

THIS AGREEMENT MADE this 9 day of June, 2016.

MOHAMED MOHYELDINE MOHAMED ZAKI SABRY

(hereinafter referred to as the "Assignor")

OF THE FIRST PART

BRIGITTE LAYFIELD AND KIRSTINE STEWART

(hereinafter referred to as the "Assignee")

OF THE SECOND PART

-AND-

AMACON DEVELOPMENT (CITY CENTRE) CORP.

(hereinafter referred to as the "Vendor")

OF THE THIRD PART

WHEREAS pursuant to the terms and provisions of an agreement of purchase and sale between the Assignor, as the purchaser, and the Vendor, as the vendor, accepted by the Vendor on the 9 day of June, 2012, being proposed condominium units situate at (PSV2) 510 CURRAN PLACE, Mississauga, Ontario (the "**Residential Purchase Agreement**" and/or "**Purchase Agreement**"), which units are now legally described as residential Unit 4, Level 14, together with 1 parking and 1 storage unit(s), Toronto Standard Condominium Plan No. TBD, together with their interest in the common elements (all of the foregoing hereinafter collectively referred to as the "**Units**").

AND WHEREAS the Assignor and the Assignee desire that the Assignor assign unto the Assignee all of his right, title and benefits under the Purchase Agreement.

AND WHEREAS the Vendor wishes to consent to the said assignment on the terms hereinafter set forth.

NOW THEREFORE THIS AGREEMENT WITNESSETH THAT in consideration of the mutual covenants and agreements herein contained and the sum of TEN DOLLARS (\$10.00) of lawful money of Canada paid by each of the parties hereto to the other and for good and valuable consideration (the receipt and sufficiency of which are hereby acknowledged by each of them) the parties hereby covenant and agrees as follows:

1. The parties hereto hereby acknowledge and confirm that the foregoing recitals are true both in substance and in fact.
2. The Assignor does hereby assign, transfer and set over to and in favour of the Assignee by way of absolute assignment, all of its rights, title, benefit and interest in, to and under the Purchase Agreement.
3. The Assignee hereby covenants and agrees to and with the Assignor and the Vendor to assume the burden of all obligations on the part of the Assignor to be performed and/or borne pursuant to the Purchase Agreement, and further covenants and agrees to be bound by the terms and provisions of the Purchase Agreement as though he had originally executed same as the Purchaser.
4. The Assignee covenants and agrees with the Vendor that he shall forthwith do and suffer any act, and/or execute any documentation, which the Vendor may require from time to time in its sole, absolute and unfettered discretion for the purposes of confirming the assumption by the Assignee of the Assignor's obligations pursuant to the Purchase Agreement.
5. The Vendor hereby consents to the within assignment from the Assignor to the Assignee.
6. In the event that, upon entering this Assignment Agreement, the Assignor has not made his selection from Vendor's samples of those items requiring selection as noted in the Purchase

Agreement, it is understood and agreed that the Assignee shall make such selections directly with the Vendor. Similarly, in the event that the Assignor has not carried out his inspection of the Unit and executed a Certificate of Completion and Possession (the "Certificate") in accordance with the Ontario New Home Warranties Plan Act as provided for in the Purchase Agreement, it is further understood and agreed between the parties hereto that the Assignee shall carry out such inspection with a representative of the Vendor and complete the Certificate. For the purposes of this paragraph, the Assignor hereby irrevocably constitutes and appoints the Assignee to be and act as his lawful attorney, in the Assignor's name, place and stead, in order to make such selections and/or to carry out such inspection and to execute the Certificate, and the Assignor hereby confirms and agrees that his power of attorney may be executed by the Assignee during subsequent legal incapacity of the Assignor. It is further specifically understood and agreed upon between the parties that the Assignee shall also constitute and appoint the Vendor as his attorney, in the Assignee's name, place and stead, in all situations provided for in the Purchase Agreement. Without limiting the generality of the foregoing, the Assignee agrees to accept and also be bound to any selections made by the Assignor and/or any upgrades or changes ordered by the Assignor, including payment of any monies owing in connection therewith selected or ordered by the Assignor prior to the date of this Assignment Agreement. The Assignee acknowledges and agrees that by executing this Assignment Agreement, the Assignee confirms being advised by the Assignor of all such items, including particulars of all such selections, upgrades or changes.

