

TERMS AND CONDITIONS OF TRANSFER FOR ALL PROPERTIES

1. Closing on dates to be agreed by the parties.
2. Properties being transferred “as is,” for nominal consideration, with Build Toronto to assume and be responsible for any and all liabilities arising from or connected with the state, quality, matter or condition of the properties, whether or not known, including, but not limited to, any expense or costs incurred in connection with or relating to the environmental condition of the properties.
3. Build Toronto will be responsible for all costs associated with development.
4. Build Toronto will pay any applicable Land Transfer Tax, GST, registration charges that would normally be for the account of the purchaser in a transaction of purchase and sale, and other taxes and costs.
5. Build Toronto will provide such usual closing documents as the City and the TTC, as applicable, may require.
6. The City and TTC make no representations about permitted use, zoning, Official Plan designation or any similar matter.
7. Build Toronto will obtain from any purchaser or tenant of the properties an agreement releasing Build Toronto, the City and the TTC, as applicable, from liability for environmental contamination, and an indemnity in favour of Build Toronto, the City and the TTC, as applicable, in respect of claims arising on the basis of environmental contamination.
8. Nothing in the transfer agreement will interfere with the exercise by the City or the TTC, as applicable, of all of its rights as a municipality or commission, or prejudice the City or TTC in carrying out its statutory rights and responsibilities, including planning rights and responsibilities.
9. No dealings between the City or the TTC, as applicable, and Build Toronto as parties to the transfer agreement will relieve Build Toronto from the responsibility of discharging its obligations imposed by any shareholder direction, statute, regulation, by-law or in any other lawful manner.
10. Build Toronto will consult with the local councillor in planning the development of the properties.

120 Grangeway Avenue

BACKGROUND

The property is situated east of McCowan Road, and bounded on the north by a Progress Avenue grade separation, on the west and south by the ramp from Bushby Drive to northbound McCowan Road, and on the east by Grangeway Avenue. The majority of the property was expropriated by the former Borough of Scarborough in 1970. It consists of a large tract of vacant land municipally known as 120 Grangeway Avenue and the existing westbound Bushby Drive to northbound McCowan Road free flow ramp.

DETAILS OF PROPERTY

Legal Description: Part of Lot 23 on Registrar's Compiled Plan 10152 subject to TB38026, together with an easement in AT11811 and shown as Parts 1, 5, 7, 8, 10, 11, 16 and 17 on Sketch No. PS-2006-116a

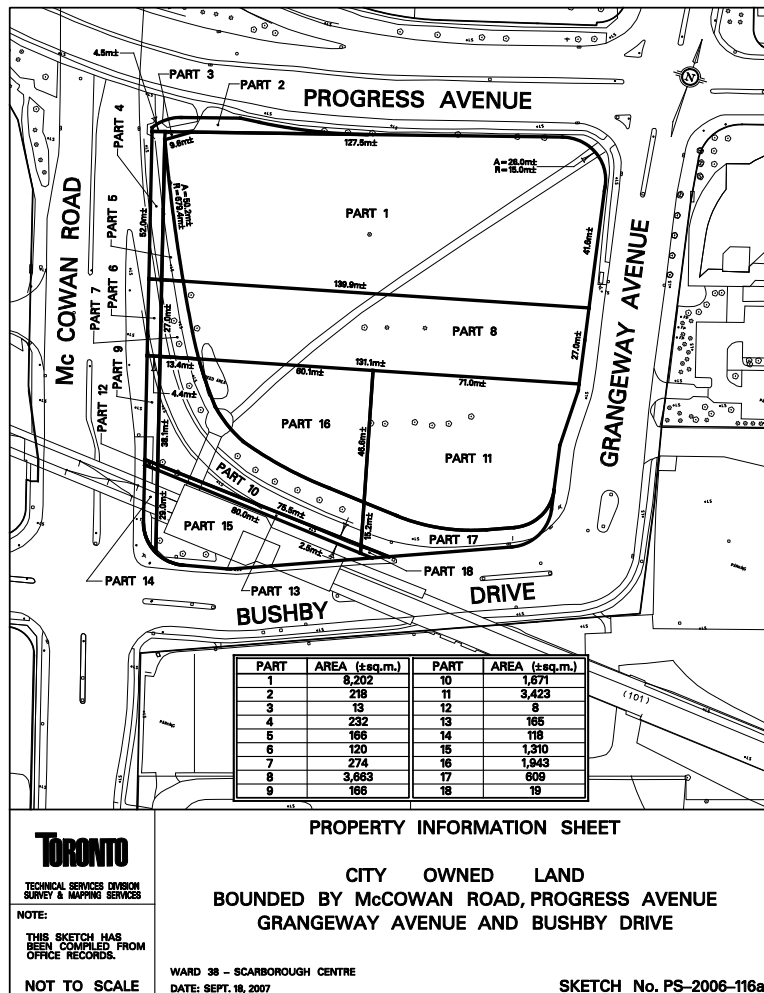
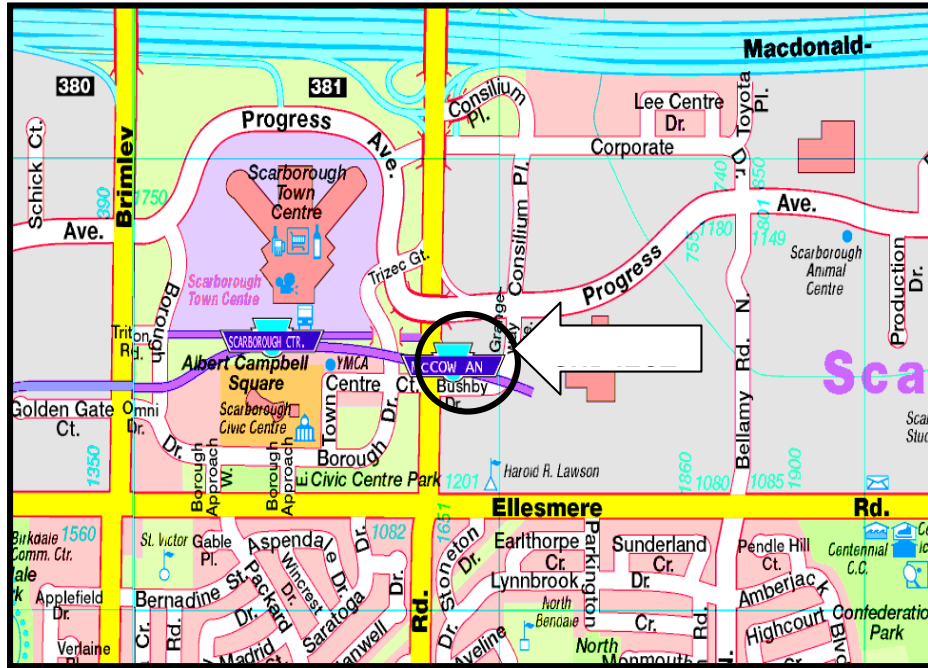
Approximate Site Area: 19,951 m² (4.9 ac)

