

Worksheet

Standard Assignment

Suite: LPH6 Tower: South Date: Feb 15 Completed by: Andrea

Please mark if completed:

- ☒ Original Closing Date February 4, 2021 ✓
- ☐ New Closing Date February 15²⁶, 2021 ✓
- ☒ Copy of Date Change Amendment ✓
- ☒ Copy of Assignment Amendment ✓
- ☒ Assignment Agreement Signed by both Assignor and Assignee.
- ☐ Assignment Fee \$ 3,500
 - ☐ Certified Cheque (Amacon City Centre Nine Development Partnership)
 - ☒ Final Statement of Adjustment ✓
- ☒ Agreement must be in good standing. Funds in Trust: \$ 81,285 ✓
- ☒ Assignors Solicitors information ✓
- ☒ Assignees Solicitors information ✓
- ☒ Include Fintrac for Assignee – Occupation and Employer ✓
- ☒ Copy of Assignees ID ✓
- ☒ Copy of Assignees Mortgage Approval ✓
- ☐ \$1000 legal fee cheque to be paid to Aird & Berlis PSA

Note:

Once all 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:

Suite No. 1PH6, Unit 12, Level 32, (the "Unit")

AMENDMENT TO AGREEMENT OF PURCHASE AND SALE
ASSIGNMENT

BETWEEN:

AMACON DEVELOPMENT (CITY CENTRE) CORP.
(the "Vendor")

- and -

Bidemi Olanrewaju Akingbala
(the "Purchaser")

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 on Sept 29, 2016 and accepted by the Vendor on Sept 29, 2016 (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

all references to final closing date of February 4, 2021.

Insert: TO THE AGREEMENT OF PURCHASE AND SALE

1. All references to final closing date shall mean February 12, 2021.
2. In consideration for the Vendor's agreement to extend the final closing date, the purchaser shall be required to pay a per diem rate of interest on the balance due on final closing of 11% per annum, for each day of extension commencing from January 25, 2021, payable to the Vendor by way of certified funds drawn on solicitor's trust account and delivered with closing funds.
3. The purchaser agrees to pay the Vendor's administration costs in the amount of \$1000.00 by way of certified funds drawn on solicitor's trust account and delivered with closing funds.
4. The purchaser agrees to pay the Vendor's legal fees in the amount of \$1,000.00 by way of certified funds drawn on solicitor's trust account delivered with closing funds and made payable to AIRD & BERLIS LLP.

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 Brampton this 12th day of Feb, 2021

IN WITNESS WHEREOF the parties have executed this Amendment.

Amritpal S. Mann
Barrister, Solicitor & Notary Public
APS Mann Legal Professional Corporation
8 Strathearn Ave, Unit 10A
Brampton, ON L6Y 4L9
Tel: 905-497-5551
Fax: 1-800-465-3308

SEALED AND DELIVERED
in the presence of

Purchaser

AMACON DEVELOPMENT (CITY CENTRE) CORP.

Per:

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

BLOCK NINE

AMENDMENT TO AGREEMENT OF PURCHASE AND SALE

ASSIGNMENT

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

BIDEMI OLANREWAJU AKINGBOLA (the "Purchaser")

Suite **LPH6 Tower 9 South Unit 12 Level 32** (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:

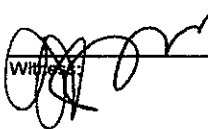
- (i) obtains the written consent of the Vendor, which consent may not be unreasonably withheld;
- (ii) acknowledges to the Vendor in writing, that the Purchaser shall remain responsible for all Purchaser's covenants, agreements and obligations under the Agreement;
- (iii) covenants not to advertise 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 12th day of Feb 2021


Witness: _____


Purchaser: **BIDEMI OLANREWAJU AKINGBOLA**

DATED at Mississauga, Ontario this _____ day of _____ 2016.

AMACON DEVELOPMENT (CITY CENTRE) CORP.

PER: _____
Authorized Signing Officer
I have the authority to bind the Corporation

ASSIGNMENT OF AGREEMENT OF PURCHASE AND SALE

THIS ASSIGNMENT made this 28 day of January 2021.

