

Worksheet  
Standard Assignment  
Pre- Occupancy

Suite: 3302 Tower: AVIA 2 Date: NOV 12/20 Completed by: ANDREA ALSIP COTNAM

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 Aird and Berlis LLP in Trust: \$ 74,606 ✓
- ☒ Certified Deposit Cheque for Assignment fee \$0.00 / LEGAL FEE \$565 ✓ as per the Assignment Amendment payable to Amacon Development (City Centre) Corp. Courier to Dragana at Amacon Head office (Toronto).
- ☒ Agreement must be in good standing. Funds in Trust: \$ 58,619.00 IN TRUST with top up deposit it brings it into good standing ✓
- ☒ Assignors Solicitors information ✓
- ☒ Assignees Solicitors information ✓
- ☒ Include Fintrac for Assignee – Occupation and Employer
- ☒ Copy of Assignees ID ✓
- ☒ Copy of Assignees Mortgage Approval ✓

Deposit Summary Calculation	
\$532,900.00	Purchase Price
Currently in Trust	\$58,619.00
23-May-19	\$5,000.00
22-Jun-19	\$21,645.00
21-Aug-19	\$15,987.00
19-Nov-19	\$15,987.00
22-May-20	\$15,987.00
12-May-21	\$15,987.00
Occupancy	\$15,987.00
20% deposit	\$106,580.00
25% deposit for Assignment	
In Trust	\$133,225.00
Amount Due	\$74,606.00

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 Aird & Berlis LLP via email. Please remember that the Assignment fee cheque should be couriered to Amacon.

Administration Notes:

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**AVIA - TOWER TWO**

**AMENDMENT TO AGREEMENT OF PURCHASE AND SALE**

**ASSIGNMENT**

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

**MARIA ROSA M SANTOS (the "Purchaser")**

**Suite 3302 Tower Avia 2 Unit 2 Level 33 (the "Unit")**

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

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



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

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

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

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

- (i) obtains the written consent of the Vendor, which consent may not be unreasonably withheld;
- (ii) acknowledges to the Vendor in writing, that the Purchaser shall remain responsible for all Purchasers covenants, agreements and obligations under the Agreement;
- (iii) covenants not to advertise the Unit in any newspaper nor list the Unit on any multiple or exclusive listing service;
- (iv) acknowledges that the Vendor's consent is conditional on the purchaser and potential assignee meeting all of the requirements of the Vendor for such assignment, which requirements shall be set out in a letter from the Vendor's Solicitor to the Purchaser's Solicitor;
- (v) Acknowledges that the HST Rebate that may have otherwise been available to the Purchaser shall no longer be available to the Purchaser or the assignee on final closing notwithstanding any potential qualification for same and the assignee or the Purchaser, as the case may be, shall be required to pay the full amount of the applicable HST to the Vendor on Final closing;



- (vi) obtains an assignment and assumption agreement from the approved assignee in the Vendor's standard form for delivery to the Vendor;
- (vii) Complies in all respects with the Vendor's conditions of assignment approval letter;
- (viii) Pays the sum Zero (\$0.00) Dollars plus HST by way of certified cheque as an administration fee to the Vendor for permitting such sale, transfer or assignment, payable to the Vendor at the time of the Purchaser's request for consent to the assignment, which sum is non-refundable;
- (ix) 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.
- (x) Pays the Vendor Solicitor's legal fees of \$500.00 plus HST, to be submitted with the request by way of certified cheque payable to Aird & Berlis LLP, which fees are non-refundable;

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 23rd day of May, 2019

Witness: \_\_\_\_\_

\_\_\_\_\_  
Purchaser: MARIA ROSA M SANTOS

DATED at Mississauga, Ontario this 23rd day of May, 2019

AMACON DEVELOPMENT (CITY CENTRE) CORP.

PER: \_\_\_\_\_

Authorized Signing Officer  
I have the authority to bind the Corporation

AVIA 2

SUITE 3302 UNIT 2 LEVEL 33

ASSIGNMENT OF AGREEMENT OF PURCHASE AND SALE

THIS ASSIGNMENT made this 30th day of October 2020.

AMONG:

Maria Rosa M Santos

(hereinafter called the "Assignor")

OF THE FIRST PART;

- and -

Mourad, Rimon, Yo Hanna and Mary Christy Inc.

(hereinafter called the "Assignee")

OF THE SECOND PART;

- and -

AMACON DEVELOPMENTS (CITY CENTRE) CORP.