TERMS AND CONDITIONS OF TRANSFER

1. Build Toronto will address the affordable housing interest in this property subject to the terms of a general agreement to be entered into by Build Toronto and the Deputy City Manager responsible for the Affordable Housing Office in respect of the delivery of affordable housing by Build Toronto, including number of units, locations, and financial arrangements, satisfactory to the Deputy City Manager responsible for the Affordable Housing Office.
2. Build Toronto acknowledges that:
 - a. the property is subject to the Scarborough City Centre Policies which, among other matters, call for a new east/west public road and the removal of the Bushby-McCowan ramp;
 - b. there is an elevated walkway above the Bushby-McCowan ramp for TTC access purposes that may or may not be required in the future, and Build Toronto will be required to accept title to the property subject to the appropriate easements or the retention of stratified fee interests, or grant such easements to the City at no cost;
 - c. there is interest in a community space to be built within any proposed development.

3. TTC to be protected with respect to a future subway route alignment through the property that may be accommodated in the proposed new east/west public road alignment shown as Part 8 on Sketch No. PS-2006-116a, and Build Toronto will be required to accept the property subject to appropriate easements or the retention of stratified fee interests or grant such easements to the City at no cost.
4. Title to the property will be subject to existing interests and to such easements or other interests as are required for existing and future utility installations and municipal services on the property, including, but not limited to:
 - a. Easement requirement for the protection of City fire hydrant(s) and water line located in part of Part 1 on Sketch No. PS-2006-116a.

120 GRANGEWAY- WARD 38



154 Front Street East

BACKGROUND:

154 Front Street East was acquired by the TTC when it acquired the assets of the Toronto Railway Company on February 2, 1925. The property is currently leased. The major tenant is Greyhound Canada, which operates a bus terminal and parcel dispatch at this location.

