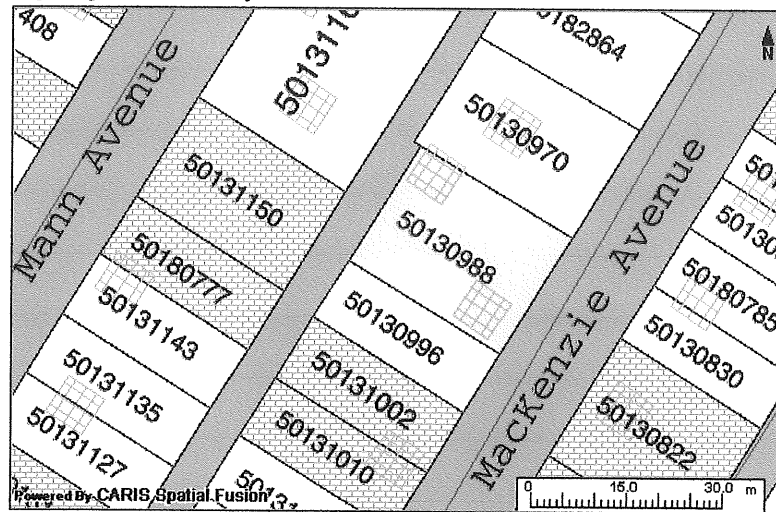




## Property Online Map

Date: Sep 6, 2018 2:16:58 PM



PID: 50130988 Owner: YAN YAN HUANG AAN: 02935627  
County: INVERNESS COUNTY Address: MACKENZIE AVENUE Value: \$36,000 (2018 RESIDENTIAL TAXABLE)  
LR Status: NOT LAND REGISTRATION INVERNESS

The Provincial mapping is a graphical representation of property boundaries which approximate the size, configuration and location of parcels. Care has been taken to ensure the best possible quality, however, this map is not a land survey and is not intended to be used for legal descriptions or to calculate exact dimensions or area. The Provincial mapping is not conclusive as to the location, boundaries or extent of a parcel [*Land Registration Act* subsection 21(2)]. THIS IS NOT AN OFFICIAL RECORD.

**Property Online version 2.0**

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**AGREEMENT OF PURCHASE AND SALE**Approved by the Nova Scotia Real Estate Commission (NSREC) for use by licensees under the Nova Scotia Real Estate Trading Act.  
The NSREC is the regulatory body for real estate in Nova Scotia.Total # of pages in this  
Agreement including  
all Schedules:3

Agreement of Purchase and Sale Schedule(s): is/are attached and form(s) part of this Agreement.

- ☐ Equipment ☐ Mini/Mobile Home ☐ Multi-Unit Residential Income Properties  
☐ Resale Condominium ☐ Vacant Land ☐ Sale of Buyer's Property (SOBP)  
☐ Water and Septic ☐ Other: \_\_\_\_\_

The Buyer MATTHEW HARTof Baddeck B0E 1B0☐ having personally viewed the following property ☒ not having personally viewed the following propertyoffers to buy from the Seller YAN YAN HUANGthe property known as (civic address/ lot #) 25/27 MACKENZIE AVENUE INVERNESS B0E 1N0(PID(s)/ Serial #) 50130988 in the County of INVERNESS Province of Nova Scotia(the Property), at a purchase price of Sixty-Five Thousand dollars (\$ 65,000.00) MH COM/44

on the following terms subject to provisions in clause 5.1 regarding HST.

**1. Deposit**

1.1. The Buyer submits One Thousand dollars  
 (\$ 1,000.00 CDN)  
 on or before the 27 day of July, 2018,  
 payable to:  
INVERNESS PROPERTIES LTD

DS  
MHDS  
444

in trust, as a deposit to be held pending completion or termination of this Agreement and to be credited towards the purchase price on completion. Balance of purchase price to be paid on closing or as otherwise stated in this Agreement. If the deposit is not delivered as specified, the Seller shall be at liberty to declare this Agreement null and void.

