

## Appendix "A"

### Terms and Conditions of Offer to Purchase

Property:	Parcel of vacant land adjoining 13 Balmuto Street
Legal Description:	Part of Park Lot 9, Concession 1 From the Bay, Township of York being Part of PIN 21109-0169(R), designated as Parts 1 and 2 on Plan 63R-1074
Purchasers:	Bazis International Inc.
Recommended Sale Price:	\$365,000.00
Deposit:	\$36,500.00 certified cheque
Irrevocable Date:	May 25, 2007
Closing Date:	45 <sup>th</sup> day following expiry of the Due Diligence Period (Due Diligence Period is 45 days from date of acceptance)
Terms:	Certified cheque on closing, plus GST, (if applicable) subject to the usual adjustments