Worksheet

Standard Assignment

Post Occupancy

(Occupied - Feb 1/17)

Suite: 2408 **Tower:** PSV2 **Date:** APRIL 5/17 **Completed by:** Anita

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). \$3500 + HST = \$3955.00
- ✓ Agreement must be in good standing. Funds in Trust: \$ 66,380 (20%) \$58,680 plus upgrades
- ✓ 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 customercareto@amacon.com Nov 24/16 completed.
- ✓ Include Fintrac for Assignee
- ✓ Copy of Assignees ID
- ✓ Copy of Assignees Mortgage Approval / Letter of sufficient Funds

✓ Certificate & Article of Incorporation

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:

* Please Take Note *

Amendment to reduce Assignment fee included

(was reduced from \$5000.00 + HST to \$3500.00 + HST)

AMENDMENT TO AGREEMENT OF PURCHASE AND SALE

ASSIGNMENT

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

MITAL MAHENDRA PATEL (the **"Purchaser"**)
Suite **2408** Tower **TWO** Unit **8** Level **23** (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 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 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.

MP

(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 25th day of August **2013.**

Witness:

M Patel

Purchaser: **MITAL MAHENDRA PATEL**

DATED at Mississauga this 26 day of August **2013.**

AMACON DEVELOPMENT (CITY CENTRE) CORP.

PER:

Authorized ~~Signing Officer~~
I have the authority to bind the Corporation

masql_312.rpt 08JUN12

Block 7 - PSV 2

AMENDMENT TO AGREEMENT OF PURCHASE AND SALE

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

MITAL MAHENDRA PATEL (the **"Purchaser"**)

Suite **2408** Tower **TWO** Unit **8** Level **23** (the **"Unit"**)

It is hereby understood and agreed between the Vendor and the Purchaser that the following change(s) shall be made to the above-mentioned Agreement of Purchase and Sale, and except for such change(s) noted below, all other terms and conditions of the Agreement shall remain as stated therein, and time shall continue to be of the essence.

DELETE: FROM THE AGREEMENT OF PURCHASE AND SALE

In Reference to the Assignment amendment signed by the Purchaser on August 25th, 2013 and accepted by the Vendor on August 26th, 2013.

(v) pays the sum Five Thousand ($5,000.00) Dollars plus applicable HST by way of certified funds as an adminsitration 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.

INSERT: TO THE AGREEMENT OF PURCHASE AND SALE

(v) pays the sum Three Thousand Five Hundred ($3,500.00) Dollars plus applicable HST by way of certified funds as an adminsitration 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

Dated at **Mississauga, Ontario** this 5th day of April 2017.

SIGNED, SEALED AND DELIVERED
In the Presence of:

Witness

mPatel
Purchaser - MITAL MAHENDRA PATEL

Accepted at Mississauga this 5 day of April **2017.**

AMACON DEVELOPMENT (CITY CENTRE) CORP.

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

aSQL_amd.rpt 27sept16

SUITE 2408 UNIT 8 LEVEL 23

ASSIGNMENT OF AGREEMENT OF PURCHASE AND SALE

THIS ASSIGNMENT made this 5th day of April 2017

MP

A M O N G:

Mital Mahendra Patel

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

OF THE FIRST PART;

- and -

Ronald J Mathias and IMAX PROPERTY MANAGEMENT INC

(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 25th day of August, 2013 and accepted the 26th day of August, 2013 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 8 , Level 23 , Suite 2408 together with 1 Parking Unit(s) and 1 Storage Unit(s) in the proposed condominium known municipally as 5V2 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

MP

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.

MP

11. The Assignor shall pay by certified cheque drawn on solicitor's trust account to ~~Blaney McMurtry, LLP~~ Amacon City Centre Seven New Development Partnership upon execution of this Assignment Agreement, ~~Vendor's solicitor's fees~~ in the amount of ~~Five Hundred Dollars ($500.00)~~ Three thousand five hundred ($ 3,500.00) plus HST.

