Worksheet

Standard Assignment

Pre- Occupancy

Suite: 2621 **Tower:** BK9S **Date:** Dec 9/20 **Completed by:** ANDREA ALSIP COTNAM

Please mark if completed:

- Copy of Assignment Amendment needs to sign an amendment to assign
- 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: $ $33,050
- Certified Deposit Cheque for Assignment fee $ $3,500 +HST/legal fee included 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: $ $49,575.
- Assignors Solicitors information
- Assignees Solicitors information

• Assignees full Solicitors info
LIU YAN
105 Main Street, 2nd Floor
Unionville, ON L3R 2G1
+1(905)604 5521
+1(416)303 5500
+1(905)604 5531
• Email: lawyer@liuyan.ca

• Assignors full Solicitors info
Xue Bing Liu Barrister, Solicitor and Notary Public
Address: 250 Consumers Road, Unit 503, Toronto, ON, Canada, M2J 4V6
• Tel: (001) 647 351 8066
• Fax:(001) 647 351 8166
• Email: liulawoffice88@gmail.com

- Include Fintrac for Assignee – Occupation and Employer
- Copy of Assignees ID
- Copy of Assignees Mortgage Approval

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

Note:

Once all of the above is completed, email the full package immediately to Stephanie for execution of the Assignment agreement. Stephanie will execute and the Amacon admin team will forward immediately to 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

ZHAOWEN JIA (the **"Purchaser"**)
Suite **2621** Tower **9 South** Unit **20** Level **25** (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 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 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 7 day of Dec, 2020 **2016.**

Witness: ________________

Purchaser: **ZHAOWEN JIA**

DATED at **Mississauga, Ontario** this 11th day of December **2016.**

AMACON DEVELOPMENT (CITY CENTRE) CORP.

PER: ________________

Authorized Signing Officer
I have the authority to bind the Corporation

BLOCK NINE

SUITE 2621 UNIT 20 LEVEL 25

ASSIGNMENT OF AGREEMENT OF PURCHASE AND SALE

THIS ASSIGNMENT made this 10th day of December 2020.

AMONG:

Zhaowen Jia

(hereinafter called the "Assignor")

OF THE FIRST PART;

- and -

Shulie Mei and Yan Wang

(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 19th day of November, 2016 and accepted the 21st day of November, 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 20, Level 25, Suite 2621, 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 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.

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______ day of_____ 20____.

Witness	Zhaowen Jia (Assignor)
DocuSigned by: susie Witness	DocuSigned by: Shujie Mei Shujie Mei (Assignor)
DocuSigned by: susie 4A883DECECF0423... Witness	DocuSigned by: yan wang Yan Wang (Assignee)

AMACON DEVELOPMENT (CITY CENTRE) CORP.

Per:
Name:
Title: Authorized Signing Officer
I have authority to bind the Corporation.

Schedule "A"

Details of Assignee

ASSIGNEE	NAME:	Shufle Mei
	DATE OF BIRTH	1973/02/19 YYYYMMDD 545-030-942 SIN #
	ADDRESS:	16 Read Street, Aurora, ON L4G 1C9
	PHONE:	Tel: 647-938-3721 Cell: ______________ Facsimile: ______________
	E-mail:	matthewmei.realty@gmail.com
ASSIGNEE	NAME:	Yan Wang
	DATE OF BIRTH	1975/09/10 YYYYMMDD 545-030-967 SIN #
	ADDRESS:	16 Read Street, Aurora, ON L4G 1C9
	PHONE:	Tel: 647-965-8595 Cell: ______________ Facsimile: ______________
	E-mail:	gyan_mei@hotmail.com
ASSIGNEE'S SOLICITOR:	NAME:	LIU YAN
	ADDRESS:	185 Main Street, 2nd Floor Unionville, ON L3R 2G1
	PHONE:	Bus: +1(905)604 5521 Facsimile: ______________
	E-mail:	lawyer@liuyan.ca

41145681.1

VERICO

Tom Brothers Financial Inc.
LIC No. 11671
湯姆兄弟金融有限公司

7181 Woodbine Ave, Suite 108, Markham ON L3R 1A3
Email: admin@tbrf.ca
Tel (905) 415-1115
Fax (416) 590-9001

December 09, 2020

Yan Wang
Shujie Mei
16 Read St
Aurora, ON, L4G 1C9

Dear Ms. Wang and Mr. Mei,

Re: Mortgage Approval Confirmation

We are pleased to confirm that your recent mortgage application has been approved with the following terms:

