

August 10, 2021

VIA FOUAD ZAKARIA DIB team@cityviewrealty.ca

And

**In2ition Realty Inc.
1149 Lakeshore Rd E Mississauga Ontario L5E 1E8**

Attention: FOUAD ZAKARIA DIB

Dear Fouad,

Re: Identification Information Record – VOYA A suite 2307, 4116 Parkside Village Drive in the City of Mississauga

Real estate agents/brokers are subject to the *Proceeds of Crime (Money Laundering) and Terrorist Financing Act* and its associated Regulations. As such, we are required to confirm the existence of, and ascertain the name and address of, every corporation or other entity (e.g., partnership) on whose behalf we conduct a transaction, as well as the names of its directors. We are also required to confirm that the person entering into the transaction on behalf of the corporation has the power to bind the corporation regarding the transaction. We therefore request your assistance in completing our Identification Information Record with respect to the above-noted transaction for **CITYVIEW REALTY INC.**

We enclose a form which lists the information we are required to include in our records. Please complete the form, attach the requested documents and return the materials to **Jasmina Farkas** at **jasmina@lifeatparkside.com**. We also enclose a consent from **CITYVIEW REALTY INC** to the release of this information.

We are required to confirm the existence of **CITYVIEW REALTY INC** and complete the information record within 30 days of the closing of this transaction or, where the corporation is the buyer, within 30 days of the deposit being made. We would therefore appreciate receiving the documents listed above no later than **September 10, 2021**.

If you have any questions, please do not hesitate to contact us.

Yours very truly,

Jasmina Farkas

Information Form Respecting Corporations/Other Entities

If you act for a corporation

1. Please provide the following information:

(a) Name of corporation:	CITYVIEW Realty Inc., Brokerage
(b) Corporate address:	525 Curran Pl, Mississauga L5B 0H4
(c) Nature of Principal Business:	Real Estate Brokerage
(d) Names of Directors:	Fouad Dib, Mohamad Dib, Maher Dib

2. Please provide the following records:

- (a) Copy of a corporate record showing authority to bind corporation regarding transaction¹
- (b) Copy of record confirming existence of corporation²:
- (c) If the records are in paper format, please enclose a copy with this form. In the event that you provide an electronic version of a record which is publically accessible, please provide the following information:

i. Registration number of corporation:	002530657
ii. Type of verification record ³ :	Article of Corporation
iii. Source of verification record ⁴ :	Website: www.cityviewrealty.ca / www.cityviewcondos.ca

¹ For example, certificate of incumbency, articles of incorporation or by-laws setting out the officers duly authorized to sign on behalf of corporation.

² For example, certificate of corporate status or other record confirming corporation's existence.

³ For example, certificate of corporate status, published annual report, government notice of assessment.

⁴ For example, Corporations Canada website.

If you act for an entity other than a corporation (e.g., partnership)

1. Please provide the following information:

(a) Name of entity:	
(b) Entity address:	
(c) Nature of Principal Business:	

2. Please provide the following records:

(a) Copy of record confirming existence of entity⁵:

If the record is in paper format, please enclose a copy with this form. In the event that you provide an electronic version of a record which is publically accessible, please provide the following information:

i. Registration number of entity:	
ii. Type of verification record:	
iii. Source of verification record:	

Whether you act for a corporation or an entity other than a corporation

Please indicate whether or not the corporation or entity is acting on behalf of a third party with respect to this real estate transaction.

(a) Is corporation or entity acting on behalf of a third party?

Yes	No	X	Reasonable suspicion ⁶
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⁵ For example, partnership agreement, articles of association.

⁶ Reasonable suspicion would arise when circumstances indicate the possibility of a third party but the entity's representative will not confirm.

(b) Name of third party:	
(c) Address:	
(d) Date of Birth:	
(e) Telephone number:	
(f) Nature of Principal Business or Occupation:	
(g) Incorporation number and place of issue (if applicable):	
(h) Relationship between third party and corporation or entity:	

Consent

I, Fouad Dib, as a duly authorized representative of **CITYVIEW Realty Inc., Brokerage**, hereby authorize **[lawyer]** to release and communicate to **[insert name]** the corporation information set out in the attached Information Form Respecting Corporations/Other Entities for the sole purpose of enabling **[insert name]** to comply with his/her obligations under the *Proceeds of Crime (Money Laundering) and Terrorist Financing Act* and its associated Regulations.

