

Worksheet

Standard Assignment

Timeline of completion: Must be 4 weeks prior to Occupancy

Suite: 240 Tower: PSV1 Date: Feb 1/17 Completed by: Andrea
Agent: Fred Dib

Please mark if completed:

- ☒ Copy of Assignment Amendment
- ☒ Assignment Agreement Signed by both Assignor and Assignee
- ☐ Certified Deposit Cheque for Top up Deposit to 25% payable to Blaney McMurtry LLP in Trust → Top up waived by SB
- ☐ Certified Deposit Cheque for Assignment fee as per the Assignment Amendment payable to Amacon City Centre Seven New Development Partnership. Courier to Dragana at Amacon Head office (Toronto). ZERO DOLLARS
- ☐ Agreement must be in good standing. Funds in Trust: \$ _____
- ☒ Assignors Solicitors information
- ☒ 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 customercaret@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:

AMENDMENT TO AGREEMENT OF PURCHASE AND SALE

ASSIGNMENT

Between: AMACON DEVELOPMENT (CITY CENTRE) CORP. (the "Vendor") and
SAMIA CHAAT (the "Purchaser")
Suite 2410 Tower ONE Unit 10 Level 23 (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 February 28, 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 ~~Five Thousand (\$5,000.00)~~ ^{Zero (\$0.00) (S.C.)} 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 29th day of Feb. 2012.


Witness:


Purchaser: Samia Chaat

DATED at Mississauga this 3 day of March 2012.

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 1st day of February 2017.

A M O N G:

SAMIA CHAAT

(hereinafter called the “Assignor”)

OF THE FIRST PART;

- and -

GHAZI AIFARRA AND THANAA DIAB

(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 29th day of February 2012 and accepted the 10th day of March , 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 10 , Level 23 , Suite 2410 , together with one Parking Unit(s) and Storage Unit(s) in the proposed condominium known municipally as PSV - Tower One..... , 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. 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. The Assignee acknowledges that in the event the Vendor does not receive the full benefit of the HST Rebate, (as defined in the Agreement) for any reason whatsoever, the Assignee shall be required to pay the amount of the HST Rebate to the Vendor on Closing in addition to the Purchase Price, as more particularly set out in the Agreement.
4. 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 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.
5. 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.

SS. d

6. 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.
7. 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.
8. 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.
9. 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.
10. 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 Zero Dollar (0.00) plus HST.
11. 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.
12. 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.
13. Any capitalized terms hereunder shall have the same meaning attributed to them in the Agreement, unless they are defined in this Assignment Agreement.
14. 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.
15. 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 1st day of February 2017

Witness

(Assignor)

Witness

(Assignor)

Witness

(Assignee)

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:	<u>Ghazi Al Farra</u>	
	DATE OF BIRTH	<u>1966-05-29</u> YYYYMMDD	<u>291-816-338</u> SIN #
	ADDRESS:	<u>339 Rathburn Rd W PH04</u> <u>Mississauga, Ontario L5B 0K6</u>	
	PHONE:	Tel: _____ Cell: <u>(647) 688-8170</u> Facsimile: _____	
	E-mail:	<u>gazifara@yahoo.com</u>	
ASSIGNEE	NAME:	<u>Thanaa Diab</u>	
	DATE OF BIRTH	<u>1974-08-12</u> YYYYMMDD	<u>291-816-312</u> SIN #
	ADDRESS:	<u>339 Rathburn Rd W PH04</u> <u>Mississauga, Ontario L5B 0K6</u>	
	PHONE:	Tel: _____ Cell: _____ Facsimile: _____	
	E-mail:	<u>gazifara@yahoo.ca</u>	
ASSIGNEES SOLICITOR:	NAME:	<u>Mark S. Taborowski</u> <u>C/O Vanida Hannan</u>	
	ADDRESS:	<u>1900 Dundas Street West Suite #242</u> <u>Mississauga L5K 1P9</u>	
	PHONE:	Bus: <u>905.855.7175</u> Facsimile: <u>905-306-1044</u>	
	E-mail:	<u>vanida@thelegalteam.ca</u>	