7. The Assignee covenants and agrees not to list or advertise for sale and/or sell the Unit or further assign his interest under the Purchase Agreement or this Assignment Agreement to any subsequent party without the prior written consent of the Vendor, which consent may be arbitrarily withheld.
8. The Assignee agrees within five (5) days of the date of this Assignment Agreement to provide to the Vendor all financial and personal information, including written advice as to how the Assignee wishes to take title together with other documentation or verification as required by the Vendor for the purpose of confirming the Assignee's ability to complete this purchase.
9. This Agreement shall be construed in accordance with the laws of the Province of Ontario and the laws of Canada applicable therein.
10. The Assignor, Assignee and Vendor agree that the Title Transfer Date shall be **TBD**. Time shall be of the essence for this Agreement and the Purchase Agreement and all other terms of the Purchase Agreement shall continue in full force and effect.
11. This Agreement shall enure to the benefit of and be binding upon the parties hereto their respective successors and assigns.
12. The Vendor warrants and confirms that the Purchase Agreement is in good standing and all deposits paid by Purchaser to date under paragraph 1 therein, shall be credited to the Assignee on closing as part of the purchase price.
13. The Assignee agrees to pay all further deposits payable under the Purchase Agreement, if any, and the balance of the purchase price by bank draft or by certified cheque to the Vendor on closing in accordance with the provisions of the Purchase Agreement.
14. The Assignee further agrees to pay to the Vendor upon execution of this Assignment Agreement a sum equivalent to \$ 0.00, **plus applicable HST** as an administration fee to the Vendor for giving its consent as described herein.
15. **The Purchaser/Assignor shall remain liable for all obligations hereunder until transfer of title to the Assignee.**
16. Any further assignment of the Purchase Agreement by the Assignee shall remain to be subject to the terms of the Purchase Agreement.
17. The parties hereto agree that notice of acceptance and delivery of the within offer and all communications thereto may be made by facsimile machine addressed to the parties hereto or their solicitors or their agents. The parties hereto agree facsimile copies shall constitute original copies.

[Signature Page Follows]

IN WITNESS WHEREOF the parties have executed this Agreement on the 13
day June of 2016.

[Signature]
Witness

[Signature]
Assignor
Name: MOHAMED MOHYELDINE MOHAMED ZAKI SABRY

Date: June 13, 2016

[Signature]
Witness

[Signature]
Assignee
Name: BRIGITTE LAYFIELD
Date: June 16 2016
Address: 1257 Holton Heights Dr
Oakville, ON L6H 2G1
Phone No:
S.I.N.: 517 116 224
D.O.B.:

[Signature]
Witness

[Signature]
Assignee
Name: KIRSTINE STEWART
Date: June 16, 2016
Address: 55 STEWART
Unit 601, 11 Spadina St Toronto ON
Phone No: M5T 3L7
S.I.N.: 473 228 575
D.O.B.:

Amacon Development (City Centre) Corp.

Per: [Signature]
Name:
Title:
I have the authority to bind the Corporation

THIS AGREEMENT MADE this 9 day of June, 2016.

MOHAMED MOHYELDINE MOHAMED ZAKI SABRY

(hereinafter referred to as the "Assignor")

OF THE FIRST PART

BRIGITTE LAYFIELD AND KIRSTINE STEWART

(hereinafter referred to as the "Assignee")

OF THE SECOND PART

-AND

AMACON DEVELOPMENT

(hereinafter referred to

Assignment back
from execution

UP

IRD PART

July 27/16

WHEREAS pursuant to the terms and provisions of an agreement of purchase and sale between the Assignor, as the purchaser, and the Vendor, as the vendor, accepted by the Vendor on the 9 day of June, 2012, being proposed condominium units situate at (PSV2) 510 CURRAN PLACE, Mississauga, Ontario (the "Residential Purchase Agreement" and/or "Purchase Agreement"), which units are now legally described as residential Unit 4, Level 14, together with 1 parking and 1 storage unit(s), Toronto Standard Condominium Plan No. TBD, together with their interest in the common elements (all of the foregoing hereinafter collectively referred to as the "Units").

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AND WHEREAS the Vendor wishes to consent to the said assignment on the terms hereinafter set forth.

