

2588350Mar13 Contract Number

WEBForms® Sep/2016

		RESIDENTIAL PUR		E CONTRAC	T	
		mercus Acres v man	ween Ind	7	HE BUYER	
			uiu		Newman	
Na	me_E	BDO Canada Limited receiver for Base Finance Ltd	Name_	Jamie	Newman	
Na	me_a	and Base Mortgage Ltd	Name _	kelly	Newman	
1.		HE PROPERTY	1	1		· · · · · · · · · · · · · · · · · · ·
1.1	100	he Property is:	1			
	(a	a) the land and buildings located at:				
		Municipal address: 63 SUNCASTLE BAY SE				
		Calgary	(stree	t number and name)		ואמ עימיד
		(municipality)	-	***************************************	, Albert	ta T2X 2M1 (postal code)
		Legal description: Plan_8410877 Block 26		Lot 20		Other N/A
	-(b) these unattached goods				
		All unattached goods shall be "as is and where is a	t the date	of possession"		
Ds						
FN						
		N 16 - 19 - 1 - 1 - 1 - 1 - 1 - 1 - 1 - 1 -				
	(0)	he attached goods except for			************	
		All attached goods shall be "as is and where is at fl	ie date o	possession"		
2.	P	URCHASE PRICE AND COMPLETION DAY		8		
2.1	Th	ne Purchase Price is \$ 1300	00,0	o ºº		
2.2	Th	te Purchase Price includes any applicable Goods and Service	TO THE PARTY OF TH		***************************************	
2.3		is contract will be completed, the Purchase Price fully June 1st-2017		5		the buyer at 12 noon on (Completion Day).
2.4	On	- Completion Day, the Property will be in substantially the s	eme-cond	ltion as when this co		
Include	an	d unaffached goods will be in normal working order.				
3.	The second	ENERAL TERMS			£2	
3.1		fulfilling this contract, the seller and buyer agree to act reas				
		unless the seller, buyer or both have agreed to alternate own sole agent and those agents have no agency respor	representsibility to	tation, the seller an the other party;	d buyer are	each represented by their
		the laws of Alberta apply to this contract;				
	(c)	Alberta time applies to this contract. Time is of the estenforced;	ence, wh	ich means times a	nd dates wi	ill be strictly followed and
	(d)	Business Day means every day but Saturday, Sunday an	d statutor	y holidays and inclu	des all the h	ours of the day;
	(e)					
	(f)	the seller will disclose known Material Latent Defects, I discoverable through a reasonable inspection and that wi	Material-L Haffeet th	atent-Defect-mean e-use or value of the	a defect in Property;	n the Preperty that is not
	(g)	the soller and buyer are each responsible for completing	heir own	duo diligoneo and w	ill assume a	Il ricks if they do not;
	(h)	-the celler-will ensure the celler's representations and war			9	
		(i) reviewing documents such as a Real Property Roper	t (RPR), l	and title and registre	itions on title	, پو
		(ii) determining non-resident statue for income tax purpo	sea and d	etermining any dow	er rights; an	d
7		(iii)_doing other needed-research;				
	(i)	the buyer may get independent inspections or advice on it use, buildings and mechanical systems, property insuranc measurements and other items important to the buyer;	ems such e, title ins	as land title, registra urance, size of the la	ations on title and and build	e, RPR, current and future dings, interior and exterior
ADCA	450015	DA 2016Sept. Saller's Initials		Buser's latticle	N	₩N

This form was developed by the Alberta Real Estate Association (AREA) for the use of its members only. 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®).



	1		Real Estate		5			2588350Mar13
	1		ASSOCIATION	***	Residential Purchase Co.	-	-	Contract Number
		(1)	contract changes that are ag	greed to in writin	ig will supersede the	pre-printe	ed clauses;	
		(k)	the seller and buyer will read	d this contract a	nd seek relevant ad	vice before	signing it;	
5.		(1)	the brokerages, real estate reporting, statistical, property	y evaluation and	closing purposes;	and		
		(m)) theSE	LLER'S		brokera	age will provide this contra	act and related documents
		8.8	(sell to the appointed lawyers for	er's or buyer's)				
		CSV-	POSITS	me borbose or	closing this contract	•		
	4.			Jamas 4 O Maria	with 4.0 and the term			
	4.1	ine	e seller and buyer agree that o	Hauses 4.2 throi	ugn 4.8 are the term	is of trust to	or the deposits.	
	4.2	The	e seller and buyer appoint	CUEH	EK CHICEME	J KEAL	ESIAIF as trus	tee for the deposit money.
	4.3	The	e buyer will pay a deposit of \$_	25	000=		, which will form part of	the Purchase Price, to the
		trus	stee by CHEQU (method	15	, on o	r before	Morch	24"
	4.4		e buyer will pay an additional d					
		trus	stee by(method		on o	before	-	
	4.5		ne buyer fails to pay a deposit, ver written notice.	, as required by	this contract, the se	eller may ve	old this contract at the se	aller's option by giving the
	4.6		e trustee will deposit all deposi	its into a trust ac	count within three f	Business D	lavs of receipt.	
	4.7		erest on the deposits will not be				n'a ai i aouipir	
	4.8	The	deposits will be held in trust for			ed funds ar	e confirmed, the deposits	will be disbursed, without
			or notice, as follows:	272 70 75	1)			
-DS		(a)	to the buyer, if after this cont			6 4	ti .	
M			(i) a condition is not satisfie (ii) the buyer voids this cont				Concontand Administration	mont family executence
_			with clause 7.1(b);	reservations and	no sample to provide	A DOWN	oundont and manion lodg	Intent total in accordance
			(iii) the seller voids this cont	ract for the buy	er's failure to pay a	deposit; or		
		200700	(iv) the seller fails to perform			10	0 1145 server 1 in on the con-	1 70 Se 50078F 7/60 St
DS 2N		(b)	to the seller, if this contract is	accepted and	all conditions are sa	itisfied or w	valved and the buyer fail	s to perform this contract;
4º —		(c)	applied against the Fee owed trust to the seller's lawyer no owed to a real estate brokers	later than three	Business Days pric	or to the Co	the brokerage(s), with a ompletion Day: Fee mea	ny excess amount paid in ns the amount, plus GST,
	4,9	A tra	ustee acting under this section				loss arising from the disb	ursement of the denosits.
	4.10		disbursement of deposits, as					
	5.	LA	ND TITLE					
	5.1	Title	to the Property will be free of	all encumbranc	es, llens and intere	sts except	for:	
			those implied by law;					Adolesia Sead Se
		11701075	non-financial obligations now found registered against prop	erty of this natu	re;		E-200	iditions that are normally
			homeowner association cave			strations; a	and	
			items the buyer agrees to ass					
	6.		PRESENTATIONS AND					
	6.1		seller represents and warrant					
S			the seller has the legal right to the seller is not a non-residen			v AntiCor	adalı	
J			no one else has a legal right t					
_			the current use of the land an					y restrictive covenant on
		-	-titlej			4 3.4 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1	•	
V			the location of the buildings a					
_			(i) is on the land and not on a					
			(ii) compiles with any restrict	tive covenant conforming build	n-title and municip	al bylaws; he <i>Munici</i> j	regulations and relaxations and relaxations and relaxations are required to the result of the result	ons; or the buildings and exta);
			known Material Latent Defect	s, if any, have b	een disslosed in wr	lung in thio	contract; and	
		(g)	any known government and le	oal authority no	tices regarding the	Proporty, o	and-known-lack-of-porm it	s for any development on
			the Property, have been discl	osea in Writing i	n unis contract.			DS

BEALTON

AREAD158CLDA_2016Sept,

Seller's Initials_

This form was developed by the Alberta Real Estate Association (AREA) for the use of its members only. 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®).

Buyer's Initials

EN

	4	Alberta Real Estate ASSOCIATION	Hesideniisi Purchase Contract	2588350Mar13 Contract Number
6.2	(a) (b)		true at, the Completion Day; and may be enforced after the Completion Day as long as a	ny logal action is commenced within the
7.	DO	OWER		9
7.1	The	seller represents and warra	nts to the buyer that no opouse has dower rights in the P	reperty, ether than as shown by:
		- the non-owner-speuse's si g	_	
	(b)	or before	eted Dower Consent and Acknowledgment form to be atta , 20, if the seller falls t the buyer may void this contract at the buyer's option by	o provide the completed Dower Consent
8.	C	ONDITIONS		
8.1		seller and buyer will:	The state of the s	
			faith in trying to satisfy their own conditions, including mak	ding reasonable efforts to fulfill them; and
	20.00	pay for any costs related to		
8.2	Bu	yer's Conditions		
	The	buyer's conditions are for th	e benefit of the buyer and are:	
10	(a)	Financing		
		the buyer's choice and with t	e buyer securing new financing, not to exceed	
	(b)	Property Inspection	The contact time couperate by provincing account to the	
	1-7	This contract is subject to th		ed by a licensed home inspector, before ay). The seller will cooperate by providing
		access to the Property on re	easonable terms.	
	(C)	Sale of Buyer's Property	a sala addha huusa Ja muana du badaya .	_
		20 (Condition Day)	e sale of the buyer's property before,m. or , on the terms in the Sale of Buyer's Property Schedule, s	selected as attached in clause 9.1.
	(d)	Additional Buyer's Condit		
		beforem, or	, 20	(Condition Day).
3.3		ler's Conditions seller's conditions are for the	e benefit of the seller and are:	•
		*		
				*
	befo	orem, on	, 20	(Condition Day).
3.4	Cor	dition Notices		
	Eac	h party will give the other wri	tten notice that:	

R

AREAG158CLDA_2016Sept.

for that Condition Day; or

Sellar's Initials

This form was developed by the Alberta Real Estate Association (AREA) for the use of its members only. 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®).

(b) a condition will not be waived or satisfied prior to its Condition Day. This contract will end upon that notice being given.

(a) a condition is unilaterally waived or satisfied on or before its Condition Day. If not, this contract will end after the time indicated

Buyer's Initials

EN

2588350Mar13

-6E	Managed V220CIVIION	TROUGHTER F BUSINESS CONTRACT	
9.	ATTACHMENTS AND ADDIT	IONAL TERMS	
9.1	The selected documents are attached	d to and form part of this contract:	
	☐ Financing Schedule (Seller Finan-		
	☐ Tenancy Schedule		
	☐ Manufactured Home Schedule		
	Sale of Buyer's Property Schedule	3	
	☐ Addendum		
	Other		
9.2	Other terms:		
	See attached Schedule "A"		

10. CLOSING PROCESS

Closing Documents

- The seller or seller's lawyer will deliver normal closing documents to the buyer or buyer's lawyer upon reasonable trust conditions consistent with the terms of this contract, including delivery within a reasonable time before the Completion Day to allow for confirmation of registration of documents at the Land Titles Office, obtain the advance of montgage financing and verify the transfer of other value-items.
- 10.2 Closing documents will include an RPR-showing the current improvements on the Property according to the Alberta Land Surveyors' Association Manual of Standard Practice, with evidence of municipal compliance or non-conformance and confirming the seller's warranties about the land and buildings. This obligation will not apply if there are no structures on the land. The buyer or buyer's lawyer must have a reasonable time to review the APP prior to submitting the transfer decuments to the Land Titles Office:

- 10.3 The buyer will pay the Purchase Price by lawyer's trust cheque, bank draft or electronic transfer.
- Items such as real estate property taxes, local improvement fees, utilities, rents, security deposits, statutory interest on security deposits, mortgage interest and homeowner association fees will be the seller's responsibility for the entire Completion Day and thereafter assumed by the buyer.
- The seller's lawyer may use the Purchase Price to pay and discharge all of the seller's financial obligations related to the Property. The seller's lawyer will provide the buyer's lawyer with evidence of all discharges including, where required, a certified copy of the certificate of title, within a reasonable time after Completion Day.
- If the seller has entered into a written service agreement with a real estate brokerage, the seller instructs the seller's lawyer to honour the terms of that agreement, including the Fee and other costs payable to the seller's brokerage.
- 10.7 The seller will pay the costs to prepare the closing documents, including an RPR where required, costs to end an existing tenancy of the Property and provide vacant possession to the buyer, and costs to prepare, register and discharge any seller's caveat based
- The buyer will pay the costs to prepare, register and discharge any buyer's caveat based on this contract and to register the transfer of land.

Closing Day Delays

- 10.9 If the seller falls to deliver the closing decuments in accordance with clause 10.1 or 10.2, then:
 - (a) the buyer's payment of the Purchase Price and late interest will be delayed until the buyer or buyer's lawyer has received the closing documents and has a reasonable time to review and register them, obtain the advance of mortgage financing and verify the transfer of other value items; and
 - (b) If the buyer is willing and able to close in accordance with this contract and wants to take possession of the Property, then the seller will give the buyer passaction upon reasonable terms which will include the payment of late interest only on the amount of mortgage being obtained by the buyer at the interest rate of that mortgage.
- 10.10 If the seller has complied with clauses 10.1 and 10.2 but the buyor is not able to close in accordance with this contract, then:
 - (a) the seller may, but is not obligated to, accept late payment of the Purchase Price and give the buyer possession upon -reasonable-tenns;-and
 - (b) If the seller agrees to accept late payment of the Purchase Price and, whether or not possession is granted, the buyer will pay -late interest at the prime lending rate of the Alberta Treasury Branches at the Completion Day plus 3% colculated daily from -and including the Completion Day to (but excluding) the day the soller is paid in full. Payment reserved after 12 neep on any day will be payment as of the next Business Day.
- 19.11. The caller and buyer will instruct their lawyers to follow the Western Law Societies Conveyancing Protocol in the closing of this transaction, if appropriate.

AREAC158CLDA 2016Sept.

Buyer's Initials This form was developed by the Alberta Real Estata Association (AREA) for the use of its members only. Trademarks are owned or controlled by The Canadian Real Estate Association (CREA) and Identify real estate professionals who are members of CREA (REALTORS) and/or the quality of services they provide (MLSS).

WEBForms® Sap/2016

EN

JN

-DS W



Residential Purchase Contract

2588350Mar13

11.	INSU	RAN	(e) =

The seller bears the risk of less or damage to the Property until the Purchase Price is pald. If such less or damage occurs before the Purchase Price is paid, any insurance proceeds will be held in trust for the coller and buyer based on their interests:

12.

- If the seller or buyer fails or refuses to complete this centract, the other party may seek all remedies, such as claims for deposits and damages, and reasonable costs including legal fees and disbursements on a solicitor/client full indemnity basis.
- On buyer default, if the seller must restore the Property title, enforce a lien against the Property or regain possession of the Property, the seller may seek costs and other remedies.
- -The seller and buyer agree that the Proporty is unique. On seller default, the buyer may make a claim for specific performance and other remedies

NOTICE AND DOCUMENTS

- A notice under this contract means a written document, including notices required by this contract, and this contract when accepted.
- 13.2 A notice is effective at the time the document is delivered in person or sent by fax or email.
- Giving notice means the document is transmitted by one of these methods, and regardless of the method, the notice document is recognized as an original document.
- For documents that require a signature, an electronic signature, as defined in the Electronic Transactions Act (Alberta), or a digitized signature will have the same function as an ink signature.

AUTHORIZATION

The seller and buyer may each authorize a representative to send and receive notices as described above. Once authorized, notices will be effective upon being delivered in person or sent by fax or email to the authorized representative. The seller authorizes: The buyer authorizes: Buyer's Brokerage: Seller's Brokerage: Name: GREATER CALGARY REAL ESTATE Address: BOX 110,710-20 CROWFOOT CR N.W. Address: CALGARY T3G 2P6 **Brokerage Representative: Brokerage Representative:** Name: Dwayne Reilander Name: Phone: (403) 250-4915 Phone: Fax: (403) 291-1387 Fax: Email: dwayne@propertyway.ca Email: 14.2 If the seller or buyer does not authorize a brokerage, then: The seller authorizes: The buyer authorizes: If the authorization information changes, the seller and buyer agree to give written notice to the other party as soon as the change is known so that future notices may be sent to the proper person and place. **CONFIRMATION OF CONTRACT TERMS**

- The seller and buyer confirm that this contract sets out all the rights and obligations they intend for the purchase and sale of the Property and that:
 - (a) this contract is the entire agreement between them; and
 - (b) unless expressly made part of this contract, in writing:
 - verbal or written collateral or side agreements or representations or warranties made by either the seller or buyer, or the seller's or buyer's brokerage or agent, have not and will not be relied on and are not part of this contract; and
 - any pre-contractual representations or warrantles, howsoever made, that induced either the seller or buyer into making this contract are of no legal force or effect.

Seller initials

Buyerinitials

16.	LEGAL	OBL	GATI	ons i	BEGIN
-----	-------	-----	------	-------	-------

The legal obligations in this contract begin when the accepted contract is delivered in person or sent by fax or email. The obligations bind the seller and buyer as well as their heirs, administrators, executors, successors and assigns.

AREAG158CLDA 2016Sept



EN

4	Alberta
	Real Estate
(FEE)	ASSOCIATION

Residential Purchase Contract

2588350Mar13

AND ASSOCIATION	11000001	Distancial national neuronal second	***************************************	
17. OFFER				
17.1 The buyer offers to buy the Property acc		Market .		P
17.2 This offer/counter offer will be open for wr			22 md	m.
		1. 2.A		11 17
1	ال Alberta at	10 20 m.on_	March 201	20 1 7
X Jamie Newman	-			****
Buyer Signatus 77F293FD4C0	Vitness Signature	1 - 1	Witness Name (print)	H
Signed and dated at Docusigned by:	, Alberta at	10 301.m.on_	March 20th	,20 <u>1+</u> .
X L. II. Abuta at				
	Vitness Signature		Witness Name (print)	
18.1 The seller agrees to sell the Property acc	cording to the term	s of this contract.		
5 PAGE 101				.20 .
Signed and dated at	, Albena at	m.on		
Dallas Olas	4 01 -		Witness Name (print)	
Management and € house management (and a second of the se	itness Signature		5584000 XM 51	
Signed and dated at	, Alberta at	m.on	***************************************	,20
		,		
Seller Signature Wi	itness Signature		Witness Name (print)	
Non-owner spouse signature (when dower r	ights apply):		8	
Signed and dated at	, Alberta at	m.on	de acceptation de la company de la compa	,20,
		2 9		
Non-Owner Spouse Signature		Non-Owner Spouse	Name (print)	
Witness Signature		Witness Name (print)	l	
	d bec se offert a	***************************************	MANAGER AND	
The following is for information purposes an REJECTION	o nas no enect o	n die contact s term	5:	
I do not accept this offer/counter offer. No count	ler offer is belog m	ada.		
	_			
Date:		• 3533555		
Seller:	100-111007-04-00-1	Buyer:		***************************************
CONVEYANCING INFORMATION				
Seller's Information:		Buyer's Information	on:	
Address		Address	 	
Phone Fax		Phone	Fax	
Email		Girls on the control of the control		
Lawyer Name		E CANTON AND AND AND AND AND AND AND AND AND AN		
Firm		000		
Address				
PhoneFax		Phone	Fax	
Email	× = 1000	Email		- Callaba

AREAG158CLDA_2016Sept.



1

SCHEDULE "A" TO THE REAL ESTATE PURCHASE CONTRACT entered into between

BDO Canada Limited

(the "Seller") and

TAMIE NEWMAN & KELLY NEWMAN (the "Buyer")

The terms of this schedule replace, modify or add to the terms of any agreement of purchase and sale (the "Real Estate Purchase Contract") to which this schedule is attached or shall be attached. Where there is any inconsistency between the terms of this Schedule and the Real Estate Purchase Contract, the provisions of this Schedule shall prevail.

AS IS - WHERE IS

- 1. The Buyer acknowledges and agrees to purchase the lands, all buildings and improvements located on the lands (the "Property"), and any and all fixtures ("Attached Goods") and chattels ("Unattached Goods") included in the Real Estate Purchase Contract or included in the sale of the property, "as is" and agrees with the Seller that neither the Seller, nor its agents or representatives have made any representations or warranties with respect to the Property or any Attached Goods or Unattached Goods included in the sale of the Property. Without limiting the generality of the foregoing, the Buyer agrees that neither the Seller nor its agents have made any representations or warranties with respect to:
 - a) the condition of any buildings or improvements located on the Property;
 - b) the condition of any Attached Goods or Unattached Goods included in the Real Estate Purchase Contract or otherwise sold with the Property;
 - whether the Property complies with any existing land use or zoning bylaws or regulations, or municipal development agreements or plans;
 - d) the location of any buildings and other improvements on the Property and whether such location complies with any applicable municipal bylaws or regulations;

- e) whether or not any buildings or improvements located on the Property encroach onto any neighbouring lands or any easements or rights of way;
- f) whether or not any buildings or improvements located on any neighbouring lands encroach onto the Property;
- g) the size and dimensions of the Property or any building or improvements located thereon;
- h) whether or not the Property is contaminated with any hazardous substance; and
- i) whether or not any of the buildings or other improvements located on the Property have been insulated with urea formaldehyde insulation.

OWNERSHIP OF UNATTACHED GOODS

2. The Buyer agrees that the Seller is selling only such interest as it may have in any Attached goods or Unattached Goods referred to in the Real Estate Purchase Contract, or which may be located on the Property, and the Seller does not warrant that it has title to such Attached Goods or Unattached Goods. Further, the Buyer agrees that the Seller will not be liable for the removal of any chattels found on the Property prior to or on the date of closing. On closing, the Buyer may have possession of the Attached Goods and Unattached Goods which are then on or about the Property on an "as is" basis, and the Seller will not provide a Bill of Sale, Warranty, or other title document to the Buyer. Further, there will be no adjustment or abatement of any kind to the Purchase Price with respect to any Attached Goods or Unattached Goods.

