Worksheet Standard Assignment Pre-Occupancy

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_				ormation $arphi$	Solicitor for assignor and Vivian LI Goh & Moh Professional Mississauga Office: (wor 215-1550 South Gatewa Mississauga, ON L4W 5 Tel: 905.206.1203	Corporation king hours: Mon to Fri 9:00am – 5:00pm)
A	Hooigin	ees som	JILOI 5 II II	Offiliacion	Tel: 905.206.1203 Fax: 905.206.1204	
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The	Assign	ee can c	lose at o	ccupancy clo	osing as long as all of the A	above items have been completed and submitted
<u>Note</u>	ži					
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Adn	ninisti	ration !	Notes:			
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BLOCK NINE

AMENDMENT TO AGREEMENT OF PURCHASE AND SALE

ASSIGNMENT

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

VICTOR CHOW and VIVIAN YUET-MEI CHOW (the "Purchaser")

Suite 2720 Tower 9 South Unit (9 Level 26 (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'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 unitateral 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.

Fire 1

- (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.

DATED at Mis	ssissauga, Ontario this	day of	11/24	2016.	
	The state of the s		,		
Witness:			Purchaser:	VIVIAN YUET-MEI CHO	N
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Witness:	Kelmin -		Purchaser	VICTOR CHOW	
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DATED at	TOPONTO	this	tday of _	MAY	2016,
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			PER:	Signing Officer	

Page 2 of 2

masat 312,mt 29oct15



ASSIGNMENT OF AGREEMENT OF PURCHASE AND SALE

THIS ASSIGNMENT made this 1st day of December 2020.

AMONG:

Victor Chow and Vivian Yuet-Mei Chow and

Vizin Che-Sin Chow and Jonathan Boyle

(hereinafter called the "Assignor")

OF THE FIRST PART:

- and -

Vizin Che-Sin Chow and Jonathan Boyle

(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 3rd day of May, 2016 and accepted the 4th day of May 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 19, Level 26, Suite 2720, together with 1 Parking Unit(s) and 1 Storage Unit(s) in the proposed condominium known municipally as 4055 Parkside Village Dr., 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 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;
- 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 fransaction 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 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
- In the event that the Agreement is not completed by the Vendor for any teason 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.
- 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 Assignoe For greater clarity, the Assignor may be required to complete the Occupancy Closing with the Vendor.
- The Vendor hereby consents to the assignment of the Agreement by the Assigner 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.
- 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.
- 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 Assigner 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.
- 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 Assignce is named in this Assignment Agreement, the obligations of the Assignce 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 executed this Assignment Agreement

for	ATED this 2 n d day of Dec. 2020 a Commissioner of the Province of Province o		
	Harris (15. alp) Lappy (15. al	Victor Chan	(Assignor)
Witness	on assent and my	Vivian Yuci-Mei Chow	(Assignor)
Witness	Province of Ontario, for Goh & Mon Professional Corp Barristers and Solicitors Antres Dec. 122.1	Vizing the Station	(Assignee)
118	San Lan Li, Commissioner, etc., Province of Onlario, & Moh Professional Corp., rristers and Solientors pires June 16, 2021	AMACON DEVELOPMENT	(Assignce) (CITY CENTRE) CORP.
		Name: Title: Authorized Signin 1 have authority to b	-

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Authorized Officer

Countersigned

Canadian Dollars

Number

Schedule "A"

Details of Assignee

ASSIGNEE

NAME:

Jonathan Boyle

DATE OF BIRTH

1986/11/22 YYYYMMDD

541 048 294 SIN#

ADDRESS:

1107-4065 Brickstone Mews, Mississunga, ON L5B 0G3

PHONE:

Cell: 647 784 0779

E-mail:

Facsimile: vizinhovic@gmail.com

ASSIGNEE

NAME:

Vizin Che-Sin Boyle

DATE OF

BIRTH

1990/08/28

532246568

YYYYMMDD

SIN# 1107-4065 Brickstone Mews, Mississanga, ON 1.5B 0G3

ADDRESS:

Tel: 416 821 3103 Cell: _____

Facsimile:

E-mail:

PHONE:

jonathan.boyle@gmall.com

Winston Moh & Moh Professional Corp.

