

RESIDENTIAL PURCHASE CONTRACT

Between

	THE SELLER	and	THE BUYER
Name	BDO Canada Limited receiver for Base Finance Ltd	Name _	Boris Pevzner or Nominee
Name	and Base Mortgage Ltd	_ Name _	
1.	THE PROPERTY		
1.1	The Property is:		
	(a) the land and buildings located at:		
	Municipal address: 728 55 Ave SW		
	Calgary	(51189)	t number and name) , Alberta T2V 0G3
	(municipality)		, Alberta (postal code)
	Legal description: Plan 1559EO Block	OT	Lot N/A Other N/A
_	(b) these unattached goods		
	All unattached goods shall be "as is and where is	s at the date	e of possession"
	(a) the attacked goods avant for		
	(e) the attached goods except for All attached goods shall be "as is and where is a	41 1-4	£iII
		t the date o	i possession"
2.	PURCHASE PRICE AND COMPLETION DAY		
2.1	The Purchase Price is \$500,000		
	The Purchase Price includes any applicable Goods and Se	ervices Tax ((GST).
2.3	This contract will be completed, the Purchase Price full IVIAY I	ily paid and	vacant possession given to the buyer at 12 noon on 2017 (Completion Day).
2.4 -	On Completion Day, the Property will be in substantially the and unattached goods will be in normal working order:	e same con e	dition as when this contract was accepted and the attached
	GENERAL TERMS		
3.1	In fulfilling this contract, the seller and buyer agree to act re	 easonably a	nd in good faith and agree that:
	 (a) unless the seller, buyer or both have agreed to altern own sole agent and those agents have no agency res 	ate represer ponsibility to	ntation, the seller and buyer are each represented by their the other party;
	(b) the laws of Alberta apply to this contract;		
	(c) Alberta time applies to this contract. Time is of the enforced;	essence, w	hich means times and dates will be strictly followed and
	(d) Business Day means every day but Saturday, Sunday	and statuto	ry holidays and includes all the hours of the day;
	(e) a reference to the seller or buyer includes singular, plu	-	•
	 the seller will disclose known Material-Latent Defect discoverable through a reasonable inspection and that 		Latent Defect means a defect in the Property that is not he use or value of the Property;
	(g) the seller and buyer are each responsible for completi	ng their own	due diligence and will assume all risks if they do not;
	(h)—the-sellor-will ensure the seller's representations and w		
	(i) reviewing documents such as a Real Property Re		•
	(ii) determining non-resident status for income tax pu	irposes and	determining any dower rights, and
	(iii) doing other needed research;		
	 the buyer may get independent inspections or advice of use, buildings and mechanical systems, property insur- measurements and other items important to the buyer 	ance, title in	h as land title, registrations on title, RPR, current and future surance, size of the land and buildings, interior and exterior
AREA@15	8CLDA_2016Sept. Seller's Initials		Buyer's Initials Page 1 of 6
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m	contract changes that are a	areed to in writing	will supersede the	pre-printed clauses:
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- (k) the seller and buyer will read this contract and seek relevant advice before signing it;
- 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 Seller's (seller's or buyer's) brokerage will provide this contract and related documents 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.
- 4.2 The seller and buyer appoint <u>Greater Calgary Real Estate</u> as trustee for the deposit money.

 4.3 The buyer will pay a deposit of \$ 10,000 , which will form part of the Purchase Price, to the
- trustee by <u>Certified Cheque</u>, on or before <u>3 day after offer acceptance</u>.
- 4.4 The buyer will pay an additional deposit of \$_______, which will form part of the Purchase Price, to the trustee by ______, on or before _______.

ustee by ______, on 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 buyer written notice.
- 4.6 The trustee will deposit all deposits into a trust account within three Business Days of receipt.
- 4.7 Interest on the deposits will not be paid to the seller 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 prior notice, as follows:
 - (a) to the buyer, if after this contract is accepted:
 - (i) a condition is not satisfied or waived in accordance with clause 8.4;
 - (ii) the buyer voids this contract for the seller's failure to provide a Dower Consent and Acknowledgment form in accordance -with clause 7.1(b);
 - (iii) -the seller voids this contract for the buyer's failure to pay a deposit; or
 - (iv) the seller fails 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 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-CSP, owed to a roal estate brokerage under a written service agreement.
- 4.9 A trustee acting 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.

6. REPRESENTATIONS AND WARRANTIES

- 6.1 The seller represents and warrants to the buyer that:
 - (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) no one cise has a legal right 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 restrictive covenant on title;
 - (e) the location of the buildings and land imprevements:
 - (i) is on the land and not on any easement, 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 Government 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 notices regarding the Property, and known lack of permits for any development on the Property, have been disclosed in writing in this contract.

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Seller's Initials

Buyer's Initials_80

Page 2 of 6



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All in	ASSOCIATION Presidental Indiana Contact
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 speuce 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 Bower Consent
	and Acknowledgment form, the buyer may void this contract at the buyer's option by giving the soller written netice.
8.	CONDITIONS
8,1	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.
8.2	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, before,m. on,
	20 (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, m. on, 20(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 huver's property before
	20(Condition Day), on the terms in the Sale of Buyer's Property Schedule, selected as attached in clause 9.1.
	(d) Additional Buyer's Conditions
	before, 20(Condition Day).
8.3	Seller's Conditions
	'The seller's conditions are for the benefit of the seller and are:
	;
	before,m. on, 20(Condition Day).
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
	for that Condition Day; or
	(b) a condition will not be waived or satisfied prior to its Condition Day. This contract will end upon that notice being given.

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Buyer's initials_____



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	Alberta Real Estate		2588350Mar13
	ASSOCIATION	Residential Purchase Contract	Contract Number
9.	ATTACHMENTS AND A	DITIONAL TERMS	
9.1		ached to and form part of this contract:	
	☐ Financing Schedule (Seller	Financing, Mortgage Assumption, Other Value)	
	☐ Tenancy Schedule		
	☐ Manufactured Home Sched	ile	•
	☐ Sale of Buyer's Property Sc	nedule	
	☐ Addendum	,	
	Other		
9.2	Other terms:		
	Can attached Cahadwia !! A!!	ase this property together with 724 55 Ave	SW. This offer is contingent or
		r submitted for 724 55 Ave SW.	
10.	CLOSING PROCESS		
	ng Documents	<u> </u>	
10.1	The seller or seller's lawyer will consistent with the terms of the	deliver normal closing documents to the buyer or buyer's is contract, including delivery within a reasonable time to become the Land Titles Office, obtain the advance of m	sefore the Completion Day to allow for
10.2	Association Manual of Standar warranties about the land and	an RPR shewing the current improvements on the Preporty of Prectice, with evidence of municipal compliance or non-couldings. This obligation will not apply if there are no struction to review the RPR prior to submitting the transfer do	conformance and confirming the seller's curves on the land. The buyer or buyer's
Payn	nents and Costs		

- 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
- 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 ether 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 intercet 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 neen on any -day will be payment as of the next Business Day.
- 19.11 The soller and buyer will instruct their lawyers to follow the Western Law Societies Conveyancing Protocol in the closing of this transaction, if appropriate.

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INSURANCE

The celler 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 held in trust for the seller and buyer based on their interects:

REMEDIES 12.

- 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.
- 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 Property is unique. On seller default, the buyer may make a claim for specific performance and -other remedles.

NOTICE AND DOCUMENTS

- A notice under this contract means a written document, including notices required by this contract, and this contract when accepted. . 13.1
- 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.			
	Seller's Brokerage:	Buyer's Brokerage:			
	Name: GREATER CALGARY REAL ESTATE	Name: Coldwell Banker Mountain Central			
	Address: BOX 110,710-20 CROWFOOT CR.N.W.	Address: 4620 Macleod Tr S			
	CALGARY T3G 2P6				
	Brokerage Representative:	Brokerage Representative:			
	Name: Dwayne Reilander	Name: Matthew Wasserman			
	Phone: (403) 250-4915	Phone: 403-669-6617			
	Fax: (403) 291-1387	_ Fax:			
	Email: dwayne@propertyway.ca	Email: matthew.wasserman@coldwellbanker.ca			
14.2	If the seller or buyer does not authorize a brokerage, then:				
	The seller authorizes:				
	The buyer authorizes:				
14.3	If the authorization information changes, the seller and buy is known so that future notices may be sent to the proper p	er agree to give written notice to the other party as soon as the change erson and place.			
15.	CONFIRMATION OF CONTRACT TERMS				
15.1	The seller and buyer confirm that this contract sets out all Property and that:	the rights and obligations they intend for the purchase and sale of the			
	(a) this contract is the entire agreement between them; a	nd ,			
	(b) unless expressly made part of this contract, in writing:				
	(i) verbal or written collateral or side agreements or representations or warranties made by either the seller or buyer, or seller's or buyer's brokerage or agent, have not and will not be relied on and are not part of this contract; and				
	(ii) any pre-contractual representations or warranties	s, howsoever made, that induced either the seller or buyer into making			
	this contract are of no legal force or effect.	Buranistala BP			
	Seller initials	Buyer initials OU'			
16.	LEGAL OBLIGATIONS BEGIN				

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Buyer's initials Estate Association (CREA) and identify real estate professionals who are members of CREA (REALTOR®) and/or the quality of services they provide (MLS®).

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

The legal obligations in this contract begin when the accepted contract is delivered in person or sent by fax or email. The obligations



17. OFFER		ef this southeast		
	Property according to the terms e open for written acceptance unl			p
on March 29	a openior written acceptance uni			20 17
Signed and dated atCalgary	Alberta et	Mar	46 2014 / NOSAS PRARAITE	.20
Boris Pevzner	Matthew Wasserman		Matthew Wasserman	,
	Witness Signature		Witness Name (print)	
Signed and dated at				, 20
	•			
Buyer Signature	Witness Signature		Witness Name (print)	
18. ACCEPTANCE		4334		
18.1 The seller agrees to sell the				
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
Seller Signature	Witness Signature		Witness Name (print)	
Non-owner spouse signature (wi	hen dower rights apply):			
Signed and dated at	, Alberta at	m. on		_, 20
•				
Non-Owner Spouse Signature		Non-Owner Spouse	Name (print)	·
Witness Signature		Witness Name (print)		
The following is for information	purposes and has no effect o	n the contract's term	s:	
REJECTION				
I do not accept this offer/counter of	ffer. No counter offer is being m	ade.		
Date:		_ Date:		
Seller:	-	_ Buyer:		
CONVEYANCING INFORMAT	TION			
Seller's information:		Buyer's Informati	on:	
Address		_ Address		
Phone	Fax		Fax	
Email				
•		-		
Lawyer Name		_ Lawyer Name		
Lawyer Name		_ Lawyer Name Firm Address		
Lawyer Name Firm Address		_ Lawyer Name Firm Address		





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

BDO Canada Limited

(the "Seller") and

Boris Pevzner

(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;
 - 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.

BP #GGKE9zUAqR3IqvcBd:YIg=#	
Buyer's Initial	Seller's Initial
Date: March 15, 2017	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.