1.2. It is understood and agreed that if the Buyer does not complete this Agreement in accordance with the terms thereof, the Buyer shall forfeit the deposit, in addition to any other claim which the Seller may have against the Buyer for the Buyer's failure to complete. If the deposit is being returned to the Buyer, in accordance with the terms of this Agreement, it shall be done without interest or penalty (unless otherwise specified). It is agreed by the Buyer and the Seller that the release of the deposit from the brokerage trust account is subject to the applicable NSREC Bylaws.

1.3. The Buyer and Seller agree that any deposit held in trust by the Brokerage per clause 1.1, that is over and above the remuneration (including HST) due to that Brokerage on closing of the transaction, shall be transferred to the Seller's lawyer's trust account once conditions unrelated to title have been met. These funds shall remain in the Seller's lawyer's trust account until closing.

**2. Closing and Conveyance**

2.1. This Agreement shall be completed on or before the 17 day of SEPT, 2018 (the closing date). Upon completion, vacant possession of the Property shall be given to the Buyer unless otherwise provided as follows:

2.2. The Seller shall use best efforts to have the Property clean and vacant, subject to the provisions of 2.1, for the Buyer's pre-closing viewing by 9 AM a.m./p.m. on the date outlined in clause 2.1.

2.3. All lands, buildings, fixtures and all other property being purchased hereby shall remain at the risk of the Seller. The Seller shall be responsible to keep the Property insured until closing. In the event of damage to the Property, the Buyer, having been advised of the insurance policy details, may either agree to accept the proceeds of the insurance and complete the purchase, or may terminate this Agreement and the deposit shall be returned to the Buyer (not applicable to Resale Condominium Schedule - see clause 4 of the Schedule).

2.4. Interest, rentals, leases, taxes, rates and fuel on the premises are to be adjusted to the closing date. The cost of municipal improvements, betterment charges and capital charges for utility or municipal services completed as of the date of this Agreement, whether billed or not, are to be paid by the Seller on or before the closing date unless otherwise stated.

2.5. The conveyance of the Property, which is the subject of this Agreement, shall be by WARRANTY Deed (or general conveyance, if a mini/mobile home), drawn at the expense of the Seller, to be delivered on payment of the purchase price on the closing date. The Property is to be conveyed free from encumbrances, except for any easements, registered restrictions or covenants that do not materially affect the enjoyment and use of the property (not applicable to Resale Condominium Schedule - see clause 3 of the Schedule).

7/13/2018 2:04:22 PM ADT

OFFER DATE: 07/13/2018BUYER'S INITIALS: MHSELLER'S INITIALS: 444

MDW

LOT 1  
AREA=5950 sq. ft.

DWELLING  
(CIVIC NO. 311)

45' x W

MOBILE HOME

LAND OF  
AGNES J. ELMS  
(Bk. 209, Pg. 777)

Post(Fd.)  
SM(pl.)

59° 12' 45" x N

94.5'

2.6

SM(pl.)

5307.5'

