

Worksheet
Standard Assignment
Pre- Occupancy

Suite: 703 Tower: BLK9N Date: AUG 21/20 Completed by: ANDREA ALSIP COTNAM

Please mark if completed:

- ☒ Copy of Assignment Amendment
- ☒ Assignment Agreement Signed by both Assignor and Assignee
- ☒ Certified Deposit Cheque for Top up Deposit to 25% payable to Aird and Berlis LLP in Trust: \$ 28,590.00 ✓
- ☒ Certified Deposit Cheque for Assignment fee \$ \$500.00+HST & Legal fee \$565.00 as per the Assignment Amendment payable to Amacon Development (City Centre) Corp. Courier to Dragana at Amacon Head office (Toronto).
- ☒ Agreement must be in good standing. Funds in Trust: \$ \$43,224.00 \$42,885 Deposit ✓
- ☒ Assignors Solicitors information
- ☒ Assignees Solicitors information
- ☒ Include Fintrac for Assignee – Occupation and Employer
- ☒ Copy of Assignees ID
- ☒ Copy of Assignees Mortgage Approval

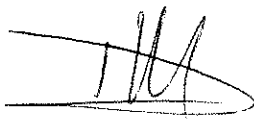
DO NOT INCLUDE DECOR
IN COUNT.

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 Aird & Berlis LLP via email. Please remember that the Assignment fee cheque should be couriered to Amacon.

Administration Notes:



BLOCK NINE

AMENDMENT TO AGREEMENT OF PURCHASE AND SALE

ASSIGNMENT

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

RAMZI FAWZI HANNA QUMSIEH (the "Purchaser")

Suite **703** Tower **9 North** Unit **3** Level **7** (the "Unit")

It is hereby understood and agreed between the Vendor and the Purchaser that the following changes shall be made to the above-mentioned Agreement of Purchase and Sale executed by the Purchaser and accepted by the Vendor (the "Agreement") and, except for such changes noted below, all other terms and conditions of the Agreement shall remain the same and time shall continue to be of the essence:

Delete: FROM THE AGREEMENT OF PURCHASE AND SALE

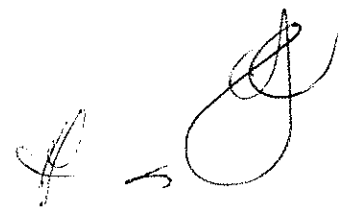
22. The Purchaser covenants not to list for sale or lease, advertise for sale or lease, sell or lease, nor in any way assign his or her interest under this Agreement, or the Purchaser's rights and interests hereunder or in the Unit, nor directly or indirectly permit any third party to list or advertise the Unit for sale or lease, at any time until after the Closing Date, without the prior written consent of the Vendor, which consent may be arbitrarily withheld. The Purchaser acknowledges and agrees that once a breach of the preceding covenant occurs, such breach is or shall be incapable of rectification, and accordingly the Purchaser acknowledges, and agrees that in the event of such breach, the Vendor shall have the unilateral right and option of terminating this Agreement and the Occupancy License, effective upon delivery of notice of termination to the Purchaser or the Purchaser's solicitor, whereupon the provisions of this Agreement dealing with the consequence of termination by reason of the Purchaser's default, shall apply. The Purchaser shall be entitled to direct that title to the Unit be taken in the name of his or her spouse, or a member of his or her immediate family only, and shall not be permitted to direct title to any other third parties.

Insert: TO THE AGREEMENT OF PURCHASE AND SALE

22. The Purchaser covenants not to list for sale or lease, advertise for sale or lease, sell or lease, nor in any way assign his or her interest under this Agreement, or the Purchaser's rights and interests hereunder or in the Unit, nor directly or indirectly permit any third party to list or advertise the Unit for sale or lease, at any time until after the Closing Date, without the prior written consent of the Vendor, which consent may be arbitrarily withheld. The Purchaser acknowledges and agrees that once a breach of the preceding covenant occurs, such breach is or shall be incapable of rectification, and accordingly the Purchaser acknowledges, and agrees that in the event of such breach, the Vendor shall have the unilateral right and option of terminating this Agreement and the Occupancy License, effective upon delivery of notice of termination to the Purchaser or the Purchaser's solicitor, whereupon the provisions of this Agreement dealing with the consequence of termination by reason of the Purchaser's default, shall apply. The Purchaser shall be entitled to direct that title to the Unit be taken in the name of his or her spouse, or a member of his or her immediate family only, and shall not be permitted to direct title to any other third parties.

Notwithstanding the above, the Purchaser shall be permitted to assign for sale or offer to sell its interest in the Agreement, provided that the Purchaser first:

- (i) obtains the written consent of the Vendor, which consent may not be unreasonably withheld;
- (ii) acknowledges to the Vendor in writing, that the Purchaser shall remain responsible for all Purchasers covenants, agreements and obligations under the Agreement;
- (iii) covenants not to advertise the Unit in any newspaper nor list the Unit on any multiple or exclusive listing service;
- (iv) obtains an assignment and assumption agreement from the approved assignee in the Vendor's standard form;
- (v) pays the sum Five Hundred (\$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 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 09 day of January 2016.