DETAILS OF PROPERTY

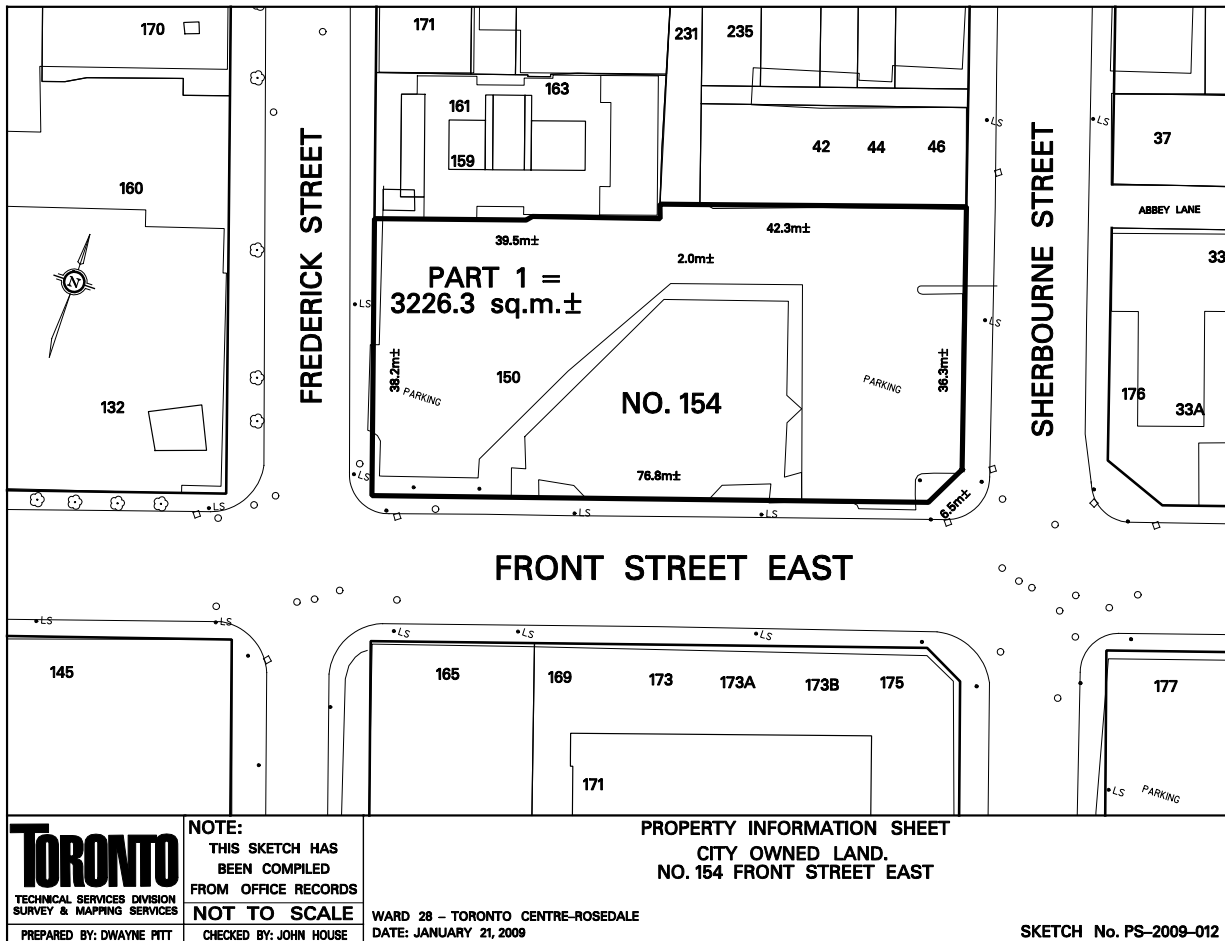
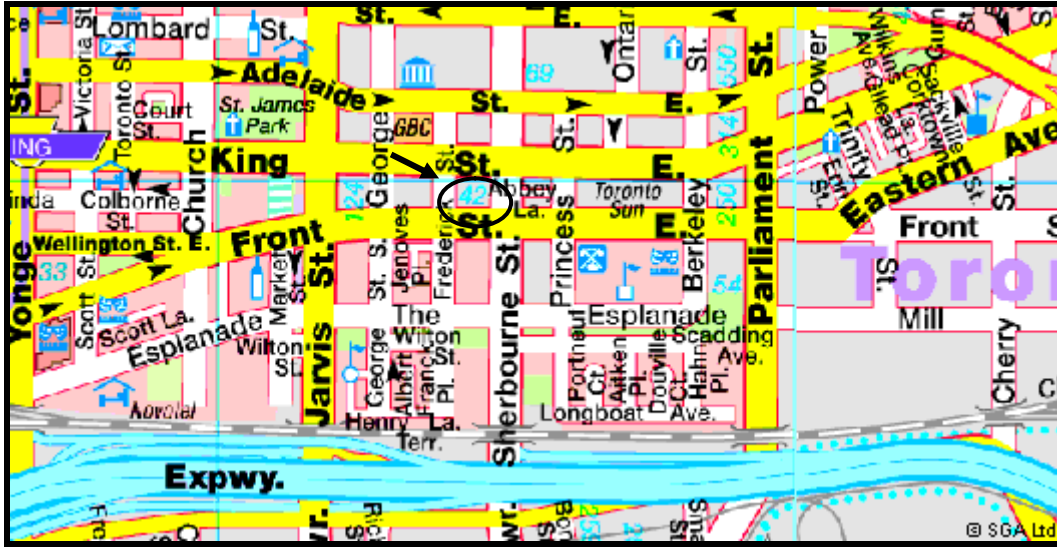
Legal Description: Part of Town Lot 5 North side of Palace Street and Lot 6 North side of Palace Street, Plan Town of York, as in EW117 (Parcel 7) except ES7180, ES58799 & CA797429, City of Toronto, and shown as Part 1 on Sketch No. PS 2009-012

Approximate Site Area: 3,226.3 m² (0.8 acres)

TERMS AND CONDITIONS OF TRANSFER

1. The TTC will be compensated by the City for the loss of operating revenue from the property, based on the actual net revenues of the prior year, commencing on a date agreed by the parties, which will not be before January 1, 2011.
2. TTC will prepare documents and approvals as required by the TTC's By-law No. 2 (Disposal By-law).
3. The TTC will be a party to the transfer agreement, which will include terms satisfactory to the TTC's General Counsel to ensure the retention of those areas and interests required to satisfy the TTC's ongoing operational requirements, financial and legal interests.
4. Build Toronto will assume the existing leases to deal with as it determines.
5. Title to the property will be subject to existing interests and to such easements or other interests as are required for existing and future utility installations and municipal services on the property.

154 FRONT STREET EAST- WARD 28



64-70 Cordova Avenue

BACKGROUND

Located in the former City of Etobicoke, 70 Cordova Avenue was acquired in 1967 by the former Municipality of Metropolitan Toronto (“Metro Toronto”) for the construction of a TTC commuter parking facility (473 spaces) for the Islington Subway Station to the south.

64 Cordova was acquired in 2008 for the development of an additional 30 – 35 parking spaces and currently is grassed vacant land.