Human Resources
Développement Canada

Développement des
ressources humaines Canada

SOCIAL

NUMÉRO

INSURANCE

D'ASSURANCE

NUMBER

SOCIALE

291 816 312

THANAA DIAB



Driver's Licence
Permis de conduire

ON
CANADA

THANAA DIAB

THANAA

1981-339 RATHBURN RD

MISSISSAUGA, ON, L5B 5K6

AT RATHER

D4001 - 73607 - 45812

EXPIRATION 2016/08/11

EXPIRATION 2021/02/08

SEX/M 2016/08/11

DOB 2021/02/08

SEX/M 2016/08/11

DOB 2021/02/08

SEX/M 2016/08/11

DOB 2021/02/08

SEX/M 2016/08/11

DOB 2021/02/08

1972-05-12

1-7	Numero di Carta	Identificazione
SOCIAL	NUMERO	
INSURANCE	OF ASSURANCE	
NUMBER	SOCIAL	
291 816 338		
CHAZI AL FARRA		

1-7	
1966 01	1966 01
2006 11	2006 11
BLACK	BLACK
A9913547	





NUMÉRO
D'ASSURANCE
SOCIALE

SAMIA CHAAT



CONTINUING POWER OF ATTORNEY FOR PROPERTY - (SHORT FORM)

THIS CONTINUING POWER OF ATTORNEY FOR PROPERTY is given

by ☒ Ghazi Al Farra and Thanaa Diab
(Grantor)
of ☒ 339 Rathburn Rd W, PH04 Mississauga ON L5B 0K6

APPOINTMENT

1. I APPOINT my ☒ My Broker, Fouad Dib O/A Fred Dib
of ☒ City of Mississauga

Both the grantor
and attorney(s) must
be at least eighteen
years old.

(JOINTLY/JOINTLY AND SEVERALLY) to be my attorney(s) for property, and I authorize my attorney(s) to do, on my behalf, any and all acts, which I could do if capable, except make a will, subject to any conditions and restrictions contained herein. Without limiting the generality of the foregoing, my attorney(s) shall have the authority to act as my litigation guardian, if one is required to commence, continue, defend or represent me in any court proceeding.

SUBSTITUTION

2. If the above appointed attorney(s) refuse(s) to act, or is or are unable to act by reason of death, court removal, becoming incapacitated or resignation,

I SUBSTITUTE AND APPOINT ☒ N/A

of ☒ N/A

(JOINTLY/JOINTLY AND SEVERALLY) to act as my attorney(s) for my property, in the place of any attorney(s) appointed in paragraph 1 hereof who refuse(s) or is or are unable to act. The substituted attorney(s) shall, if able and willing to act, thereafter be my attorney(s) for property, together with any attorney appointed in paragraph 1 hereof who is able and willing to act and I authorize him, her, or them thereafter to do, on my behalf, any and all acts which I could do, if capable, except make a will, subject to any conditions and restrictions contained herein.

This power of attorney is limited to making decisions, taking actions and executing any documents as may be necessary with respect to buying (directly or through assignment) an apartment located at Mississauga, Ontario, City Centre, PSV Project (4011 Brickstone Mews) and MCITY (Rogers Project).

M.E. AB H TD

- 2 -

CONTINUING POWER

3. This is a continuing power of attorney. It is my intention and I so authorize my attorney(s) that the authority given by this power of attorney may be exercised during any incapacity on my part to manage my property, pursuant to section 7 of the *Substitute Decisions Act*.

FAMILY LAW ACT CONSENT

4. If my spouse disposes of or encumbers any interest in a matrimonial home in which I have a right to possession under Part II of the *Family Law Act*, I authorize the attorney(s) named in this power of attorney for me and in my name to consent to the transaction as provided for in clause 21(1)(a) of the said Act.

Notwithstanding the authorization, it may not be effective where the grantor is unable to execute the power of attorney under s. 53(1) (4) of the Family Law Act.

CONDITIONS AND RESTRICTIONS

5. If at any time my attorneys are unable to agree regarding any decision to be made by my attorneys, I HEREBY DECLARE that the decision of a majority of my attorneys shall govern and shall be final and binding upon all persons concerned. Any attorney who does not form part of such majority shall execute all documents necessary to give effect to such decision but shall not be deemed to concur in such decisions by virtue of so doing.

