

Worksheet

Family Assignment

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

4011
Suite: ~~4011~~ Tower: DSU 1 Date: Completed by: MM

Please mark if completed:

- ☒ Assignment Agreement Signed by both Assignor and Assignee
- ☒ Certified Deposit Cheque for Top up Deposit to 20% Not Required
- ☒ Certified Deposit Cheque for Family Assignment administration fee of \$500 +HST payable to Amacon City Centre Seven New Development Partnership. Courier to Dragana at Amacon Head office (Toronto). \$0.00
- ☒ Agreement must be in good standing. Funds in Trust: \$ 60,380.00
- ☒ 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 customercareto@amacon.com
- ☒ Include Fintrac for Assignee
- ☒ Copy of Assignees ID
- ☒ Copy of Assignees Mortgage Approval

The Assignee can close at occupancy closing as long as all of the Above items have been completed and submitted

Note:

Once all of the above is completed, email the full package immediately to Stephanie for execution of the Assignment agreement. Stephanie will execute and the Amacon admin team will forward immediately to Blaney via email. The Parkside Admin team must courier the full hardcopy package to Blaney McMurtry's office. Please remember that the Assignment fee cheque should be couriered to Amacon.

Administration Notes:

PSV - TOWER ONE

AMENDMENT TO AGREEMENT OF PURCHASE AND SALE

ASSIGNMENT

Between: AMACON DEVELOPMENT (CITY CENTRE) CORP. (the "Vendor") and
HAYDER ABDULY ENMAH ABDAL (the "Purchaser")
Suite 4011 Tower ONE Unit 11 Level 39 (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 11, 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 Zero (\$0.00) 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.

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(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 11 day of March 2012.

Witness:

Purchaser: HAYDER ABDULY EMMAH ABDALI

DATED at Mississauga this 11 day of March 2012.

AMACON DEVELOPMENT (CITY CENTRE) CORP.

PER: [Signature]

Authorized Signing Officer

I have the authority to bind the Corporation

ASSIGNMENT OF AGREEMENT OF PURCHASE AND SALE

THIS ASSIGNMENT made this 12th day of December 2017.

AMONG:

H.A

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HAYDER ABDEL KADIR ABDEL MAJID

(hereinafter called the "Assignee")

OF THE FIRST PARTY;

- and -

KASSEM SALHEM ALTAMIMI

(hereinafter called the "Assignee")

OF THE SECOND PARTY;

- and -

AMACON DEVELOPMENTS (CITY CENTRE) INC.

(hereinafter called the "Vendor")

OF THE THIRD PARTY

WHEREAS:

- (A) By Agreement of Purchase and Sale dated the 1st day of March 2012 and accepted the 11th 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 11, Level 39, Suite 401, together with Parking Unit(s) and 1 Storage Unit(s) as the improved conditions known municipally as 4011 Residence Newx, Mississauga, Ontario (the "Property");

- (B) The Assignor has agreed to assign the Agreement and all deposits required by the Purchaser thereunder as well as any monies paid for value or expenses, monies paid as credits to the Vendor (or its affiliates) in connection with the purchase of the Property to the Assignee and any interest applicable therein (the "Assigned Deposits"), and the Assignor 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 Two 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 hereof, the Assignor hereby grants and assigns unto the Assignee, all of the Assignor's right, title and interest in and to the Agreement including, without limitation, all of the Assignor's rights in the Assigned Deposits under the Agreement;
2. The Assignor acknowledges that any amounts paid by the Assignor for Parking 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 covenants 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 in the same extent as if he/she had originally signed the Agreement as stated in the Assignment. The Assignee acknowledges that in the event the Vendor does not receive the full benefit of the 15% Refund (as defined in the Agreement) for any reason whatsoever, the Assignee shall be required to pay the amount of the 15% Refund to the Vendor on Closing in addition to the Purchase Price, as more particularly set out in the Agreement.

