



SUITE 4007 UNIT 07 LEVEL 39

ASSIGNMENT OF AGREEMENT OF PURCHASE AND SALE

THIS ASSIGNMENT made this 23rd day of March 2018.

A M O N G:

Nivin Naguib Massoud

(hereinafter called the "Assignor")

OF THE FIRST PART;

- and -

Ali A Al Shehri and Aeda F H Alshehri

(hereinafter called the "Assignee")

OF THE SECOND PART;

- and -

AMACON DEVELOPMENTS (CITY CENTRE) CORP.

(hereinafter called the "Vendor")

OF THE THIRD PART.

WHEREAS:

- (A) By Agreement of Purchase and Sale dated the 27th day of July, 2012, and accepted the 8th day of August, 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 07, Level 39, Suite 4007, together with One Parking Unit(s) and One Storage Unit(s) in the proposed condominium known municipally as PSV2 - Tower Two as 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 are of which 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

- Nivin

AA. A.F.

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.
11. The Assignor shall pay by certified cheque drawn on solicitor's trust account to Aird & Berlis 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 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 23rd day of March 2018

Witness



Witness


(Assignor)

Witness



(Assignee)

Witness


(Assignee)

AMACON DEVELOPMENT (CITY CENTRE) CORP.

Per: 

Name

:

Title: Authorized Signing Officer

I have authority to bind the Corporation

Worksheet
Standard Assignment

Timeline of completion: Must be 4 weeks prior to Occupancy

Tower : PSV2 Date : March
Suite : 4007 Completed by :
Please mark if completed:

- ☒ Copy of Assignment Amendment
- ☒ Assignment Agreement Signed by both Assignor and Assignee
- ☒ Certified Deposit Cheque for Top up Deposit zero % payable to

☐ _____ (in trust) on Occupancy
Certified Deposit Cheque for Assignment fee as per the Assignment Amendment payable to Amacon City Centre Seven New Development Partnership.

☐ Courier to _____ at Amacon head office

☐ (Toronto). Agreement must be in good standing

☐ Funds in Trust \$ 88,380 as of March 23/2018

☒ Assignors Solicitors information

Sarah Razzouk

310-2600 Edenhurst Drive, Mississauga, ON, L5A 3Z8

Tell: 905 232 1095 Fax: 905 232 1096

☒ Assignees Solicitors information

Sarah Razzouk

310-2600 Edenhurst Drive

Mississauga, ON, L5A 3Z8

905.232.1095

☒ 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

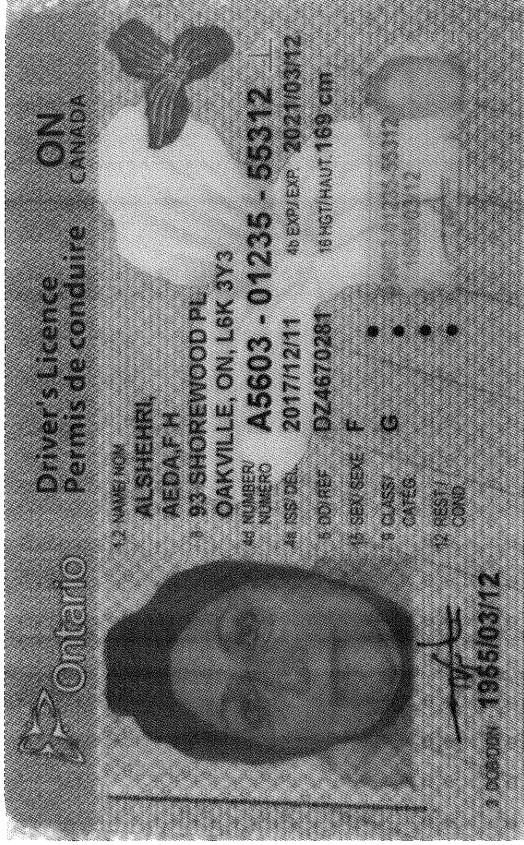
The Assignee can close at occupancy closing as long as all of the Attune have been completed and submitted.

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 it immediately to _____ email.

The Parkside Admin team must courier the full hardcopy package to _____ office.

Please remember that the Assignment fee cheque should be couriered to AMACON.



