

Appendix "A"
Terms and Conditions of Agreement of Purchase and Sale

Subject Property: Northeast corner of Muskoka Avenue and Long Branch Avenue, adjoining 41 Long Branch Avenue

Legal Description: Parcel 7052, Section Township of Etobicoke; Those Parts of Arbour Reserve (also known as Muskoka Avenue) and Long Branch Avenue as shown on Plan M-9 which are enclosed by the production southerly of the westerly limit of Lot 13 in Block G of said Plan and the production of westerly of the southerly limit of said Lot 13; As stopped up and closed by By-law 1475; Etobicoke, City of Toronto

Purchaser: Nada & Stanko Misetic

Recommended Sale Price: \$37,000.00 (net of GST if applicable)

Deposit: \$3,700.00

Closing Date: 30th day following expiry of the Due Diligence period. (Due Diligence period is 45 days from date of acceptance).

Terms: Cash or certified cheque on closing, plus GST (if applicable), subject to the usual adjustments.