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1. The parties hereto hereby acknowledge and confirm that the foregoing recitals are true both in substance and in fact.
2. The Assignor does hereby assign, transfer and set over to and in favour of the Assignee by way of absolute assignment, all of its rights, title, benefit and interest in, to and under the Purchase Agreement.
3. The Assignee hereby covenants and agrees to and with the Assignor and the Vendor to assume the burden of all obligations on the part of the Assignor to be performed and/or borne pursuant to the Purchase Agreement, and further covenants and agrees to be bound by the terms and provisions of the Purchase Agreement as though he had originally executed same as the Purchaser.
4. The Assignee covenants and agrees with the Vendor that he shall forthwith do and suffer any act, and/or execute any documentation, which the Vendor may require from time to time in its sole, absolute and unfettered discretion for the purposes of confirming the assumption by the Assignee of the Assignor's obligations pursuant to the Purchase Agreement.
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7. The Assignee covenants and agrees not to list or advertise for sale and/or sell the Unit or further assign his interest under the Purchase Agreement or this Assignment Agreement to any subsequent party without the prior written consent of the Vendor, which consent may be arbitrarily withheld.
8. The Assignee agrees within five (5) days of the date of this Assignment Agreement to provide to the Vendor all financial and personal information, including written advice as to how the Assignee wishes to take title together with other documentation or verification as required by the Vendor for the purpose of confirming the Assignee's ability to complete this purchase.
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11. This Agreement shall enure to the benefit of and be binding upon the parties hereto their respective successors and assigns.
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13. The Assignee agrees to pay all further deposits payable under the Purchase Agreement, if any, and the balance of the purchase price by bank draft or by certified cheque to the Vendor on closing in accordance with the provisions of the Purchase Agreement.
14. The Assignee further agrees to pay to the Vendor upon execution of this Assignment Agreement a sum equivalent to \$ 0.00, **plus applicable HST** as an administration fee to the Vendor for giving its consent as described herein.
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16. Any further assignment of the Purchase Agreement by the Assignee shall remain to be subject to the terms of the Purchase Agreement.
17. The parties hereto agree that notice of acceptance and delivery of the within offer and all communications thereto may be made by facsimile machine addressed to the parties hereto or their solicitors or their agents. The parties hereto agree facsimile copies shall constitute original copies.

[Signature Page Follows]

IN WITNESS WHEREOF the parties have executed this Agreement on the 13

day June of 2016.

Jasmine Adhig
Witness

Mohy Sabry
Assignor
Name: MOHAMED MOHYELDINE MOHAMED ZAKI SABRY

Date: June 13, 2016

HA Cochrane
Witness

BR
Assignee

Name: BRIGITTE LAYFIELD

Date: June 16 2016

Address: 1257 Holton Height sdr.
Oakville, ON L6H 2G1

Phone No:

S.I.N.: 517 116224

D.O.B.:

HA Stram
Witness

Assignee

Name: KIRSTINE STEWART

Date: June 16, 2016

Address: 55 Stew
unit 601, 11 Soto St, Toronto ON

Phone No:

S.I.N.: 473 228 575

D.O.B.:

M57 3L7

Amacon Development (City Centre) Corp.

Per: _____

Name:

Title:

I have the authority to bind the Corporation



Ontario

Driver's Licence
Permis de conduire

ON
CANADA



1,2 NAME / NOM

LAYFIELD,
BRIGITTE, FORBES

8 1257 HOLTON HEIGHTS DR
OAKVILLE, ON, L6H 2G1

40 NUMBER /
NUMERO

L0961 - 09739 - 65725

45 ISS / DEL

2013/03/28

45 EXP / EXP.

2017/07/25

46

CA7813138

16 HGT / HAUT.

168 cm

47 CLASS /
CLASSE

02

48 TEST /
COND.

02

3 DOB / DDB

1996/07/25

AGE 19 / ANS 2015/07/25



Ontario

Driver's Licence
Permis de conduire

ON
CANADA

1,2 NAME/ NOM

STEWART,
KIRSTINE

8 55 STEWART ST SUITE 539
TORONTO, ON, M5V 2V1

4a NUMBER/
NUMERO

S8235 - 43506 - 75514

4b ISS/ DÉL.