BP ij dodk.Etr.UAgR.SlqvcRdaYlg==		
Buyer's Initial	Seller's Initial	
Date: March 15, 2017	Date:	



RESIDENTIAL PURCHASE CONTRACT

		tween	
	THE SELLER	and	THE BUYER
Name_	BDO Canada Limited receiver for Base Finance Ltd	Name KEYWE	ST LOMES
Name_	and Base Mortgage Ltd	Name	
125 Av. 14-20	THE PROPERTY The Property is:		
	a) the land and buildings located at:		
3	Municipal address: 728 55 Ave SW		
	Software and refreshed to 1000 to 1000 to 1000 the angle of the transfer of the Software to 1000 the angle of	(street number and name	223.0 (022)
	Calgary (municipatity)	200 TO THE REAL PROPERTY AND THE REAL PROPER	, Alberta 12 V UG3 (postal code)
	Legal description: Plan 1559EO Block	OT Lot	N/A Other N/A
	b) these unattached goods		
₹ ~<			. 0
_	All unattached goods shall be "as is and where is	at the date of possessio	n"
\sim	e) the attached goods except for-		
1-d-\	All attached goods shall be "as is and where is at	the date of possession"	, ,
2.	PURCHASE PRICE AND COMPLETION DAY		The state of the s
2.1	The Purchase Price is \$ 400,006		
2.2	The Purchase Price includes any applicable Goods and So	r vices Tax (GST) .	X IX
2.3	This contract will be completed, the Purchase Price ful	y paid and vacant poss	ession given to the buyer at 12 noon on (Completion Day).
2.4 -	On Completion Day, the Property will be in substantially the	same condition as when	
	and unattached goods will be in normal working order.		
THE STATE OF THE S	GENERAL TERMS	· Klar	
	n fulfilling this contract, the seller and buyer agree to act re		
((a) unless the seller, buyer or both have agreed to alternoown sole agent and those agents have no agency rest 		
	(b) the laws of Alberta apply to this contract;	57.1 11	
((c) Alberta time applies to this contract. Time is of the enforced; 		
17	(d) Business Day means every day but Saturday, Sunday		
-	(e) a reference to the seller or buyer includes singular, plu		
	 the seller will disclose known Material Latent Bafeet discoverable through a reasonable inspection and that 	will affect the use or value	e of the Preperty;
,	(g) the seller and buyer are each responsible for complete		and will assume all risks if they do not;
5	(h) - the seller will ensure the seller'e representations and v	rarranties are true by:	F
YA	 (i) reviewing documents such as a Real Property Re 	oort-(RPR), land title and r	registrations on title;
7 ((ii) determining non-resident status for income tex pu	rposes and determining a	ny dower rights; and
/	(iii) doing other needed research;		
((i) the buyer may get independent inspections or advice of use, buildings and mechanical systems, property insur- measurements and other items important to the buyer	ance, title insurance, size o	registrations on title, RPR, current and future of the land and buildings, interior and exterior
	anna anna		state 1
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	(j)	contract changes that are agreed to in writing	g will supersede the pre-pri	nted clauses;	
	(k)		d seek relevant advice bef	ore signing It;	
	(1)	the second secon	services may keep and di		out this transaction for
	(m)	the SELLER (seller's or buyer's)	brok	terage will provide this contract a	and related documents
		to the appointed lawyers for the purpose of c	losing this contract.		
4.	Dia	EPOSITS			
4.1		ne seller and buyer agree that clauses 4.2 throu	oh 4.8 are the terms of trus	st for the deposits.	
4.2	The	ne seller and buyer appoin GREATER CA	CHARY KELAY IST	ATE INTRUSASTRUSTEE	for the deposit money.
		ne buyer will pay a deposit of \$ 30,0		, which will form part of the	
4.3		Rox1/2		MARCH ZZ,	7017
		(method of payment)			
4.4			The state of the s	, which will form part of the	Purchase Price, to the
	trus	ustee by(method of payment)	on or before	Constitution to the constitution of the consti	
		(method of payment)	Mit i Man and a section was	arried this contrast at the coller	to antion by alving the
4.5	lt tr	the buyer fails to pay a deposit, as required by lyer written notice.	uns contract, the seller ma	ly void this contract at the sener	a option by giving the
4.6	The	ne trustee will deposit all deposits into a trust a	count within three Busines	s Days of receipt.	
4.7	Inte	terest on the deposits will not be paid to the se	ller or buyer.		
4.8	pric	ne deposits will be held in trust for both the selle for notice, as follows:		a are confirmed, the deposits wil	l be disbursed, without
	(a)) to the buyer, if after this contract is accepted		a Le	
	_	 (i) a condition is not satisfied or waived in the buyer voids this contract for the sell 			on form in accordance
M	X	-with clause 7.1(b);	er erandre to provide a Der	rer consent and Action loague	ant tottle in dovotosinos
Ŋν		(III) the seller volds this contract for the buy	er's failure to pay a deposit	; or	
<u>.</u>		(iv) the seller fails to perform this contract;			
	(b)) to the seller, if this contract is accepted and or	all conditions are satisfied	or waived and the buyer fails to	perform this contract;
ZJ-	(c)	applied against the Fee owed by the seller by trust to the seller's lawyer no later than three owed to a real estate brokerage under a writer.	e Business Days prior to th	ist to the brokerage(s), with any a Completion Day: Fee means	excess amount paid in the amount, plus GST,
4.9	A ti	trustee acting under this section will not be liab	le to the seller or buyer for a	any loss arising from the disburs	sement of the deposits.
4.10	The	he disbursement of deposits, as agreed to in thi	s section, will not prevent th	ie seller or buyer from pursuing i	remedies in section 12.
5,	LA	AND TITLE			
5.1	Titl	tle to the Property will be free of all encumbrar	ces, liens and interests exc	cept for:	
	(a)) those implied by law;			N 114
	(b)	 non-financial obligations now on title such found registered against property of this nat 	as easements, utility rights	s-or-way, covenants and condi-	uons that are normally
	(c)) homeowner association caveats, encumbra		ns: and	E ₁
		i) items the buyer agrees to assume in this co			
6.	HOUSE THE	EPRESENTATIONS AND WARRANT			
6.1		he seller represents and warrants to the buyer			
	(a)	the seller has the legal right to sell the Prop	erty;		
	(b)	the seller is not a non-resident for the purpo	ses of the Income Tex Act	(Canada) ;	
((c)) ne one else has a legal right to the included	attached and unattached	joade;	
/	(d)	the current use of the land and buildings co	mplica with the existing mu	nicipal land use bylaw and any	restrictive covenant or
	101	 -title; the location of the buildings and land impre- 	remente:		
<	(a)	(i) is-en-the-land and not on any casement	right of way or neighbourh	ng lands unless there is a registr	ered agreement on title
V2) .	_and>			
Ì	7	 (ii) complies with any rectrictive covenant improvements are "non-conforming but 	ldings" as defined in the M	unicipal Government Act (Albert	s, or the buildings and ka);
((f)) -known Material Latent Defects, if any; have	been disclosed in walling it	1-Inic contract; and	

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the Property; have been disclosed in writing in this centract.

Buyer's initials_

Page 2 of 6



any known government and local authority notices regarding the Property, and known lack of permits for any development on-



Contract Number Rosidontial Purchase Contract The representations and warranties in this contract: (a) are made as of, and will be true at, the Completion Day; and will survive completion and may be enforced after the Completion Day as long as any logal action is commenced within the time-limits set by the Limitations Act (Alberta). DOWER The seller represents and warrants to the buyer that ne epouce has dower rights in the Property, other than as shown by: (a) the non-owner apouse'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 _, 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 coller written notice: CONDITIONS 8.1 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, 8,2 **Buyer's Conditions** The buyer's conditions are for the benefit of the buyer and are: (a) Financing _% of the Purchase Price from a lender of This contract is subject to the buyer securing new financing, not to exceed ___ the buyer's choice and with terms satisfactory to the buyer, before ____ __ (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 .20 (Condition Day). The seller will cooperate by providing .m. on 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 before (Condition Day), on the terms in the Sale of Buyer's Property Schedule, selected as attached in clause 9.1. (d) Additional Buyer's Conditions before 20 (Condition Day). Seller's Conditions **B.3** The seller's conditions are for the benefit of the seller and are: (Condition Day). before__ .m. on **Condition Notices** 8.4 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 for that Condition Day; or

(b) a condition will not be waived or satisfied prior to its Condition Day. This contract will end upon that notice being given. AREA@158CLCA 2016Sept.





A	Real Estate		2588350Mar13
2	ASSOCIATION	Residential Purchase Contract	Contract Number
9.	ATTACHMENTS AND ADDI		
9.1	The selected documents are attach		
	Financing Schedule (Seller Fina	nncing, Mortgage Assumption, Other Value)	
	☐ Tenancy Schedule		4
	☐ Manufactured Home Schedule		
	☐ Sale of Buyer's Property Schedu	ule	
	☐ Addendum		
	Other		
9.2	Other terms:		
	See attached Schedule "A"		\
	-THIS CONTRACT	T FORMS AS PAIRT OF 724 55. AUTO S.W. L	IF FURCHASE.
	CANTANT TA	P 774 55 AUG 511) L	EGAL 1693AF-Z4-B
	ODIA I CHELL CO		*** ******* * * ****
10.	CLOSING PROCESS		
Clos	ng Documents		
10.1	The seller or seller's lawyer will del	liver normal elesing decuments to the buyer or buy contract, including delivery within a reasonable tir	er's lawyer upon reasonable trust conditions— ne hefore the Gomelstion Day to allow for
NQ.	confirmation of registration of decur	ments at the Land Titles Office, obtain the advance	of mortgage financing and verify the transfer-
)· \	er other value items.		
10.2	Accordation Manual of Ctandard De	RPR showing the current improvements on the Propression, with cyldence of municipal compliance or r	on-conformance and confirming the seller's
$\sqrt{\Omega}$	warranting about the land and huild	dings. This obligation will not apply if there are no-	ctructures on the land. The buyer or buyers -
		i e to review the RPR prior to submitting the transfe	s good name to the Land Tries O nice.
10.3	tents and Costs The hover will pay the Purchase Pr	rice by lawyer's trust cheque, bank draft or electron	nic transfer.
10.4	Items such as real estate property	taxes, local improvement fees, utilities, rents, sec	curity deposits, statutory interest on security
	deposits, mortgage interest and ho thereafter assumed by the buyer.	omeowner association fees will be the seller's resp	consibility for the entire Completion Day and
10.5	The seller's lawyer may use the Pu	rchase Price to pay and discharge all of the seller's buyer's lawyer with evidence of all discharges incl	s financial obligations related to the Property.
	certificate of title, within a reasonal	ble time after Completion Day.	duling, whose required, a sertified sopy of the
10,6	If the seller has entered into a wri-	itten service agreement with a real estate brokera	ge, the seller instructs the seller's lawyer to
46 19	honour the terms of that agreemen	nt, including the Fee and other costs payable to the pare the closing documents, including an RPA who	s seller s brokerage. Are required eceta to and an existing tenancy
V D	of the Property and provide vacant on this contract:	possession to the buyer, and costs to prepare, reg	Site and discrizing any seller's cavear based
10.8	transfer of land.	repare, register and discharge any buyer's cavea	at based on this contract and to register the
Clos	ing Day Delays	4	IO O than
/1 0.0	If the seller fails to deliver the closi	ing documents in accordance with clause 10.1 or in the delayed until the delayed unt	the house eshause's lawyer has received the
	 closing documents and has a varify the transfer of other value 	r reasonable time to review and register them, ob ue-items; and	tain the advance of mortgage tindreing and
b	(L) If the housey to culting and state	to close in accordance with this contract and wants ession upon reasonable terms which will include th	s to take possession of the Property, then the e payment of late interest only on the amount
1	 of mortgage being obtained by 	y the buyer at the interest rate of that mongage.	
10.1	3 If the seller has complied with clau	uses 10.1 and 10.2 but the buyer is not able to cles	-Drice and nive the buyer nessession upon
)	-reasonable terms; and	oligated to, accept late payment of the Purchase	
	Late interest at the prime lend and including the Completion day will be payment as of the	ate payment of the Purchase Price and, whether or ling rate of the Alberta Treasury Branches at the C Day to (but excluding) the day the collor is paid in next Business Day.	tompletion Day plue 3% calculated daily from a full. Payment received after 12 noon on any
40.4	1 The soller and buyer will instruct transaction, if appropriate.	their lawyers to follow the Western Law Seciclics	Conveyancing Protocol-in-the closing of this

Page 4 of 6



740	 CANADA CONTRA	STATE OF THE		Mary Constitution of the C
11.	NG		A	ICE

1.1.—The celler bears the rick 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 celler and buyer based on their interests:

12, REMEDIES

12.1—If the celler 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 selicitor/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.

2.3 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

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 seller authorizes:	The buyer authorizes:
	Setler's Brokerage:	Buyer's Brokerage:
	Name: GREATER CALGARY REAL ESTATE	Name: ENGEL + VOLKEURS (ACRAMY
	Address: BOX 110,710-20 CROWFOOT CR N.W.	Address: 140,215 9 AUE 5.W.
	CALGARY T3G 2P6	CACKRONY, AB TZP 1K3
	Brokerage Representative:	Brokerage Representative:
	Name: Dwayne Reilander	Name: MARK EVERNDEN
	Phone: (403) 250-4915	Phone: 403-829-3776
	Fax: (403) 291-1387	Fax: 403 - 592 - 7791
	Email: dwayne@propertyway.ca	EMAIL: MALKK, EVIERNOEXI & EVCANADA
14.2	If the seller or buyer does not authorize a brokerage, then:	
	The seller authorizes:	
	The buyer authorizes:	
14.3	If the authorization information changes, the seller and buye is known so that future notices may be sent to the proper pe	r agree to give written notice to the other party as soon as the change rson and place.

