Okanagan Mainline Real Estate Board

BRITISH COLUMBIA REAL ESTATE ASSOCIATION

THE CANADIAN BAR ASSOCIATION British Columbia Branch

RE/MAX Kelowna

CONTRACT OF PURCHASE AND SALE

BROKERAGE: RE/MAX Kelowna DATE: August 9, 2014

ADDRESS: #100 - 1553 Harvey Aven Kelowna PC: V1Y 6G1 PHONE: (250)717-5000

PREPARED BY: Lorne McBratney MLS® NO: N/A

SELLER: Okanagan Land Development Corp	BUYER: Logan R. Dow
SELLER:	BUYER:
ADDRESS: 11th floor, 938 Howe Street	ADDRESS: 391 Collinge Rd
Vancouver, BC PC: V6N 1N9	Hinton, AB PC: T7V 1L1
PHONE:	PHONE:
RESIDENT OF CANADA ☐ NON-RESIDENT OF CANADA ☐ as defined under the *Income Tax Act.*	OCCUPATION:

PROPERTY:

13295 Shoreline Drive

UNIT NO. ADDRESS OF PROPERTY

Lake Country, BC

CITY/TOWN/MUNICIPALITY POSTAL CODE

029-327-296

PID OTHER PID(S)

Lot 6, Sec.27, Twp 20, ODYD EPP 40830

LEGAL DESCRIPTION

The Buyer agrees to purchase the Property from the Seller on the following terms and subject to the following conditions:

1. **PURCHASE PRICE:** The purchase price of the Property will be One Hundred Eighty-Four Thousand Nine Hundred DOLLARS $ 184,900.00 (Purchase Price)

2. **DEPOSIT:** A deposit of $ 18,490.00 which will form part of the Purchase Price, will be paid **within 24 hours of acceptance** unless agreed as follows:

   within 48 hours, not including Saturdays, Sundays and Statutory holidays, of the Buyers final subject removal

   All monies paid pursuant to this section (Deposit) will be paid in accordance with section 10 or by uncertified cheque except as otherwise set out in this section 2 and will be delivered in trust to Re/Max Kelowna and held in trust in accordance with the provisions of the *Real Estate Services Act*. In the event the Buyer fails to pay the Deposit as required by this Contract, the Seller may, at the Seller's option, terminate this Contract. The party who receives the Deposit is authorized to pay all or any portion of the Deposit to the Buyer's or Seller's conveyancer (the "Conveyancer") without further written direction of the Buyer or Seller, provided that: (a) the Conveyancer is a Lawyer or Notary; (b) such money is to be held in trust by the Conveyancer as stakeholder pursuant to the provisions of the *Real Estate Services Act* pending the completion of the transaction and not on behalf of any of the principals to the transaction; and (c) if the sale does not complete, the money should be returned to such party as stakeholder or paid into Court.

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3. **TERMS AND CONDITIONS:** The purchase and sale of the Property includes the following terms and is subject to the following conditions:

See Schedule A
See Addendum

Each condition, if so indicated is for the sole benefit of the party indicated. Unless each condition is waived or declared fulfilled by written notice given by the benefiting party to the other party on or before the date specified for each condition, this Contract will be terminated thereupon and the Deposit returnable in accordance with the *Real Estate Services Act*.

4. **COMPLETION:** The sale will be completed on August 29, yr. 2014 (Completion Date) at the appropriate Land Title Office.

5. **POSSESSION:** The Buyer will have vacant possession of the Property at Completion m. on ____________, yr. ________ (Possession Date) OR, subject to the following existing tenancies, if any:

____

6. **ADJUSTMENTS:** The Buyer will assume and pay all taxes, rates, local improvement assessments, fuel utilities and other charges from, and including, the date set for adjustments, and all adjustments both incoming and outgoing of whatsoever nature will be made as of Completion, yr. ________ (Adjustment Date).

7. **INCLUDED ITEMS:** The Purchase Price includes any buildings, improvements, fixtures, appurtenances and attachments thereto, and all blinds, awnings, screen doors and windows, curtain rods, tracks and valances, fixed mirrors, fixed carpeting, electric, plumbing, heating and air conditioning fixtures and all appurtenances and attachments thereto as viewed by the Buyer at the date of inspection, INCLUDING:

land only

BUT EXCLUDING: ______________________________

8. **VIEWED:** The Property and all included items will be in substantially the same condition at the Possession Date as when viewed by the Buyer on August 9 yr. 2014

9. **TITLE:** Free and clear of all encumbrances except subsisting conditions, provisos, restrictions exceptions and reservations, including royalties, contained in the original grant or contained in any other grant or disposition from the Crown, registered or pending restrictive covenants and rights-of-way in favour of utilities and public authorities, existing tenancies set out in Clause 5, if any, and except as otherwise set out herein.

10. **TENDER:** Tender or payment of monies by the Buyer to the Seller will be by certified cheque, bank draft, cash or Lawyer's/Notary's or real estate brokerage's trust cheque.

11. **DOCUMENTS:** All documents required to give effect to this Contract will be delivered in registrable form where necessary and will be lodged for registration in the appropriate Land Title Office by 4 pm on the Completion Date.

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12. TIME: Time will be of the essence hereof, and unless the balance of the cash payment is paid and such formal agreements to pay the balance as may be necessary is entered into on or before the Completion Date, the Seller may, at the Seller's option, terminate this Contract, and, in such event, the amount paid by the Buyer will be non-refundable and absolutely forfeited to the Seller in accordance with the *Real Estate Services Act*, on account of damages, without prejudice to the Seller's other remedies.

13. BUYER FINANCING: If the Buyer is relying upon a new mortgage to finance the Purchase Price, the Buyer, while still required to pay the Purchase Price on the Completion Date, may wait to pay the Purchase Price to the Seller until after the transfer and new mortgage documents have been lodged for registration in the appropriate Land Title Office, but only if, before such lodging, the Buyer has: (a) made available for tender to the Seller that portion of the Purchase Price not secured by the new mortgage, and (b) fulfilled all the new mortgagee's conditions for funding except lodging the mortgage for registration, and (c) made available to the Seller, a Lawyer's or Notary's undertaking to pay the Purchase Price upon the lodging of the transfer and new mortgage documents and the advance by the mortgagee of the mortgage proceeds pursuant to the Canadian Bar Association (BC Branch) (Real Property Section) standard undertakings (the "CBA Standard Undertakings").

14. CLEARING TITLE: If the Seller has existing financial charges to be cleared from title, the Seller, while still required to clear such charges, may wait to pay and discharge existing financial charges until immediately after receipt of the Purchase Price, but in this event, the Seller agrees that payment of the Purchase Price shall be made by the Buyer's Lawyer or Notary to the Seller's Lawyer or Notary, on the CBA Standard Undertakings to pay out and discharge the financial charges, and remit the balance, if any, to the Seller.

15. COSTS: The Buyer will bear all costs of the conveyance and, if applicable, any costs related to arranging a mortgage and the Seller will bear all costs of clearing title.

16. RISK: All buildings on the Property and all other items included in the purchase and sale will be, and remain, at the risk of the Seller until 12:01 am on the Completion Date. After that time, the Property and all included items will be at the risk of the Buyer.

17. PLURAL: In this Contract, any reference to a party includes that party's heirs, executors, administrators, successors and assigns; singular includes plural and masculine includes feminine.

18. REPRESENTATIONS AND WARRANTIES: There are no representations, warranties, guarantees, promises or agreements other than those set out in this Contract and the representations contained in the Property Disclosure Statement if incorporated into and forming part of this Contract, all of which will survive the completion of the sale.

19. PERSONAL INFORMATION: The Buyer and the Seller hereby consent to the collection, use and disclosure by the Brokerages and by the managing broker(s), associate broker(s) and representative(s) of those Brokerages (collectively the "Licensee(s)") described in Clause 20, the real estate boards of which those Brokerages and Licensees are members and, if the Property is listed on a Multiple Listing Service®, the real estate board that operates the Multiple Listing Service®, of personal information about the Buyer and the Seller:

A. for all purposes consistent with the transaction contemplated herein:

B. if the Property is listed on a Multiple Listing Service®, for the purpose of the compilation, retention and publication by the real estate board that operates the Multiple Listing Service® and other real estate boards of any statistics including historical Multiple Listing Service® data for use by persons authorized to use the Multiple Listing Service® of that real estate board and other real estate boards;

C. for enforcing codes of professional conduct and ethics for members of real estate boards; and

D. for the purposes (and to the recipients) described in the brochure published by the British Columbia Real Estate Association entitled *Working With a REALTOR®*.

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20. **AGENCY DISCLOSURE:** The Seller and the Buyer acknowledge having received, read and understood the brochure published by the British Columbia Real Estate Association entitled *Working With a REALTOR®* and acknowledge and confirm as follows:

A. the Seller has an agency relationship with

Lorne McBratney who is licensed in relation to RE/MAX Kelowna
DESIGNATED AGENT/LICENSEE BROKERAGE

B. the Buyer has an agency relationship with

_______________ who is licensed in relation to _______________
DESIGNATED AGENT/LICENSEE BROKERAGE

C. the Buyer and the Seller have consented to a limited dual agency relationship with

____
DESIGNATED AGENT/LICENSEE

who is/are licensed in relation to _______________
BROKERAGE

having signed a Limited Dual Agency Agreement dated _______________

If only (A) has been completed, the Buyer is acknowledging no agency relationship. If only (B) has been completed, the Seller is acknowledging no agency relationship.

21. **ACCEPTANCE IRREVOCABLE** (Buyer and Seller): The Seller and the Buyer specifically confirm that this Contract of Purchase and Sale is executed under seal. It is agreed and understood that the Seller's acceptance is irrevocable, including without limitation, during the period prior to the date specified for the Buyer to either:
A. fulfill or waive the terms and conditions herein contained; and/or
B. exercise any option(s) herein contained.

22. **THIS IS A LEGAL DOCUMENT. READ THIS ENTIRE DOCUMENT AND INFORMATION PAGE BEFORE YOU SIGN.**

23. **OFFER:** This offer, or counter-offer, will be open for acceptance until 5 o'clock ___ p.m. on ___ August 12, yr. 2014 (unless withdrawn in writing with notification to the other party of such revocation prior to notification of its acceptance), and upon acceptance of the offer, or counter-offer, by accepting in writing and notifying the other party of such acceptance, there will be a binding Contract of Purchase and Sale on the terms and conditions set forth.

X		SEAL Logan R. Dow
WITNESS	BUYER	PRINT NAME
X		SEAL
WITNESS	BUYER	PRINT NAME

24. **ACCEPTANCE:** The Seller (a) hereby accepts the above offer and agrees to complete the sale upon the terms and conditions set out above, (b) agrees to pay a commission as per the Listing Contract, and (c) authorizes and instructs the Buyer and anyone acting on behalf of the Buyer or Seller to pay the commission out of the proceeds of sale and forward copies of the Seller's Statement of Adjustments to the Cooperating/Listing Brokerage, as requested forthwith after completion.

Seller's acceptance is dated August 11, yr. 2014

X		SEAL Okanagan Land Development Co
WITNESS	SELLER	PRINT NAME
X		SEAL
WITNESS	SELLER	PRINT NAME

*PREC represents Personal Real Estate Corporation

Okanagan Mainline Real Estate Board

RE/MAX Kelowna

BRITISH COLUMBIA REAL ESTATE ASSOCIATION

THE CANADIAN BAR ASSOCIATION British Columbia Branch

CONTRACT OF PURCHASE AND SALE ADDENDUM

MLS® NO.: N/A DATE:

RE: ADDRESS 13295 Shoreline Drive Lake Country, BC

LEGAL DESCRIPTION: Lot 6, Sec.27, Twp 20, ODYD EPP 40830

PID 029-327-296 OTHER PID(S)

FURTHER TO THE CONTRACT OF PURCHASE AND SALE DATED August 9, 2014

MADE BETWEEN Logan R. Dow AS BUYER, AND

Okanagan Land Development Corp AS SELLER AND COVERING

THE ABOVE-MENTIONED PROPERTY, THE UNDERSIGNED HEREBY AGREE AS FOLLOWS:

Buyer and Seller understand that the following subject conditions are for the sole benefit of the Buyer and it is agreed that they may be unilaterally waived/removed by the Buyer by on or before August 23, 2014 .

Subject to the Buyer coming to an unconditional building contract with Malkin Construction.

Subject to the Buyer receiving and approving a new first mortgage made available to the Buyer.

Subject to the Buyer receiving and approving information from the applicable design review consultant regarding acceptable home style and design requirements.

Subject to the Buyer receiving and approving the current Developer's Disclosure Statement including the Statutory Building Scheme and Design Guidelines and verifying any related fees.

Subject to the Buyer confirming availability and cost of all services which may include electrical, telephone and communications services, cable vision, gas and water.

Subject to the Buyer, at the Buyer's expense, receiving and being satisfied with a report from The District of Lake Country concerning the quantity and quality of the water supply.

Subject to the Buyer, searching and approving title to the property against the presence of any charge or other feature, whether registered or not, that reasonably may affect the property's use or value. In the event there are entries on Title which require interpretation it is suggested the Buyer obtain legal advice.

Subject to Buyer receiving and approving a current Property Condition Disclosure Statement. This statement shall form part of this contract.