Insert any specific conditions and restrictions here.

The power of attorney may provide that it comes into effect in a specified event or when a specific contingency occurs. If the specified contingency is the time at which the grantor becomes incapable of granting a continuing power of attorney, the power provides a method for so determining or ascertaining the grantor's decision (s. 7(3) of the Substitute Decisions Act provides that it is that effective until notified in the prescribed form by an assessor that the grantor has been found to be incapable of managing property or the attorney is notified that a certificate of incapacity has been issued under the Mental Health Act.

EFFECTIVE DATE

6. This continuing power of attorney for property comes into effect as of the date of execution set out hereinafter.

This continuing power of attorney for property comes into effect as of the date on which it is determined by a physician that I am incapable of managing my property, such determination to be based on the assessment and opinion of a physician attending me at the time such determination of incapacity is required.

M.E. AB

9/ TD

REVOCATION

7. Any prior power of attorney for property or any power of attorney which affects my property given by me, except a power of attorney given to a Bank or financial institution for the purpose of transacting my business with that Bank or financial institution, is hereby revoked.

COMPENSATION

*Delete inapplicable paragraph(s).
Payment of compensation proposed a higher amount of care on the basis of the Section 17 of the Substitute Decisions Act.*

8. My attorney(s) may take compensation out of my property for any work done in connection with this continuing power of attorney for property by him, her, or them, in accordance with the prescribed fee scale established pursuant to sections 40(1) and 90 of the *Substitute Decisions Act* for the compensation of attorneys under a continuing power of attorney.

07

I authorize my attorney(s) and my attorney(s) has or have agreed to accept no compensation for any work done by him, her, or them pursuant to this continuing power of attorney for property.

Insert any other compensation provisions here.

Executed at Mississauga this 1st day of February, 2017
in the presence of both witnesses, each present at the same time.

The following persons cannot be witnesses:

The attorney or attorney's spouse or partner, the grantor's spouse or partner, a child of the grantor or the person whom the grantor has demonstrated a settled intention to treat as his or her child, a person whose property is under guardianship or who has a spouse or partner who is less than eighteen years old.

Witness

Mousa El-Fars

Print name and address

6050 Castlecroft
Mississauga, ON L5N 7A7

Witness

Abd Al Karim Diab

Print name and address

Abd Al Karim Diab

2204-339 Redburn Rd W
L5B 0K6 Mississauga ON

● Ghazi Al Farra and Thanaa Diab

AB

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: PSV - Tower One - Block 7 - Unit 10 - Level 23 - Suite 2410

Mississauga, Ontario

Buyer's / Seller's: Ghazi Al Farra and Thanaa Diab

Sales Representative/Broker Name: FRED DIB CITYVIEW REALTY INC.

Date: February 7, 2017

A. Verification of Individual

NOTE: This section must be completed for clients that are individuals or unrepresented individuals who are not clients, but are parties to the transaction (e.g. unrepresented buyer or seller). Where an unrepresented individual refuses to provide identification after reasonable efforts are made to verify that identification, a REALTOR® member must keep a record of that refusal and consider sending a Suspicious Transaction Report to FINTRAC if there are reasonable grounds to suspect that the transaction involves property from the proceeds of crime, or terrorist activity. Where you are using an agent or mandatary to verify an individual, see procedure described in CREA's FINTRAC Compliance manual.

1. Full legal name of individual: Ghazi Al Farra

2. Address: PH 04 - 339 Rathburn Road West

Mississauga, Ontario

L5B 0K6

3. Date of Birth: 1966-05-29

4. Nature of Principal Business or Occupation: Engineer / Contractor

5. Type of Identification Document*: Canadian ID

6. Document Identifier Number: A9913547

7. Issuing Jurisdiction: Government of Canada

(insert name of the applicable Province, Territory, Foreign Jurisdiction or "Federal Government of Canada")

8. Document Expiry Date: XXXX

(must be valid and not expired)

