

Appendix "A"

Terms and Conditions of Offer to Purchase

Property:	Vacant commercial condominium
Legal Description:	PIN 11918-0076 (LT) Unit 17, Level 2, PIN 11918-0080 (LT) Unit 21, Level 2, PIN 11918-0431 (LT) Unit 212, Level A, PIN 11918-0464 (LT) Unit 245, Level A, all of Metro Toronto Condominium Plan No. 918, and their appurtenant interests
Purchaser:	Montego Investments Limited
Recommended Sale Price:	\$72,000.00
Deposit:	\$7,200.00 (Certified Cheque)
Irrevocable Date:	June 11, 2007
Closing Date:	July 11, 2007
Terms:	"As is" Cash on closing, plus GST, (if applicable) subject to the usual adjustments
Listing Broker:	Right At Home Realty Inc.
Selling Broker:	N/A
Commission:	3 per cent, plus GST, payable on closing of the transaction