

# File Notes for "07063" April 20, 2007

lender \$2475 + 50 owner  
2475 Q# 21757

Client: Lucy Irene Hundley  
Re: Purchase of 334 West 12th Avenue, Vancouver, BC  
File No. 07063

Date of Note	Note Title	Memo Note
April 20, 2007 Marny J. Morin Notary Public  <i>Ray called - OK to do Lender Policy Title ins</i>  <i>Patrick North GATK Insurance 5295 Broadway 604-731-4684 fax 731-7107</i>	File	<ul style="list-style-type: none"> <li>- Vendor's docs out to new lawyer with Notice to Tenant (need verification of amount paid for security deposit and date paid - estimated on current statements)</li> <li>✓ - Mortgage instructions are in and have been put into the program. Most documents have been generated.</li> <li>- HSBC appears to want Title Insurance and? a survey? It isn't clear to me. I have asked the Seller's lawyer if there is a survey. If not, ask Lucy what she wants.</li> <li>- Need name of Insurance Agent from Lucy. Then order binder. Letter is generated without name of agent or fax number.</li> <li>- Engagement letter, plan, and a draft of the statement of adjustments mailed to Lucy on this date.</li> <li>- Need to send HSBC confirmation of funding notice.</li> <li>✓ - HSBC Instructions say that they will be sending us a post-dated draft for the mortgage amount. For that reason I didn't copy the Equity Facility Letter or the Cost of Borrowing disclosure because hard copies will likely come with the cheque. <i>Draft not postdated</i></li> </ul>
April 11, 2007 Marny J. Morin Notary Public	To File	We need to confirm the amount of the security deposit and the date it was paid by the tenant to the seller. The amounts noted on the Seller's Statement of Adjustments are estimated only.
April 11, 2007 Marny J. Morin Notary Public	To File	<p>Telephone to Ray Hunter. He confirms that the sellers are showing signs of wanted to back out, but there is nothing concrete. Ray said that the seller's lawyer was involved in the negotiation of the contract and actually inserted a couple of clauses that the buyer accepted. The lawyer witnessed the signature of one of the sellers on the contract. So the seller's own lawyer had a hand in drawing up the contract and will no doubt advise them that they can't back out.</p> <p>Ray suggests waiting until next week to see if the sellers do anything else. Ray is concerned that all documents go out to the seller's lawyer in a timely manner, etc., so that there is no way the buyer can be blamed for anything.</p> <p>Ray said he will be calling Lucy to push along her financing details so that we get those instructions as soon as possible as</p>

		well.
April 11, 2007 Marny J. Morin Notary Public	To File	<p>Call from Lucy Hundley. She is concerned that the seller may be trying to back out of the sale transaction. This is only a rumour at present, but they are making noises that they think they have sold too cheaply.</p> <p>Discussed the options with Lucy. She instructed me to retain Todd McKendrick at Macaulay McColl to take steps to enforce the contract if need be.</p> <p>She will be available to meet with Todd next week of that is necessary.</p>

Total Number of Notes for this File: = 4

Ray Hunter

Prudential United Realty Memo: Jan 21, 2008 Printed: Jan 21, 2008

Estimated Sale Completion Date May 2, 2007

K - 070230

334 W. 12th Avenue, Vancouver, V6Y 1V2

Susan Garnier

Debbie,

This has not closed. Seller decided  
not to complete and is in the process of being  
sued. I will advise you when we  
have an outcome.

Ray.

000088