

Worksheet

Family Assignment

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

Suite: 2104 Tower: PSV Date: Jul 18/17 Completed by: _____

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 Centre Seven New Development Partnership. Courier to Dragana at Amacon Head office (Toronto). \$565.00

• Agreement must be in good standing. Funds in Trust: \$61,000.05

☒ Assignors Solicitors Information Same as Assignee

☒ 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~~

☒ 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: * This assignment is actually just a renewal
of a name.

March 23/2017
20%

PSV - TOWER ONE

AMENDMENT TO AGREEMENT OF PURCHASE AND SALE

ASSIGNMENT

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

FATEN FOUAAD NOUSIR MASSAOUD, NADY NAGUIB MELEK ABDELSAYD and RANIA
NADY N MELEK (the "Purchaser")

Suite 2104 Tower ONE Unit 4 Level 20 (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 on April 17, 2012 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;
- (v) pays the sum ~~Two Thousand Five Hundred (\$2,500.00)~~ ^{\$500,000.00} 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.

- (vi) If, as a result of any such assignment, the Purchaser or assignment purchaser is no longer eligible or becomes 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 credited to the Vendor on closing;
- (vii) the Purchaser pays to the Vendor's Solicitors, in Trust the amount required, if any, to bring the Deposits payable for 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 17 day of April 2012.

Witness:



Purchaser: RANIA NADY N MELEK

Witness:



Purchaser: FATEN FOUAAD NOUSIR MASSAOUD

Witness:



Purchaser: NADY NAGUIB MELEK ABDELSAYD

DATED at Mississauga this 17 day of April 2012.

AMACON DEVELOPMENT (CITY CENTRE) CORP.

PER:



Authorized Signing Officer
I have the authority to bind the Corporation

SUITE 2104 UNIT 4 LEVEL 20

ASSIGNMENT OF AGREEMENT OF PURCHASE AND SALE

THIS ASSIGNMENT made this 18 day of July, 2016. 2017

AMONG:

Faten Fouaad Noursir Massoud
Nady Naguib Melek Abdelsayd and
Rania Nady N Melek
(hereinafter called the "Assignor")

OF THE FIRST PART:

- and -

Faten Fouaad Noursir Massoud and
Nady Naguib Melek Abdelsayd
(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 17th day of April, 2012 and accepted the 17th day of April, 2012 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 4, Level 20, Suite 2104 together with 1 Parking Unit(s) and 1 Storage Unit(s) in the proposed condominium known municipally as 858 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 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

F.F. N.N.M.

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) 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 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 18 day of July 2017

Witness

Faten Fouad
(Assignor) Faten Fouad Nourir Massoud

Witness

~~Nady Nurguib Melek~~
Nady Nurguib Melek (Assignor)

Witness

~~Rania Nady N Melek (Assigner)~~

Wittgenstein

Faten Fouad
(Assignee) Faten Fouad Noursi Massoud

Witness

Nady Naguib Melek
(Assignee) Nady Naguib Melek Abdel Said

**AMACON DEVELOPMENT (CITY CENTRE)
INC.**

25

Name:

Title:

Authorized Signing Officer

I have authority to bind the Corporation

11. ~~12~~

Schedule "A"

Details of Assignee

ASSIGNEE

NAME: Faten Fouaad Noursir Massaad
DATE OF BIRTH: 1953/11/19 SIN # YYMMDD
ADDRESS: 2104 - 4011 Brixton - Mews
Assage ON L5B 0J7
PHONE: Tel: (289) 242-3693
Cell: _____
E-mail: _____

ASSIGNEE

NAME: Nady Naguib Melek Abdelsayd
DATE OF BIRTH: 1947/03/05 SIN # _____
ADDRESS: YYMMDD _____
PHONE: Tel: _____
Cell: _____
E-mail: _____

ASSIGNEE'S
SOLICITOR:

NAME: Potestio Law
Timothy Gindi
ADDRESS: 1400-401 Bay St. Toronto ON M5H 2Y4
PHONE: Bus: 416-855-4501
E-mail: Facsimile: 905-850-8544