DETAILS OF PROPERTY

Legal Description:

64 Cordova

Part of Lot 7, Concession A Clergy Block, described as Part 1, Plan 64R-12182, Etobicoke, City of Toronto, and shown as Part 1 on Sketch No. PS-2009-014

70 Cordova

Part of Lot 7, Concession A Clergy Block, as in EB316877, EB333527 and EB339427; Etobicoke, City of Toronto, and shown as Part 2 on Sketch No. PS-2009-014

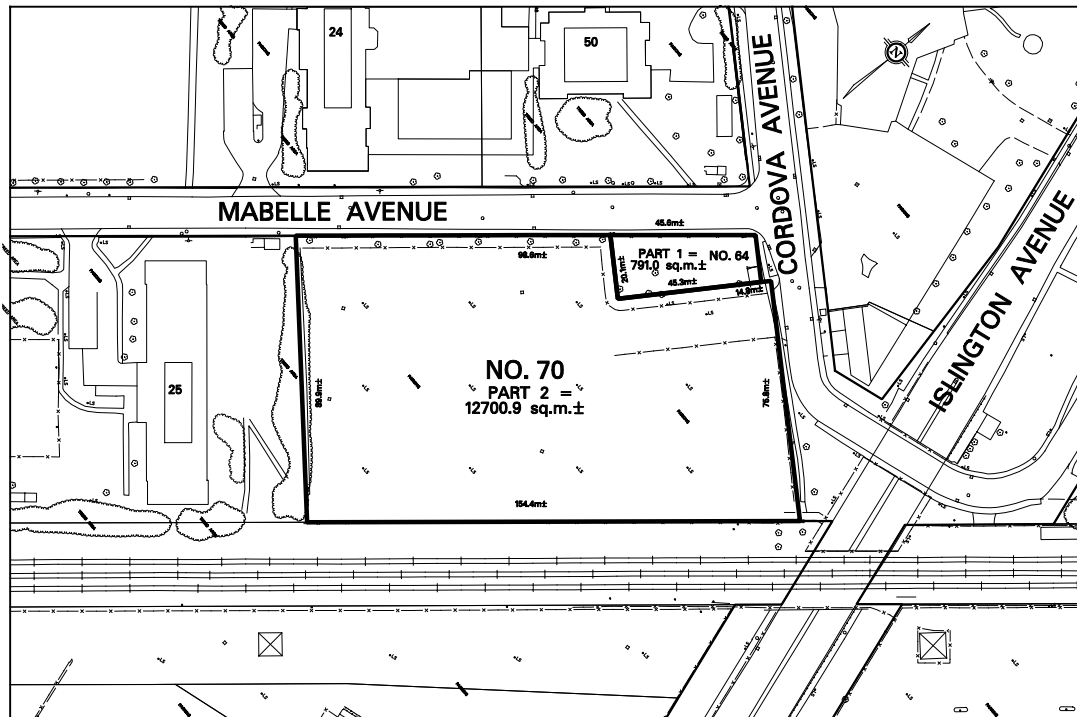
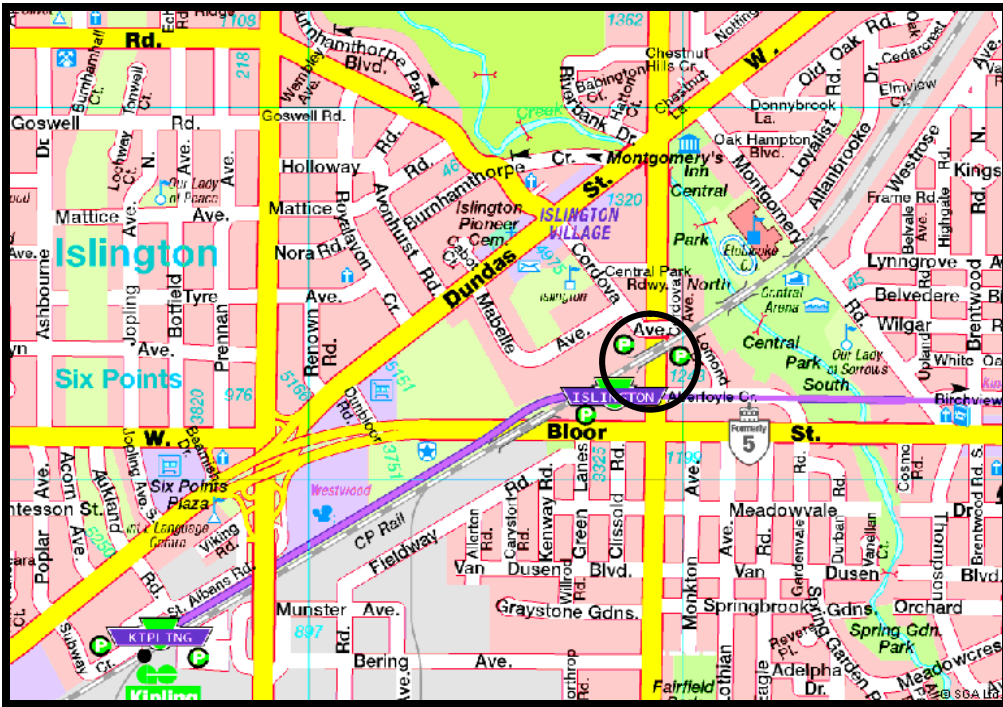
Approximate Site Area: 13,491.9 m² (3.3 acres)

TERMS AND CONDITIONS OF TRANSFER

1. Build Toronto will address the affordable housing interest in this property subject to the terms of a general agreement to be entered into by Build Toronto and the Deputy City Manager responsible for the Affordable Housing Office in respect of the delivery of affordable housing by Build Toronto, including number of units, locations, and financial arrangements, satisfactory to the Deputy City Manager responsible for the Affordable Housing Office.
2. The TTC will be permitted to continue to operate its commuter parking on the property until Build Toronto provides the TTC with reasonable notice to vacate, which notice will not be given prior to January 1, 2011.
3. The TTC will be compensated by the City for the loss of operating revenue from the property, based on the actual net revenues of the prior year, commencing on a date agreed by the parties, which will not be before January 1, 2011.