MP

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 5th day of April 2017.

Witness	(Assignor) Mital Mahendra Patel
Witness	(Assignor)
Witness	(Assignee) Ronald J. Mathias
Witness	I have authority to bind the Corporation (Assignee) IMAX Property Management Inc.

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: Ronald J Mathias

DATE OF BIRTH 1965/11/19.
YYYYMMDD SIN #

ADDRESS: 5493 Heatherleigh Ave
Mississauga, ON L5V 2K7.

PHONE: Tel: (905) 568-4318
Cell: (416) 566-0776.
Facsimile:

E-mail: ronaldmathias@gmail.com

ASSIGNEE

NAME: JMAX PROPERTY MANAGEMENT INC

DATE OF BIRTH
YYYYMMDD SIN #

ADDRESS: 5493 Heatherleigh Ave
Mississauga, ON L5V 2K7

PHONE: Tel:
Cell:
Facsimile:

E-mail:

ASSIGNEE'S SOLICITOR:

NAME: Gord Mohan
Gord Mohan Law Firm

ADDRESS: 25 Watline Ave # 303.
Mississauga, ON L4Z 2Z7.

PHONE: Bus: (905) 712-1911
Facsimile: (905) 712-4673

E-mail: gord@ggmohan.com

MP

10358 (1215)

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

The Toronto-Dominion Bank

80884744

55 KING STREET WEST
TORONTO, ON M5K 1A2

DATE 2017-04-06
YYYYMMDD

Transit-Serial No. 1020-80884744

Pay to the Order of AMACON CITY CENTRE SEVEN NEW DEVELOPMENT PARTNERSHIP

$ ******3,955.00

THREE THOUSAND NINE HUNDRED FIFTY FIVE****************************00/100 Canadian Dollars

Authorized signature required for amounts over CAD $5,000.00

Re 2408 PSV2 Assignment fee.

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

Authorized Officer

Number

Countersigned

OUTSIDE CANADA NEGOTIABLE BY CORRESPONDENTS AT THEIR BUYING RATE FOR DEMAND DRAFTS ON CANADA

⑈80884744⑈ ⑆09612⑉004⑆ ⑉3808⑈

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 #: 2408 Phase/Tower: DSV **TWO** Plan No.: Luxe

Street: ____________

Date of Offer: April 5/17.

Sales Representative: In2ition Realty

Verification of Individual

1. Full Legal Name of Individual: Ronald J. Mathias
2. Address: 5493 Heatherleigh Ave
   Mississauga, ON L5V 2K7
3. Date of Birth: 1965/11/19.
4. Principal Business or Occupation: Realtor Remax Real Estate Centre
5. Identification Document (must see original): Driver's Licence.
6. Document Identification Number: M0814-66856-51119
7. Issuing Jurisdiction: Ontario
8. Document Expiry Date (must not be expired): 2018/11/19.

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: ____________

OREA Ontario Real Estate Association

Corporation/Entity Identification Information Record

Toronto Real Estate Board

Form 631 for use in the Province of Ontario

NOTE: A Corporation/Entity 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 Corporation/Entity 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:** 510 Curran Place Suite 2408 Mississauga ON

Sales Representative/Broker Name: Indition Realty

Date: April 5/17

* A.1. Verification of Corporation

1. **Name of corporation:** IMAX Property Management Inc.
2. **Corporate Address:** 5493 Heatherleigh Avenue Mississauga, ON L5V 2K7.
3. **Nature of Principal Business:** Property Management
4. **Name of Directors:** As set out in certificate of corporate status or other record confirming corporation's existence.
   Ronald John Mathias
   Cynthia Pramila Mathias
5. * **Type and Source of Verification Record:**
   Must confirm existence of the corporation (e.g., certificate of corporate status, published annual report, government notice of assessment). If record is in paper format, a copy must be kept. If record is an electronic version, a record of the corporation's registration number and type and source of record (e.g., Corporations Canada website) must be kept.
   Yes - copy enclosed of Certificate and Article of Incorporation
6. * **Registration number of corporation:**
7. * **Copy of corporate record showing authority to bind corporation regarding transaction:**
   (e.g., certificate of incumbency, articles of incorporation, by-laws setting out officers duly authorized to sign on behalf of corporation)
   Included

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.