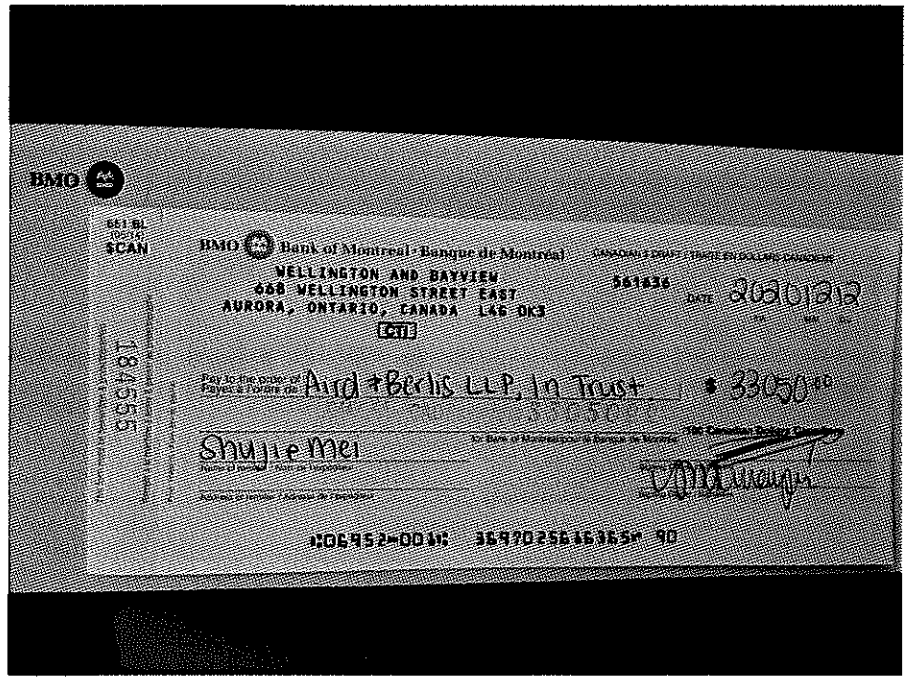
Securitized property:	Suite No. 2621, Unit No. 20, Level No. 25, Block Nine South Tower, 4055 Parkside Village Dr, Mississauga, ON
Vendor:	Amacon Development (City Centre) Corp.
Purchase price:	$345,000.00
Mortgage loan amount:	$264,400.00
Lender:	TD Canada Trust
Term:	5 years closed
Amortization:	25 years
Interest rate:	Variable at Prime + 2%, currently interest rate is at 4.60 % Compounded monthly not in advance
Commitment Expiry Date:	December 31st, 2022

This approval is subject to the following conditions:

- Satisfactory appraisal prepared by an AIC or CNAREA designated appraiser
- Satisfied credit report at time of final closing
- Verification of down payment proof
- Proof of employment and income as per lender's guideline

Thank you for giving us the opportunity to serve you.

Olivia Liu
Mortgage Broker
License Number: M15001551
905-415-1115


BMO
661 BL
$CAN
1845555
BMO Bank of Montreal · Banque de Montréal
WELLINGTON AND BAYVIEW
668 WELLINGTON STREET EAST
AURORA, ONTARIO, CANADA L4G 0K3
561836
DATE 20201212
Pay to the order of / Payez à l'ordre de Aird + Berlis LLP, In Trust
$ 33050.00
Shujie Mei
06952-001 3697025616365 90

LIU LAW PROFESSIONAL CORPORATION

Toronto, Ontario M2J 4V6

Fax: (647) 351-8166

Canadian Imperial Bank of Commerce

Victoria Park and Sheppard

2904 Sheppard Ave. E.

Toronto, ON M1T 3J4

6962

6962

CERTIFIED

DEC 1[illegible] 2020

2904 SHEPPARD AVE. EAST

TORONTO, ONTARIO M1T 3J4

DO NOT DESTROY

Three Thousand Nine Hundred Fifty Five ****************************** 00/100

Dec/14/2020 $3,955.00

PAY TO THE ORDER OF

Amacon Development (City Centre) Corp.