Х,	JN	EN EN
Buyer	's Initial	
Date:	M	orch 20Th

X Seller's Initial

Date: March 20 TH

REAL PROPERTY REPORT & COMPLIANCE

3. The Seller is not required to provide the Buyer with a real property report or compliance certificate. Should the Seller provide the Buyer with a copy of a survey or real property report, the Buyer agrees that any use of or reliance upon such document shall be at the Buyer's own risk. The Buyer must satisfy itself that the survey or real property report which the Seller might provide accurately reflects the Property and the buildings and improvements located thereon as they currently exist and the Seller shall not be responsible for any errors or omissions which might exist on such document. The Seller does not represent or warrant the accuracy or validity of the said survey or real property report or compliance certificate.

CONDOMINIUM

- 4. If the Property is a condominium:
 - a) the Seller is not required to provide any condominium documentation to the Buyer and the Buyer shall be solely responsible to obtain any condominium documentation he may require. Without limiting the generality of the foregoing, the Buyer must obtain on his own and at his sole costs and expenses any estoppel certificate. Copy of the condominium bylaws and financial statement for the Condominium Corporation that he may require;
 - b) the Buyer must satisfy himself with the condition of the condominium unit, the common property, and the financial condition of the condominium corporation and agrees that neither the Seller not its agents, have made any representations or warranties pertaining to same including, without limiting the generality of the foregoing, the adequacy of any reserve fund the condominium corporation might have, any potential special assessments which might be levied by the condominium corporation or the existence of any legal actions pending against the condominium corporation;
 - c) the Seller shall be responsible for amounts payable up to the closing date on account of any condominium fees and special assessments levied by the condominium corporation.

GOODS AND SERVICES TAX (G.S.T.)

In addition to the purchase price payable thereunder, the Buyer shall pay to the Seller and indemnify the Seller against all Goods and Services Tax ("G.S.T.") payable on the purchase price as required by the Excise Tax Act. The Seller will not provide to the Buyer a Certificate of Exempt Supply, or any other certificate certifying that this purchase and sale transaction is not subject to the Goods and Services Tax. Should the Seller fail to collect G.S.T. from the Buyer, it shall not be construed by the Buyer as a certification by the Seller that no G.S.T. is payable by the Buyer hereunder, and the Buyer shall remain liable for any G.S.T. which might be payable with respect to this transaction.

ACCEPTANCE BY FACSIMILE

6. The Seller and Buyer agree that this contract may be signed in counterpart, and the acceptance of this offer communicated or confirmed by facsimile transmission shall be binding upon the parties. The Buyer agrees to promptly deliver an executed original Real Estate Purchase Contract to the Seller.

FORECLOSURE PROCEEDING

7. This offer is being made pursuant to or in a Court of Queen's Bench foreclosure or receivership proceeding and, as such, the Offer may be accepted only by Order of said Court and is subject to the terms of that Order. Any agreement arising out of the Seller's acceptance of this Offer is conditional upon the approval thereof by the said Court.

X JN X LN	
Buyer's Initial	Seller's Initial
_	
Date: March 20th/17	Date:



RESIDENTIAL PURCHASE CONTRACT

Between

	THE SELLER a	and	THE B	UYER					
Name	BDO Canada Limited receiver for Base Finance Ltd	Name_	Rochelle Dvorki	1					
Name.	and Base Mortgage Ltd	Name	Allan Frouws						
1.	THE PROPERTY								
	The Property is:								
	(a) the land and buildings located at:								
	Municipal address: 63 SUNCASTLE BAY SE	7.1							
	Calgary	(street	number and name)	Alberta T2X 2M1					
	(municipality)			(postal code)					
	Legal description: Plan_8410877 Block 26		Lot 20	Other N/A					
-	(b)—these unattached goods								
	All unattached goods shall be "as is and where is at the date of possession"								
_	-(c) the attached goods except for								
	All attached goods shall be "as is and where is at	the date of	f possession"	· · · · · · · · · · · · · · · · · · ·					
2.	PURCHASE PRICE AND COMPLETION DAY		····						
	\$1,200,000,00	····							
	THE FUICING THE 19 U	· ' - · · · T - · · /		•					
	The Purchase Price includes any applicable Goods and Ser This contract will be completed, the Purchase Price fully 31 day after acceptance or by the Court o	y paid and	vacant possession giv	en to the buyer at 12 noon on, 2017 (Completion Day).					
	On Completion Day, the Property will be in substantially the and unattached goods will be in normal working order.		lition as when this contra	et was accepted and the attached					
3	GENERAL TERMS								
3.1	In fulfilling this contract, the seller and buyer agree to act rea	-	· ·						
	(a) unless the seller, buyer or both have agreed to alternate representation, the seller and buyer are each represented by their own sole agent and those agents have no agency responsibility to the other party;								
	(b) the laws of Alberta apply to this contract;								
	 (c) Alberta time applies to this contract. Time is of the e enforced; 	essence, w	nich means times and d	lates will be strictly followed and					
	(d) Business Day means every day but Saturday, Sunday a	and statuto	ry holidays and includes	all the hours of the day;					
	(e) a reference to the seller or buyer includes singular, plur		,						
	(f) the seller will disclose known Material Latent Defects. Material Latent Defect means a defect in the Property that is not discoverable through a reasonable inspection and that will affect the use or value of the Property;								
	(g) the seller and buyer are each responsible for completing	-	•	sume all risks if they do not;					
	(h) - the seller will encure the seller's representations and w e		-						
	(i) reviewing documents such as a Real Property Rep	e rt (RPR),	land title and registration	s on title ;					
	(ii) determining non-resident status for income tax pur	poses and	determining any dower r i	ghts; and					
	(iii)doing_other_needed_research;								
	 the buyer may get independent inspections or advice on use, buildings and mechanical systems, property insura measurements and other items important to the buyer; 								

REALTON

AREA@158CLDA_2016Sept.



		ASSOCIATION	Residential Purchase Contract	Gontract Number					
	(j)		reed to in writing will supersede the pre-prir	ited clauses;					
		-	this contract and seek relevant advice before						
	(l)	the brokerages, real estate by reporting, statistical, property	oard and listing services may keep and dis evaluation and closing purposes; and	sclose relevant information about this transaction for					
	(m) the Seller brokerage will provide this contract and related doc								
		to the appointed lawyers for t	the purpose of closing this contract.						
4		POSITS							
4.1	The	seller and buyer agree that c	lauses 4.2 through 4.8 are the terms of trus	t for the deposits.					
1.2	The	seller and buyer appoint <u>Ho</u>	e/Max House of Real Estate	as trustee for the deposit money.					
4.3	The	buyer will pay a deposit of \$_ Certified chequ	\$30,000.00 le or bank draft	n, which will form part of the Purchase Price, to the In 2 business days upon acceptance					
	trus	free by(method	of payment)	*					
4.4	The	•	• •	, which will form part of the Purchase Price, to the					
71-7									
	trus	itee by(method	of payment)	•					
4.5	If th	ne buyer fails to pay a deposit, wer written notice.	as required by this contract, the seller may	y void this contract at the seller's option by giving the					
1.6		•	ts into a trust account within three Busines	s Days of receipt.					
1.7		rest on the deposits will not b		et annual and a state of the st					
4.8	prio	or notice, as follows:		are confirmed, the deposits will be disbursed, without					
	(a)	to the buyer, if after this cont	ract is accepted: ed or waived in accordance with clause 8.4:	•					
		(ii) the buyer voids this cont with clause 7.1(b);	ract for the seller's failure to previde a Dew	e r Consent and Acknowled g ment form in accordance					
			ract for the buyer's failure to pay a deposit;	-or					
		(iv) the seller fails to perforn	n this contract;						
	(b)	or		or waived and the buyer fails to perform this contract					
	(c)	(c) applied against the Fee owed by the seller by payment directly out of trust to the brokerage(s), with any excess amount paid in trust to the seller's lawyer no later than three Business Days prior to the Completion Day. Fee means the amount, plus G6T owed to a real estate brokerage under a written service agreement.							
4.9 4.10	A tr	rustee acting under this section	n will not be liable to the seller or buyer for a	iny loss arising from the disbursement of the deposits a seller or buyer from pursuing remedles in section 12					
5 ,		ND TITLE							
5.1			f all encumbrances, liens and interests exc	ept for:					
	(a)	those implied by law;							
	(b) non-financial obligations now on title such as easements, utility rights-of-way, covenants and conditions that are normally found registered against property of this nature;								
	(c) homeowner association caveats, encumbrances and similar registrations; and								
		(d) items the buyer agrees to assume in this contract.							
6.1		PRESENTATIONS AND seller represents and warrar							
		the seller has the legal right							
	(b)	the seller is not a non-reside	nt for the purposes of the Income Tax Act-	(Canada);					
	(c)-	- no one else has a legal right	to the included attached and unattached g	eede;					
	(d)	the current use of the land a -title;	nd-buildings complies with the existing mu	nicipal land use bylaw and any restrictive covenant or					
	(e).	the location of the buildings							
		_and-		g lands unless there is a registered agreement on title					
		improvements are "non	-conforming buildings" as defined in the <i>Mu</i>	ws, regulations and relaxations, or the buildings and inicipal Government Act (Alberta);					
	(f)	-known-Material Latent-Defec	ets, if any, have been disclosed in writing in	-this contract; and					
	(g)	any known government and	local authority notices regarding the Prope	rty, and known lack of perm its fo r any development o					

REALTER

AREA@158CLDA_2016Sept.

Page 2 of 6

== Dn8viVprvPtLtMVPTLe012299

Buyer's initials_

the Property, have been disclosed in writing in this contract.

Seiler's initials



6.2	-The-representations and warranties in this contract:
	(a)—are made as of, and will be true at, the Completion Day; and
	(b) will survive completion and may be enforced after the Completion Day as long-as any legal action is commenced within the -time limits set by the <i>Limitations Act</i> (Alberta).
7.	DOWER
7.1	The seller represents and warrants to the buyer that no epouce has dower-rights in the Property, other than as shown by:
	-(a)—the non-owner spouse's signature on this contract; and
	(b) - the seller providing a completed Dower Consent and Acknowledgment form to be attached to and form part of this contract on
	or before, 20, If the seller fails to provide the completed Dower Consent and Acknowledgment form, the buyer may void this contract at the buyer's option by giving the celler written notice.
8.1	The seller and buyer will:
0.1	(a) act reasonably and in good faith in trying to satisfy their own conditions, including making reasonable efforts to fulfill them; and
	(b) pay for any costs related to their own conditions.
8.2	Buyer's Conditions
0.2	The buyer's conditions are for the benefit of the buyer and are:
	(a) Financing
	This contract is subject to the buyer securing new financing, not to exceed% of the Purchase Price from a lender of the buyer's choice and with terms satisfactory to the buyer, before6.00p,m. on _5th day upon Acceptance_20_17 (Condition Day). The seller will cooperate by providing access to the Property on reasonable terms.
	(b) Property Inspection
	This contract is subject to the buyer's satisfaction with a property inspection, conducted by a licensed home inspector, before 6.00 p. m. on 5th day upon acceptance, 20 17 (Condition Day). The seller will cooperate by providing
	access to the Property on reasonable terms.
	(c) Sale of Buyer's Property
	This contract is subject to the sale of the buyer's property beforem. onm. on
	(d) Additional Buyer's Conditions
	(a) Additional Dayor & Contestions
	beforem. on, 20(Condition Day).
8.3	Seller's Conditions
	'The seller's conditions are for the benefit of the seller and are:
	before, 20(Condition Day).
8.4	Condition Notices
	Each party will give the other written notice that:
	(a) a condition is unilaterally waived or esticited on or before its Condition Day. If not, this contract will and after the time indicates

AREA@158CLDA_2016Sept.

Seiler's initials

for that Condition Day; or

Buver's Initials

_ 👊

Page 3 of 6



WEBForms® Sep/2016

(b) a condition will not be waived or satisfied prior to its Condition Day. This contract will end upon that notice being given.



9.	ATTACHMENTS AND ADDITIONAL TERMS			
9.1	The selected documents are attached to and form part of this contract:			
	☐ Financing Schedule (Seller Financing, Mortgage Assumption, Other Value)			
	☐ Tenancy Schedule			
	☐ Manufactured Home Schedule			
	☐ Sale of Buyer's Property Schedule			
	☐ Addendum			
	☐ Other			
9.2	Other terms:			
	See attached Schedule "A"			

10. CLOSING PROCESS

Closing Documents

- 10.1 The seller or seller's lawyer will deliver normal closing documents to the buyer or buyer's lawyer upon reasonable trust conditions of consistent with the terms of this contract, including delivery within a reasonable time before the Completion Day to allow for confirmation of registration of documents at the Land Titles Office, obtain the advance of mortgage financing and verify the transfer of other value items.
- 10.2 Closing documents will include an RPR showing the current improvements on the Property according to the Alberta Land Surveyors'—
 Association Manual of Standard Practice, with evidence of municipal compliance or non-conformance and confirming the seller's warranties about the land and buildings. This obligation will not apply if there are no structures on the land. The buyer or buyer's lawyor must have a reasonable time to review the RPR prior to submitting the transfer documents to the Land Titles Office.

Payments and Costs

- 10.3 The buyer will pay the Purchase Price by lawyer's trust cheque, bank draft or electronic transfer.
- 10.4 Items such as real estate property taxes, local improvement fees, utilities, rents, security deposits, statutory interest on security deposits, mortgage interest and homeowner association fees will be the seller's responsibility for the entire Completion Day and thereafter assumed by the buyer.
- 10.5 The seller's lawyer may use the Purchase Price to pay and discharge all of the seller's financial obligations related to the Property. The seller's lawyer will provide the buyer's lawyer with evidence of all discharges including, where required, a certified copy of the certificate of title, within a reasonable time after Completion Day.
- 10.6 If the seller has entered into a written service agreement with a real estate brokerage, the seller instructs the seller's lawyer to honour the terms of that agreement, including the Fee and other costs payable to the seller's brokerage.
- 10.7 —The seller will pay the costs to prepare the closing documents, including an RPR where required, costs to end an existing tenancy of the Property and provide vacant possession to the buyer, and costs to prepare, register and discharge any seller's caveat based on this contract:
- 10.8 The buyer will pay the costs to prepare, register and discharge any buyer's caveat based on this contract and to register the transfer of land.

Closing Day Delays

- 10.9 If the seller fails to deliver the closing documents in accordance with clause 10.1 or 10.2, then:
 - (a) the buyer's payment of the Purchase Price and late interest will be delayed until the buyer or buyer's lawyer has received the closing documents and has a reasonable time to review and register them, obtain the advance of mortgage financing and verify the transfer of other value items; and
 - (b)—if the buyer is willing and able to close in accordance with this contract and wants to take possession of the Property, then the seller will give the buyer possession upon reasonable terms which will include the payment of late interest only on the amount of mortgage being obtained by the buyer at the interest rate of that mortgage.
- 10.10 If the seller has complied with clauses 10.1 and 10.2 but the buyer is not able to close in accordance with this contract, then:
- (a) the seller may, but is not obligated to, accept late payment of the Purchase Price and give the buyer possession upon reasonable terms; and
 - (b) if the seller agrees to accept late payment of the Purchase Price and, whether or not possession is granted, the buyer will pay late interest at the prime lending rate of the Alberta Treasury Branches at the Completion Day plus 3% calculated daily from and including the Completion Day to (but excluding) the day the celler is paid in full. Payment received after 12 noon on any day will be payment as of the next Business Day.

19.11 The seller and buyer will instruct their lawyers to follow the V	Vestern Law Societies Conveyancing I	Protocol in the closing of this
- transaction, if appropriate.	αM	\mathcal{O}

AREA@158CLDA_2016Sept.

Seller's Initials

Buyer's initials__

Pag





11. INSURANCE

11.1—The seller bears the risk of loss or damage to the Property until the Purchase Price is paid. If such loss or damage occurs before the Purchase Price is paid, any insurance proceeds will be hold in trust for the seller and buyer based on their interests:

12. REMEDIES

- 12.1—If the seller or buyer fails or refuses to complete this contract, the other party may seek all remedies, such as claims for deposits—and damages, and reasonable costs including legal fees and disbursements on a solicitor/client full indemnity basis.
- 12.2 On buyer default, if the seller must restore the Property title, enforce a lien against the Property or regain possession of the Property, the seller may seek costs and other remedies.
- 12.3 The seller and buyer agree that the Property is unique. On seller default, the buyer may make a claim for specific performance and other remedies.

13. NOTICE AND DOCUMENTS

- 13.1 A notice under this contract means a written document, including notices required by this contract, and this contract when accepted.
- 13.2 A notice is effective at the time the document is delivered in person or sent by fax or email.
- 13.3 Giving notice means the document is transmitted by one of these methods, and regardless of the method, the notice document is recognized as an original document.
- 13.4 For documents that require a signature, an electronic signature, as defined in the *Electronic Transactions Act* (Alberta), or a digitized signature will have the same function as an ink signature.

14. AUTHORIZATION

The seller authorizes:

14.1 The seller and buyer may each authorize a representative to send and receive notices as described above. Once authorized, notices will be effective upon being delivered in person or sent by fax or email to the authorized representative.

The buyer authorizes:

	Seller's Brokerage:	Buyer's Brokerage:
	Name: GREATER CALGARY REAL ESTATE	Name: Re/Max House of Real Estatej
	Address: BOX 110,710-20 CROWFOOT CR N.W.	Address: 4034 16 Street SW
	CALGARY T3G 2P6	Calgary, AB, T2T 4H4
	Brokerage Representative:	Brokerage Representative:
	Name: Dwayne Reilander	Name: Galina Dudina
	Phone: (403) 250-4915	Phone: (403)-971-6605
	Fax: (403) 291-1387	Fax: (403)-592-6707
	Email: dwayne@propertyway.ca	Email: galinad@remax.net
14.2	If the seller or buyer does not authorize a brokerage, then:	LIII LAIL
,	The seller authorizes:	
	The buyer authorizes:	
14.3	If the authorization information changes, the seller and buyer is known so that future notices may be sent to the proper per	agree to give written notice to the other party as soon as the change
15.	CONFIRMATION OF CONTRACT TERMS	
15.1	The seller and buyer confirm that this contract sets out all the Property and that:	e rights and obligations they intend for the purchase and sale of the
	(a) this contract is the entire agreement between them; and	
	(b) unless expressly made part of this contract, in writing:	
	seller's or buyer's brokerage or agent, have not and	presentations or warranties made by either the seller or buyer, or the I will not be relied on and are not part of this contract; and
	 (ii) any pre-contractual representations or warranties, this contract are of no legal force or effect. 	howsoever made, that induced either the seller or buyer into making
	Seller initials	Buyer initials
16.	LEGAL OBLIGATIONS BEGIN	选 19 Muhazz erennenden Bre
16.1	The legal obligations in this contract begin when the accepted	contract is delivered in person or sent by fax or email. The obligations

REALTOR

AREA@158CLDA_2016Sept.

Seller's Initials

bind the seller and buyer as well as their heirs, administrators, executors, successors and assigns.



17.	OFFER					
17.1	The buyer offers t	to buy the Proper	ty according to the terms o	f this contract.	3.00	n
17.2	This offer/counter	offer will be open	for written acceptance until		0.00	<u>p.</u>
			He to the territory		,	, 20 <u>17</u> .
Siane	danddatedat C	algary	, Alberta at	m.on_	March 17	, ₂₀ 17,
Rochel	lle Dvorkin 🗀	Mar 17,	2017, 03:38 PM MD	Τ .		
Buyer	Signature		Witness Signature		Witness Name (print)	
Signa	denddatedat C	algary	, Alberta at	.m. on	March 17	,20
All	lan Frouns	Mar 17, 2	2017, 12:17 PM MDT			
Buyer	Signature		Witness Signature		Witness Name (print)	
	ACCEPTANC	Ē				
18.1	The seller agrees	to sell the Prope	rty according to the terms	of this contract.		
Siane	ed and dated at		, Alberta at	m.on_		, 20
Seller	Signature		Witness Signature		Witness Name (print)	
	_		-	m on		,20
Signe	aganudated at		, Alberta ut			
	•		Witness Signature		Witness Name (print)	
	Signature		•		Triciono traccio (printy)	
		•	ower rights apply):		•	
Signe	ed and dated at		, Alberta at	m. on _		, 20
Non-C	Owner Spouse Signal	ure		Non-Owner Spous	se Name (print)	
Mitne	ss Signature			Witness Name (pr	int)	
	_	rormation purpo	ses and has no effect on	i the contract site	11115:	
	ECTION	v/neumtor offar Ni	o counter offer is being ma	ida		
	,					
Date				Date:		
Selle)r:			Buyer:		
CON	IVEYANCING IN	FORMATION				
Selle	er's Information:			Buyer's Inform	ation:	
				Address		
Phor	ne	Fax		Phone	Fax	
Ema	il			Email		
Lawy	yer Name			Lawyer Name		
	Firm			. Firm	·	
	Address			Address:		
	Phone		-ax	Phone	Fax	
	Email			Email		



AREA@158CLDA_2016Sept.



SCHEDULE "A" TO THE REAL ESTATE PURCHASE CONTRACT entered into between

BDO Canada Limited

(the "Seller") and

Rochelle Dvorkin and Allan Frouws

(the "Buyer")

The terms of this schedule replace, modify or add to the terms of any agreement of purchase and sale (the "Real Estate Purchase Contract") to which this schedule is attached or shall be attached. Where there is any inconsistency between the terms of this Schedule and the Real Estate Purchase Contract, the provisions of this Schedule shall prevail.