SIN - 131.933.277

ali.shehri@icloud.com

93 Shorewood Pl, Oakville Ontario L6K 3Y3

**Ontario**

Photo Card
Carte - photo

ON
CANADA



E. J. Davis
1972/03/01

12 NAME NOM
**MASSOUD,
NIVIN NAGUIB**

13 81 MOSLEY CRES
BRAMPTON, ON

14 LGY 5C8

15 NUMBER
NUMERO
979 - XP45 - 86532

16 ISS DUE
2013/04/02

17 DU RES
KA1254648

18 SEX/SEXE
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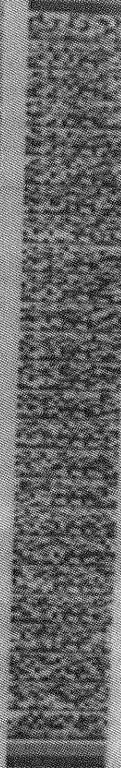
19 HEIGHT/HAUT
170 cm

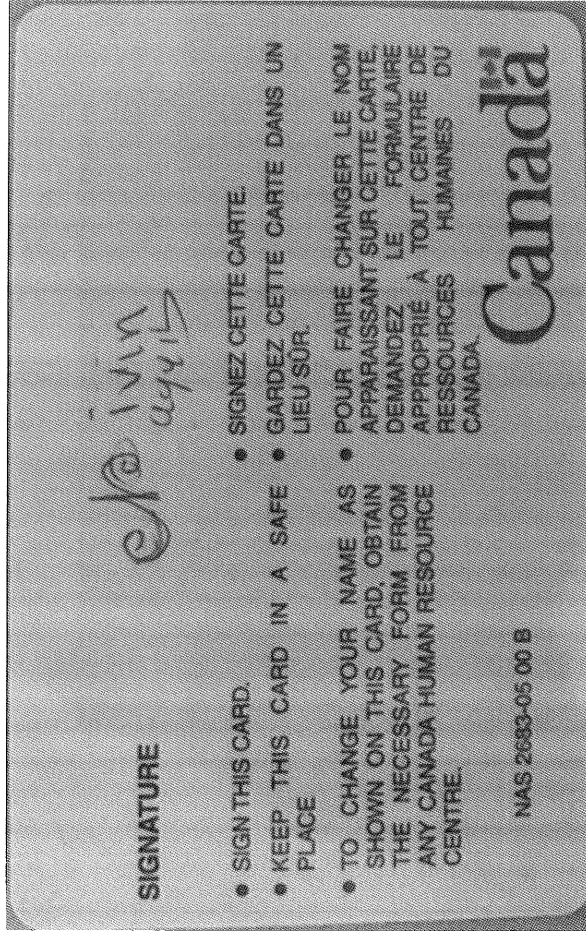
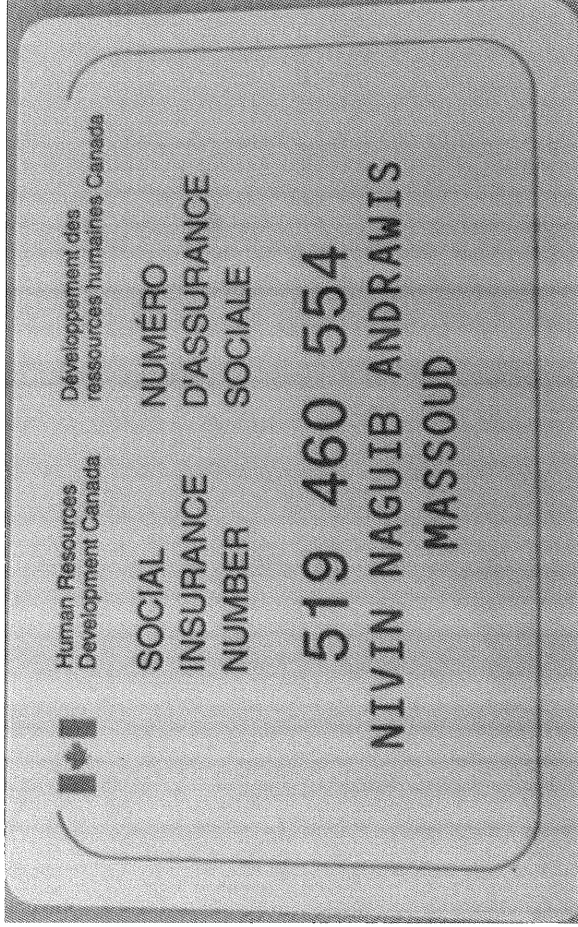
20 EXP/EXP
2018/04/02

**ServiceOntario.ca**


KA 1254648

NOT A DRIVER'S LICENCE
CECI N'EST PAS UN PERMIS DE CONDUIRE





Form 630 for use in the Province of Ontario

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: 510 Curran Pl 4007.