4. Title to the property will be subject to existing interests and to such easements or other interests as are required for existing and future utility installations and municipal services on the property.

64-70 CORDOVA AVENUE – WARD 5



<p>TECHNICAL SERVICES DIVISION SURVEY & MAPPING SERVICES</p> <p>PREPARED BY: DWAYNE PITT</p>	<p>NOTE: THIS SKETCH HAS BEEN COMPILED FROM OFFICE RECORDS</p> <p>NOT TO SCALE</p>	<p>WARD 5 – ETOBICOKE-LAKESHORE</p> <p>DATE: MARCH 06, 2009</p>	<p>PROPERTY INFORMATION SHEET CITY OWNED LAND NO. 64 CORDOVA AVENUE (PART 1) AND NO. 70 CORDOVA AVENUE (PART 2)</p>	<p>SKETCH No. PS-2009-014</p>
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30 Tippet Road

BACKGROUND

Located in the former City of North York, 30 Tippet Road was acquired in 1964 by Metro Toronto for the construction of the Spadina Expressway. Since 1977 the property has been used as a TTC commuter parking lot, with 645 parking spaces serving the Wilson Subway Station.

DETAILS OF PROPERTY

Legal Description: Part of Block A, Plan 2466 Township of Toronto, Part 10 RS896; Part of Lot 2 Plan 4402 North York, Part 4 Expropriation Plan 7298 (NY448025) except Part 1 RS744, Toronto, designated as Part 1 on Plan 64R-6322, and shown as Part 1 on Sketch No. PS-2009-032

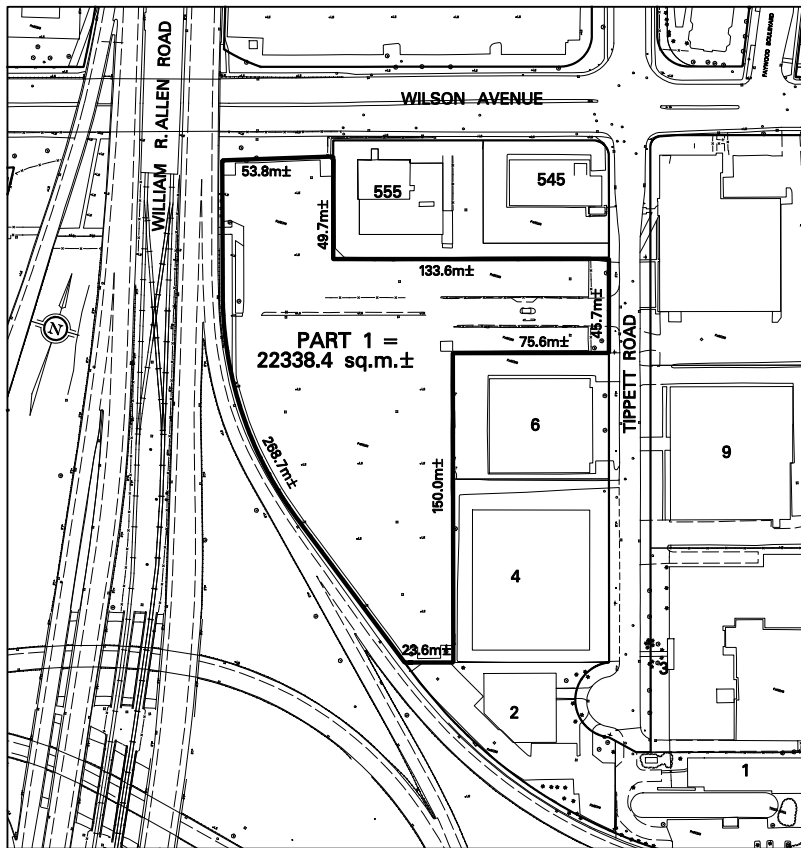
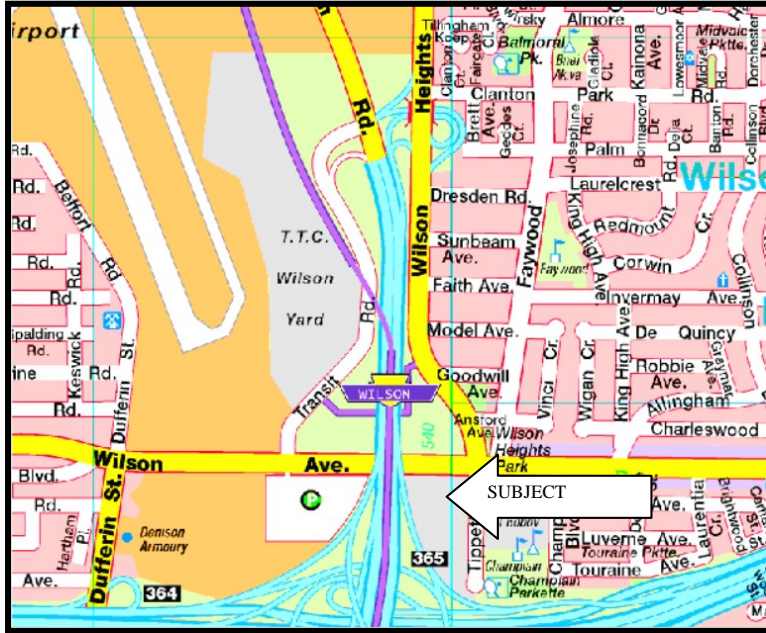
Approximate Site Area: 22,338 m² (5.5 acres)

