Worksheet

Standard Assignment Pre- Occupancy

Suite: <u>16</u>	Tower: BLK9N Date: OCT 9/20 Completed by: ANDREA ALSIP COTNAM
Please ma	ark if completed:
Copy	y of Assignment Amendment \$3,500 +HST/legal fee included however since we aren't adding a new individual there is just a legal fee 🍾
Assig	gnment Agreement Signed by both Assignor and Assignee
Ø Certi	ified Deposit Cheque for Top up Deposit to 25% payable to <u>Aird and Berlis LLP in Trust: \$ \$38,040</u>
Certi paya	rified Deposit Cheque for Assignment fee \$ see note above as per the Assignment Amenament able to Amacon Development (City Centre) Corp. Courier to Dragana at Amacon Head office (Toronto).
♥ Agre	eement must be in good standing. Funds in Trust: \$57,060
Ø Assi∉	gnors Solicitors information SOLICITOR for both Assignee and Assignor BURHANA BELLO-AYORINDE – ALIQUOT LAW
S Assig	Address: 1555 Dundas Street West, Mississauga, Ontario, L5C 1E3 Phone number: (905) 896 6952 Fax: (905) 896 6947 Email: bbello@aliquotlaw.com
Ø Inclu	ude Fintrac for Assignee – Occupation and Employer Note on Fintrac: the assignee is the original purchaser, she is just removing her brother and sister as she can afford to close on the unit in her sole name.
Copy	y of Assignees ID
⊘ Copy	y of Assignees Mortgage Approval
The Assis	gnee can close at occupancy closing as long as all of the Above items have been completed and submitted
	great and at a company or a ming as to high as an or the historic feeling have been completed and submitted
Stephani	of the above is completed, email the full package immediately to Stephanie for execution of the Assignment agreement. ie will execute and the Amacon admin team will forward immediately to Aird & Berlis LLP via email. Please remember that anment fee cheque should be couriered to Amacon.
Adminis	stration Notes:
Top	p up 2 legal fee were wire transferred.
	J

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

MERIAM ABADA (the "Purchaser")

Seite 1604 Tower 9 North Unit 4 Level 15 (the "Unit")

BLOCK NINE

AMENDMENT TO AGREEMENT OF PURCHASE AND SALE

ASSIGNMENT

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'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 Three Thousand Five Hundred (\$3,500.00) Dollars plus applicable HST by way of certified funds as an administration fee to the Vendor for permitting such sale, transfer or assignment, to be paid to the Vendor at the time of the Purchaser's request for consent to such assignment.
- (vi) If, as a result of any such assignment, the Purchaser or assignment purchaser is no longer eligible or becomes ineligible for the New Housing Rebate described in paragraph 6 (f) of the Agreement, the amount of such Rebate shall be added to the Purchase Price and credited to the Vendor on closing;
- (vii) the Purchaser pays to the Vendor's Solicitors, in Trust the amount required, if any, to bring the Deposits payable for the Unit under this Agreement to an amount equal to twenty-five percent (25%) of the Purchase Price if, at the time

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

MERIAM ABADA (the "Purchaser")

Suite 1604 Tower 9 North Unit 4 Level 15 (the "Unit")

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.

Authorized Signing Officer I have the authority to bind the Corporation



ASSIGNMENT OF AGREEMENT OF PURCHASE AND SALE

THIS ASSIGNMENT made this 7th day of October 2020.

AMONG:

Meriam Abada and Mohamed Abada and Maha Abada

(hereinafter called the "Assignor")

OF THE FIRST PART:

- and -

Meriam Abada

(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 <u>7th</u> day of <u>June, 2016</u> and accepted the <u>8th</u> day of <u>June, 2016</u> 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 <u>4</u>, Level <u>15</u>, Suite <u>1604</u>, together with <u>1</u> Parking Unit(s) and <u>1</u> Storage Unit(s) in the proposed condominium known municipality as <u>4085 Parkside Village Orlve</u>, 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 montes paid for extras or upgrades, montes 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 Assigner and for such other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, the parties hereby agree as follows:
- 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;
- 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 end/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 obligation whatsuswer either before a first 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.



- Subject to the terms of the Assignment Amendment, the Assignee covenants and agrees with the Assignor and the Vendor rot 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.
- 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 Assignce, 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 Agreement to the Assignee.
- Fite 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.
- Inc 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.
- 40 The Assignce 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.
- 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.
- 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.
- Any capitalized terms hereunder shall have the same meaning attributed to them in the Agreement, unless they are defined in this Assignment Agreement.
- 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.
- 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 exe	cuted this A	ssignment Agree	ement.		
DATED this 14 day of 10 20 30.	,		M		
Baker Study	Moham	ed Abada		(Assignor)	
Wirness	MahaA	bada		(Assignor)	-
Kaku Statt	/	Non Abou	(Assig	nee)	
Withess	Meriam	Abada		(Assignce)	_
	AMACO	ON DEVELOPA	EXT (CITY	CENTRE) CORP.	
	Title:	Adthorized	Signing OMe	er	



RBC Royal Bank

September 11, 2020

MERIAM ABADA 468 PARKVIEW BLVD MISSISSAUGA, ON L5B 3M6

Royal Bank of Canada

MISS ON-PARKSIDE VILLAGE 4058 CONFEDERATION PARKWAY MISSISSAUGA, ON L58 DG4 Tel: 1-418-837-8572

Dear MERIAM ABADA,

Re: Mortgage application number: 101811047 - 631213294

Congratulations and thank you for choosing us for your mortgage needs. I'm pleased to confirm that you've been approved for a mortgage as per the details and conditions we've discussed.