AS IS - WHERE IS

- 1. The Buyer acknowledges and agrees to purchase the lands, all buildings and improvements located on the lands (the "Property"), and any and all fixtures ("Attached Goods") and chattels ("Unattached Goods") included in the Real Estate Purchase Contract or included in the sale of the property, "as is" and agrees with the Seller that neither the Seller, nor its agents or representatives have made any representations or warranties with respect to the Property or any Attached Goods or Unattached Goods included in the sale of the Property. Without limiting the generality of the foregoing, the Buyer agrees that neither the Seller nor its agents have made any representations or warranties with respect to:
 - a) the condition of any buildings or improvements located on the Property;
 - b) the condition of any Attached Goods or Unattached Goods included in the Real Estate Purchase Contract or otherwise sold with the Property;
 - whether the Property complies with any existing land use or zoning bylaws or regulations, or municipal development agreements or plans;
 - d) the location of any buildings and other improvements on the Property and whether such location complies with any applicable municipal bylaws or regulations;

2

- e) whether or not any buildings or improvements located on the Property encroach onto any neighbouring lands or any easements or rights of way;
- f) whether or not any buildings or improvements located on any neighbouring lands encroach onto the Property;
- g) the size and dimensions of the Property or any building or improvements located thereon;
- h) whether or not the Property is contaminated with any hazardous substance; and
- i) whether or not any of the buildings or other improvements located on the Property have been insulated with urea formaldehyde insulation.

OWNERSHIP OF UNATTACHED GOODS

2. The Buyer agrees that the Seller is selling only such interest as it may have in any Attached goods or Unattached Goods referred to in the Real Estate Purchase Contract, or which may be located on the Property, and the Seller does not warrant that it has title to such Attached Goods or Unattached Goods. Further, the Buyer agrees that the Seller will not be liable for the removal of any chattels found on the Property prior to or on the date of closing. On closing, the Buyer may have possession of the Attached Goods and Unattached Goods which are then on or about the Property on an "as is" basis, and the Seller will not provide a Bill of Sale, Warranty, or other title document to the Buyer. Further, there will be no adjustment or abatement of any kind to the Purchase Price with respect to any Attached Goods or Unattached Goods.

Mar 17, 2017, 03:38 PM MDT	
Buyer's Initial Mar 17, 2017, 12:17 PM MDT	Seller's Initial
Date: March 17, 2017	Date:

REAL PROPERTY REPORT & COMPLIANCE

3. The Seller is not required to provide the Buyer with a real property report or compliance certificate. Should the Seller provide the Buyer with a copy of a survey or real property report, the Buyer agrees that any use of or reliance upon such document shall be at the Buyer's own risk. The Buyer must satisfy itself that the survey or real property report which the Seller might provide accurately reflects the Property and the buildings and improvements located thereon as they currently exist and the Seller shall not be responsible for any errors or omissions which might exist on such document. The Seller does not represent or warrant the accuracy or validity of the said survey or real property report or compliance certificate.

CONDOMINIUM

- 4. If the Property is a condominium:
 - a) the Seller is not required to provide any condominium documentation to the Buyer and the Buyer shall be solely responsible to obtain any condominium documentation he may require. Without limiting the generality of the foregoing, the Buyer must obtain on his own and at his sole costs and expenses any estoppel certificate. Copy of the condominium bylaws and financial statement for the Condominium Corporation that he may require;
 - b) the Buyer must satisfy himself with the condition of the condominium unit, the common property, and the financial condition of the condominium corporation and agrees that neither the Seller not its agents, have made any representations or warranties pertaining to same including, without limiting the generality of the foregoing, the adequacy of any reserve fund the condominium corporation might have, any potential special assessments which might be levied by the condominium corporation or the existence of any legal actions pending against the condominium corporation;
 - c) the Seller shall be responsible for amounts payable up to the closing date on account of any condominium fees and special assessments levied by the condominium corporation.

GOODS AND SERVICES TAX (G.S.T.)

In addition to the purchase price payable thereunder, the Buyer shall pay to the Seller and indemnify the Seller against all Goods and Services Tax ("G.S.T.") payable on the purchase price as required by the Excise Tax Act. The Seller will not provide to the Buyer a Certificate of Exempt Supply, or any other certificate certifying that this purchase and sale transaction is not subject to the Goods and Services Tax. Should the Seller fail to collect G.S.T. from the Buyer, it shall not be construed by the Buyer as a certification by the Seller that no G.S.T. is payable by the Buyer hereunder, and the Buyer shall remain liable for any G.S.T. which might be payable with respect to this transaction.

ACCEPTANCE BY FACSIMILE

6. The Seller and Buyer agree that this contract may be signed in counterpart, and the acceptance of this offer communicated or confirmed by facsimile transmission shall be binding upon the parties. The Buyer agrees to promptly deliver an executed original Real Estate Purchase Contract to the Seller.

FORECLOSURE PROCEEDING

7. This offer is being made pursuant to or in a Court of Queen's Bench foreclosure or receivership proceeding and, as such, the Offer may be accepted only by Order of said Court and is subject to the terms of that Order. Any agreement arising out of the Seller's acceptance of this Offer is conditional upon the approval thereof by the said Court.

Mar 17, 2017, 03:38 PM MD	OT
Buyer's Initial	Seller's Initial
Mar 17, 2017, 12:17 PM MDT	
Date: March 17 2017	Date:



RESIDENTIAL PURCHASE CONTRACT

Between

		THE SELLER	and	THE BUYER
Name.	BDC	Canada Limited receiver for Base Finance Ltd	. Nате <u>Те Ма</u>	
Name,	and I	Base Mortgage Ltd	Name <u>Hai Bo Sun</u>	
1.	- 1	PROPERTY		
		Property is:		
	(a) ti	he land and buildings located at:		
	1	Nunicipal address: 63 SUNCASTLE BAY SE	(street number and name)	
		Calgary	(street intimet and name)	, Alberta <u>T2X 2M1</u>
	-	(municipality)		(postal code)
	L	egal description: Plan 8410877 Block 26	6 Lot 20	Other_N/A
-		hese unattached goods		
	1	All unattached goods shall be "as is and where is	nt mo date or possession	
	(c) t	he attached goods except for		
		All attached goods shall be "as is and where is at	the date of possession"	
2.	-	CHASE PRICE AND COMPLETION DAY		
<u> </u>				
2.1	The F	Purchase Price is \$ 1,200,000.00		
2,2		² urchase Price includes any applicable Goods and Go		
2.3		contract will be completed, the Purchase Price fu	lly paid and vacant posses	sion given to the buyer at 12 noon on, 20_17 (Completion Day).
2.4	On C	ompletion Day, the Property will be in substantially the unattached goods will be in normal working order:	e same condition as when th	is contract was accepted and the attached
3.		IERAL TERMS		
3.1	In ful	filling this contract, the seller and buyer agree to act re	easonably and in good faith a	and agree that:
	(unless the seller, buyer or both have agreed to altern own sole agent and those agents have no agency res	ate representation, the selle ponsibility to the other party;	r and buyer are each represented by their
		the laws of Alberta apply to this contract;		t ta urt salah tellasi dan dan
	(Alberta time applies to this contract. Time is of the enforced;		
		Business Day means every day but Saturday, Sunday		
		a reference to the seller or buyer includes singular, pl		
	` (the seller will disclose known Material Latent Defec discoverable through a reasonable inspection and tha	t will affect the use or value (of the Property;
	(ġ) 1	the seller and buyer are each responsible for complet	ing their own due diligence a	nd will aesume all risks if they do not;
	(h)-	the seller will ensure the celler's representations and	warranties are true by:	•
	1	(i) reviewing documents such as a Real Property Re		
		(ii) determining non-resident status for income tax po	irposes and determining any	dower rights; and
		(iii)_doing other needed research;		
	.,	the buyer may get independent inspections or advice use, buildings and mechanical systems, property insume measurements and other items important to the buyer	rance, title insurance, size of	gistrations on title, RPR, current and future the land and buildings, interior and exterior
ADEAM	isaci na	A_2016Sept. Seiler's initials	Buyer's initia	Is ##+eEmplACJmBYnG+@sftRe2*uMcKZ8RJ+Ohn67ig== Page 1 of 6

WEBForms® Sep/2016



a 64	i	ASSOCIATION	Residential Purchase Contract	Contract Number
	(j)		greed to in writing will supersede the pre-printed c	lauses;
			d this contract and seek relevant advice before sig	
			board and listing services may keep and disclose	
	(1)	reporting, statistical, propert	y evaluation and closing purposes; and	
	(m)	the SELLER'S	er's or buyer's)brokerage	will provide this contract and related documents
		to the appointed lawyers for	the purpose of closing this contract.	
		POSITS		•
.1	The	seller and buyer agree that	clauses 4.2 through 4.8 are the terms of trust for t	he deposits.
.2	The	seller and buver appoint G		as trustee for the deposit money.
.3		buyer will pay a deposit of \$		which will form part of the Purchase Price, to the
			48	HOURS AFTER ACCEPTANCE OF OF
	trus	tee by <u>BANK DRAFT</u>	od of payment)	TIOOKO AL TERAGOEL TARGE OF
		· · · · · · · · · · · · · · · · · · ·		which will form much of the Divertions Dries to the
4			deposit of \$, \	
	trus	itee by	od of payment) on or before	
		(metho	id of payment)	i this contract at the poller's entire by siving the
5	buy	er written notice.	t, as required by this contract, the seller may vold	
6			sits into a trust account within three Business Day	s of receipt.
7	Inte	erest on the deposits will not l	be paid to the seller or buyer.	m to the transfer of the contract of a contract of the contrac
8	prio	or notice, as follows:	for both the seller and buyer. Provided funds are o	confirmed, the deposits will be disbursed, without
	(a)	to the buyer, if after this cor	tract is accepted:	•
		(i) a condition is not satisf	ied or waived in accordance with clause 8.4;	we are and A almondariamont forming a accretionan
		(ii) the buyer voids this go: with clause 7.1(b);	itraet for the seller's failure to provide a Dower Co	унвент ана Аскноwјаа д тентотттассоталсе
			tract for the buyer's failure to pay a deposit; or	
		(iv) the seller fails to perfor	m this contract:	
		to the seller, if this contract	is accepted and all conditions are satisfied or wai	
	(c)	-trust to the seller's lawver T	ed by the seller by payment directly out of trust to to to later than three Business Days prior to the Con rego under a written service agreement.	he brokerage(s), with any excess amount paid in note in pletion Day. Fee means the amount, plus GSP,
.9	A tr	rustee acting under this section	on will not be liable to the seller or buyer for any los	ss arising from the disbursement of the deposits.
10	The	e disbursement of deposits, a	s agreed to in this section, will not prevent the selle	er or buyer from pursuing remedies in section 12.
lt.		ND TITLE		
1			of all encumbrances, liens and interests except fo	or:
•		those implied by law;	•	
	(b)	non-financial obligations no found registered against pr	ow on title such as easements, utility rights-of-wooperty of this nature:	ay, covenants and conditions that are normally
	(c)		veats, encumbrances and similar registrations; an	nd
		items the buyer agrees to a		*
		PRESENTATIONS AN		
1		e seller represents and warra		
		the seller has the legal righ		
			ient for the purposes of the Income Tax Act (Cane	ada) ;
			nt to the included attached and unattached goods	
	(4) (~).	the current use of the land	and buildings complies with the existing municipe	, al-land use bylaw and any restrictive covenant on
	٠.	-title;		
	(e).	the location of the buildings	and land improvements:	
		(i) is on the land and not o	yn any easement, right-of-way er neighbouring lan	ds unless there is a registered agreement on title;

AREA@158CLDA_2016Sept.

Buyer's Initials_

improvements are "non-conforming buildings" as defined in the Municipal Government Act (Alberta);

(f) -known Material Latent Defects; if any, have been disclosed in writing in this contract; and

. the Property, have been disclosed in writing in this contract.

(ii) complies with any restrictive covenant on title and municipal bylaws, regulations and relaxations, or the buildings and

(g) any known government and local authority notices regarding the Preporty, and known lack of permits for any development on



6.2	•	tations and warranties in th			
	• •	s as of, and will be true at, t			
		ve completion and may be a set by the <i>Limitations Act</i>		n Day as long as any l	egal action is commenced within the
7.	DOWER				
7.1	The seller rep	presents and warrants to the	c buyer that no opouce has d	ower rights in the Prop	e rty, other than as shown by:
	(a) the non-c	owner spouse's signature o	n this contract; and		
	• •	, -			ed to and form part of this contract on
	or before		er may void this contract at th		rovide the completed Dower Consent ing the soller written notice:
~			er may void mis contract at a	e payer a option by giv	ing the spilot Mittor Hottoe.
8. o 1	CONDITIO				
8.1	The seller and	•	ning to polish, their own sand	tiana ingludina makina	reasonable offerts to fulfill them, and
	• •	" =	-, -	tions, including making	reasonable efforts to fulfill them; and
		ny costs related to their ow	n conditions.	,	•
8.2	Buyer's Con				
	-	conditions are for the benefi	it of the buyer and are:		
	(a) Financin	_			
	This cont the buve	tract is subject to the buyer or r's choice and with terms sa	securing new financing, not to tisfactory to the buyer, before	exceed% .m. on	of the Purchase Price from a lender of
			ler will cooperate by providin		
	(b) Property	·	, ,,	•	
	.,	tract is subject to the buyer			by a licensed home inspector, before
	access to	m. on o the Property on reasonab	le terms.	(Condition Day)	. The seller will cooperate by providing
		Buyer's Property		,	
			f the buyer's property before _	.m. on	
	20	(Condition Day), on the	terms in the Sale of Buyer's I	Property Schedule, sel	ected as attached in clause 9.1.
	(d) Addition	al Buyer's Conditions			
		·			
		•			
	before	m. on		, 20	(Condition Day).
8.3	Seller's Con	ditions			
	'The seller's c	onditions are for the benefi	t of the seller and are:		
	-				
					•
	batane			90	(Condition Day)
o 4				, ∠U	(Continuit Day).
8.4	Condition No		iaa that		
		ill give the other written not		litias Day If and this a	prince will and offer the time in the stand
		on is unilaterally walved or : Condition Day; or	Saushed on or Defore its COM	nuon vay. II BOI, IIIS CI	ontract will end after the time indicated

REALTON

AREA@158CLDA_2016Sept.

(b) a condition will not be waived or satisfied prior to its Condition Day. This contract will end upon that notice being given.

Buyer's initials_



9.	ATTACHMENTS AND ADDITIONAL TERMS
9.1	The selected documents are attached to and form part of this contract:
	☐ Financing Schedule (Seller Financing, Mortgage Assumption, Other Value)
	☐ Tenancy Schedule
	☐ Manufactured Home Schedule
	☐ Sale of Buyer's Property Schedule
	☐ Addendum
	☐ Other
9.2	Other terms:
	See attached Schedule "A"

10. CLOSING PROCESS

Closing Documents

- 10.1 The seller or seller's lawyer will deliver normal closing documents to the buyer or buyer's lawyer upon reasonable trust conditions of chestent with the terms of this contract, including delivery within a reasonable time before the Completion Day to allow for confirmation of registration of documents at the Land Titles Office, obtain the advance of mortgage financing and verify the transfer of other value items.
- 10.2 Glosing documents will include an RPP showing the current improvements on the Property according to the Alberta Land Surveyors'—
 Association Manual of Standard Practice, with evidence of municipal compliance or non-conformance and confirming the seller's warranties about the land and buildings. This obligation will not apply if there are no structures on the land. The buyer or buyer's lawyor must have a reasonable time to review the RPP prior to submitting the transfer documents to the Land Titles Office.

Payments and Costs

- 10.3 The buyer will pay the Purchase Price by lawyer's trust cheque, bank draft or electronic transfer.
- 10.4 Items such as real estate property taxes, local improvement fees, utilities, rents, security deposits, statutory interest on security deposits, mortgage interest and homeowner association fees will be the seller's responsibility for the entire Completion Day and thereafter assumed by the buyer.
- 10.5 The seller's lawyer may use the Purchase Price to pay and discharge all of the seller's financial obligations related to the Property. The seller's lawyer will provide the buyer's lawyer with evidence of all discharges including, where required, a certified copy of the certificate of title, within a reasonable time after Completion Day.
- 10.6 If the seller has entered into a written service agreement with a real estate brokerage, the seller instructs the seller's lawyer to honour the terms of that agreement, including the Fee and other costs payable to the seller's brokerage.
- 10.7 —The seller will pay the costs to prepare the closing documents, including an RPR where required, costs to end an existing tenancy of the Property and provide vacant possession to the buyer, and costs to prepare, register and discharge any seller's caveat based on this contract:
- 10.8 The buyer will pay the costs to prepare, register and discharge any buyer's caveat based on this contract and to register the transfer of land.

Closing Day Delays

- 10.9 If the seller fails to deliver the closing documents in accordance with clause 10.1 or 10.2, then:
 - (a) the buyer's payment of the Purchase Price and late interest will be delayed until the buyer or buyer's lawyer has received the closing documents and has a reasonable time to review and register them, obtain the advance of mortgage financing and verify the transfer of other value items; and
 - (b)—if the buyer is willing and able to close in accordance with this contract and wants to take possession of the Property; then the seller will give the buyer possession upon reasonable terms which will include the payment of late interest only on the amount of mortgage being obtained by the buyer at the interest rate of that mortgage.
- 10.10-If the seller has complied with clauses 10.1 and 10.2 but the buyer is not able to close in accordance with this contract, then:
 - (a) the seller may, but is not obligated to, accept late payment of the Purchase Price and give the buyer possession upon reasonable terms; and
 - (b) if the seller agrees to accept late payment of the Purchase Price and, whether or not possession is granted, the buyer will pay

 late interest at the prime lending rate of the Alberta Treasury Branches at the Completion Day plus 3% calculated daily from

 and including the Completion Day to (but excluding) the day the coller-is paid in full. Payment received after 12 noon on any

 day will be payment as of the next Business Day.

19.11 The seller and buyer will instruct their	lawyers to follow the Western Law Societies C	ionveyaneing t	retecel in the ci	icing or thic
- transaction, if appropriate.				
manness of manness of the second			1.4	

AREA@158CLDA_2016Sept.

Setter's Initials _

Buver's initials #MANFORMAC

Page 4 of 6





11. INSURANCE

11.1 The seller bears the risk of loss or damage to the Property until the Purchase Price is paid. If such loss or damage occure before the Purchase Price is paid, any insurance proceeds will be held in trust for the seller and buyer based on their interests.

12. REMEDIES

- 12.1 If the seller or buyer fails or refuses to complete this contract, the other party may seek all remedies, such as claims for deposits ——and damages; and reasonable costs including legal fees and disbursements on a solicitor/client full indemnity basis.
- 12.2 On buyer default, if the seller must restore the Property title, enforce a lien against the Property or regain possession of the Property, the seller may seek costs and other remedies.
- 12.3 The seller and buyer agree that the Property is unique. On seller default, the buyer may make a claim for specific performance and other remedles.

13. NOTICE AND DOCUMENTS

- 13.1 A notice under this contract means a written document, including notices required by this contract, and this contract when accepted.
- 13.2 A notice is effective at the time the document is delivered in person or sent by fax or email.
- 13.3 Giving notice means the document is transmitted by one of these methods, and regardless of the method, the notice document is recognized as an original document.
- 13.4 For documents that require a signature, an electronic signature, as defined in the *Electronic Transactions Act* (Alberta), or a digitized signature will have the same function as an ink signature.

14. AUTHORIZATION

14.1 The seller and buyer may each authorize a representative to send and receive notices as described above. Once authorized, notices will be effective upon being delivered in person or sent by fax or email to the authorized representative.

	rie seller authorizes.	The buyer authorized.		
•	Seller's Brokerage:	Buyer's Brokerage:		
	Name: GREATER CALGARY REAL ESTATE	Name: RE/MAX LANDAN REAL ESTATE		
	Address: BOX 110,710-20 CROWFOOT CR N.W.	Address: 102-279 MIDPARK WAY SE		
	CALGARY T3G 2P6	CALGARY, AB T2X 1M2		
	Brokerage Representative:	Brokerage Representative:		
	Name: Dwayne Reilander	Name: TANNIS PALMER		
	Phone: (403) 250-4915	Phone: 403-829-7765		
	Fax: (403) 291-1387	Fax: _403-476-5130		
	Email: dwayne@propertyway.ca	Email: TEAMPALMER@SHAW.CA		
14.2	If the seller or buyer does not authorize a brokerage, then:			
	The seller authorizes:			
	The buyer authorizes:			
14.3		er agree to give written notice to the other party as soon as the change		
15.	CONFIRMATION OF CONTRACT TERMS			
15.1	The seller and buyer confirm that this contract sets out all the rights and obligations they intend for the purchase and sale of the Property and that:			
	(a) this contract is the entire agreement between them; and			
	(b) unless expressly made part of this contract, in writing:			
	 verbal or written collateral or side agreements or re seller's or buyer's brokerage or agent, have not an 	epresentations or warranties made by either the seller or buyer, or the d will not be relied on and are not part of this contract; and		
	 (ii) any pre-contractual representations or warranties, this contract are of no legal force or effect. 	howsoever made, that induced either the seller or buyer into making		
	Seller initials	Buyerinitials MittermplaOpm8Ynd: Programmer Volume Tight Part of the Part of t		
16.	LEGAL OBLIGATIONS BEGIN			
16.1	The legal obligations in this contract begin when the accepte bind the seller and buyer as well as their heirs, administrate	d contract is delivered in person or sent by fax or email. The obligations ors, executors, successors and assigns.		