Subject to the Buyer obtaining confirmation from the taxing authority that there are no special levy payments required

Subject to the Buyer obtaining in writing a commitment to provide insurance coverage on the subject property from an insurance company.

X WITNESS	BUYER	SEAL Logan R. Dow PRINT NAME
X WITNESS	BUYER	SEAL PRINT NAME
X WITNESS	SELLER	SEAL Okanagan Land Development Corp PRINT NAME
X WITNESS	SELLER	SEAL PRINT NAME

*PREC represents Personal Real Estate Corporation

Trademarks are owned or controlled by The Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA (REALTOR®) and/or the quality of services they provide (MLS®).

OMREB Okanagan Mainline Real Estate Board | RE/MAX Kelowna | British Columbia Real Estate Association | The Canadian Bar Association British Columbia Branch

CONTRACT OF PURCHASE AND SALE **ADDENDUM**

MLS® NO.: N/A DATE:

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PID 029-327-296 OTHER PID(S)

FURTHER TO THE CONTRACT OF PURCHASE AND SALE DATED August 9, 2014

MADE BETWEEN Logan R. Dow AS BUYER, AND

Okanagan Land Development Corp AS SELLER AND COVERING

THE ABOVE-MENTIONED PROPERTY, THE UNDERSIGNED HEREBY AGREE AS FOLLOWS:

The Seller represents GST is in addition to purchase price.

It is agreed and understood that the Buyer will be responsible to pay any GST found to be applicable in this transaction.

The Buyer is aware and accepts the following:

*The Buyer acknowledges and accepts that on Completion the Buyer will receive title containing, in addition to any encumbrance referred to in Clause 9 (TITLE) of this contract, any non-financial charge set out in the copy of the title search results that is attached to and forms part of this contract.
*The Buyer is responsible to pay the Property Transfer Tax amounting to 1% of the purchase price up to $200,000 and 2% of the purchase price over $200,000.
*The Buyer is responsible for reimbursing the Seller for the balance of the property taxes after the adjustment date.
*A Geotechnical report may be required by the Municipality/City/District of Lake Country prior to issuing a building permit.
*The Buyer can apply for a Building Permit immediately following the purchase of the Subject Property.
*The Buyer is responsible to pay the applicable Design Review fee of $ 500.00 and the refundable Compliance Deposit fee of $ 3,000.00 upon Completion.

The Sellers agree to the following:
*On the Possession date, the property will be free of miscellaneous items and any debris not included.

*The Sellers are now giving the Buyer permission to view the property file at The District of Lake Country Municipal Building Department.

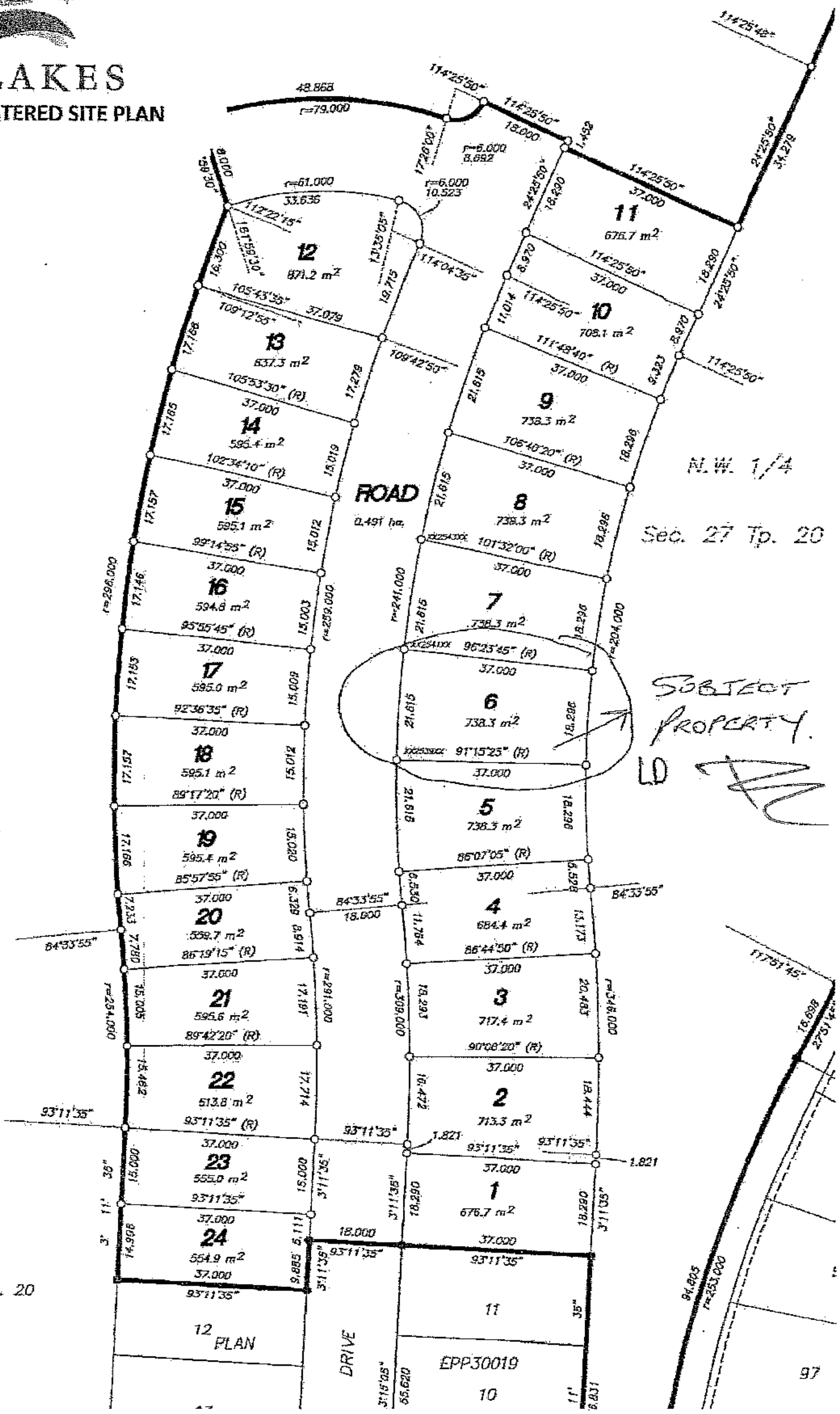
The Buyer and Seller agree that the terms and conditions of any offer or counter-offer with respect to the Subject Property shall not be disclosed to any other potential Buyer of the property without the prior written consent of the Buyer and Seller.

X WITNESS	BUYER	SEAL Logan R. Dow PRINT NAME
X WITNESS	BUYER	SEAL PRINT NAME
X WITNESS	SELLER	SEAL Okanagan Land Development Corp PRINT NAME
X WITNESS	SELLER	SEAL PRINT NAME

*PREC represents Personal Real Estate Corporation

THE LAKES

PHASE 7B REGISTERED SITE PLAN



CONTRACT OF PURCHASE AND SALE
INFORMATION ABOUT THIS CONTRACT

THIS INFORMATION IS INCLUDED FOR THE ASSISTANCE OF THE PARTIES ONLY. IT DOES NOT FORM PART OF THE CONTRACT AND SHOULD NOT AFFECT THE PROPER INTERPRETATION OF ANY OF ITS TERMS.

1. **CONTRACT:** This document, when signed by both parties, is a legally binding contract. READ IT CAREFULLY. The parties should ensure that everything that is agreed to is in writing.

2. **DEPOSIT(S):** Section 28 of the *Real Estate Services Act* requires that money held by a brokerage in respect of a real estate transaction for which there is an agreement between the parties for the acquisition and disposition of the real estate be held by the brokerage as a stakeholder. The money is held for the real estate transaction and not on behalf of one of the parties. If a party does not remove a subject clause, the brokerage requires the written agreement of both parties in order to release the deposit. If both parties do not sign the agreement to release the deposit, then the parties will have to apply to court for a determination of the deposit issue.

3. **COMPLETION:** (Clause 4) Unless the parties are prepared to actually meet at the Land Title Office and exchange title documents for the Purchase Price, it is, in every case, advisable for the completion of the sale to take place in the following sequence:

   (a) The Buyer pays the Purchase Price or down payment in trust to the Buyer's Lawyer or Notary (who should advise the Buyer of the exact amount required) several days before the Completion Date and the Buyer signs the documents.

   (b) The Buyer's Lawyer or Notary prepares the documents and forwards them for signature to the Seller's Lawyer or Notary who returns the documents to the Buyer's Lawyer or Notary.

   (c) The Buyer's Lawyer or Notary then attends to the deposit of the signed title documents (and any mortgages) in the appropriate Land Title Office.

   (d) The Buyer's Lawyer or Notary releases the sale proceeds at the Buyer's Lawyer's or Notary's office.

   Since the Seller is entitled to the Seller's proceeds on the Completion Date, and since the sequence described above takes a day or more, it is strongly recommended that the Buyer deposits the money and the signed documents AT LEAST TWO DAYS before the Completion Date, or at the request of the Conveyancer, and that the Seller delivers the signed transfer documents no later than the morning of the day before the Completion Date.

   While it is possible to have a Saturday Completion Date using the Land Title Office's Electronic Filing System, parties are strongly encouraged **NOT** to schedule a Saturday Completion Date as it will restrict their access to fewer lawyers or notaries who operate on Saturdays; lenders will generally not fund new mortgages on Saturdays; lenders with existing mortgages may not accept payouts on Saturdays; and other offices necessary as part of the closing process may not be open.

4. **POSSESSION:** (Clause 5) the Buyer should make arrangements through the real estate licensees for obtaining possession. The Seller will not generally let the Buyer move in before the Seller has actually received the sale proceeds. Where residential tenants are involved, Buyers and Sellers should consult the *Residential Tenancy Act*.

5. **TITLE:** (Clause 9) It is up to the Buyer to satisfy the Buyer on matters of zoning or building or use restrictions, toxic or environmental hazards, encroachments on or by the Property and any encumbrances which are staying on title before becoming legally bound. It is up to the Seller to specify in the Contract if there are any encumbrances, other than those listed in Clause 9, which are staying on title before becoming legally bound. If you as the Buyer are taking out a mortgage, make sure that title, zoning and building restrictions are all acceptable to your mortgage company. In certain circumstances, the mortgage company could refuse to advance funds. If you as the seller are allowing the Buyer to assume your mortgage, you may still be responsible for payment of the mortgage, unless arrangements are made with your mortgage company.

6. **CUSTOMARY COSTS:** (Clause 15) In particular circumstances there may be additional costs, but the following costs are applicable in most circumstances:

   Costs to be Borne by the Seller

   Lawyer or Notary Fees and Expenses:
   - attending to execution documents.

   Costs of clearing title, including:
   - discharge fees charged by encumbrance holders,
   - prepayment penalties.

   Real Estate Commission (plus GST).
   Goods and Services Tax.

   Costs to be Borne by the Buyer

   Lawyer or Notary Fees and Expenses:
   - searching title,
   - investigating title,
   - drafting documents.

   Land Title Registration fees.
   Survey Certificate (if required).
   Costs of Mortgage, including:
   - mortgage company's Lawyer/Notary.
   - appraisal (if applicable)
   - Land Title Registration fees.

   Fire Insurance Premium.
   Sales Tax (if applicable).
   Property Transfer Tax.
   Goods and Services Tax.

7. **RISK:** (Clause 16) The Buyer should arrange for insurance to be effective on the earlier of the Completion Date or the date the Seller receives the proceeds of sale, or the date the Seller vacates the property.

8. **FORM OF CONTRACT:** This Contract of Purchase and Sale is designed primarily for the purchase and sale of freehold residences. If your transaction involves:

   - a house or other building under construction - a lease - a business - an assignment
   - other special circumstances (including the acquisition of land situated on a First Nations reserve)

   Additional provisions, not contained in this form, may be needed, and professional advice should be obtained. A Property Disclosure Statement completed by the Seller may be available.

BRITISH COLUMBIA REAL ESTATE ASSOCIATION

WORKING WITH A REALTOR® (DESIGNATED AGENCY)

AN EXPLANATION OF THE RELATIONSHIP BETWEEN YOU AND A REALTOR® AND OF THE COLLECTION, USE AND DISCLOSURE OF PERSONAL INFORMATION

YOUR RELATIONSHIP WITH A REALTOR®

Buying, selling or leasing real estate is a significant financial transaction. To help you ensure your experience is a rewarding one, it is advisable that you learn the legal and professional guidelines that will define the working relationship you have with your REALTOR®.

This brochure also explains the collection, use and disclosure of personal information under Privacy guidelines. If you are still unclear about any of these concepts, feel free to seek legal counsel.

REAL ESTATE DEFINITIONS YOU SHOULD KNOW

REALTOR® is often used interchangeably with licensee, real estate agent or representative to describe someone licensed under the *Real Estate Services Act*. A **Designated Agent** is the person(s) designated by the Brokerage to act for you, the Client, as your sole agent in real estate transactions. This person is almost always a licensed REALTOR®. **Brokerage** refers to the real estate company where your REALTOR® is licensed.