AMONG:

Bidemi Olanrewaju Akingbola

(hereinafter called the "Assignor")

OF THE FIRST PART;

- and -

Topwide Properties Ltd.

(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 29 day of Sept. 2016 and accepted the 29 day of Sept. 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 10, Level 22, Suite LPH4, 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.

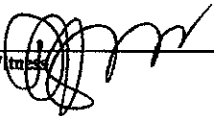
NOW THEREFORE THIS AGREEMENT WITNESSETH THAT in consideration of the sum of Ten Dollars (\$10.00) now paid by the Assignee to the Assignor and for such other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, the parties hereby agree as follows:


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 12th day of Feb 2021

Witness 


Bidemi Olanrewaju Akingbola
(Assignor)


Witness

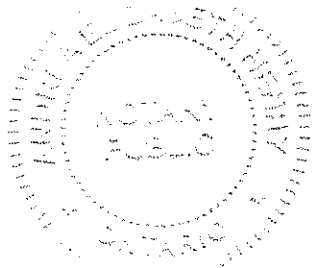

(Assignor)

Witness

Topside Properties Ltd. (Assignee)

Witness


(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:	<u>Topwide Properties Ltd.</u>	
	DATE OF BIRTH	<u>2011-05-10</u>	<u>corp# 78594-6</u>
		<u>YYYYMMDD</u>	<u>SIN #</u>
	ADDRESS:	<u>102A Naughton Drive, Toronto, ON L4C 8B3</u>	
	PHONE:	Tel: _____ Cell: _____ Facsimile: _____	
E-mail:	_____		
ASSIGNEE	NAME:	<u>Bidemi Akingbola</u>	
	DATE OF BIRTH	<u>09/27/1989</u>	
		<u>YYYYMMDD</u>	<u>SIN #</u>
	ADDRESS:	_____	
	PHONE:	Tel: _____ Cell: _____ Facsimile: _____	
E-mail:	_____		
ASSIGNEE'S SOLICITOR:	NAME:	<u>Andrea Henry / Henry Business Law</u>	
	ADDRESS:	_____	
	PHONE:	Bus: <u>416 639 6235</u> Facsimile: _____	
	E-mail:	<u>andrea@henrybusinesslaw.com</u>	

SOLICITORS DECLARATION RE IDENTIFICATION

TO: Henry Business Law Professional Corporation
RE: AKINGBOLA Assignment to TOPWIDE PROPERTIES LTD.
Suite LPH4, Suite LPH6, 4055 PARKSIDE VILLAGE DR, MISSISSAUGA, ON

CONFIRMATION AND ACKNOWLEDGEMENT: I, the undersigned, Solicitor/Notary, acting for the Assignor confirm that (i) I have reviewed and verified the identity of the assignor by means of 2 pieces of identification; (ii) the identification appears to be genuine; (iii) the identifications belong to the Borrower(s); (iv) the identification is current and not expired; and (v) copies of the identification are a true likeness of the originals and attached hereto.

BIDEMI OLANREWAJU AKINGBOLA

Client	Primary Identification	Primary/Secondary Identification
Identification Type	DRIVER'S LICENCE	SIN
Reference Number	A4879-09378-90927	533-316-824
Place of Issuance or Electronic Source	ONTARIO	CANADA
Expiry Date	2024/09/27	N/A

DATED at Brampton, this 7 day of February, 2021.


Solicitor/Notary Signature

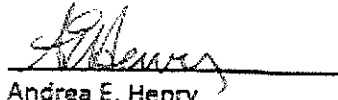
SOLICITORS DECLARATION RE IDENTIFICATION

TO: AMACON DEVELOPMENT (CITY CENTRE) CORP. AND THEIR SOLICITORS

RE: AKINGBOLA Assignment to TOPWIDE PROPERTIES LTD.
Suite LPH4 and Suite LPH6, 4055 PARKSIDE VILLAGE DR, MISSISSAUGA, ON

I, the undersigned Solicitor and Notary Public, counsel for the Assignee, Topwide Properties Ltd., confirm that I have reviewed and verified the identity of the assignor by means of photographic identification which is current and not expired and appears to be genuine. Copies of the identification are a true likeness of the originals and are attached hereto.

