## Worksheet

Family Assignment
Timeline of completion: Must be 4 weeks prior to Occupancy or Post Occupancy

Suite: 3911 Tower: PSV Date: July 16/17 Completed by: And
Please mark if completed:
Assignment Agreement Signed by both Assignor and Assignee  35% - ink/nahoral  Certified Deposit Cheque for Top up Deposit to 20% Not Required  Certified Deposit Cheque for Family Assignment administration fee of \$500 + HST payable to Amacon City Centre Seven New Development Partnership. Courier to Dragana at Amacon Head office (Toronto).  Agreement must be in good standing. Funds in Trust: \$
Verify if PDI has been completed. If not, Please identify who will be performing the PDI. If the Assignee is performing the PDI to <a href="mailto:customercareto@amacon.com">customercareto@amacon.com</a>
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:
* Pending Builders approval regarding total deposit amount now that it is an international purchaser

### The Toronto-Dominion Bank 82514733 13337 YONGE STREET RICHMOND HILL, ON L4E 3L3 DATE 2017-07-25 Transit-Serial No. 1039-82514733 Pay to the Order of <u>Aird and Berlis LLP, In Trust</u> \*\*\*\*\*44,385.00

OUTSIDE CANADA NEGOTIABLE BY CORRESPONDENTS AT THEIR BUYING HATE FOR DEMAND DRAF'S ON CANADA

#B2514733# #09612#004#

The Toronto-Dominion Bank Toronto, Ontario Canada M5K 1A2

m3808m

Authorized Office Countersigned

Canadian Dollars

DS guy 26/-17

Pay to the Amacon City Centre Seven New Development Partnership The Toronto-Dominion Bank Transit-Serial No. DATE

1039-79987613

2017-07-16

79987613

\*\*\*\*\*\*\*565.00

THIS ODCUMENT IS PRINTED ON WATTRMARKED PAPER SECRACK FURINSTRUCTIONS.

p

" 3808"

GUTSIDE LANADA NEGOTIABLE BE CORRESPONDENTS AT THEIR BUYING RATE TOR CEMAND DRAFTS ON CHADAS

The Toronto-Dominion Bank
Toronto, Ontario
Canada M5K 1A2

July 16117 Ams

### **PSV - TOWER ONE**

### AMENDMENT TO AGREEMENT OF PURCHASE AND SALE

### **ASSIGNMENT**

Between: AMACON DEVELOPMENT (CITY CENTRE) CORP. (the "Vendor") and

GUANGPING SUN and YUN FENG (the "Purchaser")

Suite 2911 Tower ONE Unit 11 Level 28 (the "Unit")

It is hereby understood and agreed between the Vendor and the Purchaser that the following changes shall be made to the above-mentioned Agreement of Purchase and Sale executed by the Purchaser and accepted by the Vendor (the "Agreement") and, except for such changes noted below, all other terms and conditions of the Agreement shall remain the same and time shall continue to be of the essence:

### Delete: FROM THE AGREEMENT OF PURCHASE AND SALE

22. The Purchaser covenants not to list for sale or lease, advertise for sale or lease, sell or lease, nor in any way assign his or her interest under this Agreement, or the Purchaser's rights and interests hereunder or in the Unit, nor directly or indirectly permit any third party to list or advertise the Unit for sale or lease, at any time until after the Closing Date, without the prior written consent of the Vendor, which consent may be arbitrarily withheld. The Purchaser acknowledges and agrees that once a breach of the preceding covenant occurs, such breach is or shall be incapable of rectification, and accordingly the Purchaser acknowledges, and agrees that in the event of such breach, the Vendor shall have the unilateral right and option of terminating this Agreement and the Occupancy License, effective upon delivery of notice of termination to the Purchaser or the Purchaser's solicitor, whereupon the provisions of this Agreement dealing with the consequence of termination by reason of the Purchaser's default, shall apply. The Purchaser shall be entitled to direct that title to the Unit be taken in the name of his or her spouse, or a member of his or her immediate family only, and shall not be permitted to direct title to any other third parties.

### Insert: TO THE AGREEMENT OF PURCHASE AND SALE

22. The Purchaser covenants not to list for sale or lease, advertise for sale or lease, sell or lease, nor in any way assign his or her interest under this Agreement, or the Purchaser's rights and interests hereunder or in the Unit, nor directly or indirectly permit any third party to list or advertise the Unit for sale or lease, at any time until after the Closing Date, without the prior written consent of the Vendor, which consent may be arbitrarily withheld. The Purchaser acknowledges and agrees that once a breach of the preceding covenant occurs, such breach is or shall be incapable of rectification, and accordingly the Purchaser acknowledges, and agrees that in the event of such breach, the Vendor shall have the unilateral right and option of terminating this Agreement and the Occupancy License, effective upon delivery of notice of termination to the Purchaser or the Purchaser's solicitor, whereupon the provisions of this Agreement dealing with the consequence of termination by reason of the Purchaser's default, shall apply. The Purchaser shall be entitled to direct that title to the Unit be taken in the name of his or her spouse, or a member of his or her immediate family only, and shall not be permitted to direct title to any other third parties.

Notwithstanding the above, the Purchaser shall be permitted to assign for sale or offer to sell its interest in the Agreement, provided that the Purchaser first:

- (i) obtains the written consent of the Vendor, which consent may not be unreasonably withheld;
- (ii) acknowledges to the Vendor in writing, that the Purchaser shall remain responsible for all Purchasers covenants, agreements and obligations under the Agreement;
- (iii) covenants not to advertise the Unit in any newspaper nor list the Unit on any multiple or exclusive listing service;
- (iv) obtains an assignment and assumption agreement from the approved assignee in the Vendor's standard form;
- pays the sum Three Thousand Five Hundred (\$3,500.00) Dollars plus applicable HST by way of certified funds as an administration fee to the Vendor for permitting such sale, transfer or assignment, to be paid to the Vendor at the time of the Purchaser's request for consent to such assignment.

(F) GS

If, as a result of any such assignment, the Purchaser or assignment purchaser is no longer eligible or becomes (vi) ineligible for the New Housing Rebate described in paragraph 6 (f) of the Agreement, the amount of such Rebate shall be added to the Purchase Price and cree ed to the Vendor on closing; the Purchaser pays to the Vendor's Solicitors, in Trust the amount required, if any, to bring the Deposits payable for (vii) the Unit under this Agreement to an amount equal to twenty-five percent (25%) of the Purchase Price if, at the time that the Vendor's consent is provided for such assignment, the Deposit having been paid does not then represent twenty-five percent (25%) of the Purchase Price. ALL other terms and conditions set out in the Agreement shall remain the same and time shall continue to be of the essence. IN WITNESS WHEREOF the parties have executed this Agreement DATED at Mississauga, Ontario this 2th day of \_\_ Witness: Purchaser: YUN FENG Witness: Purchaser: GUANGPING SUN AMACON DEVELOPMENT (CITY/CENTRE) CORP. PER: **Authorized Signing Officer** 

I have the authority to bind the Corporation

## ASSIGNMENT OF AGREEMENT OF PURCHASE AND SALE

THIS ASSIGNMENT made this/6 th day of 1 2016. 7

AMONG:

Guangping Sun and Yun Feng

(hereinafter called the "Assignor")

OF THE FIRST PART;

and -

Guangfing Sun (hereinafter called the "Assignee")

OF THE SECOND PART;

- and -

AMACON DEVELOPMENTS (CITY CENTRE) INC.