A.2. Verification of Other Entity *(if applicable)*

1. Name of other entity:
2. Address:
3. Nature of Principal Business:
4. Type of Verification Record: Must confirm existence of other entity (e.g., partnership agreement, articles of association).
5. Source of Record:

   Record may be paper or an electronic version. If record is in paper format, a copy must be kept. If record is an electronic version, a record of the entity's registration number and type and source of record must be kept.
6. Registration number:

B. Verification of Third Parties *(if applicable)*

NOTE: Complete this section of the form when a client is acting on behalf of a third party. Where you cannot determine if there is a third party, but there are reasonable grounds to suspect the client is acting on behalf of a third party, you must keep a record of that fact.

1. Name of other entity:
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:

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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 Corporation or Entity

☐ Foreign Corporation or Entity that does not operate in a High Risk Country

☐ Other, explain:

Medium Risk

☐ Explain:

High Risk

☐ Foreign Corporation or Entity that operates in a High Risk Country

☐ 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.

D. Business Relationship

(ask your Compliance Officer when this section is applicable if you don't know)

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

Check the appropriate boxes.

Acting as an agent for the purchase or sale of:

☐ Land for Commercial Use

☐ Commercial property

☐ Other, please specify:..

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

D.2.1. If the client is a corporation, ask if its name and address and name of its directors have changed and if they have include the updated information on page one. If the client is an entity other than a corporation, ask if its name, address and principal place of business has changed and if they have include the updated information on page one.

D.2.2 Keep all 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.

REALTOR

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.

ENDORSEMENTS AND LIMITATIONS
This passport is valid for all countries unless otherwise specified. The bearer must comply with any visa or other entry regulations of the countries to be visited

SEE OBSERVATIONS BEGINNING ON PAGE 5 (IF APPLICABLE)

MENTIONS ET RESTRICTIONS
Ce passeport est valable pour tous les pays, sauf indication contraire. Le titulaire doit se conformer aux formalités relatives aux visas ou aux autres formalités d'entrée des pays où il a l'intention de se rendre

VOIR LES OBSERVATIONS DÉBUTANT À LA PAGE 5 (LE CAS ÉCHÉANT)

Signature of bearer / Signature du titulaire

EGA64959

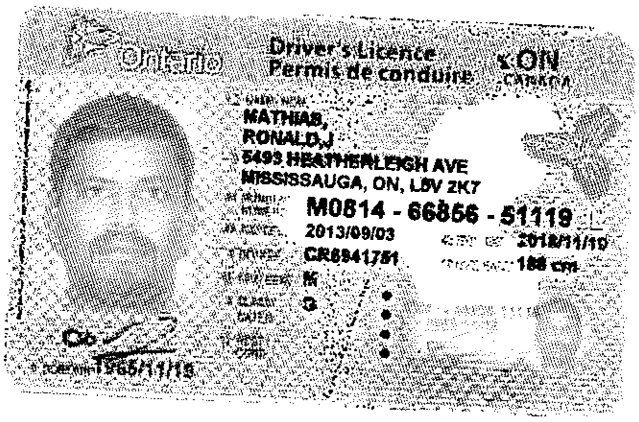
PASSPORT
PASSEPORT

CANADA

Type/Type: P
Issuing Country/Pays émetteur: CAN
Passport No./N° de passeport: HK571400
Surname/Nom: MATHIAS
Given names/Prénoms: CYNTHIA PRAMILA
Nationality/Nationalité: CANADIAN/CANADIENNE
Date of birth/Date de naissance: 10 NOV /NOV 70
Sex/Sexe: F
Place of birth/Lieu de naissance: BOMBAY IND
Date of issue/Date de délivrance: 31 MAY /MAI 16
Date of expiry/Date d'expiration: 31 MAY /MAI 26
Issuing Authority/Autorité de délivrance: MISSISSAUGA