Assigner

(1

11

'1

HSBC
HSBC Bank Canada
Banque HSBC Canada
UNIT 18 - 1675 THE CHASE
MISSISSAUGA ON L5M 5Y7

CANADIAN DOLLAR BANK DRAFT
TRAITE BANCAIRE EN DOLLARS CANADIENS

317748

DATE: 20170711
VIA: MM: 02

AMACON CITY CENTRE SEVEN NEW
DEVELOPMENT PARTNERSHIP

\$ 565.00

PAY TO THE ORDER OF
PAYEZ A L'ORDRE DE

CAD FIVE HUNDRED SIXTY FIVE ONLY

LEUNG, Mei Ling Jessica

62628 CANADIAN DOLLARS
62628 DOLLARS CANADIENS

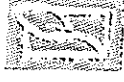
PSV # 2109

AUTHORIZED SIGNATURE / SIGNATURE AUTORISEE
LEUNG, Mei Ling Jessica

COUNTERSIGNED / CONTRESIGNE

⑈ 3 6 7 7 4 8 ⑈ ⑈ 1 0 0 8 2 0 0 1 6 ⑈ 9 3 0 2 8 7 0 0 1 0 ⑈

PURCHASER
INFORMATION FORM



PARKSIDE
VILLAGE,
MISSISSAUGA

Suite #: PSL 2104

Purchasers

Name(s): Faten Pouraad Noursi Massaad, Nady Naguib Melek Abdelazid,
Rania Nady N'Malek (ASSIGNORS)

Purchasers

Address:

Tel:

(Daytime):

(Cell):

Email

Address:

PURCHASER'S SOLICITOR INFORMATION

Name:

Timothy Gindi

Firm:

Potestio Law

Address:

1400 - 401 Bay St. TOR. ON. M5H 2Y4

Tel:

416-855-4501

Fax:

905-850-8544

Email

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



PARKSIDE
VILLAGE[®]
MISSISSAUGA

Suite #: PS4 2104

Purchasers
Name(s): Faten Founad Nasir Massadoud,
Nady Naguib Melek Abdelsayd (ASSIGNEES)

Purchasers
Address: _____

Tel:
(Daytime): _____

(Cell): _____

Email
Address: _____

PURCHASER'S SOLICITOR INFORMATION

Name: Timothy Gindi

Firm: Potesko Law

Address: 1400-401 Bay St. Tor. ON. M5H 2Y4

Tel: 416-855-4501

Fax: 905-850-8544

Email: _____

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

Individual Identification Information Record

NOTE: An Individual Identification Information Record is required by the *Proceeds of Crime (Money Laundering) and Terrorist Financing Act*. This Record must be completed by the REALTOR® member whenever they act in respect to the purchase or sale of real estate. It is recommended that the Individual Identification Information Record be completed:

- (i) for a buyer when the offer is submitted and/or a deposit made, and
- (ii) for a seller when the seller accepts the offer.

Transaction Property Address:

Sales Representative/Broker Name:

Date Information Verified/Credit File Consulted:

A. Verification of Individual

NOTE: One of Section A.1, A.2, or A.3 must be completed for your individual clients or unrepresented individuals that are not clients, but are parties to the transaction (e.g. unrepresented buyer or seller). Where you are unable to identify an unrepresented individual, complete section A.4 and consider sending a Suspicious Transaction Report to FINTRAC if there are reasonable grounds to suspect that the transaction involves the proceeds of crime or terrorist activity. Where you are using an agent or mandatory to verify the identity of an individual, see procedure described in CRE's materials on REALTOR Link®.

1. Full legal name of individual: Nadix Naguib Nelsk Abdelkader

2. Address: 8503777

3. Date of Birth: 05/03/1997

4. Nature of Principal Business or Occupation: Engineer (Retired)

A.1 Federal/Provincial/Territorial Government-Issued Photo ID

Ascertain the individual's identity by comparing the individual to their photo ID. The individual must be physically present.

1. Type of Identification Document: Passport

2. Document Identifier Number: AP3601846

3. Issuing Jurisdiction: Egypt

4. Document Expiry Date: 27/01/2018

(must be valid and not expired; must be received in no expiry date)

Country: Egypt

A.2 Credit File

Ascertain the individual's identity by comparing the individual's name, date of birth and address information above to information in a Canadian credit file that has been in existence for at least three years. If any of the information does not match, you will need to use another method to ascertain client identity. Consult the credit file at the time you ascertain the individual's identity. The individual does not need to be physically present.