2012/05/14

4b EXP/ EXP 2017/05/14

5 DD/ RÉF.

CH3440053

16 HGT/ HAUT 165 cm

15 SEX/ SEXE

F

9 CLASS/
CATÉG.

G

12 REST/
COND.

X

3 DOB/ DGN 1967/05/14

3318789

OREA Ontario Real Estate Association
Form 150
 for use in the Province of Ontario

Assignment of Agreement of Purchase and Sale Condominium

This Assignment of Agreement of Purchase and Sale dated this 1 day of April, 2016

ASSIGNEE, Brigitte Layfield and Kirstine Stewart
 (Full legal names of all Assignees) agrees to purchase from

ASSIGNOR, Mohammed Zaki Sabry
 (Full legal names of all Assignors), the following

THE ASSIGNOR'S INTEREST IN THE REAL PROPERTY:

a unit in the condominium property located at #1504 - 510 CURRAN PL
 in the LSB 0G4 Mississauga being

Unit No. 1504 Level No. 14 Condominium Plan No. N/A
 Building No. N/A known as Suite No. 1504
 (Apartment/Townhouse/Studio/Unit) together with ownership

or exclusive use of Parking Space(s) together with ownership or exclusive use of

Locker(s) (Number(s), Level(s)) together with Seller's proportionate undivided tenancy-in-common interest

in the common elements appurtenant to the Unit as described in the Declaration and Description including the exclusive right to use each other parts of the common elements appurtenant to the Unit as may be specified in the Declaration and Description; the Unit, the proportionate interest in the common elements appurtenant thereto, and the exclusive use portions of the common elements, being herein called the "property".

PURCHASE PRICE:

Three Hundred Eighty-Seven Thousand Five Hundred Dollars (CDN\$) 387,500.00

DEPOSIT: Assignee submits Upon acceptance Dollars
 (Herewith/Upon Acceptance/as otherwise described in this Agreement)

Nineteen Thousand Three Hundred Seventy-Five Dollars (CDN\$) 19,375.00

by negotiable cheque payable to Royal LePage Signature Realty "Deposit Holder" to be held in trust pending completion or other termination of this Assignment agreement ("Assignment") and to be credited toward the Purchase Price on completion. For the purposes of this Assignment, "Upon Acceptance" shall mean that the Assignor is required to deliver the deposit to the Deposit Holder within 24 hours of the acceptance of this Assignment agreement. The parties to this Assignment hereby acknowledge that, unless otherwise provided for in this Assignment, the Deposit Holder shall place the deposit in trust in the Deposit Holder's non-interest bearing Real Estate Trust Account and no interest shall be earned, received or paid on the deposit.

The Assignee and Assignor acknowledge that the Purchase Price noted above includes both the purchase price the Assignor is paying for the property as indicated in the Agreement of Purchase and Sale between the Assignor and the seller of the property attached hereto as Schedule C, and also includes the amount being paid by the Assignee to the Assignor as payment for the Assignment Agreement. The Assignee and Assignor agree that the funds for this transaction will be calculated and paid as set out in Schedule B attached hereto and forming part of this Assignment.

Assignee agrees to pay the balance as more particularly set out in Schedules A and B attached.

Schedules A, B (Calculation of funds for this Agreement),

C (Agreement of Purchase and Sale that is the subject of this Assignment),

attached hereto form(s) part of this Agreement.

INITIALS OF ASSIGNEE(S):

BL KS

INITIALS OF ASSIGNOR(S):