Witness: [Signature]

Purchaser: [Signature]
RAMZI FAWZI HANNA QUMSIEH

DATED at TORONTO this 11 day of JANUARY 2016.

AMACON DEVELOPMENT (CITY CENTRE) CORP.

PER: [Signature]

Authorized Signing Officer
I have the authority to bind the Corporation

From: Nidaa Damouni
To: Andrea Alsip
Subject: Assignment request for Block 9 North unit 703
Date: August 21, 2020 12:02:17 PM
Attachments: Batoul Kababji ID.jpg
FINTRAC - Batoul Individual Identification Information Record - (CREA).pdf
FINTRAC - Kenan Individual Identification Information Record - (CREA).pdf
Kenan Kababji ID.jpg
Assignment Amendment 703.pdf

Hi Andrea,

Here is the required information for the Assignment.

ID for Assignee (attached)
Fintrac for Assignee (Attached)
Assignment Amendment (attached)

SIN for Batoul Kababji 527-111-694

SIN for Kenan Kababji 527-111-876

Assignor Lawyer is

Taneja Law Professional Corporation
The lawyer Ms. Anita Taneja
33 City Centre Dr #218, Mississauga, ON L5B 2N5
(905) 896-4000

Assignee Lawyer is

Sara Razzouk Law Office
2600 Edenhurst Dr #310, Mississauga, ON L5A 3Z8
(905) 232-1095

The Assignee is considering the unit for investment purposes.

Mortgage approval will follow, as per RBC representative will be ready before end of day today.

3 Drafts will be dropped off today and will send you a copy of them, before dropping them to Intuition office.

Please let me know if you need anything else

Thank you

Nidaa Damouni,
Broker Re/Max Realty Specialists Inc.
Office: 905-828-3434

Cell: 416-662-3200
www.INeedAHome.ca
Nidaa@rogers.com



Ontario

Driver's Licence
Permis de conduire
ON
CANADA

1,2 NAME/NOM

KABABJI,
BATOUL

8 3582 BIRCHMEADOW CRES
MISSISSAUGA, ON, L4Y 3R7

4a NUMBER/
NUMÉRO

K0004 - 07809 - 55528

4b ISS/DEL

2019/06/03

4b EXP/EXP.

2024/05/28

5 DD/REF

GJ7943800

15 SEX/SEXE

F

16 HGT/HAUT.

183 cm

8 CLASS/
CATÉG.

G

K0004-07809-55528

19350528

12 REST/
COND.

L. Batoul

3 DOB/DOB 1935/05/28



Driver's Licence
Permis de conduire

ON
CANADA

1-2 NAME/NOM

KABABJI
KENAN



8 3582 BIRCHMEADOW CRES
MISSISSAUGA, ON, L4Y 3R7

4d NUMBER/
NUMERO

K0004 - 43109 - 90514

4b ISS/DEL

2019/11/25

4b EXP/EXP

2022/05/14

6 DD/REF

GP1797784

15 SEX/SEXE

M

9 CLASS/
CATEG

G

12 REST/
COND

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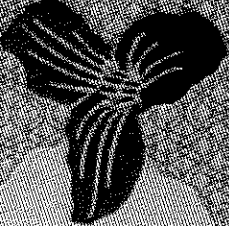
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K0004-43109-90514

K0004-43109-90514

DOB/DOE 1999/05/14



BLOCK
NINE

SUITE 703 UNIT 3 LEVEL 7

ASSIGNMENT OF AGREEMENT OF PURCHASE AND SALE

THIS ASSIGNMENT made this 21st day of August 2020.

AMONG:

RAMZI FAWZI HANNA QUMSIEH

(hereinafter called the "Assignor")

OF THE FIRST PART;

- and -

BATOUL KABABJI AND KENAN KABABJI

(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 9th day of January, 2016 and accepted the 11th day of January, 2016 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 3, Level 7, Suite 703, together with 1 Parking Unit(s) and 1 Storage Unit(s) in the proposed condominium known municipally as 4085 Parkside Village Drive, Mississauga, Ontario (the "Property");

(B) The Assignor has agreed to assign the Agreement and all deposits tendered by the Purchaser thereunder as well as any monies paid for extras or upgrades, monies paid as credits to the Vendor (or its solicitors) in connection with the purchase of the Property to the Assignee and any interest applicable thereto (the "Existing Deposits"), and the Assignee has agreed to assume all of the obligations of the Assignor under the Agreement and to complete the transaction contemplated by the Agreement in accordance with the terms thereof; and

(C) The Vendor has agreed to consent to the assignment of the Agreement by the Assignor to the Assignee.

