooks, drafts, money orders, warrants, and certificates or vouchers payable to me by any person, firm, corporation or political entity, and to perform any act necessary to deposit, negotiate, sell or transfer any note, security or draft.

5. Attorney Compensation

5. My Attorney will receive no compensation except for the reimbursement of all out of pocket expenses associated with the carrying out of my wishes.

6. Co-owning of Assets and Mixing of Funds

6. My Attorney may not mix any funds owned by him or her in with my funds and all assets should remain separately owned if at all possible.

7. Personal Gain from Managing My Affairs

7. My Attorney is not allowed to personally gain from any transaction he or she may complete on my behalf.

8. Effective Date

8. This power of attorney will start immediately upon signing. Under no circumstances will the powers granted in this power of attorney continue after my mental incapacity or death.

9. Attorney Restrictions

9. This power of attorney is not subject to any conditions or restrictions other than those noted above.

A handwritten signature in dark ink is written over a circular notary seal. The seal contains the text "NOTARY PUBLIC" and "STATE OF ALABAMA" around a central emblem.

10. Severability

10. If any part of any provision of this instrument is ruled invalid or unenforceable under applicable law, such part will be ineffective to the extent of such invalidity only, without in any way affecting the remaining parts of such provisions or the remaining provisions of this instrument.

11. Acknowledgment

11. I, Mansoor Ahmad, being the Donor named in this Power of attorney hereby acknowledge:

- a. I have read and understand the nature and effect of this Power of attorney;
- b. I am of legal age in the Province of Ontario to grant a Power of attorney; and
- c. I am voluntarily giving this Power of attorney.

IN WITNESS WHEREOF I hereunto set my hand and seal at the City of _____ in the Province of Ontario, this _____ of September, 2017.

SIGNED, SEALED, AND DELIVERED
in the presence of:

Witness: Mansoor Ahmad (Sign)

Witness Name: Muhammad Razi

Address: 4011111 No. 18 Street No. 10

41 Medford Park Colony Timber Matters -
Ravi Road Lahore, Pakistan
+92-300-4522541

Witness: [Signature] (Sign)

Witness Name: Malik Qasim Azeem

Address: St. No. 7, House no. 13

Block - B Eden Vale Homes,

CHR, - 0321-4522541

[Signature]

A U.S. 10

Copy

[Signature]
Daljit Singh Jammu
Barrister, Solicitor & Notary Public
1315 Derry Road E, Unit 5-A
Mississauga, ONT, L5T 1B6
Ph: 905-564-3363
Fax: 905-564-3383

[Signature]
NOTARIZED
22 SEP 2017
DALJIT SINGH JAMMU
BARRISTER, SOLICITOR & NOTARY PUBLIC
1315 DERRY ROAD E, UNIT 5-A
MISSISSAUGA, ONT. L5T 1B6
PH: 905-564-3363
FAX: 905-564-3383

[Signature]
Mansoor Ahmad (Donor)

NOTARY ACKNOWLEDGMENT

The Province of Punjab

City of Lahore

On this the _____ day of September, 2017, before me, _____, the undersigned officer, personally appeared Mansoor Ahmad, known to me (or satisfactorily proven) to be the person whose name is subscribed to the within instrument and acknowledged that he/she executed the same as and for his/her respective act and deed for the purposes expressed therein.

In witness whereof I hereunto set my hand and seal.