EGA64959

P<CANMATHIAS<<CYNTHIA<PRAMILA<<<<<<<<<<<<<<<
HK571400<0CAN7011100F2605317<<<<<<<<<<<<<<02



Ontario

Driver's Licence
Permis de conduire

ON
CANADA

MATHIAS,
RONALD,J
5493 HEATHERLEIGH AVE
MISSISSAUGA, ON, L5V 2K7

M0814 - 66856 - 51119

2013/09/03

2018/11/19

CR6941751

186 cm

M

G

1965/11/19

Certificate of Incorporation

Canada Business Corporations Act

Certificat de constitution

Loi canadienne sur les sociétés par actions

IMAX Property Management Inc.

Corporate name / Dénomination sociale

1016090-3

Corporation number / Numéro de société

I HEREBY CERTIFY that the above-named corporation, the articles of incorporation of which are attached, is incorporated under the *Canada Business Corporations Act*.

JE CERTIFIE que la société susmentionnée, dont les statuts constitutifs sont joints, est constituée en vertu de la *Loi canadienne sur les sociétés par actions*.

Virginie Ethier

Director / Directeur

2017-03-24

Date of Incorporation (YYYY-MM-DD)
Date de constitution (AAAA-MM-JJ)

Canada

Innovation, Science and Economic Development Canada

Innovation, Sciences et Développement économique Canada

Form 1
Articles of Incorporation
Canada Business Corporations Act (s. 6)

Formulaire 1
Statuts constitutifs
Loi canadienne sur les sociétés par actions (art. 6)

IMAX Property Management Inc.

ON

The corporation is authorized to issue an unlimited number of common shares.

None

Min. 1 Max. 10

None

None

Ronald John Mathias	Ronald John Mathias Ronald John Mathias
Cynthia Pramila Mathias	Cynthia Pramila Mathias Cynthia Pramila Mathias

Canada

IC 3419 (2008/04)

Form 2 / Formulaire 2

Initial Registered Office Address and First Board of Directors / Siège social initial et premier conseil d'administration

Canada Business Corporations Act (CBCA) (s. 19 and 106) / *Loi canadienne sur les sociétés par actions* (LCSA) (art. 19 et 106)

IMAX Property Management Inc.

5493 Heatherleigh Avenue
Mississauga ON L5V 2K7

		Resident Canadian Résident Canadien
Ronald John Mathias	5493 Heatherleigh Avenue, Mississauga ON L5V 2K7, Canada	Yes / Oui
Cynthia Pramila Mathias	5493 Heatherleigh Avenue, Mississauga ON L5V 2K7, Canada	Yes / Oui

Original signed by / Original signé par
Ronald Mathias

Ronald Mathias
416-566-0776

Misrepresentation constitutes an offence and, on summary conviction, a person is liable to a fine not exceeding $5000 or to imprisonment for a term not exceeding six months or both (subsection 250(1) of the CBCA).

Faire une fausse déclaration constitue une infraction et son auteur, sur déclaration de culpabilité par procédure sommaire, est passible d'une amende maximale de 5 000 $ et d'un emprisonnement maximal de six mois, ou l'une de ces peines (paragraphe 250(1) de la LCSA).

You are providing information required by the CBCA. Note that both the CBCA and the *Privacy Act* allow this information to be disclosed to the public. It will be stored in personal information bank number IC/PPU-049.

Vous fournissez des renseignements exigés par la LCSA. Il est à noter que la LCSA et la *Loi sur les renseignements personnels* permettent que de tels renseignements soient divulgués au public. Ils seront stockés dans la banque de renseignements personnels numéro IC/PPU-049.