NOW THEREFORE THIS AGREEMENT WITNESSETH THAT in consideration of the sum of Ten Dollars (\$10.00) now paid by the Assignee to the Assignor and for such other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, the parties hereby agree as follows:

1. Subject to paragraph 7 herein, the Assignor hereby grants and assigns unto the Assignee, all of the Assignor's right, title and interest in, under and to the Agreement including, without limitation, all of the Assignor's rights to the Existing Deposits under the Agreement;
2. The Assignor acknowledges that any amounts paid by the Assignor for Existing Deposits will not be returned to the Assignor in the event of any default or termination of the Agreement and the Assignor expressly acknowledges, agrees and directs that such amounts shall be held by the Vendor as a credit toward the Purchase Price of the Unit.
3. Subject to paragraph 4 below, the Assignee covenants and agrees with the Assignor and the Vendor that he/she will observe and perform all of the covenants and obligations of the Purchaser under the Agreement and assume all of the obligations and responsibilities of the Assignor pursuant to the Agreement to the same extent as if he/she had originally signed the Agreement as named Purchaser thereunder.
4. The Assignee shall be required to pay the full amount of the applicable HST to the Vendor on final closing notwithstanding that the Assignee may qualify for HST Rebate (or equivalent). The HST applicable shall be calculated based on the original purchase price and the consideration for the Transfer/Deed to the Assignee shall reflect the original purchase price as set out in the Agreement. The Assignor and/or Assignee are personally directly responsible for collection and remittance of any HST applicable to any increase in or additional consideration negotiated as between Assignor and Assignee for the purchase of the Property. The Assignor and Assignee expressly acknowledge that the HST Rebate credit contemplated by the Agreement will not be available to the assigning parties and the Assignee will be obliged to seek any HST Rebate available directly on his or her own after final closing. The Vendor shall have no obligation whatsoever either before or after closing to assist or cooperate with the Assignor or Assignee in the collection or remittance of HST on the assignment transaction as between Assignor and Assignee or with any application for HST Rebate or equivalent.

DS
kk

DS
B & J

[Handwritten signature]

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 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 25th day of August 2020.

ATTY. [Signature]
Witness DOMINIC D. PERARANDA

[Signature]
RAMZI FAWZI HANNA QUMSIEH
(Assignor)

Witness

DocuSigned by:
[Signature] (Assignor)
BATOU KABABJI
(Assignee)

Witness

DocuSigned by:
[Signature]
KENAN KABABJI
(Assignee)

Witness

AMACON DEVELOPMENT (CITY CENTRE)
CORP.

Per: [Signature]
Name: STEPHANIE BABINEAU
Title: Authorized Signing Officer
I have authority to bind the Corporation

Schedule "A"

Details of Assignee

ASSIGNEE

NAME: BATOUL KABABJI
DATE OF BIRTH: 1995/05/28 527-111-694
ADDRESS: YYYMMDD SIN #
3582 BIRCHMEADOW CRES, MISSISSAUGA, ON L4Y 3R7
PHONE: Tel: 416 890 0003
Cell:
Facsimile:
E-mail: batoulie_95@hotmail.com

ASSIGNEE

NAME: KENAN KABABJI
DATE OF BIRTH: 1999/05/14 527-111-876
ADDRESS: YYYMMDD SIN #
3582 BIRCHMEADOW CRES, MISSISSAUGA, ON L4Y 3R7
PHONE: Tel: 647 997 3084
Cell:
Facsimile:
E-mail: kenan619@hotmail.com

ASSIGNEE'S SOLICITOR:

NAME: SARAH RAZZOUK LAW OFFICE
ADDRESS: 2600 EDENHURST DR, SUITE 310, MISSISSAUGA, ONTARIO L5A 3Z8
PHONE: Bus: 905 232 1095
Facsimile:
E-mail: srazzouk@razzouklaw.ca

41145681.1

DS
B K
DS
K K

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: 4085 Park Side Village Dr. #703 Mississauga On
Sales Representative/Broker Name: Nidaa Damouni
Date Information Verified/Credit File Consulted: August 21st 2020

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 mandatary to verify the identity of an individual, see procedure described in CREA's materials on REALTOR Link®.

- 1. Full legal name of Individual: Kenan Kababji
- 2. Address: 3582 Birchmeadow Cres Mississauga Ont L4Y 3R7
- 3. Date of Birth: 14/05/1999
- 4. Nature of Principal Business or Occupation: TD Canada Trust 925 Rathburn Rd, E. Mississauga - Financial Advisor

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 Licence
- 2. Document Identifier Number: K0004-43109-90514
- 3. Issuing Jurisdiction: Ontario Country: Canada
- 4. Document Expiry Date: 14/05/2022

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). 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 CREA's FINTRAC materials on REALTOR Link® for examples. ** Or reference number if there is no account number.

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. Reasons why measures were unsuccessful (check one):

☐ Unrepresented individual did not provide information

☐ 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 or there is no 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: August 21st 2020

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 (if applicable):

4. Nature of Principal Business or Occupation:

5. Incorporation number and place of issue (if applicable):

6. Relationship between third party and client:



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.