(hereinafter called the "Vendor")

OF THE THIRD PART.

### WHEREAS:

- By Agreement of Purchase and Sale dated the 10 day of and accepted the 11 day of between the Assignor as agreed to purchase Unit 11, Level 28, Suite 2911, together with 1 Parking Unit(s) and 1 Storage Unit(s) in the proposed condominium known municipally as 8 K Mississauga, Ontario (the "Property"); (A)
- The Assignor has agreed to assign the Agreement and all deposits tendered by the Purchaser thereunder as well as any (B) 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
- The Vendor has agreed to consent to the assignment of the Agreement by the Assignor to the Assignee. (C)

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
- The Assignor acknowledges that any amounts paid by the Assignor for Existing Deposits will not be returned to the 2. 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 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 directly 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

YF GS

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.

- In the event that the Agreement is not completed by the Vendor for any reason whatsoever, or if the Vendor is required 6. 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
- The Assignor hereby represents to the Assignee and the Vendor that he/she has full right, power and authority to assign 7.
- The Assignor covenants and agrees with the Vendor that notwithstanding the within assignment, he/she will remain liable 8. 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.
- The Vendor hereby consents to the assignment of the Agreement by the Assignor to the Assignee. This consent shall 9. 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.
- The Assignee hereby covenants, acknowledges and confirms that he/she has received a fully executed copy of the 10. Agreement and the Disclosure Statement with all accompanying documentation and material, including any amendments
- Vendors Amacon Citylente seven New Deve por The Assignor shall pay by certified cheque drawn on solicitor's trust account to Blaney McMurtry, LLP upon execution 11. of this Assignment Agreement, Vendor's solicitor's fees in the amount of Five Hundred Dollars (\$500.00) plus HST.
- The Assignor and Assignee agree to provide and/or execute such further and other documentation as may be required by 12. 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.
- Details of the identity of the Assignee and the solicitors for the Assignee are set forth in Schedule "A" and in the 13, 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.
- Any capitalized terms hereunder shall have the same meaning attributed to them in the Agreement, unless they are 14,
- This Assignment shall enure to the benefit of and be binding upon the parties hereto and their respective heirs, 15. 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

IN WITNESS WHEREOF the parties have executed this Assignment Agreement.

DATED this 16th day of 120 17	secuted this Assignment Agreement.
Witness day of 20	CASSIGNARY CASSIGNARY
Witness	(Assignor) Guangping Sun Yun Feng (Assignor)
Witness	(Assigner)  (Assigner)  (Assigner)  (Assigner)
Witness	(Assignee)
	AMACON DEVELOPMENT (CITY CENTRE) INC.
	Per: Name: Title: Authorized Signing Officer
	I have authority to bind the Corporation

### Schedule "A'

## **Details of Assignee**

ASSIGNEE	NAME:	Guangping Sun
	DATE OF BIRTH	[761/10/21
	ADDRESS:	YYYYMMDD SIN# 42 Helliwell Cres Kichmond Hill ON L4E 167
	PHONE:	Tel:
	E-mail:	Cell: 1647)818-1868 Facsimile:
ASSIGNEE	NAME:	J grace com.
	DATE OF BIRTH	
	ADDRESS:	YYYYMMDD SIN#
	PHONE:	Tel:
	E-mail:	Facsimile:
ASSIGNEE'S SOLICITOR:	NAME:	Sophia S. Liao Barnster + Solicitor
	ADDRESS:	Floo Woodbine Ave. Soute #310.
	PHONE:	Bus: (905)604-7991
	E-mail:	Facsimile: 900) 604-7992. Sligotaw @gmail.com

IF GS

### PSV - Block 7 - PSV

### AMENDMENT TO AGREEMENT OF PURCHASE AND SALE

AMACON DEVELOPMENT (CITY CENTRE) CORP. (the "Vendor") and

YUN FENG (the "Purchaser")

Suite 2911 Tower ONE Unit 11 Level 28 (the "Unit")

It is hereby understood and agreed between the Vendor and the Purchaser that the following change(s) shall be made to the above-mentioned Agreement of Purchase and Sale, and except for such change(s) noted below, all other terms and conditions of the Agreement shall remain as stated therein, and time shall continue to be of the essence.

## DELETE: FROM THE AGREEMENT OF PURCHASE AND SALE

# INSERT: TO THE AGREEMENT OF PURCHASE AND SALE The undersigned, GUANGPING SUN (collectively, the "Purchaser")

DATE OF BIRTH: OCT 21 1961

PASSPORT: G24853938

SIN No: N/A

CURRENT ADDRESS: 42 HELLIWELL CRE, RICHMOND HILL, ON. L4E 1C7

TELEPHONE: 647-818-1868

EMAIL: sunguangping777@hotmail.com

OCCUPATION: REGIONAL SALES MANAGER

EMPLOYER: DALIAN MAPLE LEAF INTERNATIONAL SCHOOL

(Relationship to original purchaser: MOTHER)

· · · · · · · · · · · · · · · · · · ·	
Dated at Mississauga, Ontario this day of SIGNED, SEALED AND DELIVERED	July
In the Presence of:	
Witness	Purchaser - YUN FENG
M-Yehren Witness	Purchaser- GUANGPING SUN

Accepted at this	2016
--	------

AMACON DEVELOPMENT (CITY CENTRE) CORP.

c/s

Per:

Authorized Signing Officer I have the authority to bind the Corporation.

