

Appendix "A"

Terms and Conditions of Offer to Purchase

Property:	Portions of 33 & 37 Olive Avenue and 28 & 32 Holmes Avenue
Legal Description:	Part of PIN 10080-0079 (LT) and part of PIN 10080-0080 (LT), being parts of Lots 95 and 96 on Plan 2282 Township of York, City of Toronto and Part of PIN 10080-065 (LT) and part of PIN 10080-0066 (LT), being parts of Lots 77 and 78 on Plan 2282 Township of York, City of Toronto, and shown as Parts 1 and 2 on Sketch No. PS-2007-169
Purchaser:	Great Land (Olive) Inc
Recommended Sale Price:	\$655,929.79
Deposit:	\$65,592.97 (Certified Cheque)
Irrevocable Date:	70 th day following execution of the Offer to Purchase by the Purchaser
Closing Date:	30 th day following expiry of 45 Day Due Diligence Period
Terms:	Cash on closing, plus GST, (if applicable) subject to the usual adjustments