1. Name of Canadian Credit Bureau Holding the Credit File:

2. Reference Number of Credit File:

A.3 Dual ID Process Method

1. Complete two of the following three checkboxes by ascertaining the individual's identity by referring to information in two independent, reliable, sources. Each source must be well known and reputable (e.g., federal, provincial, territorial and municipal levels of government, crown corporations, financial entities or utility providers). Any document must be an original paper or original electronic document (e.g., the individual can email you electronic documents downloaded from a website). Documents cannot be photocopied, faxed or digitally scanned. The individual does not need to be physically present.

☐ Verify the individual's name and date of birth by referring to a document or source containing the individual's name and date of birth*
☐ Name of Source:
☐ Account Number**
(must be valid and not expired; must be received in no expiry date)

☐ Verify the individual's name and address by referring to a document or source containing the individual's name and address*
☐ Name of Source:
☐ Account Number**
(must be valid and not expired; must be received in no expiry date)

☐ Verify the individuals' name and confirm a financial account*
☐ Name of Source:
☐ Financial Account Type:
☐ Account Number**
(must be valid and not expired; must be received in no expiry date)

*See CRE's FINTRAC materials on REALTOR Link® for examples. ** Or reference number if there is no account number.



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Individual Identification Information Record

A.4 Unrepresented Individual Reasonable Measures Record (if applicable)

Only complete this section when you are unable to ascertain the identity of an unrepresented individual

1. Measures taken to Ascertain Identity (check one):
- ☐ Asked unrepresented individual for information to ascertain their identity
 - ☐ Other, explain:

Date on which above measures taken:

2. Reason why measures were taken (check one):

- ☐ Asked unrepresented individual for information to ascertain their identity
- ☐ Other, explain:

B. Verification of Third Parties

NOTE: Only complete Section B for your clients. Complete this section of the form to indicate whether a client is acting on behalf of a third party. Either B.1 or B.2 must be completed.

B.1 Third Party Reasonable Measures

Where you cannot determine whether there is a third party, complete this section.
Is the transaction being conducted on behalf of a third party according to the client? (check one):

- ☐ Yes
- ☐ No

Measures taken (check one):

- ☐ Asked if client was acting on behalf of a third party
- ☐ Other, explain:

Date on which above measures taken:

Reason why measures were unsuccessful (check one):

- ☐ Client did not provide information
- ☐ Other, explain:

Indicate whether there are any other grounds to suspect a third party (check one):

- ☐ No
- ☐ Yes, explain:

B.2 Third Party Record

Where there is a third party, complete this section.

1. Name of third party:

2. Address:

3. Date of Birth:

4. Nature of Principal Business or Occupation:

5. Incorporation number and place of issue (if applicable):

6. Relationship between third party and client:



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Individual Identification Information Record

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:

Low Risk

- ☒ Canadian Citizen or Resident Physically Present
- ☐ Canadian Citizen or Resident Not Physically Present
- ☐ Canadian Citizen or Resident – High Crime Area – No Other Higher Risk Factors Evident
- ☐ Foreign Citizen or Resident that does not Operate in a High Risk Country (physically present or not)
- ☐ Other, explain:

Medium Risk

- ☐ Explain:

High Risk

- ☐ Foreign Citizen or Resident that operates in a High Risk Country (physically present or not)
- ☐ Other, explain:

If you determined that the client's risk was high, tell your brokerage'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.



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Individual Identification Information Record

D. Business Relationship

(ask your Compliance Officer when this section is applicable)

D.1. Purpose and Intended Nature of the Business Relationship

Check the appropriate boxes.

Acting as an agent for the purchase or sale of:

- ☒ Residential property
☐ Commercial property
☐ Other, please specify:

- ☐ Residential property for income purposes
☐ Land for Commercial Use

D.2. Measures Taken to Monitor Business Relationship and Keep Client Information Up-To-Date

D.2.1. Ask the Client if their name, address or principal business or occupation has changed and if it has include the updated information on page one.