(hereinafter called the "Vendor")

OF THE THIRD PART.

WHEREAS:

- (A) By Agreement of Purchase and Sale dated the 23rd day of May, 2019 and accepted the 23rd day of May, 2019 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 2, Level 33, Suite 3302, together with 1 Parking Unit(s) and 1 Storage Unit(s) in the proposed condominium known municipally as 4130 Parkside Village Drive, Mississauga, Ontario (the "Property");
- (B) The Assignor has agreed to assign the Agreement and all deposits tendered by the Purchaser thereunder as well as any monies paid for extras or upgrades, monies paid as credits to the Vendor (or its solicitors) in connection with the purchase of the Property to the Assignee and any interest applicable thereto (the "Existing Deposits"), and the Assignee has agreed to assume all of the obligations of the Assignor under the Agreement and to complete the transaction contemplated by the Agreement in accordance with the terms thereof; and
- (C) The Vendor has agreed to consent to the assignment of the Agreement by the Assignor to the Assignee.

NOW THEREFORE THIS AGREEMENT WITNESSETH THAT in consideration of the sum of Ten Dollars (\$10.00) now paid by the Assignee to the Assignor and for such other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, the parties hereby agree as follows:

1. Subject to paragraph 7 herein, the Assignor hereby grants and assigns unto the Assignee, all of the Assignor's right, title and interest in, under and to the Agreement including, without limitation, all of the Assignor's rights to the Existing Deposits under the Agreement;
2. The Assignor acknowledges that any amounts paid by the Assignor for Existing Deposits will not be returned to the Assignor in the event of any default or termination of the Agreement and the Assignor expressly acknowledges, agrees and directs that such amounts shall be held by the Vendor as a credit toward the Purchase Price of the Unit.
3. Subject to paragraph 4 below, the Assignee covenants and agrees with the Assignor and the Vendor that he/she will observe and perform all of the covenants and obligations of the Purchaser under the Agreement and assume all of the obligations and responsibilities of the Assignor pursuant to the Agreement to the same extent as if he/she had originally signed the Agreement as named Purchaser thereunder.
4. The Assignee shall be required to pay the full amount of the applicable HST to the Vendor on final closing notwithstanding that the Assignee may qualify for HST Rebate (or equivalent). The HST applicable shall be calculated based on the original purchase price and the consideration for the Transfer/Deed to the Assignee shall reflect the original purchase price as set out in the Agreement. The Assignor and/or Assignee are personally directly responsible for collection and remittance of any HST applicable to any increase in or additional consideration negotiated as between Assignor and Assignee for the purchase of the Property. The Assignor and Assignee expressly acknowledge that the HST Rebate credit contemplated by the Agreement will not be available to the assigning parties and the Assignee will be obliged to seek any HST Rebate available directly on his or her own after final closing. The Vendor shall have no obligation whatsoever either before or after closing to assist or cooperate with the Assignor or Assignee in the collection or remittance of HST on the assignment transaction as between Assignor and Assignee or with any application for HST Rebate or equivalent.
5. Subject to the terms of the Assignment Amendment, the Assignee covenants and agrees with the Assignor and the Vendor not to list or advertise for sale or lease and/or sell or lease the Unit and is strictly prohibited from further assigning the Assignee's interest

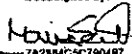
under the Agreement or this Assignment to any subsequent party without the prior written consent of the Vendor, which consent may be arbitrarily withheld.

6. In the event that the Agreement is not completed by the Vendor for any reason whatsoever, or if the Vendor is required pursuant to the terms of the Agreement to refund all or any part of the Existing Deposits or the deposit contemplated by section 2 above, the same shall be paid to the Assignee, and the Assignor shall have no claim whatsoever against the Vendor with respect to same.
7. The Assignor hereby represents to the Assignee and the Vendor that he/she has full right, power and authority to assign the Agreement to the Assignee.
8. The Assignor covenants and agrees with the Vendor that notwithstanding the within assignment, he/she will remain liable for the performance of all of the obligations of the Purchaser under the Agreement, jointly and severally with the Assignee. For greater clarity, the Assignor may be required to complete the Occupancy Closing with the Vendor.
9. The Vendor hereby consents to the assignment of the Agreement by the Assignor to the Assignee. This consent shall apply to the within assignment only, is personal to the Assignor, and the consent of the Vendor shall be required for any other or subsequent assignment in accordance with the provisions of this Agreement.
10. The Assignee hereby covenants, acknowledges and confirms that he/she has received a fully executed copy of the Agreement and the Disclosure Statement with all accompanying documentation and material, including any amendments thereto.
11. The Assignee shall pay 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.
12. The Assignor shall pay by certified cheque drawn on solicitor's trust account to Aird & Berlis, LLP upon execution of this Assignment Agreement, Vendor's solicitor's fees in the amount of Five Hundred Dollars (\$500.00) plus HST.
13. 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.
14. 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.
15. Any capitalized terms hereunder shall have the same meaning attributed to them in the Agreement, unless they are defined in this Assignment Agreement.
16. 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.
17. 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 \_\_\_\_\_ day of \_\_\_\_\_ 20\_\_\_\_

