

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: 73 Laws Street, Toronto, ON, M6P2Y8

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: LT 1 PL 1294 WEST TORONTO JUNCTION S/T CA684309; CITY OF TORONTO

Right Of Way. Buyer acknowledges that the property is subject to a right of way to all persons entitled thereto over that portion of said Lot Number One Plan 1294 which is composed of a strip ten feet (10') in width immediately adjoining the northerly boundary of said Lot Number One Plan 1294 to the south, and a strip fifteen feet (15') in width adjoining the easterly boundary of said lot to the west.

Buyer acknowledges that the laneway is across private property and the individuals entitled to use and access this laneway are the owners of the properties municipally described as No. 45, 47, 49, 51, 53, 55, 57, 59, 61, 63, 65, 67, 71, 73 and 75 Laws Street. The entitlement to use the laneway is set out as a specific right of way in each of the deeds for the above-noted properties. The owners of properties located on Clendenan Avenue do NOT have a right to access or use the laneway across the property.

CHATELS INCLUDED: existing electric stove, existing second floor fridge, existing gas stove, all electrical light fixtures.

RENTAL ITEMS: Hot Water Tank.

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.

The parties acknowledge and agree that all closing documentation can be signed electronically and forwarded by email or fax in accordance with the Electronic Commerce Act, 2000, S.O.2000, c.17

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.

The Buyer acknowledges there is no current survey for the property and also acknowledges that the lot dimensions provided by the listing brokerage were obtained from MPAC (Municipal Property Assessment Corporation).

It is understood and agreed the BUYER shall upon acceptance of this Agreement of Purchase and Sale (a) Deliver a certified cheque or bank draft 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 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 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

Paperless Closing: The parties acknowledge and agree that all closing documentation can be signed electronically and forwarded by email or fax.

Transfer of Keys: The parties agree that the keys to the property shall be left in a **lock box at 327 Jane Street**, Toronto. The property and the code to the same is to be provided to the Buyer's lawyer in escrow pending closing of this transaction.

Buyers' Initials _____

Seller's Initials _____

SUBMISSION OF SOCIAL INSURANCE NUMBER-SALE

If interest is to be paid to the beneficial owner of the trust funds per the Trust Deposit Interest Agreement and Direction that forms part of the transaction indicated below, please complete this document and submit with the deposit cheque.

BUYER: _____ and

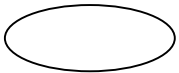
SELLER: _____

for the property known as _____

dated the _____ day of _____, _____.

Buyer's Name: _____

Social Insurance Number _____
(SIN # not required from corporations)



Initials of Buyer(s)