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
- ☐ Residential property for income purposes
- ☐ Commercial property
- ☐ Land for Commercial Use
- ☐ Other, please specify:

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:

Client Father is long time client, always in touch

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.

E. Terrorist Property Reports

Don't forget to follow your brokerage's procedures with respect to terrorist property reports. Consult your policies and procedures manual for more information.



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: 4085 Park Side Village Dr. #703 Mississauga On
Sales Representative/Broker Name: Nidaa Damouni
Date Information Verified/Credit File Consulted: August 21st 2020

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 mandatary to verify the identity of an individual, see procedure described in CREA's materials on REALTOR Link®.

- 1. Full legal name of individual: Batoul Kababji
- 2. Address: 3582 Birchmeadow Cres Mississauga Ont L4Y 3R7
- 3. Date of Birth: 28/05/1995
- 4. Nature of Principal Business or Occupation: Pelmorex Corp. 2655 Bristol Circle Miss. Occupation: Financial Accountant

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 licence
- 2. Document Identifier Number: K0004-07809-55528
- 3. Issuing Jurisdiction: Ontario Country: Canada
- 4. Document Expiry Date: 28/05/2024

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). 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 CREA's FINTRAC materials on REALTOR Link® for examples. ** Or reference number if there is no account number.

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. Reasons why measures were unsuccessful (check one):

- ☐ Unrepresented individual did not provide information
- ☐ 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 or there is no 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: August 21st 2020

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 (if applicable):
- 4. Nature of Principal Business or Occupation:
- 5. Incorporation number and place of issue (if applicable):
- 6. Relationship between third party and client:



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.



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

☐ Residential property for income purposes

☐ Commercial property

☐ Land for Commercial Use

☐ Other, please specify:

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:

Client Father is client for many years, always in touch

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.

E. Terrorist Property Reports

Don't forget to follow your brokerage's procedures with respect to terrorist property reports. Consult your policies and procedures manual for more information.



Sandeep Taneja, M.A., LL.B.
Anita Taneja, B. Com, LL.B.

TANEJA LAW
PROFESSIONAL CORPORATION
33 City Centre Drive, Suite 217
Mississauga, Ontario L5B 2N5
Tel: 905-896-4000 | Fax: 905-896-4002

Responsible Solicitor: Anita Taneja
Emails: anita@tanejalaw.ca
tanejalaw99@gmail.com

August 24, 2020

Firm Name: RBO AND PEÑARANDA LAW

Solicitor's Name: ATTY. JON DOMINIC P. PEÑARANDA

Address of the Firm: UNIT 5215 AVIDA CITYPLEX TOWERS UOMO BUILDING
7TH AVENUE CORNER LANE 7, BONIFACIO GLOBAL CITY, TAGUIG

RE: QUMSIEH sale to KABABJI
703-4085 Park Side Village Dr,
Our File No.: ATS21767

We are acting in the above-noted matter and would like to retain you to verify the identity of our client. In this regard, we will require that you meet with our client and take the following steps to verify our client's identity:

1. Examine the original, valid and unexpired passport or driver's licence (identity document) of our client.
2. Make a legible photocopy of this identity document and ensure that it contains our client's name, the number of the document, the name of the issuing authority, the date of issue and our client's photograph.
3. Print and certify on this photocopy as follows:

I, the Attestor named below, hereby certify to **Anita Taneja, Barrister & Solicitor** that I met with **Ramzi Fawzi Hanna Qumsieh** and verified this person's identity by examining two originals of the person's identity document, of which a photocopy is reproduced on this page, and which copy legibly shows the name of the person, the number of the identity document, the name of the issuing authority, the date of issue, and a photograph that is a true likeness of the said person. To the best of my knowledge and belief, the identity document that I examined is valid and unexpired.

Attested to by me at **TAGUIG CITY**, on **AUG 25 2020** day of August 2020.

Signature of Attestor (Solicitor):

X

Printed Name of Attestor:

ATTY. JON DOMINIC P. PEÑARANDA

Title or Profession of Attestor:

LAWYER

Address of Attestor for Service:

UNIT S215 AVIDA CITYFLEX TOWERS
3RD BUILDING 7TH AVENUE CORNER LANE T
BONIFACIO GLOBAL CITY, TAGUIG

Telephone Number of Attestor:

7728 - 3665

4. Date and sign the photocopy containing the above certification in the spaces set out for the date and signature and return it to us.

Any amendments to these instructions must be approved in writing by our firm.


If you are agreeable to verifying the identity of our client on the terms and conditions set out in this letter, please confirm your agreement by signing two copies of this letter on the signature line below and return one copy to the undersigned.

Yours very truly,

Anita Taneja

I hereby agree to verify the identity of the person referred to above on the terms and conditions set out in the above letter.

Dated at **TAGUIG CITY** on **AUG 25 2020** day of August 2020.