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 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
 - (ii) 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.

Seller initials LEGAL OBLIGATIONS BEGIN

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

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Buyer's Initials_

Buyer initials,

Page 5 of 6





17. OFFER				
17.1 The buyer offers to buy the Property	according to the terms	of this contract.		0
17.2 This offer/counter offer will be open for on 100000000000000000000000000000000000	wntten acceptance un 7	W		.20 17
Signed and dated at CACARY	Albarta at	Vm on N	VARCH 16	
Signal and the state of the sta	0-/7-	u/	MARK E	IERNDIE
Buyer Signature	Witness Signature	with the	Witness Name (print)	1521600 D 170
· / //	- 1	24 A.U.		av.
Signed and dated at	, Albenaar	4 14 VII 4 14 VII		, ev
Buyer Signature	Witness Signature		Witness Name (print)	STANK A TORREST A CASTAGE
18. ACCEPTANCE				
18.1 The seller agrees to sell the Property	according to the terms	s of this contract.		•
Signed and dated at	, Alberta at	m.on		. 20
Seller Signature	Witness Signature		Witness Name (print)	and the second of the second o
Signed and dated at	, Alberta at	m. on		, 20
Seller Signature	Witness Signature	citing to the control of the control	Witness Name (print)	
Non-owner spouse signature (when dow	er rights apply):			
Signed and dated at		.m. on		,20
Non-Owner Spouse Signature		Non-Owner Spouse Na	one (print)	
Witness Signature		Witness Name (print)		
The following is for information purposes	s and has no effect o	n the contract's terms		
REJECTION				
I do not accept this offer/counter offer. No or	ounter offer is being m	ade.		
Date:	, , , , , , , , , , , , , , , , , , ,	Date:		
Seller:		_ Buyer:		
CONVEYANCING INFORMATION				
Seller's Information:		Buyer's information	1:	
Address		Address	2024.24.4.4.3.3.3.4.4.4.4.4.4.4.4.4.4.4.4.	3.4.April 19.0.3 -
PhoneFax		Phone	Fax	
Email		_ Email		
Lawyer Name		_ Lawyer Name		
Firm		_ Firm		
Address				
PhoneFax		, , , , , , , , , , , , , , , , , , , ,	Fax	
Email		Email	and the second s	

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

BDO Canada Limited

(the "Seller") and

KEYWEST HOMES

(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;
 - 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.

× SP	
Buyer's Initial	Seller's Initial
Date: MARCH 16, 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.)

5. 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.

<u>x</u> 80		
Buyer's Initial	Seller's Initial	,
Date: MARCH 16, 267	Date:	



2588350Mar13 B Contract Number

RESIDENTIAL PURCHASE CONTRACT

Between

			THE SELLER		and		THE B	UYER	
		DD(O C 1- T iit-1 manitum for D	aga Financa I td	Manage	20029	78	ALRER	TA LTD
N	lame.	BDC	O Canada Limited receiver for B	ase Finance Liu	_ Name_	2002	. 0	rjopen	
N	lame,	and	Base Mortgage Ltd		_ Name_				
-									
100	.1		E PROPERTY Property is:	CANADA CONTRACTOR	.				
	1.1		the land and buildings located at:						
		02 (20)		728 55 Ave SW					- XXXX
			Nickora	8	(stree	et number and name)		. Alberta	T2V 0G3
		9	Calgary (municipality)					_, Alberta	(postal code)
\			Legal description: Plan1559E	O Block_	OT	Lot	N/A	Oth	ner_N/A
/ \	١ _		these unattached goods						
11/)	100	All unattached goods shall be "a	as is and where i	s at the dat	te of possession	1"		
			All manached goods shall be	as as and where a	5	. .			
-									
		(c)	the attached goods except for						
			All attached goods shall be "as	is and where is a	t the date	of possession"			
Ì	2.	PU	RCHASE PRICE AND COMP	PLETION DAY					
١.			D. D. J. A. S.	569 000	0				
- 1	2.1		Purchase Price is \$			(CST)			
/	2.2	This	contract will be completed, the	Burchase Price fi	ully naid a	nd vacant poss	ession a	iven to the	e buyer at 12 noon o
	2.3			-71 /1/10	41			, 20_/_	(Completion Day
	2.4	-On-	Completion Day, the Proporty will be	a-in-substantially th	16/same co	ndition-as-when-	this cont	ract was ac	cepted and the attache
	100		unattached goods will be in normal	-werking-order:	1 CON				
	3.	GE	NERAL TERMS Ulfilling this contract, the seller and b	nuver earne to act	reasonably	and in good faith	and ag	ree that:	
	3.1	In tu	unless the seller, buyer or both ha	ve agreed to alter	nate repres	entation, the sel	ler and b	uyer are e	ach represented by the
		(a)	own sole agent and those agents h	nave no agency re	sponsibility	to the other part	у;		
		(b)	the laws of Alberta apply to this co	ntract;					
		(c)	Alberta time applies to this contra	act. Time is of the	essence,	which means ti	mes and	dates will	be strictly followed a
		/al\	enforced; Business Day means every day bu	it Saturday Sunda	av and statu	torv holidavs an	d include	s all the ho	ours of the day;
		2. 1	t 't de called as beneath	ncludes singular. D	lural, masc	uline and femini	ne;		•,
		(e) (f)	tha coller will disclose known Ma	terial Latent Defe	eta. Materio	I Latent Defect	moans-	a defect in	the Proporty that is r
5	1	(1)	discoverable through a reasonable	: inspection and th	at will affec	t the use or valu	e or the	-ropen y;	
1	1	(ġ)	the seller and buyer are each resp				-and-will	-aesume al	I risks if they do not;
/ j	11)	(h)	the coller will ensure the coller's re	presentations and	l-warranties	-are true by:	ua alatrati	ana an titla	a.
1	\mathcal{I}		(i) reviewing documents such as						
			(ii) determining non-resident stat		purposes ar	iu uciemining a	ny dowe	i rigino, an	u
		753	(iii) doing other needed research; the buyer may get independent ins	pagione or advice	a an itama a	uch as land title	registrat	tions on title	e. RPR, current and futi
		(i)	the buyer may get independent insuse, buildings and mechanical sys	tems, property ins	urance, title	insurance, size	of the la	nd and build	dings, interior and exter

AREA@158CLDA_2016Sept. REALTOR

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_



Page 1 of 6

•	A	Real Estate ASSOCIATION	Residential Purchase Contract	258835UMar13 S Contract Number
		(i) contract changes that are	agreed to in writing will supersede the pre-printed claus	ses:
		CHECK DELICIONS AND THE ASSESSMENT OF THE PROPERTY OF THE PROP	ad this contract and seek relevant advice before signing	
5*		(I) the brokerages, real estate	e board and listing services may keep and disclose rel	
		(m) theSELL		nearlide this contract and volated dearways
		(s	LER'Sbrokerage will eller's or buyer's) or the purpose of closing this contract.	provide this contract and related documents
			or the purpose of closing this contract.	
	4.	DEPOSITS "	tale and Calman had consider the second constitution of the second constitu	I T
	4.1	The seller and buyer agree tha	t clauses 4.2 through 4.8 are the terms of trust for the c GREATER CALGARY REAL Estate	ieposits.
	4.2			
	4.3		\$	
		trustee by BANK T	DRAFT , on or before	
	4.4	The buyer will pay an additiona	l deposit of \$, whic	55 CA
		trustee by	hod of payment), on or before	
	4.5		ned of payment) sit, as required by this contract, the seller may void this	
	7.0	buyer written notice.	sit, as required by this contract, the solici may void the	recititate at the seller's option by giving the
	4.6	The trustee will deposit all depo	osits into a trust account within three Business Days of	receipt,
	4.7	Interest on the deposits will not		
	4.8		t for both the seller and buyer. Provided funds are confi	rmed, the deposits will be disbursed, without
		prior notice, as follows: (a) to the buyer, if after this co	intract is accented.	
			offied or waived in accordance with clause 8.4;	
	1		ontract for the seller's failure to provide a Dower Conse	nt and Acknowledgment form in accordance
M	1()	-with clauso-7.1(b);		
• 1	. 7		ontract for the buyer's failure to pay a deposit; or	
		(iv) the seller fails to perfo	orm this contract; It is accepted and all conditions are satisfied or waived	and the huver fails to perform this contract:
\sim		(b) to the seller, if this contract	it is accepted and all conditions are satisfied of waived	and the buyer rails to perform this contract,
41/1	\mathcal{N}	trust to the seller's lawyer	red by the seller by payment directly out of trust to the b no later than three Business Days prior to the Complet erago undor a written service agreement.	rokerage(s), with any excess amount paid in ion Day. Fee means the amount, plus GST,
ų / ,	4.9		ion will not be liable to the seller or buyer for any loss a	rising from the dishursement of the denosits
	4.10		as agreed to in this section, will not prevent the seller or	
	5.	LAND TITLE		and the second second and the second
	5.1	Contract to the Assessment of	of all encumbrances, liens and interests except for:	
		(a) those implied by law;		
		(b) non-financial obligations r found registered against p	now on title such as easements, utility rights-of-way, or roperty of this nature;	covenants and conditions that are normally
		(c) homeowner association ca	aveats, encumbrances and similar registrations; and	
		(d) items the buyer agrees to	assume in this contract.	
	6.	REPRESENTATIONS A		
	6.1	The seller represents and warr		
7-	9	(a) the seller has the legal rig		
res res			dent for the purposes of the <i>Income Tax Act</i> (Canada) ;	
X	,)		ht-to-the-included-attached-and-unattached-goode; -and-buildings-complics-with the existing-municipal-lan	d-use bulew and any restrictive coverant on
141	(A)	-title;	• •	a ass bylan and any roomonto-osystiamen
(')	1-10	(e) the location of the building	s and land improvements: on any casement, right-of-way or neighbouring lands u	sless there is a registered annual willing
/ /		(1) Is-on-morana and not	on any casement, right or way or neighbouring lands un	ness more is a registered agreement on title;
1			strictive-covenant on title-and-municipal bylaws, regulon-conforming buildings" as defined in the <i>Municipal Go</i>	
Port	111		icets, if any, have been disclosed in writing in this contr	

REALTON

AREA@158CLDA_2016Sept,

Buyer'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®).