*Acceptable identification documents: birth certificate, driver's licence, provincial health insurance card (not acceptable if from Ontario, Nova Scotia, Manitoba or Prince Edward Island), passport, record of landing, permanent resident card, old age security card, a certificate of Indian status, or SIN card (although SIN numbers are not to be included on any report sent to FINTRAC). Other acceptable identification documents: provincial or territorial identification card issued by the Insurance Corporation of British Columbia, Alberta Registries, Saskatchewan Government Insurance, the Department of Service Nova Scotia and Municipal Relations, the Department of Transportation and Infrastructure Renewal of the Province of Prince Edward Island, Service New Brunswick, the Department of Government Services and Lands of the Province of Newfoundland and Labrador, the Department of Transportation of the Northwest Territories or the Department of Community Government and Transportation of the Territory of Nunavut. If identification document is from a foreign jurisdiction, it must be equivalent to one of the above identification documents.



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*. © 2014-2015.

Individual Identification Information Record

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

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: PSV - Tower One - Block 7 - Unit 10 - Level 23 - Suite 2410

Mississauga, Ontario

Buyer's / Seller's : Ghazi Al Farra and Thanaa Diab

Sales Representative/Broker Name: FRED DIB CITYVIEW REALTY INC.

Date: January 29, 2017

A. Verification of Individual

NOTE: This section must be completed for clients that are individuals or unrepresented individuals who are not clients, but are parties to the transaction (e.g. unrepresented buyer or seller). Where an unrepresented individual refuses to provide identification after reasonable efforts are made to verify that identification, a REALTOR® member must keep a record of that refusal and consider sending a Suspicious Transaction Report to FINTRAC if there are reasonable grounds to suspect that the transaction involves property from the proceeds of crime, or terrorist activity. Where you are using an agent or mandatary to verify an individual, see procedure described in CREA's FINTRAC Compliance manual.

1. Full legal name of individual: Thanaa Diab

2. Address: PH 04 - 339 Rathburn Road West

Mississauga, Ontario

L5B 0K6

3. Date of Birth: 1974-08-12

4. Nature of Principal Business or Occupation: House Wife

5. Type of Identification Document*: DL

(must view the original, see below for list of acceptable documents)

6. Document Identifier Number: D4001-73607-45812

7. Issuing Jurisdiction: Province of Ontario

(insert name of the applicable Province, Territory, Foreign Jurisdiction or "Federal Government of Canada")

8. Document Expiry Date: 2027-02-08

(must be valid and not expired)

*Acceptable identification documents: birth certificate, driver's licence, provincial health insurance card (not acceptable if from Ontario, Nova Scotia, Manitoba or Prince Edward Island), passport, record of landing, permanent resident card, old age security card, a certificate of Indian status, or SIN card (although SIN numbers are not to be included on any report sent to FINTRAC). Other acceptable identification documents: provincial or territorial identification card issued by the Insurance Corporation of British Columbia, Alberta Registries, Saskatchewan Government Insurance, the Department of Service Nova Scotia and Municipal Relations, the Department of Transportation and Infrastructure Renewal of the Province of Prince Edward Island, Service New Brunswick, the Department of Government Services and Lands of the Province of Newfoundland and Labrador, the Department of Transportation of the Northwest Territories or the Department of Community Government and Transportation of the Territory of Nunavut. If identification document is from a foreign jurisdiction, it must be equivalent to one of the above identification documents.



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Individual Identification Information Record

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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**CIBC Pre-Approved
Mortgage Certificate**
Number: CLASS#A112998

Issue Date: February 10/2017.
Effective From: February 10/2017.

Expiry Date: February 09/2018.

Note: If your certificate has expired, please contact your CIBC representative.

TO CERTIFY THAT

Ghazi Al Farra and Thanaa Diab
PSV1 Building - Unit 2410

is eligible for a mortgage loan amount of
With a downpayment of
to purchase a house in a price range of

\$299,120.00
\$74,780.00
\$373,900.00

and has/have selected the following mortgage loan type and term:

Mortgage Loan Type: 5 Year Fixed Closed
Mortgage Loan Term: 5 Years
Posted Interest Rate: 5.00 %

Monthly Payment (Principal & Interest Payments Only): \$1,740.00
Amortization: 25 Years

This certificate only applies to the purchase of a residential owner occupied property meeting our lending guidelines and is subject to the following conditions being met at the time of the actual mortgage loan application: satisfactory property appraisal, satisfactory credit review by CIBC Mortgage & Lending and Genworth Financial Mortgage Insurance Company Canada/Canada Mortgage and Housing Corporation approval (if applicable).