Subject to the terms of the Assignment, Assignment, the Assignee covenants and agrees with the Assignor and the Vendor not to let or advertise for sale or lease and/or sell or lease the Unit and is strictly prohibited from further assigning the Assignor's interest under the Agreement or the Assignment to any subsequent party without the prior written consent of the Vendor, which consent may be ultimately withheld.

H.A

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In the event that the Assignment is not completed by the Vendor for any reason whatsoever, as if the Vendor is assigned pursuant to the terms of the Agreement to refund all or any part of the Existing Payment for 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.

The Assignor hereby represents to the Assignee and the Vendor that he/she has full right, power and authority to assign the Assignment to the Assignee.

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 Assignment, jointly and severally with the Assignee. For greater clarity, the Assignor may be required to complete the Company Closing with the Vendor.

9. The Vendor hereby consents to the assignment of the Assignment 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 Assignment and the Disclosure Statement with all accompanying documentation and material, including any endorsements thereto.

11. The Assignor shall pay by certified cheque drawn on solicitor's trust account to Shammy & Co., LLP upon execution of this Assignment Agreement, Vendor's solicitor's fees in the amount of Five Hundred Dollars (\$500.00) plus HST.

12. The Assignor and Assignee agree to provide and/or create 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 consent information and Assignee's solicitor's consent information.

13. Due to the identity of the Assignee and the solicitors for the Assignee as set forth in Schedule "A" and in the Vendor's form of Information sheet, notice to the Assignor or to the Assignee's solicitor, shall be deemed to also be notice to the Assignor and the Assignee's solicitors.

14. Any capitalized terms hereunder shall have the same meaning attributed to them in the Assignment, unless they are defined in this Assignment Agreement.

15. This Assignment shall survive 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 Assignor is named in this Assignment Agreement, the obligations of the Assignor 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.

Witness this 12th day of December 2017 H.A. YH

Witness Melanie Malenfant
Notary Public of Quebec
193112-1

Witness GUILLERMO QUINONEZ
Business Bay P.O. Box 23945
Dubai, U.A.E.
+971(4) 354 4333

Witness MAXIME ABELLYN LEMAITRE AIDA LI
(Assignor)

Witness YASIR SALEEM AL TAMIMI (Assignee)

Witness Gurpreet Kaur Pathreja J.D.
Barrister, Solicitor & Notary Public
250 Dundas Street West, Suite 402
Mississauga, Ontario L5B 1J2
Email: gpathreja@pathrejalaw.com
Tel: 416-548-6038 Fax: 416-548-6039

AMACON DRYER SYSTEM (CITY CENTRE)
INC.

For:
Name:
Title:

Authorised Signatory Officer

I have authority to bind the Corporation

PSV - Block 7 - PSV

AMENDMENT TO AGREEMENT OF PURCHASE AND SALE

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

HAYDER ABDULY ENMAN ABDALI (the "Purchaser")

such 4011 Town One Unit 11 Level 38 (the "Unit")

is hereby undertaken 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 herein, and this shall continue to be of the essence.

DELETED FROM THE AGREEMENT OF PURCHASE AND SALE

REPERT TO THE AGREEMENT OF PURCHASE AND SALE

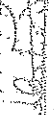
the parties hereto agree that the Unit which may have been reserved from the Vendor or its affiliate prior to the date hereof

All other terms and conditions to remain the same and there to continue to be of the essence.

Dated at DUBAI, UAE this 12th day of December, 2017.

SIGNED, SEALED AND DELIVERED

in the presence of

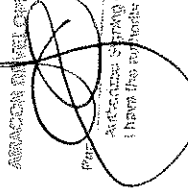

 Hayder Abdul Enman Abdali
 7777
 Victoria Public of Quebec
 # 100116
 Office 2-03, Ontario Tower,
 Sunnyside Bay, P.O. Box 28845
 Dubai, U.A.E.
 Tel: 1161 364 4333

For and on behalf of ARACON DEVELOPMENT (CITY CENTRE) CORP.

