Worksheet

Standard Assignment

Post Occupancy

Suite: PSV Tower: 3308 Date: Ap 15th, 2017 Completed by: Nikolina

Please mark if completed:

√ O Copy of Assignment Amendment

√ O Assignment Agreement Signed by both Assignor and Assignee

X Certified Deposit Cheque for Top up Deposit to 20% payable to Blaney McMurtry LLP in Trust

X 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).

O Agreement must be in good standing. Funds in Trust: $____________.

√ O Assignors Solicitors information

√ O Assignees Solicitors Information

O 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 customercareto@amacon.com

√ O Include Fintrac for Assignee

√ O Copy of Assignees ID

O Copy of Assignees Mortgage Approval

Administration Notes:

MAY 4/2017
20%

AMENDMENT TO AGREEMENT OF PURCHASE AND SALE

ASSIGNMENT

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

THREE STARS HOLDING (ALI FAWZI A. AKAZAZ) (the "**Purchaser**")
Suite **3308** Tower **ONE** Unit **8** Level **32** (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 March 05, 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 Zero ($0.00) 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.

AA

(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 5th day of March. 2012.

Witness:

Purchaser: **Three-stars holding (Ali Fawzi A. Akazaz)**

DATED at Mississauga this 7 day of March **2012.**

AMACON DEVELOPMENT (CITY CENTRE) CORP.

PER:

Authorized Signing Officer
I have the authority to bind the Corporation

PSV

POSH STYLE VIBE

SUITE 3308 UNIT 08 LEVEL 32

ASSIGNMENT OF AGREEMENT OF PURCHASE AND SALE

THIS ASSIGNMENT made this 15th day of October 2017.

A M O N G:

Three Star Holdings (Ali Fawzi A. Akazaz

(hereinafter called the "**Assignor**")

OF THE FIRST PART;

\- and -

Fadi Albanaa

(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 5th day of March 2012 and accepted the 7th 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 08, Level 32, Suite 3308, together with 1 Parking Unit(s) and 1 Storage Unit(s) in the proposed condominium known municipally as 4011 Bricksone Mews, 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.

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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.

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 ~~Five Hundred Dollars~~ zero ~~($500.00)~~ $0.00 plus HST. AA F.A

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 **15th** day of **October** 2017.

Witness	Three Star Holdings (Ali Fawzi A. Akazaz **(Assignor)**
Witness	(Assignor)
Witness	Fadi Albanaa (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:	FADI FAWWAZ ANWER AL-BANAA
	DATE OF BIRTH	1990/04/30 YYYYMMDD SIN # ______
	ADDRESS:	3141 HIGHBOURNE CRES OAKVILLE ON L6M 5H2
	PHONE:	Tel: ______ Cell: ______ Facsimile: ______
	E-mail:	______
ASSIGNEE	NAME:	______
	DATE OF BIRTH	______ YYYYMMDD SIN # ______
	ADDRESS:	______
	PHONE:	Tel: ______ Cell: ______ Facsimile: ______
	E-mail:	______
ASSIGNEE'S SOLICITOR:	NAME:	~~TAW~~ Taneja Law - (Anita)
	ADDRESS:	33 city Centre Dr #218, Miss, ON, L5B 2N5
	PHONE:	Bus: ______ Facsimile: ______
	E-mail:	______

Assignor solicitor: Bonnie Frankli n
R2CD Law Firm - Partner
Suite 700
77 City Centre Drive
Miss. ON L5B 1M5

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 mandatary to verify the identity of an individual, see procedure described in CREA's materials on REALTOR Link®.