The **Boards** are the real estate boards of which the Brokerage and the REALTOR® are members. The Boards set and enforce the professional standards of members, and will help resolve disputes between member REALTORS® and the public. The **Multiple Listing Service® System** (MLS®) comprises a computerized database of real estate listings and sales, operated by the Boards in conjunction with The Canadian Real Estate Association. In documentation, the **buyer/tenant** is often referred to as the *purchaser*, the **seller/landlord**, the *vendor*, the **landlord** the *lessor*, and the **tenant** the *lessee*. The **client** (sometimes called the principal) is someone who has engaged a Designated Agent and their Brokerage to act for and on his or her behalf either to buy, sell or lease real estate. The **customer** is a buyer/tenant or seller/landlord who receives services from a REALTOR(S)® who is not their Designated Agent.

THERE ARE THREE POSSIBLE MODELS YOU CAN USE TO BUY, SELL OR LEASE PROPERTY THROUGH A REALTOR®

DESIGNATED AGENCY

When a brokerage designates a REALTOR® or REALTORS® to work solely on your behalf in real estate transactions, the REALTOR® and brokerage are bound by ethics and the law to be honest and thorough in representing you. The REALTOR® appointed as your Designated Agent must:

- Provide undivided loyalty to you (Client) by protecting your negotiating position at all times, and disclosing to you all known facts which may affect or influence your decisions. Your Designated Agent will not be able to disclose to you confidential information obtained from other clients;
- Act within the scope of the authority granted by you and obey all lawful instructions which you give the REALTOR® to act on your behalf;
- Maintain the confidentiality of your information (financial, legal, personal, etc.) (See following PRIVACY section);
- Use reasonable care and skill in performing all assigned duties in the role as agent.
- Unless the brokerage and you agree otherwise the duties of your Designated Agent do not apply to the brokerage or any of its other REALTORS®.

The brokerage must:

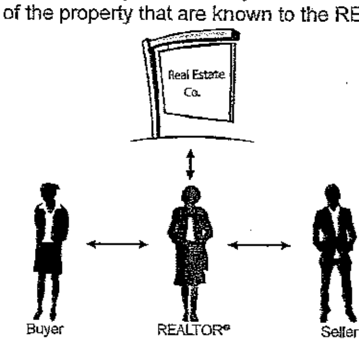
- Supervise your Designated Agent;
- Maintain the confidentiality of your information;
- Account for all money and property placed in its hands while acting for you;
- Treat you and all of its clients in an even handed, objective and impartial manner.

LIMITED DUAL AGENCY

Limited Dual Agency occurs when the Designated Agent represents *both* the buyer/tenant and seller/landlord in the same transaction or two buyers competing for the same property. In this arrangement, the REALTOR® cannot be concerned *exclusively* with your interests in the transaction, since they are acting on behalf of the other party as well. Both the seller and the buyer or the competing buyers should fully consent to a limited dual agency arrangement in writing.

A REALTOR® who has consent to work as a limited dual agent must adhere to the following restrictions:

A. Deal with both parties impartially;
B. Have a duty of disclosure to both clients, except that:
   i. REALTOR® must not disclose that the buyer/tenant is willing to pay a price or agree to terms other than those contained in the offer, nor disclose that the seller/landlord is willing to accept a price or terms other than those contained in the listing;
   ii. in the case of competing buyers, the REALTOR® must not disclose the amount or terms of any offer to purchase or lease made or contemplated by either buyer/tenant;
   iii. REALTOR® must not disclose the motivation of one Client to the other Client, unless one of the Clients has authorized such disclosure themselves;
   iv. REALTOR® must not disclose buyer/tenant's or seller/landlord's personal information to the other Client, unless authorized in writing. (This refers to information not otherwise disclosed in the transaction documents.)
C. Must disclose to the buyer/tenant any defects about the physical condition of the property that are known to the REALTOR®.



CUSTOMER RELATIONSHIP:
Working With a REALTOR® Who is Not Your Agent

You may also choose to use the services of a REALTOR® without having any kind of agency relationship. This might occur, for example, when you contact or are being shown a property by the seller/landlord's Designated Agent who will treat you as their customer rather than their client.

In this situation, the REALTOR® is not permitted to recommend or suggest a price, negotiate on your behalf, inform you of their client's bottom line price point or disclose any confidential information about their client unless otherwise authorized by the client (or if in special circumstances, the law required it). However, the REALTOR® can provide you with other services, such as:

- Explaining real estate terms, practices and forms
- Assist in screening or viewing properties
- Prepare and present all offers and counter offers at your direction
- Inform you of lenders and their policies
- Identify and estimate costs involved in a transaction

YOUR RESPONSIBILITIES AS A BUYER/TENANT OR A SELLER/LANDLORD

As a buyer/tenant or a seller/landlord, you should:

- Carefully read all documents and understand what you are signing.
- If you need special or expert advice, seek other professionals for advice.

WORKING WITH A REALTOR® (DESIGNATED AGENCY)

PRIVACY

In order to help you sell, buy or lease real estate, REALTORS®, Brokerages and real estate boards need to collect, use and disclose some of your personal information.

Personal Information means any personal information about you, including your name, address, phone number, financial information and may include information about your property (such as listing and selling price, lease rate, listing term, etc.).

How is my personal information collected? Most personal information will be collected directly from you through the contracts and other documents you fill out (e.g., Multiple Listing Contract, Contract of Purchase and Sale, Offer to Lease, seller's Property Disclosure Statement) and through discussions you have with your REALTOR®. Some information may be collected from other sources such as government departments and agencies (e.g., Land Title Offices, BC Assessment), financial institutions and mortgage brokers.

To whom may my personal information be disclosed? Your information may be disclosed to (or may be accessible by) the Boards and their staff and members, other real estate boards and their staff and members, other REALTORS® and their clients, government departments and agencies, financial institutions, legal advisors, service providers, the British Columbia Real Estate Association, the Real Estate Council of British Columbia, The Canadian Real Estate Association and members of the public, for the purposes described below. Not all of your information will be accessible to each of the above-mentioned entities. For example, once the listing term has ended, the general public will not have access to your information unless it is otherwise available through public registries (e.g., BC Assessment, Land Title Offices).

PURPOSES FOR COLLECTING, USING AND DISCLOSING PERSONAL INFORMATION

Why is my personal information collected, used and disclosed? Your information may be collected, used and disclosed for some or all of the following purposes:

a) To allow members of real estate boards (including REALTORS® and appraisers) to appraise your property.
b) To list your property with the Multiple Listing Service® System in order to market your property.
c) To market your property for sale or lease through any other media (both print and electronic).
d) To help you locate a suitable property to purchase or lease.
e) To facilitate the purchase and sale or lease transaction (by cooperating with financial institutions, legal advisors and government departments and agencies).
f) To allow the Boards and other real estate boards and their members (including REALTORS® and appraisers) to compile current and historical statistics on sales and property prices and lease rates; and to conduct comparative market analyses. Information about your property will be retained in the Multiple Listing Service® System for these purposes after your property has sold or leased or your listing has expired (if you are a seller/landlord) and after you have purchased or leased your property (if you are a buyer/tenant).
g) To enforce codes of professional conduct and ethics for members of real estate boards (by cooperating with real estate boards, the British Columbia Real Estate Association, the Real Estate Council of British Columbia, The Canadian Real Estate Association and other regulatory bodies).
h) To comply with legal requirements and to act pursuant to legal authorizations.

The above-mentioned collections, uses and disclosures are a necessary part of your relationship with your REALTOR®.

Will my personal information be collected, used and disclosed for any other purposes? Your information may also be collected, used and disclosed for the following additional purposes:

a) Your REALTOR® may communicate with you in future to determine whether you require additional real estate services.
b) Your REALTOR® may communicate with you to provide information about other products or services which may interest you.
c) Other REALTORS® may communicate with you to determine whether you require additional real estate services.
d) The Boards, other real estate boards and their members, and survey firms on their behalf, may communicate with you to determine if you wish to participate in customer satisfaction surveys and other surveys.

These additional purposes are optional. If you do not want your personal information disclosed or used for these purposes, please contact the Board's privacy officer.

Contact information for all real estate boards within BC can be found at the British Columbia Real Estate Association website: www.bcrea.bc.ca or telephone 604.683.7702.

ACKNOWLEDGEMENT

REALTORS®, Brokerages and real estate boards need to collect, use and disclose some personal information to help you sell, buy or lease real estate.

I/We consent to the Boards, other real estate boards, the Brokerage and the REALTOR(S)® collecting, using and disclosing personal information for the purposes (and to the recipients) described in the brochure.

I/We further understand that I/we will be signing additional documentation acknowledging the type of agency that I/we receive and consenting to the collection, use and disclosure of personal information.

This is not a service agreement and does not impose any contractual obligations.

I/We acknowledge having received and read the brochure *Working With a REALTOR®* from the REALTOR® named below and have obtained satisfactory answers to any questions that it raised. I/We understand the various types of relationships that may occur between myself/ourselves and a REALTOR® and acknowledge that my/our relationship with the undersigned REALTOR(S)® is:

Initials	Initials	
		a client relationship under Designated Agency

OR

Initials	Initials	
	LD	a customer relationship

ACKNOWLEDGED BY:

Logan Dow
NAME (PRINT)

SIGNATURE

NAME (PRINT)

SIGNATURE

Lorne McBrafney
NAME OF REALTOR® (PRINT)

PER: REALTOR®'S SIGNATURE

NAME OF REALTOR® (PRINT)

PER: REALTOR®'S SIGNATURE

RE/MAX Kelowna
NAME OF BROKERAGE (PRINT)

August 9, yr. 2014
DATED

TITLE SEARCH PRINT 2014-07-30, 13:42:00

Requestor: rm63685

Folio/File Reference: DALPONTEGINO

CURRENT INFORMATION ONLY - NO CANCELLED INFORMATION SHOWN

Title Issued Under	SECTION 98 LAND TITLE ACT
Land Title District	KAMLOOPS
Land Title Office	KAMLOOPS
Title Number	CA3787951
From Title Number	LB519917
Application Received	2014-06-19
Application Entered	2014-06-25

Registered Owner in Fee Simple

Registered Owner/Mailing Address: OKANAGAN LAND DEVELOPMENT CORP., INC.NO. 0473666
670-355 BURRARD STREET
VANCOUVER, BC
V6C 2G8

Taxation Authority DISTRICT OF LAKE COUNTRY

Description of Land

Parcel Identifier: 029-327-296

Legal Description:

LOT 6 SECTION 27 TOWNSHIP 20 OSOYOOS DIVISION YALE DISTRICT
PLAN EPP40830

Legal Notations

Charges, Liens and Interests

Nature:	MORTGAGE
Registration Number:	CA2923847
Registration Date and Time:	2012-12-19 12:47
Registered Owner:	COAST CAPITAL SAVINGS CREDIT UNION INCORPORATION NO. FI-146
Remarks:	INTER ALIA

Nature:	ASSIGNMENT OF RENTS
Registration Number:	CA2923848
Registration Date and Time:	2012-12-19 12:47
Registered Owner:	COAST CAPITAL SAVINGS CREDIT UNION INCORPORATION NO. FI-146
Remarks:	INTER ALIA

Nature:	STATUTORY BUILDING SCHEME
Registration Number:	CA3787971
Registration Date and Time:	2014-06-19 11:18
Remarks:	INTER ALIA

Duplicate Indefeasible Title NONE OUTSTANDING

Transfers NONE

Pending Applications NONE

OMREB
Okanagan Mainline Real Estate Board

PROPERTY DISCLOSURE STATEMENT
LAND ONLY

RE/MAX Kelowna

BRITISH COLUMBIA REAL ESTATE ASSOCIATION

Date of disclosure: JULY 30, 2014

The following is a statement made by the seller concerning the Land located at:

ADDRESS: 13295 SHORELINE DR. (the "Land")

THE SELLER IS RESPONSIBLE for the accuracy of the answers on this property disclosure statement and where uncertain should reply "do not know." This property disclosure statement constitutes a representation under any Contract of Purchase and Sale if so agreed, in writing, by the seller and the buyer.	THE SELLER SHOULD INITIAL THE APPROPRIATE REPLIES.			
1. LAND	**YES**	**NO**	**DO NOT KNOW**	**DOES NOT APPLY**
A. Are you aware of any encroachments, unregistered easements or unregistered rights-of-way?		TL		
B. Are you aware of any past or present underground oil storage tank(s) on the Land?		TL		
C. Is there a survey certificate available?		TL		
D. Are you aware of any current or pending local improvement levies/charges?		TL		
E. Have you received any other notice or claim affecting the Land from any person or public body?		TL		
F. Is the Land managed forest lands?		TL		
G. Is the Land in the Agricultural Land Reserve?		TL		
H. Are you aware of any past or present fuel or chemical storage anywhere on the Land?		TL		
I. Are you aware of any fill materials anywhere on the Land?	TL			
J. Are you aware of any waste sites, past or present, excluding manure storage anywhere on the Land?		TL		
K. Are you aware of any uncapped or unclosed water wells on the Land?		TL		
L. Are you aware of any water licences affecting the Land?		TL		
M. Has the Land been logged in the last five years?	TL			
(i) If yes, was a timber mark/licence in place?	TL			
(ii) If yes, were taxes or fees paid?			TL	
N. Is there a plot plan available showing the location of wells, septic systems, crops etc.		TL		
2. SERVICES				
A. Indicate the water system(s) the Land uses: Municipal ☑ Community ☐ Private ☐ Well ☐ Not Connected ☐ Other___	TL			
B. Are you aware of any problems with the water system?		TL		
C. Are records available regarding the quantity and quality of the water available?		TL		
D. Indicate the sanitary sewer system the Land is connected to: Municipal ☑ Community ☐ Septic ☐ Lagoon ☐ Not Connected ☐ Other___	TL			
E. Are you aware of any problems with the sanitary sewer system?		TL		
F. Are there any current service contracts (i.e., septic removal or maintenance)?		TL		
G. If the system is septic or lagoon and installed after May 31, 2005, are maintenance records available?				TL

TL

INITIALS

JULY 30 2014
DATE OF DISCLOSURE

ADDRESS: 13295 SHORELINE DR

3. BUILDING: (Not Applicable)	YES	NO	DO NOT KNOW	DOES NOT APPLY
4. GENERAL:				
A. Are you aware if the Land has been used as a marijuana grow operation or to manufacture illegal drugs?		RL	X	X
B. Are you aware of any material latent defect as defined in the Real Estate Council of British Columbia Rule 5-13(1)(a)(i) or Rule 5-13(1)(a)(ii) in respect of the Premises?		RL	X	X
C. Are you aware if the property, of any portion of the property, is designated or proposed for designation as a "heritage site" or of "heritage value" under the *Heritage Conservation Act* or under municipal legislation?		RL	X	X

For the purposes of Clause 4.B. of this form, Council Rule 5-13(1)(a)(i) and (ii) is set out below.