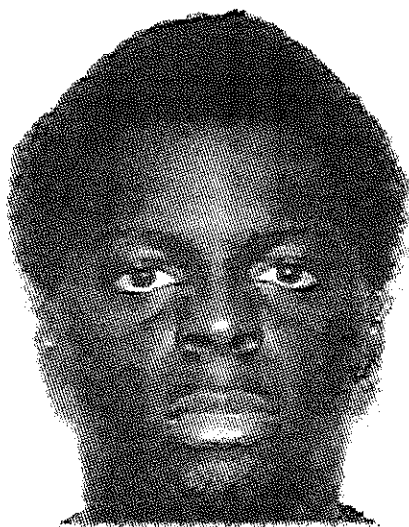
Dated at Oakville this 16th day of February 2021


Andrea E. Henry
Solicitor and Notary Public
LSO# 54081E



Driver's Licence
Permis de conduire

ON
CANADA



1,2 NAME/ NOM

OKONKWO.
CHUKA.CLEM

8 525-3888 DUKE OF YORK BLVD
MISSISSAUGA, ON, L5B 4P5

4d NUMBER/
NUMERO

O4919 - 12529 - 40621

4a ISS/ DÉL.

2019/02/11

4b EXP/ EXP

2019/07/21

5 DD/ RÉF.

GH4463190

16 HGT/ HAUT.

180 cm

15 SEX/ SEXE

M

9 CLASS/
CATÉG.

G

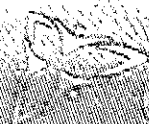
12 REST /
COND.

O4919-12529

1994/06/21

3 DOB/ DON

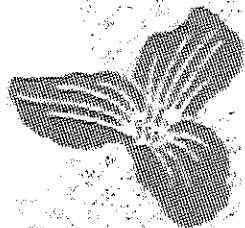
1994/06/21



Ontario

Driver's Licence
Permis de conduire

ON
CANADA



1,2 NAME/ NOM

SPIFF,
NENGI KALANYA
2177 BARONWOOD DR
OAKVILLE, ON, L6M 4S4

3a NUMBER/
NUMERO

S7065 - 58855 - 26025

4a ISS/DEL

2019/10/22

4b EXP/EXP.

2024/10/25

5 DD/REF

GN7441591

16 HGT/HAUT.

173 cm

15 SEX/SEXE

F

9 CLASS/
CATEG

G

S7065-58855-26025

1952/10/25

12 REST/
COND.

Signature

3 DOB/DN 1952/10/25

Corporation/Entity Identification Information Record

NOTE: A Corporation/Entity 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 Corporation/Entity 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:
.....
.....
Sales Representative/Broker Name:
Date:

A.1. Verification of Corporation

NOTE: Either section A.1 or A.2 must be completed for your corporate/entity clients or unrepresented entities that are not clients, but are parties to the transaction (e.g. unrepresented buyer or seller). Where you are unable to identify an unrepresented entity, complete section A.3 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 existence of an entity, see procedure described in CREA's materials on REALTOR Link®.

1. Name of Corporation: Topwide Properties Ltd.
2. Corporate Address: 5033 Four Springs, Suite 124, Mississauga, ON L5R 0G6
.....
3. Nature of Principal Business: Real Estate Investments
4. Name of Directors: As set out in certificate of corporate status or other record confirming corporation's existence.
CHUKA CLEM OGONNA OKONKWO
NENGI KALANYA SPIFF

5. Type and Source of Verification Record:
Must confirm existence of the corporation (e.g., certificate of corporate status, published annual report, government notice of assessment). If record is in paper format, a copy must be kept. If record is an electronic version, a record of the corporation's registration number and type and source of record (e.g., Corporations Canada website) must be kept. Corporate Profile issue by Corporations Canada
6. Registration number of corporation: Corporation Number- 785940-6
7. Attach a copy of corporate records showing authority to bind corporation regarding transaction:
(e.g., certificate of incumbency, articles of incorporation, by-laws setting out officers duly authorized to sign on behalf of corporation)
A certificate of incumbency

A.2. Verification of Other Entity (if applicable)

1. Name of other entity:
2. Address:
.....
3. Nature of Principal Business:
4. Type of Verification Record: Must confirm existence of other entity (e.g., partnership agreement, articles of association).
.....
5. Source of Record: Record may be paper or an electronic version. If record is in paper format, a copy must be kept. If record is an electronic version, a record of the entity's registration number and type and source of record must be kept.
6. Registration number:



Corporation/Entity Identification Information Record

A.3 Unrepresented Entity Reasonable Measures Record *(if applicable)*

Only complete this section when you are unable to ascertain the existence of an unrepresented entity.