Witness

DocuSigned by:  


November 6, 2020

Maria Rosa M Santos

(Assignor)

Witness

(Assignor)

Witness

Mourad, Rimou, Yo Hanna

(Assignee)

Witness

Mary Christy Inc.

(Assignee)

AMACON DEVELOPMENT (CITY CENTRE) CORP.

Per:

Name:

Title:

Authorized Signing Officer

I have authority to bind the Corporation



CANADIAN DOLLAR DRAFT

903912

207 LAKESHORE ROAD E. AT GEORGE  
OAKVILLE ON L6J 1H7

DATE 2020 10 15  
Y Y Y M M D D

PAY TO ORDER OF AIRD AND BERLIS LLP \$ 565.00

SUM OF EXACTLY 565 DOLLARS \*\*\*\*\* 00/100 CANADIAN FUNDS

THE BANK OF NOVA SCOTIA

TO:  
ANY BRANCH OF  
THE BANK OF NOVA SCOTIA

AUTH NO  
A1826  
AUTH NO  
M4810

AUTHORIZED OFFICER

AUTHORIZED OFFICER

⑆703912⑆ ⑆38562002⑆ 00000043 30742⑆



Scotiabank  
ERIN MILLS TOWN CENTRE, MISS. ONT.  
5100 ERIN MILLS PARKWAY  
MISSISSAUGA, ONTARIO L5M 4Z5

CANADIAN DOLLAR DRAFT

710964

DATE 2020 10 07  
Y Y Y M M D D

PAY TO ORDER OF AIRD & BERLIS LLP, IN TRUST \$ 74,606.00

SUM OF EXACTLY 74,606 DOLLARS \*\*\*\*\* 00/100 CANADIAN FUNDS

THE BANK OF NOVA SCOTIA

TO:  
ANY BRANCH OF  
THE BANK OF NOVA SCOTIA

AUTH NO  
00000  
AUTH NO  
51119

AUTHORIZED OFFICER

AUTHORIZED OFFICER

⑆710964⑆ ⑆38562002⑆ 00000043 35832⑆

Received

Nov 9, 2020 Alex V.

Schedule "A"

Details of Assignee

ASSIGNEE	NAME:	<u>Mourad, Rimon, Yo Hanna</u>	
	DATE OF BIRTH	<u>1972/11/29</u>	
		YYYYMMDD	SIN #
	ADDRESS:	<u>3109 Saddleworth Cres., Oakville, ON L6M 0A8</u>	
	PHONE:	Tel: _____	
		Cell: <u>416 822 7112</u>	
		Facsimile: _____	
	E-mail:	<u>mhanna@mhanna.ca</u>	
ASSIGNEE	NAME:	<u>Mary Christy Inc.</u>	
	DATE OF BIRTH	_____	_____
		YYYYMMDD	SIN #
	ADDRESS:	<u>2545 Erin Center Blvd. Suite 1509, Mississauga, ON M5M 6z9</u>	
	PHONE:	Tel: _____	
		Cell: _____	
		Facsimile: _____	
	E-mail:	_____	
ASSIGNEE'S SOLICITOR:	NAME:	<u>Douglas M. Davidson</u>	
	ADDRESS:	<u>105 - 1140 Burnhamthorpe Rd. W. Mississauga, ON L5C 4E9</u>	
	PHONE:	Bus: <u>905-279-3330 ext. 224</u>	
		Facsimile: <u>905-279-273</u>	
	E-mail:	<u>douglasmdavidson123@gmail.com</u>	


**IN THE MATTER OF** an assignment of  
Agreement of Purchase and Sale from  
Maria Rosa M Santos to Mourad Rimou Yo  
Hanna and Mary Christy Inc. of 3302-4130  
Parkside Village Drive, Mississauga, Ontario

I, Michael R. W. Longfield, SOLEMNLY DECLARE that:

1. I am the solicitor for Maria Rosa M Santos, being the assignor in the above transaction.
2. I have authenticated the identity of the assignor and her signature on the assignment documentation.