Name in print: Fouad Dib

Signature:

A handwritten signature in black ink that reads "Fred Dib". The signature is written in a cursive, stylized font with a large, sweeping "F" and "D".

Date: August 10/2021

Request ID: 019240759
Demande n°:
Transaction ID: 061848527
Transaction n°:
Category ID: CT
Catégorie:

Province of Ontario
Province de l'Ontario
Ministry of Government Services
Ministère des Services gouvernementaux

Date Report Produced: 2016/08/04
Document produit le:
Time Report Produced: 11:57:22
Imprimé à:

Certificate of Incorporation Certificat de constitution

This is to certify that

Ceci certifie que

CITYVIEW REALTY INC.

Ontario Corporation No.

Numéro matricule de la personne morale en
Ontario

002530657

is a corporation incorporated,
under the laws of the Province of Ontario.

est une société constituée aux termes
des lois de la province de l'Ontario.

These articles of incorporation
are effective on

Les présents statuts constitutifs
entrent en vigueur le

AUGUST 04 AOÛT, 2016



Director/Directeur
Business Corporations Act/Loi sur les sociétés par actions

Request ID / Demande n°
19240759

Ontario Corporation Number
Numéro de la compagnie en Ontario
2530657

FORM 1

FORMULE NUMÉRO 1

BUSINESS CORPORATIONS ACT

/

LOI SUR LES SOCIÉTÉS PAR ACTIONS

**ARTICLES OF INCORPORATION
STATUTS CONSTITUTIFS**

1. The name of the corporation is: *Dénomination sociale de la compagnie:*
CITYVIEW REALTY INC.

2. The address of the registered office is: *Adresse du siège social:*
C/O FOUAD DIB
330 PRINCESS ROYAL DRIVE Suite 101

(Street & Number, or R.R. Number & if Multi-Office Building give Room No.)
(Rue et numéro, ou numéro de la R.R. et, s'il s'agit édifice à bureau, numéro du bureau)
MISSISSAUGA ONTARIO
CANADA L5B 3M8

(Name of Municipality or Post Office) *(Postal Code/Code postal)*
(Nom de la municipalité ou du bureau de poste)

3. Number (or minimum and maximum number) of directors is: *Nombre (ou nombres minimal et maximal) d'administrateurs:*
Minimum 1 Maximum 10

4. The first director(s) is/are: *Premier(s) administrateur(s):*

First name, initials and surname
Prénom, initiales et nom de famille

Address for service, giving Street & No. or R.R. No., Municipality and Postal Code

Resident Canadian State Yes or No
Résident Canadien Oui/Non

Domicile élu, y compris la rue et le numéro, le numéro de la R.R., ou le nom de la municipalité et le code postal

- * **FOUAD YES**
DIB
3142 GALBRAITH DRIVE

MISSISSAUGA ONTARIO
CANADA L5L 3Y8

Request ID / Demande n°
19240759

Ontario Corporation Number
Numéro de la compagnie en Ontario
2530657

4. The first director(s) is/are:

Premier(s) administrateur(s):

First name, initials and surname
Prénom, initiales et nom de famille

Resident Canadian State Yes or No
Résident Canadien Oui/Non

Address for service, giving Street & No.
or R.R. No., Municipality and Postal Code

*Domicile élu, y compris la rue et le
numéro, le numéro de la R.R., ou le nom
de la municipalité et le code postal*

* MOHAMAD

DIB

3142 GALBRAITH DRIVE

MISSISSAUGA ONTARIO
CANADA L5L 3Y8

YES

* MAHER

DIB

3142 GALBRAITH DRIVE

MISSISSAUGA ONTARIO
CANADA L5L 3Y8

YES

Request ID / Demande n°
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Ontario Corporation Number
Numéro de la compagnie en Ontario
2530657

5. Restrictions, if any, on business the corporation may carry on or on powers the corporation may exercise.
Limites, s'il y a lieu, imposées aux activités commerciales ou aux pouvoirs de la compagnie.