A Notary Public in and for the Province of Punjab

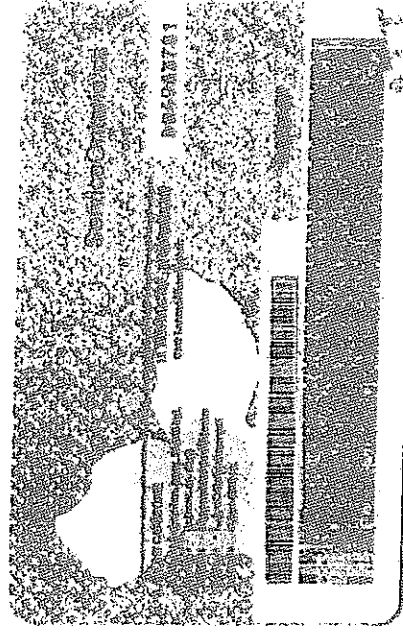
stern
mens
mens

5

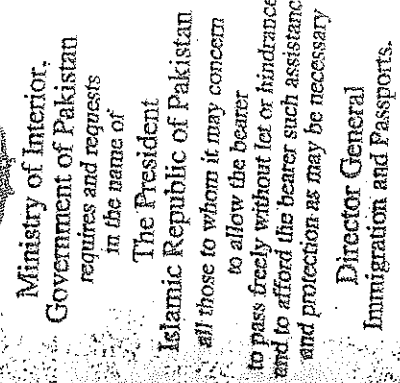
W. J. Colquhoun

Barrister, Solicitor & Notary Public
1315 Derry Road E., #103A
Mississauga, ONT, L5T 1S3
Ph: 905-564-3363
Fax: 905-564-3393

7



102 138
102 138
102 138



2025



圖 1 圖 2 圖 3 圖 4

[illegible]

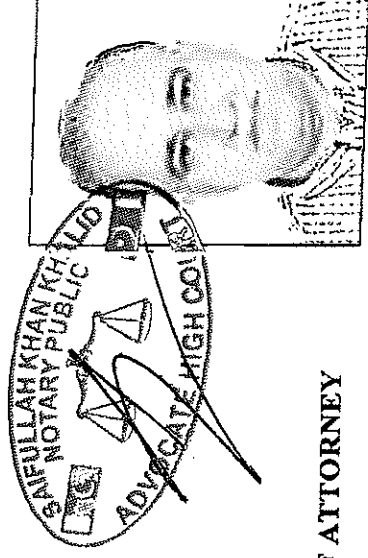
REFERENCES

THE UNIVERSITY OF CHICAGO

100

P<PAKAHMAD<<MANSOOR<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<
AS117594439PAK6301086M25D104035Z0126979443<98

AS11594439PAK6301086M25010403520126979443<98



GENERAL POWER OF ATTORNEY

THIS POWER OF ATTORNEY is given by me, Mansoor Ahmad, of 3089 Bentley Drive, Mississauga, in the Province of Ontario, Canada, L5M 6W2, and Currently at 7/A Hazrat Gul Road link Sarwar Road, Lahore Cantt, Punjab in Pakistan, on the 20th of September 2017 Attached herewith is a copy of my Pakistani passport and Affixed hereunder is my recent photograph.

1. Previous Power of attorney

1. **I REVOKE** any previous power of attorney granted by me.

2. Attorney

2. **I APPOINT** my son Mr. Muhammad Usman, currently resident of 3089 Bentley Drive, Mississauga, Ontario, to act as my Attorney.

3. Governing Legislation

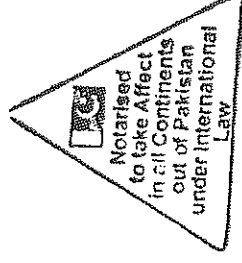
3. My Attorney will act in accordance with the *Powers of Attorney Act* of the Province of Ontario, as may be amended from time to time.

4. Specific Powers

4. My Attorney will have only the following power(s):

a. **Real Estate Matters**

- a. To sign all documents on my behalf concerning lands which are capable of registration under land titles legislation, real property legislation, and registry legislation or such other similar legislation of all the provinces and territories of Canada and any foreign jurisdiction. This power includes the ability to purchase, sell, rent, assign, mortgage, charge, exchange, lease, surrender, manage or otherwise deal with real estate and any interest therein, and execute and deliver deeds, transfers, mortgages, charges, leases, assignments, surrenders, releases and other instruments required for any such purpose;



b. Tax Matters

b. To act for me to prepare, sign, and file documents with any governmental body or agency, including, but not limited to, authority to:

- i. prepare, sign and file income and other tax returns with federal, provincial, local and other governmental bodies; and
- ii. obtain information or documents from any government or its agencies, and represent me in all tax matters, including the authority to negotiate, compromise, or settle any matter with such government or agency.

c. Real Estate Sale

c. To negotiate and complete all matters for the preparation and execution of relevant and related documents concerning the sale or assignment of premises owned or to be owned by me before final closing and located at Mississauga, Ontario, and municipally known as Unit 2 Level 28. Suite 2902-4011 Brickstone Mews, Mississauga, Ontario, Canada.