### **PURCHASER INFORMATION FORM**



Suite #:	PSV 291
Purchasers Name(s):	Guangping Sun/Yun Feng (ASSIGNORS)
Purchasers Address:	
Tel: (Daytime):	
(Cell):	
Email Address:	
Name:	PURCHASER'S SOLICITOR INFORMATION  Sophia S. Liau
Firm:	Sophra S. Ciao Barrister + Solicitor Notary Public
Address:	7100 Woodbine Ave Suite +310 Markham L3R SJ2
Tel:	905-604-7991
Fax:	905-604-7992
Email	sliaolaw@gmail.com

Please return the completed form to:

## PARKSIDE VILLAGE SALES TEAM

465 Burnhamthorpe Road West | Mississauga | ON | L5B 0E3 | 905.273.9333 FAX: 905-273-7772 EMAIL:SUPPORT1@LIFEATPARKSIDE.COM LIFEATPARKSIDE.COM

### **PURCHASER INFORMATION FORM**



Suite #:	PSV 2911
Purchasers Name(s):	Guardping Sun (ASSIGNEE)
Purchasers Address:	
Tel: (Daytime):	
(Cell):	
Email Address:	
	PURCHASER'S SOLICITOR INFORMATION
Name:	Sophia S. Liad
Firm:	Sophia S. Liao Barrister + Solicitar Notary Public.
Address:	7100 Woodbine Ave. Suik +310 Markham L3R EJZ
Tel:	905-604-7991
Fax:	905-604-00-7992
Email	sliao lawe gmail-com

Please return the completed form to:

## PARKSIDE VILLAGE SALES TEAM

465 Burnhamthorpe Road West | Mississauga | ON | L5B 0E3 | 905.273.9333 FAX: 905-273-7772 EMAIL:SUPPORT1@LIFEATPARKSIDE.COM LIFEATPARKSIDE.COM

	FUHUHISHAN DASS
NOTE: An Individual Identification Information D	equired by the <i>Proceeds of Crime (Money Laundering) and Terrorist Financing Act.</i> This Record must be lation Record be completed:
COMpleted by the DEAL TODA	Solited by the December 1991
It is recommended that the Individual Identification Inform  (i) for a buyer when the offer is submitted and to	in respect to the purchase of sale of real anti-time (widney Laundering) and Terrorist Financing Act. This Record
(i) for a buyer when the offer is submitted and/or (ii) for a seller when the seller accepte the art.	ation Record be completed;
Transaction Property 4	
MISCISCO Address: TO/I	rickstone Up. C
Sales Representation 1.00 LBB 0	ITA. THEOS Duck 2911
Date Information Market Name:	thus monal
verified/Credit File Consulte	d: 4414 10 500
A Variety	
A. Verification of Individual	Hilly 16, 200
NOTE: One of Continue and a second	
(e.g. unrepresented buyer or collections that be completed to	or your individual clients or unrepresented individuals that are not clients, but are parties to the transaction not to suspect that the transaction involves the proceeds of crime or terrories actions.
Transaction Report to FINTE AC # 45 Where you are unable to	to identify an unrepresented individuals that are not clients, but are not
using an agent or mandatary to verify the ideasonable groun	to identify an unrepresented individuals that are not clients, but are parties to the transaction and to suspect that the transaction individual, complete section A.4 and consider sending a Suspicious ridual, see procedure described in CREA's materials on REALTOR Link®.
1. Full legal name of individual in identity of an indiv	nos to suspect that the transaction involves the proceeds of crime or terrorist activity. Where you are ridual, see procedure described in CREA's materials on REALTOR Link®.  Ling Sun  Hence Refered.  Overnment-Issued Photo ID
2. Address: 42 Halling	LINE SUM AND AREAS MATERIALS ON REALTOR Link®
Bish a little Crest	cest.
3. Date of Birth-	HE ICA
4. Nature of Principal Purel	***************************************
or Occupation:	Homanaly 101
A.1 Federal/Provincial/Territorial Go	1. Ketire d.
Assorbing to Assorbing the Assorbing to Assorbing the Asso	Overnment-Issued Phase In
Ascertain the individual's identity by comparing the Individual	dialem Floro ID
1. Type of Identification Document: Person I	overnment-Issued Photo ID  dual to their photo ID. The individual must be physically present.
2. Document Identifier Number: histories in	original and have a photo search to the first
3. Issuing Jurisdiction: Her Canaliana	The state of the state of AEAI TON Links, for examples
4. Document Expiry Date: Unsert applicable Province	erfilory, Fareign Junischen of Contains Country
VON THE POS	(must be wild and only and onl
A.2 Credit File	dual to their photo ID. The individual must be physically present.  a priginal and have a prioto see CHEA'S FINTRAC materials on AEA'TOR Links, for examples;  erfaiory, Foreign Juriscriction of Canade').  Country: Change  (mist be valid and not expired)
Ascertain the individual's identity by comparing the initial	dual's name, date of birth and address information above to information in a Canadian credit file
Consultation of existence for at least three years. If any of	lual's name, date of birth and address information at the second
oblished the credit file at the time you ascertain the individu	The importantion does not match, you will need to use specific information in a Canadian credit file
1. Name of Canadian Credit Burney Land	dual's name, date of birth and address information above to information in a Canadian credit file information does not match, you will need to use another method to ascertain client identity. The individual does not need to be physically present.
2. Reference Number of Credit Cue.	credit File:
and of electit Life; '' '''''	
TO THE PROPERTY OF THE PARTY OF	
1. Complete two of the following to	
source must be well known and source checkboxes by asce	ertaining the individual's identity by referring to information in two independent, reliable, sources. Each inal electronic document (e.g., the individual can email you electronic document (e.g., the individual can email you electronic documents document.
providers). Any document must be an existing federal, pro	ovincial, territorial and municipal levels of government, crown corporations, reliable, sources. Each imal electronic document (e.g., the individual can email you electronic documents downloaded from a large sources to be physically present.
Verify the individue	inal electronic document (e.g., the individual can email you electronic documents downloaded from a leferring to a document on the individual can be physically present.
O News and date of birth by	illy scanned. The individual does not need to be physically present.  referring to a document or source containing the individual's name and date of birth*
Name of Source;	g to a document or source containing the individual's nome
Account Number**: (musi	be valid and not expired; must be recent if no expired; the same and date of birth*
Verify the individual's name and	orbit odie)
O Account Number*** (Paus)	be with and address*
Verify the individual	erring to a document or source containing the individual's name and address*  be veted and not expliced must be recent if no expiry dute)  colai account*
☐ Verify the individuals' name and confirm a finan ☐ Name of Source:	icial accounts
- Financial Account Type:	A STATE OF THE STA
*See CDC ***:	mples. ** Or reference number if there is no account number
one one As FINTRAC materials on REALTOR Link® for ever	mples. ** Or reference number if there is no account number.
	THE REPORT OF THE PROPERTY OF
This document has been prepared by The Con-	a appear intition.



This document has been prepared by The Canadian Real Estate Association to assist members in complying with requirements of Canada's Proceeds of Crime (Money Laundering) and Terrorist Financing Regulations. © 2014-2017.



Olly CO	nrepresented Individual Reasonable Measures Record (if applicable)  1. Measures taken to Ascertain Identity (chapter)
	i. Measures taken to Ascertain television and individual,
	Other, explain:
	Other, explain:  Date on which above measures taken:  2. Reason why measures were taken (check and)
	E. Heason Why measures were taken (observe
	Other, explain:
••	initiation of Third Parties
NOTE: Of party. Eit	nly complete Section B for your clients. Complete this section of the form to indicate whether a client is acting on behalf of a third
R 1 Th	ind Door a client is acting on behalf of a third
Where you	u cannot determine whether there is a third
is the tra	ansaction being conducted on behalf of a vision of the section.
0	ansaction being conducted on behalf of a third party according to the client? (check one):  No
	es taken (check one): Asked if client was acting on behalf of a third party Other, explain:
Date on 1	Other, explain:
Treason (	Why measures were unsuccessful (check one)
	other, explain:
Indicate :	Other, explain:
י נו	fes, explain:
THOIR MIGH	rd Party Record e is a third party, complete this section.
1. Name o 2. Addres	of third party:
3. Date of	of Principal P.
l. Nature	T. VVCupanni
Incorpo	of Principal Business or Occupation:  Pration number and place of issue (if applicable):  Inship between third party and client:





NOTE: Only complete Sections C and D for your clients.