Name of the Buyers: AEDA F H ALSHERI and ALI A A AL SHEHRI

Sales Representative/Broker Name: FRED DIB

Date: March 23 2018

A. Verification of Individual

NOTE: This section must be completed for clients that are individuals or unrepresented individuals who are not clients, but are parties to the transaction (e.g. unrepresented buyer or seller). Where an unrepresented individual refuses to provide identification after reasonable efforts are made to verify that identification, a REALTOR® member must keep a record of that refusal and consider sending a Suspicious Transaction Report to FINTRAC if there are reasonable grounds to suspect that the transaction involves property from the proceeds of crime, or terrorist activity. Where you are using an agent or mandatory to verify an individual, see procedure described in CREA's FINTRAC Compliance manual.

1. Full legal name of individual: ALI A A AL SHEHRI

2. Address: 93 Shorewood Pl

Oakville, Ontario

L6K 3Y3

3. Date of Birth: 1953-07-09.

4. Nature of Principal Business or Occupation: Engineer

5. Type of Identification Document*: DL

(must view the original, see below for list of acceptable documents)

6. Document Identifier Number: A5603-02315-30709

7. Issuing Jurisdiction: Ontario

(Provincial, Territorial, or Federal Government)

8. Document Expiry Date: 2021/07/09

(must be valid and not expired)

*Acceptable identification documents: birth certificate, driver's licence, provincial health insurance card (not acceptable if from Ontario, Nova Scotia, Manitoba or Prince Edward Island), passport, record of landing, permanent resident card, old age security card, a certificate of Indian status, or SIN card (although SIN numbers are not to be included on any report sent to FINTRAC). Other acceptable identification documents: provincial or territorial identification card issued by the Insurance Corporation of British Columbia, Alberta Registries, Saskatchewan Government Insurance, the Department of Service Nova Scotia and Municipal Relations, the Department of Transportation and Infrastructure Renewal of the Province of Prince Edward Island, Service New Brunswick, the Department of Government Services and Lands of the Province of Newfoundland and Labrador, the Department of Transportation of the Northwest Territories or the Department of Community Government and Transportation of the Territory of Nunavut. If identification document is from a foreign jurisdiction, it must be equivalent to one of the above identification documents.



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.

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.

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- (i) for a buyer when the offer is submitted and/or a deposit made, and
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Name of the Buyers: AEDA F H ALSHERI and ALI A AL SHEHRI

Sales Representative/Broker Name: FRED DIB

Date: March 23 2018

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1. Full legal name of individual: AEDA F H ALSHERI

2. Address: 93 Shorewood Pl

Oakville, Ontario

L6K 3Y3

3. Date of Birth: 1955-03-12

4. Nature of Principal Business or Occupation: House Wife

5. Type of Identification Document*: DL

(must view the original, see below for list of acceptable documents)

6. Document Identifier Number: A5603-01235-55312

7. Issuing Jurisdiction: Ontario

(Provincial, Territorial, or Federal Government)

8. Document Expiry Date: 2021/03/12

(must be valid and not expired)

*Acceptable identification documents: birth certificate, driver's licence, provincial health insurance card (not acceptable if from Ontario, Nova Scotia, Manitoba or Prince Edward Island), passport, record of landing, permanent resident card, old age security card, a certificate of Indian status, or SIN card (although SIN numbers are not to be included on any report sent to FINTRAC). Other acceptable identification documents: provincial or territorial identification card issued by the Insurance Corporation of British Columbia, Alberta Registries, Saskatchewan Government Insurance, the Department of Service Nova Scotia and Municipal Relations, the Department of Transportation and Infrastructure Renewal of the Province of Prince Edward Island, Service New Brunswick, the Department of Government Services and Lands of the Province of Newfoundland and Labrador, the Department of Transportation of the Northwest Territories or the Department of Community Government and Transportation of the Territory of Nunavut. If identification document is from a foreign jurisdiction, it must be equivalent to one of the above identification documents.