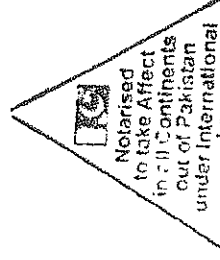
d. Real Estate Purchase

d. To negotiate and complete all matters for the preparation and execution of relevant and related documents concerning the purchase of premises located at anywhere in Canada;

e. Manage Real Estate

e. To manage the property owned by me, or in which I have an interest, located at anywhere in Canada. This power includes, but is not limited to, the power to receive rents, make repairs, pay expenses including the insuring of the property and generally to deal with my property as effectually as I myself could do; to take all lawful proceedings by way of action or otherwise, for recovery of rent in arrears, or for eviction of tenants; and to commence, carry on and defend all actions, suits and other proceedings touching my property or any part of it; and

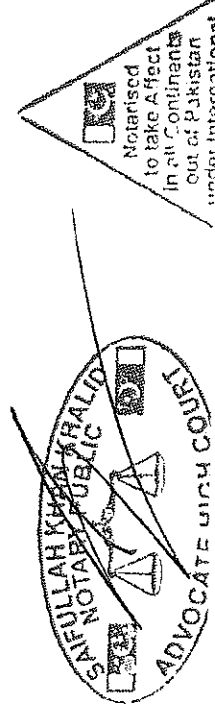
f. Manage Specific Financial Account



- f. To control my accounts with _____ N/A _____ (Bank),
located at _____ N/A _____,
Account Number(s) _____ N/A _____

This power includes the authority to conduct any business with respect to any of my listed accounts, including, but not limited to, making deposits and withdrawals, negotiating or endorsing any cheques or other instruments with respect to any such accounts, obtaining bank statements, passbooks, drafts, money orders, warrants, and certificates or vouchers payable to me by any person, firm, corporation or political entity, and to perform any act necessary to deposit, negotiate, sell or transfer any note, security or draft.

5. Attorney Compensation
5. My Attorney will receive no compensation except for the reimbursement of all out of pocket expenses associated with the carrying out of my wishes.
6. Co-owning of Assets and Mixing of Funds
6. My Attorney may not mix any funds owned by him or her in with my funds and all assets should remain separately owned if at all possible.
7. Personal Gain from Managing My Affairs
7. My Attorney is not allowed to personally gain from any transaction he or she may complete on my behalf.
8. Effective Date
8. This power of attorney will start immediately upon signing. Under no circumstances will the powers granted in this power of attorney continue after my mental incapacity or death.
9. Attorney Restrictions
9. This power of attorney is not subject to any conditions or restrictions other than those noted above.



10. Severability

10. If any part of any provision of this instrument is ruled invalid or unenforceable under applicable law, such part will be ineffective to the extent of such invalidity only, without in any way affecting the remaining parts of such provisions or the remaining provisions of this instrument.

11. Acknowledgment

11. I, Mansoor Ahmad, being the Donor named in this Power of attorney hereby acknowledge:

- a. I have read and understand the nature and effect of this Power of attorney;
- b. I am of legal age in the Province of Ontario to grant a Power of attorney; and
- c. I am voluntarily giving this Power of attorney.

IN WITNESS WHEREOF I hereunto set my hand and seal at the City of _____ in the Province of Ontario, this _____ of September, 2017

SIGNED, SEALED, AND DELIVERED

in the presence of:

Witness: Tamam-ur-Razi (Sign)

Witness Name: Muhammad Razi

Address: House No. 18, Street No. 10

Al-Medat Park Colony Timber Market-
Ravi Road Lahore, Pakistan
+92-300-450687

Witness: [Signature] (Sign)

Witness Name: Nadik Qadir Azeem

Address: St. No. 7, House No. 13

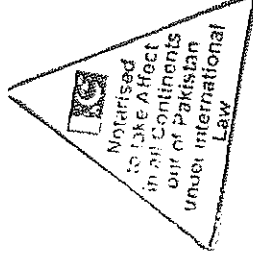
Block - B Eden Vale Homes,

CHR, 0321-4522541



[Signature]