LIU LAW PROFESSIONAL CORPORATION TRUST

PER

assignment closing fund as re direction R11349

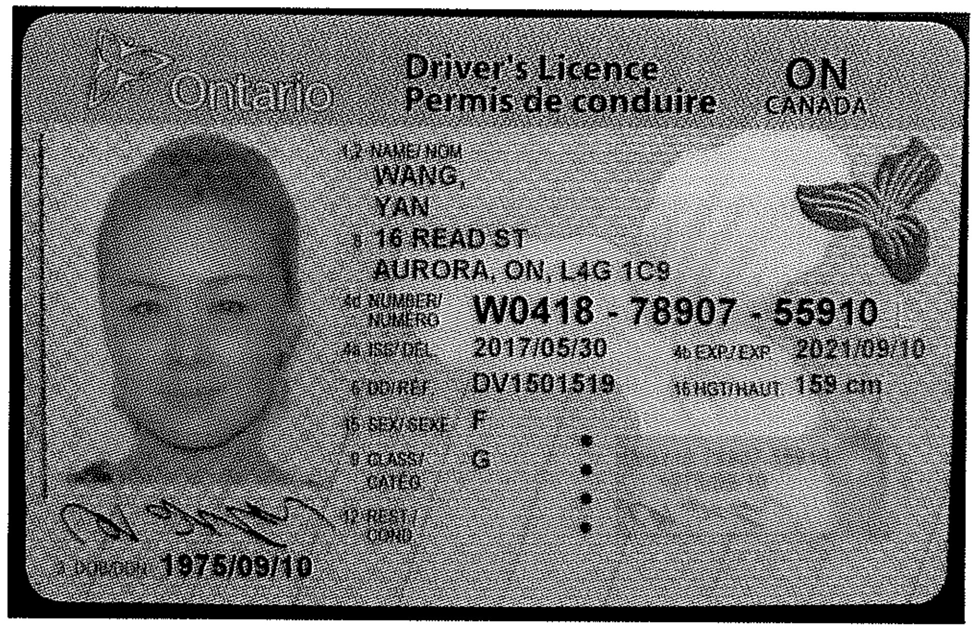
⑈006962⑈ ⑆02632⑉010⑆ 09⑉30016⑈

Shujie Mei and Yan Wang

(hereinafter called the "Assignee")

OF THE SECOND PART;

- and -


Ontario
Driver's Licence
Permis de conduire
ON
CANADA
1,2 NAME/NOM
WANG,
YAN
8 16 READ ST
AURORA, ON, L4G 1C9
4d NUMBER/NUMÉRO W0418 - 78907 - 55910
4a ISS/DÉL 2017/05/30
4b EXP/EXP 2021/09/10
5 DD/RÉF DV1501519
16 HGT/HAUT 159 cm
15 SEX/SEXE F
9 CLASS/CATÉG G
12 REST/COND
3 DOB/DDN 1975/09/10

BLOCK NINE

SCHEDULE "D"

ACKNOWLEDGEMENT OF RECEIPT

Suite **2621** Tower **9 South** Unit **20** Level **25** (the **"Unit"**)

THE UNDERSIGNED, **ZHAOWEN JIA** being the Purchaser(s) of the Unit hereby acknowledges having received from the Vendor with respect to the purchase of the Unit the following documents on the date noted below:

1. A copy of the Agreement of Purchase and Sale (to which this acknowledgment is attached as a Schedule) executed by the Vendor and the Purchaser.

2. A Disclosure Statement dated April 1, 2015, and accompanying documents in accordance with Section 72 of the Act.

The Purchaser hereby acknowledges that the Condominium Documents required by the Act have not been registered by the Vendor, and agrees that the Vendor may, from time to time, make any modification to the Condominium Documents in accordance with its own requirements and the requirements of any mortgagee, governmental authority, examiner of Legal Surveys, the Land Registry Office or any other competent authority having jurisdiction to permit registration thereof.

The Purchaser further acknowledges and agrees that in the event there is a material change to the Disclosure Statement as defined in subsection 74(2) of the Act, the Purchaser's only remedy shall be as set forth in subsection 74(6) of the Act, notwithstanding any rule of law or equity to the contrary.

DATED at **Mississauga, Ontario** this 21 day of November **2016.**

Witness: ______________________ Purchaser: **ZHAOWEN JIA**

masql_304.rpt 30oct15-1

OREA Ontario Real Estate Association

Individual Identification Information Record

Toronto Real Estate Board

Form 630
for use in the Province of Ontario

NOTE: An Individual Identification Information Record is required by the *Proceeds of Crime (Money Laundering) and Terrorist Financing Act*. This Record must be completed by the REALTOR® member whenever they act in respect to the purchase or sale of real estate.
It is recommended that the Individual Identification Information Record be completed:
(i) for a buyer when the offer is submitted and/or a deposit made, and
(ii) for a seller when the seller accepts the offer.