2017-03-27

Corporations Canada
C. D. Howe Building
235 Queen Street
Ottawa, Ontario K1A 0H5

Corporations Canada
Édifice C.D. Howe
235, rue Queen
Ottawa (Ontario) K1A 0H5

Corporation Information Sheet

Canada Business Corporations Act (CBCA)

Fiche de renseignements concernant la société

Loi canadienne sur les sociétés par actions (LCSA)

IMAX Property Management Inc.

Corporation Number	1016090-3	Numéro de société
Corporation Key Required for changes of address or directors online	19868924	Clé de société Requise pour mettre à jour en ligne l'adresse du siège social ou l'information concernant les administrateurs
Anniversary Date Required to file annual return	03-24 (mm-dd/mm-jj)	Date anniversaire Requise pour le dépôt du rapport annuel
Annual Return Filing Period Starting in 2018	03-24 to/au 05-23 (mm-dd/mm-jj)	Période pour déposer le rapport annuel Débutant en 2018

Reporting Obligations

A corporation can be dissolved if it defaults in filing a document required by the CBCA. To understand the corporation's reporting obligations, consult Keeping Your Corporation in Good Standing (enclosed or available on our website).

Corporate Name

Where a name has been approved, be aware that the corporation assumes full responsibility for any risk of confusion with existing business names and trademarks (including those set out in the Nuans search report). The corporation may be required to change its name in the event that representations are made to Corporations Canada and it is established that confusion is likely to occur. Also note that any name granted is subject to the laws of the jurisdiction where the corporation carries on business. For additional information, consult **Protecting Your Corporate Name** (enclosed or available on our website).

Obligations de déclaration

Une société peut être dissoute si elle omet de déposer un document requis par la LCSA. Pour connaître les obligations de déclaration de la société veuillez consulter Maintenir votre société en conformité, ci-jointe ou disponible dans notre site Web.

Dénomination sociale

En dépit du fait que Corporations Canada ait approuvé la dénomination sociale, il faut savoir que la société assume toute responsabilité de risque de confusion avec toutes dénominations commerciales, marques de commerce existantes (y compris celles qui sont citées dans le rapport de recherche Nuans). La société devra peut-être changer sa dénomination advenant le cas où des représentations soient faites auprès de Corporations Canada établissant qu'il existe une probabilité de confusion. Il faut aussi noter que toute dénomination octroyée est assujettie aux lois de l'autorité législative où la société mène ses activités. Pour obtenir de l'information supplémentaire, veuillez consulter le document **Protection de la dénomination sociale** ci-joint ou disponible dans notre site Web.

ASSIGNOR

Lawyers details

Chaitali H. Desai

7075 Edwards Boulevard, Unit # 5

Mississauga, Ontario

L5S 1Z2

Tel: 905-564-0544

Fax: 905-564-0644

E-Mail: chdlaw@bellnet.ca

ASSIGNEE

GORD MORAN
905 712-1911
303-25 WATLINE AVE
MISSISSAUGA, ON, L4Z 2Z7

TD Canada Trust

TD Canada Trust
77 King Street West, Concourse Level
Toronto, Ontario M5K 1A2
T: 416 982 5722 F: 416 982 5831

April 6, 2017

To whom it may concern,

Please be advised that TD Canada Trust's clients, Cynthia Pramila Mathias and Ronald John Mathias, have a joint Home Equity Line of Credit. The current balance of the HELOC is $57,280.57 and the credit limit is $585,000.

The available balance of the HELOC 1168 – 3272775 is $527,719.43

For questions on the above please contact the undersigned.

Regards,

B Lynch

Brendan Lynch

Financial Services Representative

TD Canada Trust, 77 King Street W.

TD Canada Trust
77 King Street West, Concourse Level 1027
TORONTO, ONTARIO M5K 1A2

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