

April 17, 2007
File No: 18925-001

Mr. Francis Garnier and Mrs. Susan Garnier
311 East 16th Avenue
Vancouver, BC V5Y 1V2

STATEMENT OF ACCOUNT

Invoice 2165

RE: Contract of Purchase and Sale dated February 12, 2007 with respect to 334 West 12th Avenue, Vancouver, B.C. V5Y 1V2 (the "Property") between Francis Jean Charles Garnier and Susan June Garnier, as Sellers, and Lucy Irene Hundley, as Buyer

TO ALL PROFESSIONAL SERVICES RENDERED in connection with the above-noted matter, from and including February 21, 2007, to April 11, 2007, including and without limitation, to attending to advise and to take instructions from clients; to all necessary correspondences, email correspondences, memorandums, telephone calls to and from clients, R. Hunter, realtor of Prudential - United Realty, and to all other parties; to review of all clients' documents, including Contract of Purchase and Sale and Addendums thereto; to attending to the preparation, drafting, necessary revisions, and completion of Addendum to Contract of Purchase and Sale with respect to oil storage tanks; to all office conferences, consultations, meetings, review of documents and discussions with the clients and execution of the Addendum with respect to oil storage tanks; to all discussions with the clients relating to the proposed termination of the Contract of Purchase and Sale and issues concerning the realtor, R. Hunter, and to advising clients of the Buyer's remedies for anticipated breach of the Contract of Purchase and Sale by the Sellers; and to reporting to clients and to all other matters necessary and incidental thereto, and without limitation, but more specifically to the following:

Office conference with clients re: attending to review, discuss and advise clients with respect to the terms and conditions of the contract of purchase and sale, and addendums thereto; attending to draft, revise, and finalize contract of purchase and sale addendum re: revocation of clients' liability with respect to storage tanks

Attending to the execution of the contract of purchase and sale addendum re: storage tanks; telephone to and telephone from R. Hunter, realtor re: discussion with respect to intent behind provisions relating to the underground storage tanks and the proposed addendums; correspondence to R. Hunter, realtor

1681 West 7th Avenue, Vancouver, British Columbia V6J 1S4

Telephone (604)738 0999 Facsimile (604)738 0288 E-mail mjong@telus.net

* Law Corporation