

APPENDIX "A"

Terms and Conditions – 129 Peter Street

Owner:	Alderley Edge Investments Inc.
Location:	129 Peter Street, Toronto (as shown on Appendix "B")
Legal Description:	Part Town Lot 19, N/S Richmond Street Plan, in the City of Toronto (formerly Town of York) designated as PIN 214120220 under the Polaris property identification system
Purchase Price:	\$4,640,000.00, plus GST, if applicable
Irrevocable Date:	n/a
Due Diligence:	the earlier of: the date the option to purchase is exercised by the City; and May 31, 2007
Closing Date:	30 days following exercise of the option to purchase by the City, which closing date may be extended by the City for an additional 15 days.
Deposit:	\$210,000.00
Conditions:	Satisfactory results of Due Diligence Condition

COSTS

Payments to Vendor:		
	Purchase Price	\$4,640,000.00
City's Closing Costs:		
	Land Transfer Tax and Registration costs	\$68,175.00
	GST on Purchase Price	\$278,400.00
	Registration Costs	\$100.00
	Total Costs	\$367,775.00
Cost to City Net of GST		\$4,708,275.00