AREAC158CLDA 2016Sept

Seiler's Initials

Buyer's Initials_

Page 5 of 6

M+eFmptAOjmBYnG: \\ \THREEYUMcK2BjU+QtuG7ig==



17. OFFER				
17.1 The buyer offers to buy the Prope				
17.2 This offer/counter offer will be oper	n for written acceptance unt	il <u>5;00</u>		<u>P_</u> .m.
			0047 00:00 DM MDT	_, 20 <u>_17</u>
Signed and dated at <u>CALGARY</u>	, Alberta at	Mar 27, m.on	2017, 03:32 PM MDT	, 20
Management Company Com	Witness Signature		Witness Name (print)	
Signed and dated at <u>CALGARY</u>	. Alberta at	Mar 2 m.on	28, 2017, 04:43 PM MDT	_,20
HarpaSm				
Buyer Signature	Witness Signature		Witness Name (print)	
18. ACCEPTANCE				
18.1 The seller agrees to sell the Prop	erty according to the terms	of this contract.		
Signed and dated at	, Alberta at	m.on		, 20
Seller Signature	Witness Signature		Witness Name (print)	
Signed and dated at	. Alberta at	.m. on		, 20
Olghovand datoa at	=)			
Seller Signature	Witness Signature		Witness Name (print)	
-	_			
Non-owner spouse signature (when d				20
Signed and dated at	, Alberta at	m. on		, 20
		N 0	lease (milat)	
Non-Owner Spouse Signature		Non-Owner Spouse N	iame (pany	
Witness Signature		Witness Name (print)		
The following is for information purp	oses and has no effect o	n the contract's term:	S:	
REJECTION				
I do not accept this offer/counter offer.	lo counter offer is being m	ade.		
Date:		Date:		
		Buyer:		
Seller:		_ uayor		
CONVEYANCING INFORMATION				
Seller's Information:		Buyer's Information:		
Address		_ Address		
PhoneFax		Phone	Fax	
Email Lawyer Name Firm Address				
Phone			Fax	
Email		- .,	warman	





SCHEDULE "A" TO THE REAL ESTATE PURCHASE CONTRACT entered into between

BDO Canada Limited

(the "Seller") and

TE MA & HAI BO SUN

(the "Buyer")

The terms of this schedule replace, modify or add to the terms of any agreement of purchase and sale (the "Real Estate Purchase Contract") to which this schedule is attached or shall be attached. Where there is any inconsistency between the terms of this Schedule and the Real Estate Purchase Contract, the provisions of this Schedule shall prevail.

AS IS - WHERE IS

- 1. The Buyer acknowledges and agrees to purchase the lands, all buildings and improvements located on the lands (the "Property"), and any and all fixtures ("Attached Goods") and chattels ("Unattached Goods") included in the Real Estate Purchase Contract or included in the sale of the property, "as is" and agrees with the Seller that neither the Seller, nor its agents or representatives have made any representations or warranties with respect to the Property or any Attached Goods or Unattached Goods included in the sale of the Property. Without limiting the generality of the foregoing, the Buyer agrees that neither the Seller nor its agents have made any representations or warranties with respect to:
 - a) the condition of any buildings or improvements located on the Property;
 - b) the condition of any Attached Goods or Unattached Goods included in the Real Estate Purchase Contract or otherwise sold with the Property;
 - c) whether the Property complies with any existing land use or zoning bylaws or regulations, or municipal development agreements or plans;
 - d) the location of any buildings and other improvements on the Property and whether such location complies with any applicable municipal bylaws or regulations;

- e) whether or not any buildings or improvements located on the Property encroach onto any neighbouring lands or any easements or rights of way;
- f) whether or not any buildings or improvements located on any neighbouring lands encroach onto the Property;
- g) the size and dimensions of the Property or any building or improvements located thereon;
- h) whether or not the Property is contaminated with any hazardous substance; and
- i) whether or not any of the buildings or other improvements located on the Property have been insulated with urea formaldehyde insulation.

OWNERSHIP OF UNATTACHED GOODS

2. The Buyer agrees that the Seller is selling only such interest as it may have in any Attached goods or Unattached Goods referred to in the Real Estate Purchase Contract, or which may be located on the Property, and the Seller does not warrant that it has title to such Attached Goods or Unattached Goods. Further, the Buyer agrees that the Seller will not be liable for the removal of any chattels found on the Property prior to or on the date of closing. On closing, the Buyer may have possession of the Attached Goods and Unattached Goods which are then on or about the Property on an "as is" basis, and the Seller will not provide a Bill of Sale, Warranty, or other title document to the Buyer. Further, there will be no adjustment or abatement of any kind to the Purchase Price with respect to any Attached Goods or Unattached Goods.

### HA+AFnpUACJmBYnG4qQRIMg== \$ 14+AFnpUACJmBYnG4qQRIMg==		
Buyer's Initial	Seller's Initial	
Mar 27, 2017, 03:32 PM MDT Mar 28, 2017, 04:43 PM MDT Date:	Date:	

REAL PROPERTY REPORT & COMPLIANCE

The Seller is not required to provide the Buyer with a real property report or compliance certificate. Should the Seller provide the Buyer with a copy of a survey or real property report, the Buyer agrees that any use of or reliance upon such document shall be at the Buyer's own risk. The Buyer must satisfy itself that the survey or real property report which the Seller might provide accurately reflects the Property and the buildings and improvements located thereon as they currently exist and the Seller shall not be responsible for any errors or omissions which might exist on such document. The Seller does not represent or warrant the accuracy or validity of the said survey or real property report or compliance certificate.

CONDOMINIUM

- 4. If the Property is a condominium:
 - a) the Seller is not required to provide any condominium documentation to the Buyer and the Buyer shall be solely responsible to obtain any condominium documentation he may require. Without limiting the generality of the foregoing, the Buyer must obtain on his own and at his sole costs and expenses any estoppel certificate. Copy of the condominium bylaws and financial statement for the Condominium Corporation that he may require;
 - b) the Buyer must satisfy himself with the condition of the condominium unit, the common property, and the financial condition of the condominium corporation and agrees that neither the Seller not its agents, have made any representations or warranties pertaining to same including, without limiting the generality of the foregoing, the adequacy of any reserve fund the condominium corporation might have, any potential special assessments which might be levied by the condominium corporation or the existence of any legal actions pending against the condominium corporation;
 - c) the Seller shall be responsible for amounts payable up to the closing date on account of any condominium fees and special assessments levied by the condominium corporation.

GOODS AND SERVICES TAX (G.S.T.)

In addition to the purchase price payable thereunder, the Buyer shall pay to the Seller and indemnify the Seller against all Goods and Services Tax ("G.S.T.") payable on the purchase price as required by the Excise Tax Act. The Seller will not provide to the Buyer a Certificate of Exempt Supply, or any other certificate certifying that this purchase and sale transaction is not subject to the Goods and Services Tax. Should the Seller fail to collect G.S.T. from the Buyer, it shall not be construed by the Buyer as a certification by the Seller that no G.S.T. is payable by the Buyer hereunder, and the Buyer shall remain liable for any G.S.T. which might be payable with respect to this transaction.

ACCEPTANCE BY FACSIMILE

6. The Seller and Buyer agree that this contract may be signed in counterpart, and the acceptance of this offer communicated or confirmed by facsimile transmission shall be binding upon the parties. The Buyer agrees to promptly deliver an executed original Real Estate Purchase Contract to the Seller.

FORECLOSURE PROCEEDING

7. This offer is being made pursuant to or in a Court of Queen's Bench foreclosure or receivership proceeding and, as such, the Offer may be accepted only by Order of said Court and is subject to the terms of that Order. Any agreement arising out of the Seller's acceptance of this Offer is conditional upon the approval thereof by the said Court.

かて [※] 6H+eFmpIAOjniBYnG4qORiMg>=	HD @Yqrozyumokzeru+ohus71g==			
Buyer's Initial		Seller's Initial	***************************************	
Mar 27, 2017, 03 Date:	3:32 PM MDT Mar 28, 2017,	04:43 PM MDT Date:		

March 21, 2017

BDO

620, 903 8th Avenue SW Calgary, Alberta T2P 0P7 Attn: Craig A. Fryzuk

Dear Mr. Fryzuk:

Re: Base Finance Ltd Properties

Further to the enclosed offers please note that:

- 1) I have not retained a real estate agent. Therefore, as I understand it the real estate charges to the seller will be reduced such that the seller gains the benefit of the savings.
- 2) I will be responsible to evict the occupants of the properties. See provision 2.3 in the enclosed offers as the document presented by your real estate agent called for the seller to provide vacant possession.
- 3) I do not seek the unattached goods although the document presented by your real estate agent allow for it. If available, then I would seek the appliances. However, the offer as presented by your agent is not clear on this point.
- 4) As a condition, there must be adequate Insurance in place until title passes to the buyer to insure against damage caused against the properties by the occupants or others.
- 5) I am ready to close all four transactions as soon as possible and at your direction. I would be happy to discuss this with you.

Please find enclosed formal appraisals that I had conducted on the properties to substantiate the enclosed offers.

Please let me know the date of the court appearance to gain approval of the offers so that I may instruct my lawyer to attend.

I look forward to hearing from you.

Sincerely yours

Darrel Winch Tel: 403 720 0553 Cell: 403 399 3277



2025876A84 2588350Mar13 Control Number

RESIDENTIAL PURCHASE CONTRACT Between and THE SELLER Alberta Ital. Name BDO Canada Limited receiver for Base Finance Ltd Name Name and Base Mortgage Ltd Name THE PROPERTY The Property Is: (a) the land and buildings located at: Municipal address: 63 SUNCASTLE BAY SE (street number and name) Alberta T2X 2M1 Calgary (municipality) Other_N/A Block 26 Lot 20 Legal description: Plan 8410877 -(b)-these unattached goods All unattached goods shall be "as is and where is at the date of possession" (c) the attached goods except for All attached goods shall be "as is and where is at the date of possession" **PURCHASE PRICE AND COMPLETION DAY** The Purchase Price is \$ 2.1 The Purchase Price includes any applicable Goods and Corrides Tax (GST). 2.2 This contract will be completed, the Purchase Price fully pald and vacant possession given to the buyer at 12 noon on 2.3 . 20 (Completion Day). -On Completion Day, the Property will be in substantially the came condition as when this contract was accepted and the attached and unattached goods will be in nermal working order: **GENERAL TERMS** In fulfilling this contract, the seller and buyer agree to act reasonably and in good faith and agree that: unless the seller, buyer or both have agreed to alternate representation, the seller and buyer are each represented by their own sole agent and those agents have no agency responsibility to the other party; (b) the laws of Alberta apply to this contract; Alberta time applies to this contract. Time is of the essence, which means times and dates will be strictly followed and enforced; (d) Business Day means every day but Saturday, Sunday and statutory holidays and includes all the hours of the day; (e) a reference to the seller or buyer includes singular, plural, masculine and feminine; the seller will disclose Imown Material-Latent Defects. Material-Latent Defect means a defect in the Property that le-net discoverable-through a reasonable inspection and that will affect the use or value of the Property; (g) the seller and buyer are each responsible for completing their own due diligence and will assume all risks if they do not; (h) -the coller will ensure the coller's representations and warrantles are true by: (I) reviewing documents such as a Real Property Report (RPR), land title and registrations on title; (ii) determining non-resident-status for income tax-purposes and determining any dower rights; and the buyer may get independent inspections or advice on items such as land title, registrations on title, RPR, current and future use, buildings and mechanical systems, property insurance, title insurance, size of the land and buildings, interior and exterior

IR

ARFAO158CLDA 2016SctL

measurements and other Items important to the buyer,



DW2025876A84

ASSOCIATION		Residential Purchase Contract	
)	contract changes that are agree	d to in writing will supersede the pre-printed clar	

	 contract changes that are agreed to in writing will supersede the pre-printed clauses; 	
	(k) the seller and buyer will read this contract and seek relevant advice before signing it;	
	(f) the brokerages, real estate board and listing services may keep and disclose relevant information about this transaction for reporting, statistical, property evaluation and closing purposes; and	
	(m) the Sellers	
	(sallof a cr buyor'a)	
	to the appointed lawyers for the purpose of closing this contract.	
4.	DEPOSITS	
4.1	The seller and buyer agree that clauses 4.2 through 4.8 are the terms of trust for the deposits.	
	The seller and buyer appoint DBOO Cantacal To as trustee for the deposit money.	
4.2 The seller and buyer appoint		
122	trustee by, on or before	
	trustee by, on or belote	
4.4	The buyer will pay an additional deposit of \$, which will form part of the Purchase Price, to the	
4.4		
	trustee by an or before	
4.5	If the buyer fails to pay a deposit, as required by this contract, the seller may vold this contract at the seller's option by giving the	
A C	buyer written notice. The trustee will deposit all deposits into a trust account within three Business Days of receipt.	
4.6 4.7	talamet on the deposits will not be half to the saller or buyer.	
4.8	The deposits will be held in trust for both the seller and buyer. Provided funds are confirmed, the deposits will be disbursed, without	
4,0	prior notice, as follows:	
	(a) to the buyer, if after this contract is accepted:	
	(i) a condition is not satisfied or walved in accordance with clause 8.4;	
	(ii) the buyer-vokte this contract for the seller's fallure to provide a Dower Consent and Acknowledgment form in accordance with clauce 7.1(b);	
	(Iii) the celler vokes this contract for the buyer's failure to pay a deposit; or	
	(iv) the seller falls to perform this contract;	
	(b) to the seller, if this contract is accepted and all conditions are satisfied or waived and the buyer fails to perform this contract; or	
	(c) applied against the Fee owed by the seller by payment directly out of trust to the brokorage(s), with any excess amount pald in trust to the sellar's lawyer no later than three Business Days prior to the Completion Day. Fee means the amount, plus GSP, owed to a real estate brokorage under a written confee agreement.	
4.9	A trustee eating under this section will not be liable to the seller or buyer for any loss arising from the disbursement of the deposits.	
4.10	The disbursement of deposits, as agreed to in this section, will not prevent the seller or buyer from pursuing remedies in section 12.	
5.	LAND TITLE	
5.1	Title to the Property will be free of all encumbrances, liens and interests except for:	
	(a) those implied by law	
	 (b) non-financial obligations now on title such as easements, utility rights-of-way, covenants and conditions that are normally found registered against property of this nature; 	
	(c) homeowner association caveats, encumbrances and similar registrations; and	
	(d) Items the buyer agrees to assume in this contract.	
	REPRESENTATIONS AND WARRANTIES	
6.1	The seller represents and warrants to the buyer that:	
0.1	(a) the seller has the legal right to sell the Property;	
	(b) the seller is not a non-resident for the purposes of the Income Tax Act (Canada);	
	(c)—po one else han a local debt to the included attached and unattached goods;	
	(d) the current use of the land and buildings complies with the existing municipal land use bylaw and any rectrictive covenant or	
	-thio ;	
	(e) the location of the buildings and land improvements:	
	(i) is on the land and not on any casement, right of way or neighbouring lands unless there is a registered agreement on title	

- - (ii) complies with any restrictive covenant on title and municipal bylaws, regulations and relaxations, or the buildings and improvements are "non-conforming buildings" as defined in the Municipal Covernment Act (Alberta);
- (f) -known-Material Latent Defects, if any, have been disclosed in writing in this contract; and
- (g) any known government and local authority nelloca regarding the Property, and known lack of permits for any development on the Property, have been disclosed in writing in this central.

AREADISECLDA 2016Sept. Seller's Initials. This form was developed by the Adorts Rest Estate Association (AREA) for the use of its members only. Tredomanta are ewend or controlled by The Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA (REALTORS) and/or the quality of convices they provide (ALES). R





Residential Purchase Contract



	A ASSOCIATION
.2 .	The representations and warrentles in this contract-
•	(a) are made as of, and will be true at, the Completion Day; and
	(b) will survive completion and may be enforced after the Completion Day as long as any legal action is commenced within the — limits set by the Limitations Act (Alberta).
A-	DOWER
.1	The seller represents and warrants to the buyer that no opeuco has dower rights in the Property, other than as shown by:
	(a)—the non-owner spouse's signature on this contract, and
	(b)—the seller providing a completed Dower Consent and Acknowledgment form to be attached to and form part of this contract on the seller falls to provide the completed Dower Consent the completed Dower Consent to the seller falls to provide the completed Dower Consent to the seller falls to provide the completed Dower Consent to the seller falls to provide the completed Dower Consent to the seller falls to provide the completed Dower Consent to the seller falls to provide the completed Dower Consent to the seller falls to provide the completed Dower Consent to the seller falls to provide the completed Dower Consent to the seller falls to provide the completed Dower Consent to the seller falls to provide the completed Dower Consent to the seller falls to provide the completed Dower Consent to the seller falls to provide the completed Dower Consent to the seller falls to provide the completed Dower Consent to the seller falls to provide the completed Dower Consent to the seller falls to provide the completed Dower Consent to the seller falls to provide the completed Dower Consent to the seller falls to provide the completed Dower Consent to the seller falls to provide the completed Dower Consent to the seller falls to provide the seller falls to provide the seller falls to the seller fa
	or before
-	
3.	CONDITIONS
3.1	The seller and buyer will:
	(a) act reasonably and in good faith in trying to satisfy their own conditions, including making reasonable efforts to fulfill them; and
	(b) pay for any costs related to their own conditions.
3.2	Buyer's Conditions
	The buyer's conditions are for the benefit of the buyer and are:
	(a) Financing
	This contract is subject to the buyer securing new financing, not to exceed% of the Purchase Price from a lender of
	the buyer's choice and with terms satisfactory to the buyer, beforem. on
	(b) Property Inspection This contract is subject to the buyer's satisfaction with a property inspection, conducted by a licensed home inspector, before This contract is subject to the buyer's satisfaction with a property inspection, conducted by a licensed home inspector, before
	This contract is subject to the buyer's satisfaction with a property inspection, concluded by a settler will cooperate by providing
	access to the Property on reasonable terms.
	(c) Sale of Buyer's Property
	20 (Condition Day), on the terms in the Sale of Buyer's Property Schedule, Selected as attached in Clause 2.1.
	(d) Additional Buyer's Conditions This contract is subject to bruyers satisfaction of court acceptance of contracts: 2025876ABI; 2025876AB2; - Due to the circumstances, special Risk (2025876AB3) chausance must remain on the properties until titles transfer to the bruyer. This is to ensure that the properties are always insured in case the
<u>ل</u> م	acceptance of contracts; 2025876ABI; 2025876AB2;
	- Due to the circumstances, special Risk (2025876ABS)
	This is to ensure that the properties we always insured in case the
	occupants/owner cause damage to the properties. before
	before 7 .m. on 9 (Containon Day).
8,8	Seller's Conditions
	'The seller's conditions are for the benefit of the seller and are:
	•
	, ,
	Dog. (Condition Day).
	Delore30. 011
8.4	Condition Notices
	Each party will give the other written notice that: (a) a condition is unilaterally waived or satisfied on or before its Condition Day. If not, this contract will end after the time indicated
	 (a) a condition is unliaterally waived or satisfied on or belove its condition Day. If not, this contract will end upon that notice being given. (b) a condition will not be waived or satisfied prior to its Condition Day. This contract will end upon that notice being given.
	(b) a condition will not be waived or satisfied prior to its contained pay. This contains that the approximation of the prior to its contained pay.
-	Pago 3 of 6
AREA	O1:8CLDA_2016Sept. Sellar's Initials

R





A W2025876AB4

A	Real Estate		2588330MBT13
di	ASSOCIATION	Rasidonial Purchase Contract	Contract Number
9.	ATTACHMENTS AND ADDITIONA		
9.1	The selected documents are attached to an		
	☐ Financing Schedule (Seller Financing, M	fortgage Assumption, Other Value)	
	☐ Tenancy Schedule		
	Manufactured Home Schedule		
	☐ Sale of Buyer's Property Schedule		
	□ Addendum		
	☐ Other		
9,2	Other terms:		
7.6	See attached Schedule "A"		
	See attached schedule A		
		*	
	CLOSING PROCESS	1000	
Closi	ng Documents		or's busing upon reasonable trust conditions
10.1	confirmation of registration of documents at	-Including-delivery-within a reasonable tir	or's lawyor upon reasonable trust conditions- me before the Completion Day to allow for- of mortgage financing and verify the transfer-
	of other value items.	uring the current Improvements on the Bros.	orty according to the Alberta Land Surveyors'
10.2	Accordation Manual of Standard Proction-v	with evidence of municipal compliance or n his chilantion will not epoly if there are no	ton-conformance and confirming the seller's structures on the land. The buyer or buyer's
Paym	ents and Costs		
10.3	The buyer will pay the Purchase Price by la	awyer's trust cheque, bank draft or electron	nic transfer.
10.4	deposits, mortgage interest and homeowners thereafter assumed by the buyer.	er association fees will be the seller's resp	curity deposits, statutory interest on security consibility for the entire Completion Day and
	The seller's lawyer will provide the buyer's certificate of title, within a reasonable time	lawyer with evidence of all discharges inclusive Completion Day.	s financial obligations related to the Property. uding, where required, a certified copy of the
	If the seller has entered into a written sen honour the terms of that agreement, including	vice agreement with a real estate brokera ling the Fee and other costs payable to the	ge, the seller instructs the seller's lawyer to a seller's brokerage.
	of the Property and provide vacant possess on this contract:	sion to the buyer, and costs to prepare, regi	ere required, oests to ond an existing tenancy Ister and discharge any seller's caveat based
10.8	The buyer will pay the costs to prepare, a transfer of land.	register and discharge any buyer's cavea	at based on this contract and to register the
Clos	ing Day Delays		9 E
10.9	If the seller falls to deliver the closing docu	ments in accordance with clause 10.1 or 1	(0.12, then:
	verify the transfer of other value items	able time to review and register them, ob ; and	the buyer or buyer'e lawyer has received the tain the advance of mortgage financing and
	seller will give the buyer peecesion up of mortgage being obtained by the buy	pen reasonable torms which will include the yer at the interest rate of that mortgage .	s to take possession of the Property, then the o payment of late interest only on the amount
10:10	- If the seller has complied with clauses 10.1	1-and 10.2-but the buyer is not able to clos	e In accordance with this contract, then:
	-reasonable-terms;-and		Price and give the buyer possession upon
	Late Interest at the prime lending rate and including the Completion Day to (day will be payment as of the next But	of the Alberta Treasury Branches at the G (but excluding) the day the coller is paid in siness Day.	rnot-pecescion is granted, the buyer will pay completion Day plue 3% calculated daily from full. Paymont received after 12 noon on any
10.1	1 The coller and buyer will instruct their law transaction, if appropriate.	yers to follow the Western-Law Societies	Conveyancing Protocol in the closing of this



Seller's Intials_

Residential Purchase Contract



INSURANCE

The coller bears the rick of less or damage to the Property until the Purchase Price is pold. If such less or damage cooure before the Purchase Price is paid, any insurance proceeds will be held in trust for the seller and buyer based on their inferests:

- 12.1 If the coller or buyer falls or refuses to complete this contract, the other party may seek all remedies, such as claims for deposits and damages, and reasonable costs including legal fees and disbursements on a solicitor/client full indemnity basis.
- 12.2 On buyer default, if the seller must restore the Property title, enforce a flen against the Property or regain possession of the Property, the seller may seek costs and other remedies.
- The seller and buyer agree that the Preperty is unique. On seller default, the buyer may make a claim for specific performance and other-remedles.