RBC Royal Bank

March 23rd, 2018

Mr. Ali Alshehri

93 SHOREWOOD PL
OAKVILLE ONTARIO
L6K3Y3

Royal Bank of Canada
Main Floor
33 City Centre Drive
Mississauga, ON L5B 2N5

To whom it may concern

Subject: confirmation of accounts

This is to confirm that Mr. Alshehri has maintained a satisfactory account with the Royal Bank of Canada since January 2006
As of today, balance of his accounts is as follows:

Saving and chequing:	CAD \$ 101,588.01
Guaranteed Investment:	CAD \$130,000.00
Available (unutilized) line of credit:	CAD \$362,007.48

Currently Ali Alshehri is a client in good standing and all obligations are up to date.

For further information please feel free to contact me.

Yours truly,

Khouloud Nehme
Business Account Manager
Tel: 905 897 8250
Email: Khouloud.nehme@rbc.com

AGREEMENT OF PURCHASE AND SALE

The undersigned, **NIVIN NAGUIB MASSOUD** (collectively, the "Purchaser"), hereby agrees with **Amacon Development (City Centre) Corp.** (the "Vendor") to purchase the above-noted Residential Unit, as outlined for identification purposes only on the sketch attached hereto as Schedule "A", together with 1 Parking Unit(s), and 1 Storage Unit(s), to be located in the proposed condominium project known as PSV2 in Mississauga, Ontario, Canada (the "Building") together with an undivided interest in the common elements appurtenant to such units and the exclusive use of those parts of the common elements attaching to such units, as set out in the proposed Declaration (collectively, the "Unit") on the following terms and conditions:

1. The purchase price of the Unit (the "Purchase Price") is **Four Hundred Forty-One Thousand Nine Hundred (\$441,900.00)** DOLLARS inclusive of HST as set out in paragraph 6 (f) of this agreement, in lawful money of Canada, payable as follows:

- (a) to **Blaney McMurtry LLP** (the "Vendor's Solicitors"), in Trust, in the following amounts at the following times, by cheque or bank draft, as deposits pending completion or other termination of this Agreement and to be credited on account of the Purchase Price on the Closing Date:
 - (i) the sum of **Two Thousand (\$2,000.00)** Dollars submitted with this Agreement;
 - (ii) the sum of **Twenty Thousand Ninety-Five (\$20,095.00)** Dollars so as to bring the total of the deposits set out in subparagraphs 1(a)(i) and (ii) to five (5%) percent of the Purchase Price submitted with this Agreement and post dated thirty (30) days following the date of execution of this Agreement by the Purchaser;
 - (iii) the sum of **Twenty-Two Thousand Ninety-Five (\$22,095.00)** Dollars so as to bring the total of the deposits set out in subparagraphs 1(a)(i), (ii) and (iii) to ten (10%) percent of the Purchase Price submitted with this Agreement and post dated ninety (90) days following the date of execution of this Agreement by the Purchaser;
 - (iv) the sum of **Twenty-Two Thousand Ninety-Five (\$22,095.00)** Dollars so as to bring the total of the deposits set out in subparagraphs 1(a)(i), (ii), (iii) and (iv) to fifteen (15%) percent of the Purchase Price submitted with this Agreement and post dated one hundred and eighty (180) days following the date of execution of this Agreement by the Purchaser; and
 - (v) the sum of **Forty-Four Thousand One Hundred Ninety (44,190.00)** Dollars so as to bring the total of the deposits set out in subparagraph 1(a)(i), (ii), (iii), (iv) and (v) to twenty-five (25%) percent of the Purchase Price) on the Occupancy Date (as same may be extended in accordance herewith);
- (b) The balance of the Purchase Price by certified cheque or bank draft on the Closing Date, subject to the adjustments hereinafter set forth.
- (a) The Purchaser shall occupy the Unit on **December 01, 2015** being the First Tentative Occupancy Date set in accordance with the TARION Statement of Critical Dates ("TARION Statement") annexed hereto, or such extended or accelerated date established by the Vendor or by mutual agreement in accordance with the terms herein, the TARION Statement and the TARION Delayed Occupancy Warranty Addendum (together, the "TARION Statement and Addendum") annexed hereto (the "Occupancy Date").