MZ

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- 10. RESIDENCY:** (a) Subject to (b) below, the Assignor represents and warrants that the Assignor is not and on completion will not be a non-resident under the non-residency provisions of the Income Tax Act which representation and warranty shall survive and not merge upon the completion of this transaction and the Assignor shall deliver to the Assignee a statutory declaration that Assignor is not then a non-resident of Canada; (b) provided that if the Assignor is a non-resident under the non-residency provisions of the Income Tax Act, the Assignee shall be credited towards the Purchase Price with the amount, if any, necessary for Assignee to pay to the Minister of National Revenue to satisfy Assignee's liability in respect of tax payable by Assignor under the non-residency provisions of the Income Tax Act by reason of the sale. Assignee shall not claim such credit if Assignor delivers on completion the prescribed certificate.
- 11. ADJUSTMENTS:** Any rent, mortgage interest, realty taxes including local improvement rates and unmetered public or private utility charges and unmetered cost of fuel, as applicable, shall be apportioned and allowed to the day of completion, the day of completion itself to be apportioned to Assignee.
- 12. PROPERTY ASSESSMENT:** The Assignee and Assignor hereby acknowledge that the Province of Ontario has implemented current value assessment and properties may be re-assessed on an annual basis. The Assignee and Assignor agree that no claim will be made against the Assignee or Assignor, or any Brokerage, Broker or Salesperson, for any changes in property tax as a result of a re-assessment of the property, save and except any property taxes that accrued prior to the completion of this transaction.
- 13. TIME LIMITS:** Time shall in all respects be of the essence hereof provided that the time for doing or completing of any matter provided for herein may be extended or abridged by an agreement in writing signed by Assignor and Assignee or by their respective lawyers who may be specifically authorized in that regard.
- 14. TENDER:** Any tender of documents or money hereunder may be made upon the Assignor or Assignee or their respective lawyers on the day set for completion. Money shall be tendered with funds drawn on a lawyer's trust account in the form of a bank draft, certified cheque or wire transfer using the Large Value Transfer System.
- 15. APPROVAL OF THE AGREEMENT:** In the event that consent to this Assignment is required to be given by the seller in the Agreement of Purchase and Sale attached hereto in Schedule C, the Assignor will apply, at the sole expense of the Assignor, forthwith for the requisite consent, and if such consent is refused, then this agreement shall be null and void and the deposit monies paid hereunder shall be refunded without interest or other penalty to the Assignee.
- 16. AGREE TO CO-OPERATE:** Except as otherwise expressed herein to the contrary, each of the Assignor and Assignee shall, without receiving additional consideration therefor, co-operate with and take such additional actions as may be requested by the other party, acting reasonably, in order to carry out the purpose and intent of this Assignment.
- 17. DEFAULT BY SELLER:** The Assignee and Assignor acknowledge and agree that if this Assignment Agreement is not completed due to the default of the seller for the Agreement of Purchase and Sale (Schedule C) that is the subject of this Assignment, the Assignor shall not be liable for any expenses, losses or damages incurred by the Assignee and this Assignment Agreement shall become null and void and all moneys paid by the Assignee under this Assignment Agreement shall be returned to the Assignee in full without interest.
- 18. LEGAL, ACCOUNTING AND ENVIRONMENTAL ADVICE:** The parties acknowledge that any information provided by the Brokerage is not legal, tax or environmental advice.
- 19. CONSUMER REPORTS:** The Assignee is hereby notified that a consumer report containing credit and/or personal information may be referred to in connection with this transaction.
- 20. AGREEMENT IN WRITING:** If there is conflict or discrepancy between any provision added to this Assignment (including any Schedule attached hereto) and any provision in the standard preset portion hereof, the added provision shall supersede the standard preset provision to the extent of such conflict or discrepancy. This Assignment including any Schedule attached hereto, shall constitute the entire agreement between Assignee and Assignor. There is no representation, warranty, collateral agreement or condition, which affects this Assignment other than as expressed herein. This Assignment shall be read with all changes of gender or number required by the context.
- 21. TIME AND DATE:** Any reference to a time and date in this Agreement shall mean the time and date where the property is located.

INITIALS OF ASSIGNEE(S):

AL L

INITIALS OF ASSIGNOR(S):

MS

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22. SUCCESSORS AND ASSIGNS: The heirs, executors, administrators, successors and assigns of the undersigned are bound by the terms herein.

SIGNED, SEALED AND DELIVERED in the presence of:

[Signature]
(Witness)

[Signature]
(Witness)

IN WITNESS whereof I have hereunto set my hand and seal:

[Signature]
(Assignor)

[Signature]
(Assignee)

DATE *April 11/2016*
(Seal)

DATE *April 11/2016*
(Seal)

I, the Undersigned Assignor, agree to the above offer. I hereby irrevocably instruct my lawyer to pay directly to the brokerage(s) with whom I have agreed to pay commission, the unpaid balance of the commission together with applicable Harmonized Sales Tax (and any other taxes as may hereafter be applicable), from the proceeds of the sale prior to any payment to the undersigned on completion, as advised by the brokerage(s) to my lawyer.

SIGNED, SEALED AND DELIVERED in the presence of:

[Signature]
(Witness)

[Signature]
(Witness)

IN WITNESS whereof I have hereunto set my hand and seal:

[Signature]
(Assignor)

[Signature]
(Assignee)

DATE *April 11/2016*
(Seal)

DATE *April 11/2016*
(Seal)

CONFIRMATION OF ACCEPTANCE: Notwithstanding anything contained herein to the contrary, I confirm this Agreement with all changes (both typed and written) was finally accepted by all parties at *St. Catharines* this *11th* day of *April*, 20*16*.

[Signature]
(Signature of Assignor or Assignee)

INFORMATION ON BROKERAGE(S)	
Listing Brokerage	ROYAL LEPAGE SIGNATURE REALTY
	MIRANDA FIKRY GUIRGUIS
	(Salesperson / Broker Name)
Co-op/Buyer Brokerage	ROYAL LEPAGE SIGNATURE REALTY
	Wahid Giris
	(Salesperson / Broker Name)

ACKNOWLEDGEMENT

I acknowledge receipt of my signed copy of this accepted Assignment Agreement and I authorize the Brokerage to forward a copy to my lawyer.