13. NOTICE AND DOCUMENTS

- 13.1 A notice under this contract means a written document, including notices required by this contract, and this contract when accepted.
- 13.2 A notice is effective at the time the document is delivered in person or sent by fax or email.
- Giving notice means the document is transmitted by one of these methods, and regardless of the method, the notice document is recognized as an original document.
- For documents that require a signature, an electronic signature, as defined in the Electronic Transactions Act (Alberta), or a digitized signature will have the same function as an ink signature.

AUTHORIZATION

The seller and buyer may each authorize a representative to send and receive notices as described above. Once authorized, notices will be effective upon being delivered in person or sent by fax or email to the authorized representative. The buyer authorizes:

The seller authorizes: Buyer's Brokerane Seller's Brokerage: Name: GREATER CALGARY REAL ESTATE Name Address: BOX 110,710-20 CROWFOOT CR N.W. Address CALGARY Brokerage Representative: Brokerage Representative: Name: Dwayne Reilander Name: .

Phone: (403) 250-4915 Phone: Fax: (403) 291-1387 Fax:

Email: dwayne@propertyway.ca Emall: 14.2 If the seller or buyer does not authorize a brokerage, then:

The seller authorizes: The buyer authorizes:

If the authorization information changes, the seller and buyer agree to give written notice to the other party as soon as the change is known so that future notices may be sent to the proper person and place.

CONFIRMATION OF CONTRACT TERMS

- The seller and buyer confirm that this contract sets out all the rights and obligations they intend for the purchase and sale of the Property and that:
 - (a) this contract is the entire agreement between them; and
 - (b) unless expressly made part of this contract, in writing:
 - verbal or written collateral or side agreements or representations or warranties made by either the seller or buyer, or the seller's or buyer's brokerage or agent, have not and will not be relied on and are not part of this contract; and
 - any pre-contractual representations or warranties, howsoever made, that induced either the seller or buyer into making this contract are of no legal force or effect.

Buyerinitials Seller Initials

LEGAL OBLIGATIONS BEGIN

The legal obligations in this contract begin when the accepted contract is delivered in person or sent by fax or email. The obligations bind the seller and buyer as well as their heirs, administrators, executors, successors and assigns.

Buyer'a hitlah Seller's Initials AREAD158CLDA 2018Sept. This form was dovoloped by the Alberta Real Estato Association (AREA) for the use of its members only, Trademarks are owned or controlled by The Cenarism Real Estato Association (CREA) and Identity roal estato processionals who are members of CREA (REALTORF) and/or the quality of services they provide (MLSF).

Page 5 of 6 MUS





Residential Purchase Contract



ALT	ASSUCIATION				
17. OFF	Paros us in a substitution		12/21		
17.1 The	buyer offers to buy the Property a	according to the terms of	this contract.	10	
	offer/counter offer will be open for	written acceptance until_		1)	- - 15 .m.
	april	8.77	7	. / 0/	_,20,
hna hannig	Hatoriat - CAL CARY	, Alberta at 1:2	O O m.on	tarch 21	,20/
-	Daville W		1 Simo	Jacelyn	Symon
Buyer Signal	ture	Witness Signature	7	Witness Name (print)	
	Idatedat	Alberta at	.m.on		,20
эндпвиапи	TOAIBUAL				
Buyer Signa	ture	Witness Signature		Witness Name (print)	
18. AC	CEPTANCE	1950是有存在目录			
18.1 The	seller agrees to sell the Property	according to the terms o	f this contract.	2	
Signed and	idated at	, Alberta at	m.on		,20
	•				
Seller Signa	thire .	Witness Signature		Wilness Name (print)	(i
01 1	ddatedat	Alberteat	.m.on		, 20
Signedano	Idaledal				
		Witness Signature		Witness Name (print)	
Seller Signa				2020 H.F. T. E.	
Non-owne	er spouse signature (when dow	er rights apply):			70
Signedano	ddated at	, Alberta al	m.on		, 20
Non-Owner	r Spouse Signature		Non-Owner Spouse	Name (burr)	
T			Witness Name (print)	
Witness Sig		II			
	wing is for information purpose	is and has no ellect oit	the compact 5 terr	13.	
REJECT	10N	e cuntor offer le bolog ma	da		
	ccept this offer/counter offer. No				
Seller: _			Buyer:		
CONVE	YANCING INFORMATION	¥I			
*	nformation:		Buyer's Informat	lon:	
IE VI			Address		
Winings _					
Phone	Fax		Phone	Fax	
	Vame		A21 A24 CANCEL CONTRACTOR AND ADMINISTRATION OF THE ADMINISTRATION		
	1		Firm		
	ress		4 1 1		
5000					
-					
Pho:	пе Fa	x		Fax	

AREADISECLDA_2016Sept.

Page 6 of 6

SCHEDULE "A" TO THE REAL ESTATE PURCHASE CONTRACT entered into between

BDO Canada Limited (the "Seller") and

2025876	alberta	Ltd.

(the "Buyer")

The terms of this schedule replace, modify or add to the terms of any agreement of purchase and sale (the "Real Estate Purchase Contract") to which this schedule is attached or shall be attached. Where there is any inconsistency between the terms of this Schedule and the Real Estate Purchase Contract, the provisions of this Schedule shall prevail.

AS IS - WHERE IS

- 1. The Buyer acknowledges and agrees to purchase the lands, all buildings and improvements located on the lands (the "Property"), and any and all fixtures ("Attached Goods") and chattels ("Unattached Goods") included in the Real Estate Purchase Contract or included in the sale of the property, "as is" and agrees with the Seller that neither the Seller, nor its agents or representatives have made any representations or warranties with respect to the Property or any Attached Goods or Unattached Goods included in the sale of the Property. Without limiting the generality of the foregoing, the Buyer agrees that neither the Seller nor its agents have made any representations or warranties with respect to:
 - a) the condition of any buildings or improvements located on the Property;
 - the condition of any Attached Goods or Unattached Goods included in the Real Estate Purchase Contract or otherwise sold with the Property;
 - whether the Property complies with any existing land use or zoning bylaws or regulations, or municipal development agreements or plans;
 - d) the location of any buildings and other improvements on the Property and whether such location complies with any applicable municipal bylaws or regulations;

- whether or not any buildings or improvements located on the Property encroach onto any neighbouring lands or any easements or rights of way;
- f) whether or not any buildings or improvements located on any neighbouring lands encroach onto the Property;
- the size and dimensions of the Property or any building or improvements located thereon;
- h) whether or not the Property is contaminated with any hazardous substance; and
- i) whether or not any of the buildings or other improvements located on the Property have been insulated with urea formaldehyde insulation.

OWNERSHIP OF UNATTACHED GOODS

2. The Buyer agrees that the Seller is selling only such interest as it may have in any Attached goods or Unattached Goods referred to in the Real Estate Purchase Contract, or which may be located on the Property, and the Seller does not warrant that it has title to such Attached Goods or Unattached Goods. Further, the Buyer agrees that the Seller will not be liable for the removal of any chattels found on the Property prior to or on the date of closing. On closing, the Buyer may have possession of the Attached Goods and Unattached Goods which are then on or about the Property on an "as is" basis, and the Seller will not provide a Bill of Sale, Warranty, or other title document to the Buyer. Further, there will be no adjustment or abatement of any kind to the Purchase Price with respect to any Attached Goods or Unattached Goods.

D.W		
Buyer's Initial	Seller's Initial	
Date: <u>MARCH 21/201</u> 7	Date:	

REAL PROPERTY REPORT & COMPLIANCE

3. The Seller is not required to provide the Buyer with a real property report or compliance certificate. Should the Seller provide the Buyer with a copy of a survey or real property report, the Buyer agrees that any use of or reliance upon such document shall be at the Buyer's own risk. The Buyer must satisfy itself that the survey or real property report which the Seller might provide accurately reflects the Property and the buildings and improvements located thereon as they currently exist and the Seller shall not be responsible for any errors or omissions which might exist on such document. The Seller does not represent or warrant the accuracy or validity of the said survey or real property report or compliance certificate.

CONDOMINIUM

- If the Property is a condominium:
 - a) the Seller is not required to provide any condominium documentation to the Buyer and the Buyer shall be solely responsible to obtain any condominium documentation he may require. Without limiting the generality of the foregoing, the Buyer must obtain on his own and at his sole costs and expenses any estopped certificate. Copy of the condominium bylaws and financial statement for the Condominium Corporation that he may require;
 - b) the Buyer must satisfy himself with the condition of the condominium unit, the common property, and the financial condition of the condominium corporation and agrees that neither the Seller not its agents, have made any representations or warranties pertaining to same including, without limiting the generality of the foregoing, the adequacy of any reserve fund the condominium corporation might have, any potential special assessments which might be levied by the condominium corporation or the existence of any legal actions pending against the condominium corporation;
 - c) the Seller shall be responsible for amounts payable up to the closing date on account of any condominium fees and special assessments levied by the condominium corporation.

GOODS AND SERVICES TAX (G.S.T.)

In addition to the purchase price payable thereunder, the Buyer shall pay to the Seller and indemnify the Seller against all Goods and Services Tax ("G.S.T.") payable on the purchase price as required by the Excise Tax Act. The Seller will not provide to the Buyer a Certificate of Exempt Supply, or any other certificate certifying that this purchase and sale transaction is not subject to the Goods and Services Tax. Should the Seller fail to collect G.S.T. from the Buyer, it shall not be construed by the Buyer as a certification by the Seller that no G.S.T. is payable by the Buyer hereunder, and the Buyer shall remain liable for any G.S.T. which might be payable with respect to this transaction.

ACCEPTANCE BY FACSIMILE

6. The Seller and Buyer agree that this contract may be signed in counterpart, and the acceptance of this offer communicated or confirmed by facsimile transmission shall be binding upon the parties. The Buyer agrees to promptly deliver an executed original Real Estate Purchase Contract to the Seller.

FORECLOSURE PROCEEDING

7. This offer is being made pursuant to or in a Court of Queen's Bench foreclosure or receivership proceeding and, as such, the Offer may be accepted only by Order of said Court and is subject to the terms of that Order. Any agreement arising out of the Seller's acceptance of this Offer is conditional upon the approval thereof by the said Court.

Buyer's Initial	Seller's Initial
Date: 1 March 21/2017	Date:

63 SUNCASTLE BA SE



C4103856 Active

Detached Detached Type: Style: 2 Sty Split 1985 Year Built: LINC #:

and Use: R-C1
Title to Land: Fee Simple
Conform Rpt:
Restrictions:

Restrictions: See Remarks

Legal Plan:

0014613054 8410877

Blk: 26 New Hm:

Lot: 20

Postal Code: Condo Type: Possession: LP/SF Tax Amt/Yr: Local Imp Amt:

\$1,399,900

OP: \$1,399,900 CDOM: 11

\$9,260/2016 0 Yes/\$260/Other

SP:

Calgary Zone S

\$429.0

PD: DOM: 11

Sundance 275

T2X 2M1 Not a Condo

HOA: Condo Fee:

LP:

Area: Zone:

Community:

Member Only Remarks: Judicial listing. Sold as is where is with no warranties or representations. Schedule A must accompany all offers. Appliances are not included in the sale. RPR not available. Please contact listing agent for instructions regarding deletions to the purchase agreement. All showings require 24 hour minimum notice to tenants, no showing Sundays. No lockbox on property.

Judicial sale, lakefront home with private lake access and a triple car attached garage. ** Please contact Dorothy Rice 403 919 7355 March 18 through March 28 for all

questions »«		N=0.		Ro	oms & Mea	surements -							
Room Type D	Im/M	Pim/Ft Leve	l Room		Dim/M	Plm/E	Level	Bedrooms A	/T: 3/3 R	ns Ab	v: 3 F/	H Baths:	2/1
Bedroom 3.	.6X3.3 .3X3.7	11'11"X10'11" U 14'0"X12'1" U	Bedroo	om	5.0X6.1	16'5"X19'	11" M	Baths: EnSt Bth:	2P 1 0	3P 1 0	4P 0 1	5P 0 0	6P 0 0
								Level Main: Upper: Above Grade Lower: Below Grade Total A.G.			<u>Sq.Ft</u> 2,443 820 3,263		
					Property In	formation -							
Basement: Sulte: Construction: Foundation: Exterior: Roof Type: Front Exp: Parking: Freatures: Site Influences: Goods Included: Goods Excluded: HOA:	Suite - See R See R See R See R North 6/Trip None Backs None Yes/\$	emarks-Fully Finished - None emarks emarks emarks emarks west le Garage Attached Onto Lake 260/Other emarks		Heating Fin FP/I Lot Stap Lot Sq N Frntg X Flooring	Rgh-In: pe: 4: Depth: J:	See Remai Rectangula 874.00 m2 21.5 See Remai	r			al: Se	e Remar	ks	
				Ag		Information							
List REALTOR®: List Firm: Comm:	GRE	vne Reilander dway ATER CALGARY REAL Brief \$100,000, 1.59	ESTATE		Appt: Appt Nm Fax:	: !	24 Hours Not Dorothy Rice 403-592-706	ice Required, Re 403-278-2900 8	List D	ate:		03/10/20	17
Seller: Ownershp: Exclusion/SRR:	BOS BDO Judio No/Y	ial Sale	the say	Winter	Occupan	cy:	Tenant			y Dat	e: Date:		

Printed: 03/21/2017

INFORMATION HEREIN DEEMED RELIABLE DOT NOT GUARANTEED. MEASUREMENTS ARE PER RESIDENTIAL MEASUREMENT STANDARDS (RMS) UNLESS OTHERWISE STATED.



APPRAISAL OF



A Two Storey Split

LOCATED AT:

63 Suncastle Bay SE Calgary, AB T3X 2M1

FOR:

2025876 Alberta Ltd

AS OF:

March 16, 2017

BY:

Simon Cormier CRA

File No.: 31235B

Wallace Appraisal Services Real Estate Appraisers & Consultants 2nd Floor, 203 38 Avenue NE Calgary Alberta T2E 2M3

March 16, 2017

2025876 Alberta Ltd

Address of Property:

63 Suncastle Bay SE

Calgary, AB T3X 2M1

Market Value: \$

\$1,190,000

At your request, I have done a form appraisal report on the above-noted property, for the purpose of estimating its Updated Market Value as of March 16, 2017. I previously completed an exterior inspection of the property on December 30, 2016 and have assumed that there have been no notable changes to the property since that time. I have done an analysis of recent sales, active listing information, and property history, as well as other factors affecting Market Value as of the effective appraisal date.

Based on my investigations and analyses, it is my considered opinion that the current Market Value of this property, as of March 18, 2017 was:

.\$1,190,000

This estimate of value is subject to the Limiting Conditions set forth on the certification page and to other such specific conditions as may be set forth in the body of the appraisal report.

I trust that the information in this report is sufficient for your purposes. Should you have any questions regarding the property, or require clarification regarding the information or conclusions in the report, please feel free to call.

