

Appendix A

Terms and Conditions of Offer to Purchase

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| Property: | Vacant land at the rear of 116 Horsham Avenue |
| Legal Description: | Part of Lot 33 on Plan 2057, Township of York, City of Toronto (formerly North York), shown as Part 2 on Sketch No. PS-2009-087 |
| Purchaser: | Roman Shalmiev |
| Recommended Sale Price: | \$5,000.00 |
| Deposit: | \$500.00 (Bank Draft) |
| Irrevocable Date: | April 6, 2010 |
| Closing Date: | 30 th day following expiry of the Due Diligence period. (Due Diligence period is 45 days from date of acceptance). |
| Terms: | Certified cheque or bank draft on closing, plus GST, (if applicable) subject to the usual adjustments. |