

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:	30 th day following expiry of the Due Diligence Period.
Terms:	"As is" Cash on closing, plus GST (if applicable), subject to the usual adjustments.