

Jasmina Farkas

From: Andrea Alsip
Sent: Monday, November 9, 2020 4:13 PM
To: Jasmina Farkas
Subject: FW: Block 9 Occupancy | 1906-4085 Parkside Village | Ebrahimimeskinhagh, Nazila

FYI – see below for the approval to waive the top up fee for assignment.

ANDREA ALSIP COTNAM
DIRECTOR, SALES



465 BURNHAMTHORPE ROAD WEST
MISSISSAUGA, ON L5B 0E3
T. [905.273.9333](tel:905.273.9333) | F. [905.273.7772](tel:905.273.7772)

LIFEATPARKSIDE.COM



From: Stephanie Babineau <sbabineau@amacon.com>
Sent: November 6, 2020 10:03 AM
To: Andrea Alsip <aalsip@lifeatparkside.com>
Cc: Wendy Giang <WGiang@amacon.com>; Dragana Marjanovic <dmarjanovic@amacon.com>
Subject: RE: Block 9 Occupancy | 1906-4085 Parkside Village | Ebrahimimeskinhagh, Nazila

Go ahead to waving the top up since its family

From: Andrea Alsip <aalsip@lifeatparkside.com>
Sent: November 6, 2020 9:44 AM
To: Stephanie Babineau <sbabineau@amacon.com>
Cc: Wendy Giang <WGiang@amacon.com>; Dragana Marjanovic <dmarjanovic@amacon.com>
Subject: FW: Block 9 Occupancy | 1906-4085 Parkside Village | Ebrahimimeskinhagh, Nazila

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Stephanie,

The purchaser would like to assign to her brother in law and is requesting to waive the top up fee. Please see below and advise.

Thank you,

ANDREA ALSIP COTNAM
DIRECTOR, SALES



465 BURNHAMTHORPE ROAD WEST
MISSISSAUGA, ON L5B 0E3
T. [905.273.9333](tel:905.273.9333) | F. [905.273.7772](tel:905.273.7772)

LIFEATPARKSIDE.COM



From: Nazila Ebrahimi <ebrahimi_n1348@yahoo.ca>
Sent: November 4, 2020 6:49 PM
To: Andrea Alsip <aalsip@lifeatparkside.com>
Cc: fredforoughi@live.com
Subject: RE: Block 9 Occupancy | 1906-4085 Parkside Village | Ebrahimimeskinhagh, Nazila

Hi Andrea,

Further to your conversation with Farzan Foroughi, my brother-in-law, I'm emailing you to advise that I want to assign my unit to him prior to the occupancy date. However, I would like to make a special request to the Builder to consider keeping the deposit at 20% and not ask for the deposit top-up as per the Assignment Amendment, since this assignment is within family.

I would greatly appreciate if you could make this plea on our behalf to the Builder. Furthermore, I also appreciate if you could start getting the assignment agreement ready.

Best regards,
Nazila Ebrahimimeskinhagh

[Sent from Yahoo Mail on Android](#)

On Tue., 3 Nov. 2020 at 3:48 p.m., Andrea Alsip
<aalsip@lifeatparkside.com> wrote:

Nazila,

If you are planning on removing a name from the agreement then we cannot do a direction of title through the lawyers. We would need to proceed with an assignment. Please see attached for the assignment guidelines prior to occupancy.

Thank you,

ANDREA ALSIP COTNAM

DIRECTOR, SALES



465 BURNHAMTHORPE ROAD WEST

MISSISSAUGA, ON L5B 0E3

T. 905.273.9333 | F. 905.273.7772

LIFEATPARKSIDE.COM



From: Nazila Ebrahimi <ebrahimi_n1348@yahoo.ca>
Sent: November 3, 2020 10:48 AM
To: Andrea Alsip <aalsip@lifeatparkside.com>
Cc: Anurag Gupta <anurag@anuraggupta.com>; Fred Foroughi <fredforoughi@live.com>; Jenelle Simpson <jdsimpson@airdberlis.com>; Ada Htay <ahtay@airdberlis.com>; Kirandeep Kainth <kkainth@airdberlis.com>
Subject: Re: Block 9 Occupancy | 1906-4085 Parkside Village | Ebrahimimeskinhagh, Nazila

Hi Andrea,

I'm following up regarding the email below. Given that my occupancy closing is coming up fast on Nov 20, 2020, could you please get back to me asap so that we can start the process.