Yours truly,

Simon Cormier

CRA

	sal Services Ltd.	FILE NO.:	31235B
RENCE.	Simon Cormier		
	Wallace Appraisa	Services	
ATTENTION: ADDRESS:	2nd Floor, 203 38		1 2
ATTENTION: ADDRESS: A	Calgary Alberta T		
	simon@wallacear	opraisal com	Appraisal Institute
		FAX: 403-263-9668	of Canada
PHONE: FAX: PHONE:	403-263-9669		POSTAL CODE: T3X 2M
PROPERTY ADDRESS: 63 Suncastle Bay SE	спу: Calgary	PROVINCE: AE	POSTAL CODE: 13/ 2IVI
LEGAL DESCRIPTION: Plan 8410877; Block 26; Lot 20	***		: - t-ftion
	W 12	Source: City Land us	se information
MUNICIPALITY AND DISTRICT: Calgary, Alberta			
ASSESSMENT: Land \$ N.A. Imps \$ N.A. Total \$ 1,500,0	00 Assessment Date: Jt	uly 1, 2015 Taxes \$ 9,	,261 Year 2016
EXISTING USE: Detached single family	OCCUPIED BY: U	nknown	
NAME: 2025876 Alberta Ltd.		Name Type: CO	rporation
PURPOSE OF THE APPRAISAL: To estimate market value (see definition herein) orOther	1714	· 3	
PURPOSE OF THE APPRAISAL: To estimate market value (see definition merein) of			. 100
INTENDED USE OF THE APPRAISAL: To assist with a private sale	A W		
INTENDED USERS (by name or type): Corporation 2025876 Alberta Ltd.		80	7
REQUESTED BY: X Client above Other	X Current	Retrospective Prospective	V
THIS APPRAISAL REPORT REPRESENTS THE FOLLOWING VALUE: (if not current, see comments)			25
Displace of original report complete	December 30, 201	·	
PROPERTY RIGHTS APPRAISED: X Fee Simple Leasehold Other (see comments) OTH	ER OWNERSHIP: Cooper	ative Condominium/Strata Other	*
MAINTENANCE FEE (if applicable): \$ 314/annual Lake access fee			
N 12 (N 12) (N 1			*
IS THE SUBJECT A FRACTIONAL INTEREST, PHYSICAL SEGMENT OR PARTIAL HOLDING? X No	Yes (if yes, see com	ments)	<u> </u>
VALUE APPROACHES USED IN THE DEVELOPMENT OF THIS APPRAISAL: X DIRECT COMPARISON APPR	ROACH X COST APPROACH	INCOME APPROACH	51 20
EXTRAORDINARY ASSUMPTIONS & LIMITING CONDITIONS An extraordinary assumption or limiting	condition has been invoked in this	appraisal report.	If yes, see attached addendum.
E. L. attacked another han been from		YES X NO	If yes, see attached addendum.
III on a second		YES X NO	If yes, see attached addendum.
30(45Dieffelt) in average from			From To
NATURE OF DISTRICT.	gricultural	AGE RANGE OF PROPERTIES (years): 1	6 35
TYPE OF DISTRICT: USBAIL	giounura	PRICE RANGE OF PROPERTIES: \$	300,000 \$ 2,000,00
TREND OF DISTRICT: Improving X Stable Transition Deteriorating		(Single family price range	e)
BUILT-UP: X Over 75% 25 - 75% Under 25% Rural CONFORMITY Age: Newer X Similar Older Condition: Superior X Similar Inferior Size: X Larger Similar Smaller COMMENTS: See Attached Addendum	2	MARKET OVERVIEW: Supply: Goo	[37]
CONFORMITY Age: Newer X Similar Older	· · · · · · · · · · · · · · · · · · ·	Demand: Goo	577 I
Condition: Superior X Similar Inferior	· · · · · · · · · · · · · · · · · · ·		reasing X Stable Declini
Size: X Larger Similar Smaller		PRICE TRENDS:	reasing A stable Doomin
COMMENTS: See Attached Addendum			· · · · · · · · · · · · · · · · · · ·
	*		
			1 1 2 2 2
e n		(A)	
		* * * * * * * * * * * * * * * * * * *	
	UTILITIES: X Telepho	ne X Sanitary Sewer X Storm Sev	ver X Natural Gas Sep
and surrounder - see attached site map	DITELLIES. IN LOICHING	ile Daimary botton [2 1] statement	
SITE DIMENSIONS: Irregular - see attached site map	1 -		A
SITE AREA: 874 Sq. Ft. X Sq. M. Acres Hectares	Open Di	itch	* * * * * * * * * * * * * * * * * * *
SITE AREA: 874 Sq. Ft. X sq. M. Acres Hectares City of Calgary land use information	1 -	itch	4
SITE AREA: 874 Sq. FI. X sq. M. Acres Hectares City of Calgary land use information Slopes down to the rear yard allowing for a walk-	WATER SUPPLY: X Municip	al Private Well Other	
SITE AREA: 874 Sq. Ft. X sq. M. Acres Hectares Source: City of Calgary land use information TOPOGRAPHY: Slopes down to the rear yard allowing for a walk- out basement	Open Di WATER SUPPLY: X Municip FEATURES: Gravel I	al Private Well Other Road X Paved Road Lane	
SITE AREA: 874 Sq. Ft. X sq. M. Acres Hectares City of Calgary land use information TOPOGRAPHY: Slopes down to the rear yard allowing for a walk-	WATER SUPPLY: X Municip FEATURES: Gravel I X Street L	al Private Well Other Road X Paved Road Lane ights X Cablevision	
SITE AREA: 874 Sq. Ft. X sq. M. Acres Hectares City of Calgary land use information TOPOGRAPHY: Slopes down to the rear yard allowing for a walk- out basement	WATER SUPPLY: X Municip FEATURES: Gravel I ELECTRICAL: Overhe	al Private Well Other Road X Paved Road Lane ights X Cablevision J Underground Underground	Sidewalk X Cu
SITE AREA: 874 Sq. Ft. X sq. M. Acres Hectares Source: City of Calgary land use information TOPOGRAPHY: Slopes down to the rear yard allowing for a walk- out basement CONFIGURATION: Mostly rectangular - mild curve at the waterfront	WATER SUPPLY: X Municip FEATURES: Gravel I ELECTRICAL: Overhe DRIVEWAY: X Private	al Private Well Other Road X Paved Road Lane ights X Cablevision Mutual None	Sidewalk X Cu
SITE AREA: 874 Sq. Ft. X sq. M. Acres Hectares Source: City of Calgary land use information TOPOGRAPHY: Slopes down to the rear yard allowing for a walk- out basement CONFIGURATION: Mostly rectangular - mild curve at the waterfront	WATER SUPPLY: X Municip FEATURES: Gravel I X Street L ELECTRICAL: Overhe DRIVEWAY: X Private Underg	al Private Well Other Road X Paved Road Lane ights X Cablevision Mutual None round Laneway	Sidewalk X Cu
SITE AREA: 874 Sq. Ft. X sq. M. Acres Hectares Source: City of Calgary land use information TOPOGRAPHY: Slopes down to the rear yard allowing for a walk- out basement CONFIGURATION: Mostly rectangular - mild curve at the waterfront ZONING: R-C1	WATER SUPPLY: X Municip FEATURES: Gravel I X Street L ELECTRICAL: Overhe DRIVEWAY: X Private Underg	Action Private Well Other Road X Paved Road Lane Lights X Cablevision Add X Underground None Round Laneway Oncrete (Cracked in spots)	Sidewalk X Cu
SITE AREA: 874 Sq. Ft. X sq. M. Acres Hectares Source: City of Calgary land use information TOPOGRAPHY: Slopes down to the rear yard allowing for a walk- out basement CONFIGURATION: Mostly rectangular - mild curve at the waterfront ZONING: R-C1	WATER SUPPLY: X Municip FEATURES: Gravel I X Street L ELECTRICAL: Overhe DRIVEWAY: X Private Underg	Action Private Well Other Road X Paved Road Lane Lane Lane L	Sidewalk X Cu
SITE AREA: 874 Sq. Ft. X sq. M. Acres Hectares City of Calgary land use information Slopes down to the rear yard allowing for a walk- out basement CONFIGURATION: Mostly rectangular - mild curve at the waterfront R-C1 Source: City Bylaw - 1P2007	WATER SUPPLY: Municip FEATURES: Gravel I ELECTRICAL: Overhe DRIVEWAY: Private Underg Surface: C	Average Well Action State Well Action	Sidewalk X Cu
SITE AREA: SOURCE: City of Calgary land use information Slopes down to the rear yard allowing for a walk- out basement CONFIGURATION: Mostly rectangular - mild curve at the waterfront ZONING: R-C1 SOURCE: City Bylaw - 1P2007 SOURCE: NO (see comments)	WATER SUPPLY: X Municip FEATURES: Gravel I ELECTRICAL: Overhe DRIVEWAY: X Private Underg Surface: C PARKING: X Garage LANDSCAPING: Good	Average Fair	Sidewalk X Cu Single X Do X Street Poor Poor
SITE AREA: 874 Sq. Ft. X sq. M. Acres Hectares Source: City of Calgary land use information TOPOGRAPHY: Slopes down to the rear yard allowing for a walk- out basement CONFIGURATION: Mostly rectangular - mild curve at the waterfront ZONING: R-C1 Source: City Bylaw - 1P2007 DOES EXISTING USE CONFORM TO ZONING? X YES NO (see comments) TITLE SEARCHED: YES X NO	WATER SUPPLY: X Municip FEATURES: Gravel I ELECTRICAL: Overhe DRIVEWAY: X Private Underg Surface: C PARKING: X Garage LANDSCAPING: Good CURB APPEAL: Good	Average Fair for that includes larger homes	Sidewalk X Cu Single X Do X Street Poor Poor es that back directly of
SITE AREA: 874 Sq. Ft. X sq. M. Acres Hectares Source: City of Calgary land use information TOPOGRAPHY: Slopes down to the rear yard allowing for a walk- out basement CONFIGURATION: Mostly rectangular - mild curve at the waterfront ZONING: R-C1 Source: City Bylaw - 1P2007 DOES EXISTING USE CONFORM TO ZONING? X YES NO (see comments) TITLE SEARCHED: YES X NO COMMENTS: The subject is located in Sundance, in an estate section	WATER SUPPLY: X Municip FEATURES: Gravel I ELECTRICAL: Overhe DRIVEWAY: X Private Underg Surface: C PARKING: Good CURB APPEAL: Good On of the communication of the commun	Road	Sidewalk X Cu
SITE AREA: 874 Sq. Ft. X sq. M. Acres Hectares Source: City of Calgary land use information TOPOGRAPHY: Slopes down to the rear yard allowing for a walk- out basement CONFIGURATION: Mostly rectangular - mild curve at the waterfront ZONING: R-C1 Source: City Bylaw - 1P2007 DOES EXISTING USE CONFORM TO ZONING? X YES NO (see comments) TITLE SEARCHED: YES X NO COMMENTS: The subject is located in Sundance, in an estate section	WATER SUPPLY: X Municip FEATURES: Gravel I ELECTRICAL: Overhe DRIVEWAY: X Private Underg Surface: C PARKING: Good CURB APPEAL: Good On of the communication of the commun	Road	Sidewalk X Cu
SITE AREA: 874 Sq. Ft. X sq. M. Acres Hectares Source: City of Calgary land use information TOPOGRAPHY: Slopes down to the rear yard allowing for a walk- out basement CONFIGURATION: Mostly rectangular - mild curve at the waterfront ZONING: R-C1 Source: City Bylaw - 1P2007 DOES EXISTING USE CONFORM TO ZONING? X YES NO (see comments) TITLE SEARCHED: YES X NO COMMENTS: The subject is located in Sundance, in an estate section Lake Sundance. The subject site is at the north end of the lake	WATER SUPPLY: X Municip FEATURES: Gravel I ELECTRICAL: Overhe DRIVEWAY: Private Underg Surface: C PARKING: Good CURB APPEAL: Good On of the communice with a south back	Road	sidewalk X Cu
SITE AREA: 874 Sq. Ft. X sq. M. Acres Hectares Source: City of Calgary land use information TOPOGRAPHY: Slopes down to the rear yard allowing for a walk- out basement CONFIGURATION: Mostly rectangular - mild curve at the waterfront ZONING: R-C1 Source: City Bylaw - 1P2007 DOES EXISTING USE CONFORM TO ZONING? YES NO (see comments) TITLE SEARCHED: YES X NO COMMENTS: The subject is located in Sundance, in an estate section Lake Sundance. The subject site is at the north end of the lake a private dock. The site is located on a quiet cul-de-sac and factors.	WATER SUPPLY: X Municip FEATURES: Gravel I ELECTRICAL: Overhe DRIVEWAY: Private Underg Surface: C PARKING: X Garage LANDSCAPING: Good CURB APPEAL: Good On of the communication of the commun	Road	Sidewalk X Cur Sincle X Door X Street Poor Poor Poor to the lake and feature This is a desirable the front edge), mature
SITE AREA: 874 Sq. Ft. X sq. M. Acres Hectares Source: City of Calgary land use information TOPOGRAPHY: Slopes down to the rear yard allowing for a walk- out basement CONFIGURATION: Mostly rectangular - mild curve at the waterfront ZONING: R-C1 Source: City Bylaw - 1P2007 DOES EXISTING USE CONFORM TO ZONING? YES NO (see comments) TITLE SEARCHED: YES X NO COMMENTS: The subject is located in Sundance, in an estate section Lake Sundance. The subject site is at the north end of the lake a private dock. The site is located on a quiet cul-de-sac and factors.	WATER SUPPLY: X Municip FEATURES: Gravel I ELECTRICAL: Overhe DRIVEWAY: Private Underg Surface: C PARKING: X Garage LANDSCAPING: Good CURB APPEAL: Good On of the communication of the commun	Road	Sidewalk X Cur Sincle X Door X Street Poor Poor Poor to the lake and feature This is a desirable the front edge), mature
SITE AREA: 874 Sq. Ft. X sq. M. Acres Hectares Source: City of Calgary land use information TOPOGRAPHY: Slopes down to the rear yard allowing for a walk- out basement CONFIGURATION: Mostly rectangular - mild curve at the waterfront ZONING: R-C1 Source: City Bylaw - 1P2007 DOES EXISTING USE CONFORM TO ZONING? X YES NO (see comments) TITLE SEARCHED: YES X NO COMMENTS: The subject is located in Sundance, in an estate section Lake Sundance. The subject site is at the north end of the lake	WATER SUPPLY: X Municip FEATURES: Gravel I ELECTRICAL: Overhe DRIVEWAY: Private Underg Surface: C PARKING: X Garage LANDSCAPING: Good CURB APPEAL: Good On of the communication of the commun	Road	Sidewalk X Cu Sincle X Do X Street Poor Poor Poor to the lake and feature This is a desirable the front edge), matur

FFECTIVE AGE:					Wallac	e Appra	aisal Se	rvices Ltd	d.				FILE NO .:	31235B	
	1985	BUILDI	NG TYPE:	Detach	ed single	e family	/	7/		ROOF	-ING:	Aspha	lt shin	gles	
EN EGGNOVER	20 yea	ars DESIGN	//STYLE:	Two st	orey spli	t				Condi	tion:	X Good	☐ Av	verage Fair	Poor
REM. ECONOMIC LIFE:	45 yea		RUCTION:	Wood	frame	2				1		****			
DEPRECIATION	30.0 %	BASEM	ENT:	Full, w	alk-out	100	n N			EXTE	RIOR FINISH	:Wood	siding	, stone acce	its
- Accordance - Company		ESTIMA	TED BASEME		Develop	ed [X Sq. M.	Sa. Ft.		Condi		Good	XA		Poor
NEW CONSTRUCTION OF	ILY	BASEM	ENT FINISH:	Oto	25% 25	5 to 50%		X 75 to 10	00%	2.4.000					
CONSTRUCTION COMPLET		WINDO		Wood		L		101010				101	-	*	The state of
PERCENTAGE COMPLETE		72			concret	Α					100				
	THROOMS(#)	1.OOND	ATTON WALLS.	INTERIO		Walls	Coilings	CLOSETS:		Go	ad	X Averag	20	Fair	Poor
		32	G4		KFINISH	X	Ceilings X	INSULATION:	L	X Cei		X Walls	je .	X Basement	20000
		vv	Good	Drywall					7	5 50	. 8	1	 		Crawl Space
Average	3-piece	XX	Average	Plaster		H		Info Source:						d construction	
Small 1	4-piece		Fair-	Panelling		H	X	PLUMBING LIN	г	_					
	5 piece	. —	Poor	-	1	\sqcup	- 1	FLOOR PLAN:	- 7	Go		X Average	ge	Fair	Poor
	asement 4					Ш	_Ц_	BUILT-INS/EXT	TRAS:	Sto		Oven	8	Dishwasher	Garburator
LOORING: Carpet,		e, hard	wood	'S		2 30		Vacuum	L	Se	curity System	X Firepla	ace(s)	X Skylights	Solarium
ELECTRICAL: Fuses	X Breakers		-					HR Ventila	ator .	1000	ntral Air	Air Cle	Anna Carlo	Sauna	Whirlpool
STIMATED RATED CAPA		NEL: 1	00		amps		#	X Garage O	pener [Sw	imming Pool	X Hoo	od fan,	, appliances	:
HEATING SYSTEM: FOR	ced Air			Fuel ty	pe: Nat. Ga	as						+=			
WATER HEATER: Type	Gas						-	OVERALL INT.	COND:	Go	od	X Average	ge	Fair	Poor
ROOM ALLOCATION						a	354				180	8			
EVEL: ENTRANC	E LIVING	DINING	KITCHEN	FAMILY	BEDROOMS	DEN	FULL BATH	PART BATH	LAUND	DRY	REC	1.	- 0	TOTAL	AREA
MAIN 1	1	1.	1	1	- 2	+		1			12			4	235.8 Sq.M
SECOND					3	. 1	2				1, 8	E., 10	5	4	76.2 Sq.M
THIRD				4											
TIIKO			-	-					-	_		50.00	T. X		
										-				<u> </u>	
			-		13					_	- 2	-		. 1	
		8				OF	111							8	31
ABOVE GRADE TOTALS	ROOMS:	0	BEDROOMS:	3		vs: 2F			VV	, _	4 .				. 31.
BASEMENT	.31			- 1	1		1		XX	-	.1			2	2 4
		10 -		4		19		OF MEASURE	- 2					10	31
panel wainscoti	ng, a rec r	oom ar	ea with	a firepla	ace + hri	ck feati	tre wall		-41	om	and one	avera	ge size	d hedroom	
GARAGES/CARPORTS: DECKS, PATIOS, OTHER I	MPROVEMENTS: patio, rais praiser co	Concided rear	ve triple rete fron wood d	garage t drive eck, sto	triple driv one retain	veway (ning wa	cracked all, smal	l at the fr l wood d	ont e	awn:	s, lands	caping	etc.	front yard, c	
DECKS, PATIOS, OTHER I front walk, rear	praiser co detached was relied The exterior looring an ind the time some pothermain le	Conce ed rear empleted two strains per dispersion of 20 lights.	ve triple rete from wood d d an EX orey hor for inforr vainted v d panel 05 - 200 There is ostairs c	garage t drive eck, sto TERIOR ne with nation a wood ci wood ci f. The s a goo ontains	riple driver retain a develor about intiding and abinets. A kitchen d sized for three besterned three besterned driver and three driver	veway (ning wattion onloped waterior fir asphal The histormal cedroom	cracked all, small y of the alk-out I nish and t roof si storical is grani dining ros s and to	l at the fr l wood d subject pasement features ningles. MLS listite counter from, a foto wo full ba	prope t and s; how Intering iner top: rrmal throo	erty. an weve	attacheer interioreatures that cluding ig room	d front or photo include some an islar , a fam	triple gograph a mix interiond, a b ily roomaster	garage. A hi s included in of hardwood r renovations uilt-in desk a m with a fire bedroom has	storical the listing l, ceramic were rea, tile place and hardwood
pecks, patios, other infront walk, rear the subject is a 2009 MLS sale were limited. Title and carpet it completed aroubackplash, and a 2pc bath on titleoring, include	praiser co detached was relied The exterior looring an ind the time some pothermain le	Conce ed rear empleted two strains per dispersion of 20 lights.	ve triple rete from wood d d an EX orey hor for inforr vainted v d panel 05 - 200 There is ostairs c	garage t drive eck, sto TERIOR ne with nation a wood ci wood ci f. The s a goo ontains	riple driver retain a develor about intiding and abinets. A kitchen d sized for three besterned three besterned driver and three driver	veway (ning wattion onloped waterior fir asphal The histormal cedroom	cracked all, small y of the alk-out I nish and t roof si storical is grani dining ros s and to	l at the fr l wood d subject pasement features ningles. MLS listite counter from, a foto wo full ba	prope t and s; how Intering iner top: rrmal throo	erty. an weve or fe dica s ind livin ms. y be	attacheer interioreatures that cluding ig room	d front or photo include some an islar , a fam	triple gograph a mix interiond, a b ily roomaster	garage. A hi s included in of hardwood r renovations uilt-in desk a m with a fire bedroom has	storical the listing l, ceramic were rea, tile place and hardwoo
pecks, patios, other infront walk, rear the subject is a 2009 MLS sale were limited. Title and carpet it completed aroubackplash, and a 2pc bath on titleoring, include	praiser co detached was relied The exterior looring an ind the time some pothermain le	Conce ed rear empleted two strains per dispersion of 20 lights.	ve triple rete from wood d d an EX orey hor for inforr vainted v d panel 05 - 200 There is ostairs c	garage t drive eck, sto TERIOR ne with nation a wood ci wood ci f. The s a goo ontains	riple driver retain a develor about intiding and abinets. A kitchen d sized for three besterned three besterned driver and three driver	veway (ning wattion onloped waterior fir asphal The histormal cedroom	cracked all, small y of the alk-out I nish and t roof si storical is grani dining ros s and to	l at the fr l wood d subject pasement features ningles. MLS listite counter from, a foto wo full ba	prope t and s; how Intering iner top: rrmal throo	erty. an weve or fe dica s ind livin ms. y be	attacheer interioreatures that cluding ig room	d front or photo include some an islar , a fam	triple gograph a mix interiond, a b ily roomaster	garage. A hi s included in of hardwood r renovations uilt-in desk a m with a fire bedroom has	storical the listing l, ceramic were rea, tile place and hardwoo

RENCE:	100		lace Appraisal	Services Ltd.	1.5	FILE NO.: 31235B	
The same facilities	ANT: \$ 750,000	SOURCE OF DA	TA: MLS		comment: Land	value is estimated b	ased on
nproved prope	erty sales and an ab	straction method wl	nich deducts ti	ne value of improver	ments from a	total property sale pr	ice.
VISTING USE: Deta	ached single family h	nome		(II) H			J.A.
IGHEST AND REST HE	E OF THE LAND AS IF VACANT:	X Residential Other	y 16	2 E			
HOLIECT AND DECT LIE	F OF THE PROPERTY AS IMPROV	IED. X Existing Residential Use	Other	5. (4)	- F2	8 6	
HAMADY AND CONCL	usion: The existing us	se is legal and confo	rming and rep	resents the Highest	and Best Use	of the property.	
SUMMART AND CONCL	usion. The existing ac	o to togal and come		2 9 20 2	v 80 1950		
	72.8	2 * * * *	0.50				9
		COMPARABLE	NO.1 ·	COMPARABLE	NO. 2	COMPARABLE N	0.3
	NID TOT	Description	\$ Adjustment	Description	\$ Adjustment	Description	\$ Adjustment
63 Suncastle	SUBJECT Pov SE	849 Suncastle Rd.		848 Sunset Cresce		833 Suncastle Road	SE
	bay SL	Calgary	02	Calgary		Calgary	
Calgary		MLS- c4061563		MLS- c4076003	H _{is}	MLS- c4054898	
DATA SOURCE	587	June 29, 2016	-24 000	Sept. 12, 2016	-12.000	July 12, 2016	-29,000
DATE OF SALE	(1)	\$ 1,200,000	-24,000	\$ 1,220,000		\$ 1,460,000	
SALE PRICE	\$	\$ 1,200,000 64		38	198	115	:
DAYS ON MARKET	0			Sundance -Lakefront		Sundance - Lakefront	-60,000
OCATION	Sundance - Lakefront	Sundance -Lakefront		902 Sq.M.	¥1	938 Sq.M.	
SITE SIZE	874 Sq.M.	894 Sq.M.	-,	Detached		Detached	V V
BUILDING TYPE	Detached	Detached			. (*)	Two storey split	1
DESIGN/STYLE	Two storey split	Two storey	45.000	Two storey split	40,000	31 Superior	-175,000
AGE/CONDITION	31 Average			23 Superior	-40,000		1,00
LIVEABLE FLOOR AREA	312 Sq.M.	269.5 Sq.M.	42,000		8,000	7 L + 1	1,000
ase to a s	Total Bdrms Baths	Total Bdrms Baths		Total Bdrms Baths		Total Bdrms Baths 9 3 2F 1H	
ROOM-COUNT	8 3 2F 1H	10 5 2F 1H		10 4 2F 1H			
BASEMENT	Finished walk-out	Fully finished	10,000	Finished walk-out	0 2	Finished walk-out	
PARKING	Triple attached	Triple attached		Triple attached		Triple attached	25.00
Extras	FPx3, landscaping	FPx3, landscaping	1	FP x2, landscaping	-20,000	FPx2, landscaping -sup	-25,00
	3						1
	- F		i	3		, .	
AD HISTLIENTS /Gross	96 Not96 Pollar)	7.6% 3.6%	43,000	6.6% -5.2%			
ADJUSTMENTS (Gross		•	1 243 000	4	1.156.000	\$	1,172,00
ADJUSTED VALUES COMMENTS: Th	ne three comparable	sales above are sir	nilar aged two	storey homes with	lakefront local	ions in the subject's	community
of Sundance The three sa		small downward tim	e adjustments	s to reflect the chang	ge in market c	onditions over the tir	
Sale 2 has a	similar value location	on in the subject's c	ommunity with	n a similar site area.	The home ha	as slightly superior u	pgrades an
the floor are	a is slightly smaller	on in the subjects o		Y 4 12 14 14 14 14 14 14 14 14 14 14 14 14 14	20		
- X	(A 1) (A)				1	N	
Colo 2 has a	superior location in	Sundance with a w	est backvard	offering mountain vi	ews. The hon	ne has superior reno	vations,
oale a nas a	d appeal, and super	ior landscaping	Daniyara (8	
upgrades an	iu appeai, and supei	ioi iailuscapilig				1/2	
Con sales 4	and 5				19		
See sales 4	and 5						
		T					
				00 (94.1			
	100 mg/h	-).		
			9		(B)		
	\$ 34 T			THE REST		* **	
		11	an nnn				
ESTIMATED VALUE	BY THE DIRECT COMPARISON	APPROACH (rounded): \$ 1, 1	30,000				AIC F

river.		Wa	lace Appraisa	Services Ltd.		FILE NO.: 3123	35B
ENCE:		COMPARABLE		COMPARABLE	VO. 5	COMPAI	RABLE NO. 6
* at 1	CURTOT	Description	\$ Adjustment	Description	\$ Adjustment	- Description -	\$ Adjustment
	SUBJECT Pay SE	35 Mckenzie Lake		436 Mckenzie Lake		24	229
3 Suncastle	Day OE	Calgary	Landing OL	Calgary	(* ii)		
Calgary		MLS- c4049482	E4	MLS- c4050737		G I I	
ATA SOURCE		Feb. 29, 2016		March 9, 2016		Ng.	
ATE OF SALE			40,000	\$ 1,215,000	-36,000	•	
ALE PRICE	\$	\$ 1,320,000	-40,000	13	-30,000	•	
AYS ON MARKET	(2)	13			-	5 8	1
OCATION	Sundance - Lakefront	McKenzie -Lakefront	45.000	McKenzie -Lakefront			
ITE SIZE	874 Sq.M.	1057 Sq.M.	-15,000	899 Sq.M.			
UILDING TYPE	Detached	Detached		Detached			1
DESIGN/STYLE	Two storey split	Two storey	8.793	Two storey	05.000		1
AGE/CONDITION	31 Average	27 Superior	-25,000		25,000	· i	-!
NEABLE FLOOR AREA		331.8 Sq.M.	-20,000	307.5 Sq.M.	5,000		
	Total Bdrms Baths	Total Bdrms Baths	1	Total Bdrms Baths	555	Total Bdrms Ba	ths .
OOM-COUNT	8 3 2F 1H	10 4 2F 1H	1	10 4 2F 1H		1 1	i
ASEMENT	Finished walk-out	Finished walk-out	1	Finished walk-out		E 6	1
	Triple attached	Quad attached	-10,000	Triple attached			
PARKING .	FPx3, landscaping			FP, landscaping			
Extras	1 F XJ, landscaping	· ·				* ,	
					1		
			i i			18	
	85		1	- · .	1	1927	
P	* · · · · · · · · · · · · · · · · · · ·		1	1 1	i s res		1
8 6	*		ļ	1			1
15					<u>i</u>		
			į .		1		i-
		e e	1		<u> </u>		
ADJUSTMENTS (Gros	s% Net% Dollar)	8.3% -8.39	% \$ 110,000	5.4% -0.5%			%; \$
	ales 4 and 5 are Feb		1.210.000) s	1,209,000	\$	- E
	ver the time periods. I larger site area in N e type. I similar value location						
Sale 5 Has a	Similar value rocati	DIT III WOLLD LON					* 8
***************************************				*			
		-				et .	
65.						*	
				40			
	15	¥	2	7.5			
	Š.	£		2 -			4
e.	1 2 2 1				e 2	2	
				9 2 + 3 4			
				9 2 + 3 3 4 7	e s		
					e v		
					e v		
					e v		
					e v		
					e v		
					a v		
					o v		