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

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

WEBForms® Sep/2016





4	ASSOCIATION	Residential Purchase Contract	Connact reuniber
	The representations and warranties in this	-contract:-	
•	(a)- are made as of, and will be true at, th	e Completion Day; and	
j	(b) will survive completion and may be e time limits set by the Limitations Act (nforced after the Completion Day as long as an Alberta).	y legal action is commenced within the
	DOWER		
		buyer that no spouse has dower rig ht s in the Pro	operty, other than as shown by: —
	(a) the non-owner spouse's signature on	this contract; and	
)/		er Consent and Acknowledgment form to be attac	ched to and form part of this contract on provide the completed Dower Consent
7	or before	may void this contract at the buyer's option by	niving the coller written notice:
		Thay void this contract at the sayer o opinion sy	,
	CONDITIONS The seller and buyer will:		
.1	(a) get researably and in good faith in try	ing to satisfy their own conditions, including maki	ng reasonable efforts to fulfill them; and
	(b) pay for any costs related to their own		
3.2	Buyer's Conditions		
164	The buyer's conditions are for the benefit	of the buyer and are:	
	(a) Financing	*	
	This contract is subject to the buyer s	ecuring new financing, not to exceed	% of the Purchase Price from a lender of
	the buyer's choice and with terms sat	sfactory to the buyer, beforem. o	ON
	20 (Condition Day). The sell	er will cooperate by providing access to the Prop	perty on reasonable terms.
	(b) Property Inspection		ad hu a liaanaad hama inanasian hafara
		satisfaction with a property inspection, conducted, 20 (Condition Da	ed by a licensed home inspector, before ty). The seller will cooperate by providing
	access to the Property on reasonable		A11.
	(c) Sale of Buyer's Property	<u> </u>	
	This contract is subject to the sale of	the buyer's property beforem. or	n
	20 (Condition Day), on the t	erms in the Sale of Buyer's Property Schedule,	selected as attached in clause 9.1.
	(d) Additional Buyer's Conditions		
1	This offer is	subject to buyer troit # 2588350	to obtain the accept
1)0	of punchase con	tract # 2588350	Mar 13A from selle
/ .	property 724 5	SAVE.SW.	
	before 500 P.m. on 2	oth April ,20 1	(Condition Day).
8.3	Seller's Conditions	1	···
	'The seller's conditions are for the benefit	of the seller and are:	
	19:		₩
	15		
			92
*			
	before .m. on	, 20	(Condition Day).
8.4	beforem. on Condition Notices	1 20	• And the consequence of the con
0.4	Each party will give the other written not	ice that:	
	(a) a condition is unilaterally waived or for that Condition Day; or	satisfied on or before its Condition Day. If not, thi	s contract will end after the time indicated
	(b) a condition will not be waived or sai	isfied prior to its Condition Day. This contract wi	Il end upon that notice being given.
			11 1/
AREA	9158CLDA_2016Sept. Seller's Initials	Buyer's Initials	
П	This form was developed by the Alberta Real Estate	ssociation (AREA) for the use of its members only. Trademarks are own	ed or controlled by The Canadian Real
LLZ.	Estate Association (CREA) and identify real estate	professionals who are members of CREA (REALTOR®) and/or the qual	ind of activities died biograph (rainta.). Models results,

2588350Mar13

	Real Estate ASSOCIATION	Residential Purchase Contract	Contract Number
0	ATTACHMENTS AND ADD	ITIONAL TERMS	
9. 9.1		ned to and form part of this contract:	
•	2003	ancing, Mortgage Assumption, Other Value)	
	☐ Tenancy Schedule	aricing, Mortgage Assumption, Outer Value,	
	Secretary Control of the Control of		
	☐ Manufactured Home Schedule		
	☐ Sale of Buyer's Property Sched	lule	
	☐ Addendum		
	☐ Other		
9,2	Other terms:		
_	See attached Schedule "A"		41 100
,)	Seller will a	llow Buyers BANK approffer accepted.	aiser to de appra
y		offer accepted.	
-	CLOSING PROCESS		
5202002	ng Documents	B	used the property and the state of the state
10.1	consistent with the terms of this	liver normal elesing documents to the buyer or buyer's la contract, including delivery within a reasonable time be ments at the Land Titles Office, obtain the advance of mo	fore the Completion Day to allow for
0.2	Closing documents will include an I Association Manual of Standard P warranties about the land and buil	RPR showing the current improvements on the Property acreatice; with evidence of municipal compliance or non-accidings. This obligation will not apply if there are no struct.	enformance and confirming the seller's uros on the land. The buyer or buyer's
Dave		no-to review the RPR prior to submitting the transfer docu	aments to the Land Hiles Office.
	ents and Costs The buyer will pay the Purchase P	rice by lawyer's trust cheque, bank draft or electronic tra	nsfer
10.4	Items such as real estate property	taxes, local improvement fees, utilities, rents, security of common association fees will be the seller's responsib	deposits, statutory interest on security
10.5	The seller's lawyer may use the Pu	urchase Price to pay and discharge all of the seller's finan buyer's lawyer with evidence of all discharges including, ble time after Completion Day.	ncial obligations related to the Property. , where required, a certified copy of the
	If the seller has entered into a wr honour the terms of that agreemen	itten service agreement with a real estate brokerage, th nt, including the Fee and other costs payable to the seller	r's brokerage.
10.7	 The seller will pay the costs to pre- of the Property and provide vacant on this contract; 	pare the closing documents, including an RPR where req possession to the buyer, and costs to prepare, register a	ruired, costs to end an existing tenancy- nd discharge any seller's caveat based
10.8		repare, register and discharge any buyer's caveat base	ed on this contract and to register the
	ng Day Delays		3.62
10.9		ing decuments in accordance with clause 10.1 or 10.2, the	
,	(a) the buyer's payment of the Pu- closing documents and has a verify the transfer of other val	urchase Price and late interest will be delayed until the buar reasonable time to review and register them, obtain the second in	tyer or buyer's lawyer has received the ne advance of mortgage financing and
(V)	 seller will give the buyer poss 	to close in accordance with this contract and wants to tal ession upon reasonable terms which will include the payr y the buyer at the interest rate of that mortgage.	ke possession of the Property, then the ment of late interest only on the amount
10:10		uses 10.1 and 10.2 but the buyer is not able to close in a	
	-reasonable terms; and	oligated to, accept-late payment of the Purchase Price	™ **
[1]	Late interest at the prime lend	ate payment of the Purchase Price and, whether or not p ling rate of the Alberta Treasury Branches at the Comple Day to (but excluding) the day the coller is paid in full. F next Business Day.	tion-Day plus 3% calculated daily from
		their lawyers to follow the Western Law Societies Conv	eyanoing Protocol in the closing of this
AREAG	15BCLDA 2016Sept. Seller's Initials	Buyer's initials	VI 1/ Page 4 of 6

AREA@158CLDA_2016Sept.

Seller's Initials

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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 held in trust for the coller and buyer based on their interests:

- 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.
- 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.

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.

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 Brokerage:

Seller's Brokerage: Name: GREATER CALGARY REAL ESTATE Address: #100, 707 Address: BOX 110,710-20 CROWFOOT CR N.W. CALGARY ALBERTA T3G 2P6 CALGARY **Brokerage Representative:** Brokerage Representative: Name: Dwayne Reilander Name:

Phone: (403) 250-4915 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:

14.3 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.

15. 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:

Seller's Initials

- 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.

Buyer initials,

LEGAL OBLIGATIONS BEGIN

Seller initials

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.

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MLS



ASSOCIATION	100,000			
7. OFFER	THE STATE OF STREET			
	Property according to the terms of		200	, b
	be open for written acceptance unti	il	.00	20/19
on	187K AF	1 1 1	2.1.1	,20_/
ligned and dated at 1	lacy, Alberta at	5:01 [m.on_	24th March	,20/_/
LA CAM DOS.	- Committee	(1)	/	WONG
uyer Signature	Witness Signature	0	Witness Name (print)	
	Caux, Alberta at_	BIEOP.m.on	24th March	,20_//
signed and dated at	Albertada_	,5	Simon	Manl
XXXXX	Witness Signature	my.	Witness Name (print)	00070
Buyer Signature V 1	*Villeso biglicials			
8.1 The seller agrees to sell the	ne Property according to the terms	of this contract.		
	, Alberta at			,20
ligned and dated at	, Albertaat	.,,,,		
	· Witness Signature		Witness Name (print)	
Seller Signature	제기 보는 기계를 보고 있는데 이 프로그램 (1911년 1일		A STATE OF COURT OF CONTRACT C	90
Signed and dated at	, Alberta at	m.on		,20
		·	-	
Seller Signature	Witness Signature		Witness Name (print)	(40)
Non-owner spouse signature (when dower rights apply):		ě	
Signed and dated at	, Alberta at	m.on		, 20
olgriod and datod at				
Non-Owner Spouse Signature		Non-Owner Spouse	Name (print)	
Non-Owner opoude organical	đi.			
Witness Signature		Witness Name (prin	t)	
The following is for information	on purposes and has no effect o	n the contract's ter	ms:	
REJECTION				
	r offer. No counter offer is being m	nade.		
		Burer:		
Seller:		_ buyer		
CONVEYANCING INFORMA	ATION			
Seller's Information:		Buyer's Informa	tion:	
Address		Address		
2.2.4		_		
Phone	Fax	1793	Fax	
Email				
Lawyer Name				
Firm		Firm		
Address		Address		
Phone	Fax	A A A A A A A A A A A A A A A A A A A	Fax	
Email		Email		

Alberta Real Estate

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

BDO Canada Limited

(the "Seller") and

(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;

- 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.

XMMU		
Buyer's Initial	Seller's Initial	
Date: Manl, 74,	Date:	

1

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.)

5. 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 YT M		
Buyer's Initial	Seller's Initial	
Date: Mench ref, ()	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.
- 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



RESIDENTIAL PURCHASE CONTRACT Between THE SELLER and THE BUYER alberta Ital 2015876 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: 728 55 Ave SW Municipal address:_ (street number and name) T2V 0G3 Calgary Alberta (postal code) (municipality) Other N/A 1559EO N/A Legal description: Plan -(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 \$ 464 000 . \$ 2.1 The Purchase Price Includes any applicable Goods and Services Tax (GST). 2.2 This contract will be completed, the Purchase Price fully paid and vacant possession given to the buyer at 12 noon on 23 , 20_ (Completion Day). -On Completion Day, the Preporty will be in substantially the same condition as when this contract was accepted and the attached and unattached goods will be in normal working order: **GENERAL TERMS** In fulfilling this contract, the seller and buyer agree to act reasonably and in good faith and agree that: (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; 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 known Material-Latent Belects. 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 celler and buyer are each responsible for completing their own due diligence and will assume all risks if they do not; (h) - the coller will encure the coller's representations and warranties are true by: (i) raulewing 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 (III)_doing other needed research; 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 measurements and other items important to the buyer;

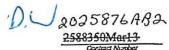
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Buyer's Intlist.

Page 1 cf 6





alistical, property evaluation and closing publication (soller's or buyer's) Inted lawyers for the purpose of closing this uyer agree that clauses 4.2 through 4.8 are uyer appoint	levent advice before signing it; may keep and disclose relevant information about this transaction for urposes; and
d buyer will read this contract and seek religies, real estate board and listing services attetical, property evaluation and closing purely evaluation and closing this surver agree that clauses 4.2 through 4.8 are user appoint (method of payment) as an additional deposit of \$ (method of payment) at a pay a deposit, as required by this contract is positional deposits will not be paid to the seller or buyer to be held in trust for both the seller and buyer to lice. If if after this contract is accepted: If after this contract is accepted: If after this contract is accepted: If after this contract for the seller's failure and this contract for the seller's failure and this contract for the seller's failure and accordance and this contract for the seller's failure and accordance and the seller's failure and this contract for the seller's failure and the seller and the	levent advice before signing it; may keep and disclose relevant information about this transaction for urposes; and
ges, real estate board and listing services atistical, properly evaluation and closing purious (soller's or buyer's) inted lawyers for the purpose of closing this uyer agree that clauses 4.2 through 4.8 are uyer appoint (method of payment) ay an additional deposit of \$ (method of payment) at the pay a deposit, as required by this contractice. It is account with the pay a deposit all deposits into a trust account with the pay at the pay at the pay at the pay at the payment of the pa	may keep and disclose relevant information about this transaction for urposes; and brokerage will provide this contract and related documents a contract. The terms of trust for the deposits. The terms of trust for the deposits. The terms of trust for the deposits. The terms of trust for the deposits money. The part of the Purchase Price, to the money. The price of the deposit money. The price of the Purchase Price, to the money. The part of the Purchase Price, to the money. The price of the deposits option by giving the contract, the seller may void this contract at the seller's option by giving the chin three Business Days of receipt. The provided funds are confirmed, the deposits will be disbursed, without the price of the deposits will be disbursed, without the price of the deposits will be disbursed.
alistical, property evaluation and closing publication (soller's or buyer's) Inted lawyers for the purpose of closing this uyer agree that clauses 4.2 through 4.8 are uyer appoint	brokerage will provide this contract and related documents contract. The terms of trust for the deposits. The terms of trust for the deposits. The terms of trust for the deposits. The trustee for the deposit money. The purchase Price, to the purch
(soller's or buyer's) Inted lawyers for the purpose of closing this uyer agree that clauses 4.2 through 4.8 are uyer appoint	as trustee for the deposit money.
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lition is not satisfied or waived in accordant yer voide this contract for the coller's failure augu 7-14by	ce with clause 8.4; <u>e te provide a Dower Consent and Acknowledgment form in accordanc</u> :
2400 7.1(h)	5 to binance a power consour and vicia consequent
Her volds this contract for the buyer's failur	e to pay a deposit; or
ller falls to perform this contract;	tions are satisfied or waived and the buyer falls to perform this contract
ir, if this contract is accepted and all collul	HOIS are satisfied of wared and are any
sellers larryer no later trials thee business	nt directly out of trust to the brokerage(s), with any excess amount paid to So Days prior to the Completion Day. Fee means the amount, plus GGT
real octate brokerege under a winter our	action of the deposits and the dishursement of the deposits
J under this section will not be liable to the	will not prevent the seller or buyer from pursuing remedies in section 12
ency will be free of all encumbrances, lien	s and interests except for:
party will be tree of all eliculibrations, nor	d tara moreous susspenses
lied by law;	ments, utility rights-of-way, covenants and conditions that are normal
or association caveats, encumbrances and	i similar registrations; and
hiver agrees to assume in this contract.	and the second s
ITATIONS AND WARRANTIES	
resents and warrants to the buyer that	
han the legal right to sell the Probetty.	Losses Tou Ast Copadal
Is not a non-resident for the purposes of a	d and unattached goods:
so has a logal right to the Houseas compliant	with the existing municipal land use bylaw and any restrictive covenant
At-USG-OI-UIG DUIG DIA BUILDINGS COMPACE I	
on of the buildings and land improvements	<u>.</u>
the land and not on any casement; ngnt-or	-way or marginodring killed unless there is a long to
	and municipal bylaws, regulations and relaxations, or the buildings a as defined in the <i>Municipal Government Act</i> (Alberta);
un government and Josef Guttony-Religion	onunding the Property, and district of permits
arty have been disclosed in writing in this	Pago 2
	buyer agrees to assume in this contract. YTATIONS AND WARRANTIES resents and warrants to the buyer that: has the legal right to sell the Property; is not a non-resident for the purposes of the has a logal right to the included attached in use of the land and buildings complice of the buildings and land improvements the land and not on any easement, right of the land and not on any easement, and the plies with any restrictive covernant and title reversed as to the same and the reversed as the same and the reversed as the same and the reversed as the same and the same and the same and the reversed as the same and the same