# C. Client Risk (ask your Compliance Officer if this section is applicable)

Determine the level of risk of a money laundering or terrorist financing offence for this client by determining the appropriate cluster of client in your policies and procedures manual this client falls into and checking one of the checkboxes below:

☐ Canadian Citizen or Resident Physic	Della P
Digital Citizen or Resident Not by	nut n
Goldon Ollizen or Regident	
Foreign Citizen or Resident that do	Present  Crime Area – No Other Higher Risk Factors Evident  S not Operate in a Utility State
Other, explain:	Crime Area – No Other Higher Risk Factors Evident s not Operate in a High Risk Country (physically present or not)
NA II	
Medium Risk	
□ Explain:	
High Dial.	
High Risk	
	ates in a High Bisk Country (above)
	ates in a High Risk Country (physically present or not)
	ates in a High Risk Country (physically present or not)
	ates in a High Risk Country (physically present or not)
	ates in a High Risk Country (physically present or not)
	ates in a High Risk Country (physically present or not)
	ates in a High Risk Country (physically present or not)
	ates in a High Risk Country (physically present or not)

If you determined that the client's risk was high, tell your brokerage's Compliance Officer. They will want to consider this when If you determined that the client's risk was high, tell your prokerage's compliance officer. They will want to consider this when conducting the overall brokerage risk assessment, which occurs every two years. It will also be relevant in completing Section D below. Note that your brokerage may have developed other clusters not listed above. If no cluster is appropriate, the agent will need to provide a risk assessment of the client, and explain their assessment, in the relevant space above.





D. Business Relationship	
(ask your Compliance Officer wher	this section is applicable)
D.1. Purpose and Intended Natur Check the appropriate boxes. Acting as an agent for the purchase or sale of Residential property Commercial property Other, please specify:	t:  Residential property for income purposes Land for Commercial Use
D.2.1. Ask the Client if their name, address or information on page one.	Business Relationship and Keep Client Information Up-To-Date principal business or occupation has changed and if it has include the updated the client on file in order to maintain a record of the information you have used to monitor onal - if you have taken measures beyond simply keeping correspondence on file, specify
0.2.3. If the client is high risk you must conduc client information up to date. Optional - consul	ct enhanced measures to monitor the brokerage's business relationship and keep their It your Compliance Officer and document what enhanced measures you have applied:
D.3 Suspicious Transactions	measures you have applied:

Don't forget, if you see something suspicious during the transaction report it to your Compliance Officer. Consult your policies and procedures manual for more information.





中华人民共和国外交部请各国军 政机关对持照人子以通行的便利和必 要的协助。

The Ministry of Foreign Affairs of the People's Republic of China requests all civil and military authorities of foreign countries to allow the beauty of this operate to allow the bearer of this passport to pass freely and afford assistance in case of need.

中华人民共和国

### PEOPLE'S REPUBLIC OF CHINA

6

٠.,

护,照 PANSPORT The War is

类型。Type Р

国家码/Country Code CHN

护聯号码/Passport No

E89345740

姓名/Name

孙广萍 SUN, GUANGPING

传谢/Sex 图響/Nationality 女/F 中国/CHINESE

21 OCT 1961

出生地点/Place of birth

02 11月/NOV 2016 黑龙江/HEILONGJIANG

签发埃点/Place of issue

黑龙江/HEILONGJIANG

签发机夫/Autonity

公安部出入境管理局 MPS Exit & Entry Administration 有效網至/Date of expiry

01 11月/NOV 2026

持限人签名/Bearer s signat

ふナ葬

POCHNSUN<<GUANGPING<<<<<<<< E893457400CHN6110213F2611011MLOPLJODMGLMA918

PSV 2911 Assignee



The Bank of Nova Scotia Home Financing Solutions 79 Wellington St. W. Suite 3400, TD Centre Toronto, ON M5K 1K7

July 17, 2017

42 Helliwell Crescent Richmond Hill, ON L4E 1C7

Dear Guangping Sun,

Congratulations! You have been pre-approved for a Scotia® Mortgage!

We are pleased to advice that based on the information you provided, you qualify1 for a residential first mortgage on a principal residence as follows:

Address: Unit 2911, 4011 Brickstone Mews, Mississauga, ON, L58 0J7

Purchase Price: \$295,900.00

Mortgage Loan Amount<sup>2</sup>: \$192,335.00

Term: 5-year fixed closed

Interest Rate: 4.64%

Amortization: 30 years

Payment: \$985.51/Monthly

This mortgage pre-approval and the interest rate shown above are valid until July 17, 2018. If interest rates increase during the guaranteed period, yours won't. If your mortgage is advanced within the guaranteed period and interest rates are lower on the advance date, you will receive the lower rate. Please note that if you change the mortgage term selected or if the interest rate changes, the mortgage loan amount may require revision.

Thank you for applying for a pre-approved mortgage with Scotiabank. If you have any questions on this or any other financial matter, please contact the person below.

Yours truly,

Tiffany Zhang

Scotiabank Group | Home Financing Solutions

Home Financing Advisor

416-236-8891

Tiffany.Zhang@scotiabank.com

Subject to the home meeting our residential mortgage standards, an appraisal report being obtained that is satisfactory to us, verification of employment, income, required equity, and maximum permitted loan amounts.

It is also based on the estimated taxes, heating and condo fees provided.

The mortgage loan amount stated includes any CMHC/GEMICO insurance premiums that may be required. 2. Canada Mortgage & Housing Corporation (CMHC) or GE Capital Mortgage Insurance Company (GEMICO) must insure loans in excess of 80% of the home's value.

If the term chosen is less than 3 years, you must qualify at the greater of the 3-year posted rate or the actual 3.

interest rate chosen, if is 3 years or greater, you must qualify at the contract rate.

Amount stated above includes CMHC premium of 1.75%

®Registered Trademark of the Bank of Nova Scotia.