Regards,

Nazila Ebrahimimeskinhagh

[Sent from Yahoo Mail on Android](#)

On Mon., 2 Nov. 2020 at 11:40 a.m., Nazila Ebrahimi

[<ebrahimi_n1348@yahoo.ca>](mailto:ebrahimi_n1348@yahoo.ca) wrote:

Hi Andrea,

My name is Nazila Ebrahimimeskinhagh and I'm the Purchaser of Unit 1906 at 4085 Parkside Village. I have been advised by Jenelle at Aird & Berlis LLP to contact you with regards to re-directing of title for my unit. I would like to re-direct title to my immediate family member, FARZAN FOROUGH. Could you please advise how I can proceed with this title re-direction. I am also assuming that there are no assignment costs as this is a title re-direction to an immediate family member. I would appreciate if you could also confirm that.

Regards,

Nazila Ebrahimimeskinhagh

[Sent from Yahoo Mail on Android](#)

----- Forwarded message -----

From: "Anurag Gupta" [<Anurag@anuraggupta.com>](mailto:Anurag@anuraggupta.com)

To: "Fred Foroughi" [<fredforoughi@live.com>](mailto:fredforoughi@live.com), "Jenelle Simpson" [<jdsimpson@airdberlis.com>](mailto:jdsimpson@airdberlis.com), "Nazila Ebrahimi" [<ebrahimi_n1348@yahoo.ca>](mailto:ebrahimi_n1348@yahoo.ca)

Cc:

Sent: Fri., 30 Oct. 2020 at 8:18 a.m.

Subject: RE: Block 9 Occupancy | 1906-4085 Parkside Village | Ebrahimimeskinhagh, Nazila

Jenelle,

I believe Fred reached out to the builder directly in respect of the unit that Nazila is to purchase. I understand that you inquired which unit he is referring to. Fred is an immediate family member of Nazila Ebrahimi (Unit 1906). The occupancy date is scheduled for November 20, 2020. Nazila would like to assign the unit to Fred (Legal Name: Farzan Foroughi). While we can do re-direction of title, but because the bank would require an actual assignment agreement that Farzan is the new purchaser, would the assignment fee still be applicable since he is an immediate family member? What else would you require from Farzan?

Regards,

Anurag

Anurag Gupta, LL. B. | Barrister.Solicitor.Notary | t: 416.521.9834 ext 201 | f: 647.476.7020

Anurag Gupta Professional Corporation
1400 Cornwall Road, Unit 12
Oakville, Ontario L6J 7W5

www.AnuragGupta.com | www.agpclaw.ca

***This e-mail transmission is directed in confidence to the person named above, and may not be otherwise distributed, copied or disclosed. The contents of this e-mail transmission also may be subject to solicitor-client privilege and all rights to that privilege are expressly claimed and not waived. If you have received this e-mail transmission in error, please notify the sender immediately by telephone and delete it without making a copy. Due to the inherent risks associated with the Internet, we assume no responsibility for unauthorized interception of any Internet communication with you or the transmission of computer viruses. Thank you for your assistance. ***

From: Jenelle Simpson <jdsimpson@airdberlis.com>
Sent: Thursday, October 29, 2020, 11:32 p.m.
To: fredforoughi@live.com
Cc: Ada Htay; Kirandeep Kainth
Subject: RE: Block 9 Occupancy

Hello Fred,

Please advise suite number.

Regards,

Jenelle Simpson
Aird & Berlis LLP

T 416.637.7551
E jdsimpson@airdberlis.com

This email is intended only for the individual or entity named in the message. Please let us know if you have received this email in error.
If you did receive this email in error, the information in this email may be confidential and must not be disclosed to anyone.