X 

Signature of the Agent/lawyer/Notary

ATTY. JON DOMINIC P. PEÑARANDA

Notary Public for Taguig

Until December 31, 2021

Podium 2, Unit S215 Avida Cityflex Tower
7th Avenue Corner Lane T, Bonifacio Global City, Taguig

Roll of Attorneys No. 62975

IBP No. 108566/01-08-2020/Quezon City

PTR. No. 9519247/01-20-2020/Quezon City

MCLE Compliance No. IV-0029855/01-06-2020

CERTIFICATE

TO: Taneja Law Professional Corporation


RE: QUMSIEH sale to KABABJI
703-4085 Park Side Village Dr,
Our File No.: ATS21767

I confirm that:

1. I have examined the following identification documents for **Ramzi Fawzi Hanna Qumsieh** both picture and signature (copies attached and initialed); and
2. All identification documents were original and valid (not expired);

Based on the foregoing, I certify to you that the parties appearing before me and who executed the documents is in fact **Ramzi Fawzi Hanna Qumsieh**.

DATED at TAGUIG CITY, AUG 25 2020 this day of August 2020.

X 
Name of Agent/lawyer/Notary
Address: UNIT S215 AVIDA CITYFLEX TOWERS
CORO BUILDING 7TH AVENUE CORNER LANE T
BONIFACIO GLOBAL CITY TAGUIG

ATTY. JON DOMINIC P. PEÑARANDA
Notary Public for Taguig
Until December 31, 2021
Podium 2, Unit S215 Avida Cityflex Tower
7th Avenue Corner Lane T, Bonifacio Global City, Taguig
Roll of Attorneys No. 62975
IBP No. 108566/01-08-2020/Quezon City
PTR. No. 9519247/01-20-2020/Quezon City
MCLE Compliance No. IV-0029855/01-06-2020

STATUTORY DECLARATIONS

Canada

PROVINCE OF ONTARIO

)
)
)
)
)

I, ATTY. JON DOMINIC P. PEÑARANDA, Solicitor and Barrister, of the city of Taguig,
Philippines,

Solemnly Declare, that

1. I met with Ramzi Fawzi Hanna Qumsieh and I have examined the following identification documents for Ramzi Fawzi Hanna Qumsieh, both picture and signature (copies attached and initialed); and
2. All identification documents were original and valid (not expired);
3. During the execution of the documents, I, ATTY. JON DOMINIC P. PEÑARANDA, and Ramzi Fawzi Hanna Qumsieh were both present with Ramzi's solicitor in Canada, Anita Taneja of Taneja Law Professional Corporation through Zoom.

AND I make this solemn Declaration conscientiously believing it to be true, and knowing that it is of the same force and effect as if made under oath.

Dated at Taguig, on **AUG 25 2020** day of August 2020.

X 
Signature of the lawyer/Notary

ATTY. JON DOMINIC P. PEÑARANDA

Notary Public for Taguig

Until December 31, 2021

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PTR No. 9519247/01-20-2020/Quezon City

MCLE Compliance No. IV-0029855/01-06-2020



توقيع صاحب الجواز
SIGNATURE OF THE HOLDER



Type / النوع
P

Country Code / رمز الدولة
JOR

Passport No. / رقم جواز السفر: P572002

Name / الاسم: RAMZI FAWZI HANNA QUMSIEH

Date of Birth / تاريخ الميلاد: 20 MAY / 30 1970

MS

Date of issue / تاريخ الإصدار: 22 APR / تموز 2019

Date of Entry / تاريخ الدخول
21 APR / نيسان 2024

میری فوزی کا قصہ

National No. ٩٧٠١٠٢٨٢٣٥

Place of Birth / مكان الميلاد
KUWAIT الكويت

Mother's Name / اسم الأم: **RIMA ريم**

Authority: **دولة الامارات**
DUBAI

P<JQRQUMSIEH<<RAMZI<FAWZI<HANNA<<<<<<<<<<<<
P572002<<5JOR7005200M24042119701028235<<<<36

"I certify that this is a true copy of the original and the photograph is a true likeness of the person presenting the document as sighted by me"

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~~Page No. 140~~
 Book No. 2
 Series of 2620

ATTY. JON DOMINIC P. PEÑARANDA
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MCLE Compliance No. IV-0029855/01-06-2020

REPUBLIC OF THE PHILIPPINES)
CITY OF TAGUIG) S.S

Ontario Driver's Licence Permis de conduire ON CANADA

1,2 NAME/NOM QUMSIEH, RAMZI, FAWZI, HANNA
3 3144 HIGH SPRINGS CRES MISSISSAUGA, ON, L5B 4G4
10 NUMBER/NUMERO Q9254 - 64037 - 00520
4a ISS/DEL 2018/03/20 4b EXP/EXP 2023/05/20
5 DD/REF GA5322611 16 HGT/HAUT 176 cm
15 SEX/SEXE M
9 CLASS/CATEG G
12 REST/COND
3 DOB/ODN 1970/05/20