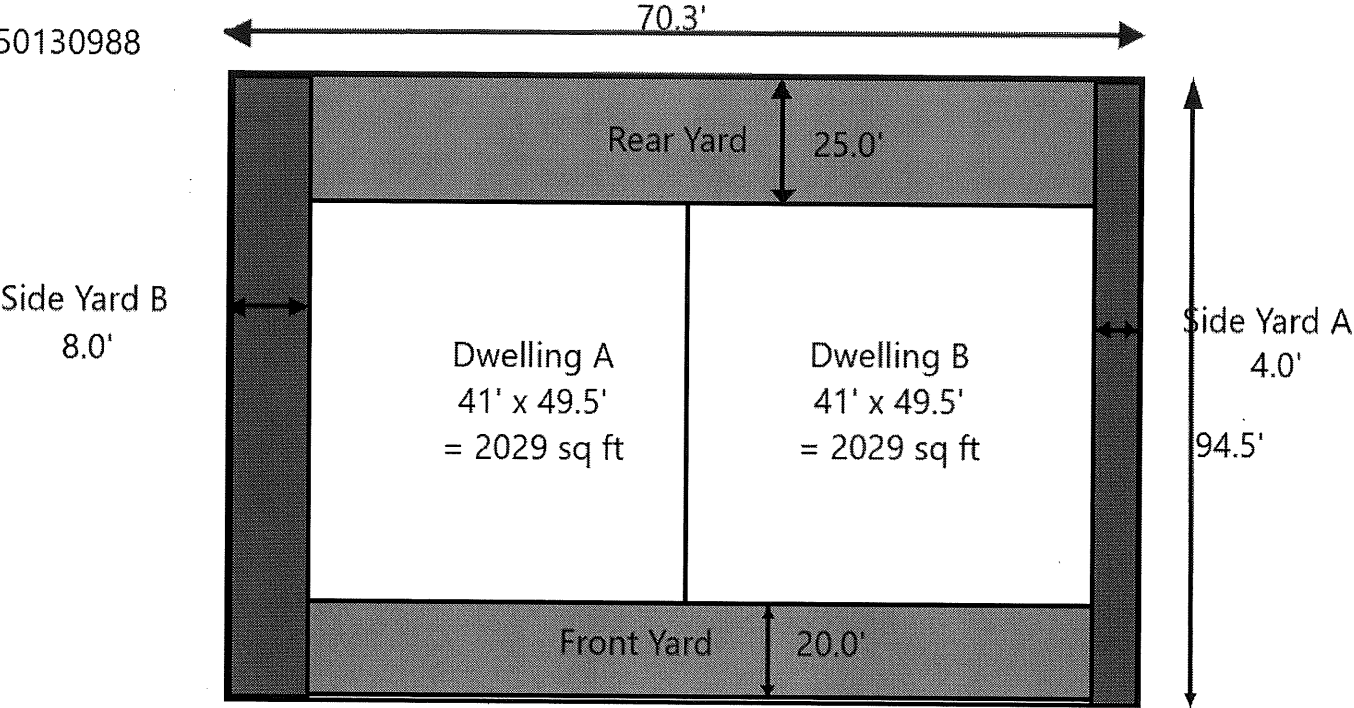
COMM

PP

70.3'

Fence

PID 50130988



SOUTH SIDE OF CENTRAL AVE	
LOT	AREA (ft <sup>2</sup> )
1	3300
2	3300
3	3454
4	3388
5	3300
6	3300
7	3300
8	3300
9	3300
10	3300
11	3300
12	3300
13	3300
14	3300
15	3300
16	3300
17	3300
18	3300
19	3300
20	3500
21	4400
22	3300

NOTRH SIDE OF MACKENZIE AVE	
LOT	AREA (ft <sup>2</sup> )
1	3150
2	3000
3	12674*
4	3150
5	3150
6	5964
7	3150
8	3150
9	3150
10	3150
11	2495
12	3150
13	3150
14	3150
15	8677

SOUTH SIDE OF MACKENZIE AVE	
LOT	AREA (ft <sup>2</sup> )
1	3150
2	3150
3	3150
4	3150
5	3150
6	3150
7	3150
8	3269
9	3150
10	6650
11	5950
12	5928
13	6006
14	2917
15	3150
16	3150
17	3150
18	4700

NORTH SIDE OF MANN AVE	
LOT	AREA (ft <sup>2</sup> )
1	5428*
2	3325
3	3150
4	3150
5	3150
6	3150
7	3150
8	5400
9	10800
10	6300
11	6365
12	6258
13	3600
14	3150
15	3325
16	3150
17	3150

\*Provincial Housing

OUR LOT - 6643.35

Total number of Lots = 70 (2 lots for Provincial Housing)

Total number of lots to be subdivided (less than 4004ft<sup>2</sup>) = 13

**% of lots are experiencing the same difficulty in the area =  $13/70 = 19\%$**