

Appendix "A"
Terms and Conditions

Subject Property: Rear of 79 Niagara Street

Legal Description: Part of block A, Plan 655, City West, designated as Part 15 on Plan 64R-15954, City of Toronto

Purchaser: Antonio Zerrudo Villanueva and Marion Teresa Villanueva

Recommended Sale Price: \$9,784.71 (net of GST)

Deposit Received: \$978.47 (Certified Cheque)

Irrevocable Date: February 22, 2009

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