Property: UNIT 1604 4085 Parkside Village Drive

mississauga, ON L5B 3M8

Mortgage details:

Mortgage amount: \$ 153,340.00, inclusive of mortgage default insurance, if applicable

Amortization period:

25.00 years

Interest rate:

2.7400000 % per year, calculated semi-annually, not in advance

Discount:

2.0500000 % applied to posted rate (included above)

Term:

2.0500000 % applied to posted rate (included 60 months

Type: Principal & Interest: Fixed Closed \$ 705.38

Property Taxes:

\$ 705.38 \$ 0.00 (Estimated)

HomeProtector® Premium :

\$ 0.00

Total Payment:

\$ 705.38

Payment frequency:

Monthly

Interest adjustment date:

November 05, 2020

First payment due date:

December 05, 2020 November 05, 2020

Advance date:

Rate commitment expiry date:

September 04, 2021

Details of Rate Guarantee:

Your interest rate is guaranteed for the term selected until either the advance date or the rate commitment expiry date — whichever is earlier.

Schedule "A'

Details of Assignee

ASSIGNEE	NAME:	Meriam Abada
•	DATE OF BIRTH	1992/03/18 YYYYMMDD 518 283 056
	ADDRESS:	488 Parkview Blyd, Mississauga, ON L5B 3M6
	PHONE:	Tel: <u>(647) 522 6240</u> Cell:
	E-mail:	Facsimile:
ASSIGNEE	NAME:	
	DATE OF BIRTH	YYYYMMDD SIN#
	ADDRESS:	TITIMINIDO SIN#
	PHONE:	Tel:
	E-mail:	Facsimile:
ASSIGNEE'S SOLICITOR:	NAME:	BURHANA BELLO-AYORINDE - ALIQUOT LAW
SOLICITOR:	ADDRESS:	1555 Dundas Street West, Mississauga, Ontario, L5C 1E3
	PHONE:	Bus: (905) 896 6952
	E-mail:	Facsimile: (905) 896 6947 bbello@aliquotlaw.com

4 F1 45893 - 1

From: To: Meriam Abada Andrea Alsip

Subject: Date: Re: Block 9 - Suite 1604 October 7, 2020 6:19:30 AM

Attachments:

image002.png image003.png image004.png

Good morning Andrea,

Below is the information you requested. Attached you will find photos of our driver's licenses.

When the assignment is completed, I would like to have it signed through my solicitor.

MERIAM ABADA

Address: 488 Parkview Blvd, Mississauga, Ontario, L5B 3M6

Email: meriam.abada@gmail.com Phone number: (647) 522 6240

MAHA ABADA

Address: 488 Parkview Blvd, Mississauga, Ontario, L5B 3M6

Email: aabadamaha@gmail.com Phone number: (647) 214 2492

MOHAMED ABADA

Address: 2007-4070 Confederation Parkway, Mississauga, Ontario, L5B 0E9

Email: m.abada1@gmail.com Phone number: (416) 453 5275

SOLICITOR

BURHANA BELLO-AYORINDE – ALIQUOT LAW

Address: 1555 Dundas Street West, Mississauga, Ontario, L5C 1E3

Phone number: (905) 896 6952

Fax: (905) 896 6947

Email: bbello@aliquotlaw.com

Please let me know if there is anything else you require from me.

Thank you very much for your help, it is greatly appreciated.

Parkside Village - Block 9 - North AMENDMENT TO AGREEMENT OF PURCHASE AND SALE

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

MERIAM ABADA (the "Purchaser")

Suite 1604 Tower 9 North Unit 4 Level 15 (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 S	BALE	
INSERT: TO THE AGREEMENT OF PURCHASE AND SALE Vendor will allow the purchaser to pay the maximum sum of \$170K LLP in Trust" a minimum of Thirty (30) days prior to the set Occupant	payable by certified cheque or ba	ank draft to "Blaney McMurtry
Dated at Mississauga, Ontario this 14 day of	June	_2016.
In the Presence of: Wilness	Purchaser - MERIAM ABADA	

Accepted at TORO NTO this 16 day of TWE 2016.

AMACON DEVELOPMENT (CITY CENTRE) CORP.