## Worksheet

Family Assignment
Timeline of completion: Must be 4 weeks prior to Occupancy or Post Occupancy

Suite: 2911 Tower: PSV Date: July 16/17 Completed by: And
Please mark if completed:
Assignment Agreement Signed by both Assignor and Assignee
Certified Deposit Cheque for Top up Deposit to 20% Not Required
Certified Deposit Cheque for Family Assignment administration fee of \$500 +HST payable to Amacon City Courses
Agreement must be in good standing. Funds in Trust & 59 180
Assignors Solicitors information — Same as Assignee's Solicitors  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 to customercareto@amacon.com
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 Stephanle for execution of the Assignment agreement. Stephanle will execute and the Amacon admin team will forward immediately to Blaney via email. The Parkside Admin team mu courier the full hardcopy package to Blaney McMurtry's office. Please remember that the Assignment fee cheque should be
Administration Notes:
A Pending Bisilders approval regarding total deposit amount now that it is an international purchase
Npn 10/2017
The state of the s

### PSV - TOWER ONE

## AMENDMENT TO AGREEMENT OF PURCHASE AND SALE

### **ASSIGNMENT**

Between: AMACON DEVELOPMENT (CITY CENTRE) CORP. (the "Vendor") and

GUANGPING SUN and YUN FENG (the "Purchaser")

Suite 2911 Tower ONE Unit 11 Level 28 (the "Unit")

it is hereby understood and agreed between the Vendor and the Purchaser that the following changes shall be made to the above-mentioned Agreement of Purchase and Sale executed by the Purchaser and accepted by the Vendor (the "Agreement") and, except for such changes noted below, all other terms and conditions of the Agreement shall remain the same and time shall continue to be of the essence:

## Delete: FROM THE AGREEMENT OF PURCHASE AND SALE

22. The Purchaser covenants not to list for sale or lease, advertise for sale or lease, sell or lease, nor in any way assign his or her interest under this Agreement, or the Purchaser's rights and interests hereunder or in the Unit, nor directly or indirectly permit any third party to list or advertise the Unit for sale or lease, at any time until after the Closing Date, without the prior written consent of the Vendor, which consent may be arbitrarily withheld. The Purchaser acknowledges and agrees that once a breach of the preceding covenant occurs, such breach is or shall be incapable of rectification, and accordingly option of terminating this Agreement and the Occupancy License, effective upon delivery of notice of termination to the Purchaser's solicitor, whereupon the provisions of this Agreement dealing with the consequence of termination by reason of the Purchaser's default, shall apply. The Purchaser shall be entitled to direct that title to the Unit be taken in the name of his or her spouse, or a member of his or her immediate family only, and shall not be permitted to direct title to any other third parties.

## Insert: TO THE AGREEMENT OF PURCHASE AND SALE

22. The Purchaser covenants not to list for sale or lease, advertise for sale or lease, sell or lease, nor in any way assign his or her interest under this Agreement, or the Purchaser's rights and interests hereunder or in the Unit, nor directly or indirectly permit any third party to list or advertise the Unit for sale or lease, at any time until after the Closing Date, without the prior written consent of the Vendor, which consent may be arbitrarily withheld. The Purchaser acknowledges and agrees that once a breach of the preceding covenant occurs, such breach is or shall be incapable of rectification, and accordingly the Purchaser acknowledges, and agrees that in the event of such breach, the Vendor shall have the unilateral right and option of terminating this Agreement and the Occupancy License, effective upon delivery of notice of termination to the Purchaser's solicitor, whereupon the provisions of this Agreement dealing with the consequence of termination by reason of the Purchaser's default, shall apply. The Purchaser shall be entitled to direct that title to the Unit be taken in the name of his or her spouse, or a member of his or her immediate family only, and shall not be permitted to direct that title to the Unit be

Notwithstanding the above, the Purchaser shall be permitted to assign for sale or offer to sell its interest in the Agreement, provided that the Purchaser first:

- (I) obtains the written consent of the Vendor, which consent may not be unreasonably withheld;
- (ii) acknowledges to the Vendor in writing, that the Purchaser shall remain responsible for all Purchasers covenants, agreements and obligations under the Agreement:
- (iii) covenants not to advertise the Unit in any newspaper nor list the Unit on any multiple or exclusive listing service;
- obtains an assignment and assumption agreement from the approved assignee in the Vendor's standard form;

  (V) Page the SULT Through CSS (Special Legisland)
- pays the sum Three Thousand Five Hundred (\$3,800.00) Dollars plus applicable HST by way of certified funds as an of the Purchaser's request for consent to such assignment.

FGS

Page 1 of 2

masql 312,rpt 26sep16

If, as a result of any such assignment, the Purchaser or assignment purchaser is no longer eligible or becomes (vi) ineligible for the New Housing Rebate decibed in paragraph 6 (f) of the Agreement, the amount of such Rebate shall be added to the Purchase Price and crec ad to the Vendor on closing; the Purchaser pays to the Vendor's Solicitors, in Trust the amount required, if any, to bring the Deposits payable for (vii) the Unit under this Agreement to an amount equal to twenty-five percent (25%) of the Purchase Price if, at the time that the Vendor's consent is provided for such assignment, the Deposit having peen paid does not then represent twenty-five percent (25%) of the Purchase Price. ALL other terms and conditions set out in the Agreement shall remain the same and time shall continue to be of the essence. IN WITNESS WHEREOF the parties have executed this Agreement DATED at Mississauga, Ontario this 2th day of Witness: Witness: AMACON DEVELOPMENT (CITY/CENTRE) CORP. Authorized Signing Officer have the authority to bind the C masql\_3 [2.rpt 26sep]6

rporation

Page 2 of 2

### PSV - Block 7 - PSV

# AMENDMENT TO AGREEMENT OF PURCHASE AND SALE

AMACON DEVELOPMENT (CITY CENTRE) CORP. (the "Vendor") and

YUN FENG (the "Purchaser")

Suite 2911 Tower ONE Unit 11 Level 28 (the "Unit")

It is hereby understood and agreed between the Vendor and the Purchaser that the following change(s) shall be made to the above-mentioned Agreement of Purchase and Sale, and except for such change(s) noted below, all other terms and conditions of the Agreement shall remain as stated therein, and time shall continue to be of the essence.

DELETE: FROM THE AGREEMENT OF PURCHASE AND SALE INSERT: TO THE AGREEMENT OF PURCHASE AND SALE The undersigned, GUANGPING SUN (collectively, the "Purchaser") DATE OF SIRTH: OCT 21 1961 PASSPORT: G24853938 SIN No: N/A CURRENT ADDRESS: 42 HELLIWELL CRE, RICHMOND HILL, ON. 1.4E 1C7 TELEPHONE: 647-818-1868 EMAIL: sunguangping777@hotmail.com OCCUPATION: REGIONAL SALES MANAGER EMPLOYER: DALIAN MAPLE LEAF INTERNATIONAL SCHOOL (Relationship to original purchaser: MOTHER ) Dated at Mississauga, Ontario this 28th day of \_\_\_ SIGNED, SEALED AND DELIVERED 2016. In the Presence of: Purchaser - YUN FENG Purchaser- GUANGPING SUN

this 05 day of 1915t AMACON DEVELOPMENT (CITY CENTRE) CORP. Authorized Signing Officer have the acthority to bind the Corporation. aSQL\_amd.spt 30oct15

ASSIGNMENT OF AGREEMENT OF PURCHASE

THIS ASSIGNMENT made this to day of 14 2016. 7

AMONG:

Guangping Sun and Yun Feng

(hereinafter called the "Assignor")

OF THE FIRST PART:

- and -

Guangfing Sun (hereinafter called the "Assignee")

OF THE SECOND PART:

- and -

AMACON DEVELOPMENTS (CITY CENTRE) INC.