5-13 Disclosure of latent defects

(1) For the purposes of this section:
Material latent defect means a material defect that cannot be discerned through a reasonable inspection of the property, including any of the following:
(a) a defect that renders the real estate
(i) dangerous or potentially dangerous to the occupants
(ii) unfit for habitation

5. ADDITIONAL COMMENTS AND/OR EXPLANATIONS: (Use additional pages if necessary.)

The seller states that the information provided is true, based on the seller's current actual knowledge as of the date on page 1. Any important changes to this information made known to the seller will be disclosed by the seller to the buyer prior to closing. The seller acknowledges receipt of a copy of this disclosure statement and agrees that a copy may be given to a prospective buyer.

PLEASE READ THE INFORMATION PAGE BEFORE SIGNING.

per

SELLER(S) Okanagan Land Development Corp. SELLER(S)

The buyer acknowledges that the buyer has received, read and understood a signed copy of this property disclosure statement from the seller or the seller's brokerage on the ________ day of ________________ yr. ________. The prudent buyer will use this property disclosure statement as the starting point for the buyer's own inquiries.

The buyer is urged to carefully inspect the Land and, if desired, to have the Land inspected by a licensed inspection service of the buyer's choice.

BUYER(S) BUYER(S)

The seller and the buyer understand that neither the listing nor selling agencies or their representatives warrant or guarantee the information provided about the Land.

*PREC represents Personal Real Estate Corporation

Malkin
Construction Ltd.

CONTRACTOR AGREEMENT

ARTICLES OF AGREEMENT
Made the 18th day of August, 2014
THE PARTIES TO THIS CONTRACTOR AGREEMENT ARE:

OWNER:

Name: Logan Dows
Physical Address: [redacted]
Phone #: (780) 817-0044
Email: ldow@tarponenergy.com

(hereinafter referred to as "the Owner")

CONTRACTOR:

Name: Malkin Construction Ltd
Physical Address: 12831 Lake Hill Drive
Lake Country, BC V4V2P7
Phone #: (250) 681-0845
Email: vmalyakin@hotmail.com

(hereinafter referred to as "the Contractor")

The parties choose the above stated addresses as their physical addresses for purposes of delivery of any notice, payment of any amount and at which legal proceedings may be instituted. Each of the parties will be entitled at any time by way of written notice to the other to change the information regarding their physical addresses.
Whereas the Owner is desirous of constructing a single family dwelling.

WORK TO BE PERFORMED:
The Contractor will perform the work required in construction of a single family dwelling as agreed upon and designed plan.

(hereinafter referred to as "the Works")

At the following address:

Lot # 6, Phase 7B, "The Lakes"
13295 Shoreline Drive
Lake Country, BC

(hereinafter referred to as "the Property")

In accordance with the drawings and specifications annexed hereto, and signed by the parties: And whereas the Contractor has agreed to execute the said Works on the Property in accordance with the drawings and specifications annexed to this Contractor Agreement and signed by the parties.

IT IS HEREBY AGREED AS FOLLOWING:

1. For the consideration hereinafter mentioned, the Contractor will execute and complete the Works in accordance with the terms and conditions and drawings and/or the specifications.
1.1 The Owner will pay the Contractor the sum of: Four Hundred Twenty Five Thousand Dollars Plus GST, ($425,000.00 + GST). Total of: Four Hundred Forty Six Thousand, Two Hundred Fifty Dollars, ($446,250.00).

(hereinafter referred to as the "Contract Sum")

CONDITIONS:

2. It is agreed that the drawings and specifications mentioned in this Contractor Agreement and annexed hereto are the final drawings after the and specifications of the Works and form an integral part of this Contractor Agreement. It is furthermore agreed that there shall be no additions or variations to the said drawings and / or specifications without the written consent of the other party first having been obtained.
2.1. The Contractor undertakes to obtain the necessary approval from the local authority or other statutory body concerned for the Works as described herein.
2.2. In the event of the Local Authority, Mortgager or other statutory body or the Owner, at any time or for any reason whether before, during or after the construction of the Works, requiring any alteration, variation or amendment to the drawings and / or specifications involving the contractor an additional expense, then the cost of complying with such alteration, variation or amendment shall be borne and paid for by the Owner.

PAYMENT:

3. The Contractor shall be entitled to receive progress payments as the Works proceed in accordance with the provisions set out hereunder:
3.1. The Contract Sum shall be paid in the following installments:
3.1.1. A deposit of 10% $42,500.00 + GST ($44,625.00) paid directly to the Contractor within three days of subject removal of the Property purchase.
3.1.2. Progress payments shall be made to the Contractor at certain stages as the Works proceeds.
3.1.3. Final payment shall be made to the Contractor after substantial completion (Occupancy Permit).
3.2. Where the Contract Sum is to be paid on the Owner's behalf by a finance company, Building Society, Bank or other institution, the Owner shall be responsible for signing all necessary documentation to enable the Contractor to receive payment as per schedule as set out in 3.1.
3.3. If the Owner chooses to pay some of the invoices for the construction of the Works, then the amount will be subtracted from the Contract Sum.

HOME WARRANTY:

4. The Contractor shall be registered under The Homeowners' Protection Act, and will deliver a New Home Warranty Certificate to the Owner for the Property upon completion of the Works.
4.1. The Contractor shall promptly correct defects or deficiencies in the Works, which appear prior to and during the warranty periods specified in the New Home Warranty Certificate and The Homeowners' Protection Act.

OWNERSHIP OF MATERIAL:

5. Any unfixed materials required for the Works and delivery to the Property under this Contract Agreement shall remain the property of the Contractor until they have been paid for by the Owner in terms of clause 3 and any unfixed surplus materials remain the property of the Contractor.

INSURANCE:
6. The Contractor shall insure against Public Liability on or about the Works from the date of commencement mentioned in clause 8 until the Works have been completed. The Contractor expressly guarantees that Worker's Compensation is paid up and complied with. The Contractor shall insure against all risks to 100% of the insurable value of the Works.

VARIATIONS:
7. All variations, authorized or required by the Owner, shall be carried out and the Contract Sum adjusted, the valuation being assessed on the basic of the valuation of similar work included in this Contractor Agreement. Any variation to the Contracted Sum must be in writing and signed by both parties.
7.1. In the event of a dispute between the parties concerning any aspect of the works quality or the finishing of the project, both parties hereby agree to abide buy the decision of an independent Building Contractor acceptable to both parties, acting reasonably, who shall be appointed to examine the matters in dispute and resolve the issues and matters.

TIME OF COMMENCEMENT AND COMPLETION
8. The work will commence immediately after deposit is paid to the Contractor and shall be completed six months after the receipt of the Building Permit (or sooner).
8.1If the Contractor is delayed at any time in the process by changes ordered by the Owner, by labour disputes, fire, unavoidable circumstances, or any cause that the Owner may determine justified delay, then the time of completion will be extended for the period of time of delay.
8.2 Time is of the essence.

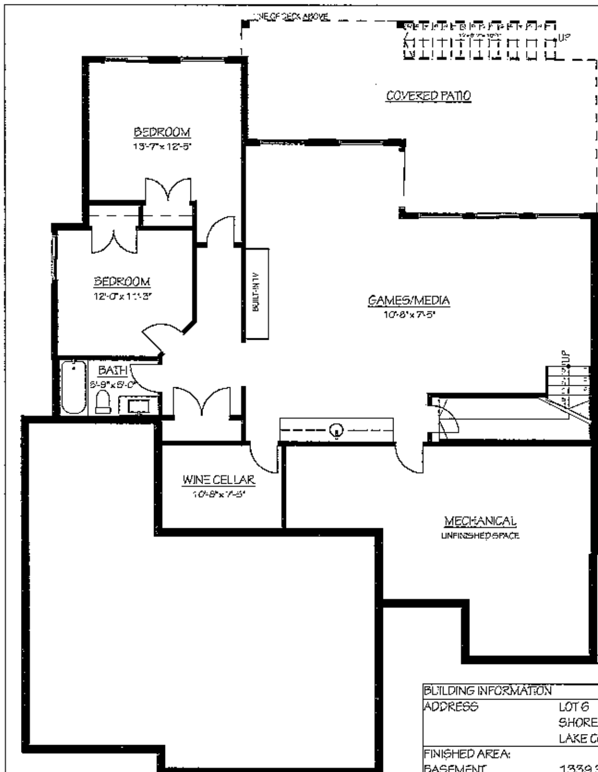
RIGHT TO CANCEL
9. Either party shall have the right to cancel this Contractor Agreement within three days of subject removal of the Property purchase. Cancelation must be in writing and delivered to the stated address of the other party.

ENTIRE AGREEMENT
10. The Owner shall have the right to finalize the drawings prior to commencement of work.
10.1. This agreement and any exhibit attached constitute the sole Contractor Agreement between the parties with regard to the subject matter hereof and the parties waive the right to rely on any alleged express provision not contained herein.
10.2.No agreement varying, adding to, deleting from or cancelling this agreement and no waiver of any right under this agreement shall be effective unless it is:
10.2.1. In writing;
10.2.2. Agreed to by both parties;
10.2.3. Signed by both parties.
10.3. No relaxation by a party of any of its rights in terms of this agreement at any time shall prejudice or be a waiver of its rights (unless it is a written waiver) and it shall be entitled to exercise its rights hereafter as if such relaxation had not taken place.
10.4. No party may cede any of its rights or delegate or assign any of its obligations in terms of this Contractor Agreement without prior written consent of the other party.

Signed on this 18th day of August 2014.

Contractor

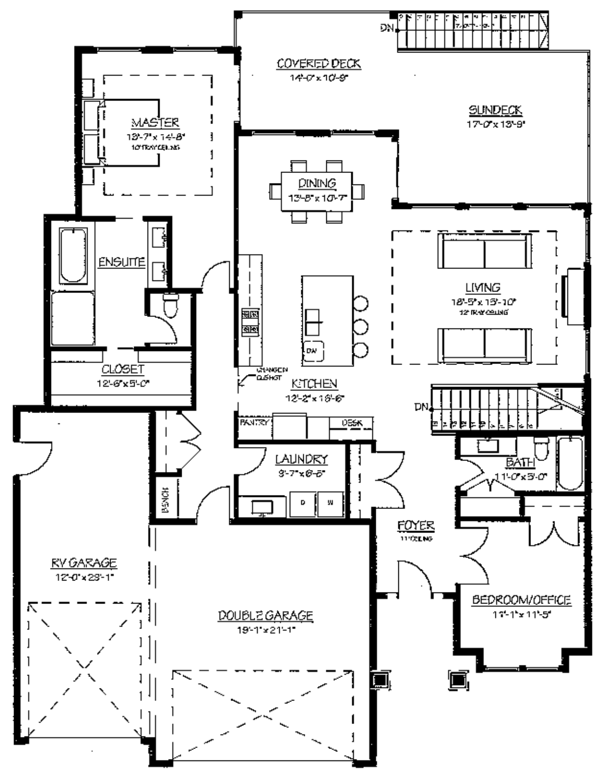
[redacted]
Owner



1 BASEMENT PLAN

SCALE: 1/8" = 1'-0"

BUILDING INFORMATION	
ADDRESS	LOT 6 SHORELINE DRIVE LAKE COUNTRY, BC
FINISHED AREA:	
BASEMENT	1339.3 SQFT
MAIN FLOOR	1770.7 SQFT
TOTAL FINISHED	3110 SQFT
UNFINISHED AREA:	
MECHANICAL	375.5 SQFT
GARAGE	786.6 SQFT
LOWER PATIO	335.7 SQFT
COVERED PATIO	152 SQFT
SUNDECK	233.7 SQFT
TOTAL UNFINISHED	1933.50 SQFT
TOTAL HOUSE AREA:	5043.50 SQFT



2 MAIN FLOOR PLAN

SCALE: 1/8" = 1'-0"

UPRISE DESIGN + DRAFTING INC.
12909 SHORELINE DR. WINFIELD, BC
PH: 778.460.0341

LOT 6 SHORELINE

MALKIN CONSTRUCTION

DATE: AUG 18, 2014

SCALE: AS NOTED

GENERAL NOTES

1. ALL PLANS AND DIMENSIONS MUST BE REVIEWED BY CONTRACTOR BEFORE CONSTRUCTION AND MUST VERIFY ANY DISCREPANCIES BETWEEN THE DRAWING AND EXISTING CONDITIONS PRIOR TO WORK BEING DONE.
2. CONTRACTOR MUST COMPLY WITH ALL CURRENT BUILDING CODES, BY-LAWS AND REGULATIONS.
3. THESE PLANS ARE FOR A SINGLE PROJECT AND THE COPYRIGHT BELONGS TO UPRISE DESIGN + DRAFTING INC. THE DESIGN MUST NOT BE COPIED AND THESE DRAWINGS MUST NOT BE DUPLICATED BY ANY PERSONS.