1. Full legal name of Individual: ALI FAWZI A. ALKAZAZ
2. Address: 18-18 CARLTON PLACE, THOMPSON MB R8N 1S1

3. Date of Birth: 1962/11/21
4. Nature of Principal Business or Occupation: ....

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*: DRIVER'S LICENCE (must view the original and have a photo, see CREA's FINTRAC materials on REALTOR Link® for examples)
2. Document Identifier Number: AL-KA-ZA-F372QI
3. Issuing Jurisdiction: MANITOBA (insert applicable Province, Territory, Foreign Jurisdiction or "Canada") **Country:** CANADA
4. Document Expiry Date: 2023/03/20 (must be valid and not expired)

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

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: ....

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.

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.

OREA Ontario Real Estate Association

Corporation/Entity Identification Information Record

Toronto Real Estate Board

Form 631 for use in the Province of Ontario

NOTE: A Corporation/Entity 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 Corporation/Entity 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:

A.1. Verification of Corporation

1. Name of corporation: THREE STARS HOLDINGS LTD
2. Corporate Address: 18-18 CARLTON AVE. E
THOMPSON, MB, R8N 1S1
3. Nature of Principal Business: HOLDINGS
4. Name of Directors: As set out in certificate of corporate status or other record confirming corporation's existence.
ALI FAWZI ALKAZAZ
5. **Type and Source of Verification Record:**
Must confirm existence of the corporation (e.g., certificate of corporate status, published annual report, government notice of assessment). If record is in paper format, a copy must be kept. If record is an electronic version, a record of the corporation's registration number and type and source of record (e.g., Corporations Canada website) must be kept.
6. **Registration number of corporation:** 5964254
7. **Copy of corporate record showing authority to bind corporation regarding transaction:**
(e.g., certificate of incumbency, articles of incorporation, by-laws setting out officers duly authorized to sign on behalf of corporation)

The Corporations Act
ARTICLES OF INCORPORATION (share capital)

Manitoba

1. Name of Corporation

Three Stars Holdings Ltd

2. The address in full of the registered office (include postal code)

18 - 18 Carlton Ave E
Thompson, MB
R8N 1S1

3. Number (or minimum and maximum number) of directors

Minimum number of directors: 1
Maximum number of directors: 7

4. First directors

Name in full	Address in full (include postal code)
Ali Fawzi Alkazaz	18 - 18 Carlton Ave E Thompson, MB R8N 1S1

5. The classes and any maximum number of shares that the corporation is authorized to issue

common shares - authorized to issue is unlimited

Ontario Real Estate Association

Assignment of Agreement of Purchase and Sale

Condominium

Toronto Real Estate Board

2017

Fadi Albanaa

ASSIGNOR: Three Star Holdings (Ali Fawzi A. Akazaz), the following

THE ASSIGNOR'S INTEREST IN THE REAL PROPERTY:

Tower 1 Parkside Village #3308

in the City of Mississauga being

Unit No. 08 ... 33

Suite 3308 together with ownership

or exclusive use of Parking Space(s) 1 together with ownership or exclusive use of

Locker(s) 1 together with seller's proportionate undivided tenancy-in-common interest

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

PURCHASE PRICE: Dollars (CDN$) 318,720.00

Three Hundred Eighteen Thousand Seven Hundred Twenty Dollars

DEPOSIT: Upon Acceptance

Twelve Thousand Eight Hundred Twenty Dollars (CDN$) 12,820.00

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

The Assignee and Assignor acknowledge that the Purchase Price noted above includes both the purchase price the Assignor is paying for the property as indicated in the Agreement of Purchase and Sale between the Assignor and the seller of the property attached hereto as Schedule C, and also includes the amount being paid by the Assignee to the Assignor as payment for the Assignment Agreement. The Assignee and Assignor agree that the funds for this transaction will be calculated and paid as set out in Schedule 3 attached hereto and forming part of this Agreement.

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

Schedules A, B (Calculation of funds for this Agreement),
C (Agreement of Purchase and Sale that is the subject of this Assignment),

attached hereto form(s) part of this Agreement.