- (b) Transfer of title to the Unit shall be completed on the later of the Occupancy Date or such extended or accelerated date established in accordance with the TARION Statement and Addendum (the "Closing Date"). The transaction of purchase and sale shall be completed on the date set out by notice in writing from the Vendor or its solicitor to the Purchaser or its solicitor following registration of the Creating Documents so as to permit the Purchaser or his solicitor to examine title to the Unit, provided that Closing shall be no earlier than fifteen (15) days after the date of such notice and no later than one hundred and twenty (120) days after registration of the Condominium and further provided that if such date is prior to the Occupancy Date then the transaction of purchase and sale shall be completed on the Occupancy Date.

Paragraphs 3 through 56 hereof, Schedules "A" (Suite Plan), "B" (Features and Finishes), "C" (Terms of Occupancy Licence), "D" (Purchaser's Acknowledgment of Receipt) and the TARION Statement and Addendum attached hereto are an integral part hereof and are contained on subsequent pages. The Purchaser acknowledges that it has read all paragraphs, Schedules and the TARION Statement and Addendum, which comprise this Agreement.

DATED at Mississauga, Ontario this 27th day of July 2012.

SIGNED, SEALED AND DELIVERED
In the Presence of:

Witness:

DATED at Mississauga

this

day of

August

2012.

Vendor's Solicitor:

BLANEY MCMURTRY LLP
2 Queen Street East, Suite 1500
Toronto, Ontario M5C 3G5
Attn: Tammy A. Evans

Purchaser's Solicitor:

AMACON DEVELOPMENT (CITY CENTRE) CORP.

PER:

Authorized Signing Officer

I/We have the authority to bind the Corporation.

Nivin Naguib

Purchaser: NIVIN NAGUIB MASSOUD D.O.B: 01-Mar-73 S.I.N. 519-560-554

AMENDMENT TO AGREEMENT OF PURCHASE AND SALE

ASSIGNMENT

Between: AMACON DEVELOPMENT (CITY CENTRE) CORP. (the "Vendor") and
NIVIN NAGUIB MASSOUD (the "Purchaser")
 Suite 4007 Tower TWO Unit 7 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 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.

- (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 27th day of July, 2012.

Witness: [Signature]

Purchaser: NIVIN NAGUIB MASSOUD

DATED at MISSISSAUGA this 1 day of AUGUST, 2012.

AMACON DEVELOPMENT (CITY CENTRE) CORP.

PER: [Signature]

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



CERTIFICATE OF COMPLETION AND POSSESSION/
WARRANTY CERTIFICATE

(FOR FREEHOLD AND CONDOMINIUM UNITS)

THE VENDOR SHALL:

1. Complete this form with accurate information, including the final purchase price. (Failure to do so may have adverse consequences for the Vendor's licence); and
2. Deliver a signed copy of this document to the homeowner on or before the Pre-Delivery Inspection date.

HOME ENROLMENT NO.
1972866
COMMON ELEMENT NO. (if applicable)
1840611

VENDOR'S NAME:	AMACON DEVELOPMENT (CITY CENTRE) CORP.	VENDOR REF. NO.	38706
VENDOR'S ADDRESS:	856 Homer St., Ste. 500 VANCOUVER V6B 2W5		
BUILDER'S NAME:(if different from Vendor)	AMACON CONSTRUCTION LTD.	BUILDER REF. NO.:	32628
BUILDER'S ADDRESS:	856 Homer St., Ste. 500 VANCOUVER V6B 2W5		

HOME ADDRESS (Please correct as required):			
510	Curran Pl.		4007
NUMBER	STREET NAME		CONDO SUITE NO. (if applicable)
MISSISSAUGA			
CITY/TOWN		POSTAL CODE	
LEGAL DESCRIPTION (Please correct as required):			
Pl. 19, 1,2,3,4 & 57 39	43R-30808/43M1808	2	MISSISSAUGA, CITY
LOT OR UNIT/LEVEL	PLAN	BLOCK	CONCESSION
			LOCAL MUNICIPALITY (Where building permit was issued)

FINAL PURCHASE PRICE:
(As per the purchase agreement or construction contract and including upgrades and extras, but excluding HST)
\$ 414,291.70

REGISTERED OWNER(S) (Please print names as shown or to be shown on the Transfer/Deed of Land):
NAME(S): Nivin Naquib Massoud
EMAIL: hsamir@acc-me.com
(Vendor and the Vendor will use this email address to send important information regarding the warranty.)