From: Fred Foroughi <fredforoughi@live.com>
Sent: Tuesday, October 27, 2020 11:51 AM
To: infoTO <infoTO@amacon.com>
Subject: Re: Block 9 Occupancy

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Good morning,

I understand and we already tried through the lawyers, but were instructed to speak with the Builder and see if an exception could be made. We do not want to postpone the financial obligations tied to Occupancy closing. We just want to extend the Occpancy date by 60 days for closing purposes. We would still commit to pay the 5% remaining in the deposit and any incurring occupancy fees.

Please let me know if Builder will approve our request.

Thanks,

Fred Foroughi

Sales Representative
HomeLife Frontier Realty Inc.
400-7620 Yonge St.
Thornhill, ON L4J1V9
Cell: 647-668-4623
Office: 416-218-8800
Fax: 416-218-8807

IMPORTANT NOTICE: This message is intended only for the use of the individual or entity to which it is addressed, and may contain information that is privileged, confidential and exempt from disclosure under applicable law. If the reader of this message is not the intended recipient, you are hereby notified that any dissemination, distribution or copying of this communication is strictly prohibited. If you have received this communication in error, please notify the sender immediately by email and delete the message. Thank you.

From: infoTO <infoTO@amacon.com>
Sent: October 27, 2020 8:49 AM
To: Fred Foroughi <fredforoughi@live.com>
Subject: RE: Block 9 Occupancy

Hello,

Unfortunately not. This needs to be done directly with the lawyers.

Thank you,

Amacon Development (City Centre) Corp.



LIVE WELL® | WORK WELL®

Suite 601 – 1 Yonge Street, Toronto, ON Canada M5E 1E5

t: 416.369.9069 ext 309 w: amacon.com



This e-mail and attachments (if any) is intended only for the addressee(s) and is subject to copyright. This e-mail contains information which may be confidential or privileged. If you are not the intended recipient please advise the sender by return e-mail, do not use or disclose the contents and delete the message and any attachments from your system. Unless specifically stated, this e-mail does not constitute formal advice or commitment by the sender or AMACON or any of its subsidiaries. AMACON respects your privacy

From: Fred Foroughi <fredforoughi@live.com>

Sent: Monday, October 26, 2020 2:51 PM

To: infoTO <infoTO@amacon.com>

Subject: Re: Block 9 Occupancy

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Good afternoon,

Thanks for your reply.

With regards to your response to question #1, please note that we sent a request to Amacon's lawyer through the Purchaser lawyer, but their response was negative. Is it possible for the Purchaser to make this request directly to the Builder and see whether they can come up with an agreement to postpone the Occupancy date?

Regards,

Fred Foroughi

Sales Representative
HomeLife Frontier Realty Inc.

400-7620 Yonge St.

Thornhill, ON L4J1V9

Cell: 647-668-4623
Office: 416-218-8800
Fax: 416-218-8807

IMPORTANT NOTICE: This message is intended only for the use of the individual or entity to which it is addressed, and may contain information that is privileged, confidential and exempt from disclosure under applicable law. If the reader of this message is not the intended recipient, you are hereby notified that any dissemination, distribution or copying of this communication is strictly prohibited. If you have received this communication in error, please notify the sender immediately by email and delete the message. Thank you.

From: infoTO <infoTO@amacon.com>
Sent: October 23, 2020 3:20 PM
To: Fred Foroughi <fredforoughi@live.com>
Subject: RE: Block 9 Occupancy

Hello Fred,

Please see answer below in red.