AND I make this solemn Declaration conscientiously believing it to be true, and knowing that it is of the same force and effect as if made under oath.

**SEVERALLY DECLARED** before me  
at the  
City of Brampton  
in the  
Regional Municipality of Peel  
this 16<sup>th</sup> day of November, 2020

)  
)  
)  
)   
) Michael R. W. Longfield  
)  
)



Maria Osvalda De Sousa Cabral, a Commissioner, etc.,  
Province of Ontario, for Longfield Law  
Professional Corporation, Barrister and Solicitor.  
Expires March 5, 2022.



**IN THE MATTER OF** an assignment of  
Agreement of Purchase and Sale from Maria Rosa  
M Santos to Mourad Rimon Yo Hanna and Mary  
Christy Inc. of 4130 Parkside Village Drive, Suite  
#3302, Mississauga, Ontario

I, Douglas M. Davidson, SOLEMNLY DECLARE that:

1. I am the solicitor for Mourad Rimon Yo Hanna and Mary Christy Inc., being the assignee in the above noted transaction.
2. I have autenticated the identity of the assignee and their signatures on the assignment documentation.

AND I make this solemn Declaration conscientiously believing it to be true, and knowing that it is of the same force and effect as if made under oath.

SEVERALLY DECLARED before me  
at the City of Mississauga  
in the Regional Municipality  
of Peel  
this 12 day of November  
2020

}  
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}  
}  
}

  
\_\_\_\_\_  
Douglas M. Davidson

  
A COMMISSIONER, ETC.

Angelique Devi Mistr, a Commissioner, etc.,  
Province of Ontario, for  
Douglas M. Davidson, Barrister & Solicitor.  
Expires April 20, 2021.

**IN THE MATTER OF** an assignment of  
Agreement of Purchase and Sale from Maria Rosa  
M Santos to Mourad Rimon Yo Hanna and Mary  
Christy Inc. of 4130 Parkside Village Drive, Suite  
#3302, Mississauga, Ontario

I, Douglas M. Davidson, SOLEMNLY DECLARE that:

1. I am the solicitor for Mourad Rimon Yo Hanna and Mary Christy Inc., being the assignee in the above noted transaction.
2. I have autenticated the identity of the assignee and their signatures on the assignment documentation.

AND I make this solemn Declaration conscientiously believing it to be true, and knowing that it is of the same force and effect as if made under oath.

SEVERALLY DECLARED before me  
at the City of Mississauga  
in the Regional Municipality  
of Peel  
this 10 day of November  
2020

}  
}  
}  
}  
}  
}

  
\_\_\_\_\_  
Douglas M. Davidson

  
A COMMISSIONER, ETC.

Angelique Devi Misir, a Commissioner, etc.,  
Province of Ontario, for  
Douglas M. Davidson, Barrister & Solicitor.  
Expires April 20, 2021.

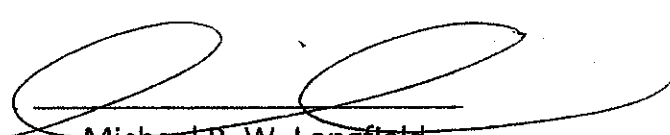
**IN THE MATTER OF** an assignment of  
Agreement of Purchase and Sale from  
Maria Rosa M Santos to Mourad Rimon Yo  
Hanna and Mary Christy Inc. of 3302-4130  
Parkside Village Drive, Mississauga, Ontario

I, Michael R. W. Longfield, SOLEMNLY DECLARE that:

- 1. I am the solicitor for Maria Rosa M Santos, being the assignor in the above transaction.
- 2. I have authenticated the identity of the assignor and her signature on the assignment documentation.

AND I make this solemn Declaration conscientiously believing it to be true, and knowing that it is of the same force and effect as if made under oath.

**SEVERALLY DECLARED** before me  
at the  
City of Brampton  
in the  
Regional Municipality of Peel  
this 16<sup>th</sup> day of November, 2020

)  
)  
)  
)   
) Michael R. W. Longfield  
)  
)



Maria Osvalda De Sousa Cabral, a Commissioner, etc.,  
Province of Ontario, for Longfield Law  
Provisional Corporation, Barrister and Solicitor.  
Expires March 5, 2022.

