

# Worksheet

## Standard Assignment

~~Post-Occupancy~~ PRE-Occupancy  
Occupancy - May 8/17.

Suite: TH 6 Tower: PSV Date: Apr 13/17 Completed by: Amacon

Please mark if completed:

- ☒ Copy of Assignment Amendment
- ☒ Assignment Agreement Signed by both Assignor and Assignee
- ☒ Certified Deposit Cheque for Top up Deposit to 20% payable to Blaney McMurtry LLP in Trust \$ 87,780.00 certified cheque
- ☒ Certified Deposit Cheque for Assignment fee as per the Assignment Amendment payable to Amacon City Centre Seven New Development Partnership. Courier to Dragana at Amacon Head office (Toronto). zero (\$0)
- ☒ Agreement must be in good standing. Funds in Trust: \$ 30,000
- ☒ Assignors Solicitors information = Attached
- ☒ Assignees Solicitors Information
- ☒ Verify if PDI has been completed. If not, Please identify who will be performing the PDI. If the Assignee is performing the PDI a Designate form must be signed by the Assignor to appoint the assignee to complete the PDI. This form must be submitted to customercare@amacon.com - Designate Form included - Assignor has two letters from Amacon with two different dates for PDI  
Apr 24/17 + Apr. 24/17  
3:00pm 10:00am
- ☒ Include Fintrac for Assignee
- ☒ Copy of Assignees ID
- ☒ Copy of Assignees Mortgage Approval

The Assignee can close at occupancy closing as long as all of the Above items have been completed and submitted

### Note:

Once all of 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 Blaney via email. The Parkside Admin team must courier the full hardcopy package to Blaney McMurtry's office. Please remember that the Assignment fee cheque should be couriered to Amacon.

### Administration Notes:

Please complete/process BEFORE the  
occupancy date of May 8/17.

ASSIGNMENT OF AGREEMENT OF PURCHASE AND SALE

THIS ASSIGNMENT made this 13<sup>th</sup> day of April, 2016.

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AMONG:

Muk-Fong Ip

(hereinafter called the "Assignor")

OF THE FIRST PART;

- and -

Jie, Cheng, Yang and Andrew, Chak-Kwan, Yip  
(hereinafter called the "Assignee")

OF THE SECOND PART;

- and -

AMACON DEVELOPMENTS (CITY CENTRE) INC.

(hereinafter called the "Vendor")

OF THE THIRD PART.

WHEREAS:

- (A) By Agreement of Purchase and Sale dated the 25<sup>th</sup> day of November, 2014, and accepted the 4<sup>th</sup> day of December, 2014, 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 6, Level 1, Suite TH-6, together with 2 Parking Unit(s) and 1 Storage Unit(s) in the proposed condominium known municipally as PSV, 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 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

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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 Blaney McMurtry, LLP upon execution of this Assignment Agreement, Vendor's solicitor's fees in the amount of ~~Five Hundred Dollars (\$500.00)~~ zero (\$0) plus HST. *My sig. 27*
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 13<sup>th</sup> day of April 2017.

Witness

(Assignor)

*Muk-Fong Ip*

Witness

(Assignor)

Witness

(Assignee)

*Jie Cheng Yang*

Witness

(Assignee)

*Andrew Chak-Kwan Yip*

AMACON DEVELOPMENT (CITY CENTRE)  
INC.

Per:

Name:

Title:

*[Signature]*  
Authorized Signing Officer

I have authority to bind the Corporation

Schedule "A"

Details of Assignee

ASSIGNEE

NAME: Tie, Cheng, Yang  
DATE OF BIRTH: 1979/10/10  
YYYYMMDD 542508346  
ADDRESS: 27 Calico Cres SIN #  
Markham, ON L6C 3A6  
PHONE: Tel: (905) 534-3885  
Cell: (416) 561-2282  
Facsimile: \_\_\_\_\_  
E-mail: \_\_\_\_\_

ASSIGNEE

NAME: stephandrewyip@gmail.com  
Andrew Chak-Kwan Yip  
DATE OF BIRTH: 1975/06/29  
YYYYMMDD 518494737  
ADDRESS: 27 Calico Cres SIN #  
Markham, ON L6C 3A6  
PHONE: Tel: (905) 534-3885  
Cell: (416) 984-2608  
Facsimile: \_\_\_\_\_  
E-mail: stephandrewyip@gmail.com

ASSIGNEE'S  
SOLICITOR:

NAME: Chak. H. Wong  
Chak Wong Law Office  
ADDRESS: 330 Highway 7, Unit 302  
Richmond Hill, ON  
PHONE: Bus: (905) 881-7693  
Facsimile: (905) 881-8214  
E-mail: chak@chakwonglawoffice.com



py 47.71



Royal Bank of Canada  
Banque Royale du Canada  
235 QUEEN STREET EAST  
BRAMPTON, ON

57689939 7-516

DATE 20170412  
Y/A M/M D/J

PAY TO THE ORDER OF BLANEY MCMURTRY LLP IN TRUST  
PAYEZ À L'ORDRE DE

\$87,780.00

EXACTLY \$87,780.00

CANADIAN DOLLARS CANADIENS

AUTHORIZED SIGNATURE REQUIRED FOR AMOUNTS OVER \$5,000.00 CANADIAN / SIGNATURE AUTORISÉE REQUISE POUR UN MONTANT EXCÉDANT 5,000.00 \$ CANADIENS

RE/OBJET Assignment TH-6, 4011 Bifidstone Mews

Muk-Fong Ip

PURCHASER NAME

NOM DE L'ACHÉTEUR

21 Bonnydon Crescent, Scarborough

ADRESSE DE L'ACHÉTEUR

PURCHASER ADDRESS

ON M1B 5X1

*Amita Khorana*

AUTHORIZED SIGNATURE / SIGNATURE AUTORISÉE

AMITA KHORANA

*A Kapil*

COUNTERSIGNED / CONTRESIGNÉ

⑈57689939⑈ ⑆00492⑈003⑆ 099⑈013⑈5⑈

Received by *Amte*  
Apr. 11/3/17.

**Assignee Solicitor**

Chak M. Wong  
330 Highway 7, Unit 302  
Richmond Hill, ON  
L4B 3P8

Tel: 905-881-7693

Fax: 905-881-8214

email: [chak@chakwonglawoffice.com](mailto:chak@chakwonglawoffice.com)

**Assignor Solicitor**

Lawyer:  
Firm: Nick Mircheff  
Mircheff & Mircheff  
Barristers & Solicitors  
3030 Midland Avenue, Suite 2B  
Toronto, ON  
M1S 5C9

Tel: 416-321-2885

Fax: 416-321-3345

email: [nick@mircheff-law.com](mailto:nick@mircheff-law.com)



## APPOINTMENT OF DESIGNATE FOR PRE-DELIVERY INSPECTION

This form may be filled out by the purchaser indicated on an Agreement of Purchase and Sale (APS), or an owner of land in a construction contract.

By completing and signing this form, a purchaser is indicating that they intend to send a designate, in their place, to the pre-delivery inspection (PDI) of their home. This form authorizes the designate to sign and deliver certain documents on the purchaser's behalf. Please check your APS to determine whether you are required to use this particular form.

The completed authorization form should be provided to the vendor/ builder at the PDI or in advance. Note: Purchasers who wish to attend the PDI and sign documents on their own behalf may also bring a designate and, evidence of designate authorization will not be necessary.

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To: AMACON CONSTRUCTION

I/we will *not* personally attend the Pre-Delivery Inspection (PDI). I/we appoint the designate named below to attend the PDI and authorize that designate to sign the following forms on my/ our behalf:

1. Pre-Delivery Inspection (PDI) Form;
2. Certificate of Completion and Possession (CCP); and/or
3. Confirmation of Receipt of the *Homeowner Information Package*,  
if I/we have not already signed it.

**Muk-Fong Ip**

\_\_\_\_\_  
Name of Purchaser

\_\_\_\_\_  
Name of Purchaser

  
\_\_\_\_\_  
Signature of Purchaser

\_\_\_\_\_  
Signature of Purchaser

**April 13, 2017**

\_\_\_\_\_  
Date

\_\_\_\_\_  
Date

**TH-6, 4011 Brickstone Mews (PSV 1 at Parkside Village)**

\_\_\_\_\_  
Home Address or Legal Description

**Andrew Chak-Kwan Yip**

\_\_\_\_\_  
Name of Designate

**416-984-2608**

\_\_\_\_\_  
Daytime Phone Number for Designate

**INDIVIDUAL IDENTIFICATION INFORMATION RECORD**  
Information required by the *Proceeds of Crime (Money Laundering) and Terrorist Financing Act*.

Vendor: AMACON DEVELOPMENT (CITY CENTRE) CORP.