(hereinafter called the "Vendor")

OF THE THIRD PART.

### WHEREAS:

- By Agreement of Purchase and Sale dated the 10 day of 1 and accepted the 11 day of between the Assignor as agreed to purchase Unit 11, Level 28. Suite 2911, together with 1 Parking Unit(s) and 1 Storage Unit(s) in the proposed condominium known municipally as 8 K Mississauga, Ontarlo (the "Property"); (A) (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 (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 Assigner and for such other good and valuable consideration, the receipt and sufficiency

- 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
- 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 Subject to paragraph 4 below, the Assignee covenants and agrees with the Assignor and the vendor that nersne 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 4.
- The Assignee shall be required to pay the full amount of the applicable HST to the Vendor on final closing The Assignee shall be required to pay the inti amount of the applicable shall be 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 canculated mased on the original purchase price and the consideration for the transfer/need to the Assignee shall reflect the original purchase price as set out in the Agreement. The Assignor and/or Assignee are personally directly 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



YF GS

Assignce's interest under the Agreement or this Assignment to any subsequent party without the prior written consent of

- 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 7.
- The Assignor hereby represents to the Assignee and the Vendor that he/she has full right, power and authority to assign 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.
- The Vendor hereby consents to the assignment of the Agreement by the Assignor to the Assignee. This consent shall 9. 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 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) plus HST. 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 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 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

IN WITNESS WHEREOF the parties have executed this Assignment Agreement.

(Assignar) (Assignee) Sun Witness (Assignee)

> AMACON DEVEL OPMENT (CITY CENTRE) INC.

Per: Name: Title:

Authorized Signing Officer

l have authority to bind the Corporation

### Schedule "A"

## Details of Assignee

ASSIGNEE	NAME:	Guanaping Sun
	DATE OF BIRTH	1761/10/21
	ADDRESS:	YYYYMMDD 42 Helliwell Cres SIN# Kichmond Hill ON LYE 157
	PHONE:	Tel:
	E-mail:	Cell: (647)818-1868 Facsimile:  Efangeunice Camal. co.
ASSIGNEE	NAME:	Januc Gmail.com
	DATE OF BIRTH	
	ADDRESS:	YYYYMMDD SIN#
	PHONE:	Tel: Cell:
	E-mail:	Facsimile:
ASSIGNEE'S SOLICITOR:	NAME:	Sophia S. Ligo Baruster Solicita
	ADDRESS:	Dophia S. Ligo Baruster & Solicitor Wortany Public 7100 Woodbine Ave. Soute # 310 Harkham ON 138 5.TO
	PHONE:	Bus: (905)604-7-901
	E-mail:	Facsimile: 905)604-7992 Sligotow @gmail.com

YF 95

Pay to the Amacon City Centre Seven New Development Partnership The Toronto-Dominion Bank 10258 (1215) — The Death of Commentions from Ted of Material Ved Tarket Selection To Figure Tool in Airmations (1988) 😅 🚙 🥞 🕞 The Toronto-Dominion Bank Toronto, Ontario Canada MSK 1A2 Transty-Serial No. DATE 1039-79987613 \$ \*\*\*\*\*\*\*565.00 2017-07-16 79987613 Number

Í.

#7900m548PO# #64878BPP7#

# 3HOH

Ì

July 16/17 Ains

# PURCHASER INFORMATION FORM



Suite #:	PSV 2911
Purchasers Name(s):	Guanaping Sun/Yun Feng (ASSIGNORS)
Purchasers Address:	
Tel: (Daytime):	
(Cell);	
Email Address:	
Name:	PURCHASER'S SOLICITOR INFORMATION Sophia S. Ligo
Firm:	Sophra S. Ciao Barrister + Solicitor Watery Public
Address:	7100 Woodbine Ave Suite #310 Martham LBR 5J2
Tel:	905-604-7991
Fax:	905-604-7992
Email	slianlaw@gmail.com

Please return the completed form to:

PARKSIDE VILLAGE SALES TEAM

465 Burnhamthorpe Road West | Mississauga | ON | L5B 0E3 | 905.273.9333
FAX: 905-273-7772 EMAIL:SUPPORT1@LIFEATPARKSIDE.COM
LIFEATPARKSIDE.COM

### **PURCHASER INFORMATION FORM**



Suite #:	PSV 2911	
Purchasers Name(s):	Fluandping Sun (ASSIGNEE)	
Purchasers Address;		
Tel: (Daytime):		
(Cell):		
Email Address;		
Name:	PURCHASER'S SOLICITOR INFORMATION  Sophia S. (iai)	
Firm:	Sophia S. Liao Barrister + Solicitor Notary Public.	
Address:	7100 Woodbine Are. Sair +310 Markham L3R EUZ	ļ
Tel:	905-604-7991	
Fax:	905-604-84-7992	
Email	sliao law e gmail-com	

Please return the completed form to:

PARKSIDE VILLAGE SALES TEAM

465 Burnhamthorpe Road West | Mississauga | ON | L5B 0E3 | 905.273.9333 FAX: 905-273-7772 EMAIL:SUPPORT1@LIFEATPARKSIDE.COM