III TARION	Tarion Warranty Corporation
REGISTERED OWNER(S) NEW HOME SITES	5160 Yonge Street, 12th Floor Toronto, ON M2N 6L9

Warranty Information		Go to www.tarion.com to (i) access your Homeowner Information Package - a guide to your new home warranty; and (ii) register for MyHome - Tarion's online service for homeowners.	
VENDOR/BUILDER REF. NO.:	38706	ENROLMENT NO.:	1972866
WARRANTY START DATE:	Mar/02/2017		
HOME ADDRESS:	510 Curran Pl. 4007 MISSISSAUGA		
VENDOR/BUILDER AFTER SALES SERVICE CONTACT:	Amacon Customer Care		
The Vendor confirms that (i) the home is completed for possession; and (ii) the section 13 warranties under the Ontario New Home Warranties Plan Act apply to the home commencing on the Warranty Start Date (Date of Possession) noted above. Unfinished work and/or surface defects in work and materials (not accepted by the owner(s)) are set out in the accompanying Pre-Delivery Inspection Form.			

The Vendor hereby confirms the accuracy of the information noted in this document		2/14/2017
	AUTHORIZED SIGNATORY	DATE

PDI
Page 1 of 2

Vendor/Builder # 38706
Purchaser Name : NIVIN NAGUIB MASSOUD
Phone Res : (416) 825-5334
Phone Bus :
Closing Date : 01Dec15
Inspector: Guillermo Aristizabal

Enrollment # 1972865
Construction Suite #: 7
Project: AMACON DEVELOPMENT (CITY CENTRE) CORP.
Plan #: PSV2
Suite / Building: 4007 / TWO
Municipality: Mississauga

Inspection Date: 14 Feb 117

Please list below any damaged, incomplete, or missing items and anything that is not in good operating condition.

Also note any (substitutions) of items referred to in, or to be selected under, the Agreement of Purchase and Sales (APS).
Please initial all changes and deletions. As a minimum, check the following:

DAMAGED, INCOMPLETE OR MISSING

- Windows, side lights and other glazing. Window and door screens
 - Bathtub sinks and toilets
 - Bathroom accessories if provided
 - Mirrors, counter tops and cabinetry
 - Flooring (hardwood, vinyl, ceramic tiles, carpeting)
 - Interior finished and trim carpentry
 - Furnace
 - Hot water heater, if provided (not rental)
 - Exterior finished, driveways, walkways, decks and landscaping
- Also list here anything that can't be assessed because for example is dirty or inaccessible.

OPERATING CONDITION

- Windows, interior and exterior doors and door locks
- Faucets: Kitchen, bathroom, laundry room
- Exhaust fans (kitchen, bathrooms) if provided
- Electrical outlets and fixtures
- Gas fireplaces, incl. circulation fans, if provided
- Heat Recovery Ventilation system, if provided
- Heating system
- Hot water heater, if provided (not rental)
- Air conditioning system, if provided and if conditions permit

FOYER / ENTRY

WALLS

rough paint on wall right of bathroom entrance
chipped west wall edge as seen from bathroom entrance.
uneven paint on all west wall

marks on wall inside closet left wall.

cracked wall near light above closet

Marks on wall right of laundry

door casing has rough paint

rough paint on ceiling top right of closet

LIVING/DINING ROOM

WINDOWS

balcony sliding door very difficult to slide open

WALLS

south wall has rough paint all over and around all sockets

all corner edges of walls and ceilings have uneven rough paint

entire west wall is uneven colours of paint

GUEST BEDROOM 2

WALLS

all wall corners have uneven colours and rough paint

DOORS

door casing and closet door casing have paint splatter and rough paint

CEILING

all lower ceiling has rough paint

MASTER BEDROOM

WALLS

rough paint around all sockets

rough paint on all corners

rough paint around vent

rough paint above and right of doorway.