- 1) Can we request to push the occupancy date to a date closer to Outside Occupancy date (June 14, 2021)? If so, what are the implication and costs to the Purchaser? **For any occupancy date request a formal request will need to be submitted by your lawyer to Amacons lawyer.**
- 2) Can we request to have a mortgage pre-approval letter provided by a mortgage broker to be able to get occupancy? **Yes you can.**
- 3) When can the Purchaser assign her unit? **For any assignment requests please contact Jamsina jasmina@lifeatparkside.com**
- 4) Does the Vendor have any current buyers to whom we could assign the unit? **Unfortunately, no. The assignments are done between the purchaser and the buyer. We recommend you seek a real estate agent to help you through this.**

5) Can we amend the Agreement of Purchase to add a 2nd name as a Purchaser? **Please contact Jasmina at jasmina@lifeatparkside.com**

Thank you,

Amacon Development (City Centre) Corp



Suite 601 – 1 Yonge Street, Toronto, ON Canada M5E 1E5

t: 416.369.9069 ext 309 w: amacon.com



This e-mail and attachments (if any) is intended only for the addressee(s) and is subject to copyright. This e-mail contains information which may be confidential or privileged. If you are not the intended recipient please advise the sender by return e-mail, do not use or disclose the contents and delete the message and any attachments from your system. Unless specifically stated, this e-mail does not constitute formal advice or commitment by the sender or AMACON or any of its subsidiaries. AMACON respects your privacy

From: Fred Foroughi <fredforoughi@live.com>
Sent: Friday, October 23, 2020 10:01 AM
To: infoTO <infoTO@amacon.com>
Subject: Re: Block 9 Occupancy

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Good morning Amacon team,

Do you have any answers on the questions that I sent on Wed?

I appreciate your quick response.

Regards,

From: Fred Foroughi <fredforoughi@live.com>
Sent: Wednesday, October 21, 2020 10:14:20 AM
To: infoTO <infoTO@amacon.com>
Subject: Re: Block 9 Occupancy

- 1) Can we request to push the occupancy date to a date closer to Outside Occupancy date (June 14, 2021)? If so, what are the implication and costs to the Purchaser?
- 2) Can we request to have a mortgage pre-approval letter provided by a mortgage broker to be able to get occupancy?
- 3) When can the Purchaser assign her unit?
- 4) Does the Vendor have any current buyers to whom we could assign the unit?
- 5) Can we amend the Agreement of Purchase to add a 2nd name as a Purchaser?

Fred Foroughi

Sales Representative
HomeLife Frontier Realty Inc.

400-7620 Yonge St.

Thornhill, ON L4J1V9

Cell: 647-668-4623
Office: 416-218-8800
Fax: 416-218-8807

IMPORTANT NOTICE: This message is intended only for the use of the individual or entity to which it is addressed, and may contain information that is privileged, confidential and exempt from disclosure under applicable law. If the reader of this message is not the intended recipient, you are hereby notified that any dissemination, distribution or copying of this communication is strictly prohibited. If you have received this communication in error, please notify the sender immediately by email and delete the message. Thank you.

From: infoTO <infoTO@amacon.com>
Sent: October 21, 2020 10:03 AM
To: Fred Foroughi <fredforoughi@live.com>
Subject: RE: Block 9 Occupancy

Hi Fred,

You can send your questions on here and I will answer as best as possible for you .

Thank you,

Amacon Development (City Centre) Corp



Suite 601 – 1 Yonge Street, Toronto, ON Canada M5E 1E5

t: 416.369.9069 ext 309 w: amacon.com



This e-mail and attachments (if any) is intended only for the addressee(s) and is subject to copyright. This e-mail contains information which may be confidential or privileged. If you are not the intended recipient please advise the sender by return e-mail, do not use or disclose the contents and delete the message and any attachments from your system. Unless specifically stated, this e-mail does not constitute formal advice or commitment by the sender or AMACON or any of its subsidiaries. AMACON respects your privacy

From: Fred Foroughi <fredforoughi@live.com>
Sent: Wednesday, October 21, 2020 9:58 AM
To: infoTO <infoTO@amacon.com>
Subject: Re: Block 9 Occupancy

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Good morning,

Our questions are actually not related to final closing. We have questions about the Firm Occupancy that has been set for Nov 20, 2020. We also have questions about assignment.

