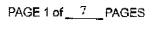
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NOELLA NEALE

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CONTRACT OF PURCHASE AND SALE

PREPARED BY: RE/MAX All Points Realty Grp.	DATE: November 6, 2007		
(BROKERAGE - PLEASE PRINT) ADDRESS: #101 - 1020 Austin Avenue Coquit	lam PC: V3K 3P1 PHONE: 604-936-0422		
PER: Noella Neale (LICENSEE - PLEASE PRINT)	MLS® No.: V664980		
SELLER: S&H GAFFNEY	BUYER: Mariana Oviedo Ovando		
SELLER:	BUYER: Brent Tremain		
ADDRESS: #312 450 BROMLEY ST	ADDRESS: c/o RE/MAX ALL POINTS REALTY		
Coquitlam PC: V3K 6S5	Coquitlam, BC		
PHONE:	PHONE: This is Exhibit " referred to in the		
RESIDENT OF CANADA NON-RESIDENT OF CANADA as defined under the <i>Income Tax Act</i> .	OCCUPATION De la Neale De la Neale De l'aguellant Con		
PROPERTY: # 312 450 BROMLEY ST	this 13th carry of Manganthey A. 7 13200.		
UNIT NO. ADDRESS OF PROPERTY	A Common for British Columbia		
Coquitlam V3K 6S5 CITY/TOWN/MUNICIPALITY POSTAL COD	015-726-339		
NWS3181 LT 36 DL 113 LD 36 GRP 1	E PID		
The Buyer agrees to purchase the Property from the Seller of 1. PURCHASE PRICE: The purchase price of the Property Two Hundred and Twenty-Five Thousand	on the following terms and subject to the following conditions:		
	DOLLARS \$225,000.00 (Purchase Price)		
) menage ,	(Purchase Price) which will form part of the Purchase Price, will be		
paid on the following terms: BY WAY OF CERTIFIED CHEQUE OR MONEY ORDER WITHIN TWENTY-FOUR HOURS OF SUBJECT REMOVAL.			
All monies paid pursuant to this section (Deposit) will be RE/MAX All Points Realty Grp.			
Real Estate Services Act. In the event the Buyer falls to part the Seller's option, terminate this Contract. The part portion of the Deposit to the Buyer's or Seller's convey of the Buyer or Seller, provided that: (a) the Conveyance by the Conveyancer as stakeholder pursuant to the provise	and held in trust in accordance with the provisions of the pay the Deposit as required by this Contract, the Seller may, by who receives the Deposit is authorized to pay all or any ancer (the "Conveyancer") without further written direction is a Lawyer or Notary; (b) such money is to be held in trust stions of the Real Estate Services Act pending the completionals to the transaction; and (c) if the sale does not complete, older or paid into Court.		
BC2000 REV SERTIO	INITIALS		

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# PP	312 450 BROMLEY ROPERTY ADDRESS	ST	Coquitlam	PAGE 2 of7PAGES
3.	TERMS AND COR the following cond AS PER ATTACH		e and sale of the Property includes the fo	ollowing terms and is subject to
		is Contract will be termina	cole benefit of the party indicated. Unless the benefiting party to the other party on ated thereupon and the Deposit returnab	
4.	COMPLETION: 7 at the appropriate	he sale will be complete Land Title Office.	d on DECEMBER 14, y	r. 2007 (Completion Date)
5.	DECOMINE IS	The Buyer will have y	vacant possession of the Property a (Possession Date) OR, subject to the t	ata.m./p.m. on following existing tenancies, if
6.	ADJUSTMENTS:	The Buyer will assume a	and pay all taxes, rates, local improvements set for adjustments, and all adjustments.	ent assessments, fuel, utilities