Accepted at Toronto

this 18 day of December, 2017.

ARACON DEVELOPMENT (CITY CENTRE) CORP.

For  s/s

Aracón Development (City Centre) Corp.

I have the authority to bind the Corporation.

WITNESSES: Thomson

Schedule "A"

Details of Assignee

ASSIGNEE

NAME: Yasser Saleem Altamimi

DATE OF BIRTH 1993/01/06

ADDRESS: YYMMDD SIN #
1207 Mount Vernon St. Mississauga ON.
LSH 4M3.

PHONE: Tel: 416-876-6669

E-mail: Cell: _____
Facsimile: _____

Yasser.altamimi@gmail.com

ASSIGNEE

NAME: _____

DATE OF BIRTH _____

ADDRESS: YYMMDD SIN #

PHONE: Tel: _____

E-mail: Cell: _____
Facsimile: _____

ASSIGNEE'S SOLICITOR:

NAME: Gurpreet Patheja Barrister and Solicitor

ADDRESS: 250 Dundas St. W. Unit 402 Miss. ON
LSB 1J2.

PHONE: Bus: 416-548-6038

E-mail: Facsimile: 416-548-6039
law.patheja.gurpreet@gmail.com

Assignor's Solicitor: Gurpreet Patheja, Barrister and Solicitor
in Ontario

250 Dundas St. West. Unit 402
Mississauga, ON. L5B 1J2.

PH: 416-548-6038.

Fax: 416-548-6039.

Email: law.patheja.gurpreet@gmail.com

Assignor's Solicitor: Helene Mathieu-Legal Consultants
in Dubai Suite 2103, Ontario Tower Alamel Street
Business Bay, Dubai, U.A.E
P.O. Box 28845
Tel: +971 (4) 364-4333

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 News Unit 401 - PSV 2
Sales Representative/Broker Name: Jonathan Reilly
Date Information Verified/Credit File Consulted: Dec 16, 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 CRE's materials on REALTOR Link®.

1. Full legal name of individual: Yasser Salem Alattami

2. Address: 1203 Mary Vernon St Mississauga, ON L5H 4H3

3. Date of Birth: 1993/01/06

4. Nature of Principal Business or Occupation: Sales Manager

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: A56015-18424-30106

3. Issuing Jurisdiction: Ontario

4. Document Expiry Date: 2020-01-06

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 individual's 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.



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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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WBFForms © April 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.



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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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Ontario

Driver's License
Permis de conduire

ON
ONTARIO



AL TARRH
YASSER SALEEM
1247 MOUNT VERNON ST
MISSISSAUGA, ON L4V 4M3
A5615 - 78989 - 30106
2017/02/24 2020/01/06
DT0146287
M 6
173 cm



Yasser Saleem
DOB: 1983/01/06



Canada Trust

TD Canada Trust
Credit Landing Shopping Centre
254 Lakeshore Road West
Mississauga, Ontario L5H 1G6
T: 905 278 2444 F: 905 278 3629

December 15th, 2017

SALEEM ALTAMIMI
YASSER ALTAMIMI
1207 MOUNT VERNON ST
MISSISSAUGA, ON.
L5H 4M3

To Whom It May Concern,

RE: Account confirmation

Please accept this letter as confirmation that the above mentioned men are clients of TD Canada Trust and have the available assets to close the remaining balance of funds for 4011 Brickstone Mews, Mississauga, On. Unit 4011 on January 8th, 2018 in the amount of \$273,068.77

Please feel free to contact me if you have any further questions or concerns.

Sincerely,

Conrad Klassen
TD CANADA TRUST
Financial Advisor/ Investment Consultant
254 Lakeshore Road West
Mississauga, Ontario L5H 1G6
T: 905 278 2444 F: 905 278 3629



Internal

Member of TD Bank Financial Group