FA **INITIALS OF ASSIGNOR(S):** AA

IRREVOCABILITY: ... Assignee ... until ...11:59... a.m./p.m. on the 25th ... day of August ... 20..17......, after which time, if not accepted, this offer shall be null and void and the deposit shall be returned to the Assignee in full without interest.

2. **ASSIGNMENT:** The Assignor agrees to grant and assign to the Assignee forthwith all the Assignor's rights, title and interest, in, under and to the Agreement of Purchase and Sale attached hereto in Schedule "C".

3. **ASSIGNEE COVENANTS:** The Assignee hereby covenants and agrees with the Assignor that forthwith upon the assignment of the Agreement of Purchase and Sale ... assume, perform, comply with and be bound by, all obligations, warranties and representations of the Assignor as contained in the Agreement of Purchase and Sale as if the Assignee had originally executed the Agreement of Purchase and Sale as buyer with the seller.

4. ... Purchase and Sale ... as ... copy thereof and has not been amended, supplemented, terminated or otherwise changed in any way and is in good standing and has not previously been assigned; ... the Assignor will not amend the Agreement of Purchase and Sale without ... written consent ... Schedule "C", the Assignor will not further assign the Agreement ... Purchase and Sale (Schedule C) ... any act in breach of the ... with respect to the said Agreement of Purchase and Sale.

5. **NOTICES:** The Assignor hereby appoints the Listing Brokerage as agent for the Assignor for the purpose of giving and receiving notices pursuant to this Agreement. Where a Brokerage (Assignee's Brokerage) has entered into a representation agreement with the Assignee, the Assignee hereby appoints the Assignee's Brokerage as agent for the purpose of giving and receiving notices pursuant to this Agreement. **Where a Brokerage represents both the Assignor and the Assignee (multiple representation), the Brokerage shall not be appointed or authorized to be agent for either the Assignee or the Assignor for the purpose of giving and receiving notices.** Any notice relating hereto or ... herein and in any Schedule hereto, this offer, any counter offer, notice ... "Document") shall be deemed given and received when ... personally or hand delivered to the Address for Service provided in the Acknowledgement below, or where a facsimile number or email address is provided herein, when transmitted electronically to the facsimile number or email address, respectively, ...

... of Documents to Assignee)

6. **HST:** ... Property (Real ... described above) ... to Harmonized Sales Tax (HST), then such tax shall be included in ... sale of the Property is not subject to HST. Any HST on chattels, if applicable, is not included in the Purchase Price.

7. **FUTURE USE:** Assignor and Assignee agree that there is no representation ... of any ... the future intended use of the property by ... except as may be specifically provided for in this Assignment.

8. ...

INITIALS OF ASSIGNEE(S): FA

INITIALS OF ASSIGNOR(S): AA

10. **RESIDENCY:** (a) Subject to (b) below, the Assignor represents and warrants that the Assignor is not and on completion will not be a non-resident under the non-residency provisions of the Income Tax Act which representation and warranty shall survive and not merge upon the completion of this transaction [illegible] shall [illegible] Assignee [illegible] esiden [illegible] (b) provided that [illegible] Assign [illegible] dited [illegible] the Purchase Price [illegible] satisfy [illegible] ility in [illegible] of tax payable by [illegible] under the non-residency provisions of the [illegible] Ac [illegible] signee [illegible] such [illegible] completion the prescribed certificate.

[illegible]

Assignee [illegible]

12. **PROPERTY ASSESSMENT:** The Assignee and Assignor hereby acknowledge that the Province of Ontario has implemented current value assessment [illegible] may be reassessed on an annual basis. The Assignee and Assignor agree that no claim will be made against the Assignee or Assignor, or any Brokerage, Broker or Salesperson, for any changes in property tax as a result of a reassessment of the property, save and except any property taxes that accrued prior to the completion of this transaction.

[illegible] authorized [illegible] required.

