

**Appendix “A”**  
**Terms and Conditions of Land Exchange between**  
**City of Toronto (“City”)**  
**and**  
**Ryerson University (“Ryerson”)**

Lands to be conveyed to City:	Part of PIN 21101-0147, being part of Lots 77 and 78 on Plan 22A, and part of Victoria Street Lane on Plan 22A as closed by By-law No. 292-78 (Instrument CT296566), and as approximately shown as Part 2 on Sketch No. PS-2008-064.
Lands to be conveyed to Ryerson:	Part of PIN 21101-0104, being part of Victoria Street Lane on 22A as closed by By-law No. 292-78 (Instrument CT296566), and approximately shown as Part 1 on Sketch No. PS-2008-064.
Consideration:	\$2.00
Closing Date:	30 <sup>th</sup> day following expiry of the Requisition Period or at such earlier or later date as the parties, or their respective solicitors, may mutually agree in writing.
Other Terms:	<p>The fair market value of each of the City Lands and the Ryerson Lands is \$665,000.00.</p> <p>Ryerson shall pay all Land Transfer Taxes and GST payable in connection with the transfer of the City Lands to Ryerson and in connection with the transfer of the Ryerson Lands to the City.</p> <p>Ryerson shall pay costs of preparation and deposit of the reference plan and costs of registration of the transfer of the City Lands to Ryerson and the transfer of the Ryerson Lands to the City.</p> <p>Ryerson will accept title to the City Lands on an “as is” basis and, on closing, will execute and deliver a release in favour of the City in respect of all loss, cost, damage, liability or actions relating to the environmental condition of the City Lands.</p> <p>On closing, Ryerson will, at its sole cost and expense, provide the City with its solicitor’s title opinion, in form and content satisfactory to the City Solicitor, confirming that the City is acquiring good and marketable title to the Ryerson Lands in fee simple, free and clear from all encumbrances of any kind, save and except any encumbrances which are satisfactory to the General Manager of Parks, Forestry and Recreation and the City Solicitor, in their sole and absolute discretion.</p>