Request ID: 007029570  
Demande n° :  
Transaction ID: 26339744  
Transaction n° :  
Category ID: CT  
Catégorie :

Province of Ontario  
Province de l'Ontario  
Ministry of Consumer and Business Services  
Ministère des Services aux consommateurs et aux entreprises  
Companies and Personal Property Security Branch  
Direction des compagnies et des sûretés mobilières

Date Report Produced: 2005/04/20  
Document produit le :  
Time Report Produced: 16:29:27  
Imprimé à :

## **Certificate of Incorporation Certificat de constitution**

This is to certify that

Ceci certifie que

**MARY CHRISTY INC.**

Ontario Corporation No.

Numéro matricule de la personne morale en  
Ontario

**002070300**

is a corporation incorporated,  
under the laws of the Province of Ontario.

est une société constituée aux termes  
des lois de la province de l'Ontario.

These articles of incorporation  
are effective on

Les présents statuts constitutifs  
entrent en vigueur le

**APRIL 20 AVRIL, 2005**



Director/Directrice  
Business Corporations Act/Loi sur les sociétés par actions

Request ID / Demande n°

7029570

Ontario Corporation Number  
Numéro de la compagnie en Ontario

2070300

FORM 1

FORMULE NUMÉRO 1

BUSINESS CORPORATIONS ACT

/

LOI SUR LES COMPAGNIES

ARTICLES OF INCORPORATION  
STATUTS CONSTITUTIFS

1. The name of the corporation is:  
MARY CHRISTY INC.

Dénomination sociale de la compagnie:

2. The address of the registered office is:  
C/O MOURAD HANNA  
2545 ERIN CENTER BLVD.

Adresse du siège social:  
Suite 1509

(Street & Number, or R.R. Number & if Multi-Office Building give Room No.)  
(Rue et numéro, ou numéro de la R.R. et, s'il s'agit d'édifice à bureau, numéro du bureau)

MISSISSAUGA  
CANADA

ONTARIO  
L5M 6X9

(Name of Municipality or Post Office)  
(Nom de la municipalité ou du bureau de poste)

(Postal Code/Code postal)

3. Number (or minimum and maximum  
number) of directors is:  
Minimum 1

Nombre (ou nombres minimal et maximal)  
d'administrateurs:  
Maximum 3

4. The first director(s) is/are:

Premier(s) administrateur(s):

First name, initials and surname  
Prénom, initiales et nom de famille

Resident Canadian State Yes or No  
Résident Canadien Oui/Non

Address for service, giving Street & No.  
or R.R. No., Municipality and Postal Code

Domicile élu, y compris la rue et le  
numéro, le numéro de la R.R., ou le nom  
de la municipalité et le code postal

\* MAYAR  
JINDY

YES

2545 ERIN CENTER BLVD. Suite 1509

MISSISSAUGA ONTARIO  
CANADA L5M 6X9

Request ID / Demande n°

7029570

Ontario Corporation Number  
Numéro de la compagnie en Ontario

2070300

4. The first director(s) is/are:

Premier(s) administrateur(s):

First name, initials and surname  
Prénom, initiales et nom de famille

Resident Canadian State Yes or No  
Résident Canadien Oui/Non

Address for service, giving Street & No.  
or R.R. No., Municipality and Postal Code

Domicile élu, y compris la rue et le  
numéro, le numéro de la R.R., ou le nom  
de la municipalité et le code postal

\* MOURAD  
HANNA

YES

2545 ERIN CENTER BLVD. Suite 1509

MISSISSAUGA ONTARIO  
CANADA L5M 6Z9

Request ID / Demande n°

7029570

Ontario Corporation Number  
Numéro de la compagnie en Ontario

2070300

- 
5. Restrictions, if any, on business the corporation may carry on or on powers the corporation may exercise.  
*Limites, s'il y a lieu, imposées aux activités commerciales ou aux pouvoirs de la compagnie.*  
Per the company's by-laws.