FLOOR PLANS

1.0

1 FRONT ELEVATION

SCALE: 1/8" = 1'-0"

2 BACK ELEVATION

SCALE: 1/8" = 1'-0"

UPRISE DESIGN + DRAFTING INC.
12909 SHORELINE DR. WINFIELD, BC
PH: 778.450.0341

LOT 6 SHORELINE
MALKIN CONSTRUCTION
DATE: AUG 18, 2014
SCALE: AS NOTED

GENERAL NOTES

1. ALL PLANS AND DIMENSIONS MUST BE REVIEWED BY CONTRACTOR BEFORE CONSTRUCTION AND MUST VERIFY ANY DISCREPANCIES BETWEEN THE DRAWING AND EXISTING CONDITIONS PRIOR TO WORK BEING DONE.
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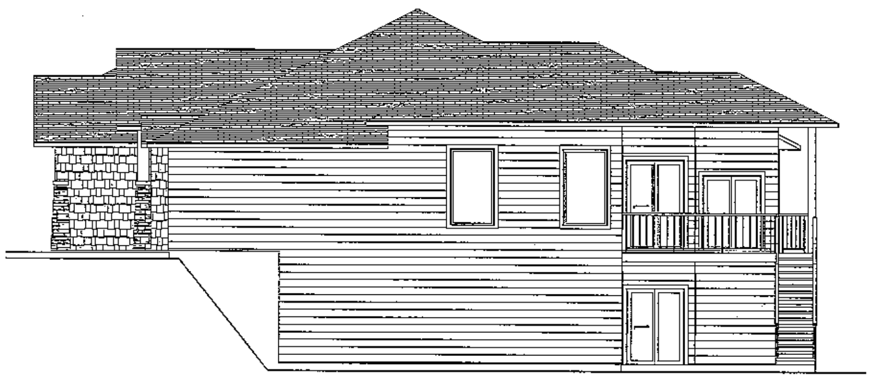
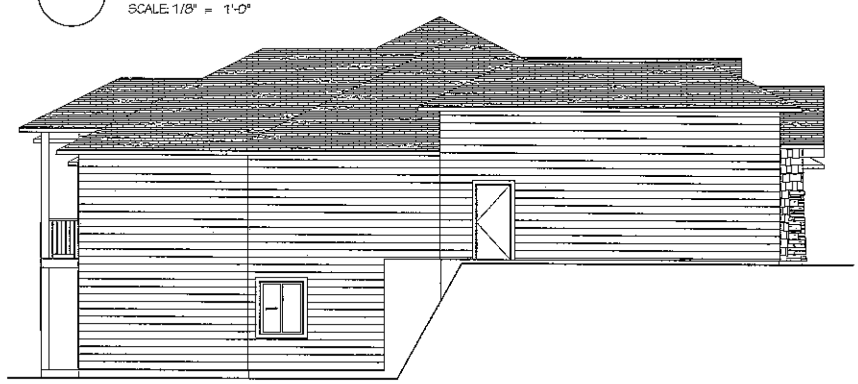
ELEVATIONS

2.0



1 RIGHT ELEVATION

SCALE: 1/8" = 1'-0"



2 LEFT ELEVATION

SCALE: 1/8" = 1'-0"

UPRISE DESIGN + DRAFTING INC.
12909 SHORELINE DR. WINFIELD, BC
PH: 778.480.0341

LOT 6 SHORELINE

MALKIN CONSTRUCTION

DATE: AUG 18, 2014

SCALE: AS NOTED

GENERAL NOTES

1. ALL PLANS AND DIMENSIONS MUST BE REVIEWED BY CONTRACTOR BEFORE CONSTRUCTION AND MUST VERIFY ANY DISCREPANCIES BETWEEN THE DRAWING AND EXISTING CONDITIONS PRIOR TO WORK BEING DONE.
2. CONTRACTOR MUST COMPLY WITH ALL CURRENT BUILDING CODES, BY-LAWS AND REGULATIONS.
3. THESE PLANS ARE FOR A SINGLE PROJECT AND THE COPYRIGHT BELONGS TO UPRISE DESIGN + DRAFTING INC. THE DESIGN MUST NOT BE COPIED AND THESE DRAWINGS MUST NOT BE DUPLICATED BY ANY PERSONS.

ELEVATIONS

2.1

Malkin Construction Ltd
Specification List
Lot 6, 13295 Shoreline Drive, Lake Country, BC

GRADE OF THE LOT
- Home is set on the lot as the plot plan shows.
- Grade of the house is minimal to the soil level on the lot.
- Perimeter and roof drains are drained into rock pit.
- Final grade will Slope away from the house.

FOUNDATION
- 18" x 8 " Concrete footings with two rows of 10mm rebar.
- Concrete walls as per blueprint 8" with required rebar.
- Concrete walls below grade are damp proofed.
- Frost walls 24" below grade are insulated with R-12 rigid insulation.

BASEMENT SLAB
- 4" of gravel to floor slab.
- 6-mil poly – vapour barrier.
- 3" of concrete.

GARAGE SLAB
- 4" of sand or gravel to floor slab.
- 10mm rebar 24" on centre
- 4" of concrete.

FRAMING
- 36" crawl space.
- Exterior walls 16" on centre with 3/8" OSB.
- Interior walls 16" on centre.
- ¾" standard fir plywood to floor.
- 11 7/8" TGI joist system.
- Engineered trusses with 7/16" OSB.

ROOFING
- IKO Cambridge shingles – Black colour (or equivalent).

WINDOWS AND SLIDING DOORS
- Milgard Windows – Vinyl Styleline, Low-E, dual glazed, argon filled, screen.
- Milgard Sliding Doors – Montecito, Low-E, dual glazed, tempered, argon filled, screen.
- WINDOW COVERINGS NOT INCLUDED.

EXTERIOR DOORS
- Front Entry – Fir 3/0 x 6/8 SDS unit w/ 6 lite clear glass, craftsmen style, transom and side lite – Clear glass. (or similar)
- Garage To House – 2/10 x 6/8, 3 panel craftsmen style, steel slab.
- Garage Door – 16' x 8' Insulated door w/ belt drive, ¾ hp motor, pin pad and two remotes ($2,000.00+GST allowance).
-Garage Door - 10' x 12' Insulated door ($1,500.00+GST allowance).

EXTERIOR CLADDING
- 8 ¼" Certainteed Fibercement lap siding

- 5/4" x 4" Smart Trim to all corners, 5/4" x 4" Smart Trim to all windows and doors with 5/4" x 6" Smart Trim header.
- Weather Guard house wrap (building paper).
- Flashings to meet building code.
- Cedar grooved shake to double garage face and to office bump out
- Pine 6" TNG wood soffits to front entry and deck upper patio
- Aluminum soffits to perimeter
- Aluminum 5" gutters and downspouts

EXTERIOR MASONRY
- Eldorado Cultured Stone – "Black River" stacked stone. (or similar)

CONCRETE FINISH
- Driveway, front entry patio, walkway to front entry – Stamped Concrete Finish.
- Concrete back patio – Exposed Concrete finish.
- Washed and sealed.
- Maximum rise of 3 steps to front entry.

INSULATION
- Exterior walls – R-20 batt and poly.
- Garage walls and ceiling – R-20 batt and poly.
- Strapped walls – R-12 batt and poly.
- Laundry and mechanical room – 2"x4" walls are R-12 batt and poly and 2"x6" walls are R-20 batt and poly.
- Ceilings – R-40 blown-in and poly.

ELECRTICAL
- 200 AMP Service.
- Outlets and switches as per code.
- Recessed lights at the discretion of the builder.
- Cable jacks are wired in master, great room, bonus, den and every bedroom. (one per location).
- Three exterior plugs.
- Christmas plug to soffit with switch in entry closet.
- White trim to switches, plugs, recessed lights, phone and cable covers.
- Prewired and installed under cabinet lights.
- Prewired and installed rope light to master and great room coffered ceiling.
- Heated floor wire to lower and master bath.
- Light fixtures are as per budget ($2,500.00 allowance).

HEATING/ GAS
- 92% High efficiency gas furnace (Rheem or equivalent).
- Regular return system and basic filter.
- Programmable digital thermostat.
- BBQ gas line to deck.
- A/C included (Rheem or equivalent).
- 38" Montigo gas fireplace to great room.
- Panasonic bath fans per code.

FIREPLACE
- 38" Montigo gas fireplace to great room.
- Faced w/ Eldorado Cultured stone – Black river stacked stone. (or similar)
- Mantle Shelf – Alder stain grade w/ lite distress – Behr Slate colour to match Kitchen Island.

PLUMBING
- 60 gal electric hot water tank.
- Rough in plumbing as per plan and code.
- Two exterior hose bibs.
- Irrigation line.
- Stainless Steel 32" x 18" kitchen sink ($420.00 allowance) w/ Pfister Pull out faucet model # F5297PDS ($250.00 allowance).
- Stainless Steel 20" x 18" laundry sink w/ Moen fauset
- 15" x 18 " under mount sink ($80.00/ sink) w/ Pfister faucet model # F049PDKK: (1) to main bath, (1) to upper bath, and (2) to master bath ($150.00/ faucet).
- Fibreglass 60" x 32 " one piece tub/ shower w/ Moen faucet Model # 82910SRN ($150.00/ faucet) to main and upper bath.
- 36" x 66" soaking tub to master w/ tub faucet Glacier Bay Model: 461-8204 ($300.00 faucet allowance).

VACUUM
- Rough-In and install unit with tools.

DRYWALL
- ½" CD board to ceilings.
- ½" standard board to rest of house.
- Square bead to corners.
- Den shield tile backer to custom shower.
- Ceilings finished with knock down texture.
- Garage ceiling finished with light texture.

PAINT
- Walls – primer and two coats.
- Ceilings – White colour.
- Woodwork/ Trims – sprayed two coats.
- Colours to be specified by owner.

MILLWORK AND INTERIOR DOORS
- Interior doors – 3 panel, 6'8" tall, craftsmen style.
- 5 ½" Baseboards - # 453 5 ½" LW base to bedrooms, hallways and rec room.
- 7 ½" Baseboard – # 453A 7 ½" LW base to entry, great room, nook, main hallways and master bedroom.
- Windows – Sides: 1"x4" LW S4SE2E trim, Bottom: 3/8" x 1 ¼" Header Bead 912 LDF w/ 1"x4" LW S4SE2E trim, Top: 1 3/16" x 5 ½" Architrave 5025.
- Doors – Sides: 1"x4" LW S4SE2E trim, Top: 1 3/16" x 5 ½" Architrave 5025.
- Crown – 606 LW crown to great room, kitchen, nook, master bedroom and ensuite.

- Closets as per blue print – ½ double hanging, 5 shelves in the middle and ½ single hanging. Painted MDF Grade.
- Linen closets and shelving – 5 stack, painted MDF Grade.
- Master walk-in closet – includes single and double hanging with shelves, painted MDF Grade.

HARDWARE
- Brushed nickel door hardware – Taymor Bristol C15 (or equivalent).
- Doorstoppers in brushed nickel.
- Towel ring, paper holder and towel bar - (1) to each bathroom in brushed nickel. ($180.00 allowance).

FLOORING
- Pre finished hardwood flooring to main floor EXCEPT entry, laundry, main bath and ensuite – ($5.00/sf material allowance).
- Tile to entry, laundry, and all bathrooms – ($3.50/sf tile material allowance).
- Schluter DITRA mat under all tile flooring.
- Schluter KERDI shower system to master shower.
- Custom Tile around master tub.
- Carpet with under pad to stairs and lower floor EXCEPT bathroom – ($2.50 allowance carpet and pad).

CABINETS AND COUNTERS
- Alder cabinets w/ crown – Off white lacquer finish w/ glazing to kitchen, laundry and bathrooms.
- Mirror Frame w/ crown – Alder off white lacquer finish w/ glazing to main and master bath.
- Alder cabinets – Behr Slate Stain w/ light distress to kitchen island, fireplace mantle, and entertainment cabinet in bonus.
- Granite countertops to kitchen, bathrooms and laundry w/ tile/ glass backsplash.
- Subject to final design.

