

Appendix "A"
Terms and Conditions

Subject Property: Rear of 121 Horsham Avenue

Legal Description: Part of Lot 36, Plan 3163, City of Toronto

Purchaser: Mihyang Lee and Yongsoo Ahn

Recommended Sale Price: \$5,000.00 (net of GST)

Deposit Received: \$500.00 (certified cheque)

Irrevocable Date: June 28, 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