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Residential Purchase Contract



WEBForms® Sep/2016

5.2 ,	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
	(b) will survive completion and may be entored after the completion bay as long as any logal action,
7.1	The seller represents and warrants to the buyer that no opeuse has dower rights in the Property, other than as shown by:
/.1	(a) the non-owner spouse's signature on this contract; and
	the collect and district and power Consent and Acknowledoment form to be attached to and form part of this contract on
	20 . If the seller talls to provide the completed bower consent
	and Acknowledgment form, the buyer may void this contract at the buyer's option by giving the coller written notice.
8.	CONDITIONS
8.1	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.
8.2	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
	.m. cn, 20(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, on
	20(Condition Day), on the terms in the Sale of Buyer's Property Schedule, selected as attached in clause 9.1.
	(d) Additional Buyer's Conditions
•	This contract is subject to buyers satisfaction of court acceptance of contracts, 20258 76 ABI,
PL	Jant. 1. F 202507/ 101
-)-	court acceptance of contracts, 20230 16 HO
	Due to the circumstances, special Rich chairance must remain 202 58 76 A8 3
	on the properties until titles transfer to the buyer. 2025876AB 4 This is to ensure that the proporties are always insured in case the occupants/owner cause domage to the properties.
	This is to ensure that the proporties are among maurel
	in case the occupents/owner cause domage to the properties.
	before, m. on, 20(Condition Day).
8.3	Seller's Conditions
	'The seller's conditions are for the benefit of the seller and are:
	before
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
	for that Condition Day; or
	(b) a condition will not be waived or satisfied prior to its Condition Day. This contract will end upon that notice being given.
0	761
AREA	CISSCUDA 2016Sept. Boller's inklais Buyer's inklais Page 3 of 8
F	This form was developed by the Alberta Real Estate Association (AREA) for this use of its members only. Trademarks are owned or controlled by The Consider Real Estate Association (CREA) and Identify real estate professionals who are members of CREA (REALTORY) analytic the quality of convices they provide (ALLSS), consulting part
new to	



0W2025876A82 2588350Mar13

4	ASSOCIATION	Residential Purchase Contract	Contract Nurribor
5	ATTACHMENTS AND ADDIT	ONAL TERMS	
9.1	The selected documents are attached	to and form part of this contract:	
0.1		ing, Mortgage Assumption, Other Value)	
	☐ Tenancy Schedule		
	☐ Manufactured Home Schedule		
	Sale of Buyer's Property Schedule	High	
	Addendum		
	Other		
9.2	Other terms:		
	See attached Schedule "A"		
		*	
10.	CLOSING PROCESS	A WAR THE STATE OF	
Closi	ng Documents		
	consistent with the terms of this con confirmation of registration of decume of other value liams.	or normal closing documents to the buyer or buyer's la hiraet, including delivery within a reasonable time be the at the Land Titles Office, obtain the advance of mo	ofore the Completion Day to allow for origage financing and verify the transfer
	Association Manual of Standard-Prac warranties about the land and buildin lawyor muct have a reasonable time t	R showing the current improvements on the Property a tice, with evidence of municipal compilance or non-oc go. This obligation will not apply if there are no clruct to review the RPR prior to submitting the transfer doc	onformance and contiming the seller's ures on the land. The buyer or buyer'e
Paym	nents and Costs		
10.3	The buyer will pay the Purchase Price	by lawyer's trust cheque, bank draft or electronic tra	nsfer.
10.4	deposits, mortgage interest and home thereafter assumed by the buyer.	eowner association fees will be the seller's responsib	ility for the entire Completion Day and
10.5	The seller's lawyer may use the Purch The seller's lawyer will provide the bu- certificate of title, within a reasonable	nase Price to pay and discharge all of the seller's finar ryer's lawyer with evidence of all discharges including, time after Completion Day.	ncial obligations related to the Property. , where required, a certifled copy of the
	If the seller has entered into a writte honour the terms of that agreement, i	n service agreement with a real estate brokerage, th including the Fee and other costs payable to the selle	r's brokerage.
10.7	 The seller will pay the costs to proper of the Property and provide vacant po on this contract; 	e the closing documents, including an RPR where reseasion to the buyer, and costs to prepare, register a	uired, costs to end an existing tenancy and discharge any seller's caveat based
10.8	The buyer will pay the costs to prep transfer of land.	pare, register and discharge any buyer's caveat base	ed on this contract and to register the
	ing Day Delays		
10.9	-If the seller falls to deliver the clealing	documents in accordance with clause 10.1 or 10.2, t	hen:
	verify the transfer of other value	nace Price and late interest will be delayed until the breasonable time to review and register them, obtain the laters; and	ne advance of mongage manerny-and
	- saller will give the buyer pessess of mortgage being obtained by ti	close irraccordance with this contract and wants to ta sion upon reasonable terms which will include the pay he buyer at the interest rate of that mortgage.	ment of late interest only on the amount
10.10	3-If the seller has complied with clause	s-10:1-and 10.2-but the buyer is not able to close in a	ccordance with this contract, then:
	(a) the seller may, but is not oblig	ated to, accept late payment of the Purchase Price	and give the buyer possession upor
	-late Interest at the prime lending -and-including the Completion Do day will be payment as of the ne	payment of the Purchase Price and, whether or not prate of the Alberta Treasury Branches at the Comple ay to (but excluding) the day the coller le-paid in full, I axt Business Day.	ellon Day plus 3% saiculaised daily from Payment received after 12 noon on 2n)
-10,1	1-The coller and buyer will instruct the transaction, if appropriate.	ir lawyers to follow the Western Law Societies Gonv	oyancing Protocol in the closing of thic
AREA	0158CLDA_2016Sopt. Setter's Initials	Buyar's initia') W Page 4 cf 6





Residential Purchase Contract



-	(10 mm consult	100	1000	-
11.	INSU	1 - 3 -	131	어그

The peller bears the risk of less or damage to the Property until the Purchase Price is paid, 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.

REMEDIES

- 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.
- 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 remedles.
- The sellar and buyer agree that the Property is unique. On seller default, the buyer may make a claim for specific performance and other remedies

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.
- For documents that require a signature, an electronic signature, as defined in the Electronic Transactions Act (Alberta), or a 13.4 digitized signature will have the same function as an ink signature.

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 Brokerage: Seller's Brokerage: Name: GREATER CALGARY REAL ESTATE Name: Address: BOX 110,710-20 CROWFOOT CR N.W. Address T3G 2P6 CALGARY Brokerage Representative: Brokerage Representative: Name: Dwayne Reilander Name: Phone: Phone: (403) 250-4915 Fax: (403) 291-1387 Fax Email: Email: dwayne@propertyway.ca 14.2 If the seller or buyer does not authorize a brokerage, then: The seller authorizes: 14.3 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. 15. 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 relled 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.

this contract are of no legal force or effect.	Buyer initials	
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 helrs, administrators, executors, successors and assigns.

		and blate	Buyar's hillels
REAC158CLDA	_2018Scpt	Seller's Initials	
T :	This form was do	schoped by the Alberta Real Estate Association (AREA) for the use of its members only. Trademarks are crimed or excitation by The Canadan Real o are members of CREA (REALTORS) and/or the quality of services they provide (MLSS).
\mathbb{R}^{-1}	Estata Associ	ution (CREA) and identity roal estate processionals with	and indicate and the same of t







Residential Purchase Contract



17. OFFER17.1 The buyer offers to buy the Property according to the term	es of this contract.
 17.1 The buyer offers to buy the Property according to the terr 17.2 This offer/counter offer will be open for written acceptance. 	mtll 12
on April 8	th 2017.
0	1:20 p.m. on March 21 2017.
	Witness Name (print)
Buyer Signature Witness Signature	
Signed and dated at, Alberta at,	
Buyer Signature Witness Signature	Witness Name (print)
18. ACCEPTANCE	
18.1 The seller agrees to sell the Property according to the ten	ms of this contract.
Signed and dated at, Alberta at,	,m.on,20
Seller Signature . Witness Signature	Witness Name (print)
Alberta at	
Signed and dated at	
	Witness Name (print)
Seller Signature Witness Signature	Aurileas Lanin China)
Non-owner spouse signature (when dower rights apply):	
Signed and dated at, Alberta at	,m.on
Non-Owner Spouse Signature	Non-Owner Spouse Name (print)
Not Office Spaces of the Spaces	
Witness Signature	Witness Name (print)
The following is for information purposes and has no effect	t on the contract's terms:
REJECTION	
I do not accept this offer/counter offer. No counter offer is being	g made.
Date:	
Seller:	cuyor
CONVEYANCING INFORMATION	
Seller's Information:	Buyer's information:
Address	Address
PhoneFax	PhoneFax
Email	Email
Lawyer Name	Lawyer Name
Firm	Firm
Address	Address
PhoneFax	Phone Fax
Email	Email

Page 6 cf 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;
 - 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;
 - 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: MARCH 21/2017	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.

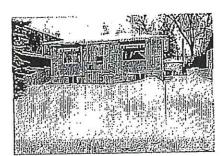
FORECLOSURE PROCEEDING

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.

<i>(</i>), <i>(</i>)		
Buyer's Initial	Seller's Initial	
/2-2		
Date: MARCH 21/2017	Date:	

728 55 AV SW

1.



