

**Notice of Fulfillment of Condition(s)**  
**Agreement of Purchase and Sale**

**BUYER:** ..... **Fernando Gonzalez** ..... & ..... **Adam Barrieau** .....  
**SELLER:** ..... **SAVANNA TORRINHA** ..... & ..... **PHILIP TORRINHA** .....  
**REAL PROPERTY:** **100** ..... **BROCKVILLE** Street .....  
..... **Smiths Falls** ..... **ON** ..... **K7A 3Y2** .....

In accordance with the terms and conditions of the Agreement of Purchase and Sale dated the ..... **9** ..... day of ..... **October** .....  
20<sup>**24**</sup>....., regarding the above property, I/We hereby confirm that I/We have fulfilled the condition(s) which read(s) as follows:  
**This Offer is conditional upon the Buyer arranging/determining, at the Buyer's own expense:**

- a) A new first Charge/Mortgage satisfactory to the Buyer in the Buyer's sole and absolute discretion.**
- Unless the Buyer gives notice in writing delivered to the Seller personally or in accordance with any other provisions for the delivery of notice in this Agreement of Purchase and Sale or any Schedule thereto not later than 11:59PM on the 1st day of November 2024, this Offer shall become null and void and the deposit shall be returned to the Buyer in full without deduction. These conditions are included for the benefit of the Buyer and may be waived at the Buyer's sole option by notice in writing to the Seller as aforesaid within the time period stated herein. The Seller agrees to allow vacant access to the subject property to the Buyer or the Buyer's agent for the purpose of satisfying these conditions.

All other terms and conditions in the aforementioned Agreement of Purchase and Sale to remain unchanged.

For the purposes of this Notice of Fulfillment of Condition, "Buyer" includes purchaser and "Seller" includes vendor.

DATED at ..... **Ottawa** ..... Ontario, at ..... **4:00** ..... this ..... **30** ..... day of ..... **October** ..... 20<sup>**24**</sup> .....  
(a.m./p.m.)

SIGNED, SEALED AND DELIVERED in the presence of: IN WITNESS whereof I have hereunto set my hand and seal: **Oct 30, 2024, 04:24 PM EDT**  
.....  
(Witness) ..... (Buyer/Seller) **Fernando Gonzalez** ..... (Seal) (Date)  
.....  
(Witness) ..... (Buyer/Seller) **Adam Barrieau** ..... (Seal) (Date) **Oct 30, 2024, 04:25 PM EDT**

Receipt acknowledged at ..... this ..... day of ..... **10/30/2024 | 4:33 PM EDT** ..... 20 ..... by:  
(a.m./p.m.)  
**Nick Lalonde**  
Print Name: ..... Signature: .....  
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