APPLIANCES ($ 7,000.00 allowance)
- Kitchen Aid - Four-door fridge Model # KFXS25RYMS, dishwasher Model # KDTE104DSS, and dual fuel slide in range Model # YKDSS907SS.
- Panasonic microwave Model # NN-SD671 w/ trim kit Model # NN-TK621S.
- Built-in 280 CFM hood fan (or similar)
- Samsung washer Model # WF365 and dryer Model # DV365.

STAIRS
- Poplar handrail, stain grade w/ metal balusters (2 plain, 1 birdcage).
- Painted MDF skirt board.
- Posts – 4 ½" Poplar, stain grade.

LANDSCAPING
- Topsoil to sod and planting bed areas.
- In ground irrigation w/ timer installed in mechanical area.
- Sod to front and rear.
- Decorative rock to sides and borders.

- Shrubs, plants and trees at the discretion of the builder.
- Rock retaining walls to accommodate elevation changes at the discretion of the builder.

- All changes to be made prior to beginning of each works with advance notice to builder -

Canada Revenue Agency

Income Tax and Benefit Return

T1 GENERAL 2013

Identification

7

First name and initial: Logan

Last name: Dow

Mailing address: Apt No - Street No Street name: 391 Collinge Road

PO Box: RR:

City: Hinton Prov./Terr.: AB Postal code: T7V 1L1

Information about your residence

Enter your province or territory of residence on **December 31, 2013**: Alberta

Enter the province or territory where you **currently** reside if it is not the same as your mailing address above:

If you were self-employed in 2013, enter the province or territory of self-employment:

If you **became** or **ceased** to be a **resident of Canada** for income tax purposes in 2013, enter the date of:

Month Day — entry or Month Day — departure

Information about you

Enter your social insurance number (SIN): 652-307-786

Enter your date of birth: Year Month Day 1986/10/24

Your language of correspondence:
Votre langue de correspondance: English [X] Français [ ]

Is this return for a deceased person?

If this **return** is for a **deceased** person, enter the date of death: Year Month Day

Marital status

Tick the box that applies to your marital status on Dec. 31, 2013:

1 [ ] Married	2 [ ] Living common-law	3 [ ] Widowed
4 [ ] Divorced	5 [ ] Separated	6 [X] Single

Information about your spouse or common-law partner (if you ticked box 1 or 2 above)

Enter his or her SIN:

Enter his or her first name:

Enter his or her net income for 2013 to claim certain credits:

Enter the amount of universal child care benefit (UCCB) from line 117 of his or her return:

Enter the amount of UCCB repayment from line 213 of his or her return:

Tick this box if he or she was self-employed in 2013: 1 [ ]

Do not use this area

Elections Canada (see the Elections Canada page in the tax guide for details or visit www.elections.ca)

A) Are you a Canadian citizen? .... Yes [X] 1 No [ ] 2

Answer the following question **only if you are a Canadian citizen.**

B) As a Canadian citizen, do you authorize the Canada Revenue Agency to give your name, address, date of birth, and citizenship to Elections Canada to update the National Register of Electors? .... Yes [X] 1 No [ ] 2

Your authorization is valid until you file your next return. Your information will only be used for purposes permitted under the *Canada Elections Act*, which include sharing the information with provincial/territorial election agencies, members of Parliament, and registered political parties, as well as candidates at election time.

Goods and services tax/harmonized sales tax (GST/HST) credit application

See the guide for details.

Are you applying for the GST/HST credit? .... Yes [ ] 1 No [X] 2

Do not use this area	172					171				

Please answer the following question:

Did you own or hold foreign property at any time in 2013 with a total cost of more than CAN$100,000? See "Foreign income" section in the guide for more information .... 266 Yes [ ] 1 No [X] 2

If yes, complete Form T1135 and attach it to your return.

If you had dealings with a non-resident trust or corporation in 2013, see "Foreign income" in the guide.

As a resident of Canada, you have to report your income from all sources both inside and outside Canada.

Total income

Employment income (box 14 of all T4 slips)			101	
Commissions included on line 101 (box 42 of all T4 slips)	102			
Wage loss replacement contributions (see line 101 in the guide)	103			
Other employment income			104	
Old age security pension (box 18 of the T4A(OAS) slip)			113	
CPP or QPP benefits (box 20 of the T4A(P) slip)			114	
Disability benefits included on line 114 (box 16 of the T4A(P) slip)	152			
Other pensions and superannuation			115	
Elected split-pension amount (**attach** Form T1032)			116	
Universal child care benefit (UCCB)			117	
UCCB amount designated to a dependant	185			
Employment insurance and other benefits (box 14 of the T4E slip)			119	
Taxable amount of dividends (eligible and other than eligible) from taxable Canadian corporations (**attach** Schedule 4)			120	66,250 00
Taxable amount of dividends other than eligible dividends, included on line 120, from taxable Canadian corporations	180	66,250 00		
Interest and other investment income (**attach** Schedule 4)			121	183 23
Net partnership income: limited or non-active partners only			122	
Registered disability savings plan income			125	
Rental income	Gross 160		Net 126	
Taxable capital gains (**attach** Schedule 3)			127	
Support payments received	Total 156		Taxable amount 128	
RRSP income (from all T4RSP slips)			129	
Other income Specify:			130	
Self-employment income				
Business income	Gross 162		Net 135	
Professional income	Gross 164		Net 137	
Commission income	Gross 166		Net 139	
Farming income	Gross 168		Net 141	
Fishing income	Gross 170		Net 143	
Workers' compensation benefits (box 10 on the T5007 slip)	144			
Social assistance payments	145			
Net federal supplements (box 21 on the T4A(OAS) slip)	146			
Add lines 144, 145, and 146 (see line 250 in the guide).			147	
Add lines 101, 104 to 143, and 147.		This is your **total income.**	150	66,433 23

Attach your Schedule 1 (federal tax) and Form 428 (provincial or territorial tax) here. Also attach here any other schedules, information slips, forms, receipts, and documents that you need to include with your return.

Net income

Enter your **total income** from line 150.		150	66,433 23
Pension adjustment (box 52 of all T4 slips and box 034 of all T4A slips) 206			
Registered pension plan deduction (box 20 of all T4 slips and box 032 of all T4A slips)	207		
RRSP/pooled registered pension plan (PRPP) deduction (see Schedule 7, and **attach** receipts)	208	6,750 00	
PRPP **employer** contributions (amount from your PRPP contribution receipts) 205			
Deduction for elected split-pension amount (**attach** Form T1032)	210		
Annual union, professional, or like dues (box 44 of all T4 slips, and receipts)	212		
Universal child care benefit repayment (box 12 of all RC62 slips)	213		
Child care expenses (**attach** Form T778)	214		
Disability supports deduction	215		
Business investment loss Gross 228 Allowable deduction	217		
Moving expenses	219		
Support payments made Total 230 Allowable deduction	220		
Carrying charges and interest expenses (**attach** Schedule 4)	221		
Deduction for CPP or QPP contributions on self-employment and other earnings (**attach** Schedule 8 or Form RC381, whichever applies)	222		
Exploration and development expenses (**attach** Form T1229)	224		
Other employment expenses	229		
Clergy residence deduction	231		
Other deductions Specify:	232		
Add lines 207, 208, 210 to 224, 229, 231, and 232.	233	6,750 00	6,750 00
Line 150 minus line 233 (if negative, enter "0") This is your **net income before adjustments.**		234	59,683 23
Social benefits repayment (if you reported income on line 113, 119, or 146, see line 235 in the guide). Use the federal worksheet to calculate your repayment.		235	
Line 234 minus line 235 (if negative, enter "0") If you have a spouse or common-law partner, see line 236 in the guide. This is your **net income.**		236	59,683 23

Taxable income

Canadian Forces personnel and police deduction (box 43 of all T4 slips)	244		
Employee home relocation loan deduction (box 37 of all T4 slips)	248		
Security options deductions	249		
Other payments deduction (if you reported income on line 147, see line 250 in the guide)	250		
Limited partnership losses of other years	251		
Non-capital losses of other years	252		
Net capital losses of other years	253		
Capital gains deduction	254		
Northern residents deductions (**attach** Form T2222)	255		
Additional deductions Specify:	256		
Add lines 244 to 256.	257	<NIL>	<NIL>
Line 236 minus line 257 (if negative, enter "0") This is your **taxable income.**		260	59,683 23

Use your taxable income to calculate your federal tax on Schedule 1 and your provincial or territorial tax on Form 428.

Refund or balance owing

Logan Dow

Net federal tax: enter the amount from line 65 of Schedule 1 (attach Schedule 1, even if the result is "0")		420	<NIL>
CPP contributions payable on self-employment and other earnings (attach Schedule 8 or Form RC381, whichever applies)		421	
Employment insurance premiums payable on self-employment and other eligible earnings (attach Schedule 13)		430	
Social benefits repayment (amount from line 235)		422	
Provincial or territorial tax (attach Form 428, even if the result is "0")		428	1,890 27
Add lines 420, 421, 430, 422, and 428.	This is your **total payable.**	435	1,890 27 •

Total income tax deducted	437		•
Refundable Quebec abatement	440		•
CPP overpayment (enter your excess contributions)	448		•
Employment insurance overpayment (enter your excess contributions)	450		•
Refundable medical expense supplement (use the federal worksheet)	452		•
Working income tax benefit (WITB) (**attach** Schedule 6)	453		•
Refund of investment tax credit (**attach** Form T2038 (IND))	454		•
Part XII.2 trust tax credit (box 38 of all T3 slips)	456		•
Employee and partner GST/HST rebate (**attach** Form GST370)	457		•
Tax paid by instalments	476		•
Provincial or territorial credits (attach Form 479 if it applies)	479		•
Add lines 437 to 479. These are your **total credits.**	482	<NIL>	<NIL>

Line 435 minus line 482 — This is your **refund** or **balance owing.** 1,890 27

If the result is negative, you have a **refund.** If the result is positive, you have a **balance owing.**
Enter the amount below on whichever line applies.
Generally, we do not charge or refund a difference of $2 or less.

Refund 484 <NIL> •   **Balance owing** 485 1,890 27 •

Amount enclosed 486 •

Attach to page 1 a **cheque** or **money order** payable to the Receiver General, or make your payment online (go to **www.cra.gc.ca/mypayment**). Your payment is due no later than April 30, 2014.

Direct deposit - Start or change (see line 484 in the guide)

You do not have to complete this area every year. Do not complete it this year if your direct deposit information has not changed.

Income tax refund, GST/HST credit and CCTB and any related provincial and territorial payments, WITB advance payments, any other deemed overpayment of tax, and UCCB. To start direct deposit or to change account information, complete lines 460, 461, and 462 below.

By providing my banking information **I authorize** the Receiver General to deposit in the bank account number shown below **any amounts payable** to me by the CRA, until otherwise notified by me. I understand that this authorization will replace all of my previous direct deposit authorizations.

Branch number 460 (5 digits)   Institution number 461 (3 digits)   Account number 462 (maximum 12 digits)

Disclaimer:
This return has been prepared without audit or review. Based on information provided by the client.

I certify that the information given on this return and in any documents attached is correct, complete, and fully discloses all my income.

Sign here
It is a serious offence to make a false return.
Telephone (780)817-0044   Date 2014/08/13

490 **If a fee was charged for preparing this return, complete the following:**
Name of preparer: Leann Ireland Pero Professional Corp.
Telephone: (780)865-4242
EFILE number (if applicable): 489 D9725

Do not use this area 487 488

Canada Revenue Agency Agence du revenu du Canada

Canada

2013 Assessment - 07 APR 2014

August 13, 2014

LOGAN DOW

Date of birth **24 OCT 1986**	Tax year **2013**	Province of residence **AB**
Language on file **ENGLISH**	Filing date **28 MAR 2014**	Taxing province **AB**
Marital status **SINGLE**	Date of assessment **07 APR 2014**	

Total income

		$ Amount
Taxable amount of dividends from taxable Canadian corporations	**120**	66,250
Taxable amount of dividends other than eligible dividends, included on line 120, from taxable Canadian corporations	**180**	66,250
Interest and other investment income	**121**	183
Total income	**150**	66,433

Net income

		$ Amount
RRSP deduction	**208**	6,750
Total deductions	**233**	6,750
Net income before adjustments	**234**	59,683
Net income	**236**	59,683

Taxable income

		$ Amount
Taxable income	**260**	59,683

Refund or Balance owing

$ Amount

Provincial or territorial tax (AB428)	428	1,890.27
Total payable	435	1,890.27
Balance before penalty and interest	---	1,890.27
Balance from this assessment	---	1,890.27
Final balance	---	1,890.27

Federal Tax

Schedule 1

Federal non-refundable tax credits

		$ Amount
Basic personal amount - federal	300	11,038
Non-refundable tax credits (excluding donations)	335	11,038
Net non-refundable tax credits	338	1,655
Total federal non-refundable tax credits	350	1,655

Net federal tax

		$ Amount
Federal dividend tax credit	425	8,425.99

RRSP Unused Contributions, Transfers, and HBP or LLP Activities

Schedule 7

		$ Amount
Total contributions made to your RRSP or your spouse or common-law partner's RRSP	245	6,750

Alberta Tax and Credits

AB428

Non-refundable tax credits

		$ Amount
Basic personal amount - provincial/territorial	5804	17,593
Non-refundable tax credits (excluding donations)	5880	17,593