Mansoor Ahmad (Donor)



ATTESTED

22 SEP 2017

Saifullah Khan Khalid
Notary Public

NOTARY ACKNOWLEDGMENT

The Province of Punjab

City of Lahore

On this the _____ day of September, 2017, before me, _____, the undersigned officer, personally appeared Mansoor Ahmad, known to me (or satisfactorily proven) to be the person whose name is subscribed to the within instrument and acknowledged that he/she executed the same as and for his/her respective act and deed for the purposes expressed therein.

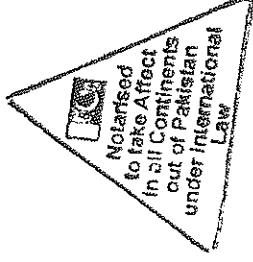
In witness whereof, I hereunto set my hand and seal.



A Notary Public in and for the Province of Punjab

ATTESTED
27 SEP 2017

Saifullah Khan Khalid
Notary Public
Lahore High Court Lahore



[illegible]

DN 963781

12 PERSIAN CITY: PERSIAN CITY: PERSIAN CITY

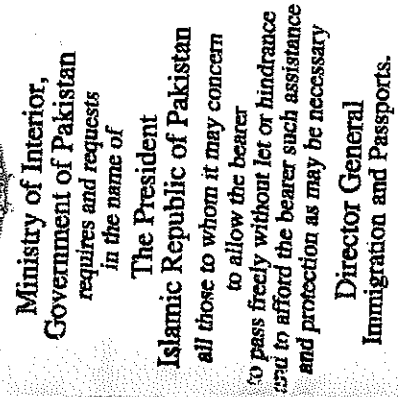
1. 2. 3. 4. 5. 6. 7. 8. 9. 10. 11. 12. 13. 14. 15. 16. 17. 18. 19. 20. 21. 22. 23. 24. 25. 26. 27. 28. 29. 30. 31. 32. 33. 34. 35. 36. 37. 38. 39. 40. 41. 42. 43. 44. 45. 46. 47. 48. 49. 50. 51. 52. 53. 54. 55. 56. 57. 58. 59. 60. 61. 62. 63. 64. 65. 66. 67. 68. 69. 70. 71. 72. 73. 74. 75. 76. 77. 78. 79. 80. 81. 82. 83. 84. 85. 86. 87. 88. 89. 90. 91. 92. 93. 94. 95. 96. 97. 98. 99. 100. 101. 102. 103. 104. 105. 106. 107. 108. 109. 110. 111. 112. 113. 114. 115. 116. 117. 118. 119. 120. 121. 122. 123. 124. 125. 126. 127. 128. 129. 130. 131. 132. 133. 134. 135. 136. 137. 138. 139. 140. 141. 142. 143. 144. 145. 146. 147. 148. 149. 150. 151. 152. 153. 154. 155. 156. 157. 158. 159. 160. 161. 162. 163. 164. 165. 166. 167. 168. 169. 170. 171. 172. 173. 174. 175. 176. 177. 178. 179. 180. 181. 182. 183. 184. 185. 186. 187. 188. 189. 190. 191. 192. 193. 194. 195. 196. 197. 198. 199. 200. 201. 202. 203. 204. 205. 206. 207. 208. 209. 210. 211. 212. 213. 214. 215. 216. 217. 218. 219. 220. 221. 222. 223. 224. 225. 226. 227. 228. 229. 230. 231. 232. 233. 234. 235. 236. 237. 238. 239. 240. 241. 242. 243. 244. 245. 246. 247. 248. 249. 250. 251. 252. 253. 254. 255. 256. 257. 258. 259. 260. 261. 262. 263. 264. 265. 266. 267. 268. 269. 270. 271. 272. 273. 274. 275. 276. 277. 278. 279. 280. 281. 282. 283. 284. 285. 286. 287. 288. 289. 290. 291. 292. 293. 294. 295. 296. 297. 298. 299. 300. 301. 302. 303. 304. 305. 306. 307. 308. 309. 310. 311. 312. 313. 314. 315. 316. 317. 318. 319. 320. 321. 322. 323. 324. 325. 326. 327. 328. 329. 330. 331. 332. 333. 334. 335. 336. 337. 338. 339. 340. 341. 342. 343. 344. 345. 346. 347. 