N/A

6. The classes and any maximum number of shares that the corporation is authorized to issue:
Catégories et nombre maximal, s'il y a lieu, d'actions que la compagnie est autorisée à émettre:

THE CAPITAL OF THE CORPORATION SHALL CONSIST OF UNLIMITED NUMBER OF COMMON SHARES.

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Ontario Corporation Number
Numéro de la compagnie en Ontario
2530657

7. Rights, privileges, restrictions and conditions (if any) attaching to each class of shares and directors authority with respect to any class of shares which may be issued in series: *Droits, privilèges, restrictions et conditions, s'il y a lieu, rattachés à chaque catégorie d'actions et pouvoirs des administrateurs relatifs à chaque catégorie d'actions que peut être émise en série:*

N/A

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Ontario Corporation Number
Numéro de la compagnie en Ontario
2530657

8. The issue, transfer or ownership of shares is/is not restricted and the restrictions (if any) are as follows:

L'émission, le transfert ou la propriété d'actions est/n'est pas restreinte. Les restrictions, s'il y a lieu, sont les suivantes:

NO SHARES IN THE CAPITAL OF THE CORPORATION SHALL BE PLEDGED, ASSIGNED,
SOLD OR TRANSFERRED WITHOUT THE PRIOR WRITTEN CONSENT OF THE BOARD OF
DIRECTORS.

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2530657

9. Other provisions, (if any, are):
Autres dispositions, s'il y a lieu:

It shall be a condition of the articles:

(a) that the number of shareholders of the Corporation, exclusive of persons who are in its employment and exclusive of persons who, having been formerly in the employment of the Corporation, were, while in that Employment, and have continued after the termination of that employment to be, shareholders of the Corporation, is limited to fifty, two or more Persons who are the joint registered owners of one or more shares being counted as one shareholder;

(b) that any invitation to the public to subscribe for securities of the Corporation is prohibited;

(c) the directors, without authorization of the shareholders, may from time to time on behalf of the Corporation:

(i) borrow money upon the credit of the Corporation;

(ii) Issue, reissue, sell or pledge bonds, debentures, notes or other evidences of indebtedness or guarantee of the corporation, whether secured or unsecured.

(iii) To the extent permitted by the act, give directly or indirectly financial assistance to any person by means of a loan, guarantee or otherwise on behalf of the corporation to secure performance of any present or future indebtedness, liability or obligation of any person.

(iv) Mortgage, hypothecate, pledge or otherwise create a security interest in all or any currently owned or subsequently acquired real or personal, movable or immovable property of the corporation including book debts, rights, powers, franchises and undertaking, to secure any such bonds, debentures, note or other evidences of indebtedness or guarantee or any other present or future indebtedness, liability or obligation of the corporation; and

(v) Delegate to a director, a committee of directors, or an officer, or one or more of them as may be designated by resolution of the directors, all or any of the powers conferred by the forgoing provisions to such extent and in such manner as the directors of the corporation may determine at the time of such delegation.

Nothing in the above provision shall limit or restrict the borrowing of money by the corporation on bills of exchange or promissory notes made, drawn, accepted or endorsed by or on behalf of the corporation.

Request ID / Demande n°
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Ontario Corporation Number
Numéro de la compagnie en Ontario
2530657

10. The names and addresses of the incorporators are
Nom et adresse des fondateurs

First name, initials and last name
or corporate name

*Prénom, initiale et nom de
famille ou dénomination sociale*

Full address for service or address of registered office or of principal place of business
giving street & No. or R.R. No., municipality and postal code

*Domicile élu, adresse du siège social au adresse de l'établissement principal, y compris
la rue et le numéro, le numéro de la R.R., le nom de la municipalité et le code postal*

* FOUAD DIB
3142 GALBRAITH DRIVE

MISSISSAUGA ONTARIO
CANADA L5L 3Y8

* MOHAMAD DIB
3142 GALBRAITH DRIVE

MISSISSAUGA ONTARIO
CANADA L5L 3Y8

* MAHER DIB
3142 GALBRAITH DRIVE

MISSISSAUGA ONTARIO
CANADA L5L 3Y8

Form 1 - Ontario Corporation Initial Return / Notice of Change
Formule 1 - Personnes morales de l'Ontario Rapport initial / Avis de modification
Corporations Information Act / Loi sur les renseignements exigés des personnes morales

Please type or print all information in block capital letters using black ink.
Prière de dactylographier les renseignements ou de les écrire en caractères d'imprimerie à l'encre noire.

