



REMOVAL OF "SUBJECT TO CLAUSE" AND APPOINTMENT OF CONVEYANCER



PAGE 1 OF 3 PAGES

ADDRESS OF PROPERTY: 32 2425 Mount Baldy Drive Kelowna V1Y 6G1

P.I.D.: 023-449-187

DATE OF CONTRACT: August 5, 2016

BUYER: Vivian Barbosa Moretti & Eduardo Muraoka

SELLER: Kihenjo Kirubi & Nicole Kirubi

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. BUYER FINANCING

Subject to a FIRST MORTGAGE being made available to the Buyer(s) at current interest rates by August 22, 2016. This condition is for the sole benefit of the Buyer(s).

2. PROPERTY DISCLOSURE STATEMENT

Subject to the Buyer(s) on or before August 22, 2016 approving the Property Disclosure Statement dated with respect to the information that reasonably may adversely affect the use or value of the property. If approved, such statement will be incorporated into and form part of this contract. This condition is for the sole benefit of the Buyer(s).

The Seller Verifies that there have not been any changes from the date of this disclosure.

3. HOME & PROPERTY INSPECTION

Subject to the Buyer(s), at the Buyer's expense, obtaining and approving a Home & Property Inspection Report on the property which may include a Bug and Termite Inspection by August 22, 2016 from a qualified professional Home Inspector of the Buyer's choice. The Seller agrees to allow access to the property upon reasonable notice. This condition is for the sole benefit of the Buyer(s).

The Buyers are aware if they choose to waive the opportunity to have an Inspection completed that they may be taken on any responsibilities and expenses that may occur that may have reasonably been discovered with an inspection.

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

(BUYER)

DATE 8/22/2016

(BUYER)

WITNESS TO SELLER(S) SIGNATURE

(SELLER)

DATE

(SELLER)

Authentisign

Eduardo Muraoka

Authentisign

8/22/2016 8:00:56 PM PDT

Vivian Barbosa Moretti

8/22/2016 8:01:37 PM PDT

B. APPOINTMENT OF CONVEYANCER

THE BUYER HEREBY APPOINTS Wes Forgione

OF Porrelli Law

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

WITNESS TO BUYER(S) SIGNATURE

(BUYER)

DATE 8/22/2016

(BUYER)

THE SELLER HEREBY APPOINTS

OF

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

WITNESS TO SELLER(S) SIGNATURE

(SELLER)

DATE

(SELLER)

Authentisign

Eduardo Muraoka

Authentisign

8/22/2016 8:00:59 PM PDT

Vivian Barbosa Moretti

8/22/2016 8:01:42 PM PDT



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4. LEVIES

Subject to the Buyer(s) verifying and approving any Sewer and/or Water Levy and all related expenses by August 22, 2016. This condition is for the sole benefit of the Buyer(s).

5. FIRE INSURANCE

Subject to the Buyer(s) obtaining approval for FIRE/PROPERTY Insurance, satisfactory to the Buyer(s), on the property by August 22, 2016. This condition is for the sole benefit of the Buyer(s).

6. LEGAL ADVICE

Subject to the Buyer obtaining and approving independent Legal Advice concerning #32 2425 Mount Baldy Drive by August 22, 2016. This condition is for the sole benefit of buyer.

7. TITLE SEARCH

Subject to the Buyer(s) on or before August 22, 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).

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



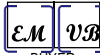
BUYER



SELLER

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OR



BUYER



SELLER

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WITNESS TO BUYER(S) SIGNATURE

(BUYER) *Eduardo Muraoka*

DATE 8/22/2016

(BUYER) *Vivian Barbosa Moretti*

WITNESS TO SELLER(S) SIGNATURE

(SELLER) 8/22/2016 8:01:43 PM PDT

DATE

(SELLER) 8/22/2016 8:01:49 PM PDT

B. APPOINTMENT OF CONVEYANCERTHE BUYER HEREBY APPOINTS Wes Forgione OF Porrelli Law

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

WITNESS TO BUYER(S) SIGNATURE

(BUYER) *Eduardo Muraoka*

DATE 8/22/2016

(BUYER) *Vivian Barbosa Moretti*

THE SELLER HEREBY APPOINTS

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WITNESS TO SELLER(S) SIGNATURE

(SELLER)

DATE

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8. STRATA DOCUMENTATION: Subject to the Buyer, on or before August 22, 2016 receiving and approving the following documents with respect to information that reasonably may adversely affect the use or value of the strata lot, including any bylaw, item of repair or maintenance, special levy, judgment or other liability, whether actual or potential: A Form "B" Information Certificate from the strata corporation, attaching the strata corporation's rules, current budget, the developer's Rental Disclosure Statement (if any), and the most recent depreciation report obtained by the strata corporation (if any);

If relevant, a Form "B" Information Certificate from the section, attaching the section's rules, current budget, the developer's Rental Disclosure Statement (if any), and the most recent depreciation report obtained by the strata corporation (if any);

a copy of the registered strata plan, any amendments to the strata plan, and any resolutions dealing with changes to common property;

the current bylaws and financial statements of the strata corporation, and any section to which the strata corporation lot belongs;

the minutes of any meeting (if any) held between the period from August 5, 2014 to August 5, 2016 by the strata council, and by the members in annual or special general meetings, and by the members or the executive of any section to which the strata lot belongs; and

the current insurance cover note explaining the strata corporation's insurance coverage and deductibles.

Immediately upon acceptance of this offer or counter-offer, the Seller will authorize the Buyer's agent, to request, at the Seller's expense, complete copies of the documents listed above from the strata corporation or other source and to immediately, upon receipt, deliver the documents to the Buyer (or the Buyer's agent). This condition is for the sole benefit of the Buyer.

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 8/22/2016

WITNESS TO SELLER(S) SIGNATURE

DATE

(BUYER)

Authentisign
Eduardo Muraoka

(BUYER)

8/22/2016 8:01:10 PM PDT
Vivian Barbosa Moretti

(SELLER)

8/22/2016 8:01:51 PM PDT

(SELLER)

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DATE 8/22/2016

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DATE

(SELLER)

(SELLER)

Authentisign
Eduardo Muraoka

8/22/2016 8:01:13 PM PDT

Vivian Barbosa Moretti

8/22/2016 8:01:54 PM PDT