ServiceOntario.ca

9 CLASS/CATEGORIE 12 RESTRICTIONS/CONDITIONS GA5322611

Automobile/combiné (max. 11,000 kg)
véhicule agricole (max. 4500 kg)
Autocamion (sauf ensemble de véhicules
11,000 kg max.), véhicule remorque
ne dépassant pas 4500 kg

7253201

"I certify that this is a true copy of the original and the photograph is a true likeness of the person presenting the document as sighted by me"

AUG 25 2020

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Book No. 2
Series of 2020

ATTY. JON DOMINIC P. PEÑARANDA
Notary Public for Taguig
Until December 31, 2021
Podium 2, Unit S215 Avida Cityflex Tower
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PTR No. 9519247/01-20-2020/Quezon City
MCLE Compliance No. IV-0029855/01-06-2020

ServiceOntario

Your Receipt

This receipt is proof of your order. It does not licence you to drive. For questions about your order, call ServiceOntario with your transaction ID at toll-free 1-800-267-8097 or within the GTA 416-326-1234. For TTY/Teletypewriter (for the hearing impaired): Toll-free: 1-800-268-7095 or GTA 416-325-3408.

Order information

Please save the transaction ID number as confirmation of your order.

Date and Time:

100916460403
03/18/2018 02:27

Items Ordered

Item #	Items Ordered	Amount (CAD)
1.	Driver's licence Valid for: 5 years Delivery: 4 - 6 Weeks	\$90.00
Subtotal		\$90.00
124668666 HST RT (13%)		\$0.00
Total purchase price		\$90.00

Billing information

Credit card holder	Credit card type	Credit card number	Bank reference number
Ramzi Fawzi Hanna Qumsieh	VISA	7485	19281369

Notes and additional information

- 1) If you have not received a new Driver's Licence in the mail by the date indicated in your Driver's Licence renewal confirmation or 5 days before your Temporary Driver's Licence expiry date, visit a ServiceOntario centre and you will be issued a Temporary Driver's Licence if you are eligible. A fee may apply if you do not visit a ServiceOntario centre at least 5 days before your Temporary Driver's Licence expires.

Additional information

Your driver's licence always remains subject to any limitations or restrictions that affect your privilege to drive. If at the time of this renewal transaction or at any time thereafter, your driver's licence was or later becomes cancelled or suspended, the licence remains cancelled or suspended despite the completion of this renewal transaction.

To get help:

For information on how to obtain a refund, cancellation and return policy, please call ServiceOntario at 416-235-2999 (GTA) or toll-free at 1-800-387-3445 (Canada).

If your transaction has failed:

If you have paid by Interac Online and your transaction has failed, it may take up to 30 days to reverse the charges. If you have paid by credit card and your transaction has failed, you may see a charge and a reversal. Your card has not actually been charged. It may take up to 5 business days to receive the reversal. We apologize for the inconvenience.

Request an alternate format document

Accessible documents and communication supports for any Ontario government document or information will be provided upon request. Please visit ServiceOntario.ca or call us toll-free at 1800-668-9938 or TTY toll-free 1-800-268-7095 to request an alternate.

Thank you for your Order!
ServiceOntario.ca



For MTO Use Only Off. No. V66 Op. No. 6

Renewal Confirmation Driver Licence
Confirmation de renouvellement Permis de conduire

Ontario Driver Licence Number/
Numéro du permis de conduire de l'Ontario: **Q9254-64037-00520**

Effective Date/Date d'entrée en vigueur: **2018/03/18**

Name/Nom: **QUMSIEH, RAMZI, FAWZI, HANNA**

This is not a driver's licence.

If you are eligible for a new driver's licence, it will be mailed to you in approximately four weeks.

Keep this transaction confirmation with your driver's licence until you receive your new licence in the mail.

If you have not received a new driver's licence in the mail by 2018/05/20, visit a Driver and Vehicle Licence Issuing Office and you will be issued a Temporary Driver's Licence if you are eligible for one. If you do not attend a Driver and Vehicle Licence Issuing Office prior to this date, a fee may apply.

Ceci n'est pas un permis de conduire.

Si vous êtes admissible à l'obtention d'un nouveau permis, celui-ci vous sera posté d'ici quatre semaines environ.

Conservez cette confirmation de transaction avec votre permis de conduire jusqu'à ce que vous ayez reçu votre nouveau permis par la poste.

Si vous ne recevez pas votre nouveau permis par la poste d'ici le 2018/05/20, présentez-vous dans un Bureau d'immatriculation et de délivrance des permis de conduire et on vous remettra un permis temporaire si vous êtes admissible à en recevoir un. Si vous ne vous présentez pas dans un Bureau d'immatriculation et de délivrance des permis de conduire avant cette date, des frais pourraient s'appliquer.

