



October 15, 2013

**Delivered via Registered Mail and Regular Mail**

Seung Tung Eric Ng and Xue Zhang  
34 Donwoods Court  
Brampton, Ontario  
L6P 1T6

Dear Sir or Madam:

**Re: Amacon Development (City Centre) Corp. sale to  
Seung Tung Eric Ng and Xue Zhang**  
Residential Unit 10 Level 1  
Unit 9, 4080 Parkside Village Drive, Mississauga, Ontario  
The Towns at Parkside Village

**And Re: Royal Bank of Canada v. Eric Seung Tung *et al.*  
Court File No.: CV-13-489432**

We are the solicitors for the Vendor, Amacon Development (City Centre) Corp., in your Agreement of Purchase and Sale dated July 25, 2013 and accepted by the Vendor on July 25, 2013.

We have been served with a Mareva injunction with respect to deposits you have paid under your Agreement. Consequently, your first and second deposits in the combined amount of \$20,000.00 may be subject to a claim by Royal Bank of Canada. We direct you to paragraphs 32 and 53 of the Agreement. You are in anticipatory breach of your obligations under the Agreement given that the first and second deposits have been frozen under the Mareva injunction and may not be valid deposits under the Agreement.

We are also holding two deposits, each in the amount of \$20,000.00, dated December 1, 2013 and March 1, 2014 respectively, which must be replaced with certified funds.

In accordance with paragraph 32 of the Agreement, we hereby make demand for you to remedy the default. Payment by way of replacement deposit is due within five (5) business days from the date of this letter by providing us with a certified cheque in the amount of \$20,000.00 representing the outstanding deposits, payable to BLANEY MCMURTRY LLP, In Trust, to be received in our office by no later than 5:00 p.m., Tuesday, October 22, 2013.

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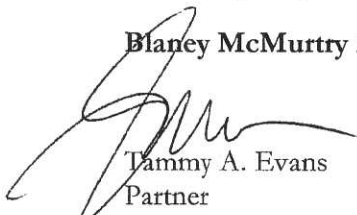
Further, we require updated evidence satisfactory to the Vendor that you are financially able to complete the transaction contemplated by the Agreement, as per paragraph 53 of the Agreement.

As required under the Mareva injunction, we have provided the Bank's counsel with the particulars of the transaction under which you have purchased this Unit.

We look forward to receipt of the replacement deposits as well as updated information under paragraph 53 of the Agreement by no later than 5:00 p.m., Tuesday, October 22, 2013.

Yours very truly,

**Blaney McMurtry LLP**



Tammy A. Evans  
Partner  
TAE/fy

cc: client