Lot/Suite #: TH-10 Phase/Tower: <sup>PSV ONE</sup>~~TWO~~ Plan No.: TOWN 5

Street: \_\_\_\_\_

Date of Offer: April 13/17

Sales Representative: Injition

**Verification of Individual**

1. Full Legal Name of Individual: Andrew Chak-Kwan Yip
2. Address: 27 Calico Cres  
Markham, ON L6C 3A6
3. Date of Birth: 1975/06/09
4. Principal Business or Occupation: Business Analyst @ Telus Communications
5. Identification Document (must see original): Driver's Licence
6. Document Identification Number: Y4553-04227-50609
7. Issuing Jurisdiction: Ontario
8. Document Expiry Date (must not be expired): 2021/06/09

NOTE: This section must be completed for each purchaser. If the individual refuses to provide information must make a record of same detailing what efforts were made to get such information.

Acceptable Identification Documents: birth certificate, driver's licence, passport, record of landing, permanent resident card, old age security card, certificate of Indian Status or SIN card (although SIN numbers are NOT to be provided to FINTRAC). If the identification is from a foreign jurisdiction should be equivalent to one of the above noted documents. Provincial health card NOT an acceptable form of identification.

**Verification of Third Parties (if applicable)**

Note: Must be completed with a client or unrepresented individual if acting on behalf of a third party. If you suspect the client is acting on behalf of a third party but cannot verify same you must keep record of that fact.

1. Name of third Party: \_\_\_\_\_
2. Address: \_\_\_\_\_
3. Date of Birth: \_\_\_\_\_
4. Principal Business or Occupation: \_\_\_\_\_
5. Incorporation number and place of issue (corporations/other entities only) \_\_\_\_\_
6. Relationship between third party and client: \_\_\_\_\_

**INDIVIDUAL IDENTIFICATION INFORMATION RECORD**  
Information required by the *Proceeds of Crime (Money Laundering) and Terrorist Financing Act*.

Vendor: **AMACON DEVELOPMENT (CITY CENTRE) CORP.**

Lot/Suite #: TH-6 Phase/Tower: <sup>PSU ONE</sup> **TWO** Plan No.: TOWN 5

Street: \_\_\_\_\_

Date of Offer: April 13/17.

Sales Representative: In2ition

**Verification of Individual**

1. Full Legal Name of Individual: Jie, Cheng, Yang
2. Address: 27 Calico Cres  
Markham, ON L6C 3A6
3. Date of Birth: 1979/10/10
4. Principal Business or Occupation: Housewife
5. Identification Document (must see original): Driver's Licence
6. Document Identification Number: Y0418-40127-96010
7. Issuing Jurisdiction: Ontario
8. Document Expiry Date (must not be expired): 2021/10/10

NOTE: This section must be completed for each purchaser. If the individual refuses to provide information must make a record of same detailing what efforts were made to get such information.

Acceptable Identification Documents: birth certificate, driver's licence, passport, record of landing, permanent resident card, old age security card, certificate of Indian Status or SIN card (although SIN numbers are NOT to be provided to FINTRAC). If the identification is from a foreign jurisdiction should be equivalent to one of the above noted documents. Provincial health card NOT an acceptable form of identification.

**Verification of Third Parties (if applicable)**

Note: Must be completed with a client or unrepresented individual if acting on behalf of a third party. If you suspect the client is acting on behalf of a third party but cannot verify same you must keep record of that fact.

1. Name of third Party: \_\_\_\_\_
2. Address: \_\_\_\_\_
3. Date of Birth: \_\_\_\_\_
4. Principal Business or Occupation: \_\_\_\_\_
5. Incorporation number and place of issue (corporations/other entities only) \_\_\_\_\_
6. Relationship between third party and client: \_\_\_\_\_

**Ontario**  
**Driver's Licence**  
**Permis de conduire**  
**ON CANADA**

**YANG**  
**JE CHENG**  
**27-04-1988 CRES**  
**MARKHAM, ON, L6C 3M6**

**Y0418 - 48127 - 96010**  
**2016/09/27**  
**DP3998654**  
**2021/09/10**  
**163 cm**

**18791810**

**ServiceOntario.ca**

**CLASS/ CATÉGORIE**  
 Automobiles légers (max. 11,000 kg),  
 avec pilote (max. 4000 kg)  
 Véhicules d'ensemble de véhicules  
 (15000 kg max.), véhicules légers  
 ne dépassant pas 4000 kg