Epop	Wallace Appraisal Services Ltd. FRE NO.: 31235B
FERE	ILYSIS OF KNOWN CURRENT AGREEMENTS FOR SALE, OPTIONS, LISTINGS OR MARKETING OF THE SUBJECT: (minimum of one year) The subject was listed for sale on the MLS on
AN/	rch 10, 2017 for 1,399,900. The listing remains active.
SIM8	ICN TU, ZUTT TUL 1, SBB; BUC. THE IISHING TERMANIS BOUVE.
<u>-</u>	The publish research has not sold on the Calagra MI S in the nast 36 months
SALES HIS ICK	ALYSIS OF SALE TRANSFER HISTORY: (minimum of three years) The subject property has not sold on the Calgary MLS in the past 36 months.
4	
<u> </u>	
- 1	
ДЫ	ALYSIS OF REASONABLE EXPOSURE TIME: A reasonable exposure time in the current market environment would be up to 90 days.
- 1	
EXPOSURE	
<u> </u>	
Ž	
1	
	A. 150 000 1 A4 040 000 11 -
r RE	CONCILIATION AND FINAL ESTIMATE OF VALUE: The five sales used produced an adjusted range of value from \$1,156,000 to \$1,243,000 and an
֓֞֞֞֞֞֞֞֞֞֞֞֞֞֞֞֞֞֞֞֞֞֞֞֞֞֞֞֞֞֞֞֞֡֓֓֓֓֞֡֡֡	versige sale price of \$1,206,000. More weight was placed on the three sales located in the subject's community. The imal value is
FINAL ESTIMATE OF VALUE	stimated to be \$1,190,000. Older sales and active listings located within the subject's community were also reviewed.
<u> ۲</u>	SELECTION TO SELECTION OF SELEC
∟لا	
<u> </u>	
Σ	
S	
Ž	
Д П	
Z -	
Ž-	
2	
≦ ∟	
₫	THE STATE OF THE S
	PON REVIEWING AND RECONCILING THE DATA, ANALYSES AND CONCLUSIONS OF EACH VALUATION APPROACH, THE MARKET VALUE OF THE INTEREST IN THE SUBJECT PROPERTY
	BAT March 16, 2017 (Effective Date of the Appraisal) IS ESTIMATED TO BES 1, 190,000
T	HIS REPORT WAS COMPLETED ON: March 16, 2017
D	EFINITION OF MARKET VALUE: The most probable price which a property should bring in a competitive and open market as of the specified date under all conditions requisite to a fair sale, the buyer and seller each acting prudently and
k	towledgeably, and assuming the price is not affected by undue stimulus.
S	aplicit in this definition is the consummation of a sale as of a specified date and the passing of title from seller to truyer under conditions whereby; buyer and seller are typically motivated; both parties are well informed or well advised, and acting
~ I~	raplicit in this definition is the consummation of a sale as of a specified date and in passing of the price represents what they consider their own best increase; a reasonable time is allowed for exposure in the open market; payment is made in terms of cash in Canadian dollars or in terms of financial arrangements comparable thereto; and the price represents what they consider time to who best increases; a reasonable time is allowed for exposure in the open market; payment is made in terms of cash in Canadian dollars or in terms of financial arrangements comparable thereto; and the price represents the property sold unaffected by special or creative financing or sales concessions granted by anyone associated with the sale.
12 i	
田田	Gouce: Canadian Uniform Standards of Professional Appraisal Practice) Note: If other than market value is being appraised, see additional comments.
 	EFINITION OF HIGHEST AND BEST USE: The reasonably probable and legal use of the property, that is physically possible, appropriately supported, and financially feasible, and that results in the highest value.
[EPINITION OF DISCLOTAIN DESTROAGE THE TERRORIENT PRODUCTS and PARTY TO A THE PORTY THE PROPERTY OF THE PROPERT
,	he scope of the appraisal encompasses the due diligence undertaken by the appraiser (consistent with the terms of reference from the client, the purpose and intended use of the report) and the necessary research and analysis to prepare a report
	he scope of the appraisal encompasses the due diligence undertaken by the appraisate (consistent wan the terms to level refer the terms of the appraisal encompasses the due diligence undertaken by the appraisal restrict (CAPAP) of the Appraisal Institute of Canada. The following comments describe the extent of the process of collecting, confirming and reporting data and its nativities describe relevant procedures and reasoning details supporting the analysis, and provide the reason for the exclusion of any usual valuation procedures.
6	nalysis, describe relevant procedures and reasoning details supporting the analysis, and provide the relevant procedures and reasoning details supporting the analysis, and provide the relevant procedures and reasoning details supporting the analysis and reconciled into an estimate of market
1	he appraisal issue that is the focus of this engagement has been discussed and defined with the client, the work required to solve the issue planned, and the necessary market data acquired, analyzed and reconciled into an estimate of market
	alue in a manner typically expected in a "form" report.
	he specific tasks and items necessary to complete this assignment include a summary of the following:
	assembly and analysis of relevant information pertaining to the property being appraised, including listing and acquisition particulars if acquired within three years prior to the effective date of the appraisal; an inspection of the subject property and the surrounding area;
	assembly and analysis of pertinent economic and market data;
I i	in an analysis of land use controls pertaining to the subject property;
	a summary discussion and statement of "Highest and Best Use", or most probable use; a discussion of the appraisal methodologies and procedures employed in arriving at the indications of value;
Ĕ	7 induction of photographs, mans, graphics and addendinal exhibits when deemed appropriate; and
SCOPE	s reconciliation of the collected data into an estimate of market value or market value range as at the effective date of the appraisa.
["	All data considered appropriate for inclusion in the appraisal is, to the best of our knowledge, factual. Due to the type of property being appraised and the nature of the appraisal issue, the findings have been conveyed in this "form" format.
11	
	other: The appraiser performed a drive-by EXTERIOR inspection only. The building size was based on the City of Calgary
1 1	Assessment Information regarding the legal description and lot size, was obtained from public records such as the City of Calgary
	Assessment. Information regarding the legal description and lot size, was detained from the database of the Calgary Real Estate Board Assessment department or Alberta Registries. Sales information was compiled from the database of the Calgary Real Estate Board
	Assessment department or Alberta Registries. Sales information was complied from the database of the Congress of the Sales information was complied from appraisals on file in our office. Photographs of comparable sales were viewed, including interior photographs when
	and from appraisals on file in our office. Photographs of comparable sales were viewed, including interior protographs when
	available, but they were otherwise not inspected.
1	

TEDENCE.	Wallace Appraisal Services Ltd.	FILE NO.: 31235B
FERENCE:		* 1
ORDINARY ASSUMPTIONS & LIMITING CONDITIONS The certification that appears in this appraisal report is subject to compliance with it. This report is prepared at the request of the client and for the specific use refers supervisory appraiser, subject to the qualification in paragraph 11 below. Liability by any such person as a result of decisions made or actions based on this report. Because market conditions, including economic, social and political factors charwith further advice from the appraiser and confirmed in writing. The appraiser will not be responsible for matters of a legal nature that affect enter and clear of all encumbrances including leases, unless otherwise noted in the subject property is presumed to comply with government regulations included. The subject property is presumed to comply with government regulations included. This report is completed on the basis that testimony or appearance in court contimited to, adequate time to review the appraiser has no knowledge of any how the complete or adverse environmental conditions (on it or a neighbouring property, including conditions unless they were observed at the time of inspection or became appare report, as such reporting is beyond the scope of this report and/or the qualificat such conditions that do exist or for any engineering or testing that might be req. The appraiser is not qualified to comment on environmental issues that may affected, the property is assumed to be free and clear of pollutants and containing overnment or otherwise, and free of any environmental condition, past, preser party is cautioned to retain an expert qualified in such issues. We expressly de provided for in the provisions of the Canadian Uniform Standards of Profession confidentially and privacy of any personal information contained herein assume satisfact. The appraiser has agreed to enter into the assignment as requested by the clie format are appropriate for the intended use. Written consent from the author and supervisory appraiser, if applicable, must t	nge rapidly and, on occasion, without warning, the market value estimate expresses at ther the property being appraised or the fille to it. No registry office search has been p this report. The property is appraised on the basis of it being under responsible owner fing zoning, building codes and health regulations and, it it doesn't comply, its non-com hows approximate dimensions and is included only to assist the reader of the report in ocerning this appraisal is not required unless specific arrangements to do so have been	consent and, accordingly, no responsibility is accepted for any damage suffered so of the date of this appraisal cannot be relied upon as of any other date except performed and the appraiser assumes that the title is good and marketable and shipping and the appraiser assumes that the title is good and marketable and shipping and the property. In made beforehand. Such arrangements will include, but not necessarily be obtysical structure, mechanical or other operating systems, its foundation, etc.) stry more or less valuable. It has been assumed that there are no such und not be construed as an environmental audit or detailed property condition lied, regarding the condition of the property, and will not be responsible for any sumed to be adequate. To other interpret requires information about environmental requirements, leying on this report requires information about environmental issues then that of the subject property, we did not verify client-supplied information, which we believed to be correct. Inner. Further inspection may be required to confirm completion of such work, indicated of Professional Appraisal Practice ("The Standards") and/or when officiential and shall not use or disclose the contents of this report except as y policy. The client agrees that in accepting this report, it shall maintain the not in accordance with the Personal Information Protection and Electronic. The client has agreed that the performance of this appraisal and the report syone except the client and other intended users identified in the report. Where regardless of who pays the appraisal fee. Written consent and approval must gh prospectus, offering memoranda, advertising, public relations, news, sales a of AIC copyright. This appraisal report, its content and all attachments! If of bridden and no permission is expressly or implicitly granted or deemed to be activity intended to separate, collect, store, reorganize, scan, copy, manipulate cial, or other, use.
I have no past, present or prospective interest in the property that is the subjet of have no bias with respect to the property that is the subject of this report or My engagement in and compensation for this assignment were not contingent My analyses, opinions and conclusions were developed, and this report has b I have the knowledge and experience to complete this assignment competent Except as herein disclosed, no one has provided significant professional assis As of the date of this report the undersigned has fulfilled the requirements of The undersigned is (are all) members in good standing of the Appraisal Instit	t upon developing or reporting predetermined results, the amount of value estimate, or been prepared, in conformity with the Canadian Uniform Standards of Professional App tly, and where applicable this report is co-signed in compliance with the Canadian Unif stance to the person(s) signing this report; the Appraisal Institute of Canada Continuing Professional Development Program for n	r a conclusion favouring the client; praisal Practice (CUSPAP); form Standards of Professional Appraisal Practice;
CO. SICNING AIC APPRAISER'S CERTIFICATION If an AIC appraiser has (
	o-signed this appraisal report, he or she certifies and agrees that "I directly supervised	d the appraiser who prepared this appraisal report and, having reviewed the
report, agree with the statements and conclusions of the appraiser, agree to be b	co-signed this appraisal report, he or she certifies and agrees that "I directly supervised bound by the appraiser's certification and am taking full responsibility for the appraisal a	d the appraiser who prepared this appraisal report and, having reviewed the and the appraisal report."
report, agree with the statements and conclusions of the appraiser, agree to be b PROPERTY IDENTIFICATION	sound by the appraiser's certification and an taxing full responsibility for the appraison	
report, agree with the statements and conclusions of the appraiser, agree to be b PROPERTY IDENTIFICATION ADDRESS: 63 Suncastle Bay SE	опил by the appraiser's certification and an taking for responsionity for the appraison. сту: Calgary	and the approach of the control of t
report, agree with the statements and conclusions of the appraiser, agree to be be property identification ADDRESS: 63 Suncastle Bay SE LEGAL DESCRIPTION: Plan 8410877; Block 26; Lot	опил by the appraiser's certification and an taking for responsionity for the appraison. сту: Calgary	
report, agree with the statements and conclusions of the appraiser, agree to be be property identification ADDRESS: 63 Suncastle Bay SE LEGAL DESCRIPTION: Plan 8410877; Block 26; Lot	crty: Calgary	PROVINCE: AB POSTAL CODE: T3X 2M1
report, agree with the statements and conclusions of the appraiser, agree to be be property identification ADDRESS: 63 Suncastle Bay SE LEGAL DESCRIPTION: Plan 8410877; Block 26; Lot	CITY: Calgary CITY: https://doi.org/10.1000/10.000000000000000000000000000	PROVINCE: AB POSTAL CODE: T3X 2M1
report, agree with the statements and conclusions of the appraiser, agree to be be property identification ADDRESS: 63 Suncastle Bay SE LEGAL DESCRIPTION: Plan 8410877; Block 26; Lot	crty: Calgary	PROVINCE: AB POSTAL CODE: T3X 2M
report, agree with the statements and conclusions of the appraiser, agree to be be property identification address: 63 Suncastle Bay SE LEGAL DESCRIPTION: Plan 8410877; Block 26; Lot BASED UPON THE DATA, ANALYSES AND CONCLUSIONS CONTAINED FASAT March 16, 2017	CITY: Calgary CITY: https://doi.org/10.1000/10.000000000000000000000000000	PROVINCE: AB POSTAL CODE: T3X 2M1
report, agree with the statements and conclusions of the appraiser, agree to be be property identification ADDRESS: 63 Suncastle Bay SE LEGAL DESCRIPTION: Plan 8410877; Block 26; Lot	CITY: Calgary CITY: Calgary CITY: Estimated to the appraisal is estimated to be \$ 1,190,000	PROVINCE: AB POSTAL CODE: T3X 2M1
report, agree with the statements and conclusions of the appraiser, agree to be be property identification address: 63 Suncastle Bay SE LEGAL DESCRIPTION: Plan 8410877; Block 26; Lot BASED UPON THE DATA, ANALYSES AND CONCLUSIONS CONTAINED FAS AT March 16, 2017 APPRAISER	CITY: Calgary CITY: Calgary CITY: Estimated to the appraisal is estimated to be \$ 1,190,000	PROVINCE: AB POSTAL CODE: T3X 2M1
report, agree with the statements and conclusions of the appraiser, agree to be be property identification address: 63 Suncastle Bay SE LEGAL DESCRIPTION: Plan 8410877; Block 26; Lot BASED UPON THE DATA, ANALYSES AND CONCLUSIONS CONTAINED HAS AT March 16, 2017 APPRAISER SIGNATURE:	CITY: Calgary CITY: Calgary CITY: Calgary DEFINITION OF THE INTEREST IN THE PROPERTY DESCRIBE (Effective date of the appraisal) IS ESTIMATED TO BE \$ 1,190,000 CO-SIGNING AIC APPRAISER (If a	PROVINCE: AB POSTAL CODE: T3X 2M1
report, agree with the statements and conclusions of the appraiser, agree to be be property identification address: 63 Suncastle Bay SE LEGAL DESCRIPTION: Plan 8410877; Block 26; Lot BASED UPON THE DATA, ANALYSES AND CONCLUSIONS CONTAINED FASAT March 16, 2017 APPRAISER SIGNATURE: NAME: Simon Cormier	CITY: Calgary CITY: Calgary CITY: Calgary DEFINITION OF THE INTEREST IN THE PROPERTY DESCRIBE (Effective date of the appraisal) COSIGNING AIC APPRAISER (If a SIGNATURE:	PROVINCE: AB POSTAL CODE: T3X 2M1
report, agree with the statements and conclusions of the appraiser, agree to be be property identification address: 63 Suncastle Bay SE LEGAL DESCRIPTION: Plan 8410877; Block 26; Lot BASED UPON THE DATA, ANALYSES AND CONCLUSIONS CONTAINED FA AS AT March 16, 2017 APPRAISER SIGNATURE: NAME: Simon Cormier AIC DESIGNATION (or Member Status): CRA	CITY: Calgary CITY: Calgary CITY: Calgary CITY: Calgary DESCRIPTION OF THE INTEREST IN THE PROPERTY DESCRIPTION OF THE INTEREST IN THE INTEREST IN THE PROPERTY DESCRIPTION OF THE INTEREST IN THE INT	PROVINCE: AB POSTAL CODE: T3X 2M1
report, agree with the statements and conclusions of the appraiser, agree to be be property identification address: 63 Suncastle Bay SE LEGAL DESCRIPTION: Plan 8410877; Block 26; Lot BASED UPON THE DATA, ANALYSES AND CONCLUSIONS CONTAINED FASAT March 16, 2017 APPRAISER SIGNATURE: NAME: AIC DESIGNATION (or Member Status): CRA DATE SIGNED: March 16, 2017	CITY: Calgary CITY: Calgary CITY: Calgary CITY: Calgary DESCRIPTION: COSIGNING AIC APPRAISER (If a SIGNATURE: NAME: AIC DESIGNATION: DATE SIGNED:	PROVINCE: AB POSTAL CODE: T3X 2M1
report, agree with the statements and conclusions of the appraiser, agree to be be property identification address: 63 Suncastle Bay SE LEGAL DESCRIPTION: Plan 8410877; Block 26; Lot BASED UPON THE DATA, ANALYSES AND CONCLUSIONS CONTAINED HAS AT March 16, 2017 APPRAISER SIGNATURE: NAME: SIGNATURE: NAME: SIGNATION (or Member Status): CRA DATE SIGNED: March 16, 2017 PERSONALLY INSPECTED THE SUBJECT PROPERTY: X YES CONCLUSIONS CONTAINED HAS A CONCLUSIONS CONTAINED HAS A CONTAINED	CITY: Calgary CITY: Calgary CITY: Calgary CITY: Calgary DESCRIPTION: COSIGNING AIC APPRAISER (If a SIGNATURE: NAME: AIC DESIGNATION: DATE SIGNED:	PROVINCE: AB POSTAL CODE: T3X 2M1
report, agree with the statements and conclusions of the appraiser, agree to be be property identification address: 63 Suncastle Bay SE LEGAL DESCRIPTION: Plan 8410877; Block 26; Lot BASED UPON THE DATA, ANALYSES AND CONCLUSIONS CONTAINED FAS AT March 16, 2017 APPRAISER SIGNATURE: NAME: SIGNATURE: NAME: SIGNATION (or Member Status): CRA DATE SIGNED: March 16, 2017 PERSONALLY INSPECTED THE SUBJECT PROPERTY: X YES DATE OF INSPECTION: December 30, 2016	CITY: Calgary COSIGNING AIC APPRAISER (If a SIGNATURE: NAME: AIC DESIGNATION: DATE SIGNED: PERSONALLY INSPECTED THE SIGNATION: DATE OF INSPECTION:	PROVINCE: AB POSTAL CODE: T3X 2M1
report, agree with the statements and conclusions of the appraiser, agree to be be property identification address: 63 Suncastle Bay SE LEGAL DESCRIPTION: Plan 8410877; Block 26; Lot BASED UPON THE DATA, ANALYSES AND CONCLUSIONS CONTAINED HAS AT March 16, 2017 APPRAISER SIGNATURE: NAME: SIGNATURE: NAME: SIGNATION (or Member Status): CRA DATE SIGNED: March 16, 2017 PERSONALLY INSPECTED THE SUBJECT PROPERTY: X YES CONCLUSIONS CONTAINED HAS A CONCLUSIONS CONTAINED HAS A CONTAINED	CITY: Calgary CITY: Calgary CITY: Calgary CITY: Calgary CITY: Calgary CITY: Calgary COSIGNING AIC APPRAISER (If a SIGNATURE: NAME: NAME: NAME: NAME: DATE SIGNED: DATE SIGNED: DATE OF INSPECTION: LICENSE INFO: (where applicable)	PROVINCE: AB POSTAL CODE: T3X 2M1