I appreciate if you could connect us with someone to speak with live.

Regards,

Fred Foroughi

Sales Representative
HomeLife Frontier Realty Inc.

400-7620 Yonge St.

Thornhill, ON L4J1V9

Cell: 647-668-4623
Office: 416-218-8800
Fax: 416-218-8807

IMPORTANT NOTICE: This message is intended only for the use of the individual or entity to which it is addressed, and may contain information that is privileged, confidential and exempt from disclosure under applicable law. If the reader of this message is not the intended recipient, you are hereby notified that any dissemination, distribution or copying of this communication is strictly prohibited. If you have received this communication in error, please notify the sender immediately by email and delete the message. Thank you.

From: infoTO <infoTO@amacon.com>
Sent: October 21, 2020 9:45 AM
To: Fred Foroughi <fredforoughi@live.com>
Subject: RE: Block 9 Occupancy

Hello,

Can you please confirm what your question is regarding final closing so I can figure out who is best to answer your question.

Final closing had not been set yet and there is no date.

Thank you,

Amacon Development (City Centre) Corp



Suite 601 – 1 Yonge Street, Toronto, ON Canada M5E 1E5

t: 416.369.9069 ext 309 w: amacon.com



This e-mail and attachments (if any) is intended only for the addressee(s) and is subject to copyright. This e-mail contains information which may be confidential or privileged. If you are not the intended recipient please advise the sender by return e-mail, do not use or disclose the contents and delete the message and any attachments from your system. Unless specifically stated, this e-mail does not constitute formal advice or commitment by the sender or AMACON or any of its subsidiaries. AMACON respects your privacy

From: Fred Foroughi <fredforoughi@live.com>
Sent: Tuesday, October 20, 2020 7:54 PM
To: infoTO <infoTO@amacon.com>
Subject: Re: Block 9 Occupancy

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Hello,

Thanks for your response. We do have a copy of the Agreement and are aware of that term. However, I was wondering if we could speak with a representative of the builder regarding the final occupancy. Could you please put me in touch with someone?

Regards,

Farzan (Fred) Foroughi

Sales Representative
HomeLife Frontier Realty Inc.

400-7620 Yonge St.

Thornhill, ON L4J1V9

Cell: 647-668-4623
Office: 416-218-8800
Fax: 416-218-8807

IMPORTANT NOTICE: This message is intended only for the use of the individual or entity to which it is addressed, and may contain information that is privileged, confidential and exempt from disclosure under applicable law. If the reader of this message is not the intended recipient, you are hereby notified that any dissemination, distribution or copying of this communication is strictly prohibited. If you have received this communication in error, please notify the sender immediately by email and delete the message. Thank you.

From: infoTO <infoTO@amacon.com>
Sent: October 16, 2020 4:35 PM
To: Fred Foroughi <fredforoughi@live.com>
Subject: RE: Block 9 Occupancy

Hello,

Unfortunately our office still does not have a copy of the **SECOND NOTICE RE: UNAVOIDABLE DELAY - COVID-19 PANDEMIC** letter sent by the lawyer, but if you have a copy it would state "Pursuant to paragraph 20 of the Agreement, the Vendor requires current dated written confirmation of mortgage pre-approval from a recognized Canadian bank..."

If your client requires a copy of their agreement of purchase and sales, please contact Jasmina at jasmina@lifeatparksides.com

The keys will not be released as a mortgage pre-approval is required.

Thank you,

Amacon Development (City Centre) Corp



Suite 601 – 1 Yonge Street, Toronto, ON Canada M5E 1E5

t: 416.369.9069 ext 309 w: amacon.com



This e-mail and attachments (if any) is intended only for the addressee(s) and is subject to copyright. This e-mail contains information which may be confidential or privileged. If you are not the intended recipient please advise the sender by return e-mail, do not use or disclose the contents and delete the message and any attachments from your system. Unless specifically stated, this e-mail does not constitute formal advice or commitment by the sender or AMACON or any of its subsidiaries. AMACON respects your privacy

From: Fred Foroughi <fredforoughi@live.com>
Sent: Friday, October 16, 2020 2:37 PM
To: infoTO <infoTO@amacon.com>
Cc: ebrahimi_n1348@yahoo.ca
Subject: Re: Block 9 Occupancy

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Hello,

Thanks for getting back to me.

