

Appendix "A"

Terms and Conditions of Offer to Purchase

Property:	Public Lane extending westerly from Alvin Avenue between 50 and 54 Alvin Avenue
Legal Description:	Lane Plan 601 Deer Park E of Part 3, 63R-1213; City of Toronto (the Lane between 50 and 54 Alvin Avenue, being all of PIN 21123-007 (LT))
Purchaser:	Norie Clare Campbell
Recommended Sale Price:	\$80,000.00
Deposit:	\$8,000.00
Irrevocable Date:	70 th day following execution of the Offer to Purchase by the Purchaser
Closing Date:	45 th day following enactment of the Closing By-law
Balance:	Cash on closing, plus GST/HST, (if applicable) subject to the usual adjustments.
Easement:	Reservation of an easement over the entire Lane for a catch basin and lead at the easterly end of the Lane. Granting of an easement to Bell Canada over the entire Lane for access to an existing pole at the westerly end of the Lane.
Lane Closing Requirements and Sale Conditions:	<ol style="list-style-type: none">1. Purchaser to represent and warrant that it is the sole registered owner of the lands abutting the Lane and that it shall be the sole registered owner of such lands on closing, failing which the agreement of purchase and sale shall be at an end.2. Purchaser shall accept the Lane in "as is" condition and, on closing shall execute and deliver a release in favour of the City, in a form satisfactory to the City Solicitor, in respect of all loss, costs, damages, liability or actions relating to the environmental condition of the Lane.

3. Purchaser shall indemnify the City against all loss, costs, damages or actions including injurious affection claims, resulting from the closure of the Lane as a public lane.
4. Purchaser shall pay all out of pocket expenses that may be incurred by the City as a result of the closure and sale of the Lane and Purchaser shall pay the cost of registering the closing by-law and any other documents necessary or incidental to the closure and sale.
5. Purchaser shall obtain and deposit in the appropriate Land Registry Office, at its sole cost and expense, a reference plan of survey integrated with the Ontario Co-ordinate System, satisfactory to the City Surveyor, which delineates the boundaries of the Lane as one or more separate Parts thereon.
6. Purchaser shall comply with such other terms and conditions as the City Solicitor, the Chief Corporate Officer and the General Manager of Transportation Services may deem advisable to protect the City's interests.