

Appendix "A"
Terms and Conditions of Offer to Purchase

Property:	Parcel of City-owned vacant land being a portion of 258 Acton Avenue
Legal Description:	Part of PIN 10176-0394 (LT) being Part of Tillplain Road Plan 1899 Twp of York
Purchaser:	Victor Manuel Ferreira
Recommended Sale Price:	\$375,100.00
Deposit:	\$37,510.00
Irrevocable Date:	70 th day following execution of the Offer to Purchase by the Purchaser
Closing Date:	30 th day following expiry of the Due Diligence Period (Due Diligence Period is 45 days from Date of Acceptance)
Terms:	"As is" Cash on closing, plus GST, (if applicable) subject to the usual adjustments
Listing Broker:	Royal LePage Real Estate Services Ltd., Brokerage
Selling Broker:	Coldwell Banker Hartland Realty Inc.
Commission:	4 per cent, plus GST, payable on closing of the transaction