

Appendix "A"
Terms and Conditions of Offer to Purchase

Property: Portion of 91 Fairleigh Crescent, Located at the Rear of 53 Park Hill Road

Legal Description: Part of Lots 20 & 21 on Plan 3024, Forest Hill, designated as Part 16 on Plan 63R-3330, and shown approximately as Part 4 on Sketch PS-2007-123

Purchaser: Valerie Grundy

Recommended Sale Price: \$11,000.00

Deposit: \$11,660.00 (Bank Draft)

Irrevocable Date: January 24, 2008

Closing Date: 45 days following the execution date

Terms: Easements in favour of Bell Canada, Toronto Hydro and a sewer easement in favour of the City of Toronto.