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

aSQL and.rps 30oci15

Wendy Giang

From:

Andrea Alsip <aalsip@lifeatparkside.com>

Sent:

Monday, October 19, 2020 3:09 PM

To:

Wendy Giang; Dragana Marjanovic

Cc:

Stephanie Babineau; Jasmina Farkas

Subject:

RE: 1604 Block Nine- Assignment Package

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Yes- they had an amendment for the lump sum to pay at occupancy.

ANDREA ALSIP COTNAM

DIRECTOR, SALES



465 BURNHAMTHORPE ROAD WEST MISSISSAUGA, ON L5B 0E3 T. <u>905.273.9333</u> | F. <u>905.273.7772</u>

LIFEATPARKSIDE.COM







From: Wendy Giang < WGiang@amacon.com>

Sent: October 19, 2020 2:25 PM

To: Andrea Alsip <aalsip@lifeatparkside.com>; Dragana Marjanovic <dmarjanovic@amacon.com> Cc: Stephanie Babineau <sbabineau@amacon.com>; Jasmina Farkas <jasmina@lifeatparkside.com>

Subject: RE: 1604 Block Nine- Assignment Package

Hi Andrea,

Thanks for letting me know. We also notice the is a wire transfer of \$170,565.00, is this because they requested to pay additional deposit for occupancy?

Thank you.

Wendy Giang Sales Coordinator



LIVE WELL. | WORK WELL.

Suite 601 – 1 Yonge Street, Toronto, ON Canada M5E 1E5 t: 416.369.9069 ext. 314 w: amacon.com









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Wendy Giang

From:

Andrea Alsip <aalsip@lifeatparkside.com>

Sent:

Monday, October 19, 2020 2:13 PM

To:

Wendy Giang; Dragana Marjanovic

Cc:

Stephanie Babineau; Jasmina Farkas

Subject:

RE: 1604 Block Nine- Assignment Package

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Wendy,

They don't need fintrac as they are the original purchaser and it was done when they first purchased the unit

ANDREA ALSIP COTNAM

DIRECTOR, SALES



465 BURNHAMTHORPE ROAD WEST MISSISSAUGA, ON L5B 0E3 T. <u>905.273.9333</u> | F. <u>905.273.7772</u>

LIFEATPARKSIDE.COM







From: Wendy Giang < WGiang@amacon.com>

Sent: October 19, 2020 2:11 PM

To: Andrea Alsip <aalsip@lifeatparkside.com>; Dragana Marjanovic <dmarjanovic@amacon.com> Cc: Stephanie Babineau <sbabineau@amacon.com>; Jasmina Farkas <jasmina@lifeatparkside.com>

Subject: RE: 1604 Block Nine-Assignment Package

Hi Andrea,

Can you please send me a copy of the Fintrac? I don't see it in the folder.

Thank you.

Wendy Giang Sales Coordinator



LIVE WELL. | WORK WELL.

Suite 601 – 1 Yonge Street, Toronto, ON Canada M5E 1E5 t: 416.369.9069 ext. 314 w: amacon.com









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Wendy Giang

From:

Anna Goncalves <agoncalves@airdberlis.com>

Sent:

Friday, October 9, 2020 11:11 AM

To:

Ada Htay; Jenelle Simpson

Cc:

Kirandeep Kainth; DL-Trust

Subject:

Oct. 9 - CAD Wire Received \$170,565.00/Aliquot Law Prof. Corp.

Please see below CAD Wire received from Aliquot Law Prof. Corp. \$170,565.00.

Please confirm.

Thanks, Anna

INCOMING WIRE PAYMENT NOTIFICATION

Date: OCT. 09, 2020

For Credit To: 1020-5221548

Original Amount: 170,565.00 CAD

Handling Fee : 0.00

Net Amount : 170,565.00 CAD Exchange Rate : 1.000000 Total Amount : 170,565.00 CAD

Received From:

Value Date: OCT. 09, 2020

Payment Details:

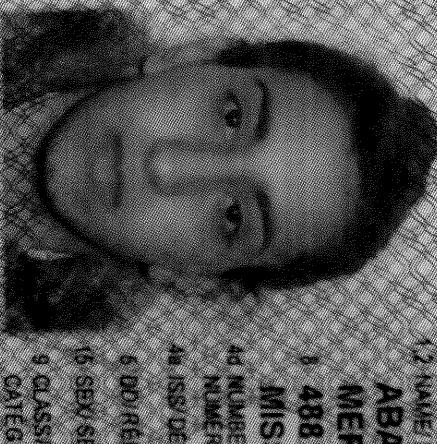
Matter No.138371 Suite No.1604 Atte ntion Tammy A. Evans

Payment ID: 201009W5402700 Payment Confirmation#: Transaction Reference:

Ordering Customer: ALIQUOT LAW PROFESSIONAL CORPORATIO 1555 DUNDAS ST W MISSISSAUGA,ON,CA

Beneficiary Customer: AIRD AND BERLIS LLP 181 Bay Street Suite 1800 Toronto,ON,CA

FOR INQUIRIES, CONTACT 1-800-668-7328 FROM 8AM - 8PM



2017/03/08

C SEX SEXE

BHOUNDETSY