**12 RESTRICTIONS/ CONDITIONS**  
 Corr. Lenses/Visage

**DP3998654**

**1179834**

J. H. H. H.  
 April 13/17

**NAME / NOM**  
**YIP,**  
**ANDREW CHAK KWAN**  
**27 CALICO CRES**  
**MARKHAM, ON, L6C 3A8**

**NUMBER / NUMERO**  
**Y4553 - 04227 - 60609**

**EXPIRATION DATE / DATE D'EXPIRATION**  
**2016/08/29**

**ISSUANCE DATE / DATE DE DELIVRANCE**  
**2016/08/29**

**CLASS / CLASSE**  
**DP0156156**

**HEIGHT / HAUT**  
**173 cm**

**WEIGHT / POIDS**  
**182.5 kg**

**RESTRICTIONS / RESTRICTIONS**  
**DP0156156**

**DOB / DATE DE NAISSANCE**  
**1975/06/09**

**CLASS / CLASSE**  
**DP0156156**

**RESTRICTIONS / RESTRICTIONS**  
**DP0156156**

**CLASS / CLASSE**  
**DP0156156**

**RESTRICTIONS / RESTRICTIONS**  
**DP0156156**

Anife  
 April 13/17

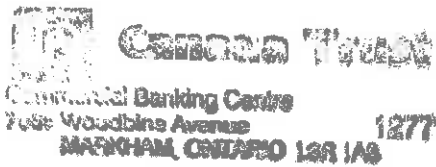


Date: APRIL 7 2017

This is to certify that:

Name(s): ANDREW YIP  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
(collectively "You", "Your")

Current Address: 27 CALICO C RES  
MARKHAM  
ONTARIO L6C3A6



Qualifies for a residential mortgage loan with The Toronto-Dominion Bank ("TD Canada Trust") with the following terms:

Mortgage Amount	<u>\$ 382,785.00</u>
Interest Rate	<u>PRIME</u>
Interest Rate Expiry Date	<u>NIL</u>
Term	<u>5Y</u>
Amortization	<u>25Y</u>

If the Interest Rate above is filled in with a rate, and the interest rates are lower on the day funds are advanced You will receive the lower rate.

Any time before Your closing date, You can change the Term; the Interest Rate will be adjusted accordingly to the posted rate for that Term at the date of change. A new Pre-Qualification Certificate will then be issued voiding this one.

This pre-qualification is valid for 90 days from the date of this Pre-Qualification Certificate.

Final Approval is subject to:

- 1) confirmation of credit application details (including income);
- 2) confirmation of down payment from non-borrowed sources;
- 3) satisfactory credit investigation;
- 4) no change in, and the accuracy of, the information provided;
- 5) the property to be mortgaged meeting TD Canada Trust's normal lending requirements;
- 6) Canada Mortgage and Housing Corporation or GE Capital Mortgage Insurance Canada approval if required pursuant to TD Canada Trust's normal lending requirements

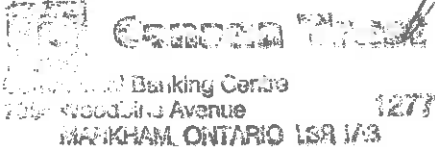
Additional Conditions:

MORTGAGE ON PSV TOWER ONE TOWN HOMES UNIT 6 LEVEL 1 SUITE TH6 MISSISSAUGA ONTARIO  
\_\_\_\_\_  
\_\_\_\_\_

7085 WOODBINE AVE , MARKHAM ONTARIO  
Branch location

905 475 6291 x 238  
Branch telephone number

Per: [Signature]  
The Toronto-Dominion Bank





RBC Royal Bank

Andrew Chak Kwan Yip  
Jie Cheng Yang  
27 Calico Crescent  
Markham ON

**Royal Bank of Canada**

Major Mackenzie & Woodbine Branch  
2880 Major Mackenzie Dr E Unit #5  
Markham, ON L6C 0G6

Tel.: 905-927-7750  
Fax: 905-927-7740

April 12, 2017

Re: Homeline credit line#73139891-001 secured by first charge on  
27 Calico Crescent, Markham ON

Dear Mr Yip and Ms Yang:

As of April 12, 2017, the available Homeline credit line#73139891-001 limit is  
\$234,790.56.

Yours truly,

Susan Chiu  
Financial Advisor  
Royal Bank, Major Mackenzie and Woodbine Branch