D.2.2 Keep all relevant correspondence with the client on file in order to maintain a record of the information you have used to monitor the business relationship with the client. Optional - if you have taken measures beyond simply keeping correspondence on file, specify them here:

D.2.3. If the client is high risk you must conduct enhanced measures to monitor the brokerage's business relationship and keep their client information up to date. Optional - consult your Compliance Officer and document what enhanced measures you have applied:

D.3 Suspicious Transactions

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.



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.



WEBForms® April 2017

Provide Identification Information Record

NOTE: An Individual Identification Information Record is required by the *Proceeds of Crime (Money Laundering) and Terrorist Financing Act*. This Record must be completed by the REALTOR® member whenever they act in respect to the purchase or sale of real estate.

- (i) for a buyer when the offer is submitted and/or a deposit made; and
- (ii) for a seller when the seller accepts the offer

Transaction Property Address:

Sales Representative/Broker Name:

Date Information Verified/Credit File Consulted:

A

NOTE: One of Section A.1, A.2, or A.3 must be completed for your individual clients or unrepresented individuals that are not a "Transaction Report to Client" or "Transaction Report to Seller". Where you are unable to identify an unrepresented buyer or seller, you must complete Section A.4.

1. Full legal name of Individual: Tateen Fatawa Navis

3. Date of Birth: 19/11/1953
4. Nature of Principal Business or Occupation: Accountant

A.1 Federal/Provincial/Territorial Government-Issued Photo ID
Ascertain the individual's identity by examining the photo ID issued by the Federal/Provincial/Territorial Government.

Ascertain the individual's identity by cross-referencing the individual's territorial government-issued Photo ID

1. Type of Identification Document: Passport
 2. Document Identifier Number: 84050002
 3. Issuing Jurisdiction: USA
 4. Document Expiry Date: 2/10/12 Country: USA
 (must be valid and not expired)

4.2 Cred

Ascertain the individual's identity by comparing the individual's name, date of birth and address information above to information in:

1. Name of Canadian Credit Bureau Holding the Credit File:
2. Reference Number of Credit File:

A.3 Dual ID Process Method

1. Complete two of the following three checkboxes by ascertaining the individual's identity by referring to information in two independent, reliable, sources. Each source must be well known and reputable (e.g., federal, provincial, territorial and municipal governments, private citizens, private organizations, etc.).

- Verify the individual's name and date of birth by referring to a document containing the individual's name and date of birth*
☐ Name of Source: (must be valid and not expired; must be recent if no expiry date)
☐ Account Number*:
 Verify the individual's name and address by referring to a document or source containing the individual's name and address*
☐ Name of Source: (must be valid and not expired; must be recent if no expiry date)
☐ Account Number*:
 Verify the individuals' name and confirm a financial account*
☐ Name of Source:
☐ Financial Account Type:
☐ Account Number*:

* See CBEA's Exhibit 11

B

This document has been prepared for the use of the account number. If there is no account number, the reference number is used.



Individual Identification Information Record

A.4 Unrepresented Individual Reasonable Measures Record (if applicable)

Only complete this section when you are unable to ascertain the identity of an unrepresented individual.

1. Measures taken to Ascertain Identity (check one):
- ☐ Asked unrepresented individual for information to ascertain their identity
 - ☐ Other, explain:

Date on which above measures taken:

2. Reason why measures were taken (check one):

- ☐ Asked unrepresented individual for information to ascertain their identity
- ☐ Other, explain:

B. Verification of Third Parties

NOTE: Only complete Section B for your clients. Complete this section of the form to indicate whether a client is acting on behalf of a third party. Either B.1 or B.2 must be completed.

B.1 Third Party Reasonable Measures

Where you cannot determine whether there is a third party, complete this section.

Is the transaction being conducted on behalf of a third party according to the client? (check one):

- ☐ Yes
- ☐ No

Measures taken (check one):

- ☐ Asked if client was acting on behalf of a third party
- ☐ Other, explain:

Date on which above measures taken:

Reason why measures were unsuccessful (check one):

- ☐ Client did not provide information
- ☐ Other, explain:

Indicate whether there are any other grounds to suspect a third party (check one):

- ☐ No
- ☐ Yes, explain:

B.2 Third Party Record

Where there is a third party, complete this section.