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

*Catégories et nombre maximal, s'il y a lieu, d'actions que la compagnie est autorisée à émettre:*

Unlimited -Class A, B, or C

Request ID / Demande n°

Ontario Corporation Number  
Numéro de la compagnie en Ontario

7029570

2070300

- 
7. Rights, privileges, restrictions and conditions (if any) attaching to each class of shares and directors authority with respect to any class of shares which may be issued in series:  
*Droits, privilèges, restrictions et conditions, s'il y a lieu, rattachés à chaque catégorie d'actions et pouvoirs des administrateurs relatifs à chaque catégorie d'actions que peut être émise en série:*

Class A are Common shares, Class B are non voting shres, and class C are preffered shares.



Page: 5

Request ID / Demande n°

Ontario Corporation Number  
Numéro de la compagnie en Ontario

7029570

2070300

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8. The issue, transfer or ownership of shares is/is not restricted and the restrictions (if any) are as follows:

L'émission, le transfert ou la propriété d'actions est/n'est pas restreinte. Les restrictions, s'il y a lieu, sont les suivantes:

As per the Company's by-laws.

Page: 6

Request ID / Demande n°

7029570

Ontario Corporation Number  
Numéro de la compagnie en Ontario

2070300

- 
9. Other provisions, (if any, are):  
*Autres dispositions, s'il y a lieu:*  
As per the Company's by-laws.

Request ID / Demande n°

7029570

Ontario Corporation Number  
Numéro de la compagnie en Ontario

2070300

10. The names and addresses of the incorporators are  
*Nom et adresse des fondateurs*

First name, initials and last name  
or corporate name

*Prénom, initiale et nom de  
famille ou dénomination sociale*

Full address for service or address of registered office or of principal place of business  
giving street & No. or R.R. No., municipality and postal code

*Domicile élu, adresse du siège social ou adresse de l'établissement principal, y compris  
la rue et le numéro, le numéro de la R.R., le nom de la municipalité et le code postal*

\* MAYAR JINDY

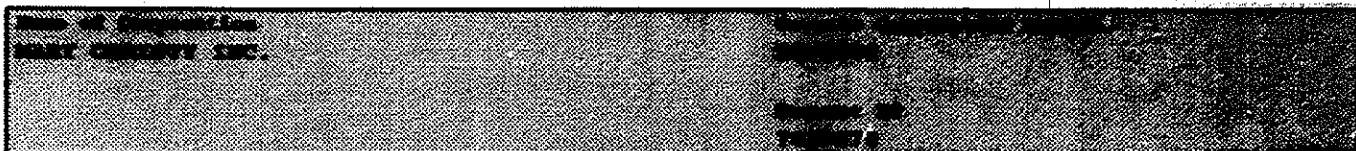
2545 ERIN CENTER BLVD. Suite 1509

MISSISSAUGA ONTARIO  
CANADA L5M 6Z9

\* MOURAD HAMBA

2545 ERIN CENTER BLVD. Suite 1509

MISSISSAUGA ONTARIO  
CANADA L5M 6Z9



**ADDITIONAL INFORMATION FOR ELECTRONIC INCORPORATION**

**CONTACT PERSON**

First Name	Last Name
MOURAD	HANNA
Name of Law Firm	

**ADDRESS**

Street #	Street Name	Suite #	
2545	ERIN CENTER BLVD.,	1509	
Additional Information		City	
		MISSISSAUGA	
Province	Country	Postal Code	
ONTARIO	CANADA	L5M 6X9	

**TELEPHONE #:** 905 819 6829

**NUANS SEARCH DETAILS**

Corporate Name Searched on NUANS (1)  
MARY CHRISTY INC.

NUANS Reservation Reference #  
83214061

Date of NUANS Report  
2005/04/20

Name of Corporation  
MARY CHRISTY INC.

Ontario Corporation Number  
2070300

Request ID  
7029570

## **ELECTRONIC INCORPORATION TERMS AND CONDITIONS**

The following are the terms and conditions for the electronic filing of Articles of Incorporation under the Ontario Business Corporations Act (OBCA) with the Ministry of Consumer and Business Services (MCBS), Companies and Personal Property Security Branch. Agreement to these terms and conditions by at least one of the incorporators listed in article 10 of the Articles of Incorporation is a mandatory requirement for electronic incorporation.