	Initial Return Rapport initial	Notice of Change Avis de modification
1. Business Corporation/ Société par actions	☒	☐
Not-For-Profit Corporation/ Personne morale sans but lucratif	☐	☐

2. Ontario Corporation Number Numéro matricule de la personne morale en Ontario 002530657	3. Date of Incorporation or Amalgamation/ Date de constitution ou fusion Year/Année Month/Mois Day/Jour 2016 08 04	For Ministry Use Only À l'usage du ministère seulement
4. Corporation Name Including Punctuation/Raison sociale de la personne morale, y compris la ponctuation CITYVIEW REALTY INC.		
5. Address of Registered or Head Office/Adresse du siège social c/o / a/s FOUAD DIB Street No./N° civique Street Name/Nom de la rue Suite/Bureau 330 PRINCESS ROYAL DR 101 Street Name (cont'd)/Nom de la rue (suite) City/Town/Ville MISSISSAUGA ONTARIO, CANADA Postal Code/Code postal L5B 3M8		
6. Mailing Address/Adresse postale Street No./N° civique Street Name/Nom de la rue Suite/Bureau Street Name (cont'd)/Nom de la rue (suite) City/Town/Ville Province, State/Province, État Country/Pays Postal Code/Code postal		
7. Language of Preference/Langue préférée English - Anglais ☒ French - Français ☐		
8. Information on Directors/Officers must be completed on Schedule A as requested. If additional space is required, photocopy Schedule A./Les renseignements sur les administrateurs ou les dirigeants doivent être fournis dans l'Annexe A, tel que demandé. Si vous avez besoin de plus d'espace, vous pouvez photocopier l'Annexe A. Number of Schedule A(s) submitted/Nombre d'Annexes A présentées 1 (At least one Schedule A must be submitted/Au moins une Annexe A doit être présentée)		

9. (Print or type name in full of the person authorizing filing / Dactylographier ou inscrire le prénom et le nom en caractères d'imprimerie de la personne qui autorise l'enregistrement)

I/Je FOUAD DIB

certify that the information set out herein, is true and correct.
atteste que les renseignements précités sont véridiques et exacts.

Check appropriate box
Cocher la case pertinente

D) ☒ Director/Administrateur

O) ☐ Officer /Dirigeant

P) ☐ Other individual having knowledge of the affairs of the Corporation/Autre personne ayant connaissance des activités de la personne morale

Note/Remarque : Sections 13 and 14 of the *Corporations Information Act* provide penalties for making false or misleading statements or omissions. Les articles 13 et 14 de la *Loi sur les renseignements exigés des personnes morales* prévoient des peines en cas de déclaration faussee ou trompeuse, ou d'omission.

Form 1 - Ontario Corporation/Formule 1 - Personnes morales de l'Ontario
Schedule A/Annexe A

For Ministry Use Only
À l'usage du ministère seulement
Page/Page 2 of/de 2

Please type or print all information in block capital letters using black ink.
Prière de dactylographier les renseignements ou de les écrire en caractères d'imprimerie à l'encre noire.

Ontario Corporation Number
Numéro matricule de la personne morale en Ontario

002530657

Date of Incorporation or Amalgamation
Date de constitution ou fusion

Year/Année Month/Mois Day/Jour

2016 08 04

DIRECTOR / OFFICER INFORMATION - RENSEIGNEMENTS RELATIFS AUX ADMINISTRATEURS/DIRIGEANTS

Full Name and Address for Service/Nom et domicile élu

Last Name/Nom de famille

DIB

First Name/Prénom

MOHAMAD

Middle Names/Autres prénoms

Street Number/Numéro civique Suite/Bureau

3142

Street Name/Nom de la rue

GALBRAITH DR

Street Name (cont'd)/Nom de la rue (suite)