Form produced using ACI software, 900.234.8727 www.aciweb.com Appraisal Institute of Canada © Ottawa, Canada 2012 Page 5 of 5

X EXTRAORDINARY ITEMS

INCOME APPROACH

XNARRATIVE

ATTACHMENTS AND ADDENDA: ADDITIONAL SALES

X MAPS

X COST APPROACH

BUILDING SKETCH

X PHOTOGRAPHS

RESIDENTIAL APPRAISAL REPORT - ADDENDUM

EMAIL: PHONE: FAX: PHONE: 403-263-9669 FAX: 403-263-9668 Of Can PHONE: 403-263-9669 FAX: 403-263-9688 OF CAN PHONE: 403-263-9689 FAX: 403-263-9688 OF CAN P	n where such contamination is possible, the presence of a stiffied by the appraiser (e.g. exclusion of one or more valuation in opinions and conclusions which are credible. Both must
COMPANY: Wallace Appraisal Services ADDRESS: ADDRESS:	3-9668 of Canada n where such contamination is possible, the presence of a stiflied by the appraiser (e.g. exclusion of one or more valuation in opinions and conclusions which are credible. Both must
HONE: FAX: PHONE: 403-263-9669 FAX: 403-263-9668 Contributions EXTRACADIDNARY ASSUMPTIONS ALIMITING CONDITIONS In extracordinary assumption is a hypothesis, either supposed or uncontilined, which, if not true, could after the appraiser's opinions and conclusions (e.g. an absence of contamination where such contamination is possible, the present unbrown or uncertain). An extracrdinary limiting condition is an excession modification or exclusion of a Standard Rule which must be explained and justified by the appraiser (e.g. exclusion of one or a preparable.) The appraiser such conductable before accepting the sessionment which involves invoking an Extracrdinary Limiting Condition that the see explained and justified by the appraiser (e.g. exclusion of one or a preparable to each opinion/conclusion so affected. FOR The purposes of this appraisal, which included only an exterior inspection, the general condition of the subject property a sufficient was assumed to be similar to that outlined in a 2010 MLS listing (c3389191) HYPOTHETICAL CONDITIONS HYPOTHETICAL CONDITIONS Hypothetical conditions include proposed improvements and prespective well-hypothetical conditions in the miles on actions or events that would be a proposed to the inclination or that relies on actions or events that would be a proposed to the inclination or that relies on actions or events that would be approached to the inclination or that relies on actions or events that would be approached to the proposed to the p	3-9668 of Canada In where such contamination is possible, the presence of a stiffied by the appraiser (e.g. exclusion of one or more valuation in opinions and conclusions which are credible. Both must
HYPOTHETICAL CONDITIONS ATTRACADITIONS ATTRA	3-9668 of Canada In where such contamination is possible, the presence of a stiffied by the appraiser (e.g. exclusion of one or more valuation in opinions and conclusions which are credible. Both must
HONE: FAX: PHONE: 403-263-9669 FAX: 403-263-9668 Control of the presentation of the pr	3-9668 of Canada In where such contamination is possible, the presence of a stiffied by the appraiser (e.g. exclusion of one or more valuation in opinions and conclusions which are credible. Both must
HONE: FAX: PHONE: 403-263-9669 FAX: 403-263-9668 Control of the presentation of the pr	3-9668 of Canada In where such contamination is possible, the presence of a stiffied by the appraiser (e.g. exclusion of one or more valuation in opinions and conclusions which are credible. Both must
HONE: FAX: PHONE: 4U3-203-3609 FAX: 4U3-203-3609	n where such contamination is possible, the presence of a stiffied by the appraiser (e.g. exclusion of one or more valuation in opinions and conclusions which are credible. Both must
Extracronal Assumptions & Limiting Conditions extracrdinary assumption is a hypothesis, either supposed or unconfirmed, which, if not true, could after the appraiser's opinions and conclusions (e.g., an absence of contamination where such contamination is possible, the presentation of a Standard Rule which must be explained and justified by the appraiser (e.g., exclusion of one or new propaches). The appraiser must conclude before accepting the assignment which involves involving an Extracrdinary Limiting Condition that the scope of the work applied will result in opinions and conclusions which are credible. Be company statements of each opinion/consciousins on affected. For the purposes of this appraisal, which included only an exterior inspection, the general condition of the subject property a suffective date was assumed to be similar to that outlined in a 2010 MLS listing (c3389191) **The presentation of the subject property and the purposes of this appraisal, which included only an exterior inspection, the general condition of the subject property and infective date was assumed to be similar to that outlined in a 2010 MLS listing (c3389191) **The presentation of the subject property and the purpose of the purpose of the purpose of comparison. Common hypothetical conditions include proposed improvements and prespective. By the present and conditions include proposed improvements and prespective. By the present and conditions in the trade of the subjective of the purpose of comparison. Common hypothetical conditions include proposed improvements and prespective.	in opinions and conclusions which are credible. Both must
HYPOTHETICAL CONDITIONS Hypothetical conditions may be used when they are required for legal purpose, for purposes of reasonable analysis or for purposes of comparison. Common hypothetical conditions include proposed improvements and prospective a Hypothetical conditions may be used when they are required for legal purpose, for purposes of reasonable analysis or for purposes of comparison. Common hypothetical conditions include proposed improvements and prospective as	
AYPOTHETICAL CONDITIONS Althorities and prospective a conditions may be used when they are required for legal purpose, for purposes of reasonable analysis or for purposes of comparison. Common hypothetical conditions include proposed improvements and prospective a conditions may be used when they are required for legal purpose, for purposes of reasonable analysis or for purposes of comparison. Common hypothetical conditions include proposed improvements and prospective a condition must be used when they are required for legal purpose, for purposes of reasonable analysis or for purposes of comparison. Common hypothetical conditions include proposed improvements and prospective a condition must be used when they are required for legal purpose, for purposes of reasonable analysis or for purposes of comparison.	
HYPOTHETICAL CONDITIONS Hypothetical conditions may be used when they are required for legal purpose, for purposes of reasonable analysis or for purposes of comparison. Common hypothetical conditions include proposed improvements and prospective a Hypothetical conditions may be used when they are required for legal purpose, for purposes of reasonable analysis or for purposes of comparison. Common hypothetical conditions include proposed improvements and prospective a Hypothetical conditions may be used when they are required for legal purpose, for purposes of reasonable analysis or for purposes of comparison. Common hypothetical conditions include proposed improvements and prospective a Hypothetical conditions may be used when they are required for legal purpose, for purposes of reasonable analysis or for purposes of comparison. Common hypothetical conditions include proposed improvements and prospective a Hypothetical conditions may be used when they are required for legal purpose, for purposes of reasonable analysis or for purposes of comparison.	
HYPOTHETICAL CONDITIONS Hypothetical conditions may be used when they are required for legal purpose, for purposes of reasonable analysis or for purposes of comparison. Common hypothetical conditions include proposed improvements and prospective a Hypothetical conditions may be used when they are required for legal purpose, for purposes of reasonable analysis or for purposes of comparison. Common hypothetical conditions include proposed improvements and prospective as	
HYPOTHETICAL CONDITIONS Hypothetical conditions may be used when they are required for legal purpose, for purposes of reasonable analysis or for purposes of comparison. Common hypothetical conditions include proposed improvements and prospective a Hypothetical conditions may be used when they are required for legal purpose, for purposes of reasonable analysis or for purposes of comparison. Common hypothetical conditions include proposed improvements and prospective as	
HYPOTHETICAL CONDITIONS Hypothetical conditions may be used when they are required for legal purpose, for purposes of reasonable analysis or for purposes of comparison. Common hypothetical conditions include proposed improvements and prospective a Hypothetical conditions may be used when they are required for legal purpose, for purposes of reasonable analysis or for purposes of comparison. Common hypothetical conditions include proposed improvements and prospective as	
HYPOTHETICAL CONDITIONS Hypothetical conditions may be used when they are required for legal purpose, for purposes of reasonable analysis or for purposes of comparison. Common hypothetical conditions include proposed improvements and prospective a Hypothetical conditions may be used when they are required for legal purpose, for purposes of reasonable analysis or for purposes of comparison. Common hypothetical conditions include proposed improvements and prospective as	
HYPOTHETICAL CONDITIONS Hypothetical conditions may be used when they are required for legal purpose, for purposes of reasonable analysis or for purposes of comparison. Common hypothetical conditions include proposed improvements and prospective a Hypothetical conditions may be used when they are required for legal purpose, for purposes of reasonable analysis or for purposes of comparison. Common hypothetical conditions include proposed improvements and prospective as	
HYPOTHETICAL CONDITIONS Hypothetical conditions may be used when they are required for legal purpose, for purposes of reasonable analysis or for purposes of comparison. Common hypothetical conditions include proposed improvements and prospective a Hypothetical conditions may be used when they are required for legal purpose, for purposes of reasonable analysis or for purposes of comparison. Common hypothetical conditions include proposed improvements and prospective a Hypothetical conditions may be used when they are required for legal purpose, for purposes of reasonable analysis or for purposes of comparison. Common hypothetical conditions include proposed improvements and prospective a	
HYPOTHETICAL CONDITIONS Hypothetical conditions may be used when they are required for legal purpose, for purposes of reasonable analysis or for purposes of comparison. Common hypothetical conditions include proposed improvements and prospective a Hypothetical conditions may be used when they are required for legal purpose, for purposes of reasonable analysis or for purposes of comparison. Common hypothetical conditions include proposed improvements and prospective a Hypothetical conditions may be used when they are required for legal purpose, for purposes of reasonable analysis or for purposes of comparison. Common hypothetical conditions include proposed improvements and prospective a	
HYPOTHETICAL CONDITIONS Hypothetical conditions may be used when they are required for legal purpose, for purposes of reasonable analysis or for purposes of comparison. Common hypothetical conditions include proposed improvements and prospective a Hypothetical conditions may be used when they are required for legal purpose, for purposes of reasonable analysis or for purposes of comparison. Common hypothetical conditions include proposed improvements and prospective a Hypothetical conditions may be used when they are required for legal purpose, for purposes of reasonable analysis or for purposes of comparison. Common hypothetical conditions include proposed improvements and prospective a Hypothetical conditions may be used when they are required for legal purpose, for purposes of reasonable analysis or for purposes of comparison. Common hypothetical conditions include proposed improvements and prospective a Hypothetical conditions may be used when they are required for legal purpose, for purposes of reasonable analysis or for purposes of comparison.	
HYPOTHETICAL CONDITIONS Hypothetical conditions may be used when they are required for legal purpose, for purposes of reasonable analysis or for purposes of comparison. Common hypothetical conditions include proposed improvements and prospective a Hypothetical conditions may be used when they are required for legal purpose, for purposes of reasonable analysis or for purposes of comparison. Common hypothetical conditions include proposed improvements and prospective a Hypothetical conditions may be used when they are required for legal purpose, for purposes of reasonable analysis or for purposes of comparison. Common hypothetical conditions include proposed improvements and prospective a	
AYPOTHETICAL CONDITIONS Althorities and prospective a conditions may be used when they are required for legal purpose, for purposes of reasonable analysis or for purposes of comparison. Common hypothetical conditions include proposed improvements and prospective a conditions may be used when they are required for legal purpose, for purposes of reasonable analysis or for purposes of comparison. Common hypothetical conditions include proposed improvements and prospective a condition must be used when they are required for legal purpose, for purposes of reasonable analysis or for purposes of comparison. Common hypothetical conditions include proposed improvements and prospective a condition must be used when they are required for legal purpose, for purposes of reasonable analysis or for purposes of comparison.	
YPOTHETICAL CONDITIONS ypothetical conditions may be used when they are required for legal purpose, for purposes of reasonable analysis or for purposes of comparison. Common hypothetical conditions include proposed improvements and prospective a ypothetical conditions may be used when they are required for legal purpose, for purposes of reasonable analysis or for purposes of comparison. Common hypothetical conditions include proposed improvements and prospective as	
YPOTHETICAL CONDITIONS ypothetical conditions may be used when they are required for legal purpose, for purposes of reasonable analysis or for purposes of comparison. Common hypothetical conditions include proposed improvements and prospective a ypothetical conditions may be used when they are required for legal purpose, for purposes of reasonable analysis or for purposes of comparison. Common hypothetical conditions include proposed improvements and prospective as	
IYPOTHETICAL CONDITIONS Lypothetical conditions may be used when they are required for legal purpose, for purposes of reasonable analysis or for purposes of comparison. Common hypothetical conditions include proposed improvements and prospective as lypothetical conditions may be used when they are required for legal purpose, for purposes of reasonable analysis or for purposes of comparison. Common hypothetical conditions include proposed improvements and prospective as lypothetical conditions may be used when they are required for legal purpose, for purposes of reasonable analysis or for purposes of comparison. Common hypothetical conditions include proposed improvements and prospective as lypothetical conditions may be used when they are required for legal purpose, for purposes of reasonable analysis or for purposes of comparison. Common hypothetical conditions include proposed improvements and prospective as larger than the purpose of comparison.	
4YPOTHETICAL CONDITIONS Although the conditions may be used when they are required for legal purpose, for purposes of reasonable analysis or for purposes of comparison. Common hypothetical conditions include proposed improvements and prospective a conditions may be used when they are required for legal purpose, for purposes of reasonable analysis or for purposes of comparison. Common hypothetical conditions include proposed improvements and prospective a condition must be used when they are required for legal purpose, for purposes of reasonable analysis or for purposes of comparison. Common hypothetical conditions include proposed improvements and prospective a condition must be used when they are required for legal purpose, for purposes of reasonable analysis or for purposes of comparison.	
4YPOTHETICAL CONDITIONS Hypothetical conditions may be used when they are required for legal purpose, for purposes of reasonable analysis or for purposes of comparison. Common hypothetical conditions include proposed improvements and prospective and proposed improvements are proposed improvements.	
every Hypothetical Condition, an Extraordinary Assumption is required (see above). An analysis based on a hypothetical condition into testic that a spiratual condition applied to this report, the rationale for its use and its effect on the result of the assignment.	include proposed improvements and prospective appraisals. Fi ading or that relies on actions or events that would be illegal of the assignment.
	s
	8
JURISDICTIONAL EXCEPTION The Jurisdictional Exception permits the appraiser to disregard a part or parts of the Standards determined to be contrary to law or public policy in a given jurisdiction and only that part shall be void and of no force or effect in the following comments identify the part or parts disregarded, if any, and the legal authority justifying these actions.	nat part shall be void and of no force or effect in that jurisdiction
JURISDICTIONAL EXCEPTION The New Secretary Indicators of the Standards determined to be contrary to law or public policy in a given jurisdiction and only that part shall be void and of no force or effect in the	nat part shall be void and of no force or effect in that jurisdiction
JURISDICTIONAL EXCEPTION The Numerical Exception pagnite the appraiser to discensed a part or parts of the Standards determined to be contrary to law or public policy in a given jurisdiction and only that part shall be void and of no force or effect in the	nat part shall be void and of no force or effect in that jurisdiction

RESIDENTIAL APPRAISAL REPORT - COST APPROACH ADDENDUM

RENCE:					
CLIENT: 2025876 Alberta Ltd	APPRAISER	Simon Cormier		Titles (g.)	
ATTENTION:	COMPANY:	Wallace Appraisal	Services		
Treation.	ADDRESS:	2nd Floor, 203 38 /	Avenue NE		
ADDRESS:	[2]	Calgary Alberta T2			
	ADDRESS:	simon@wallaceapp		45	aisal Institute
E-MAIL: FAX:	PHONE:	403-263-9669		58	of Canada
HONE.		SOURCE OF DATA MLS		\$	750,000
LANDVALUE By abstraction		JOORGE OF DATA			War Same
ESTIMATED COST NEW:	Estimated	Į		4	
SOURCE OF COST DATA: MANUAL CONTRACTOR X 01	THER ESUMALEU		COST	NEW [DEPRECIATED COST
BUILDING COST: X Sq. M. Sq. Ft.	et e	312 @s 1,70			
Gross living area (finished liveable floor area above grade)		312 @\$1,70	5.00 \$	500,100	25,000
Basement Fully finished W/O		0 @\$	•		
		@\$			
No. 1		@\$			
			\$		
8 8 8 8 8 8 8 8 8 8 8 8 8 8 8 8 8 8 8 8		@\$	\$	\$	25,00
OTHER EXTRAS Landscaping, site improvements	H 4	2 2 2	\$	\$	25,00
			\$	\$	
7 8, 8 8			\$.	\$\$	
		36	\$	\$	4
				* \$	
	(i) F		\$	530,400	
TOTAL REPLACEMENT COST	2 7 5 2	8 9 8	# **	4	
ACCRUED DEPRECIATION:		3	30.0 % \$	159,120 s	371,28
	8		<u></u> » •	\$	451,2
DEPRECIATED VALUE OF THE IMPROVEMENTS	*		V	,	•
	TROUGH BY THE		N 10		- 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1
CONTRIBUTORY VALUE OF THE SITE IMPROVEMENTS			39 3	7 m	1,201,20
dwelling units. COMMENTS: The Cost Approach serves a further	check on the value	estimate by other m	ethods but was r	ot the basis for t	he final value
NOTE: Unless otherwise noted the construction cost estimates contained herein was develing units. COMMENTS: The Cost Approach serves a further estimate, which was derived by the Direct S	ales Comparison A	oproach.			
estimate, which was don't ou by the birest	s a 16 18	1.5	The second second	10	
	.20	5.	18	ii .	
·					201
		100			
16. 9			· .		
(A) (g) (g)		1 (8) 2 (8)	6)		
					AIC F

Neighbourhood Comments

The subject property is located in a SE community known as Lake Sundance. This area lies near the south end of the city just east of MacLeod Trail between Sun Valley Blvd. and Highway 22X. Midnapore is to the north and along the rea's north and east side is Fish Creek Provincial Park. Development in Sundance began in 1978. A private lake which forms the centrepiece for the area. The lake provides recreational facilities and the community centre is located on its shores. (There is an annual community fee of approximately \$320 plus GST.) Sundance is a well balanced community which now has major shopping nearby and all levels of schools in the neighbourhood.

File No. 31235B



FRONT VIEW OF SUBJECT PROPERTY

Appraised Date: March 16, 2017 Appraised Value: \$1,190,000



REAR VIEW OF SUBJECT PROPERTY

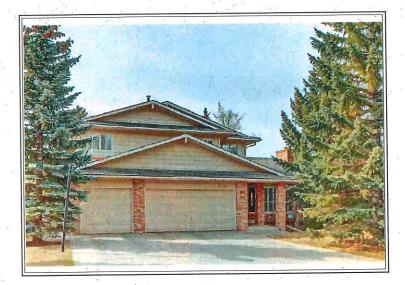


STREET SCENE



COMPARABLE PROPERTY PHOTO ADDENDUM

File No. 31235B



COMPARABLE SALE#1

849 Suncastle Rd. SE Calgary Sale Date: June 29, 2016 Sale Price: \$ 1,200,000



COMPARABLE SALE #2

848 Sunset Crescent SE Calgary Sale Date: Sept. 12, 2016 Sale Price: \$ 1,220,000



COMPARABLE SALE#3

833 Suncastle Road SE Calgary Sale Date: July 12, 2016 Sale Price: \$ 1,460,000



File No. 31235B



COMPARABLE SALE#4

35 Mckenzie Lake Landing SE Calgary Sale Date: Feb. 29, 2016 Sale Price: \$ 1,320,000



COMPARABLE SALE #5

436 Mckenzie Lake BA SE Calgary Sale Date: March 9, 2016 Sale Price: \$ 1,215,000

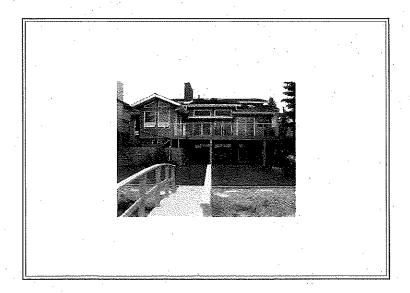


COMPARABLE SALE #6

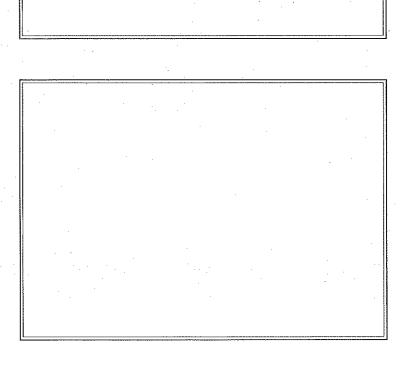
Sale Date: Sale Price: \$



File No. 31235B



Rear view - taken from a historical MLS listing



WALLACE

