

Appendix A

Terms and Conditions of Offer to Purchase

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| Property: | Part of 28 Bathurst Street, located at the rear of 55 Niagara Street |
| Legal Description: | PIN 21241-0097 (LT) Part of Block A, Plan 655 City West, designated as Part 4 on Plan 64R-15954, City of Toronto |
| Purchaser: | Maria Lourdes Caetano |
| Recommended Sale Price: | \$9,332.62 |
| Deposit: | \$933.26 (Bank Draft) |
| Irrevocable Date: | March 20, 2010 |
| Closing Date: | 30 th day following expiry of the Due Diligence period. (Due Diligence period is 30 days from date of acceptance). |
| Terms: | Certified cheque or bank draft on closing, plus GST, (if applicable) subject to the usual adjustments. |