C4103850 Active

Detached Class: Detached Type: Style: Bungalow 1953 Year Built: LINC #: 0020355526 Legal Plan: 1559EO

Land Use: R-C2 Title to Land: Fee Simple R-C2

Restrictions: See Remarks

Conform Rpt:

Blk: OT

New Hm:

OP: \$579,900 CDOM: 11 Area: Zone:

Community:

Postal Code: Condo Type:

Possession: LP/SF

Condo Fee:

HOA:

LP:

\$579,900

PD: DOM: 11 Calgary Zone CC Windsor Park 107

T2V 0G3 Not a Condo 31 \$700.4

SP:

\$3,404/2016 Tax Amt/Yr: Local Imp Amt:

No

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. RC-2 zoned lot in Infill neighbourhood. Potential for 100 feet of frontage If purchased with 724 55 Ave next door. Great investment value. ** Please contact Dorothy Rice 403 919 7355 March 18 through March 28 for all questions **

Room Typa		DI- / PA	Laural	Room Type	DIm/M	Dlm/Ft	Lavel	Bedrooms A/T	: 2/4 R	ms Ab	v: 2 F/H	Baths	: 2/0
Bedroom 2	<u>Dlm/M</u> 2,8X3.6 3.4X3.6	<u>Dlm/Ft</u> 9'1"X11'8" 11'3"X11'8"	<u>Loval</u> M B	Bodroom Bedroom	3.7X3.6 3.5X7.3	12'3"X11'8" 11'6"X23'11"	М	Baths: EnSt Bth:	2P 0 0	3P 1 0	4P 1 0	5P 0 0	6P 0 0
			18					Main: Upper: Above Grade: Lower: Below Grade:			<u>Sq. Ft</u> 828 828		

Heating: Fin FP/Rgh-In: Lot Shape: Fuel: See Remarks See Remarks Fuel:

See Remarks-Unfinished Suite - None See Remarks See Remarks Basement: Sulte: Construction: Foundation: Exterior: Roof Type: Front Exp: South

See Remarks See Remarks

Parking: Foatures: None Site Influences: See Remarks Goods Included:

3/Single Garage Detached

See Remarks Goods Excluded:

Lot 5q M: Frntg X Depth:

Flooring:

Rectangular 602.00 m2

See Remarks

15.2

Agent & Office Information

Dwayne Reilander dwayne@propertyway.ca GREATER CALGARY REAL ESTATE

3.5% first \$100,000, 1.5% next \$400,000, 0.5% BOSP

24 Hours Notice Required, Restricted Access Appt: Appt Nm: Fax: Dorothy Rice 403-278-2900 403-592-7068

List Date: 03/10/2017

Seller: Ownershp: Exclusion/SRR:

List REALTOR®:

List Firm:

Comm:

BDO Judicial Sale Notes

Occupancy:

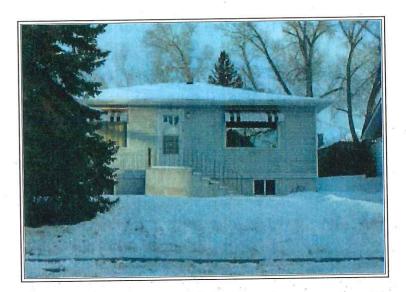
Tenant

Expiry Date: Withdrawn Date:

Printed: 03/21/2017
INFORMATION HEREIN DEEMED RÉLIABLE BUT NOT GUARANTEED. MEASUREMENTS ARE PER RESIDENTIAL MEASUREMENT STANDARDS (RMS) UNLESS OTHERWISE STATED.



APPRAISAL OF



A Single Family Bungalow

LOCATED AT:

728 55 Avenue SW Calgary, AB T2V 0G3

FOR:

2025876 Alberta Ltd

AS OF:

March 16, 2017

BY:

Simon Cormier CRA

File No.: 31237B

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:

728 55 Avenue SW

Calgary, AB T2V 0G3

Market Value: \$

\$464,000

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 16, 2017 was:

\$464,000

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

EREN	Wallace Apprais	al Services Ltd.	FILE NO.:	312376
	ADDRAISED:	Simon Cormier		AND 15 10 10 10 10 10 10 10 10 10 10 10 10 10
1	COMPANY:	Wallace Appraisal	Services	
ATT	ENTION:ADDRESS:	2nd Floor, 203 38 /		10
ADD		Calgary Alberta T2		3 34
		simon@wallaceapp		Appraisal Institute
E-M	AIL: E-MAIL:		FAX: 403-263-9668	of Canada
PHO	ONE: FAX.	403-263-9669		POSTAL CODE: T2V 0G3
PRO		сіту: Calgary	PROVINCE: AB	POSTAL CODE: 120 003
LEG	ALDESCRIPTION: Plan 1559EO; Block OT; Lot: The west 50 feet of	the south 120 feet of	of the parcel	- 1
LLC	ALDESONII NON	4	Source: City of Calga	ry Tax Information
-	NICIPALITY AND DISTRICT: Calgary, Alberta		1	
	NA 551 500	Assessment Date: Jul	y 1, 2015 Taxes \$ 3,4	105 Year 2016
	SESSMENT. Land 9 14.7 C.	OCCUPIED BY: Un		
	STING USE: Single Family Residential	. Occornization of the	Name Type: Corp	poration
NA	ME: 2025876 Alberta Ltd.			
PU	RPOSE OF THE APPRAISAL: To estimate market value (see definition herein) or X Other			
INT	ENDED USE OF THE APPRAISAL: To assist with a private sale			
INT	TENDED USERS (by name or type): Corporation 2025876 Alberta Ltd.	(4)		2.***
	QUESTED BY: X Client above Other			
	IS ADDRAISAL REPORT REPRESENTS THE FOLLOWING VALUE: (if not current, see comments)	X Current	Retrospective Prospective	
	Update of original report completed on January 3, 2017 with an effective date of	December 30, 2016	File No. 3123	7
	Copulate of original report of			
	OF EATT MODIFIES TO THE SECOND		*	
MA	AINTENANCE FEE (if applicable): \$			
2	V.,	Yes (if yes, see comme	ante)	
IS	THE SUBJECT A FRACTIONAL INTEREST, PHYSICAL SEGMENT OR PARTIAL HOLDING? X No			
VA	THE SUBJECT A PRACTIONAL INTEREST. THE SUBJECT A PRACTICAL INTEREST. THE SUBJECT APPRAISAL: X DIRECT COMPARISON APPROACHES USED IN THE DEVELOPMENT OF THIS APPRAISAL: X DIRECT COMPARISON APPROACHES.	DACH [A] COST APPROACH [noraisal report. X YES NO	If yes, see attached addendum.
	CTRAORDINARY ASSUMPTIONS & LIMITING CONDITIONS An extraordinary assumption or limiting or	ondition has been invoked in this a	ppraisal report.	
	YPOTHETICAL CONDITIONS An hypothetical condition has been invok		YES X NO	If yes, see attached addendum.
	RISDICTIONAL EXCEPTION A jurisdictional exception has been invok	ed in this appraisal report.	YES X NO	If yes, see attached addendum.
4000	ATURE OF DISTRICT: X Residential Commercial Industrial Agricultural	** 25 (n) 596 f	100	From To
-	ATORE OF DISTRICT, MINOS COMMINE CO. C.	ricultural	AGE RANGE OF PROPERTIES (years): 1	80
100	Pre-of- District: Mondail Substitute Description		PRICE RANGE OF PROPERTIES: \$ 4	60,000 s 1,200,000
TI	REND OF DISTRICT.	E 10	Single Family Properties	
В	UILT-UP: X Over 75% 25 - 75% Under 25% Rural	i Agrika di Salah	MARKET OVERVIEW: Supply: Good	X Average Poor
C	ONFORMITY Age: Newer X Similar Older		Demand: Good	50
	Condition: Superior Similar X Interior			
1	Size: Larger X Similar Smaller		PRICE TRENDS: Increa	
C	Size: Larger Similar S	known as Windsor Pa	rk. The boundaries are 50th Ave	nue to the north, Elbow
	The last the cost and Egth Avenue on the south	The community is now	ADDUL OU YEARS OIL AND IS ITALLY	doreiopear
	the state of housing types. To the north there are	e mostly single family n	lomes, some auplexes and imili	nousing. The the boating.
13	s a residential district but has a first of flousing types. For the first state and are multi-family projects, typically three and four floor walk-up apartment	buildings, Windsor Pa	ark is close to Calgary's largest i	regional shopping mall,
6	and are multi-tarnily projects, typically three and root heer walk ap applied	here		
	Chinook Centre. A full range of shops, services and amenities are available	UTILITIES: X Telephone	X Sanitary Sewer Storm Sewer	X Natural Gas Septic
8	SITE DIMENSIONS: 15.2011 X 30.34			
18	SITE AREA: 558 Sq.M. X sq. Ft. sq. M. Acres Hectares	Open Ditcl		:
1	Registered survey plan	WATER SUPPLY: X Municipal	Private Well Other	7
1	ropography: Interior lot - mild slope to the street			Carried Contra
		FEATURES: Gravel Ro		Sidewalk Curbs
	configuration: Rectangular	Street Lig	hts X Cablevision	
	D. Co. Desidential Contextual One/Two Dwelling	ELECTRICAL: X Overhead	Underground	
1	zoning: R-C2, Residential - Contextual One/1 wo bwelling	DRIVEWAY: X Private	Mutual None	X Single Doubl
		Undergroi	5 5	38 20 20 20 20 20 20 20 20 20 20 20 20 20
	a	Surface: As		
	4 <u> </u>	[77]		X Street
-1	Source: City of Calgary Land Use	PARKING: X Garage	= - =	Poor
3	DOES EXISTING USE CONFORM TO ZONING? X YES NO (see comments)	LANDSCAPING: Good	X Average Fair	_
5	DOES EXISTING USE CONFORM TO ZOVING:	CURB APPEAL: Good	X Average Fair	Poor
7		CURB APPEAL: GOOD		
	TITLE SEARCHED: X YES NO	y of Windsor Park	The lot is situated on the	north side of 55
7	TITLE SEARCHED: X YES NO COMMENTS: The subject is located at the west end of the community of the subject is located at the west end of the community of the subject is located at the west end of the community of the subject is located at the west end of the community of the subject is located at the west end of the community of the subject is located at the west end of the community of the subject is located at the west end of the community of the subject is located at the west end of the community of the subject is located at the west end of the community of the subject is located at the west end of the community of the subject is located at the west end of the community of the subject is located at the west end of the community of the subject is located at the west end of the community of the subject is located at the west end of the community of the subject is located at the west end of the community of the subject is located at the west end of the community of the subject is located at the west end of the subject is lo	y of Windsor Park.	THE SUDJECT SITE IS GV	Clugo Cizo is:
	TITLE SEARCHED: X YES NO COMMENTS: The subject is located at the west end of the community Avenue, adjacent to a church which sits on the NE corner of Elitable Control of Colorany, however, there	y of Windsor Park. bow Dr. and 55 Ave	from the west side where th	e Church sits and ther
	TITLE SEARCHED: X YES NO COMMENTS: The subject is located at the west end of the community Avenue, adjacent to a church which sits on the NE corner of Elliand backs a lane owned by the City of Calgary; however, there	y of Windsor Park. bow Dr. and 55 Ave is no lane access f	rom the west side where the	e Church sits and there is NO lane access.
	TITLE SEARCHED: X YES NO COMMENTS: The subject is located at the west end of the community Avenue, adjacent to a church which sits on the NE corner of Elliand backs a lane owned by the City of Calgary; however, there	y of Windsor Park. bow Dr. and 55 Ave is no lane access f	rom the west side where the	e Church sits and there is NO lane access.
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	TITLE SEARCHED: X YES NO COMMENTS: The subject is located at the west end of the communit Avenue, adjacent to a church which sits on the NE corner of Elliand backs a lane owned by the City of Calgary; however, there is no direct lane access from the east side as the full parcel is the subject site is restricted in terms of redevelopment opportunities in the area that have lane access. At present the site	y of Windsor Park. y of Windsor Park. y on Jane 35 Ave. is no lane access fontained by the new inities relating to page has a single from	from the west side where the ighbouring property. There arking type. Despite the sult asphalt driveway that lead	e Church sits and there is NO lane access. bject's site is inferior to
	TITLE SEARCHED: X YES NO COMMENTS: The subject is located at the west end of the community Avenue, adjacent to a church which sits on the NE corner of Elliand backs a lane owned by the City of Calgary; however, there	y of Windsor Park. y of Windsor Park. y on Jane 35 Ave. is no lane access fontained by the new inities relating to page has a single from	from the west side where the ighbouring property. There arking type. Despite the sult asphalt driveway that lead	e Church sits and then is NO lane access. bject's site is inferior to