Net non-refundable tax credits	**5884**	1,759
Provincial or Territorial non-refundable tax credits	**6150**	1,759

Alberta tax

		$ Amount
Provincial/territorial dividend tax credit	**6152**	2,318.75
Basic provincial or territorial tax	---	1,890.55

Canada Revenue Agency

Income Tax and Benefit Return

T1 GENERAL 2012

Identification

7

First name and initial: Logan

Last name: Dow

Mailing address: Apt No - Street No Street name: 391 Collinge Road

PO Box | RR

City: Hinton | Prov./Terr.: AB | Postal code: T7V 1L1

Information about your residence

Enter your province or territory of residence on **December 31, 2012**: Alberta

Enter the province or territory where you **currently** reside if it is not the same as your mailing address above:

If you were self-employed in 2012, enter the province or territory of self-employment:

If you **became** or **ceased** to be a **resident of Canada** for income tax purposes in 2012, enter the date of:

entry (Month Day) or departure (Month Day)

Information about you

Enter your social insurance number (SIN): 652-307-786

Enter your date of birth: (Year Month Day) 1986/10/24

Your language of correspondence:
Votre langue de correspondance: English [X] Français [ ]

Marital status

Tick the box that applies to your marital status on Dec. 31, 2012:

1 [ ] Married 2 [ ] Living common-law 3 [ ] Widowed
4 [ ] Divorced 5 [ ] Separated 6 [X] Single

Information about your spouse or common-law partner (if you ticked box 1 or 2 above)

Enter his or her SIN:

Enter his or her first name:

Enter his or her net income for 2012 to claim certain credits:

Enter the amount of universal child care benefit (UCCB) from line 117 of his or her return:

Enter the amount of UCCB repayment from line 213 of his or her return:

Tick this box if he or she was self-employed in 2012: 1 [ ]

Person deceased in 2012

If this return is for a **deceased person**, enter the date of death: Year Month Day

Do not use this area

Elections Canada (see the Elections Canada page in the tax guide for details or visit www.elections.ca)

A) Are you a Canadian citizen? Yes [X] 1 No [ ] 2

Answer the following question **only if you are a Canadian citizen.**

B) As a Canadian citizen, do you authorize the Canada Revenue Agency to give your name, address, date of birth, and citizenship to Elections Canada to update the National Register of Electors? Yes [X] 1 No [ ] 2

Your authorization is valid until you file your next return. Your information will only be used for purposes permitted under the *Canada Elections Act*, which include sharing the information with provincial/territorial election agencies, members of Parliament, and registered political parties, as well as candidates at election time.

Goods and services tax/harmonized sales tax (GST/HST) credit application

See the guide for details.

Are you applying for the GST/HST credit? Yes [ ] 1 No [X] 2

Do not use this area	172					171				

Please answer the following question:

Did you own or hold foreign property at any time in 2012 with a total cost of more than CAN$100,000? see "Foreign income" section in the guide for more information .... 266 Yes [ ] 1 No [X] 2

If yes, complete Form T1135 and attach it to your return.

If you had dealings with a non-resident trust or corporation in 2012, see "Foreign income" in the guide.

As a resident of Canada, you have to report your income from all sources both inside and outside Canada.

Total income

Employment income (box 14 of all T4 slips)			101	
Commissions included on line 101 (box 42 of all T4 slips)	102			
Other employment income			104	
Old age security pension (box 18 of the T4A(OAS) slip)			113	
CPP or QPP benefits (box 20 of the T4A(P) slip)			114	
Disability benefits included on line 114 (box 16 of the T4A(P) slip)	152			
Other pensions or superannuation			115	
Elected split-pension amount (**attach** Form T1032)			116	
Universal child care benefit (UCCB)			117	
UCCB amount designated to a dependant	185			
Employment insurance and other benefits (box 14 of the T4E slip)			119	
Taxable amount of dividends (eligible and other than eligible) from taxable Canadian corporations (**attach** Schedule 4)			120	64,000 00
Taxable amount of dividends other than eligible dividends, included on line 120, from taxable Canadian corporations	180	64,000 00		
Interest and other investment income (**attach** Schedule 4)			121	227 83
Net partnership income: limited or non-active partners only			122	
Registered disability savings plan income			125	
Rental income	Gross 160		Net 126	
Taxable capital gains (**attach** Schedule 3)			127	
Support payments received	Total 156		Taxable amount 128	
RRSP income (from all T4RSP slips)			129	
Other income Specify:			130	
Self-employment income				
Business income	Gross 162		Net 135	
Professional income	Gross 164		Net 137	
Commission income	Gross 166		Net 139	
Farming income	Gross 168		Net 141	
Fishing income	Gross 170		Net 143	
Workers' compensation benefits (box 10 on the T5007 slip)	144			
Social assistance payments	145			
Net federal supplements (box 21 on the T4A(OAS) slip)	146			
Add lines 144, 145, and 146 (see line 250 in the guide).			147	
Add lines 101, 104 to 143, and 147.		This is your **total income.**	150	64,227 83

Attach your Schedule 1 (federal tax) and Form 428 (provincial or territorial tax) here. Also attach here any other schedules, information slips, forms, receipts, and documents that you need to include with your return.

Net income

Enter your **total income** from line 150.			150	64,227 83
Pension adjustment (box 52 of all T4 slips and box 034 of all T4A slips)	206			
Registered pension plan deduction (box 20 of all T4 slips and box 032 of all T4A slips)	207			
RRSP deduction (see Schedule 7, and **attach** receipts)	208			
Deduction for elected split-pension amount (**attach** Form T1032)	210			
Annual union, professional, or like dues (box 44 of all T4 slips, and receipts)	212			
Universal child care benefit repayment (box 12 of all RC62 slips)	213			
Child care expenses (**attach** Form T778)	214			
Disability supports deduction	215			
Business investment loss Gross 228 — Allowable deduction	217			
Moving expenses	219			
Support payments made Total 230 — Allowable deduction	220			
Carrying charges and interest expenses (**attach** Schedule 4)	221			
Deduction for CPP or QPP contributions on self-employment and other earnings (**attach** Schedule 8)	222			
Exploration and development expenses (**attach** Form T1229)	224			
Other employment expenses	229			
Clergy residence deduction	231			
Other deductions Specify:	232			
Add lines 207 to 224, 229, 231, and 232.	233	<NIL>		<NIL>
Line 150 minus line 233 (if negative, enter "0") This is your **net income before adjustments.**			234	64,227 83
Social benefits repayment (if you reported income on line 113, 119, or 146, see line 235 in the guide). Use the federal worksheet to calculate your repayment.			235	
Line 234 minus line 235 (if negative, enter "0") If you have a spouse or common-law partner, see line 236 in the guide. This is your **net income.**			236	64,227 83

Taxable income

Canadian Forces personnel and police deduction (box 43 of all T4 slips)	244			
Employee home relocation loan deduction (box 37 of all T4 slips)	248			
Security options deductions	249			
Other payments deduction (if you reported income on line 147, see line 250 in the guide)	250			
Limited partnership losses of other years	251			
Non-capital losses of other years	252			
Net capital losses of other years	253			
Capital gains deduction	254			
Northern residents deductions (**attach** Form T2222)	255			
Additional deductions Specify:	256			
Add lines 244 to 256.	257	<NIL>		<NIL>
Line 236 minus line 257 (if negative, enter "0") This is your **taxable income.**			260	64,227 83

Use your taxable income to calculate your federal tax on Schedule 1 and your provincial or territorial tax on Form 428.

Refund or balance owing

Logan Dow

Net federal tax: enter the amount from line 58 of Schedule 1 (**attach** Schedule 1, even if the result is "0")	420	983	95
CPP contributions payable on self-employment and other earnings (**attach** Schedule 8)	421		
Employment insurance premiums payable on self-employment and other eligible earnings (**attach** Schedule 13)	430		
Social benefits repayment (amount from line 235)	422		
Provincial or territorial tax (**attach** Form 428, even if the result is "0")	428	2,454	58
Add lines 420, 421, 430, 422, and 428. This is your **total payable.**	435	3,438	53 •

Total income tax deducted	437		•
Refundable Quebec abatement	440		•
CPP overpayment (enter your excess contributions)	448		•
Employment insurance overpayment (enter your excess contributions)	450		•
Refundable medical expense supplement (use the federal worksheet)	452		•
Working income tax benefit (WITB) (**attach** Schedule 6)	453		•
Refund of investment tax credit (**attach** Form T2038 (IND))	454		•
Part XII.2 trust tax credit (box 38 of all T3 slips)	456		•
Employee and partner GST/HST rebate (**attach** Form GST370)	457		•
Tax paid by instalments	476		•
Provincial or territorial credits (**attach** Form 479 if it applies)	479		•
Add lines 437 to 479. These are your **total credits.**	482	<NIL>	<NIL>

Line 435 minus line 482 — This is your **refund** or **balance owing.** 3,438 | 53

If the result is negative, you have a **refund**. If the result is positive, you have a **balance owing.**
Enter the amount below on whichever line applies.
Generally, we do not charge or refund a difference of $2 or less.

Refund 484 <NIL> • **Balance owing** 485 3,438 | 53 •

Amount enclosed 486 •

Attach to page 1 a **cheque** or **money order** payable to the Receiver General, or make your payment online (go to **www.cra.gc.ca/mypayment**). Your payment is due no later than April 30, 2013.

Direct deposit - Start or change (see line 484 in the guide)

You do not have to complete this area every year. Do not complete it this year if your direct deposit information has not changed.

Income tax refund, GST/HST credit, WITB advance payments, and any other deemed overpayment of tax - To start direct deposit or to change account information, complete lines 460, 461, and 462 below.

Notes: To deposit your **CCTB** payments (including certain related provincial or territorial payments) into the **same** account, also tick box 463. To deposit your **UCCB** payments into the same account, also tick box 491.

Branch number	Institution number	Account number	CCTB	UCCB
460	461	462	463	491
(5 digits)	(3 digits)	(maximum 12 digits)		

I certify that the information given on this return and in any documents attached is correct, complete, and fully discloses all my income.

Sign here ______________________

It is a serious offence to make a false return.

Telephone (780)817-0044 Date 2013/05/01

490 **If a fee was charged for preparing this return, complete the following:**

Name of preparer:
Telephone:
EFILE number (if applicable): 489

Do not use this area 487 488

5000-R
RC-12-104

Privacy Act, Personal Information Bank number CRA PPU 005
cantax

Canada Revenue Agency / Agence du revenu du Canada

Canada

2012 Assessment - 16 MAY 2013

August 13, 2014

LOGAN DOW

Date of birth **24 OCT 1986**	Tax year **2012**	Province of residence **AB**
Language on file **ENGLISH**	Filing date **30 APR 2013**	Taxing province **AB**
Marital status **SINGLE**	Date of assessment **16 MAY 2013**	

Total income

		$ Amount
Taxable amount of dividends from taxable Canadian corporations	120	64,000
Taxable amount of dividends other than eligible dividends, included on line 120, from taxable Canadian corporations	180	64,000
Interest and other investment income	121	227
Total income	150	64,227

Net income

		$ Amount
Net income before adjustments	234	64,227
Net income	236	64,227

Taxable income

		$ Amount
Taxable Income	260	64,227

Refund or Balance owing

		$ Amount
Net federal tax	420	984.04
Provincial or territorial tax (AB428)	428	2,454.49

Provincial/territorial dividend tax credit	**6152**	2,240.00
Basic provincial or territorial tax	---	2,454.70

FILE COPY

FINANCIAL STATEMENTS OF

1375647 ALBERTA LTD.

JANUARY 31, 2014

(UNAUDITED - SEE NOTICE TO READER)

Leann Ireland Pero Professional Corporation
Certified General Accountant

NOTICE TO READER

APRIL 24, 2014
HINTON, ALBERTA

ON THE BASIS OF INFORMATION PROVIDED BY MANAGEMENT, I HAVE COMPILED THE BALANCE SHEET OF 1375647 ALBERTA LTD. AS AT JANUARY 31, 2014 AND THE STATEMENTS OF OPERATIONS AND RETAINED EARNINGS FOR THE YEAR THEN ENDED. I HAVE NOT PERFORMED AN AUDIT OR A REVIEW ENGAGEMENT IN RESPECT OF THESE FINANCIAL STATEMENTS AND, ACCORDINGLY, I EXPRESS NO ASSURANCE THEREON. READERS ARE CAUTIONED THAT THESE STATEMENTS MAY NOT BE APPROPRIATE FOR THEIR PURPOSES.