REPUBLIC OF THE PHILIPPINES)
CITY OF TAGUIG) S.S

Ontario Driver's Licence Permis de conduire **ON** CANADA

12 NAME/NOM
QUMSIEH,
RAMZI, FAWZI, HANNA
3144 HIGH SPRINGS CRES
MISSISSAUGA, ON, L5B 4G4

41 NUMBER/
NUMERO **Q9254 - 64037 - 00520**

48 ISSI/DEL **2018/03/20** 46 EXP/EXP **2023/05/20**

5 DD/REF **GA5322611** 16 HGT/HAUT **176 cm**

15 SEX/SEXE **M**

4 CLASS/
CATEG **G**

12 REST./
COND

3 DOB/ODN **1970/05/20**

ServiceOntario.ca

9 CLASS/ CATEGORIE
Automobile combin. (max. 11,000 kg)
motos, vélos (max. 450 kg)
Automobiles assemblées de véhicules
(11,000 kg max. 1 véhicule remorque
ne dépassant pas 4500 kg)

12 RESTRICTIONS/ CONDITIONS **GA5322611**

7253201

"I certify that this is a true copy of the original and the photograph is a true likeness of the person presenting the document as sighted by me"

AUG 25 2020

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Series of 2020

ATTY. **JON DOMINIC P. PEÑARANDA**
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Until December 31, 2021
Podium 2, Unit S215 Avida Cityflex Tower
7th Avenue Corner Lane T, Bonifacio Global City, Taguig
Roll of Attorneys No. 62975
IBP No. 108566/01-08-2020/Quezon City
PTR. No. 9519247/01-20-2020/Quezon City
MCLE Compliance No. IV-0029855/01-06-2020



RBC Royal Bank

August 21, 2020

KENAN KABABJI; BATOUL KABABJI
3582 BIRCHMEADOW CREST
MISSISSAUGA, ON L4Y 3R7

Royal Bank of Canada

MISS ON- EGLINTON & CREDITVIEW
1240 EGLINTON AVE W-UNIT B4
MISSISSAUGA, ON L5V 1N3
Tel: 1-800-769-2511
Fax: 1-905-567-7422

Dear KENAN KABABJI; BATOUL KABABJI,

Re: Mortgage application number: 101792210 - 631184114.

Congratulations and thank you for choosing RBC Royal Bank® for your mortgage needs. I'm pleased to confirm that you have been approved for a mortgage as per the details and conditions we've discussed (see below):

Property: UNIT 703 4085 park side village dr
mississauga, ON L5B 0E3

Mortgage details:

Mortgage amount:	\$ 250,000.00.
Amortization period:	30.00 years.
Interest rate:	2.0400000 % per year — calculated semi-annually, not in advance.
Term:	60 months
Type:	Fixed Closed
Principal & Interest:	\$ 927.98
Property Taxes:	\$ 2,240.00
HomeProtector® Premium*:	\$ 68.44
Total Payment:	\$ 996.42
Payment frequency:	Monthly
Closing date:	December 04, 2020
Interest adjustment date:	December 04, 2020
First payment due date:	January 04, 2021
Rate commitment expiry date:	December 19, 2020

Your interest rate is guaranteed until the earlier of the closing date or the rate commitment expiry date. If your rate commitment expires, get in touch with me right away for a new rate.

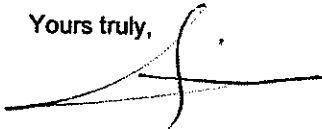
As a reminder, a mortgage processing fee of \$ 0.00 is payable when your mortgage is advanced. This fee will be automatically deducted from your mortgage payment account unless you provide us with an alternate account to debit.



A condition of your mortgage approval is your agreement to obtain property or condo content insurance.

If you have any questions, call me at 1-416-453-9554. As always, I'm available anytime, and I'll be happy to help. Congratulations again, and best wishes with your new home!

Yours truly,



RIMA YACOUB
Mortgage Specialist
Telephone: 1-416-453-9554
E-mail: rima.yacoub@rbc.com

* HomeProtector insurance is a creditor's group insurance program and is subject to certain terms, conditions, exclusions and eligibility restrictions. Please see the HomeProtector Certificate of Insurance (distribution guide for residents of Quebec) for full details