TERMS AND CONDITIONS OF TRANSFER

1. Build Toronto will address the affordable housing interest in this property subject to the terms of a general agreement to be entered into by Build Toronto and the Deputy City Manager responsible for the Affordable Housing Office in respect of the delivery of affordable housing by Build Toronto, including number of units, locations, and financial arrangements, satisfactory to the Deputy City Manager responsible for the Affordable Housing Office.
2. The TTC will be permitted to continue to operate its commuter parking on the property until Build Toronto provides the TTC with reasonable notice to vacate, which notice will not be given prior to January 1, 2011.
3. The TTC will be compensated by the City for the loss of operating revenue from the property, based on the actual net revenues of the prior year, commencing on a date agreed by the parties, which will not be before January 1, 2011.
4. Build Toronto acknowledges that:
 - a. the property is subject to Official Plan Employment Area E policies that encourage site improvements related to buffering;
 - b. policies related to the airport flight path and related restrictions affecting this property establish height limitations relative to the operational requirements of the Downsview airport runway. Bombardier Aerospace is currently reviewing their flight path operations, which may result in some modifications to the height limitations.

5. Title to the property will be subject to existing interests and to such easements or other interests as are required for existing and future utility installations and municipal services on the property, including, but not limited to:
 - a. a storm sewer running north-south along the westerly limit of the property will require a 6 m easement for maintenance and access;
 - b. underground hydro cables and an electrical service fronting Tippett Road will require an easement for maintenance and access.

30 TIPPETT ROAD- WARD 10



Toronto
 TECHNICAL SERVICES DIVISION
 SURVEY & MAPPING SERVICES

NOTE:
 THIS SKETCH HAS
 BEEN COMPILED
 FROM OFFICE RECORD.

CHECK BY: JOHN HOUSE
 PREPARED BY: DWAYNE FITZ

PROPERTY INFORMATION SHEET
 CITY OWNED LAND
 AT THE SOUTHEAST CORNER OF W. R. ALLEN ROAD
 AND WILSON AVENUE

WARD 10 - YORK CENTRE
 DATE: MARCH 11, 2009

SKETCH No. PS-2009-032

75 Billy Bishop Way

BACKGROUND

Located in the former City of North York, 75 Billy Bishop Way was originally owned by the Department of National Defence and leased by Metro Toronto for use by the TTC as a commuter parking lot. These Crown lands were acquired by Metro Toronto in 1988. The property is currently used as a TTC commuter parking lot for the Wilson Subway Station.

DETAILS OF PROPERTY

Legal Description: Part of Block A Plan 2466, Township of York, designated as Part 1 of Plan 64R-11594 except Part 9 of Plan 64R-16745, Toronto, and shown as Part 1 on Sketch No. PS-2009-033

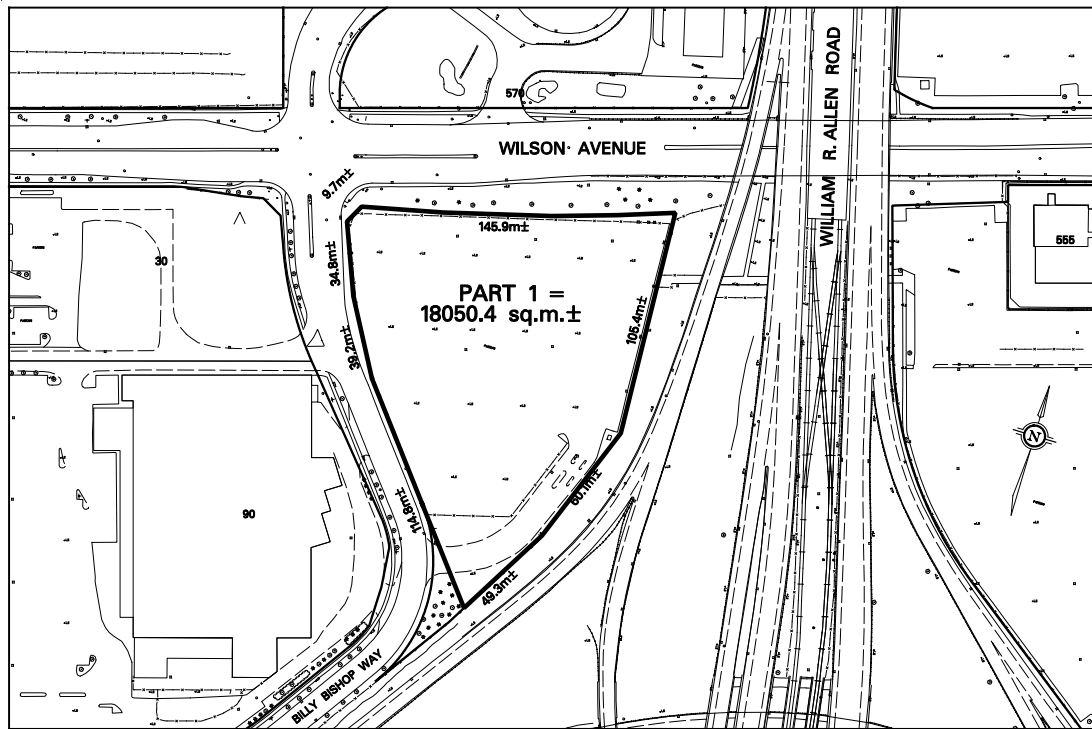
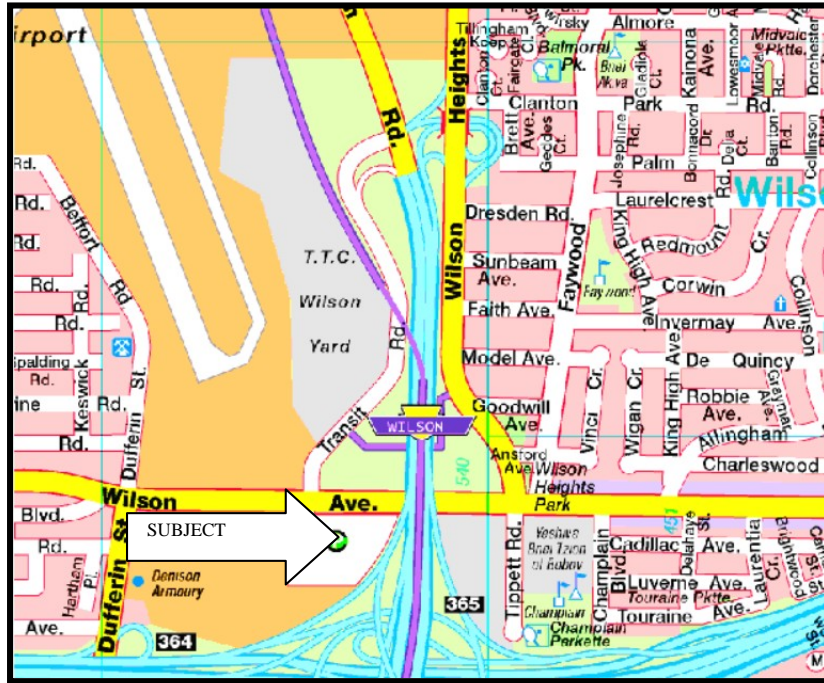
Approximate Site Area: 18,050 m² (4.5 acres)