rough paint left of bathroom entrance

door casing has rough paint

DOORS

rough paint around all sockets
rough paint around sockets

DEN

all walls have uneven paint, rough paint around sockets
gaps in joints of baseboard trims

MAIN BATHROOM

uneven gaps between baseboards and wall

rough paint on all walls

uneven paint on door

tub has slow drain

toilet paper holder missing

ENSUITE BATHROOM

WALLS

rough paint and uneven paint on all walls

CEILING

rough paint around vent

VANITY CABINETS

kickplate loose on left end

PDI
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KITCHEN

CABINETS uneven gaps on baseboard at end of island
all cabinet doors on island not aligned
cabinet doors rub top of microwave
uneven gap left of left most upper cabinet door above fridge
right side of microwave bent. MODEL YWMH31017AS-5
south wall has rough paint all over
chipped corner edge of north wall by island countertop
rough paint on north wall by countertop right of stove

APPLIANCE

WALLS

LAUNDRY CLOSET

DOORS door missing handle
door casing has rough paint
laundry door not latching closed
uneven paint on all walls inside.

WALLS

THE COMPLETED PRE-DELIVERY INSPECTION IS A FORMAL RECORD OF THE HOME'S CONDITION BEFORE THE PURCHASER TAKES POSSESSION IT WILL BE USED AS A REFERENCE FOR FUTURE WARRANTY REQUESTS

* Purchasers or owners who intend to designate someone to conduct the PDI in their place should ensure they provide written authority to the vendor/builder authorizing the designate to sign this form on their behalf.

Builder Representative

Designate's Name (please print)

Purchaser

Designate's Signature

Purchaser

Date

KEY RELEASE FORM

PSV2

510 CURRAN
PLACE

ADDRESS: PSV2 at Parkside Village, 510 Curran Place, Mississauga L5B 0J8

SUITE#: 4007

PURCHASER NAME(S): Nivin Naguib Massoud

TELEPHONE NUMBER: 905-363-1943

EMAIL ADDRESS: info@mahodib.com

KEYS AND TRANSMITTERS:	QTY	IDENTIFIERS	INITIALS
Suite Keys	2	286AB	MD
Garage Transmitter	1	1822	MD
Fob Transmitters	1	18609	MD
Mailbox Keys	3		
Common Area Key	1	1AA	MD
Storage Locker Key	1		

PARKING AND LOCKER:

Parking # 1 P2 175

Storage Locker # 1 Floor# 7, Room# A1, Locker# 28

FORMS AND OTHER:

Parkside Village Tote Bag 1

USB Stick 1

Appliance Manuals 1 In Suite

Homeowner Gift 1 In Suite

I/we, Nivin Naguib Massoud the purchaser(s) of Suite # 4007

at PSV2 at Parkside Village hereby release Amacon Construction Ltd. and its duly authorized agents and employees from any future liability arising from the loss, damage or theft of the above-noted items.

 Purchaser Signature

Maher Dib Purchaser Name (Print)

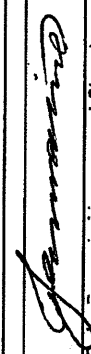
Purchaser Signature Purchaser Name (Print)