RBC-1-32272-201809-5-1-343716205-5-5F409D180C8444B0E10080000AD005E3-2-2~

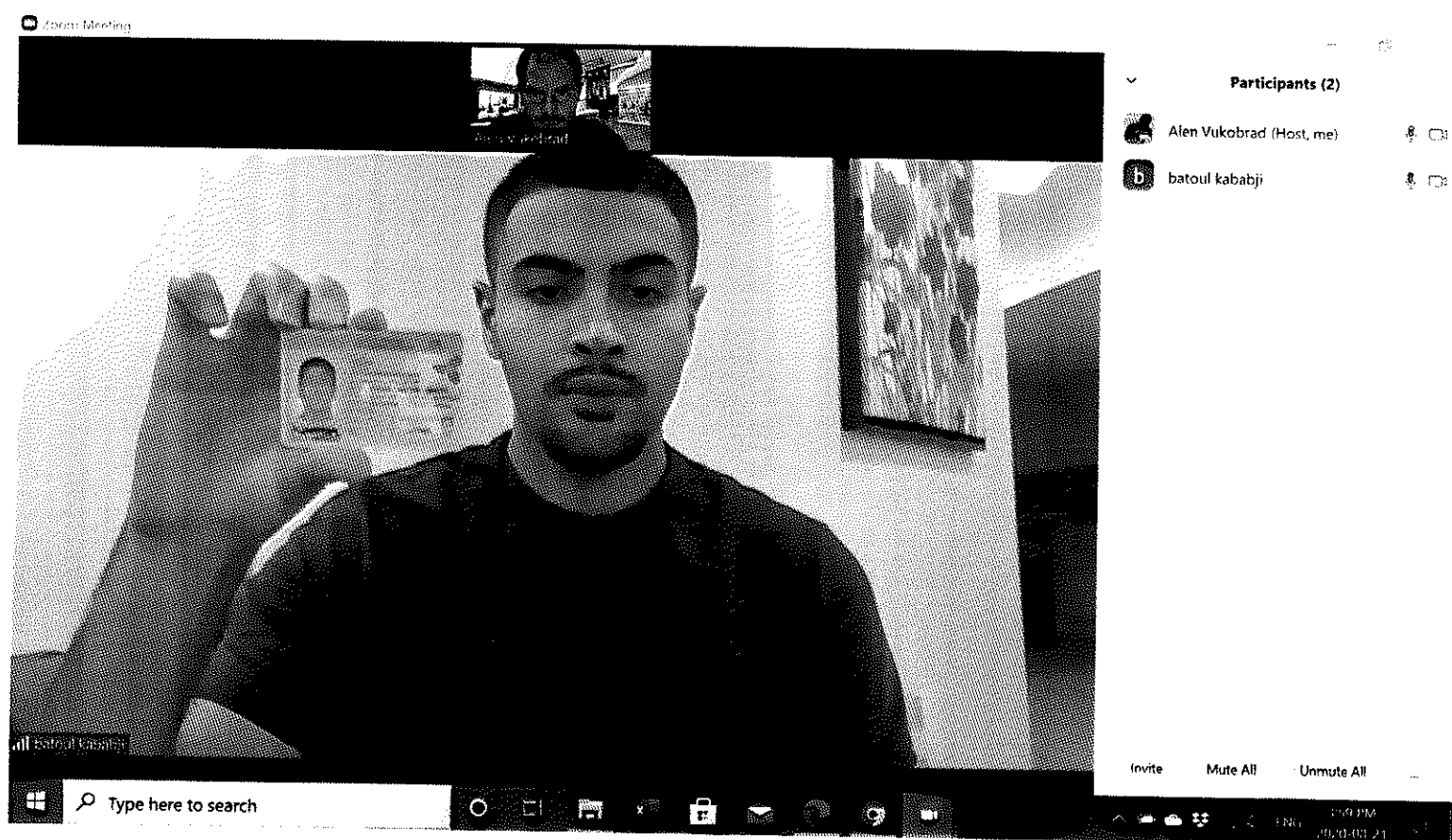
® / TM Trademark(s) of Royal Bank of Canada.

S 32272 (2018/09)



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CERTIFIED MR KENAN KABABJI 054

AUG 21 2020 DATE 2020-08-21
Y Y Y Y M M D D

PAY TO THE ORDER OF Airo & Berliss LLP, In Trust. \$ 28,590.00

Twenty-eight thousand Five hundred ninety - 00/100 DOLLARS

925 Bathurst Road East 0334
MISSISSAUGA ONTARIO L4Y 4G3
CHURCHILL MEADOWS
Block 9 N Unit 703

CERTIFIED CHEQUE

DO NOT DESTROY

6024014
901150011

054 157920041 1579

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CERTIFIED MR KENAN KABABJI 053

AUG 21 2020 DATE 2020-08-21
Y Y Y Y M M D D

PAY TO THE ORDER OF AmmaCon Development (city centre) Corp. \$ 565.00

Five hundred Sixty Five - 00/100 DOLLARS

925 Bathurst Road East 0334
MISSISSAUGA ONTARIO L4Y 4G3
CHURCHILL MEADOWS
Block 9 N. Unit 703

CERTIFIED CHEQUE

DO NOT DESTROY

6024014
901150011

053 157920041 1579

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CERTIFIED MR KENAN KABABJI 052

AUG 21 2020 DATE 2020-08-21
Y Y Y Y M M D D

PAY TO THE ORDER OF Airo & Berliss LLP \$ 565.00

Five hundred Sixty Five - 00/100 DOLLARS

925 Bathurst Road East 0334
MISSISSAUGA ONTARIO L4Y 4G3
CHURCHILL MEADOWS
Block 9 N. Unit 703

CERTIFIED CHEQUE

DO NOT DESTROY

6024014
901150011

052 157920041 1579