Leann Ireland Pero Professional Corporation

CERTIFIED GENERAL ACCOUNTANT

Office Location: 101 Veats Avenue, Hinton Alberta
Mailing Address: 134 West River Road, Hinton Alberta, T7V 1Z1
Phone: (780)865-4242, Fax: 1-866-691-7484, Email: lpero@lippc.ca

1375647 ALBERTA LTD.

YEAR ENDED JANUARY 31, 2014
(UNAUDITED - SEE NOTICE TO READER)

	2014	2013
REVENUE	$ 254,759	$ 249,513
EXPENSES		
AMORTIZATION	22,973	29,230
GAS AND OIL	13,715	15,251
REPAIRS AND MAINTENANCE	10,781	20,017
TRAVEL	4,235	4,213
INSURANCE	4,170	3,754
SUPPLIES	2,913	3,469
PROFESSIONAL FEES	2,000	1,994
ADVERTISING AND PROMOTION	1,988	1,649
TELEPHONE AND UTILITIES	1,469	2,007
LICENSES, FEES AND DUES	1,388	1,540
OFFICE	1,158	302
WORKERS COMPENSATION	695	1,222
BANK CHARGES AND INTEREST	691	592
INTEREST ON LONG-TERM DEBT	-	928
	68,176	86,168
INCOME FROM OPERATIONS	186,583	163,345
GAIN ON DISPOSAL OF PROPERTY AND EQUIPMENT	627	476
INCOME BEFORE INCOME TAXES	187,210	163,821
INCOME TAXES	26,056	23,001
NET INCOME	161,154	140,820
RETAINED EARNINGS, BEGINNING OF YEAR	255,011	165,191
DIVIDENDS	(54,700)	(51,000)
RETAINED EARNINGS, END OF YEAR	$ 361,465	$ 255,011

1375647 ALBERTA LTD.

JANUARY 31, 2014
(UNAUDITED - SEE NOTICE TO READER)

ASSETS

	2014	2013
CURRENT ASSETS		
CASH	$ 263,390	$ 155,650
MARKETABLE SECURITIES	48,185	47,754
ACCOUNTS RECEIVABLE	22,603	21,175
PREPAID EXPENSES	481	527
	334,659	225,106
PROPERTY AND EQUIPMENT (NET OF ACCUMULATED AMORTIZATION)	69,178	68,229
	$ 403,837	$ 293,335

LIABILITIES AND SHAREHOLDER'S EQUITY

	2014	2013
CURRENT LIABILITIES		
ACCOUNTS PAYABLE	$ 15,672	$ 14,508
INCOME TAXES PAYABLE	26,516	23,599
ADVANCES FROM SHAREHOLDER	84	117
	42,272	38,224
SHARE CAPITAL		
AUTHORIZED:		
UNLIMITED NUMBER OF CLASS A VOTING SHARES		
UNLIMITED NUMBER OF CLASS B NON-VOTING SHARES		
UNLIMITED NUMBER OF CLASS C SHARES		
ISSUED:		
100 CLASS A SHARES	100	100
RETAINED EARNINGS	361,465	255,011
	361,565	255,111
	$ 403,837	$ 293,335

FINANCIAL STATEMENTS OF

1375647 ALBERTA LTD.

JANUARY 31, 2013

(UNAUDITED - SEE NOTICE TO READER)

1375647 ALBERTA LTD.

JANUARY 31, 2013
(UNAUDITED - SEE NOTICE TO READER)

1 NOTICE TO READER

2 STATEMENT OF OPERATIONS AND RETAINED EARNINGS

3 BALANCE SHEET

Leann Ireland Pero Professional Corporation
Certified General Accountant

April 29, 2013
Hinton, Alberta

Notice to Reader

On the basis of information provided by management, I have compiled the balance sheet of 1375647 Alberta Ltd. as at January 31, 2013 and the statements of operations and retained earnings for the year then ended. I have not performed an audit or a review engagement in respect of these financial statements and, accordingly, I express no assurance thereon. Readers are cautioned that these statements may not be appropriate for their purposes.

Leann Ireland Pero Professional Corporation
Certified General Accountant

Office Location: 101 Veats Avenue, Hinton Alberta
Mailing Address: 134 West River Road, Hinton Alberta, T7V 1Z1
Phone: (780)865-4242, Fax: 1-866-691-7484, Email: lpero@lippc.ca

1375647 ALBERTA LTD.

YEAR ENDED JANUARY 31, 2013
(UNAUDITED - SEE NOTICE TO READER)

	2013	2012
REVENUE	$ 249,513	$ 191,991
EXPENSES		
Amortization	29,230	20,457
Repairs and maintenance	20,017	7,571
Gas and oil	15,251	16,749
Travel	4,213	2,835
Insurance	3,754	3,334
Supplies	3,469	2,095
Telephone and utilities	2,007	1,810
Professional fees	1,994	1,850
Advertising and promotion	1,649	1,572
Licenses, fees and dues	1,540	1,147
Workers Compensation	1,222	240
Interest on long-term debt	928	1,834
Bank charges and interest	592	471
Office	302	96
	86,168	62,061
INCOME FROM OPERATIONS	163,345	129,930
GAIN (LOSS) ON DISPOSAL OF PROPERTY AND EQUIPMENT	476	(10,817)
INCOME BEFORE INCOME TAXES	163,821	119,113
INCOME TAXES	23,001	17,282
NET INCOME	140,820	101,831
RETAINED EARNINGS, BEGINNING OF YEAR	165,193	109,562
DIVIDENDS	(51,000)	(46,200)
RETAINED EARNINGS, END OF YEAR	$ 255,013	$ 165,193

1375647 ALBERTA LTD.

JANUARY 31, 2013
(UNAUDITED - SEE NOTICE TO READER)

ASSETS

	2013	2012
CURRENT ASSETS		
CASH	$ 155,650	$ 69,855
MARKETABLE SECURITIES	47,754	-
ACCOUNTS RECEIVABLE	21,175	17,553
PREPAID EXPENSES	527	318
	225,106	87,726
PROPERTY AND EQUIPMENT (NET OF ACCUMULATED AMORTIZATION)	68,229	100,813
	$ 293,335	$ 188,539

LIABILITIES AND SHAREHOLDER'S EQUITY

	2013	2012
CURRENT LIABILITIES		
ACCOUNTS PAYABLE	$ 14,506	$ 5,728
INCOME TAXES PAYABLE	23,599	17,479
ADVANCES FROM SHAREHOLDER	117	39
	38,222	23,246
SHARE CAPITAL		
AUTHORIZED:		
UNLIMITED NUMBER OF CLASS A VOTING SHARES		
UNLIMITED NUMBER OF CLASS B NON-VOTING SHARES		
UNLIMITED NUMBER OF CLASS C SHARES		
ISSUED:		
100 CLASS A SHARES	100	100
RETAINED EARNINGS	255,013	165,193
	255,113	165,293
	$ 293,335	$ 188,539

FINANCIAL STATEMENTS OF

1375647 ALBERTA LTD.

JANUARY 31, 2012

(UNAUDITED - SEE NOTICE TO READER)

INDEX

1375647 ALBERTA LTD.

JANUARY 31, 2012
(UNAUDITED - SEE NOTICE TO READER)

1 NOTICE TO READER

2 STATEMENT OF INCOME AND RETAINED EARNINGS

3 BALANCE SHEET

Leann Ireland Pero Professional Corporation
Certified General Accountant

NOTICE TO READER

APRIL 25, 2012
HINTON, ALBERTA

ON THE BASIS OF INFORMATION PROVIDED BY MANAGEMENT, I HAVE COMPILED THE BALANCE SHEET OF 1375647 ALBERTA LTD. AS AT JANUARY 31, 2012 AND THE STATEMENTS OF INCOME AND RETAINED EARNINGS FOR THE YEAR THEN ENDED. I HAVE NOT PERFORMED AN AUDIT OR A REVIEW ENGAGEMENT IN RESPECT OF THESE FINANCIAL STATEMENTS AND, ACCORDINGLY, I EXPRESS NO ASSURANCE THEREON. READERS ARE CAUTIONED THAT THESE STATEMENTS MAY NOT BE APPROPRIATE FOR THEIR PURPOSES.

Leann Ireland Pero Professional Corporation

CERTIFIED GENERAL ACCOUNTANT

Office Location: 101 Veats Avenue, Hinton Alberta
Mailing Address: 134 West River Road, Hinton Alberta, T7V 1Z1
Phone: (780)865-4242, Fax: 1-866-691-7484, Email: leanncga@telus.net

1375647 ALBERTA LTD.

YEAR ENDED JANUARY 31, 2012
(UNAUDITED - SEE NOTICE TO READER)

REVENUE	$ 191,991
EXPENSES	
Amortization	20,457
Gas and oil	16,749
Repairs and maintenance	7,571
Insurance	3,334
Travel	2,835
Supplies	2,095
Professional fees	1,850
Interest on long-term debt	1,834
Telephone and utilities	1,810
Advertising and promotion	1,572
Licenses, fees and dues	1,147
Bank charges and interest	471
Workers Compensation	240
Office	96
	62,061
INCOME FROM OPERATIONS	129,930
LOSS ON DISPOSAL OF PROPERTY AND EQUIPMENT	(10,817)
INCOME BEFORE INCOME TAXES	119,113
INCOME TAXES	17,282
NET INCOME	101,831
RETAINED EARNINGS, BEGINNING OF YEAR	109,561
DIVIDENDS	(46,200)
RETAINED EARNINGS, END OF YEAR	$ 165,192

BALANCE SHEET

1375647 ALBERTA LTD.

JANUARY 31, 2012
(UNAUDITED - SEE NOTICE TO READER)

ASSETS

CURRENT ASSETS	
CASH	$ 69,855
ACCOUNTS RECEIVABLE	17,553
PREPAID EXPENSES	318
	87,726
PROPERTY AND EQUIPMENT (NET OF ACCUMULATED AMORTIZATION)	100,813
	$ 188,539

LIABILITIES AND SHAREHOLDER'S EQUITY

CURRENT LIABILITIES	
ACCOUNTS PAYABLE	$ 5,729
INCOME TAXES PAYABLE	17,479
ADVANCES FROM SHAREHOLDER	39
	23,247
SHARE CAPITAL	
AUTHORIZED:	
UNLIMITED NUMBER OF CLASS A VOTING SHARES	
UNLIMITED NUMBER OF CLASS B NON-VOTING SHARES	
UNLIMITED NUMBER OF CLASS C SHARES	
ISSUED:	
100 CLASS A SHARES	100
RETAINED EARNINGS	165,192
	165,292
	$ 188,539

FINANCIAL STATEMENTS OF

1375647 ALBERTA LTD.

JANUARY 31, 2011

(UNAUDITED - SEE NOTICE TO READER)

INDEX

1375647 ALBERTA LTD.

JANUARY 31, 2011
(UNAUDITED - SEE NOTICE TO READER)

1 NOTICE TO READER

2 STATEMENT OF INCOME AND RETAINED EARNINGS

3 BALANCE SHEET

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Leann Ireland Pero
Professional Corporation
Certified General Accountant

134 West River Road
Hinton Alberta, T7V 1Z1

Phone (780) 865-4242
Fax (866) 691-7484
Email: leanncga@telus.net

APRIL 26, 2011
HINTON, ALBERTA

NOTICE TO READER

ON THE BASIS OF INFORMATION PROVIDED BY MANAGEMENT, I HAVE COMPILED THE BALANCE SHEET OF 1375647 ALBERTA LTD. AS AT JANUARY 31, 2011 AND THE STATEMENTS OF INCOME AND RETAINED EARNINGS FOR THE YEAR THEN ENDED. I HAVE NOT PERFORMED AN AUDIT OR A REVIEW ENGAGEMENT IN RESPECT OF THESE FINANCIAL STATEMENTS AND, ACCORDINGLY, I EXPRESS NO ASSURANCE THEREON.

READERS ARE CAUTIONED THAT THESE STATEMENTS MAY NOT BE APPROPRIATE FOR THEIR PURPOSES.

Leann Ireland Pero Professional Corporation

CERTIFIED GENERAL ACCOUNTANT

CGA

1375647 ALBERTA LTD.

YEAR ENDED JANUARY 31, 2011
(UNAUDITED - SEE NOTICE TO READER)

REVENUE	$ 182,332
EXPENSES	
Amortization	20,870
Gas and oil	14,540
Repairs and maintenance	14,460
Insurance	2,373
Interest on long-term debt	2,289
Travel	2,207
Supplies	1,867
Professional fees	1,660
Advertising and promotion	1,369
Telephone and utilities	1,292
Licenses, fees and dues	943
Workers Compensation	928
Data processing	334
Bank charges and interest	318
Office	110
	65,560
INCOME BEFORE INCOME TAXES	116,772
INCOME TAXES	16,513
NET INCOME	100,259
RETAINED EARNINGS, BEGINNING OF YEAR	42,751
DIVIDENDS	(33,450)
RETAINED EARNINGS, END OF YEAR	$ 109,560

Balance Sheet

1375647 ALBERTA LTD.

January 31, 2011
(Unaudited - see Notice to Reader)

ASSETS

CURRENT ASSETS	
Cash	$ 90,069
Accounts receivable	15,839
Prepaid expenses	477
	106,385
PROPERTY AND EQUIPMENT (Net of accumulated amortization)	58,054
	$ 164,439

LIABILITIES AND SHAREHOLDER'S EQUITY

CURRENT LIABILITIES	
Accounts payable	$ 7,956
Income taxes payable	16,513
Advances from shareholder	47
Current portion of long-term debt	12,388
	36,904
LONG-TERM DEBT	17,875
	54,779
SHARE CAPITAL	
Authorized:	
Unlimited number of Class A voting shares	
Unlimited number of Class B non-voting shares	
Unlimited number of Class C shares	
Issued:	
100 Class A shares	100
RETAINED EARNINGS	109,560
	109,660
	$ 164,439