

Appendix "A"
Terms and Conditions
Sale of Vacant Land at 47 Terrace Avenue

Subject Property: Vacant Land at 47 Terrace Avenue

Legal Description: Part of Lots 24, 25 and 26 on Plan 3178, designated as Part 3 on Reference Plan 64R-1480

Purchaser: Gurdhian S. Sidhu

Recommended Sale Price: \$340,000.00

Deposit Received: \$40,000.00 (bank draft)

Irrevocable Date: April 3, 2010

Closing Date: 30th day following expiry of the Due Diligence Period.

Terms: "As is"
Cash on closing, plus GST (if applicable),
subject to the usual adjustments.