- 1) The applicant is required to obtain an Ontario biased or weighted NUANS search report for the proposed name. The applicant must provide the NUANS name searched, the NUANS reservation number and the date of the NUANS report. The NUANS report must be kept in electronic or paper format at the corporation's registered office address.
- 2) All first directors who are not incorporators, must sign a consent in the prescribed form. The original consent must be kept at the corporation's registered office address.
- 3) A Corporation acquiring a name identical to that of another corporation must indicate that due diligence has been exercised in verifying that the Corporation meets the requirements of Subsection 6(1) of Regulation 62 made under the OBCA. Otherwise, the Corporation is required to obtain a legal opinion on legal letterhead signed by a lawyer qualified to practise in Ontario that clearly indicates that the corporations involved comply with Subsection 6(2) of that Regulation by referring to each clause specifically. The original of this legal opinion must be kept at the Corporation's registered office address. The applicant must complete the electronic version of this legal opinion provided by one of the two Primary Service Providers under contract with the Ministry.
- 4) The date of the Certificate of Incorporation will be the date the articles are updated to the ONBIS electronic public record database. Articles submitted electronically outside MCBS, Companies and Personal Property Security Branch, ONBIS access hours will receive an endorsement date effective the next business day when the system resumes operation, if the submitted Articles of Incorporation meet the requirements for electronic incorporation. Articles of Incorporation submitted during system difficulties will receive an endorsement date effective the date the articles are updated to the ONBIS system.
- 5) The electronic Articles of Incorporation must be in the format approved by the Ministry and submitted through one of the two Primary Service Providers under contract with the Ministry.
- 6) Upon receipt of the Certificate of Incorporation issued by the ONBIS system, a duplicate copy of the Articles of Incorporation with the Ontario Corporation Number and the Certificate of Incorporation must be kept in paper or electronic format. The Ministry will print and microfilm copies of the Certificate of Incorporation, the Articles of Incorporation and any other documentation submitted electronically. These will be considered the true original filed copies.
- 7) The sole responsibility for correctness and completeness of the Articles of Incorporation, and for compliance with the OBCA and all regulations made under it, lies with the incorporator(s) and/or their legal advisor(s), if any.

The incorporator(s) have read the above Terms and Conditions and they understand and agree to them.

I am an incorporator or I am duly authorized to represent and bind the incorporator(s).

First Name  
MOURAD

Last Name  
HANNA



Driver's Licence  
Permis de conduire

ON  
CANADA



1/2 DATED/ON  
MANNIA

MOURAD RIMONI  
3109 SADDLEWORTH CRES  
OAKVILLE, ON L6M 0A8

4/ NUMBER  
H0447 - 56877 - 21129

7/ EXP/DOB 2016/09/29 2019/11/29

5/ DOB/EXP DP5161191 182 cm

6/ SEX/SEXE M

8/ CLASS/CLASSE G

9/ CATEGORIES

10/ REST/COND X

11/ DATED/ON 19/2/11/29



Government of Canada  
Gouvernement du Canada

**MOURAD RIMOU  
YOUSSEF  
HANNA**

Y.A.	DOB - D.O.B.	SEX SEXE	WEIGHT POIDS CM
	1972 11 29	M	180
Y.A.	OP - O.P.	EYES - YEUX	
	2007 12	BROWN	

B0282505

Certificate  
of  
Canadian Citizenship  
This is to certify that



Certificat  
de  
citoyenneté canadienne  
Ce certificat atteste que

**MOURAD RIMOU YOUSSEF HANNA**

is a Canadian citizen under the provisions of the Citizenship Act and, as such, is entitled to all the rights and privileges and is subject to all the duties and responsibilities of a Canadian citizen.

est un citoyen canadien aux termes de la Loi sur la citoyenneté et, à ce titre, peut de plein droit en bénéficier et est tenu de s'y conformer.







**The Bank of Nova Scotia**

Erin Mills Town Centre  
5100 Erin Mills Parkway  
Mississauga, ON  
Canada L5M 4Z5

Tel 905.607.2047  
Fax 905.607.2050

Oct 7<sup>th</sup>, 2020

Mr Mourad Ry Hanna  
MARY CHRISTY INC.  
3109 Saddleworth Cres  
Oakville, ON. L6M 0A8



Dear Mourad,

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

We are pleased to advise that based on the information you provided, you qualify for a residential mortgage on your principal residence<sup>1</sup>. The details of the approval are as follows:

Mortgage Loan Amount <sup>2</sup> :	\$426,320.00
Purchase price:	\$532,900.00
Amortization:	25 Years Amortization
Interest Rate :	4.79%
Term:	5 years closed
Address: 4130 Parkside village Dr. Unit 3302, Mississauga, ON	

This Mortgage pre-approval and interest rate shown above expires on Jan 06/2021

Your interest rate is guaranteed until the expiry of this approval. Please note that if you change the mortgage term selected or the interest rate, the mortgage loan amount may require revision.


