

SCHEDULE "B" TO THE AGREEMENT OF PURCHASE AND SALE

This Schedule is attached to and forms part of the Agreement of Purchase and Sale between:

BUYER, _____, and
SELLER, _____

For the Purchase and Sale of: 5 Brule Gardens, Toronto, Ontario M6S 4J1

Notwithstanding anything in the preceding pages to the contrary, the following terms and conditions shall apply to the Agreement of Purchase and Sale.

LEGAL DESCRIPTION: PCL 7787 SEC WEST TOWNSHIP OF YORK; LT 38 S E/S BRULE GARDENS PL M539 SWANSEA; PT LT 39 S E/S BRULE GARDENS PL M539 SWANSEA COMM AT THE MOST NLY ANGLE OF SAID LT 38 .THENCE S ELY ALONG THE N ELY LIMIT OF SAID LT 38, 125 FT 7 INCHES. THENCE ELY IN A STRAIGHT LINE 67 FT 9 3/4 INCHES MORE OR LESS TO A POINT IN THE ELY LIMIT OF SAID LT 39 DISTANT 14 FT MEASURED SLY THEREON FROM THE N ELY ANGLE OF LT 39. THENCE SLY ALONG THE ELY LIMITS OF SAID LOTS 39 AND 38, 134 FT 3 1/2 INCHES MORE OR LESS TO THE SLY LIMIT OF LT 38. THENCE WLY ALONG THE LAST MENTIONED LIMIT 67 FT 6 INCHES MORE OR LESS TO THE LIMIT BTN LOTS 37 AND 38 ACCORDING TO THE SAID PL. THENCE N WLY ALONG THE LAST MENTIONED LIMIT 218 FT 10 INCHES MORE OR LESS TO THE S ELY LIMIT OF BRULE GARDENS AS SHOWN ON PL M539. THENCE N ELY ALONG THE LAST MENTIONED LIMIT BEING ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 45 FT, 30 FT 7 INCHES MORE OR LESS TO THE POC; TORONTO , CITY OF TORONTO

CHATELS INCLUDED: Thermador gas stove, Thermador exhaust hood, Panasonic inverter microwave, Thermador French door fridge, Thermador dishwasher, Marvel bar fridge, window coverings, electrical light fixtures, gas-fired combination heating system, two central air conditioning units, garage door remote, Tankless hot water heater.

FIXTURES EXCLUDED: Tesla car charger.

It is understood and agreed that the seller provides no warranties or representations with respect to the condition of the property or any chattels or fixtures included.

Business or banking day is defined as a day other than a Saturday, Sunday or statutory holiday.

It is understood and agreed there will be two (2) access visits no more than 1 hour in length at mutually agreed upon times and will exclude the period 3 business days prior to closing. This will be in addition to any mortgage related inspection by an appraiser.

It is understood and agreed the BUYER shall upon acceptance of this Agreement of Purchase and Sale (a) Deliver a certified cheque, bank draft or send a wire transfer to Royal LePage Real Estate Services Ltd. on account of the deposit or (b) Deliver an uncertified cheque and then exchange it for a certified cheque or bank draft or email receipt of wire transfer by 7:00 p.m. on the first business day following the date of acceptance, failing which the Seller reserves the right in his sole discretion to declare this Agreement of Purchase and Sale null and void by giving notice by email, fax or hand delivery to the Buyer or his agent.

THE BUYER ACKNOWLEDGES that the Feature Sheets, marketing materials and any pre-inspection reports provided by the Listing Broker with respect to this property were ordered and obtained for their respective purposes. The Listing Broker makes no representations or warranties regarding these materials and/or their content. Any reliance on the materials is at the Buyer's sole risk. The Buyer agrees to indemnify and hold harmless the Seller, the Listing Broker and its Sales Representatives for any errors, omissions and any representations, express or implied, contained in the materials.

NOTICES: When not in multiple representation notices pursuant to this Agreement can be received by the SELLER electronically at babiakoffice@gmail.com

Buyer(s) Initials _____

Seller(s) Initials _____