

Appendix "A"
Terms and Conditions

Subject Property: Vacant Land at the rear of 16 Ripon Road

Legal Description: Part of Lot 295 on Plan M395 and shown as Parts 2 and 5 on Sketch No. PS-2006-151b

Purchaser: Daniel Rajanayagam

Recommended Sale Price: \$25,000.00

Deposit Received: \$2,500.00 (Bank Draft)

Irrevocable Date: July 2, 2010

Closing Date: 30th day following expiry of the Due Diligence period (Due Diligence period is 30 days from acceptance)

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

Easement: In favour of Bell Canada for maintenance of existing aerial plant