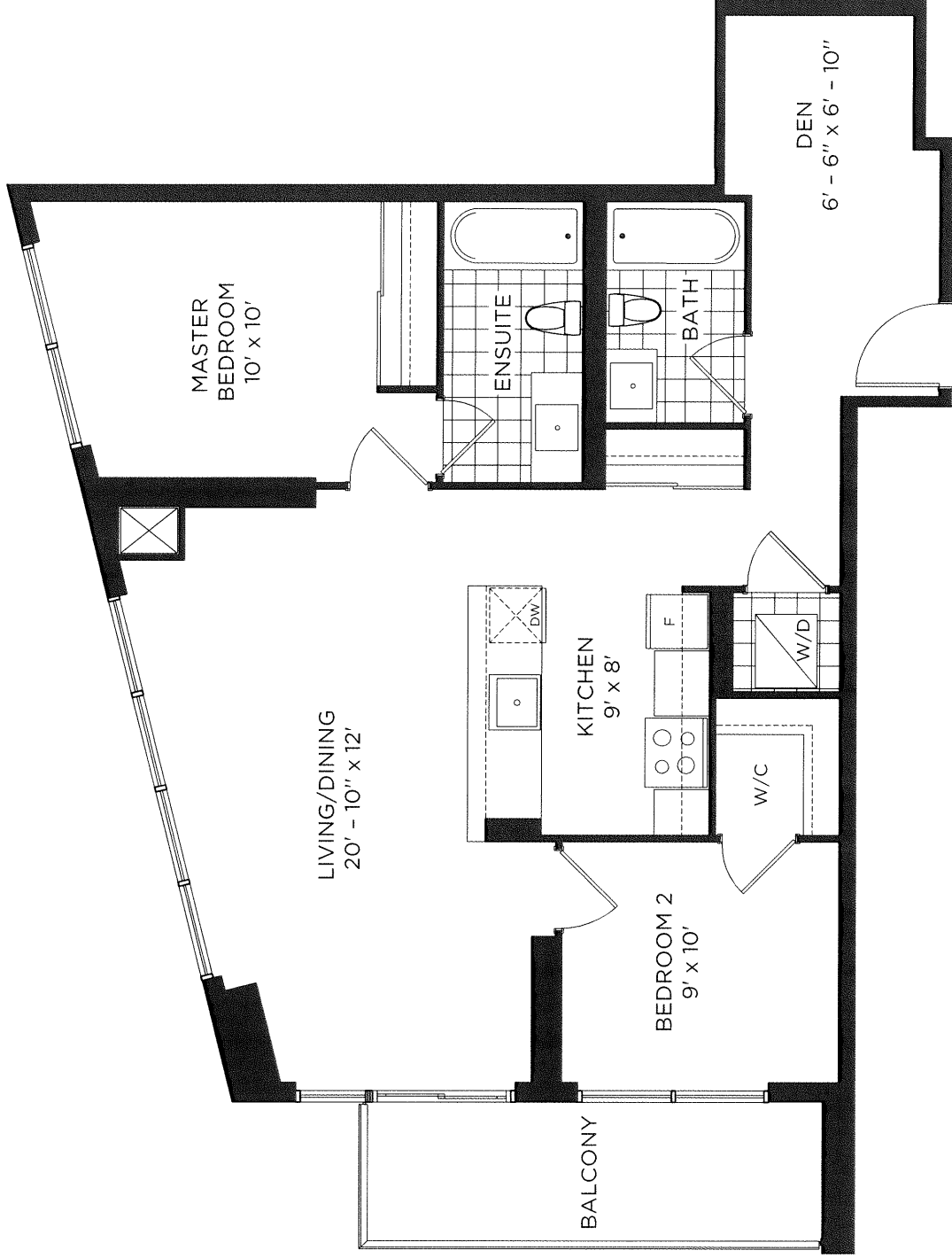
Personal ID/Drivers License No. Date

Personal ID/Drivers License No. Date

Purchasers who intend to designate someone to complete the Key Release Form in their place are to provide written authority to the vendor/authorizing the designate to sign this form on their behalf.

Designate's Signature OFFICE USE ONLY Designate's Name (Print)

 Maher Dib

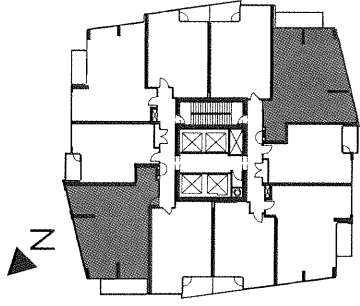


THE
BLANC
TWO BEDROOM + DEN
1054 TOTAL SQ FT

972 SQ FT + 82 BALCONY SQ FT

THE STYLE COLLECTION

ALL DIMENSIONS, AREAS AND DRAWINGS ARE APPROXIMATE. SIZES AND SPECIFICATIONS ARE SUBJECT TO CHANGE WITHOUT NOTICE.
ALL ACTUAL USABLE FLOOR SPACE MAY VARY FROM THE STATED FLOOR AREA. BALCONIES SHOWN MAY CONTAIN TERRACE FLOOR TILES
AND STEP UP TO BALCONY DOOR. SUITE PURCHASED MAY BE MIRROR IMAGE OF FLOOR PLAN LAYOUT SHOWN. E.O.E.



FLOORS 5 - 41