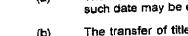
Suite No. 106	
Residential Unit No. 5 Level /	_
Floor Plan 29	

ELLE

CONDOMINIUM AGREEMENT OF PURCHASE AND SALE

1.	PROPER	$\mathcal{I}_{\mathcal{I}}$ $\mathcal{I}_{\mathcal{I}}$ $\mathcal{I}_{\mathcal{I}}$
The ur	ndersigned	
	GUL	ON TO BENJAMIN XA
"Vend as sho accord parkin may b appuri accord situate	or") to purc own for idea dence with the grunit(s) and de re-designate tenant there dance with ded in the Cit	ividually, as the case may be, the "Purchaser") agrees with Amacon Development (Hurontario) Corp. (the hase the following property (the "Property") being the proposed residential unit noted above, substantially in highest the following property (the "Property") being the proposed residential unit noted above, substantially in highest the following package described in Schedule "C" hereto annexed, together with
2.		ase PRICE ce for the Property (the "Purchase Price") is No Hundred Eighty Ove Thouse
X	në H	(M/d) (\$ /8/, 900), inclusive of GST as set out in
Parag	graph 16 of	Schedule "A" to this Agreement, all in Canadian funds which shall be payable by the Purchaser as follows:
	(a)	The sum of One Thousand Dollars (\$1,000.00) submitted with this Agreement, as an initial deposit.
	(b)	The sum of Fight Mousand Ninety File
		Dollars (\$ 0,075), by post-dated cheque
		with this Agreement payable thirty (30) days after the date of this Agreement as a further deposit, pending
		completion or other termination of this Agreement.
	(c)	The sum of Nine Thousand Nivety HVZ
		with this Agreement payable ninety (90) days after the date of this Agreement as a further deposit, pending
		completion or other termination of this Agreement.
	(d)	The sum of NINE I howard NINELY FIVE
		Dollars (\$ 99500), by post-dated cheque
		with this Agreement payable one hundred and twenty (120) days after the date of this Agreement as a
		further deposit, pending completion or other termination of this Agreement.
	(e)	The sum of Eight and Thousand One Hundred Nivery
	(0)	Dollars (\$ 18,190°), by certified cheque
		payable to the Vendor's Solicitors, in trust, on the Confirmed Possession Date; and
	(1)	The balance of the Purchase Price by certified cheque payable to the Vendor's Solicitors (or as they may
		direct) on the Closing Date, subject to the adjustments hereinafter set forth.
	to the ' this Ag credite	osit cheques shall be made payable to the Vendor's Solicitors, in trust, and shall be delivered by the Vendor Vendor's Solicitors forthwith after the Vendor's receipt thereof. All funds shall, subject to what is contained in preement to the contrary, be held pending completion or other termination of this Agreement, and shall be don account of the Purchase Price together with interest thereon as provided in the Act (hereinafter defined) Closing Date.
3.	CLOS	NG DATE
	(a)	The Purchaser shall occupy the Unit on the Confirmed Possession Date, as defined in this Agreement, as such date may be extended or accelerated pursuant to the terms of this Agreement.
P		The state of the Unit shall be completed on the Closing Date, as defined in this Agreement, as



The transfer of title to the Unit shall be completed on the Closing Date, as defined such date may be extended or accelerated pursuant to the terms of this Agreement.



4.	SCHEDU	<u>LES</u>
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The following Schedules are integral parts	of this Agreement and	d are contained or	i subsequent pages.

Schedule "A" - Additional Provisions of this Agreement

Schedule "B" - Occupancy Agreement

Schedule "C" - Standard Residential Unit Finishes

Schedule "D" - Floor Plan of Residential Unit

The Purchaser acknowledges that he or she has received all pages of, schedules and addendums to, this Agreement.

In the event that the Agreement is accepted by the Vendor while the Purchaser is in attendance at the sales office then, in such event, the Purchaser acknowledges that the completion of the transaction contemplated by this Agreement is conditional, for a period of three (3) days from the date of mutual acceptance of this Agreement, upon the head office of the Vendor approving this Agreement. In the event that no notice of termination for non-satisfaction of this condition has been delivered by the Vendor to the Purchaser within this three (3) day period then the condition shall be deemed to have been irrevocably waived and satisfied with no further notice being required to be delivered by the Vendor. In the event that the Agreement is not accepted by the Vendor while the Purchaser is at the sales office then, notwithstanding anything herein contained to the contrary, if the Purchaser has not delivered to the Vendor an acknowledgement of receipt of each of the Vendor's disclosure documents and a copy of the Agreement accepted by the Vendor in order to evidence the Vendor's disclosure documents and a copy of the Agreement accepted by no later than the third day following the date of the Purchaser's execution of this Agreement, then the Vendor may terminate this Agreement at any time thereafter upon delivery of written notice to the Purchaser.

DATED this 12-49	day of _	terrary	, 200 💋	
<u></u>	AD ACT MEDED			
SIGNED, SEALED A	ND DELIVERED	#		(Signature)
in the presence in	1000		, , , , ,	,
WITNESS:	Purchaser:	SUIDIN DE	NJAMIN XU	
WITH COS	D.O.B. D	x 12th 1980	s.i.n. <u>506</u>	293 179
	D.L.# X	9001-30708	3-01212	
) Address: _	65 Briara	len Cot 701	onto
12) Address	in mile	270	
	<u> </u>	1011 VV	370	8 9380
) Telephone (H	1: <u>4)756310</u>	(B) (4) 85	00 1300
) Telefax:			
·				
In the presence of)			(Signature)
WITNESS::) Purchaser:			
)		S.I.N	
	1			
	`			
	Address:			
	,			
	, Telephone (I	-f):	(B)	
	Telefax:			
		offer and its terms, and acre	ees to and with the above-named	Purchaser(s) to duly carry
out the same on the	terms and condit	ions above mentioned.	0	,,
ACCEPTED this	12th de	ay of February	, 200	
		0		
Vendor's Solicitors		Purchaser's Solicitors	SIGNED, SEA	ALED AND DELIVERED
MANUAL ED THOMSON	115			VELOPMENT (HURONTARIO)
MILLER THOMSON LLP Barristers & Solicitors Suite 5800, 40 King Street West			CORP.	1/2
Toronto, ON M5H 39	S1		Per:	Hill I
Attn: Mr. Leonard Ga Telephone: 416.595	.8199		Authoriza	ed Signing Officer:
Facsimile: 416.595 Email: lgangbar@mil	.8695 lerthomson.com		I have the au	thority to bind the Company