14. **TENDER:** Any tender of documents or money hereunder may be made upon the Assignor or Assignee or their respective lawyers on the day set for [illegible] Money [illegible] be tendered with funds drawn on a lawyer's trust account in the form of a bank draft, certified cheque or wire transfer using the Large Value Transfer System.

15. **APPROVAL OF THE AGREEMENT:** [illegible] nsent to th [illegible] be given [illegible] ler [illegible] purchase [illegible] C the [illegible] apply [illegible] ignor to [illegible] the [illegible] consent [illegible] such [illegible] shall [illegible] d and the [illegible] der shall [illegible] a wi [illegible] nalty to the Assignee.

16. **AGREE TO CO-OPERATE:** Except as otherwise expressed herein to the contrary, each of the Assignor and Assignee shall, without receiving additional consideration therefor, co-operate with and take such additional actions as may be requested by the other party, acting reasonably, in order to carry out the purpose and intent of this Assignment.

17. **DEFAULT BY SELLER:** The [illegible] that if [illegible] Agreement is not [illegible] default [illegible] the Assignor shal [illegible] expenses [illegible] losses or damages incurred [illegible] shall b [illegible] void and all mon [illegible] nee under this Assignment Agreement shall be returned to the Assignee in full without interest.

18. **LEGAL, ACCOUNTING AND ENVIRONMENTAL ADVICE:** The parties acknowledge that any information provided by the Brokerage is not legal, tax or environmental advice.

19. **CONSUMER REPORTS: The Assignee is hereby notified that a consumer report containing credit and/or personal information may be referred to in connection with this transaction.**

[illegible] Assignee [illegible] representation, warranty, collateral agreement or condition, which affects this Assignment other than as expressed herein. This Assignment shall be read with all changes of gender or number required by the context.

21. **TIME AND DATE:** Any reference to a time and date in this Agreement shall mean the time and date where the property is located.

INITIALS OF ASSIGNEE(S): FA **INITIALS OF ASSIGNOR(S):** AA

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

SIGNED, SEALED AND DELIVERED in the presence of: IN WITNESS whereof I have hereunto set my hand and seal

(Witness) DATE 24 Aug. 2017

(Witness) (Assignee) (Seal) DATE

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

SIGNED, SEALED AND DELIVERED in the presence of: IN WITNESS whereof I have hereunto set my hand and seal:

(Witness) (Assignor) DocuSigned by: 0C258D97035D463 DATE 8/24/17

(Witness) (Assignor) (Seal) DATE

CONFIRMATION OF ACCEPTANCE: Notwithstanding anything contained herein to the contrary, I confirm this Agreement with all changes both typed and written was finally accepted by all parties at 9:55 a.m./p.m. this 24th day of August 20 17

DocuSigned by: 0C258D97035D463 (Signature of Assignor or Assignee)

INFORMATION ON BROKERAGE(S)

Listing Brokerage RE/MAX Realty Specialists Inc. Tel.No. (... 905-828-3434

Alaa Yousif and Auday Zakko
(Salesperson / Broker Name)

Co-op/Buyer Brokerage Tel.No. ( )

(Salesperson / Broker Name)

ACKNOWLEDGEMENT

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

DocuSigned by: 0C258D97035D463

(Assignor) DATE 8/24/17

(Assignor) DATE

Address for Service Tower 1 Parkside Village #3308 .Mississauga, Ontario Tel.No. ( )

Assignor's Lawyer

Address

Email

( ) Tel.No. FAX No.

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

(Assignee) DATE

(Assignee) DATE

Address for Service

Tel.No. ( )

Assignee's Lawyer

Address

Email

Tel.No. ( ) FAX No.