DESIGNISTYLE: Separate Sepa	RENCE:	660		11		Wallace	e Appr	aisal Se	rvices Ltd					312310		
EMPERIONAL CETTON SOURCE SOURC	'EAR BUILT (estimated):	1956	BUILDING TYP	PE:	Detach	ed				RC	OOFING:				100	
REPREDATION 92.0 % BASEMENT FIRST. FULL - SUITE ESTIMATED ASSEMENT RARE. Developed Sign, M	FFECTIVE AGE:	60 years	S DESIGN/STYL	E:	Bungal	ow				Co	ondition:	Good	X Aver	age Fair	L	Poor
September Full Suite	EM. ECONOMIC LIFE:	5 years	CONSTRUCTI	ION:	Wood f	rame		- 16			- 1			- *	7	
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ASSEMBLY FRUING DANIES (LIVING DANIE) ASSEMBLY FRUIT (CORD PART DANIE) (LIVING DA			ESTIMATED E	BASEME	NT AREA:	Develop	ed .	X Sq. M.	Sq. Ft.	Co	ondition:	Good	X Ave	age Fair	1	Poor
CONSTRUCTION COMPLETE: Yells CONSTR	IEW CONSTRUCTION	ONLY					5 to 50%	50 to 759	6 X 75 to 100	196						
PRODUCTION CONTROL CON			WINDOWS:									20	8 4		1	
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Lurge 2 piece Good Dywell New York September Crawd Space Crawd			Toonbrillen	111111111111111111111111111111111111111			10000000	Ceilings	CLOSETS:	ĖΠ	Good	X Avera	ge [Fair		Poor
Small Average Signe Average Plater	garage in 1888		Goo	, d	100000000000000000000000000000000000000			100000000000000000000000000000000000000	INSULATION:	X	Ceiling	X Walls		Basement		Crawl Space
Small 4-siece Fair Parelling PLUMBING LINES: Copper supply lines/ ASS drains not Source: ASSUMTED Poor Spiece Poor Poor Spiece Poor Poor Spiece Poor Spiece Poor Spiece Poor Spiece Poor Spiece S		37 (10 (10 (10 (10 (10 (10 (10 (10 (10 (10		851	120000000000000000000000000000000000000		Ä	Ħ				uilding	age			
Spilece Poor	7,000,000	7,000,00	7.879				Ħ	H	10000000000000000000000000000000000000					ofo Source: A	ssun	ned
Sult-Insecting South Sou	Small				ratening		H	H	CONTRACTOR VIOLENCE					Fair		Poor
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Corner Carplet, Flesse X Breakers	0	h andreis and	linalaum								restantes:	Firen	ace(s)	Skylights	10	Solarium
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WATER HEATER: Type: Gas OVERALL.NT.COND: Good X Average X Fair Poor NOMENTS: The subject is a detached single garage (average – little value) DECKS, PATIOS, OTHER IMPROVEMENTS: Front concrete walkway, mature trees in the front yard, single asphalt front driveway, lawns, etc. OVERALL.NT.COND: Good X Average X Fair Poor NAMENTS: The subject is a detached single family bungalow with a developed basement suite and a detached single garage. The appraiser performed an EXTERIOR drive-by inspection only. Information about the subject was collected from an expired Oct. 201 NLS listing (C3617455) Details of the interior are unknown. The MLS listing indicates one master bedroom. It is assumed that the MLS listing indicates one master bedroom. It is assumed that the LS issuing indicates one master bedroom. It is assumed that			NEL: 100			1 200			Garage Op	bener	Swimming Poor	Map	Jiidiilood			
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BASEMENT 1 1 1 1 XX 2 ORDER TOTALS ROOMS: 5 BEDROOMS: 2 BATHROOMS: 2F 0H UNIT OF MEASUREMENT: [X] sq. M. Sq. Ft. 5 BASEMENT FINISHES/UTILITY: The subject's basement was not inspected by the appraiser. Information about the basement was taken from an expired 2014 MLS listing (c3617455). It is a full, poured concrete basement and is reported to be fully finished. Interior finishing details are unknown. GARAGES/CARPORTS: Detached single garage (average - little value) DECKS, PATIOS, OTHER IMPROVEMENTS: Front concrete walkway, mature trees in the front yard, single asphalt front driveway, lawns, etc. COMMENTS: The subject is a detached single family bungalow with a developed basement suite and a detached single garage. The appraiser performed an EXTERIOR drive-by inspection only. Information about the subject was collected from an expired Oct. 201 MI S listing (C3617455). Details of the interior are unknown. The MLS listing indicates one master bedroom. It is assumed that the	8								8						-	
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main level contains an operating kitchen, full bathroom and a living room but this has not been confirmed.	All Clisting	-2617455\	Dotaile of	thei	nterior a	are unkn	own	The MI	S listing in	ndicate	s one ma	ster be	droom.	It is ass	ume	ed that th
main level contains an operating kitchen, full bathroom and a living room but the machine re-	MLS IISHING ((3017433).	perating ki	tohor	full be	othroom	and a	living re	nom but th	is has	not been	confirm	ned.	5.		
	main level co	ontains an op	beraung Ki	LUITEI	i, iuli De	atmooni	and a	il villig it	Join Dut II							
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and value as if vaca	ANT. & 450 000					value is estimated b	asca on
nproved prope	ANT. 5 400,000	SOURCE OF DATA	: IVILO		comment. Larra	total property sale p	rice
	erty sales and an ab	straction method which	ch deducts th	ne value of improvem	ients from a	total property sale pr	100.
EXISTING USE: Sing	le family residential				27		
HIGHEST AND BEST USE	E OF THE LAND AS IF VACANT:	X Residential Other				* 1	
		IND. V S. Antina Consideration Line	Other				
SUMMARY AND CONCIL	USION. The highest an	d best use is its exist	ing residentia	al use. An alternate l	highest and b	est use of the subje	ct is for
ubdivision of t	the site for the purpo	ose of redevelopment	with two in-f	ill style homes.	- "	10.00	
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		COMPARABLE NO	.1	COMPARABLE NO	0.2	COMPARABLE N	0.3
9	SUBJECT	Description	\$ Adjustment	Description	\$ Adjustment	Description !	\$ Adjustment
728 55 Avenue	e SW	516 51 Avenue SW		703 50 Avenue SW		635 50 Avenue SW	
Calgary	7	Calgary		Calgary		Calgary	2 2
DATA SOURCE	8	MLS- c4086659		MLS- c4078379		MLS- c4059547	
DATE OF SALE		October 28, 2016	11	Sept. 30 , 2016		May 15, 2016	
	\$	\$ 595,000		\$ 530,000	3	\$ 515,000	
DAYS ON MARKET	4	11		32	107	32	==
	Windsor Park	Windsor Park	-60,000	Windsor Park	-55,000	Windsor Park	-50,000
	558 Sq.M.	557 Sq.M.	94	557 Sq.M.		557 Sq.M.	
	Detached	Detached		Detached		Detached	
	Bungalow	Bungalow	987 B	Bungalow	A 8	Bungalow	. A.
AGE/CONDITION	60 Average	62 Superior	-60,000	63 Superior	-10,000	60 Average	
LIVEABLE FLOOR AREA	77 Sq.M.	93.8 Sq.M.	-5,000	103.1 Sq.M.	-8,000	96 Sq.M.	-6,000
EIVERDLE I COOK PARE I	Total Bdrms Baths	Total Bdrms Baths		Total Bdrms Baths	100 00	Total Bdrms Baths	
ROOM-COUNT	3 1 1F	4 2 1F		6 3 1F	Œ	5 3 1F	
BASEMENT	Suite - average	Fully finished- sim		Fully finished -sim		Suite	1.000
PARKING	Double detached	Single detached	2,000	Double detached		No garage	4,000
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AND ICTAICANTS (Groce	96 Mer96 Dollar)	21.3% -20.7%	s 123,000	13.8% -13.8%			
ADJUSTMENTS (Gross		21.3% -20.7%;	472 000	è	457,000	\$	463,00
ADJUSTMENTS (Gross ADJUSTED VALUES	The leasting adjusts	\$	472,000	s ment that combines	457,000 both location	s and site size. Larg	463,00 e location
ADJUSTED VALUES COMMENTS: *	The location adjustr	sment category reflects	472,000 s a net adjus	ment that combines	457,000 both location adverse influe	s and site size. Largences of being locate	463,00 e location ed adjacent
ADJUSTED VALUES COMMENTS: *	The location adjustr	sment category reflects	472,000 s a net adjus	ment that combines	457,000 both location adverse influe	s and site size. Largences of being locate	463,00 e location ed adjacent
ADJUSTMENTS (Gross ADJUSTED VALUES COMMENTS: * adjustments to a church +	The location adjustr factored in the follow parking lot and pro	\$	472,000 s a net adjus	ment that combines	457,000 both location adverse influe	s and site size. Largences of being locate	463,00 e location ed adjacent
ADJUSTMENTS (Gross ADJUSTED VALUES COMMENTS: * adjustments to a church + redevelopme	The location adjustr factored in the follow parking lot and proent.	ment category reflects wing: The subject's le eximity to Elbow Drive	472,000 s a net adjus ss desirable e, and the lac	ment that combines north backyard, the k of rear lane access	457,000 both location adverse influe s including the	and site size. Largences of being locate e limitations for poss	463,00 e location ed adjacent sible future
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FFR	Wallace Appraisal Services Ltd. FILE NO.: 31237B
A	NALYSIS OF KNOWN CURRENT AGREEMENTS FOR SALE, OPTIONS, LISTINGS OR MARKETING OF THE SUBJECT: (minimum of one year) The subject was listed for sale on MLS on March 20, 2017 for \$579,900. The listing remains active.
1	NALYSIS OF SALE TRANSFER HISTORY: (minimum of three years) The subject was listed for sale on May 24, 2014 for \$725,000 and expired on October 30,
20	014. The subject was not sold.
r	
	NALYSIS OF REASONABLE EXPOSURE TIME: A reasonable exposure time in the current market environment would be 30 to 90 days.
100018	
H	
F	RECONCILIATION AND FINAL ESTIMATE OF VALUE: The the sales used produced an adjusted range of value from \$457,000 to \$472,000 and an average sale price of \$464,000. The three sales were equally considered in determining the final value. The final value is estimated to be
5	\$464,000. Older sales and active listings located within the subject's community were also reviewed.
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	UPON REVIEWING AND RECONCILING THE DATA, ANALYSES AND CONCLUSIONS OF EACH VALUATION APPROACH, THE MARKET VALUE OF THE INTEREST IN THE SUBJECT PROPERTY AS AT March 16, 2017 (Effective Date of the Appraisal) IS ESTIMATED TO BE \$ 464,000 THIS REPORT WAS COMPLETED ON: March 16, 2017
	DEFINITION 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 knowledgeably, and assuming the price is not affected by undue stimulus.
\sim	Implicit in this definition is the consummation of a sale as of a specified date and the passing of title from seller to buyer under conditions whereby; buyer and seller are typically motivated; both parties are well informed or well advised, and acting in what they consider their own best interests; 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 normal consideration for the property sold unaffected by special or creative financing or sales concessions granted by anyone associated with the sale,
DEFIN	(Source: Canadian Uniform Standards of Professional Appraisal Practice) Note: If other than market value is being appraised, see additional comments.
	DEFINITION 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.
H	The scope of the appraisal encompasses the due diligence undertaken by the appraisar (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 in accordance with the Canadian Uniform Standards of Professional Appraisal Practice (CUSPAP) of the Appraisal Institute of Canada. The following comments describe the extent of the process of collecting, confirming and reporting data and its analysis, describe relevant procedures and reasoning details supporting the analysis, and provide the reason for the exclusion of any usual valuation procedures.
	The 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 value in a manner typically expected in a "form" report.
	The specific tasks and items necessary to complete this assignment include a summary of the following: 1. 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; 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;
SCOPE	6. a discussion of the appraisal methodologies and procedures employed in arriving at the indications of value; 7. inclusion of photographs, maps, graphics and addendum/exhibits when deemed appropriate; and 8. reconciliation of the collected data into an estimate of market value range as at the effective date of the appraisal.
,	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.
	Other: The appraiser performed a drive-by EXTERIOR inspection only. The building size was based on the City of Calgary Assessment. Information regarding the legal description and lot size, was obtained from public records such as the City of Calgary
	Assessment department or Alberta Registries. Sales information was compiled from the database of the Calgary Real Estate Board
S. Orange	and from appraisals on file in our office. Photographs of comparable sales were viewed, including interior photographs when available, but they were otherwise not inspected.