1. Measures taken to Confirm Existence *(check one)*:

- ☐ Asked unrepresented entity for information to confirm their existence
- ☐ Other, explain:
- Date on which above measures taken:**

2. Reasons why measures were unsuccessful *(check one)*:

- ☐ Unrepresented entity 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:**

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 other entity:**
- 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:**



Corporation/Entity 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 Corporation or Entity
- ☐ Foreign Corporation or Entity that does not operate in a High Risk Country
- ☐ Other, explain:

Medium Risk

- ☐ Explain:

High Risk

- ☐ Foreign Corporation or Entity that operates in a High Risk Country
- ☐ 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.



Corporation/Entity 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:

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

D.2. Measures Taken to Monitor Business Relationship and Keep Client Information Up-To-Date

D.2.1 If the client is a corporation, ask if its name and address and name of its directors have changed and if they have include the updated information on page one. If the client is an entity other than a corporation, ask if its name, address and principal place of business has changed and if they have 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.

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.



Topwide Properties Ltd.
Corporate Information Sheet

Director Name	Address	Elected
Chuka Clem Ogonna Okonkwo	525, 3888 Duke of York Blvd. Mississauga, ON L5B 4P5	Jan 30, 2020
Nengi Kalanya Spiff	2177 Baronwood Drive Oakville, ON L6M 4S4	Jan 30, 2020

Officer Name	Address	Elected	Position
Chuka Clem Ogonna Okonkwo	525, 3888 Duke of York Blvd. Mississauga, ON L5B 4P5	Jan 30, 2020	President
Nengi Kalanya Spiff	2177 Baronwood Drive Oakville, ON L6M 4S4	Jan 30, 2020	Secretary

Shareholder Name	Share Class Name	Number of Shares
Chihyere Harriet Okonkwo	Common	100
Clement Anaene Okonkwo	Common	400
Gozie Anthony Okonkwo	Common	400
Harris Okonkwo	Common	100
Nengi Kalanya Spiff	Common	1,100

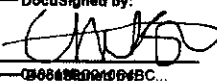
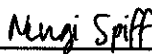
CERTIFICATE OF INCUMBENCY

TO: Amacon Development (City Centre) Corp. (the "Vendor")

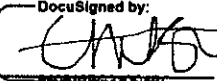
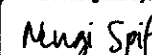
RE: Assignment of the benefit of the Purchase and Sale Agreements regarding the units known as LPH4 Tower 9 South Unit 10 Level 32 and LPH6 Tower 9 South Unit 12 Level 32 (the "Units") by Bidemi Akingbola (the "Assignor") to Topwide Properties Ltd. (the "Assignee")

I, CHUKA CLEM OGONNA OKONKWO , President of Topwide Properties Ltd. do hereby certify that the following persons are duly elected or appointed as qualified officers and directors of the Corporation and hold the office of offices indicated opposite their respective names and that the signatures appearing opposite their respective names are the genuine signatures of the persons, respectively:

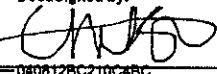
The Officers of the Corporation are:

Name	Title	Signature
Chuka Clem Ogonna Okonkwo	President	<div>DocuSigned by:  0388482020067BC...</div>
Nengi Kalanya Spiff	Secretary	<div> 551E172DC1AB480...</div>

The Directors of the Corporation are:

Name	Title	Signature
Chuka Clem Ogonna Okonkwo	Director	<div>DocuSigned by:  0388482020067BC...</div>
Nengi Kalanya Spiff	Director	<div> 551E172DC1AB480...</div>

IN WITNESS WHEREOF, I have hereunto signed my name this 4th day of February, 2021.

DocuSigned by:

0406128C210C4BC...

Name: Chuka Clem Ogonna Okonkwo
Office: President and Secretary