[Signature] DATE *April 11/2016*
(Assignor)

[Signature] DATE *April 11/2016*
(Assignee)

Address for Service _____ Tel. No. _____

Assignor's Lawyer _____ Tel. No. _____

Address _____

Email _____ Tel. No. _____ Fax No. _____

I acknowledge receipt of my signed copy of this accepted Assignment Agreement and I authorize the Brokerage to forward a copy to my lawyer.

[Signature] DATE *April 11/2016*
(Assignor)

[Signature] DATE *April 11/2016*
(Assignee)

Address for Service _____ Tel. No. _____

Assignor's Lawyer _____ Tel. No. _____

Address _____

Email _____ Tel. No. _____ Fax No. _____

FOR OFFICE USE ONLY

COMMISSION TRUST AGREEMENT

To: Cooperating Brokerage shown on the foregoing Assignment Agreement.


In consideration for the Cooperating Brokerage procuring the foregoing Assignment Agreement, I hereby declare that all moneys received or receivable by me in connection with the Transaction as contemplated in the MLS® Rules and Regulations of my Real Estate Board shall be receivable and held in trust. This agreement shall constitute a Commission Trust Agreement as defined in the MLS® Rules and shall be subject to and governed by the MLS® Rules pertaining to Commission Trust.

DATED as of the date and time of the acceptance of the foregoing Assignment Agreement

Acknowledged by:

[Signature]
(Authorized to bind the Listing Brokerage)

[Signature]
(Authorized to bind the Cooperating Brokerage)

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Form 150
for use in the Province of Ontario

Schedule A

Assignment of Agreement of Purchase and Sale - Condominium

This Schedule is attached to and forms part of the Agreement of Purchase and Sale between:

ASSIGNEE, Brigitte Layfield and Kirstine Stewart

ASSIGNOR, Mohamed Zaki Sabry

for the purchase and sale of **#1504 - 510 CURRAN PL**

Mississauga

LSB OG4

dated the **1** day of **April**

2016

BALANCE OF PAYMENT UNDER THIS ASSIGNMENT AGREEMENT: The Assignee will deliver the balance of payment for this Assignment Agreement as more particularly set out in item 6, on Schedule B, subject to adjustments, with funds drawn on a lawyer's trust account in the form of a bank draft, certified cheque or wire transfer using the Large Value Transfer System, to the Assignor prior to completing the transaction in the Agreement of Purchase and Sale attached hereto as Schedule "C" to be held in trust without interest pending completion or other termination of the Agreement of Purchase and Sale attached hereto as Schedule "C".

The Buyer agrees to pay the balance of the purchase price, subject to adjustments, to the Seller on completion of this transaction, with funds drawn on a lawyer's trust account in the form of a bank draft, certified cheque or wire transfer using the Large Value Transfer System.

The Buyer agrees to pay a further sum of (\$ 17,625.00), to Bank of Montreal Account number 1970-073/ transit no 00022, 100 King Street West, Toronto, ON M5X 1A3 by certified cheque, on occupancy date, as a supplementary deposit to be held in trust in the same manner as the initial deposit pending completion or other termination of this Agreement. This amount is to be credited towards the purchase price on completion of this transaction.

This Offer is conditional upon the Buyer arranging, at the Buyer's own expense, a new Charge/Mortgage satisfactory to the Buyer in the Buyer's sole and absolute discretion. Unless the Buyer gives notice in writing delivered to the Seller personally or in accordance with any other provisions for the delivery of notice in this Agreement of Purchase and Sale or any Schedule thereto not later than 2 business days, that this condition is fulfilled, this Offer shall be null and void and the deposit shall be returned to the Buyer in full without deduction. This condition is included for the benefit of the Buyer and may be waived at the Buyer's sole option by notice in writing to the Seller as aforesaid within the time period stated herein.

This form must be initialed by all parties to the Assignment of Agreement of Purchase and Sale.