City/Town/Ville

MISSISSAUGA

Province, State/Province, État

ONTARIO

Country/Pays

CANADA

Postal Code/Code postal

L5L 3Y8

Director Information/Renseignements relatifs aux administrateurs

Resident Canadian/
Résident canadien ☒ YES/OUI ☐ NO/NON

(Resident Canadian applies to directors of business corporations only.)/
(Résident canadien ne s'applique qu'aux administrateurs de sociétés par actions)

Date Elected/
Date d'élection Year/Année Month/Mois Day/Jour

2016 08 04

Date Ceased/
Date de cessation Year/Année Month/Mois Day/Jour

Officer Information/Renseignements relatifs aux dirigeants

PRESIDENT/PRESIDENT			SECRETARY/SECRÉTAIRE			TREASURER/TRÉSORIER			GENERAL MANAGER/ DIRECTEUR GÉNÉRAL		
Year/Année	Month/Mois	Day/Jour	Year/Année	Month/Mois	Day/Jour	Year/Année	Month/Mois	Day/Jour	Year/Année	Month/Mois	Day/Jour
						2016	08	04			
Date Appointed/ Date de nomination											
Date Ceased/ Date de cessation											

*OTHER TITLES (Please Specify) *AUTRES TITRES (Veuillez préciser)	
Chair / Président du conseil	
Chair Person / Président du conseil	
Chairman / Président du conseil	
Chairwoman / Présidente du conseil	
Vice-Chair / Vice-président du conseil	
Vice-President / Vice-président	
Assistant Secretary / Secrétaire adjoint	
Assistant Treasurer / Trésorier adjoint	
Chief Manager / Directeur exécutif	
Executive Director / Directeur administratif	
Managing Director / Administrateur délégué	
Chief Executive Officer / Directeur général	
Chief Financial Officer /	
Agent en chef des finances	
Chief Information Officer /	
Directeur général de l'information	
Chief Operating Officer /	
Administrateur en chef des opérations	
Chief Administrative Officer /	
Directeur général de l'administration	
Comptroller / Contrôleur	
Authorized Signing Officer /	
Signataire autorisé	
Other (Untitled) / Autre (sans titre)	

DIRECTOR / OFFICER INFORMATION - RENSEIGNEMENTS RELATIFS AUX ADMINISTRATEURS/DIRIGEANTS

Full Name and Address for Service/Nom et domicile élu

Last Name/Nom de famille

DIB

First Name/Prénom

MAHER

Middle Names/Autres prénoms

Street Number/Numéro civique Suite/Bureau

3142

Street Name/Nom de la rue

GALBRAITH DR.

Street Name (cont'd)/Nom de la rue (suite)

City/Town/Ville

MISSISSAUGA

Province, State/Province, État

ONTARIO

Country/Pays

CANADA

Postal Code/Code postal

L5L 3Y8

Director Information/Renseignements relatifs aux administrateurs

Resident Canadian/
Résident canadien ☒ YES/OUI ☐ NO/NON

(Resident Canadian applies to directors of business corporations only.)/
(Résident canadien ne s'applique qu'aux administrateurs de sociétés par actions)

Date Elected/
Date d'élection Year/Année Month/Mois Day/Jour

2016 08 04

Date Ceased/
Date de cessation Year/Année Month/Mois Day/Jour

Officer Information/Renseignements relatifs aux dirigeants

PRESIDENT/PRESIDENT			SECRETARY/SECRÉTAIRE			TREASURER/TRÉSORIER			GENERAL MANAGER/ DIRECTEUR GÉNÉRAL		
Year/Année	Month/Mois	Day/Jour	Year/Année	Month/Mois	Day/Jour	Year/Année	Month/Mois	Day/Jour	Year/Année	Month/Mois	Day/Jour
			2016	08	04						
Date Appointed/ Date de nomination											
Date Ceased/ Date de cessation											