Our question is related to the recent ask from the Vendor to provide a written confirmation of mortgage pre-approval from a recognized Canadian bank. We want to know why the pre-approval needs to be provided from

a Canadian bank? Since we have not yet reached Final Closing, the Purchaser's mortgage broker has stated that it's very difficult to get a commitment from the Banks on a closing date that hasn't yet been determined. We need to know if the Vendor will allow the Purchaser (Nazila Ebrahimimeskinhagh) to still proceed with the Occupancy closing on November 20, 2020 without providing a pre-approval from a recognized Canadian bank?

I appreciate your help in this matter.

Regards,

Farzan (Fred) Foroughi

Sales Representative
HomeLife Frontier Realty Inc.

400-7620 Yonge St.

Thornhill, ON L4J1V9

Cell: 647-668-4623
Office: 416-218-8800
Fax: 416-218-8807

IMPORTANT NOTICE: This message is intended only for the use of the individual or entity to which it is addressed, and may contain information that is privileged, confidential and exempt from disclosure under applicable law. If the reader of this message is not the intended recipient, you are hereby notified that any dissemination, distribution or copying of this communication is strictly prohibited. If you have received this communication in error, please notify the sender immediately by email and delete the message. Thank you.

From: infoTO <infoTO@amacon.com>
Sent: October 16, 2020 10:15 AM
To: Fred Foroughi <fredforoughi@live.com>
Subject: RE: Block 9 Occupancy

Hi Farzan,

It depends on what the questions are that you need to ask.

Any legal related questions need to go through the purchasers lawyer and then to Amacons law team.

If you have any non-related legal questions I can attempt to answer or else guide you to a party that can be of assistance.

Thank you,

Amacon Development (City Centre) Corp



Suite 601 – 1 Yonge Street, Toronto, ON Canada M5E 1E5

t: 416.369.9069 ext 309 w: amacon.com



This e-mail and attachments (if any) is intended only for the addressee(s) and is subject to copyright. This e-mail contains information which may be confidential or privileged. If you are not the intended recipient please advise the sender by return e-mail, do not use or disclose the contents and delete the message and any attachments from your system. Unless specifically stated, this e-mail does not constitute formal advice or commitment by the sender or AMACON or any of its subsidiaries. AMACON respects your privacy

From: Fred Foroughi <fredforoughi@live.com>

Sent: Thursday, October 15, 2020 10:31 AM

To: infoTO <infoTO@amacon.com>

Cc: ebrahimi_n1348@yahoo.ca

Subject: Block 9 Occupancy

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

To whom it may concern,

I'm reaching out to you on behalf of Nazila Ebrahimimeskinhagh, the Purchaser of Suite 1906 in Tower 9 North. Please note that I represent Nazila as her real estate sales representative.

The reason I'm sending this email is because of the attached correspondence that was sent by Aird Berlis to Nazila's solicitor.

Would you please advise with whom at Amacon can we talk and discuss the attached letter?

Your prompt response is greatly appreciated.

Best regards,

Farzan (Fred) Foroughi

Sales Representative
HomeLife Frontier Realty Inc.

400-7620 Yonge St.

Thornhill, ON L4J1V9

Cell: 647-668-4623
Office: 416-218-8800
Fax: 416-218-8807

IMPORTANT NOTICE: This message is intended only for the use of the individual or entity to which it is addressed, and may contain information that is privileged, confidential and exempt from disclosure under applicable law. If the reader of this message is not the intended recipient, you are hereby notified that any dissemination, distribution or copying of this communication is strictly prohibited. If you have received this communication in error, please notify the sender immediately by email and delete the message. Thank you.