

Appendix “A”
Terms and Conditions of Offer to Purchase
12 Kipping Avenue

Subject Property:	Parcel of vacant land, known municipally as 12 Kipping Avenue
Legal Description	Part of Lots 76, 77 and 78, Block A, Plan 886, Toronto, designated as Part 11 on Reference Plan 64R-16146
Purchaser:	Faustino Pereira Augusto
Recommended Sale Price:	\$16,000.00
Deposit Received:	\$1,600.00 (Bank Draft)
Irrevocable Date:	May 29, 2007
Closing Date	30th day following expiry of the Due Diligence Period (Due Diligence Period is 45 days from date of acceptance)
Easement to Hydro One Networks Inc:	The Purchaser agrees to accept title to the Property subject to an easement to be granted by the City to Hydro One Networks Inc., in, over and under the entire Property.
Terms:	Cash or certified cheque on closing, plus GST (if applicable), subject to the usual adjustments