ASSIGNEE'S SOLICITOR:

NAME:

Chooker was a substantial of the company of the com

ADDRESS:215 222-1500 South Gateway Road, Mississanga, ON L4W 5G6

PHONE:

Bus: 905 206 1203

Facsimile: 905 206 1204 Vivian@anlawoffice.co mississauga@gglawoffice.ca

E-mail:

41145881.1

I, Winston Moh, SOLEMNLY DECLARE that:

- I am the lawyer representing the Assignors and Assignees in the above transaction and have knowledge of the matters hereinafter deposed to.
- 2. I hereby confirm that I have authenticated the identity and signature of Victor Chow on December 2, 2020 for the above-noted assignment of Agreement.

AND we 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.

}

SEVERALLY DECLARED before me at the City of Mississauga in the Regional Municipality of Peel this 2nd day of December 2020.

Wisnton Moh

A COMMISSIONER, ETC.

Sau Aan Li, a Compassioner, etc., Province of Ontario, for Gob & Mob Professional Corp., Barristers and Solicitors Expires lune 16, 2021

I, Winston Moh, SOLEMNLY DECLARE that:

- 1. I am the lawyer representing the Assignors and Assignees in the above transaction and have knowledge of the matters hereinafter deposed to.
- 2. I hereby confirm that I have authenticated the identity and signature of Jonathan Boyle on December 2, 2020 for the above-noted assignment of Agreement.

AND we 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.

SEVERALLY DECLARED before me at the City of Mississauga in the Regional Municipality of Peel this 2nd day of December 2020.

Wisnton Moh

A COMMISSIONER ÉTC.

Sau Van La, a Commissioner, etc., Province of Ontario, for Goh & Moh Professional Corp., Barristers and Solicitors Expires June 16, 2021

I, Winston Moh, SOLEMNLY DECLARE that:

- 1. I am the lawyer representing the Assignors and Assignees in the above transaction and have knowledge of the matters hereinafter deposed to.
- 2. I hereby confirm that I have authenticated the identity and signature of Vivian Yuet-Mei Chow on December 2, 2020 for the above-noted assignment of Agreement.

AND we 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.

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SEVERALLY DECLARED before me at the City of Mississauga in the Regional Municipality of Peel this 2nd day of December 2020.

Wisnton Mon

A COMMISSIONER, ETC.

Sault an Li,

a Commissioner, etc.,
Province of Ontario,
for Goh & Moh Professional Corp.,
Barristers and Solicitors
Expires June 16, 2021

I, Winston Moh, SOLEMNLY DECLARE that:

- 1. I am the lawyer representing the Assignors and Assignees in the above transaction and have knowledge of the matters hereinafter deposed to.
- 2. I hereby confirm that I have authenticated the identity and signature of Vizin Che-Sin Chow on December 2, 2020 for the above-noted assignment of Agreement.

AND we 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.

SEVERALLY DECLARED before me at the City of Mississauga in the Regional Municipality of Peel this 2nd day of December 2020.

Wisnton Moh

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*See CREA's FINTRAC materials on REALTOR Link® for examples. ** Or reference number if there is no account number. This document has been prepared by The Canadian Real Estate Association to assist members in complying with requirements of Canada's Proceeds of Crime (Money Laundering) and Terrorist Financing Regulations © 2014-2017



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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 faundering 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:

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Canadian Citizen or Resident Physical		
Canadian Citizen or Basid	y Present	
☐ Canadian Citizen or Resident Not Physical ☐ Canadian Citizen or Resident Not Physical	sically Present	
" " " U MOCIONI III .		
D Other explain	not Operate in a High Risk Country to the Prince Pr	
and capitaln:	irime Area No Other Higher Risk Factors Evident not Operate in a High Risk Country (physically pres	sent or not)
Medium Risk		
D Explain;		
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High Risk		
☐ Foreign Citizen or Regident		
Other, explain:	erates in a High Risk Country (physically present o	
	yorday present or	r not)

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 will need to provide a risk assessment of the client, and explain their assessment, in the relevant space above.





D. Business Relationship

(ask your Compliance Officer when this section is applicable)

D.1. Purpose and Intended Nature of the Business Check the appropriate boxes.	
Check the appropriate boxes	Relationship
Acting as an agent for the purphase	•

- 51.00,	
ing as an agent for the purchase or sal	
Residential property	le of;
Commercial property	☐ Residential property to the
To:	☐ Residential property for income purposes
Other, please specity:	Land for Commercial Use