Note: This certificate does not apply to refinances and equity takeouts.

Customer Signature(s):

[Handwritten signature]

RATE INFORMATION

For fixed-rate mortgage loans, your quoted rate is guaranteed not to increase or decrease before the Expiry Date of this Certificate. Your interest rate will be determined by the lower of the interest rate indicated on this Certificate and the interest rate of the date funds are advanced. Interest is calculated semi-annually.

For variable-rate mortgage loans, interest rates are based upon CIBC Prime Rate. There are no rate guarantees for variable rate mortgage loans. The interest rate will be based upon CIBC Prime Rate in effect as of the date of the period of the mortgage is calculated daily using a simple interest formula (which is the same as calculated party) (not in advance).



Adrian Chuluf
Mortgage Advisor
Tel: 1-855-236-5999
Cell: 416-534-0810
adrian.chuluf@cibc.com

ASSIGNMENT OF AGREEMENT OF PURCHASE AND SALE

THIS ASSIGNMENT made this 1st day of February 2017.

AMONG:

SAMIA CHAAT

(hereinafter called the “**Assignor**”)

OF THE FIRST PART;

- and -

GHAZI ALFARRA AND THANAA DIAB

(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 29th day of February 2012 and accepted the 10th day of March , 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 10 , Level 23 , Suite 2410 , together with one Parking Unit(s) and Storage Unit(s) in the proposed condominium known municipally as PSV - Tower One..... , 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. 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. The Assignee acknowledges that in the event the Vendor does not receive the full benefit of the HST Rebate, (as defined in the Agreement) for any reason whatsoever, the Assignee shall be required to pay the amount of the HST Rebate to the Vendor on Closing in addition to the Purchase Price, as more particularly set out in the Agreement.
4. 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 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.
5. 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.

S.C. 

6. 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.
7. 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.
8. 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.
9. 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.
10. 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 Zero Dollar (0.00) plus HST.
11. 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.
12. 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.
13. Any capitalized terms hereunder shall have the same meaning attributed to them in the Agreement, unless they are defined in this Assignment Agreement.
14. 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.
15. 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 1st day of February 2017

Witness

(Assignor)

Witness

(Assignor)

Witness

(Assignee)

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:	<u>Ghazi Al Farra</u>	
	DATE OF BIRTH	<u>1966-05-29</u> YYMMDD	<u>291-816-338</u> SIN #
	ADDRESS:	<u>339 Rathburn Rd W PH04</u> <u>Mississauga, Ontario L5B 0K6</u>	
	PHONE:	Tel: _____ Cell: <u>(647) 688-8170</u> Facsimile: _____	
	E-mail:	<u>gazifara@yahoo.com</u>	
ASSIGNEE	NAME:	<u>Thanaa Diab</u>	
	DATE OF BIRTH	<u>1974-08-12</u> YYMMDD	<u>291-816-312</u> SIN #
	ADDRESS:	<u>339 Rathburn Rd W PH04</u> <u>Mississauga, Ontario L5B 0K6</u>	
	PHONE:	Tel: _____ Cell: _____ Facsimile: _____	
	E-mail:	<u>gazifara@yahoo.ca</u>	
ASSIGNEES SOLICITOR:	NAME:	<u>Mark S. Taborowski</u> <u>C/O Vanida Hannan</u>	
	ADDRESS:	<u>1900 Dundas Street West Suite #242</u> <u>Mississauga L5K 1P9</u>	
	PHONE:	Bus: <u>905.855.7175</u> Facsimile: <u>905-306-1044</u>	
	E-mail:	<u>vanida@thelegalteam.ca</u>	

MR OMAR HAJAJ OR
MRS SAMIA CHAAT

070

DATE 2012-03-29
Y Y Y Y M M D D

PAY TO THE ORDER OF Blaney McMuntry LLP in Trust \$ 16,695/-
Sixteen thousand six hundred ninety five/100 DOLLARS