# Individual Identification Information Record NOTE An individual identification information Rev

Completed by the Description information flee	ont is required by the <i>Proceeds of Crime (Money Laundering)</i> and <i>Terrorist Financing Act.</i> This Record must be information Record be completed:
it is recommended that the individual identification  (i) for a buyer when the other is submitted  (ii) for a solver when the other is submitted	ord is required by the <i>Proceeds of Crime (Money Laundering)</i> and Terrorist Financing Act. This Record must be intermedian Record by completed.
(i) for a branch the metricular identification	Information Reared to the parchase of sale of real setote
(i) for a buyer when the offer is submitted (ii) for a seller when the seller accepts the	and/or a denotity and the completed:
(ii) for a seller when the seller accepts the	and/or a deposit made, and offer.  Brickston, Means, Sunte 2911  Lathuan Miccomb  asulted: July 10, 2011
Transaction Property Address:	12
LUSSISSAMGS LINA 1 P	Brickston Mac
Sales Representative/Broker Name	Variable 29/
Date Information Verified/Credit File Co.	CHATTIGEN MCCOMP
and the Col	willed: AUX 10 5012
A. Verification of Indian	
This is a second of the second	***************************************
NOTE: One of Section A.J. A.2. or A.3 months	leted for your individual clients or unrepresented individuals that are not clients, but are parties to the transaction by grounds to suspect that the transaction involves the property and consider sanding a Suspection in individual sanding a Suspection.
(e.g. unrepresented buyer of salier) Where you	eded for your individual clients or some
Using the control of FATRAC II there are reserved	leted for your individual clients or unrepresented individuals that are not clients, but are parties to the transaction in grounds to suspect that the transaction involves the proceeds of crime or terrorist activity. Where you are
using an agent or mandalary to partly the identity of	property of identity an unrepresented individual, complete section A.4 and consider sending a Suspicious in individual, complete section A.4 and consider sending a Suspicious in individual, see procedure described in CREA's materials on REALTOR Links.
1. Full legal name of Individual	in Metaldust, see procedure described in Course the proceeds of crime or terrorish a Suspicious
2. Address: . 4.2 . Active of the	ALG ALLA SUL N. SUL N. STATE OF THE PROPERTY O
Richmon Jilli	reces
3. Date of Birth:	4.54E /C4
4. Nature of Principal Business	be grounds to suspect that the transaction involves the proceeds of crime or terrorist activity. Where you are the proceeds of crime or terrorist activity. Where you are the proceeds of crime or terrorist activity. Where you are the proceeds of the proceeds of crime or terrorist activity. Where you are the proceeds of the proceeds o
A The second of	Mon Homenat 12
A.1 Federal/Provincial/	al Government-lesued Photo D
Ascertain the indicate a	individual to their photo iD. The individual must be physically present.
1. Two ad a languages identity by comparing the	individual to their photo iD. The individual must be physically present.  The individual must be individual must be physically present.  The individual must be individual must be physically present.  The individual must be physically present.
2 Comment : Oc.	unifrical to their photo ID. The included and a second
3 female identifier Number:	which the district and the state of the stat
4 Dearing Jurisdiction: Her Long 11	345 740 MONDAMINE BENEFASSPORT
Ducoment Explry Date: " one of spicial se	which testings formation for the second seco
A 2 Con die ou	Country: China
A Credit File	aming the string wild string experient
Ascertain the individual's Monthly by	*****************
that has been in existence for at least the	individual's name, date of birth and address information above to information in a Canadian credit file and of the information does not match, you will need to use another method to ascertain client identity.  In the Credit File:
consult the credit file at the time was more years, if	any of the information dead and and address information shows to be
7. Name of Canadian Co.	individual's name, date of birth and address information above to information in a Canadian credit file and of the information does not match, you will need to use another method to ascertain client identity. The individual does not need to be physically present.
Holding Tredit Bureau Holdin	is the Creek
2. Reference Number of the	any or the information does not match, you will need to use another method to ascertain client identity.  The individual tipes not need to be physically present.
Hainber of Credit File:	***************************************
A.3 Dual ID program	
continues two of the inflowing three chackbonnes to	***
Koviders) Any down known and reputable is a fester	Fasceriaining the individual's identity by the control of the cont
vehille). Document must be an original paper	e, provincial, territorial and missional levels of to information in this independent
cannot be photocopied, faxed or	rigitally approved document (e.g., the industry troops corporations seems and seems and seems are the industry troops are the industry troops and the industry troops are the
" " " Y Will MCHVirth to Para	THE RELIVERIES AND THE PROPERTY OF STREET
O Manne / a read of bit	In the referring the second se
O Account Names	Source containing the indicate
Varification	which he wand and not explicate must be include that the include of birthe
To and address a subject to the second subje	the manufacture of the state of
mame of Source:	th by referring to a document or source containing the individual's name and date of birth?  I referring to a document or source containing the individual's name and date of birth?  I referring to a document or source containing the individual's name and address.
Account Numberss	fruit he to a little and the individuals and the individual and the individ
Verify the inclividuals' and	not expit and minist be recent if no exputy dute
O Name and confirm a	financial con-
O Elmander	
O Account Alexandria Type:	
ee CREA's FIMTON	
The state of the s	
This document	wantques. " Or reference number if there is no account.
of Canada prepared by The	r examples. ** Or reference number if there is no account number.
ur Canada's Proceeds of Crin	Canadian Real Estate Association to assist members in complying with requirements (Money Laundering) and Terrorist Financing Regulations. © 2014-2017.
	Laundering) and Terrorist Financian Popular in complying with require
	regulations. © 2014-2017.
	WEDE.



	1 Bannable to	sonable Measures Record (if apple ascertain the identity of an unrepresented individue entity (check apple)	icable)	·····································
	""'THE STATES TO PAGE 4 I	The state of the s	al.	
	Dother, explain:	for information to ascertain their identity		
	Date on which shows	**************************************		
	2. Reason why	ken:	***	******
	2. Reason why measures were taked unrepresented individual ( D) Other, explain:	ken: den (check one):  or information to ascertain their identity	******	5
	*****************	their identity		
D 11-	and the		· E · · · · · · · · · · · · · · · · · ·	
		of and		
party. Et	nly complete Section B for your clients. ther B.1 or B.2 must be completed.	Complete this section of the form to indicate	iii halbaa	
B.1 Th	ird Party Bonnes		whenter a client is acting or	behalf of a third
/ 00	a certain deligibilitie reputsion of	.di €2		Dilling as to communication
ne die file	arisaction being conducted on behi	all of a thing section.		
6	No	party, complete this section. off of a third party according to the client	? (chack one):	
- L	s taken (check one): Asked if client was acting on behalf o Other, explain:	i si thires name		
Date on v	Other, explain:  Which above measures taken:	The state of the s		
	Client did a serie unauccessful			*****
	Juler, explain:			
meneate 8	Whether there are any other	s to suspect a third party of	*********	
Dγ	lo sxplain;	suspect a Intrd party (check one):	-144-94	· · · · · · · · · · · · · · · · · · ·
υγ	es, explain:	(Check one);		**************************************
v ن 3.2 Thir	fd Porty range	(Check one);		
3.2 This here there	rd Party Record is a third party, complete this party	(Check one);	**************************************	· · · · · · · · · · · · · · · · · · ·
3.2 Thir Where there	rd Party Record is a third party, complete this section.	, (chack one);		
3.2 Thir Vhere there . Name of . Address	To Party Record is a third party, complete this section. If third party:	, (chack one);		
3.2 Thir here there Name pi	rd Party Record is a third party, complete this section. I third party:	, (chack one);		
3.2 This here there had been a second to the here of t	res, explain:  "d Party Record is a third party, complete this section.  I third party:  Birth:	, (chack one);		
3.2 Third where there th	rd Party Record is a third party, complete this section. I third party:  Birth: Of Principal Business of Occupation	chack one);		
3.2 Third state of the state of	rd Party Record is a third party, complete this section. I third party:  Birth: Of Principal Business or Occupation ration number and place of issue di	construction (chack one):		
3.2 Third state of the state of	rd Party Record is a third party, complete this section. I third party:  Birth: Of Principal Business or Occupation ration number and place of issue di	construction (chack one):		
3.2 Third state of the state of	rd Party Record is a third party, complete this section. I third party:  Birth: Of Principal Business of Occupation	construction (chack one):	**************************************	
3.2 Third state of the state of	rd Party Record is a third party, complete this section. I third party:  Birth: Of Principal Business or Occupation ration number and place of issue di	applicable):		
3.2 Thir Where there Name of Address Date of the Nature of	rd Party Record is a third party, complete this section. I third party:  Birth: Of Principal Business or Occupation ration number and place of issue di	applicable):	**************************************	
3.2 This Where there had rest	rd Party Record is a third party, complete this section. I third party:  Birth: Of Principal Business or Occupation ration number and place of lease (iii ship between third party and client	applicable):		
3.2 This Where there had rest	rd Party Record is a third party, complete this section. I third party:  Birth: Of Principal Business or Occupation ration number and place of Issue (ii) ship between third party and client	applicable):		
3.2 This Where there had rest	rd Party Record is a third party, complete this section. I third party:  Birth: Of Principal Business or Occupation ration number and place of Issue (ii) ship between third party and client	applicable):		





