

Worksheet
Standard Assignment
Post Occupancy

Suite: 2207 Tower: PSV Date: Sept 11/17 Completed by: Andra and

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). zero (\$0)

☒ Agreement must be in good standing. Funds in Trust: \$ 56,535.00

☒ 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.careto@amacon.com

☒ Include Fintrac for Assignee

☒ Copy of Assignees ID

☒ Copy of Assignees Mortgage Approval

Administration Notes: * This purchaser is deceased *

* Estate Trustee Doc enclosed

* Estate Trustee ID enclosed

15%

ASSIGNMENT OF AGREEMENT OF PURCHASE AND SALE

THIS ASSIGNMENT made this 21st day of September 2017.

A M O N G:

AHMED LAITH ALSAIGH

(hereinafter called the "Assignor")

OF THE FIRST PART;

- and -

BAN JAWAD ABDUL AL-KANANI

(hereinafter called the "Assignee")

OF THE SECOND PART;

- and -

AMACON DEVELOPMENTS (CITY CENTRE) INC.

(hereinafter called the "Vendor")

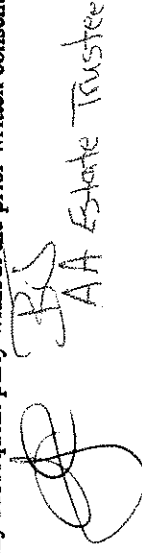
OF THE THIRD PART.

WHEREAS:

- (A) By Agreement of Purchase and Sale dated the 26th day of February 2012 and accepted the 26th 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 7, Level 21, Suite 2207, together with 1 Parking Unit(s) and 1 Storage Unit(s) in the proposed condominium known municipally as 4011 Brickstone 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.



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.
Estate Trustee AH zero (403) (P)
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.

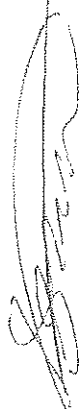
DATED this 21st day of September 2017.


Witness


AHMED LAITH ALSAIGH. (Assignor)

Witness

(Assignor)


Witness


BAN JAWAD ABDUL AL-KANANI (Assignee)

Witness

(Assignee)

AMACON DEVELOPMENT (CITY CENTRE)
INC.

Per:

Name:

Title: Authorized Signing Officer

I have authority to bind the Corporation

Schedule "A"

Details of Assignee

ASSIGNEE	NAME:	BAN JAWAD ABDOUL AL KANANI	
	DATE OF BIRTH	1966/10/19	
	ADDRESS:	YYYYMMDD 1179 Aintree Rd. London, ON, N6H 5R1	SIN #
	PHONE:	Tel: (519) 859-7800	
	E-mail:	Cell: _____ Facsimile: _____ ban_alkanani@yahoo.com hussain_hussainkamil@yahoo.com	
ASSIGNEE	NAME:		
	DATE OF BIRTH	YYYYMMDD	SIN #
	ADDRESS:	_____	
	PHONE:	Tel: _____ Cell: _____ Facsimile: _____	
	E-mail:	_____	
ASSIGNEE'S SOLICITOR:	NAME:	Anita Taneja Barrister + Solicitor	
	ADDRESS:	35 City Centre Dr., Suite 218 Mississauga, ON L5B 2N5	
	PHONE:	Bus: (905) 896-4000 Facsimile: (905) 896-4002	
	E-mail:	anita@tanejatalaw.ca	

Government of Canada
PERMANENT RESIDENT CARD
CARTES DE RESIDENT PERMANENT

AL-KANANI
BAN JAMAD ABDUL

5635-5633
F IRA

19 OCT 1986
20 JUL 1986

Canada

2207-PSV

Assignee

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:

Sales Representative/Broker Name: Indition Realty

Date Information Verified/Credit File Consulted:

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 CRE's materials on REALTOR Link®.

1. Full legal name of individual: Ban Jowad Abdul Al-Kanani

2. Address: 1179 Alntee Rd.

London, ON, N6H 5K1

3. Date of Birth: 1966-10-19

4. Nature of Principal Business or Occupation: Operation Manager - Exotic Garden Landscaping

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: PR Card

2. Document Identifier Number: 5635-5633

3. Issuing Jurisdiction: Canada

4. Document Expiry Date: July 20, 2021

Country: Canada

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 CRE'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:

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:



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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.



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W/E Forms © April 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.



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WEBForms® April 2017



Canada Trust

Mortgage Pre-Qualification Certificate

Date: 30-08-2017

This is to certify that:

Name(s): Ban Al-Kanani

Amacon Development, PSV 2, suite # 2207

(collectively "You", "Your")

Current Address: 1179 Aintree Road,

London, ON

N6H 5R1

Qualifies for a residential mortgage loan with The Toronto-Dominion Bank ("TD Canada Trust") with the following terms:

Mortgage Amount	<u>\$ 244,985</u>
Interest Rate	<u>4.84</u>
Interest Rate Expiry Date	<u>January 2018</u>
Term	<u>60m</u>
Amortization	<u>25 yrs</u>

If the Interest Rate above is filled in with a rate, and the interest rates are lower on the day funds are advanced You will receive the lower rate.