.2. Measures Taken to Monit	And the second s
2.1. Ask the Client if their name	tor Business Relationship and Keep Client Information Up-To-Date as or principal business or occupation has changed and if it has include the updated
formation on page one.	is or principal business or occuration to the Different Information line to Dec
2.2 Keep all relevant correspond	- Usige the second of it has include the second of the sec
he business relationship with the client	with the client on file in order to maintain
Bem here:	with the client on file in order to maintain a record of the information you have used to monito. Optional - if you have taken measures beyond simply keeping correspondence on file, specific
	simply keeping correspondence and to monito
	the specific on the specific s
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<u> </u>	
D.2.3. If the offent to but	<u> </u>
client information up to date Con-	conduct enhanced measures to monitor the brokerage's business relationship and keep their consult your Compliance Officer and document what enhanced measures you have applied:
- Pio date. Optional -	consult your Compliance Office Office Consult your Compliance Office Consult your Consu
	officer and document what enhanced means and keep their
	measures you have applied:
Dac	
D.3 Suspicious Transaction	S
Don't forget, if you see something and	

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.



NOTE: An Individual Identification Information Record is required by the Proceeds of Crime (Money Laundering) and Terrorist Financing Act. This Record must be 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: Block 3 South 2720 Transaction Property Address: SCCC J NOULU 2726

Sales Representative/Broker Name: InDition Zulty

Date Information Verified/Credit File Consulted: Aug 2, 2018 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 NOTE: One of Section A.1, A.Z. or A.3 must be completed for your inclivious) openics or unrepresented individuals that are not clients, but are parties to the training a complete section A.4 and consider sending a Suspicious (e.g. interpresented buyer of select). Where you are unable to mentify an unsepresented molecular, complete section 4.4 and constitut senting 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 transaction report to transaction to serify the identity of an individual, see procedure described in CREA's materials on REALTOR Links. using an agent or mandalary to verify the identity of an individual, see procedure described in CREA's materials on REALIUM Link®

1. Full legal name of Individual: JONG This M. BOYLE

2. Address: ICF 4005 Brock Helps History ON AJB 063

3. Date of Birth: IGC 111122

4. Nature of Principal Business or Occupation: Life glasses. Ascertain the individual's identity by comparing the individual to their photo ID. The individual must be physically present. Ascertain the individual's identity by comparing the individual to their photo in the individual must be physically present.

1. Type of identification Document': District view the original and have a photo see the At-Likit fact malorials on AFAL10H Units for examples;

2. Document identifier Number: District view the original and have a photo see the At-Likit fact malorials on AFAL10H Units for examples;

3. Insuling Jurisdiction: Country: 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 Ascertain the individual's identity by comparing the individual's natic, date of usual and address information does not match, you will need to use another method to ascertain client identity. 2. Reference Number of Cradit File: 1. Complete two of the following three checkboxes by ascertaining the individual's identity by referring to information in two independent, reliable, sources. Each 1. Complete two of the following three checkboxes by ascertaining the individuals identity by reterring 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.

The individual can email you electronic documents downloaded from a provincial, any neconstruction must be an original paper or original encourant occurrent to you are more used to be physically present. The individual does not need to be physically present U 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* O Name of Source:

O Account Number**: [Fairst be valid and not expired, must be recent if no expire date] Userify the Individual's name and address by referring to a document or source containing the individual's name and address* O Name of Source:

Decount Numbers.

Decount Numbers.

Decount Numbers. Verify the individuals' name and confirm a financial account* Name of Source:



Financial Account Type:

O Account Number**:

*See CREA's FINTRAC materials on REALTOR Link® for examples. ** Or reference number if there is no account number. This document has been prepared by The Canadian Real Estate Association to assist members in complying with requirements of Canada's Proceeds of Crime (Money Laundering) and Terrorist Financing Regulations © 2014-2017



complete this section when the Reasonable	PRECORD ord (if applicable) esented Individual
A.4 Unrepresented Individual Reasonable Measures Rec 1. Measures taken to Ascertain Identity (check one):	Ord 11
1. Measures taken to Ascertain Identity (check one): Other, explain:	of (If applicable)
Asked unrepresented individual for information to ascertain to Other, explain: Date on which above -	esented Individual
D On Programme Complete	
Date on which	nell identity
2 D	*** * * * * * * * * * * * * * * * * *
Other, explain: Other, explain: Date on which above measures taken: Reason why measures were taken (check one): Other, explain: Other, explain:	
D Asked up	
D Other - Othe	
outer, explain:	
Date on which above measures taken: 2. Reason why measures were taken (check one): Discrete Asked unrepresented individual for information to ascertain the control of th	Teir identity
P. Walter	**************************************
B. Verification of Third Parties	****
Mary Parties	
NUTE: Only complete Carry	
B. Verification of Third Parties NOIE: Only complete Section B for your clients. Complete this section of the party. Either B.1 or B.2 must be completed. B.1 Third Party Reasonable Measures Where you cannot determine whether there is a third party, complete this section of the state of the section of th	
inust be completed. Complete this senti-	
B.1 Third D.	form to indicate
Where you cannot determine whether there is a third party, complete this section. U Yes	moleste whether a client is a second
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Asked if client was acting on behalf of a third party Other, explain: Date on which above measures taken: Reason why measures were unsuccessful (check one): Other, explain: Indicate whether there are any other explain.	V
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indicate whether there are any other grounds to suspect a third party D Yes, explain: B.2 Third Party	(check one):
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where there is a third party, complete this	The second of th
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1. Name of third party.	
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1. Name of third party: 2. Address: 3. Date of Birth: 4. Nature of Principal Business or Occupation:	
1. Name of third party: 2. Address: 3. Date of Birth:	