31237B Wallace Appraisal Services Ltd. FILE NO .: REFERENCE ORDINARY ASSUMPTIONS & LIMITING CONDITIONS The certification that appears in this appraisal report is subject to compliance with the Personal Information and Electronics Documents Act (PIPEDA) and the following conditions: le cermication mai appears in uns appraisai report is subject to compliance with the Personal information and Electronics Documents Ad (FireDA) and the Joint Institute Control of the Client and for the specific use referred to herein. It is not reasonable for any other party to rely on this appraisal without first obtaining written authorization from the client, the author and any supervisory appraiser, subject to the qualification in paragraph 11 below. Liability is expressly denied to any person other than the client and those who obtain written consent and, accordingly, no responsibility is accepted for any damage suffered supervisory appraiser, subject to the qualification in paragraph 11 below. Liability is expressly denied to any person other than the client and those who obtain written consent and, accordingly, no responsibility is by any such person as a result of decisions made or actions based on this report. Diligence by all intended users is assumed. 2. Because market conditions, including economic, social and political factors change rapidly and, on occasion, without warning, the market value estimate expressed as of the date of this appraisal cannot be relied upon as of any other date except with further advice from the appraiser and confirmed in writing. The appraiser will not be responsible for matters of a legal nature that affect either the property being appraised or the title to it. No registry office search has been performed and the appraiser assumes that the title is good and marketable and free and clear of all encumbrances including leases, unless otherwise noted in this report. The property is appraised on the basis of it being under responsible ownership. ree and clear of all encumprances including leases, unless otnerwise noted in this report. The property is appraised on the basis of it being under responsible ownership.

4. The subject property is presumed to comply with government regulations including zoning, building codes and health regulations and, if it doesn't comply, its non-compliance may affect market value.

5. No survey of the property has been made. Any sketch in the appraisal report shows approximate dimensions and is included only to assist the reader of the report in visualizing the property.

6. This report is completed on the basis that testimony or appearance in court concerning this appraisal is not required unless specific arrangements to do so have been made beforehand. Such arrangements will include, but not necessarily be limited to, adequate time to review the appraisal report and data related thereto and the provision of appropriate compensation.

7. Unless otherwise stated in this report, the appraisaler has no knowledge of any hidden or unapparent conditions of the property (including, but not limited to, its soils, physical structure, mechanical or other operating systems, its foundation, etc.) or adverse environmental conditions (on it or a neighbouring property, including the presence of hazardous wastes, toxic substances, etc.) that would make the property more or less valuable. It has been assumed that there are no such conditions unless they were observed at the time of inspection or became apparent during the normal research involved in completing the appraisal. This report should not be construed as an environmental audit or detailed property condition conditions unless they were observed at the time of inspection or became apparent during the normal research involved in completing the appraisal. This report should not be construed as an environmental audit or detailed property condition report, as such reporting is beyond the scope of this report and/or the qualifications of the appraiser. The author makes no guarantees or warranties, express or implied, regarding the condition of the property, and will not be responsible for any such conditions that do exist or for any engineering or testing that might be required to discover whether such conditions exist. The bearing capacity of the soil is assumed to be adequate.

The appraiser is not qualified to comment on environmental issues that may affect the market value of the property appraised, including but not limited to pollution or contamination of land, buildings, water, groundwater or air. Unless expressly stated, the property is assumed to be free and clear of pollutants and contaminants, including but not limited to moulds or mildews or the conditions that might give rise to either, and in compliance with all regulatory environmental requirements, government or otherwise, and free of any environmental condition, past, present or future, that might affect the market value of the property appraised. If the party relying on this report requires information about environmental issues then that party is cautioned to retain an expert qualified in such issues. We expressly deny any legal liability relating to the effect of environmental issues on the market value of the subject property.

The analysis set out in this report relied on written and verbal information obtained from a variety of sources we considered reliable. Unless otherwise stated herein, we did not verify client-supplied information, which we believed to be correct.

The analysis set out in this report relied on written and verbal information obtained from a variety of sources we considered reliable, unless otherwise stated herein, we did not ve 8 CONDITION 10. The opinions of value and other conclusions contained herein assume satisfactory completion of any work remaining to be completed in a good and workmanlike manner. Further inspection may be required to confirm completion of such work. 10. The opinions of value and other conclusions contained nerein assume satisfactory completion of any work remaining to be completed in a good and workmanike manner. Further inspection may be required to continue completion of such works.

11. The contents of this report are confidential and will not be disclosed by the author to any party except as provided for by the provisions of the Canadian Uniform Standards of Professional Appraisal Practice ("The Standards") and/or when properly entered into evidence of a duly qualified judicial or quasi-judicial body. The appraisar acknowledges that the information collected herein is personal and confidential and shall not use or disclose the contents of this report except as provided for in the provisions of the Canadian Uniform Standards of Professional Appraisal Practice (the "Standards") and in accordance with the appraisar sprivacy policy. The client agrees that in accepting this report, it shall maintain the provisions of the Canadian Uniform Standards of Professional Appraisal Practice (the "Standards") and in accordance with the appraisar sprivacy policy. confidentiality and privacy of any personal information contained herein and shall comply in all material respects with the contents of the appraiser's privacy policy and in accordance with the Personal Information Protection and Electronic 12. The appraiser has agreed to enter into the assignment as requested by the client named in the report for the use specified by the client, which is stated in the report. The client has agreed that the performance of this appraisal and the report normat are appropriate for the intended user.

13. Written consent from the author and supervisory appraiser, if applicable, must be obtained before any part of the appraisal report can be used for any purpose by anyone except the client and other intended users identified in the report. Where the client is the mortgagee and the loan is insured, liability is extended to the mortgage insurer. Liability to any other party or for any other use is expressly denied regardless of who pays the appraisal fee. Written consent and approval must also be obtained before the appraisal (or any part of it) can be altered or conveyed to other parties, including mortgagees (other than the client) and the public through prospectus, offering memoranda, advertising, public relations, news, sales. 14. This report form is the property of the Appraisal Institute of Canada (AIC) and for use only by AIC members in good standing. Use by any other person is a violation of AIC copyright. This appraisal report, its content and all attachments/ Into report forms the property of the Appraisal insulate of Canada (ALC) and for use only by Alc members in good standing. Use by any other person is a violation of Alc copyright. This appraisal report, its content are the property of the author who has signed this report (the author). The client, intended users and any appraisal facilitator are strictly forbidden and no permission is expressly or implicitly granted or deemed to be granted, to modify, after, merge, publish (in whole or in part) screen scrape, database scrape, exploit, reproduce, decompile, reassemble or participate in any other activity intended to separate, collect, store, reorganize, scan, copy, manipulate electronically, digitally, manually or by any other means whatsoever this appraisal report, addendum, all attachments and the data contained within for any commercial, or other, use. 15. If transmitted electronically, this report will have been digitally signed and secured with personal passwords to lock the appraisal file. Due to the possibility of digital modification, only originally signed reports and those reports sent directly by 16. Where the intended use of this report is for financing or mortgage lending, and in accordance with the Office of the Superintendent of Financial Institutions Canada (OSFI) Residential Mortgage Underwriting Practices and Procedures 8-20 the appraiser, can be relied upon without fault. (June 2012), it is the intended user's responsibility to grant mortgage loans on the basis of the borrower's demonstrated willingness and capacity to services his/her debt obligations.

The reported analyses, opinions and conclusions are limited only by the reported assumptions and limiting conditions and are my impartial and unbiased professional analyses, opinions and conclusions; 3. I have no past, present or prospective interest in the property that is the subject of this report and no personal and/or professional interest or conflict of with respect to the parties involved with this assignment;

I certify that, to the best of my knowledge and belief that: The statements of fact contained in this report are true and correct;

 I have the knowledge Except as herein dis As of the date of this The undersigned is (as and conclusions were developed, and this report in and experience to complete this assignment comp closed, no one has provided significant professional report the undersigned has fulfilled the requirement are all) members in good standing of the Appraisal I	assistance to the person(s) signing this report, s of the Appraisal Institute of Canada Continui institute of Canada.	ing Professional Development Progra	an Uniform Standards of Professional Appraisal Practice	
co-signing AIC APP report, agree with the sta	RAISER'S CERTIFICATION If an AIC appraiser ratements and conclusions of the appraiser, agree to	has co-signed this appraisal report, he of she co be bound by the appraiser's certification and a	m taking full responsibility for the app	oraisal and the appraisal report."	
PROPERTY IDENTIFI			сіту: Calgary	PROVINCE: AB	OSTAL CODE: T2V 0G3
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AS AT March 10 APPRAISER SIGNATURE:	5.6		CO-SIGNING AIC APPRAISE	ER (If applicable)	S (F
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RESIDENTIAL APPRAISAL REPORT - ADDENDUM

EREN	CF:	(2)	Wallac		sal Services Ltd.		FILE NO.:	3123/B
CLIE	DODEOZO AIL-	erta Ltd		APPRAISER:	Simon Cormier	Last 7		
	ENTION:		2	The state of the s	Wallace Appraisa	al Services		
			S	ADDRESS:	2nd Floor, 203 3	8 Avenue NE		
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			4	E MAII -	simon@wallacea	appraisal com		Appraisal Institute
E-M	AIL:		4		403-263-9669		368	of Canada
HC	NE:	FAX:	1/4	PHONE:	403-203-9009	FAX: 403-203-90	JUU	-
mun appr acco	cipal sanitary sewer where unknowr paches). The appraiser must conclu- mpany statements of each opinion/or the purposes of the	& LIMITING CONDITIONS esis, either supposed or unconfirmed, which n or uncertain). An extraordinary limiting con de before accepting the assignment which ir conclusion so affected. nis appraisal, which incl sumed to be similar to t	nvolves invoking an E	xtraordinary Lin	iting Condition that the scope of	the work applied will result in opin	ions and conclusions	which are credible. Both must
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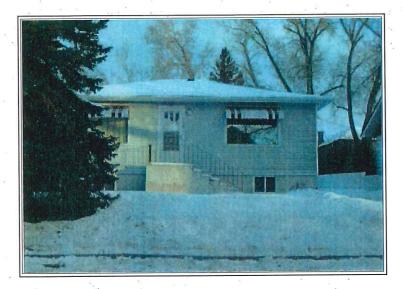
RESIDENTIAL APPRAISAL REPORT - COST APPROACH ADDENDUM

	W/a	llace Apprai	sal Se	rvices	s Lta.		FILE NO.: 3	1237B	
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		E 0.8		23					
	CONTRIBUTORY VALUE OF THE SITE IMPROVEMENTS					- X	· · · · ·		466,856
	INDICATED VALUE	- 5.1				0 E		φ	467,000
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Neighbourhood Comments

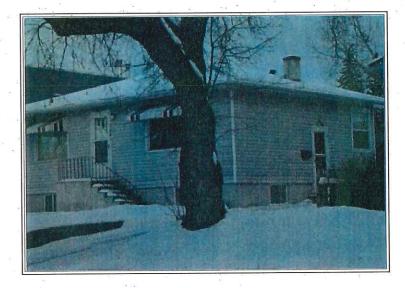
The subject property is located in a south Calgary neighbourhood known as Windsor Park. The boundaries of this are 50th Avenue to the north, Elbow Drive on the west, MacLeod Trail on the east and 58th Avenue on the south. The community is now about 60 years old and is fully developed. Windsor Park is a residential district but has a mix of housing types. To the north there are mostly single family homes, some duplexes and infill housing. At the southern end are multi-family projects, typically three and four floor walk-up apartment buildings. Windsor Park is close to Calgary's largest regional shopping mall, Chinook Centre. A full range of shops, services and amenities are available here.

File No. 31237B



FRONT VIEW OF SUBJECT PROPERTY

Appraised Date: March 16, 2017 Appraised Value: \$464,000



REAR VIEW OF SUBJECT PROPERTY



STREET SCENE



COMPARABLE PROPERTY PHOTO ADDENDUM

File No. 31237B



COMPARABLE SALE#1

516 51 Avenue SW Calgary Sale Date: October 28, 2016 Sale Price: \$ 595,000



COMPARABLE SALE #2

703 50 Avenue SW Calgary Sale Date: Sept. 30 , 2016 Sale Price: \$ 530,000



COMPARABLE SALE#3

635 50 Avenue SW Calgary Sale Date: May 15, 2016 Sale Price: \$ 515,000