Thank you for applying for a pre-approved mortgage with Scotiabank. Please contact us when you find the home that meets your needs, or if you have any questions regarding your financial requirements.

Please consider that above approval amount is subject the rental income verification and can be changed accordingly.

- 
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 mortgage default insurance premium that may be required. Mortgage Loans in excess of 80% of the home's value require mortgage default insurance. This amount is based on your requested amount.
  3. The maximum approved amount stated includes any mortgage default insurance premium that may be required. Mortgage loans in excess of 80% of the home's value require mortgage default insurance. This amount is the maximum amount you qualify for.
  4. Interest rate is calculated semi-annually not in advance.

Received May 23, 2019.

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 **MS MARIA ROSA SANTOS**  
60 BAYCLIFFE CRES UNIT 208  
BRAMPTON, ON L7A 0Z4  
(647) 669-8318

020


DATE 2019-05-23  
Y Y Y Y M M D D

**Aird & Berlis LLP, In Trust**

PAY TO THE ORDER OF Five thousand \$ 5000.00


 **Canada Trust**  
COMMERCIAL BANKING CENTRE  
81 KENT ST. W.  
LINDSAY, ONTARIO K9V 2Y3

MEMO Ana Sute 3302 Maria Santos

100 DOLLARS  Security features included. Details on back.

⑈020⑈ ⑆28242⑈004⑆ 0368⑈6513363⑈

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 **MS MARIA ROSA SANTOS**  
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BRAMPTON, ON L7A 0Z4  
(647) 669-8318

021


DATE 2019-06-22  
Y Y Y Y M M D D

**Aird & Berlis LLP, In Trust**

PAY TO THE ORDER OF Twenty one thousand six hundred forty five \$ 21,645.00


 **Canada Trust**  
COMMERCIAL BANKING CENTRE  
81 KENT ST. W.  
LINDSAY, ONTARIO K9V 2Y3

MEMO Ana Sute 3302 Maria Santos

100 DOLLARS  Security features included. Details on back.

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 **MS MARIA ROSA SANTOS**  
60 BAYCLIFFE CRES UNIT 208  
BRAMPTON, ON L7A 0Z4  
(647) 669-8318

022


DATE 2019-08-21  
Y Y Y Y M M D D

**Aird & Berlis LLP, In Trust**

PAY TO THE ORDER OF Fifteen thousand nine hundred eighty seven \$ 15,987.00


 **Canada Trust**  
COMMERCIAL BANKING CENTRE  
81 KENT ST. W.  
LINDSAY, ONTARIO K9V 2Y3

MEMO Ana Sute 3302 Maria Santos

100 DOLLARS  Security features included. Details on back.

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60 BAYCLIFFE CRES UNIT 208  
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(647) 669-8318

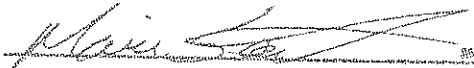
023

DATE 2019-11-19  
Y Y Y Y M M D D

**Aird & Berlis LLP, In Trust**


PAY TO THE ORDER OF Fifteen thousand nine hundred eighty seven \$ 15,987.00  
100 DOLLARS  Security features included. Details on back.

 **Canada Trust**  
COMMERCIAL BANKING CENTRE  
81 KENT ST. W.  
LINDSAY, ONTARIO K9V 2Y3

MEMO Avia Suite 3302. 

⑈023⑈ ⑆28242⑈004⑆ 0368⑈6513363⑈


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BRAMPTON, ON L7A 0Z4  
(647) 669-8318


024

DATE 2020-05-22  
Y Y Y Y M M D D

**Aird & Berlis LLP, In Trust**

PAY TO THE ORDER OF Fifteen thousand nine hundred eighty seven \$ 15,987.00  
100 DOLLARS  Security features included. Details on back.

 **Canada Trust**  
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MEMO Avia Suite 3302. 

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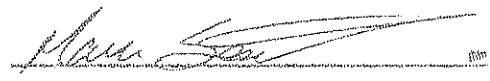
025

DATE 2021-05-12  
Y Y Y Y M M D D

**Aird & Berlis LLP, In Trust**

PAY TO THE ORDER OF Fifteen thousand nine hundred eighty seven \$ 15,987.00  
100 DOLLARS  Security features included. Details on back.

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MEMO Avia Suite 3302. 

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