INITIALS OF ASSIGNEE(S):

BL

INITIALS OF ASSIGNOR(S):

MS



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Form 150
for use in the Province of Ontario

Schedule B

Assignment of Agreement of Purchase and Sale - Condominium

This Schedule is attached to and forms part of the Agreement of Purchase and Sale between:

ASSIGNEE, Brigitte Layfield and Kirstine Stewart

ASSIGNOR, Mohamed Zaki Sabry

for the purchase and sale of **#1504 - 510 CURRAN PL**

Mississauga

LSE OG4

dated the **1** day of **April**

2016

The Assignee and Assignor agree that the calculation of funds to be paid for this Assignment Agreement, subject to adjustment, is set out in the following items:

- | | | |
|----|--|----------------------|
| 1. | Total Purchase Price including the original Agreement of Purchase and Sale and this Assignment Agreement: | \$ 387,500.00 |
| 2. | Purchase Price of original Agreement of Purchase and Sale as indicated in Schedule C: | \$ 353,900.00 |
| 3. | Deposit(s) paid by Assignor to the seller under the original Agreement of Purchase and Sale as indicated in Schedule C, to be paid by the Assignee to the Assignor as follows: | \$ 53,085.00 |

Upon final closing of original Agreement of Purchase and Sale and this Assignment Agreement

(Upon acceptance of this Assignment Agreement and receipt of consent to assign from original seller, if applicable)

(Upon occupancy by the Assignee and receipt of consent to assign from the original seller, if applicable)

(Upon final closing of original Agreement of Purchase and Sale and this Assignment Agreement)

- | | | |
|----|--|---------------------|
| 4. | Payment by Assignee to Assignor for this Assignment Agreement: | \$ |
| 5. | Deposit paid under this Assignment Agreement (in accordance with Page 1 of this Assignment Agreement): | \$ 19,375.00 |
| 6. | Balance of the payment for this Assignment Agreement: | \$ 67,310.00 |

INITIALS OF ASSIGNEE(S):

(Signature)

INITIALS OF ASSIGNOR(S):

(Signature)



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Schedule
Agreement of Purchase and Sale

Toronto
Real Estate
Board

Form 105 for use in the Province of Ontario

This Schedule is attached to and forms part of the Agreement of Purchase and Sale between:

BUYER,

SELLER,

for the property known as,

Agreement of Purchase and Sale dated,

Buyer hereby acknowledges that Royal LePage Signature Realty ("Deposit Holder") advises that the deposit for this transaction attracts interest at the rate of Prime minus 2.25%. Any interest accrued on said deposit, in excess of \$50.00 ("Administration Fee"), shall be paid to the Buyer following successful completion of this transaction. Interest can only be paid upon receipt of a valid Social Insurance Number as required by the Income Tax Act.

The Seller and the Buyer agree and/or acknowledge that no information provided by Royal LePage Signature Realty, Brokerage is to be construed as expert legal, financial, tax, building condition, construction, environmental or other professional advice and that they have had the opportunity to consult with any such professional advisers prior to signing this Agreement.

The Buyer agrees to pay the deposit holder a service charge of \$50.00 for any dishonoured deposit cheque paid to the company.

Unless otherwise stated in the Agreement, the chattels (if any), which are included in the Purchase Price are being sold in "As Is" condition, without warranty.

In accordance with the Federal Privacy Act (PIPEDA), the Buyer(s) and Seller(s) consent to the publication of information pertaining to the sale of this property upon the acceptance of the Agreement of Purchase and Sale. The Listing Brokerage is authorized to distribute information pertaining to this property to other realtors and the public in the promotion and conduct of their business. Such promotion shall not include mention of the names of the Seller or Buyer

For all intents and purposes, the Buyer and Seller agree for giving any notices pertaining to the Agreement, the terms "banking days" or "business days" shall mean any day, other than Saturday, Sunday or Statutory Holiday in the Province of Ontario.

The Buyers acknowledge that they will deliver the deposit for this transaction by certified cheque/bank draft to the Listing Brokerage within 24 hours of acceptance of this Agreement.

This page must be initialed by all parties to the Agreement of Purchase and Sale.

INITIALS OF BUYER(S)

[Handwritten initials]

INITIALS OF SELLER(S)

[Handwritten initials MS]



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Royal LePage Signature Realty

easyOFFER 2015 by



Reagency Systems Corp.
www.Reagency.ca

Form 105

Revised 2008

327286

OREA Ontario Real Estate Association **Waiver**

Form 123
for use in the Province of Ontario

BUYER: Brigitte Layfield and Kirstine Stewart

SELLER: Mohamed Zaki Sabry

REAL PROPERTY: #1504 - 510 CURRAN PL

Mississauga

LSB 864

In accordance with the terms and conditions of the Agreement of Purchase and Sale dated the 1 day of April 2016, regarding the above property, I/We hereby waive the condition(s) which read(s) as follows:

