

UNRESERVED*

REAL ESTATE AUCTION

Late Addition

Luxurious Model Townhome

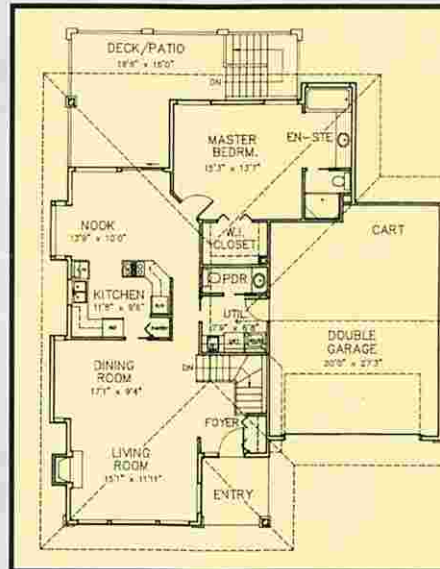
"The Villas" Shuswap Lake, British Columbia

Located on the Trans Canada Highway, 16 Miles West of Salmon Arm and 55 Miles East of Kamloops on Shuswap Lake.
If unable to attend please register for telephone or Internet bidding.

AUCTION TO BE HELD ON SITE

Wednesday, October 22nd, 1997 at 4:30 p.m.

Model Floor Plan



Main Living Area	1230 Sq. Ft.
Basement	1180 Sq. Ft.
Dbl. Garage/Golf Cart	546 Sq. Ft.
Covered Sundeck	152 Sq. Ft.
Open Sundeck	93 Sq. Ft.

- Spacious Living & Dining Area
- Vaulted & Tiled Entry • Elegant Master Suite
- Powder Room • Laundry & Utility Room
- Nook • Pantry • 9 Ft. Ceilings
- Double Concrete Driveway

A beautiful vaulted ceiling Living Room sits adjacent to the foyer, and just behind a large Dining Room will showcase your furniture. The cheery Kitchen is open to a Nook surrounded by glass and spills out to a covered sundeck. The elegant Master Suite has the extra space you've always dreamed of. And with the walk-in closet, there may even be enough space for his clothes!

Lot 15 Strata Plan KAS 13, 14, OF LOT 44 PLAN 29413, SEC. 18, TWP. 22, RGE. 10, K.P.D.Y.D.

Presented By...



CANADIAN AUCTION GROUP

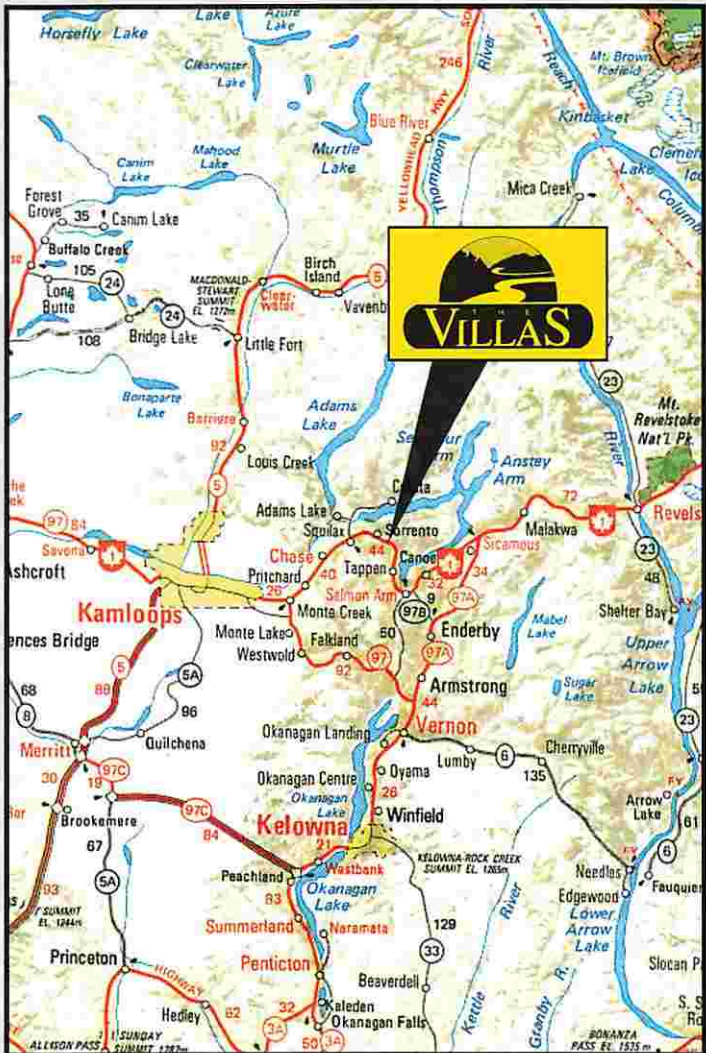
and



Apple Auction Corporation

REAL ESTATE AUCTIONS

* Property will be sold regardless of price over existing debt of \$212,000.00. The purchaser to pay out debt on closing.



TERMS AND CONDITIONS

Type of Auction – Unreserved to existing debt of \$212,000.00. The highest bid that exceeds the debt amount will buy the property regardless of price. Purchaser to payout debt amount on closing.

Deposit – 10% of the purchase price is required on auction day payable to the vendor's lawyer, Gillespie Renkema Burke, in trust. This amount is non-refundable and is applied to the purchase price on closing.

Buyer's Premium – The purchaser shall pay a premium equal to 3% of the high bid price. This amount will be added to the final bid and inserted in the Agreement for Purchase and Sale to determine the total purchase price payable to the seller.

Property Condition – Each Property is being sold "as is" with no warranties, guarantees or representations. The property information contained in this brochure and conveyed otherwise, has been obtained from reliable sources believed to be accurate, but is not guaranteed. It is recommended that purchasers inspect the properties and related information. Consolidated Disclosure statements are available at sale site.

Conduct of Auction Sale – All aspects of auction are at the discretion and direction of the auctioneer. Announcements made by the auctioneer will take precedent over any other printed material.

Absentee Bids/Telephone/Internet Bids – If unable to attend the sale, you may provide instructions to appoint an agent to bid on your behalf or you may attend the auction by telephone or by Internet. Call (250) 861-9088.

Viewing and Property Information – Please visit The Villas anytime or contact the vendor for additional information. The vendor and auction company will be on site October 19, 1997 from 2:00 to 4:00 p.m.

VENDOR: JAGUAR HOMES LTD.
AUCTIONEERS: Landon Lovig and Brian Lovig
 CERTIFIED REAL ESTATE AUCTIONEERS
 Ron Coyne (Sales and Ring)

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CANADIAN AUCTION GROUP

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Apple Auction Corporation

REAL ESTATE AUCTIONS

"We specialize in Real Estate Auctions...it's our only business."

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