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:

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Li Foreign Citizen or Resident to	hat operator is a true
U Other, explain:	hat operates in a High Risk Country (physically present or not)
	's risk was high, tell your brokerage's Compliance OV

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 will need to provide a risk assessment of the client, and explain their assessment, in the relevant space above.





D. Business Relationship

(ask your Compliance Officer when this section is applicable)

D.1.	Purpose	and	intended	hlos	•		
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eck the appropriate boxes.	ture of the Business Relationship
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☐ Commercial property	☐ Residential property for income purposes
Other state property	☐ Land for Commercial Use
Correct, prease specify:	Commercial Use
.2. Measures Takan to III	D Land for Commercial Use
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.2.2 Keep all relevant correspondence to business relationship with the client, them here:	with the client on file in order to maintain a record of the information you have used to monitor. Optional - if you have taken measures beyond simply keeping correspondence on file, specify
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client information up to date Commust	conduct enhanced management of the conduct of the c
-p to date. Optional	- consult your Compliance Officer and the brokerage's business and
	conduct enhanced measures to monitor the brokerage's business relationship and keep their - consult your Compliance Officer and document what enhanced measures you have applied:
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The section	
D.3 Succioi	
D.3 Suspicious Transaction Don't forget, if you see	18
Sour torget, if you can	

Don't forget, if you see something suspicious during the transaction report it to your Compliance Officer. Consult your policies and procedures manual for more information.







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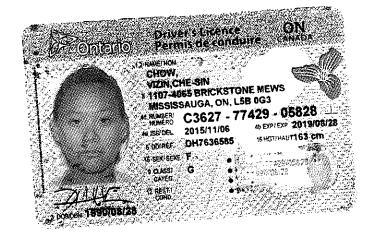
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e-muil Jonathan Boyle@gmail

Occupation. Lifeguard

Employer: City of mississauga

Toletionship to ariginal pullwer; mother father in law



B98 2720

Phone : 177 757 0779

e-mal: V. Chow 27 Egmail. com.

Imployer: Canada Post Decupation: CCA Relationshy to original purchaser Daughter



November 06, 2018

VIZIN BOYLE; JONATHAN BOYLE SUITE 1107 - 4065 BRICKSTONE MEWS MISSISSAUGA, ON L5B 0G3 Royał Bank of Canada

4056 CONFEDERATION PARKWAY MISSISSAUGA, ON L5B 0G4

Tel:

Fax: 1-905-273-6911

Dear VIZIN BOYLE; JONATHAN BOYLE,

Re: RBC Homeline Plan® application number: 04152149-001

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

Property: UNIT 2720 4055 parkside viliage drive

mississauga, ON L5B 3M3

Details:

Mortgage Segment 1: \$ 327,899.00

Type: Fixed Rate Closed

Amortization period: 30.00 years

Interest rate: 3.8400000 % per year, calculated semi-annually, not in advance.

Premium: 0.1000000 % off posted rate (included above)

Term: 24 months
Principal & Interest: \$1,529.67
HomeProtector® Premium*: \$136.73

Total Payment: \$ 1,666.40
Payment frequency: Monthly

Interest adjustment date:

First payment due date:

Advance date:

August 10, 2020

September 10, 2020

August 10, 2020

Rate commitment expiry date: August 07, 2020

RBC~1~4387~201208~5~1~315264473~5~5BE13917C2E11090E10080000AD005E3~1~4~

Royal Credit Line® Segment 1:

Limit:

Interest rate: Prime Rate¹ plus 0.5000000 % per year, calculated monthly not in

\$ 1.00

advance. The interest rate is based on our Prime Rate which, at

the date of this letter is 3.7000000 % per annum.