NOTE: Only complete Sections C and D for your clients.

# C. Client Risk (ask your Compliance Officer if this section is applicable)

Determine the level of risk of a money laundering or terrorist financing offence for this client by determining the appropriate cluster of client in your policies and procedures manual this client falls into and checking one of the checkboxes below:

E Foreign Change of D	tigh Crime Area - No Other Higher Risk Factors Evident does not Operate in a Lifety Disk
D Other, explain:	tigh Crime Area - No Other Higher Risk Factors Evident does not Operate in a High Risk Country (physically present or not)
,	
Medium Risk	
☐ Explain:	
High Risk	
D Foreign Citizen or Regident the	The state of the s
Other, explain:	perates in a High Risk Country (physically present or not)
	Present of Vol)
H	The Control of the Co
If you determined that the client's risk .	was high, tell your brokerage's Compliance Officer. They will want to consider this when seessment, which occurs every two years. It will also be relevant in completing Section of the client, and explain their assessment, in the relevant space above.

This document has been prepared by The Canadian Real Estate Association to assist members in complying with requirements of Canada's Proceeds of Crime (Money Laundering) and Terrorial Financing Regulations. © 2014-2017.



D. Business Relationship	THE RESERVENCE AND THE ARREST AND TH
(ask your Compliance Officer wh	en this section is applicable)
D.1. Purpose and Intended to	
Check the appropriate borne	ure of the Business Relationship
Acting as an agent for the purchase or sale	
Residential property	a of:
Commercial property	Residential property for Income purposes
Other, please specify:	Cally for Commercial Use
D.Z. measures Taken to Monito	T Businese Balance
information on page one name, address	or Business Relationship and Keep Client Information Up-To-Date or principal business or occupation has changed and if it has include the updated
D.2.2 Keep all releven	
the business relationship with the rilent	th the client on file in order to maintain a record of the information you have used to monitorial - if you have taken measures beyond simply keeping correspondence on the
mem here:	phonai - If you have taken measures beyond rismaled information you have used to
	attibly keeping correspond to monito
	special sumply keeping correspondence on file, spec
D 2 3 NA	Speci
93 N.t.	Speci
0.2 N.4.	Spec
0.2 N.4.	Special Contract Cont
0.2 N.4.	Special Contract Cont
D.2.3. If the client is high risk you must concilent information up to date. Optional - con	duct enhanced measures to monitor the brokerage's business relationship and keep their sulf your Compliance Officer and document what enhanced measures you have applied:
D.2.3. If the client is high risk you must concilent information up to date. Optional - con	duct enhanced measures to monitor the brokerage's business relationship and keep their sulf your Compliance Officer and document what enhanced measures you have applied:
D.2.3. If the client is high risk you must concilent information up to date. Optional - con	, speci





中华人民共和国外交部请各国军 政机关对持照人于以通行的便利和必 .... 类的协助、

the People's Republic of China requests all civil and military authorities of foreign comments. authorines of foreign countries to allow the bearer of this passport to puss freely and afford assistance in case of need.

中华人民共和国 PEDPLETS REPUBLIC OF CHINA

护。照

CHN 没名/Name.

N E89345740

孙广海 SUN, GUANGPING

性語·bes 智慧/Education (2)

女/F 中国/CHINESE 21 OCT 1961 http://www.dish. 無之江/HEILONGJIANE 02 11月/NOV 2016

第次的に「Piece of inter-悪龙江/HEILONGJIANG OI 11月/NOV 2026

生世机 F / Audienty 公安部出入境管理局 MPS End & Endry Admirtuates

特馬人里名/Bears 's Vignalia

E893457400CHN6110213F2611011MLOPLJODMGLMA918

July 16/17

PSV 2911 Assignee



The Bank of Nova Scotla Home Financing Solutions
79 Wellington St. W.
Suite 3400, TD Centre Toronto, ON M5K 1K7

July 17, 2017

42 Helliwell Crescent Richmond Hill, ON LAE 1C7

Dear Guangping Sun.

Congratulations! You have been pre-approved for a Scotia® Mortgage!

We are pleased to advice that based on the information you provided, you qualify! for a residential first mortgage on a principal residence as follows:

Address: Unit 2911, 4011 Brickstone Mews, Mississauga, ON, L58 037

Purchase Price: \$295,900.00

Marigage Loan Amount\*: \$192,335.00

Term: 5-year fixed closed

Interest Rate: 4.64%

Amortization: 30 years

Payment: \$985.51/Monthly

This mortgage pro-approval and the interest rate shown above are valid until July 17, 2018. If interest rates increase during the guaranteed period, yours won't. If your mortgage is advanced within the guaranteed period and interest rates are lower on the advance date, you will receive the lower rate. Please note that if you change the mortgage term selected or if the interest rate changes, the mortgage loan amount may require revision.

Thank you for applying for a pre-approved mortgage with Scotiabank. If you have any questions on this or any other financial matter, please contact the person below.

Yours truly,

Tiffany Zhan

Scotiabank Group | Home Financing Solutions

Home Financing Advisor

416-236-8891

Tiffany.Zhang@scotiabank.com

Subject to the home meeting our residential mortgage standards, an appraisal report being obtained that is

Subject to the home meeting our residential mortgage standards, an appraisal report being obtained that is satisfactory to us, verification of employment, income, required equity, and maximum permitted lean amounts. It is also based on the estimated taxes, heating and condo fees provided.
 The mortgage lean amount stated includes any CMHCGEMICO insurance premiums that may be required. Canada Mortgage at Housing Corporation (CMHC) or GR Capital Mortgage Insurance Company (GEMICO) must insure loans in excess of 80% of the home's value.
 If the term chosen is less than 3 years, you must qualify at the greater of the 3-year posted rate or the actual interest rate chosen, if is 3 years or greater, you must qualify at the contract rate.
 Amount stated above includes CMHC premium of 1.75%
 ®Registered Trademark of the Bank of Nova Scotia.