

Appendix "A"
Terms and Conditions
Sale of Vacant Land between 117 and 121A Evans Avenue

Subject Property:	Vacant land between 117 and 121A Evans Avenue
Legal Description:	Lot 24, Plan 2171, Etobicoke, City of Toronto
Purchaser:	Andrew M. Ceccato
Recommended Sale Price:	\$256,200.00
Deposit Received:	\$26,250.00 (bank draft)
Irrevocable Date:	April 22, 2010
Closing Date:	May 12, 2010
Terms:	"As is" Cash on closing, plus GST (if applicable), subject to the usual adjustments.
Listing Broker:	Re/Max Elite Real Estate Inc., Brokerage
Selling Broker:	Intercity Realty Inc.
Commission:	4 per cent, plus GST, payable on closing of the transaction