348. 349. 350. 351. 352. 353. 354. 355. 356. 357. 358. 359. 360. 361. 362. 363. 364. 365. 366. 367. 368. 369. 370. 371. 372. 373. 374. 375. 376. 377. 378. 379. 380. 381. 382. 383. 384. 385. 386. 387. 388. 389. 390. 391. 392. 393. 394. 395. 396. 397. 398. 399. 400. 401. 402. 403. 404. 405. 406. 407. 408. 409. 410. 411. 412. 413. 414. 415. 416. 417. 418. 419. 420. 421. 422. 423. 424. 425. 426. 427. 428. 429. 430. 431. 432. 433. 434. 435. 436. 437. 438. 439. 440. 441. 442. 443. 444. 445. 446. 447. 448. 449. 450. 451. 452. 453. 454. 455. 456. 457. 458. 459. 460. 461. 462. 463. 464. 465. 466. 467. 468. 469. 470. 471. 472. 473. 474. 475. 476. 477. 478. 479. 480. 481. 482. 483. 484. 485. 486. 487. 488. 489. 490. 491. 492. 493. 494. 495. 496. 497. 498. 499. 500. 501. 502. 503. 504. 505. 506. 507. 508. 509. 510. 511. 512. 513. 514. 515. 516. 517. 518. 519. 520. 521. 522. 523. 524. 525. 526. 527. 528. 529. 530. 531. 532. 533. 534. 535. 536. 537. 538. 539. 540. 541. 542. 543. 544. 545. 546. 547. 548. 549. 550. 551. 552. 553. 554. 555. 556. 557. 558. 559. 560. 561. 562. 563. 564. 565. 566. 567. 568. 569. 570. 571. 572. 573. 574. 575. 576. 577. 578. 579. 580. 581. 582. 583. 584. 585. 586. 587. 588. 589. 590. 591. 592. 593. 594. 595. 596. 597. 598. 599. 600. 601. 602. 603. 604. 605. 606. 607. 608. 609. 610. 611. 612. 613. 614. 615. 616. 617. 618. 619. 620. 621. 622. 623. 624. 625. 626. 627. 628. 629. 630. 631. 632. 633. 634. 635. 636. 637. 638. 639. 640. 641. 642. 643. 644. 645. 646. 647. 648. 649. 650. 651. 652. 653. 654. 655. 656. 657. 658. 659. 660. 661. 662. 663. 664. 665. 666. 667. 668. 669. 670. 671. 672. 673. 674. 675. 676. 677. 678. 679. 680. 681. 682. 683. 684. 685. 686. 687. 688. 689. 690. 691. 692. 693. 694. 695. 696. 697. 698. 699. 700. 701. 702. 703. 704. 705. 706. 707. 708. 709. 710. 711. 712. 713. 714. 715. 716. 717. 718. 719. 720. 721. 722. 723. 724. 725. 726. 727. 728. 729. 730. 731. 732. 733. 734. 735. 736. 737. 738. 739. 740. 741. 742. 743. 744. 745. 746. 747. 748. 749. 750. 751. 752. 753. 754. 755. 756. 757. 758. 759. 760. 761. 762. 763. 764. 765. 766. 767. 768. 769. 770. 771. 772. 773. 774. 775. 776. 777. 778. 779. 780. 781. 782. 783. 784. 785. 786. 787. 788. 789. 790. 791. 792. 793. 794. 795. 796. 797. 798. 799. 800. 801. 802. 803. 804. 805. 806. 807. 808. 809. 810. 811. 812. 813. 814. 815. 816. 817. 818. 819. 820. 821. 822. 823. 824. 825. 826. 827. 828. 829. 830. 831. 832. 833. 834. 835. 836. 837. 838. 839. 840. 84