Rate commitment expiry date: August 07, 2020

RBC~1~4387~201208~5~1~315264473~5~5BE13917C2E11090E10080000AD005E3~2~4~

RBC Homeline Plan Limit: \$ 327,900.00

Cash back: \$ 0.00

Details of Rate Guarantee:

Fixed Rate Mortgage Segment(s):

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

If your mortgage advances after the rate commitment expiry date, the interest rate will be increased by 0.10 % for any partial or full month after the expiry date — to a maximum of three months (maximum of 0.30 %). If the delay is more than three months, the rate commitment will fully expire and you will need to contact us for a new interest rate. Please notify me immediately if there are any changes to your mortgage needs.

Royal Credit Line(s):

Your premium or discount is guaranteed for **the term selected** until either of the advance date or the rate commitment expiry date — whichever is earlier.



I'm always available with advice or assistance on home financing products — anytime, anywhere. Please call me at with any questions and I will be pleased to help.

Congratulations again on your new home!

Sincerely,

Name LAITH AL-MASRI Mobile Mortgage Specialist Cell: Email: laith.al-masri@rbc.com

Encl.

P. S. If you have any friends or relatives who are purchasing a home or renewing a mortgage, I'd be happy to help them any way I can.

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I/We are aware of and agree to the terms and conditions of the rate commitment (detailed above), as it best responds to my/our needs.

VIZIN BOYLE

JONATHAN BOYLE

Your mortgage approval is conditional on you (including guarantors and co-applicants if applicable) maintaining your credit status as at time of application. RBC Royal Bank reserves the right to decline your request for credit up to an including the closing date of your mortgage based on any changes in your (or co-applicants/guarantors if applicable) credit status, or financial circumstances.

¹ This interest rate will vary as our Prime Rate varies. Prime Rate means the annual rate of interest announced from time to time by Royal Bank of Canada as the rate then in effect for determining interest rates on Canadian dollar commercial loans in Canada. This rate may change at any time without notice.

^{*}HomeProtector insurance selection is subject to approval of your application by the Canada Life Assurance Company.

Parkside Village - Block 9 - South

AMENDMENT TO AGREEMENT OF PURCHASE AND SALE

Between: AMACON DEVELOPMENT (CITY CENTRE) CORP. (the "Vendor") and VICTOR CHOW and VIVIAN YUET-MEI CHOW (the "Purchaser")

Suite 2720 Tower 9 South Unit 19 Level 26 (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 SALE N/A **INSERT: TO THE AGREEMENT OF PURCHASE AND SALE** The undersigned, VIZIN CHE - SIN CHOW (collectively, the "Purchaser") DATE OF BIRTH: 1990/08/28 DRIVER'S LICENCE: C3627-77429-05828 SIN No: CURRENT ADDRESS: 1107-4065 BRICKSTONE MEWS, MISSISSAUGA, ON, L5B 0G3 TELEPHONE: 647-784-0479 EMAIL: v.chow27@gmail.com OCCUPATION: LCA **EMPLOYER: CANADA POST** (Relationship to original purchaser: DAUGHTER) Signature: The undersigned, JONATHAN BOYLE (collectively, the "Purchaser") DATE OF BIRTH: 1986/11/22 DRIVER'S LICENCE: B6917-40908-61122 CURRENT ADDRESS: 1107-4065 BRICKSTONE MEWS, MISSISSAUGA, ON, L5B 0G3 TELEPHONE: 416-821-3103 EMAIL: jonathan.boyle@gmail.com OCCUPATION: LIFEGUARD EMPLOYER: CITY OF MISSISSAUGA (Relationship to original purchaser: SON IN LAW) Signature: Dated at Mississauga, Ontario this day of 2018. SIGNED, SEALED AND DELIVERED In the Presence of: VIVIAN YUÈT-MEI CHOW Purchaser -Purchase VICTOR CHOW 2018. AMACON DEVELOPMENT (DITY CENTRE) CORP.

Per:

Authorized Signing Officer

I have the authority to bind the Congoration.

c/s

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- i) 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;
- 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.

Li other terms and conditions set out in the Agreement shall remain the same and time shall continue to be of the essence.

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<u> 2016.</u>			
The state of the s			
Purchaser: VIVIAN YUET-MEI CHOW			
Purchaser: VICTOR CHOW			
nis			
AMACON DEVELOPMENT (CITY CENTRE) CORP.			
PER:Authorized Staning Officer			

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I have the authority to bind the Corporation

Page 2 of 2