

Appendix “A”
Terms and Conditions of Offer to Purchase

Property:	11 Spadina Road, Toronto
Legal Description:	Part of PIN 21212-0008 (LT) Part of PCL 9-1, Section M2; Part Lot 9 E/S Spadina Road, Plan M2 designated as Parts 3 and 4 on Plan 66R-23383
Easement:	Easement to be reserved in Part 3, Plan 66R-23383 for transit purposes
Purchaser:	Akram Bousaleh
Recommended Sale Price:	\$761,100.00
Deposit:	\$38,500.00
Irrevocable Date:	May 7, 2010
Closing Date:	July 16, 2010
Terms:	<ul style="list-style-type: none">(i) “As is”(ii) Cash on closing, plus GST (if applicable) subject to the usual adjustments;(iii) Purchaser to enter into a Heritage Easement Agreement in the City’s required form; and(iv) Purchaser to enter into a Transit Agreement in respect of transit operations in the vicinity of the Property in the City’s required form.