Any time before Your closing date, You can change the Term; the Interest Rate will be adjusted accordingly to the posted rate for that Term at the date of change. A new Pre-Qualification Certificate will then be issued voiding this one.

This pre-qualification is valid for 90 days from the date of this Pre-Qualification Certificate.

Final Approval 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;
- 6) Canada Mortgage and Housing Corporation or GE Capital Mortgage Insurance Canada approval if required pursuant to TD Canada Trust's normal lending requirements

Additional Conditions:

x

London, ON

Branch location

519 673 6340

Branch telephone number

Per:

The Toronto-Dominion Bank

CANADA }
Province of Ontario }
To Wit }

To all whom these Presents
may come, be seen or known

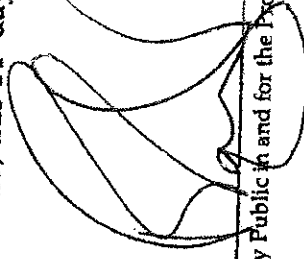
I, Richard Barrett, a Notary Public in and for the Province of Ontario, by
Royal Authority duly appointed, residing at the City of Mississauga, in
the Region of Peel, in the said Province;

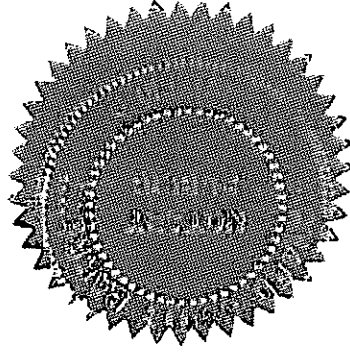
Do Certify and Attest that the paper-writing hereto annexed is a true
copy of a document produced and shown to me being the *Certificate of
Appointment of Estate Trustee without a Will* of Ahmed Alsaigh (also known
as Ahmed Laith Al Saigh, Ahmed Laith M. Alsaigh, and Ahmed Laith
Mohammed Alsaigh) *deceased*;

and dated the 1st day of June, 2017.

the said copy having been compared by me with the said original
document, an act whereof being requested I have granted under my
Notarial Form and Seal of Office to serve and avail as occasion shall or
may require.

In testimony whereof I have hereto subscribed my name and affixed my
Notarial Seal of Office at Mississauga, Ontario, this 14th day of September,
2017.


A Notary Public in and for the Province of Ontario



Court file no.

565/17

Ontario
Superior Court of Justice

(Insert name)

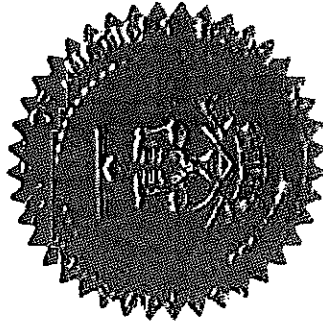
IN THE ESTATE OF Ahmed Alsaigh (also known as Ahmed Laith Al Saigh, Ahmed Laith M. Alsaigh and Ahmed Laith Mohammed Alsaigh), deceased,
late of the City of Mississauga in the Regional Municipality of Peel,
occupation. Car sales manager, Raceway Chrysler
who died on January 24, 2017.

CERTIFICATE OF APPOINTMENT
OF ESTATE TRUSTEE WITHOUT A WILL

Applicant	Address	Occupation
Asmaa Ali Ghaleb	50 Elm Drive East, Suite 1801 Mississauga, Ontario L5A 3X2	General labourer

This CERTIFICATE OF APPOINTMENT OF ESTATE TRUSTEE WITHOUT A WILL is hereby issued under the seal of the court to the applicant named above.

DATE: June 1, 2017



Registrar

Address of court office:
Court House
7755 Harontario Street
Brampton, Ontario
L6W 4T6

IN THE ESTATE OF Ahmed Alsaigh (also known as Ahmed Laith Al Saigh,
Ahmed Laith M. Alsaigh and Ahmed Laith Mohammed Alsaigh), deceased.

Court file no.

565/17

Ontario
Superior Court of Justice
at Brampton

**CERTIFICATE OF APPOINTMENT
OF ESTATE TRUSTEE WITHOUT A WILL**

*Name, address, telephone number and fax number
of lawyer or party:*

**Richard Barrett
1498 Lewisham Drive
Mississauga, Ontario
L5J 3R4**

LSUC Registration No.: 27937B

Tel: 905-823-1487

Fax: 905-823-2529

Document prepared using *Estate-a-Base* by Do Process LP, Toronto, Ontario 416.322.6111 or 1.888.367.7648

Form 74-20

RCP-E 4C (July 1, 2007)