1. Name of third party:

2. Address:

3. Date of Birth:

4. Nature of Principal Business or Occupation:

5. Incorporation number and place of issue (if applicable):

6. Relationship between third party and client:



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Individual Identification Information Record

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:

Low Risk

- ☒ Canadian Citizen or Resident Physically Present
- ☐ Canadian Citizen or Resident Not Physically Present
- ☐ Canadian Citizen or Resident – High Crime Area – No Other Higher Risk Factors Evident
- ☐ Foreign Citizen or Resident that does not Operate in a High Risk Country (physically present or not)
- ☐ Other, explain:

Medium Risk

- ☐ Explain:

High Risk

- ☐ Foreign Citizen or Resident that operates in a High Risk Country (physically present or not)
- ☐ Other, explain:

If you determined that the client's risk was high, tell your brokerage'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.



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Individual Identification Information Record

D. Business Relationship

(ask your Compliance Officer when this section is applicable)

D.1. Purpose and Intended Nature of the Business Relationship

Check the appropriate boxes.

Acting as an agent for the purchase or sale of:

- ☒ Residential property
☐ Commercial property
☐ Other, please specify:

- ☐ Residential property for income purposes
☐ Land for Commercial Use

D.2. Measures Taken to Monitor Business Relationship and Keep Client Information Up-To-Date

D.2.1. Ask the Client if their name, address or principal business or occupation has changed and if it has include the updated information on page one.
D.2.2 Keep all relevant correspondence with the client on file in order to maintain a record of the information you have used to monitor the business relationship with the client. Optional - If you have taken measures beyond simply keeping correspondence on file, specify them here:

D.3 Suspicious Transactions

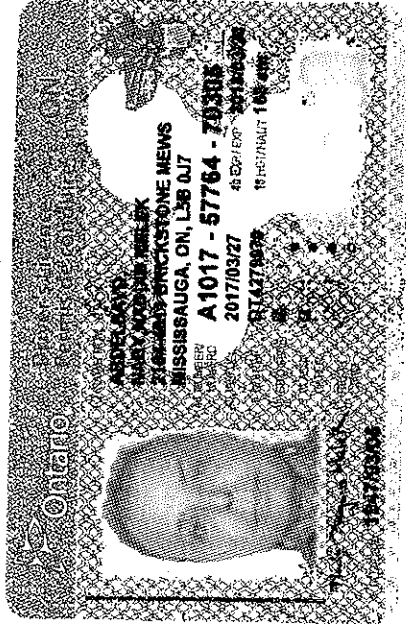
Don't forget, if you see something suspicious during the transaction report it to your Compliance Officer. Consult your policies and procedures manual for more information.



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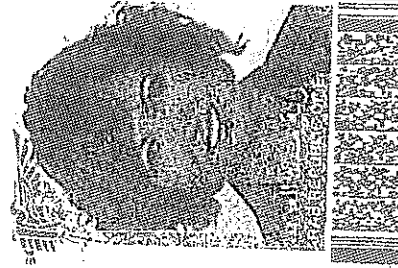
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ARAB REPUBLIC OF
EGYPT

يشتمل هذا الجواز ٥٢ صفحة
This Passport contains 52 Pages
AN IN REPLY OF FORM

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7



RBC Royal Bank

March 20, 2017

NADY ABDELSAYD; FATEN MASSAOUD
2335 AWENDA DR
OAKVILLE, ON L6H 7J7

Royal Bank of Canada

MISS ON- EGLINTON & CREDITVIEW
1240 EGLINTON AVE W-UNIT B4
MISSISSAUGA, ON L5V 1N3
Tel: 1-800-769-2511
Fax: 1-905-567-7422

Dear NADY ABDELSAYD; FATEN MASSAOUD,

Thank you for choosing RBC Royal Bank

Re: Residential mortgage application number .

We are pleased to confirm that you are pre-approved for a mortgage with RBC Royal Bank® based on the information you have provided and subject to our standard lending criteria.¹ Please review all of the details below and contact us if you have any questions or if any of the information is incorrect.