FOR OFFICE USE ONLY

COMMISSION TRUST AGREEMENT

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

DATED as of the date and time of the acceptance of the foregoing Assignment Agreement. Acknowledged by:

(Authorized to bind the Co-operating Brokerage)

Toronto Real Estate Board

S h d l B

ignme Agr ement of
chase Sale Condom

and

Tower 1 Parkside Village #3308 in the City of Mississauga

dated the 23rd day of August 20 17

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

1 318,720.00

$ 285,900.00

57,180.00

Upon acceptance of this Assignment Agreement & receipt of consent to assign from original

(Upon acceptance of this Assignment Agreement and receipt of consent to assign from original seller if applicable)
(Upon acceptance by ... and receipt of consent to assign from the original seller if applicable)
(Upon final closing of original Agreement of Purchase and Sale and this Assignment Agreement)

4	Payment by Assignee to Assignor for this Assignment Agreement:	.00
5	Deposit paid under this Assignment Agreement (in accordance with Page 1 of this Assignment Agreement):	12,820.00
6	Balance of the payment for this Assignment Agreement:	$ 77,180.00

E.A

INITIALS OF ASSIGNOR(S): AA

Form 150

S h l A
ignme Agr ement of
chase Sale Condom

Toronto Real Estate Board

........................., and

2017

FA

INITIALS OF ASSIGNOR(S): AA

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 mandatary to verify the identity of an individual, see procedure described in CREA's materials on REALTOR Link®.

1. Full legal name of individual: FADI FAWWAZ ANWER AL-BANAA
2. Address: 3151 HIGHBOURNE CRES, OAKVILLE ON, L6M 5H2

3. Date of Birth: 1990/04/30
4. Nature of Principal Business or Occupation: SENIOR FLEXONICS GENERAL LABOUR

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*: DRIVER'S LICENCE (must be original and have a photo, see CREA'S FINTRAC materials on REALTOR Link for examples)
2. Document Identifier Number: A5761-25933-00430
3. Issuing Jurisdiction: ONTARIO (where applicable, Province, Territory, Foreign Jurisdiction or "Canada") **Country:** CANADA
4. Document Expiry Date: 2022/05/29 (must be valid and not expired)

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

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:

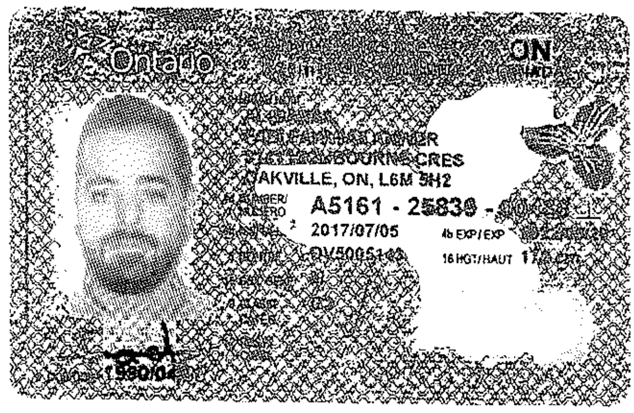
Medium Risk

- ☐ 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.



PSN 3308

Assignee

Occupation: Senior Flexonics
General Labour

CIBC

October. 25, 2017

Dear Fadi Albanas

Congratulations! You have been Pre-Approved for a CIBC Mortgage!

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

Mortgage Loan Amount (2):	$254,976.00
Amortization:	25 years
Interest Rate:	3.64%
Term (3):	5 year, closed
Guaranteed Period (4):	6 months
Closing:	April, 25, 2018
Property:	TOWER 1 PARKSIDE VILLAGE #3308
MISSISSAUGA	

This mortgage pre-approval and the interest rate above are valid for a period of (120 days) from the date of this application. 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 CIBC.

Yours truly,

Farhan Siddiqui
CIBC Mortgage Advisor

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1. 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.
2. The mortgage loan amount stated includes any CMHC/Genworth insurance premiums that may be required. Canada Mortgage and Housing Corporation (CMHC) or Genworth Financial must insure loans in excess of 80% of the home's value.
3. If the term chosen is less than 5 years, you must qualify at the greater of the 5 year posted rate or the actual interest rate chosen.