*OTHER TITLES (Please Specify) *AUTRES TITRES (Veuillez préciser)	
Chair / Président du conseil	
Chair Person / Président du conseil	
Chairman / Président du conseil	
Chairwoman / Présidente du conseil	
Vice-Chair / Vice-président du conseil	
Vice-President / Vice-président	
Assistant Secretary / Secrétaire adjoint	
Assistant Treasurer / Trésorier adjoint	
Chief Manager / Directeur exécutif	
Executive Director / Directeur administratif	
Managing Director / Administrateur délégué	
Chief Executive Officer / Directeur général	
Chief Financial Officer /	
Agent en chef des finances	
Chief Information Officer /	
Directeur général de l'information	
Chief Operating Officer /	
Administrateur en chef des opérations	
Chief Administrative Officer /	
Directeur général de l'administration	
Comptroller / Contrôleur	
Authorized Signing Officer /	
Signataire autorisé	
Other (Untitled) / Autre (sans titre)	

RETAIL LEASE

This Lease made as of the 17th day of October, 2016

BETWEEN:

WENTWORTH PROPERTIES (PSV) INC.

(the "Landlord")

AND:

CITYVIEW REALTY INC.

(the "Tenant")

AND:

AMACON DEVELOPMENT (CITY CENTRE) CORP.

(the "Agent")

IN CONSIDERATION of the mutual covenants hereinafter contained, the Landlord and the Tenant hereby agree as follows:

ARTICLE 1 - BASIC TERMS, SPECIAL PROVISIONS, DEFINITIONS AND SCHEDULES

1.1 Basic Provisions

The following is a summary of some of the salient terms of this Lease. For details of the terms and meanings of the terms referred to below, reference should be had to the balance of the Lease. This Section 1.1 is for convenience and if a conflict occurs between the provisions of this Section 1.1 and any other provision of this Lease, the other provisions of this Lease shall govern.

- (a) Premises: Those premises identified as 525 Curran Place, Mississauga, ON as shown on the plan attached as Schedule "A".
- (b) Rentable Area of the Premises: Approximately 1,130 square feet.
- (c) Term: Ten (10) years commencing on the Commencement Date.
- (d) Commencement Date: (i) The day immediately following the expiry of the Fixturing Period.

(e) Base Rent:

<u>Lease Year</u>	<u>Per Square Foot</u>	<u>Per Annum</u>	<u>Per Month</u>
1-5	\$25.00	\$28,250.00	\$2,354.17
6-10	\$30.00	\$33,900.00	\$2,825.00

- (f) Monthly Payments: The monthly rental, in the absence of additional amounts owing or collectible as rent, includes the following:
 - i) Base Rent payable in accordance with Section 1.1(e);
 - ii) Occupancy Costs payable in accordance with Section 4.3;
 - iii) The management fee payable in accordance with Section 4.4;
 - iv) Real Estate Taxes payable in accordance with Section 5.3;
 - v) The multi stage sales, goods and services, harmonized sales, use,

AMACON PROPERTY MANAGEMENT SERVICES INC.

Suite 500 – 856 Homer Street • Vancouver, B.C. • Canada • V6B 2W5
Tel: 604-602-7700 Fax: 604-602-7110

November 10, 2016

ATTN: Fouad (Fred) Dib

Cityview Realty Inc.

525 Curran Place

Mississauga, ON L5B 0G4

Re: 525 Curran Place, Mississauga ON

For your record, please find enclosed the following documents:

1. Welcome Package;
2. Tenant Emergency Contact Form to be filled out and returned, Attn: Erica at efremeau@amacon.com;
3. Rent Schedule;
4. Tenant Ledger; and
5. Security Deposit and Prepaid Rent Reconciliation.

Pursuant to your Lease, you are required to take out and maintain in full force and effect throughout the Term of your lease insurance coverage naming as additional insureds the Landlord, Property Manager and such other persons as may be designated by the Landlord. In accordance with your Lease, the following groups should be included on your insurance policy:

Amacon Development (City Centre) Corp. (RO)

Wentworth Properties (PSV) INC. (BO)

DTM Proojects LTD. (GP)

Amacon Robson Development Limited Partnership (LP)

LLD Marketing LTD. (GP)

Amacon Property Management Services Inc.

Copies of your certificates of insurance setting forth the aforementioned parties as additional insureds must be provided to our office, as well as any renewals.

Should you have any questions, please contact the undersigned at the number listed above.

Sincerely,

AMACON PROPERTY MANAGEMENT SERVICES INC.



Randy Baker

Vice President

Commercial and Industrial Properties