You are pre-approved for a mortgage loan of: \$ 174,460.00

Application Details:

Purchase price / property value of: \$ 268,400.00

With a down payment of: \$ 93,940.00

Estimated annual property taxes of:

\$ 2,581.30
25.00 years.

Amortization:

Interest rate:

Prime Rate² minus 0.400000 % per year, calculated not in advance, at the same frequency as your payments. The interest rate is based on our Prime Rate, which is 2.700000 % per year as of the date of this letter.

Term: 60 months

Type: Variable Closed

Principal and Interest Payment: \$ 765.21 Monthly

HomeProtector® Premium*: \$ 0.00³

Total Payment: \$ 765.21

Rate commitment expiry date: July 03, 2017

One-time Processing Fee: \$ 0.00, if applicable

Your interest rate premium or discount is guaranteed until July 03, 2017 and is also subject to our standard lending criteria.¹ If your rate commitment expires please contact me to review and update your pre-approval.





PRIVATE & CONFIDENTIAL

July 11th, 2017

Amacon Development (City Centre) CORP.
37 Bay Street, Suite 400
Toronto, ON
M5J3B2

Dear Amacon Development (City Centre) CORP.

RE: MR NADY ABDELSAYD and MRS FATEN FOUAAD NOUSIR MASSAOUD

At the request of our customer, NADY ABDELSAYD and FATEN ("the Customer"), we are providing this letter.

We confirm that the Customer has been a client of HSBC Bank Canada ("HSBC") since December 30th, 2010

As of July 10, 2017 the customer:

- ☒ maintains balances in its accounts of 376,291.09 and/or
☐ maintains authorized loans facilities of \$ N/A

All information in this letter is provided as of today's date. We are not responsible for providing you with updated information or changes to this information beyond this date. This letter is not a credit reference and it is not intended to induce you to enter, nor should it be relied upon by you for the purposes of entering, into legal relations with the Customer or any other person. This letter is issued by us in good faith and is not intended to create a legal relationship between us. We accept no liability whatsoever in connection with this letter or with respect to any action taken by you in connection herewith.

Yours truly,

HSBC BANK CANADA

Hi Man Hageman CHAN
ORA Specialist

HSBC Bank Canada
1675 The Chase, Suite 18, Mississauga, Ontario L5M 5Y7
Tel: (905) 608-0115 Fax: (905) 608-0121

We will require a property valuation supporting the market value in accordance with our standard lending criteria.¹ Additional documentation may be required based on your individual situation at the time of a full application. We recommend if you are purchasing a property that you do not waive your financing conditions until we provide you with a final approval. RBC® has alternative financing options to discuss with you if you cannot satisfy all of the requirements.

It is important that you consider protecting your mortgage with life and disability or critical illness insurance. This coverage will help to protect what's important to you and your family.

Thank you for the opportunity to assist you in finding the best possible financing solution for your home. If you have any questions, please do not hesitate to call me at 1-416-453-9554. I will be happy to help.

Sincerely,

RIMA YACOUB
Mortgage Specialist
Cell: 1-416-453-9554.
E-mail: rima.yacoub@rbc.com

¹ Your mortgage application and rate guarantee will be subject to our standard lending criteria as well as the criteria of a mortgage default insurer if applicable. We reserve the right to revoke your mortgage pre-approval if the information you provided at the time of application has changed or no longer meets our standard lending criteria

² Prime Rate means the annual rate of interest announced from time to time by Royal Bank of Canada as the rate then in effect for determining interest rates on Canadian dollar commercial loans in Canada. Your interest rate will change as our Prime Rate changes. Our Prime Rate may change at any time without notice.

³ This creditor's group insurance program, underwritten by The Canada Life Assurance Company, is subject to terms, conditions, exclusions and eligibility restrictions. The costs set out in this letter are estimates only; you will receive confirmation of the actual cost of insurance at the time you apply for coverage. Approval for coverage is not guaranteed. Please see the HomeProtector Certificate of Insurance for full details on the terms and conditions of coverage, including eligibility requirements and how costs are calculated.

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S 32303 (2016/08)

