

ADDRESS OF PROPERTY: 30- 10724 Bottom Wood Lake Road Lake Country V4V-2T3

P.I.D.: _____ DATE OF CONTRACT: January 30, 2016

BUYER: Javier Robles Caraccioli & Perla Regalado Medina SELLER: Kofoed Carlton Homes Ltd.

A. REMOVAL/WAIVER OF "SUBJECT TO CLAUSE"

WITH REFERENCE TO THE ABOVE THE SUBJECT TO CLAUSE(S) AS NOTED BELOW, IS /ARE REMOVED/WAIVED. TIME SHALL REMAIN OF THE ESSENCE.

1. TITLE SEARCH

Subject to the Buyer(s) on or before May 20 2016 searching and approving title to the property against the presence of any charge or other feature, whether registered or not, that may reasonably affect the property's use or value. The Buyer(s) are advised to obtain title insurance. This condition is for the sole benefit of the Buyer(s).

4. BUYER FINANCING

Subject to a FIRST MORTGAGE being made available to the Buyer(s) at current interest rates by May 20 2016. This condition is for the sole benefit of the Buyer(s).

5. LEVIES

Subject to the Buyer(s) verifying and approving any Sewer and/or Water Levy and all related expenses by May 20 2016. This condition is for the sole benefit of the Buyer(s).

8. GOODS & SERVICES TAX

Subject to the Buyer(s) receiving and approving information or professional advice concerning the Buyer(s) GST liability, GST Exemptions or GST Rebates by May 20 2016. This condition is for the sole benefit of the Buyer(s).

THE PARTIES AGREE THAT: (PLEASE INITIAL APPROPRIATE SET OF BOXES)



BUYER



SELLER

ADDITIONAL SUBJECT CLAUSE(S) REMAIN IN EFFECT ON THIS CONTRACT OF PURCHASE AND SALE.



BUYER



SELLER

ALL CONDITIONS HAVE BEEN REMOVED AND THIS CONTRACT IS NOW UNCONDITIONAL

WITNESS TO BUYER(S) SIGNATURE

DATE March 12, 2016

WITNESS TO SELLER(S) SIGNATURE

DATE

(BUYER)

(BUYER)

(SELLER)

(SELLER)

B. APPOINTMENT OF CONVEYANCER

THE BUYER HEREBY APPOINTS

TO COMPLETE ALL NECESSARY LEGAL AND CONVEYANCING DOCUMENTS ON THEIR BEHALF.

WITNESS TO BUYER(S) SIGNATURE

DATE March 12, 2016

OF Pushor Mitchell

(BUYER)

(BUYER)

THE SELLER HEREBY APPOINTS Deanna Stone

TO COMPLETE ALL NECESSARY LEGAL AND CONVEYANCING DOCUMENTS ON THEIR BEHALF.

WITNESS TO SELLER(S) SIGNATURE

DATE March 12, 2016

OF Montgomery Miles

(SELLER) per:

(SELLER)

ADDRESS OF PROPERTY: 30- 10724 Bottom Wood Lake Road Lake Country V4V-2T3
P.I.D.: DATE OF CONTRACT: January 30, 2016
BUYER: Javier Robles Caraccioli & Perla Regalado Medina SELLER: Kofoed Carlton Homes Ltd.

A. REMOVAL / WAIVER OF "SUBJECT TO CLAUSE"

WITH REFERENCE TO THE ABOVE THE SUBJECT TO CLAUSE(S) AS NOTED BELOW, IS /ARE REMOVED/WAIVED. TIME SHALL REMAIN OF THE ESSENCE.

9. HOMEOWNER PROTECTION ACT Subject to the Buyer(s) verifying and being satisfied that the subject property is covered under THE HOMEOWNER PROTECTION ACT, on or before May 20 2016. Any home built after July 1, 1999 is required to be covered. This condition is for the sole benefit of the Buyer(s).

10. SUBJECT TO THE BUYER APPROVING INDEPENDENT LEGAL ADVICE WITH RESPECT TO THIS TRANSACTION ON OR BEFORE May 20 2016. THIS CONDITION IS FOR THE SOLE BENEFIT OF THE BUYER.

THE SELLER HAS AN AGENCY RELATIONSHIP WITH JOANNE KOFOED WHO IS LICENSED IN RELATION TO ROYAL LEPAGE KELOWNA.

THE BUYER HAS NO AGENCY RELATIONSHIP WITH JOANNE KOFOED WHO IS LICENSED WITH ROYAL LEPAGE KELOWNA.

THE PARTIES AGREE THAT: (PLEASE INITIAL APPROPRIATE SET OF BOXES)

☐ ☐
BUYER

☐ ☐
SELLER

ADDITIONAL SUBJECT CLAUSE(S) REMAIN IN EFFECT ON THIS CONTRACT OF PURCHASE AND SALE.

OR

☒ ☒
BUYER

☒ ☒
SELLER

ALL CONDITIONS HAVE BEEN REMOVED AND THIS CONTRACT IS NOW UNCONDITIONAL.

WITNESS TO BUYER(S) SIGNATURE

DATE March 12, 2016

WITNESS TO SELLER(S) SIGNATURE

DATE

(BUYER)

(BUYER)

(SELLER)

(SELLER)

B. APPOINTMENT OF CONVEYANCER

THE BUYER HEREBY APPOINTS

OF Pushor Mitchell

TO COMPLETE ALL NECESSARY LEGAL AND CONVEYANCING DOCUMENTS ON THEIR BEHALF.

WITNESS TO BUYER(S) SIGNATURE

DATE March 12, 2016

THE SELLER HEREBY APPOINTS Deanna Stone

OF Montgomery Miles

TO COMPLETE ALL NECESSARY LEGAL AND CONVEYANCING DOCUMENTS ON THEIR BEHALF.

WITNESS TO SELLER(S) SIGNATURE

DATE March 12, 2016

(SELLER) per:

(SELLER)