

Confidential Attachment 2

From: Adam Brown <adam@shermanbrown.com>
Sent: December-13-16 6:49 PM
To: Abbie Moscovich
Cc: Lucy Cameron; Tim Williams
Subject: Please retract and replace the December 6 without prejudice offer with the following - 939 Eglinton Avenue East

I wish to confirm that our client agrees to top up the section 37 payment by 1.4 million, which additional section 37 contribution is based upon the parkland dedication requirement being calculated on the premise that the parkland dedication requirement for the residential/retail portion of the development, applies to the land area associated with the mixed use designated portion of the site, while the parkland dedication for the employment lands, is based upon the land area associated with the employment designated lands. For the purpose of the calculation, the mixed use designated lands and the employment designated lands are to be treated as two separate parcels of land for the purpose of the calculation of parkland requirements.