TERMS AND CONDITIONS OF TRANSFER

1. Build Toronto will address the affordable housing interest in this property subject to the terms of a general agreement to be entered into by Build Toronto and the Deputy City Manager responsible for the Affordable Housing Office in respect of the delivery of affordable housing by Build Toronto, including number of units, locations, and financial arrangements, satisfactory to the Deputy City Manager responsible for the Affordable Housing Office.
2. The TTC will be permitted to continue to operate its commuter parking on the property until Build Toronto provides the TTC with reasonable notice to vacate, which notice will not be given prior to January 1, 2011
3. The TTC will be compensated by the City for the loss of operating revenue from the property, based on the actual net revenues of the prior year, commencing on a date agreed by the parties, which will not be before January 1, 2011.
4. Build Toronto acknowledges that:
 - a. the property is subject to Official Plan Employment Area E policies that encourage site improvements related to buffering;
 - b. policies related to the airport flight path and related restrictions affecting this property establish height limitations relative to the operational requirements of the Downsview airport runway. Bombardier Aerospace is currently reviewing their flight path operations, which may result in some modifications to the height limitations.

5. Title to the property is subject to a restrictive covenant set out in a grant by the Crown to Metro Toronto registered as TB567912 on December 21, 1988 (these lands having been part of the former Canadian Forces Base Downsview) which restricts the height of development on this property. This restriction may be enforced by the owners of lands presently registered to the Department of National Defence, Park Downsview Park, Bombardier and a number of individual owners.
6. Title to the property will be subject to existing interests and to such easements or other interests as are required for existing and future utility installations and municipal services on the property.

75 BILLY BISHOP WAY – WARD 9



Toronto TECHNICAL SERVICES DIVISION SURVEY & MAPPING SERVICES
 PREPARED BY: DWAYNE PITT

NOTE:
 THIS SKETCH HAS BEEN COMPILED FROM OFFICE RECORDS
NOT TO SCALE
 CHECKED BY: JOHN HOUSE

PROPERTY INFORMATION SHEET
 CITY OWNED LAND
 AT THE SOUTHWEST CORNER OF W. R. ALLEN ROAD AND WILSON AVENUE

WARD 9 – YORK CENTRE
 DATE: MARCH 12, 2009

SKETCH No. PS-2009-033

50 Wilson Heights Boulevard

BACKGROUND

Located in the former City of North York, 50 Wilson Heights Boulevard was part of lands expropriated by Metro Toronto in 1964 for the construction of the Spadina Expressway. The property has been used as a TTC commuter parking lot for the Wilson Subway Station since 1976.

DETAILS OF PROPERTY

Legal Description:

Lots 12, 45-47, 61-68 Plan 3471 North York; Part of Lots 8-11, 13-15, 18, 44, 48-50, 59-60, 72-86 Plan 3471; Part of lane Plan 3471 closed by NY225369; Part of Arthur Ave Plan 3471, also known as Ansford Ave., closed by NY670162; Part of lots 140-144 Plan 3293 North York; Part of Goodwill Avenue Plan 3293 North York closed by NY670162; and designated as Part 1, Plan 64R-6321, Toronto, and shown as Part 1 on Sketch No. PS-2009-031

Approximate Site Area: 32,369 m² (8 acres)