DELETE:

This Offer is conditional upon the Buyer arranging, at the Buyer's own expense, a new Charge/Mortgage satisfactory to the Buyer in the Buyer's sole and absolute discretion. Unless the Buyer gives notice in writing delivered to the Seller personally or in accordance with any other provisions for the delivery of notice in this Agreement of Purchase and Sale or any Schedule thereto not later than 2 business days, that this condition is fulfilled, this Offer shall be null and void and the deposit shall be returned to the Buyer in full without deduction. This condition is included for the benefit of the Buyer and may be waived at the Buyer's sole option by notice in writing to the Seller as aforesaid within the time period stated herein

All other terms and conditions in the aforementioned Agreement of Purchase and Sale to remain unchanged.

For the purposes of this Waiver, "Buyer" includes purchaser, tenant, and lessee, and "Seller" includes vendor, landlord, and lessor, and "Agreement of Purchase and Sale" includes an Agreement to Lease.

WAIVED at Mississauga, Ontario, on 5:00 PM this 4th day of April 2016.

SIGNED, SEALED AND DELIVERED in the presence of:

IN WITNESS whereof I have hereunto set my hand and seal:

(Witness)

(Buyer/Seller)

DATE April 4, 2016

(Seal)

(Witness)

(Buyer/Seller)

DATE April 4, 2016

(Seal)

Receipt acknowledged at Mississauga this 4th day of April 2016 by:

Print Name: Shirada Boigatis Signature: Shirada Boigatis



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THIS INSTRUMENT CONTAINS SECURITY FEATURES
CET INSTRUMENT COMPREND DES ÉLÉMENTS DE SÉCURITÉ



KIRSTINE STEWART

BANK DRAFT / TRAITE DE BANQUE
00162 - LAKESHORE AND GEORGE
OAKVILLE, ON

2705 8256 2 27-43345

2016-04-01

DATE Y/A M/M D/J

NAME OF REMITTER / DONNEUR D'ORDRE

TRANSIT NO.
N° D'IDENTIFICATION

BRANCH
CENTRE BANCAIRE

PAY TO THE
ORDER OF
PAYEZ À
L'ORDRE DE

ROYAL LEPAGE IN TRUST*****

*****19,375.00

THE SUM OF
LA SOMME DE

*****NINETEEN THOUSAND THREE HUNDRED SEVENTY FIVE

CANADIAN DOLLARS
DOLLARS CANADIENS CAD

FOR CANADIAN IMPERIAL BANK OF COMMERCE
POUR LA BANQUE CANADIENNE IMPERIALE DE COMMERCE

TO
TIRÉ:

CANADIAN IMPERIAL BANK OF COMMERCE
TORONTO
CANADA

AUTHORIZED SIGNATURE / SIGNATURE AUTORISÉE

AUTHORIZED SIGNATURE / SIGNATURE AUTORISÉE

COUNTERSIGNED / CONTRESIGNÉ

⑈ 270582562⑈ ⑆09502⑈010⑆ 00162⑈2743345⑈

510 Curran #1504

Receipt No. 13962

ROYAL LEPAGE

Signature Realty
IND. OWNED & OPERATED BROKERAGE

Date April 01 2016

Received from Kirstine Stewart (Buyer)

Re: Property 510 Curran #1504

Cheque ☐ Amount \$ 19,375.00

Certified Cheque ☐

Bank Draft ☒

Money Order ☐

Cash ☐

(Miranda Guirguis)

Antonietta Vici
Staff Name



Carlo Pucci, CFP
Financial Advisor

181 University Ave.
Suite 800
Toronto, Ontario
M5H 3M7

April 4, 2016

PSV Lakeside

Re: Kirstine Stewart – purchase of unit at PSV Lakeside property

Dear Sir/Madam:

Kirstine Stewart has been a client of CIBC for many years. She is very well known to the branch and currently holds several sizeable investment accounts at CIBC. And her annual income is far higher than the minimum income we would require to approve a mortgage for this new property. As such, I can confirm that she has the financial resources as well as sufficient borrowing capacity to complete the purchase of this property.

Please feel free to contact me directly if you have any questions regarding this matter.

Thank you

A handwritten signature in dark ink, appearing to read "Carlo Pucci", written in a cursive style.

Carlo Pucci, CFP
Senior Financial Advisor
Tel: (416) 980-5304 x. 340
Email: carlo.pucci@cibc.com

