

Appendix "A"  
Major Terms & Conditions

Owner:	Toronto Catholic District School Board	
Location:	21 Panorama Court	
Legal Description:	Part of the property known municipally as 21 Panorama Court , as described the TCDSB surplus report dated December 4, 2008.	
Approximate Lot Size:	Approximately 2.2 acres	
Improvements:	School Building	
Appraised Value:	\$6,800,000.00	
Due Diligence:	60 days following acceptance by the Toronto Catholic District School Board	
Closing Date:	5 business days following the expiry of the Due Diligence Condition	
Deposit:	\$2.00	
Conditions:	Satisfactory results of the Due Diligence Condition	
	Satisfactory access and parking arrangements	
	Option for TCDSB to re acquire property at end of 20 years for \$1.00	
COSTS:	<u>Payment to Vendor:</u>	
	Sale Price:	\$ 5,110,000, payable in 20 annual instalments
	<u>City's Closing Costs (approximately):</u>	
	Land Transfer Tax (estimated maximum)	\$ 75,000.00
	Environmental Testing	\$ 100,000.00
	Registration Costs	<u>\$ 100.00</u>
	Total Closing Costs	\$ 175,100.00
	Total Acquisition Costs of City	\$5,285,100.00