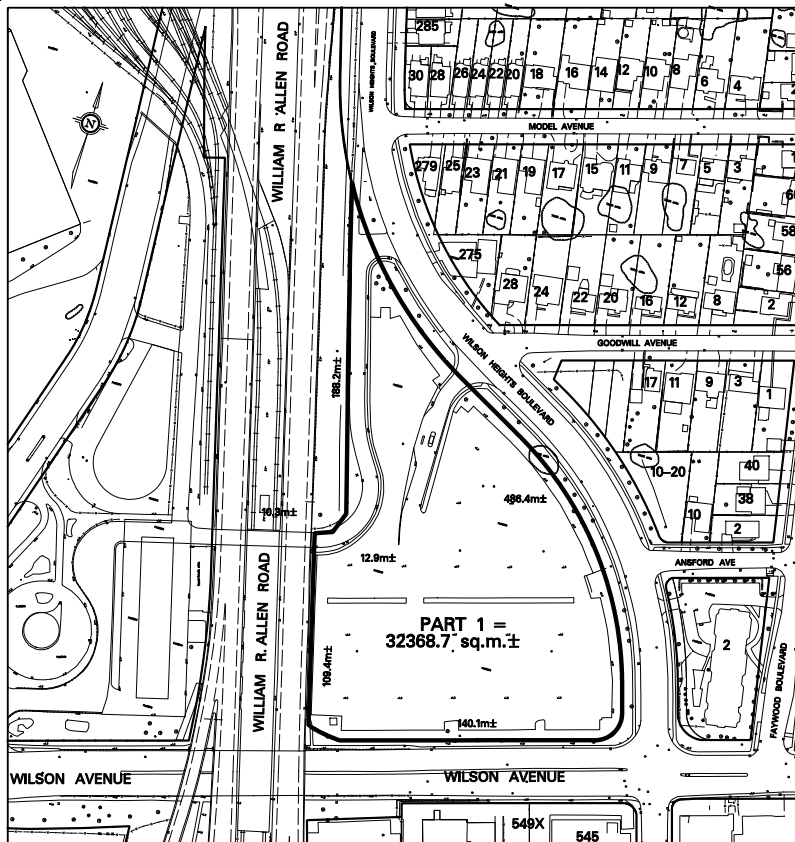
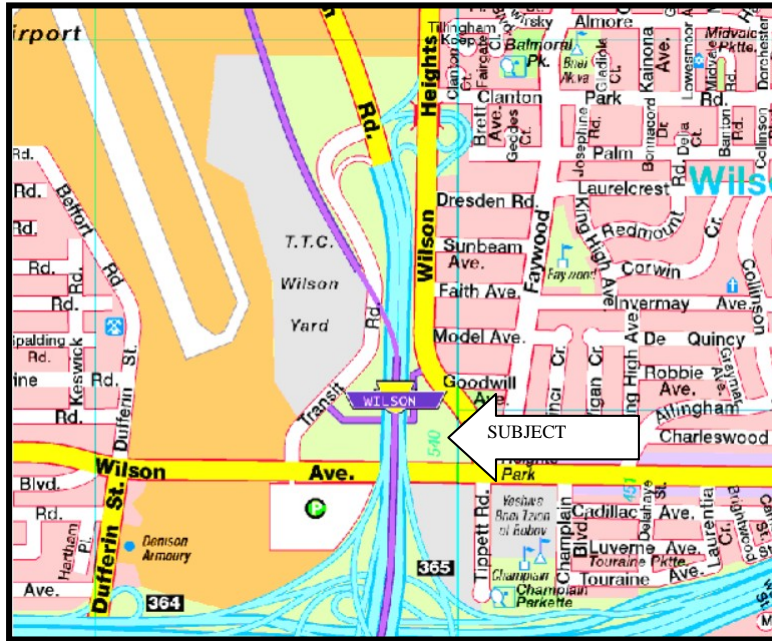
TERMS AND CONDITIONS OF TRANSFER

1. Build Toronto will address the affordable housing interest in this property subject to the terms of a general to be entered into by Build Toronto and the Deputy City Manager responsible for the Affordable Housing Office in respect of the delivery of affordable housing units by Build Toronto, including number of units, locations, and financial arrangements, satisfactory to the Deputy City Manager responsible for the Affordable Housing Office.
2. The TTC will be permitted to continue to operate its commuter parking on the property until Build Toronto provides the TTC with reasonable notice to vacate, which notice will not be given prior to January 1, 2011.
3. The TTC will be compensated by the City for the loss of operating revenue from the property, based on the actual net revenues of the prior year, commencing on a date agreed by the parties, which will not be before January 1, 2011.
4. Build Toronto acknowledges that:
 - a. the property is subject to Official Plan Employment Area E policies that encourage site improvements related to buffering;
 - b. policies related to the airport flight path and related restrictions affecting this

property establish height limitations relative to the operational requirements of the Downsview airport runway. Bombardier Aerospace is currently reviewing their flight path operations, which may result in some modifications to the height limitations.

5. TTC may require an access easement across the property for connection to the Wilson subway station under William R. Allen Road and Build Toronto shall grant such easement at no cost.
6. Title to the property will be subject to existing interests and to such easements or other interests as are required for existing and future utility installations and municipal services on the property, including, but not limited to:
 - a. a 12 meter wide easement for maintenance of 375 mm and 1650 mm storm sewers;
 - b. a 6 meter wide easement for maintenance of a 375 mm sanitary sewer along Wilson Avenue;
 - c. an easement for a hydro substation and underground cable on the property;
 - d. an abandoned 900 mm watermain and other services running east-west through the property in the former Ansford Avenue and Goodwill Avenue.

50 WILSON HEIGHTS BLVD – WARD 10



Toronto
 TECHNICAL SERVICES DIVISION
 SURVEY & MAPPING SERVICES

NOTE:
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 BEEN COMPILED
 FROM OFFICE RECORD.

CHECK BY JOHN HOUSE
 PREPARED BY DWAYNE RITT

PROPERTY INFORMATION SHEET
 CITY OWNED LAND
 AT THE NORTHEAST CORNER OF W. R. ALLEN ROAD
 AND WILSON AVENUE

WARD 10 - YORK CENTRE
 DATE: MARCH 11, 2009

SKETCH No. PS-2009-031