Security features
included
Details on back



MEMO

Blaney

⑈070⑈ ⑆00932⑈004⑆ 7431⑈6625889⑈

MR OMAR HAJAJ OR
MRS SAMIA CHAAT

071

DATE 2012-06-29
Y Y Y Y M M D D

PAY TO THE ORDER OF Blaney McMuntry LLP in Trust \$ 18,695/-
Eighteen thousand six hundred ninety five/100 DOLLARS



MEMO

Blaney

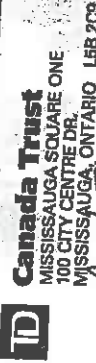
⑈071⑈ ⑆00932⑈004⑆ 7431⑈6625889⑈

MR OMAR HAJAJ OR
MRS SAMIA CHAAT

073

DATE 2013-02-28
Y Y Y Y M M D D

PAY TO THE ORDER OF Blaney McMuntry LLP in Trust \$ 18,695/-
Eighteen thousand six hundred ninety five/100 DOLLARS



MEMO

Blaney

⑈073⑈ ⑆00932⑈004⑆ 7431⑈6625889⑈

ENTERED

FIRM

Red
March 2012
Next Payment: March 2012

⑈501⑈ ⑆00642⑈004⑆ 7341⑈6287070⑈

Security Sheet

MEMO Unit 2410 - PSV I

2580 HURONTARIO SOUTH OF HIGHWAY 6
MISSISSAUGA, ONTARIO L5B 1N5

Canada Trust



Security features included. Details on back.

100 DOLLARS

78

\$ 621.78

Blaney McMurry LLP in Trust

PAY TO THE ORDER OF

DATE 2015-01-26

501

MR OMAR SHAATH OR
MS CHAZA N KHALIL

Suite: 2410, Level: 24 - Style Ten

Upgrades

EXTRAS

Tile in Kitchen		\$295.00
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KITCHEN

Valence Lighting		\$795.00
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APPLIANCES

Front Loader Washer and Dryer - Whirlpool Duet 2014 (In Lieu of Standard)		\$495.00
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WINDOW COVERINGS

Option 1 - Open Roll Roller Shades		\$0.00
Option 1 - Open Roll Roller Shades - Master Bedroom - Strom		\$0.00
Option 1 - Open Roll Roller Shades - 2nd Bedroom - Strom		\$0.00
Option 1 - Open Roll Roller Shades - Dining/Living - Pearl		\$0.00

FLOORING

Hardwood Flooring - Standard - Master Bedroom		\$851.20
Hardwood Flooring - Standard - 2nd Bedroom		\$616.00

ENTERED
JAN 29 2015

Sub Total : \$3,052.20
Total : \$3,052.20
HST : \$396.79
Net Payable : \$3,448.99
Deposit Amount : \$621.78
2nd Deposit Amount : \$0.00
Due on Occupancy Amount : \$2,827.21

Vendor Initial: _____

Purchaser Initial: S.C.

ASSIGNMENT OF AGREEMENT OF PURCHASE AND SALE

THIS ASSIGNMENT made this 1st day of February 2017.

A M O N G:

SAMIA CHAAT

(hereinafter called the "Assignor")

OF THE FIRST PART;

- and -

GHAZIA FARRA AND THANAA DIAB

(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 29th day of February 2012 and accepted the 15th day of March 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 10, Level 23 Suite 2410, together with one Parking Unit(s) and Storage Unit(s) in the proposed condominium known municipally as "PSV - Tower One" 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. 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. The Assignee acknowledges that in the event the Vendor does not receive the full benefit of the HST Rebate, (as defined in the Agreement) for any reason whatsoever, the Assignee shall be required to pay the amount of the HST Rebate to the Vendor on Closing in addition to the Purchase Price, as more particularly set out in the Agreement.
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SC



6. 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.
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9. 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.
10. 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 Zero Dollar (0.00) plus HST.
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12. 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.
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15. 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 1st day of February 2017

Witness

(Assignor)

Witness

(Assignor)

Witness

(Assignee)

Witness

(Assignee)

AMACON DEVELOPMENT (CITY CENTRE) INC.:

Per:

Name:

Title:

Signature: *Stephane Robineau*

Authorized Signing Officer

I have authority to bind the Corporation