100

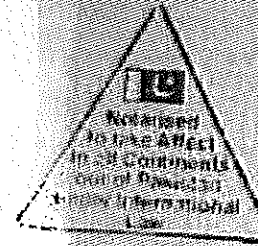
ALL INFORMATION CONTAINED
HEREIN IS UNCLASSIFIED
DATE 08-22-2011 BY 60322
UCBAW/STP

22 SEP 2017

~~22 DE 12
Saifulah Khan Khaid
Notary Public
Lahore High Court Lahore~~



2250



● 办完这 2 件事



AHMAD
S-100
MANSOOR
C-100
PAKISTANI
Date of Birth
08 JAN 1963
Sex Male
M Place of Birth
LAHORE, PAK
Father Name
FEROZ-U-DIN, SHEKH
Date of Issue
06 JAN 2015
Date of Expiry
04 JAN 2025

AS113443

35201-2697944-3

Issuing Authority
PAKISTAN
Tracking Number
10212553401

Receiving Number
U0025522

ATTESTED

~~22 SEP~~ 2017

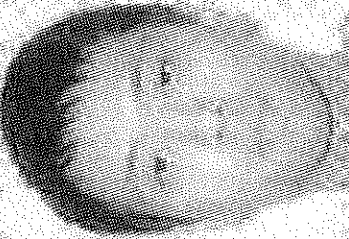
[illegible]


Ontario

Driver's Licence
Permis de conduire

ON
CANADA





12 NAME/NOM
WONG,
NATHAN, KALOK
5055 HEATHERLEIGH AVE UN108
MISSISSAUGA, ON. L5V 2R8
14 NUMBER/
NUMERO
W6401 - 58258 - 80521
15 ISS/DEL
2013/05/14
16 DIR/REV
GP2946536
17 SEX/SEXE
M
18 DOB/SS
Q
19 CAT/CL
Q
20 REG/
DOB
1988/05/21

19 EXP/EXP
2018/05/21
18 HGT/HAUT
178 CM

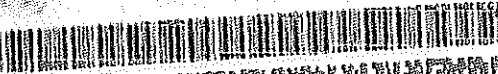


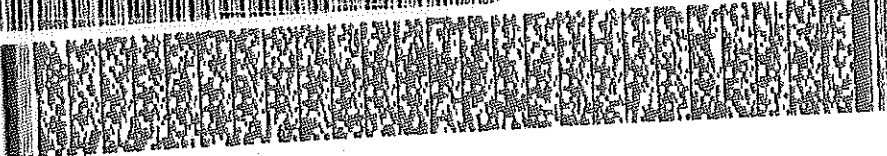
ServiceOntario.ca

11 CLAS/ CATEGORIE
Autos/Auto combin. (max. 4500 kg)
Four-roues (max. 4500 kg)
Assemblages d'ensemble de véhicules
(4000 kg max.) - véhicules remorqués
ne dépassant pas 4000 kg

12 RESTRICTIONS/CONDITIONS
CP2946536

7239301





Received by
 (Signature)
 Sept 28/17



TD Canada Trust
BRISTOL & MAVIS
728 BRISTOL ROAD WEST
MISSISSAUGA, ON L5R4A3
www.tdcanadatrust.com

August 21, 2017

NATHAN KALOK WONG
5055 HEATHERLEIGH AVE UNIT 108
MISSISSAUGA, ON L5V 2R8

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): | NATHAN KALOK WONG |
| Principal Amount: | \$280,000.00 |
| Fixed Annual Interest Rate: | 2.99% per annum, calculated semi-annually not in advance |
| Interest Rate Expiry Date: | December 12, 2017
This means the Interest Rate for the Term selected will expire on this date. |
| Prepayment Option: | Closed to prepayment, subject to terms of mortgage |
| Term: | 5 years |
| Amortization: | 30 years |
| Anticipated Closing Date: | August 22, 2017 |

This Pre-Approval Confirmation is valid until December 16, 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.

Additional requirements:

- EMPLOYEE INCOME CONFIRMED
- Complete TDCT Gift Letter form #542034 as per bweb guidelines

Signed by:

Per:

The Toronto-Dominion Bank