Appendix "A"

Terms and Conditions

Owner:	Toronto District School Board
Location:	1100 Briar Hill Avenue, Toronto
Legal Description:	Being those lands shown on Schedule "SKE" attached hereto measuring approximately 0.37 acres being part of those lands legally described as: Lot 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24 and 25 on Plan 1775, Township of York; Part of Lot 10 on Plan 1775, Township of York; Part of Lot 11 on Plan 1775, Township of York as in Instrument No. CY517881; Part of Lot 12 on Plan 1775, Township of York, Part of Lot 13 on Plan 1775, Township of York as in Instrument No. CY517961; Part of Lot 3 Concession 2 WYS Township of York as in Instrument No. NY263, Instrument No. TY63390, Instrument No. TY50199, Instrument No. TY148885, Instrument No. TY147408, Instrument No. CY517881, Instrument No.CY150024, CY149800, Instrument No. CY149601, Instrument No. CY149469, Instrument No. CY149319, Instrument No. CY149271, Instrument No. CY149177, Instrument No. CY 148886; Lot 2 Concession 2 WYS TWP of York; Toronto (York) City of Toronto, being part of PIN: 10340-0166(LT) in the Land Registry Office of Toronto (No. 66).
Approximate Lot:	1,490 square metres or 0.37 acres.

Improvements: Vacant Portion of School Lands to include the following chattels:

Purchase Price: $1,104,560.00 ($3,000,000 per acre)

Due Diligence: 150 days

Closing Date: 30 business days following the expiry of the Due Diligence Condition

Costs:	Payment to Vendor:	
	Sale Price:	$1,104,560.00
City's Costs (Approximately)		
	Land Transfer Tax	$15,043.46
	H.S.T. (non-refundable):	$2,527.23
	Registration Costs:	$100.00
	Phase I ESA:	$4,715.00
	Phase II ESA:	$15,107.00
	Site Preparation:	$20,000.00
	City's Total Closing Costs (Approximately)	$57,492.69
	Total Closing Costs:	**$1,162,060.00**