Appendix “A”
Terms and Conditions

Subject Property: Portion of Land adjacent to 95 George Anderson Drive being Parts 3, 4 and 5 on Sketch No. PS - 2007-185a

Legal Description: Part of Block F, Plan 4398, North York, Toronto (North York), City of Toronto, Being Part of PIN 10279-0007(LT) shown as Parts 2, 4 and 5 on Reference Plan 66R-24346, subject to the retention of an easement over Part 2 on Reference Plan 66R-24346 for storm sewer purposes and the retention of an easement over Part 5 of Reference Plan 66R-24346 for catch basin.

Purchaser: Kenneth McCallum Mitchell

Recommended Sale Price: $ 65,000.00 (net of GST)

Deposit Received: $ 6,500.00 (certified cheque)

Irrevocable Date: December 30, 2009

Closing Date: 30th day following expiry of the Due Diligence Period. (Due Diligence Period is 45 days from date of acceptance).

Terms: Cash or certified cheque on closing, plus GST (if applicable), subject to the usual adjustments

Easement: Retention of easements in favour of the City over Part 3 for storm sewer purposes and over Part 4 for catch basin purposes as shown on Sketch No. PS 2007-185a.