

CONTRACT OF PURCHASE AND SALE ADDENDUM

MLS No: _____

Date: _____, 20____

RE: ADDRESS: #____ - 9885 Pinnacles Road, Silver Star Mountain, B.C.
LEGAL DESCRIPTION: Strata Lot _____, Strata Plan KAS3783, DL 1355, ODYD

FURTHER TO THE CONTRACT OF PURCHASE AND SALE DATED _____, 20____

MADE BETWEEN: _____ AS BUYER, AND

PINNACLES SUITE HOTELS INC. and BLUE FLAMINGO HOLDINGS INC. AS SELLER AND COVERING THE ABOVE-MENTIONED PROPERTY, THE UNDERSIGNED HEREBY AGREE AS FOLLOWS:

1. If the Property has been rented by the Seller for any period of time extending past the Completion Date the Buyer shall on the Completion Date enter into the Rental Management Agreement of the Seller with respect to the honoring by the Buyer of such rentals entered into by the Seller;
2. The Buyer will pay Harmonized Sales Tax ("HST") in addition to the Purchase Price on the Completion Date unless the Seller is lawfully relieved from the obligation to collect HST as a result of the HST status of the Buyer and the intended use of the Property by the Buyer.
3. The Property is offered for sale pursuant to a disclosure statement dated December 17, 2009 and Amendment thereto dated April 6, 2010 (the "Disclosure Statement"). The Buyer acknowledges that it has received a copy of and has been given an opportunity to read the Disclosure Statement and has signed a receipt for the Disclosure Statement and provided the signed receipt to the Seller.

X _____
(Witness)

X _____
(Buyer) Print Name:

X _____
(Witness)

X _____
(Buyer) Print Name

X _____
(Witness)

X _____
(Seller) Pinnacles Suite Hotels Inc.
Print name:

X _____
(Witness)

X _____
(Seller) Pinnacles Suite Hotels Inc.
Print name:

X _____
(Witness)

X _____
(Seller) Blue Flamingo Holdings Inc.
Print name:

X _____
(Witness)

X _____
(Seller) Blue Flamingo Holdings Inc.
Print name:

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PINNACLES SUITE HOTELS INC. and BLUE FLAMINGO HOLDINGS INC. AS SELLER AND COVERING THE ABOVE-MENTIONED PROPERTY, THE UNDERSIGNED HEREBY AGREE AS FOLLOWS:

A. Status of the Strata Corporation

The Buyer acknowledges that the strata corporation was created at the time the Seller filed the strata plan of subdivision and no Strata Corporation or Council minutes, financial history or other like or similar strata documentation is available until such time as the First Annual General Meeting is held. The Buyer is referred to the Seller's Disclosure Statement and Amendment thereto for matters relating to the estimated interim operating budget, Bylaws, Rental Disclosure Statement and other strata matters.

B. Size of Property:

The area of the Property is shown on the Strata Plan and the Form V Schedule of Unit Entitlement in square metres rounded to the nearest whole number and represents the habitable square area of the Property. If the Property contains "loft" areas the loft has not been included in the calculation of habitable square area.

X _____
(Witness)

X _____
(Buyer) Print Name:

X _____
(Witness)

X _____
(Buyer) Print Name

X _____
(Witness)

X _____
(Seller) Pinnacles Suite Hotels Inc.
Print name:

X _____
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