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604-628 3835

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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 Coquitlam PC: V3K 3P1 PHONE: 604-936-0422
 PER: Noella Neale (LICENSEE - PLEASE PRINT) MLS® No.: V664980

SELLER: <u>S&H GAFFNEY</u>	BUYER: <u>Mariana Oviedo Ovando</u>
SELLER: _____	BUYER: <u>Brent Tremain</u>
ADDRESS: <u># 312 450 BROMLEY ST</u>	ADDRESS: <u>c/o RE/MAX ALL POINTS REALTY</u>
<u>Coquitlam</u> PC: <u>V3K 6S5</u>	<u>Coquitlam, BC</u> PC: _____
PHONE: _____	PHONE: <u>This is Exhibit "B" referred to in the</u>
RESIDENT OF CANADA <input checked="" type="checkbox"/> NON-RESIDENT OF CANADA <input type="checkbox"/> as defined under the <i>Income Tax Act.</i>	OCCUPATION: <u>affidavit of <u>Noella Neale</u></u> <u>sworn before me at <u>Coquitlam BC</u></u> <u>this <u>13th</u> day of <u>November</u> <u>2007</u></u>

PROPERTY:
312 450 BROMLEY ST
 UNIT NO. _____ ADDRESS OF PROPERTY _____
Coquitlam V3K 6S5 015-726-339
 CITY/TOWN/MUNICIPALITY POSTAL CODE PID
NWS3181 LT 36 DL 113 LD 36 GRP 1
 LEGAL DESCRIPTION

The Buyer agrees to purchase the Property from the Seller on the following terms and subject to the following conditions:

- PURCHASE PRICE:** The purchase price of the Property will be _____
Two Hundred and Twenty-Five Thousand
 _____ DOLLARS \$ 225,000.00 (Purchase Price)
- DEPOSIT:** A deposit of \$ 10,000.00 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 delivered in trust to RE/MAX All Points Realty Grp. and held in trust in accordance with the provisions of the *Real Estate Services Act*. In the event the Buyer fails to pay the Deposit as required by this Contract, the Seller may, at the Seller's option, terminate this Contract. The party who receives the Deposit is authorized to pay all or any portion of the Deposit to the Buyer's or Seller's conveyancer (the "Conveyancer") without further written direction of the Buyer or Seller, provided that: (a) the Conveyancer is a Lawyer or Notary; (b) such money is to be held in trust by the Conveyancer as stakeholder pursuant to the provisions of the *Real Estate Services Act* pending the completion of the transaction and not on behalf of any of the principals to the transaction; and (c) if the sale does not complete, the money should be returned to such party as stakeholder or paid into Court.

MO BK J A
 INITIALS

312 450 BROMLEY ST
PROPERTY ADDRESS

Coquitlam

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3. **TERMS AND CONDITIONS:** The purchase and sale of the Property includes the following terms and is subject to the following conditions:
AS PER ATTACHED ADDENDUM

Each condition, if so indicated, is for the sole benefit of the party indicated. Unless each condition is waived or declared fulfilled by written notice given by the benefiting party to the other party on or before the date specified for each condition, this Contract will be terminated thereupon and the Deposit returnable in accordance with the *Real Estate Services Act*.

4. **COMPLETION:** The sale will be completed on DECEMBER 14, yr. 2007 (Completion Date) at the appropriate Land Title Office.

5. **POSSESSION:** The Buyer will have vacant possession of the Property at _____ a.m./p.m. on DECEMBER 15, yr. 2007 (Possession Date) OR, subject to the following existing tenancies, if any: _____

6. **ADJUSTMENTS:** The Buyer will assume and pay all taxes, rates, local improvement assessments, fuel, utilities and other charges from and including the date set for adjustments, and all adjustments to the _____