

Appendix "A"
Terms and Conditions
of Offer to Purchase

Property: 182 Aylesworth Avenue, Toronto

Legal Description: Lots 162 and 163, Plan 1964, Toronto (formerly Scarborough), Toronto

Purchaser: Dewan Mutaher and Farhana Ahmed

Recommended Sale Price: \$255,500.00

Deposit Received: \$12,775.00 (bank draft)

Irrevocable Date: December 24, 2010

Closing Date: February 23, 2011

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