Transaction Property Address: Suite 2621, 4055 Parkside Village Dr. Mississauga

Sales Representative/Broker Name: Matthew Mei / Century 21 Landunion Realty Inc.
Date Information Verified/Credit File Consulted: 2020/12/09

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: Yan Wang / Shujie Mei
2. Address: 16 Read Street, Aurora

3. Date of Birth: 1975-09-10 / 1973-02-19
4. Nature of Principal Business or Occupation: Casino Table Game Manager / Senior Mechanical Designer

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: W0418-78907-55910 / M2247-70907-300219 (must have a photo; see REALTOR Link® for examples)
3. Issuing Jurisdiction: Ontario (Province or foreign jurisdiction or "Canada") **Country:** Canada
4. Document Expiry Date: 2021/09/10 / 2023-02-19 (must be valid and not expired)

A.2 Credit File

Ascertain the individual's identity by comparing the individual's name, date of birth and address information above to information in a Canadian credit file that has been in existence for at least three years. If any of the information does not match, you will need to use another method to ascertain client identity. Consult the credit file at the time you ascertain the individual's identity. The individual does not need to be physically present.

1. Name of Canadian Credit Bureau Holding the Credit File:

2. Reference Number of Credit File:

A.3 Dual ID Process Method

1. Complete two of the following three checkboxes by ascertaining the individual's identity by referring to information in **two** independent, reliable, sources. Each source must be well known and reputable (e.g., federal, provincial, territorial and municipal levels of government, crown corporations, financial entities or utility providers). Any document must be an original paper or original electronic document (e.g., the individual can email you electronic documents downloaded from a website). Documents cannot be photocopied, faxed or digitally scanned. The individual does not need to be physically present.

☐ Verify the individual's name and date of birth by referring to a document or source containing the individual's name and date of birth*
- **Name of Source:** (must be valid and not expired; must be recent if no expiry date)
- **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:** (must be valid and not expired; must be recent if no expiry date)
- **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 unsuccesful *(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, complete this section.

Is the transaction being conducted on behalf of a third party according to the client? *(check one)*:

☐ Yes
☐ No

Measures taken *(check one)*:

☐ Asked if client was acting on behalf of a third party
☐ Other, explain: ....

Date on which above measures taken:..

Reason why measures were unsuccessful *(check one)*:

☐ Client did not provide information
☐ Other, explain: ....

Indicate whether there are any other grounds to suspect a third party *(check one)*:

☐ No
☐ Yes, explain: ....

B.2 Third Party Record
Where there is a third party, complete this section.

1. Name of third party: ....
2. Address:..
....
3. Date of Birth: ....
4. Nature of Principal Business or Occupation: ....
....
5. Incorporation number and place of Issue *(if applicable)*: ....
....
6. Relationship between third party and client: ....

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:

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.

IN THE MATTER OF authenticating the identities
and signatures of Yan Wang & Shujie Mei.

I, Yan Liu, SOLEMNLY DECLARE that:

1. I confirm the authenticity of the signature and the identify of Yan Wang & Shujie Mei. and I viewed at least two pieces of original, unaltered, and unexpired identification, At least one piece of identification is government issued and bears the name and photograph of the clients.

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.

DECLARED before me	}	
at Markham	}	
in the City	}	
of Ontario	}	
this 14th day of December	}	
2020.	}	Yan Liu

A Commissioner, etc.

IN THE MATTER OF an assignment from Zhaowen Jia to Shujie Mei and Yan Wang of the property described as Unit 20, Level 25, Suite 2621, together with 1 Parking Unit and 1 Storage Unit on the premises municipally known as 4055 Parkside Village Dr, Suite 2621, Mississauga ON

I, Xue Bing Liu, make oath and say as follows:

1. I am the lawyer acting for the assignor Zhaowen Jia.

2. On December 14, 2020, via audio-visual communicationTechnology in accordance with *O. Reg 431/20, AdministeringOath or Declaration Remotely under the Commissioners forTaking Affidavits Act, R.S.O. 1990, c. C.17,* after checking the assignor's Ontario Driver's Licence and passport, I witnessed the assignor's execution of the Assignment of the Agreement of Purchase and Sale.

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.

Sworn before me at the City of Toronto in the Province of Ontario this 14th day of December 2020	} } } } } }	Xue Bing Liu

A COMMISSIONER, ETC.