

Tom Docking
 2nd Floor 714 10th Street
 Canmore, AB T1W 2A6

Buyer Statement of Adjustments

BUYER: [REDACTED]
 SELLER: [REDACTED]
 PROPERTY: PID [REDACTED], LOT [REDACTED] SECTION [REDACTED] TOWNSHIP [REDACTED] RANGE [REDACTED] WEST OF THE
 6TH MERIDIAN KOOTENAY DISTRICT PLAN [REDACTED]

FILE NUMBER: [REDACTED] COMPLETION DATE: April 11, 2007
 ADJUSTMENT DATE: April 11, 2007 POSSESSION DATE: April 12, 2007

	<u>DEBIT</u>	<u>CREDIT</u>
Price	\$285,000.00	
Property Transfer Tax	\$3,700.00	
Deposit paid to [REDACTED]		\$10,000.00
Proceeds of Bank of Montreal Mortgage		
Principal	\$240,522.50	
Default Insurance Premium	\$-5,522.50	
Net Mortgage Proceeds	\$235,000.00	\$235,000.00
Seller's portion of estimated taxes to be paid by Buyer based on last year's taxes plus 5.00% \$1,877.81 + 5.00% (\$93.89) = \$1,971.70 - \$570.00 = \$1,401.70 x 100/365 days		\$384.03
Municipal Utilities (water/sewer/garbage) \$544.00 x 100/365 days		\$149.04
First Canadian Title re: title insurance premium	\$200.00	
Seller's Pre-paid taxes (Tax Installment Payment Plan - \$157.75/mth. for Jan./07, Feb./07 & Mar./07)	\$473.25	
Payment of Account of Tom Docking		
Fees	\$1,300.00	
Total Account	\$1,300.00	\$1,300.00
Sub Totals	\$290,673.25	\$245,533.07
Funds required from Buyer to complete payable to Tom Docking, In Trust, by bank draft		\$45,140.18
Totals	\$290,673.25	\$290,673.25

1. This statement is based on information provided by Provincial and Municipal Offices, Lenders and others. The information is believed to be correct, but its accuracy cannot be guaranteed. Errors and/or omissions discovered after closing shall be adjusted directly between the parties.
2. Where property taxes and/or metered utilities are adjusted on an estimated amount, it represents an amount believed to be accurate on information obtained from the taxing authority and no responsibility is assumed for its correctness. The Seller and Buyer will be responsible for any further adjustment upon receipt of the current Tax Levy Notice and/or utility billing.
3. Covenants, representations, warranties and obligations contained in the Contract of Purchase and Sale and Addenda thereto shall survive the closing of this transaction and payment of the purchase price.
4. Any items not specifically adjusted on this statement will be adjusted and settled directly between the parties.
5. Each party shall retain his/her own solicitor or notary public and this transaction shall be completed according to the usual customs and practice of conveyancing solicitors/notaries public (including the use of solicitor or notarial undertakings) in British Columbia for like transactions.

APPROVED and consented to this 30 day of March, 2007.

A large rectangular area of the document is completely redacted with black ink, obscuring the names and signatures of the parties involved in the transaction.

E. & O.E.