

**SCHEDULE "B" TO THE
AGREEMENT OF PURCHASE AND SALE**
(FOR USE IN THE PROVINCE OF ONTARIO)

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

BUYER, _____, and

SELLER, **Inga Irbeniece and Peter Mukts**

For the Purchase and Sale of: **2 Deforest Road**

CHATELS INCLUDED: Fridge, cooktop stove, built-in oven, washer & dryer in "as is" condition, light fixtures, gas furnace and equipment, central air conditioner and equipment.

The BUYER AGREES TO: (a) Deliver a certified cheque or bank draft to Royal LePage Real Estate Services Ltd. on account of the deposit together with this Agreement of Purchase and Sale; or (b) deliver an uncertified cheque on account of the deposit together with this Agreement of Purchase and Sale and then deliver a certified cheque or bank draft to Royal LePage Real Estate Services Ltd. on account of the deposit prior to 5:00 p.m. on the first weekday following the date upon which this offer is accepted. Upon receipt of the certified cheque or bank draft, Royal LePage Real Estate Services Ltd. will return the uncertified deposit cheque to the Buyer(s).

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.

ELECTRONIC TRANSMISSION: This offer, any counter offer, notice of acceptance thereof, or any notice shall be deemed given and received, if transmitted electronically (via email or to a facsimile number.) Furthermore, the signatures of all parties involved shall be deemed to be original. The transmission of this offer, any counter offer, notice of acceptance or any notice by electronic means, shall be deemed to confirm all parties have retained a true copy of the said paperwork.

LEGAL DESCRIPTION: PCL 6361 SEC WEST TOWNSHIP OF YORK; PT LT 338 N/S VALLEYMEDE RD PL M438 TWP OF YORK COMM AT A POINT IN THE INTERIOR OF SAID LT 338 DISTANT NLY 8 FT AT RIGHT ANGLES FROM THE N LIMIT OF LT 336 ON SAID PL AND DISTANT 35 FT ELY AND AT RIGHT ANGLES FROM THE E LIMIT OF LT 337 ON SAID PL. THENCE ELY PARALLEL TO SAID N LIMIT OF LT 336, 30 FT. THENCE NLY PARALLEL TO THE SAID E LIMIT OF LT 337 107 FT. THENCE WLY PARALLEL TO THE SAID N LIMIT OF LT 336, 30 FT. THENCE SLY PARALLEL TO THE SAID E LIMIT OF LT 337, 107 FT TO THE POB; T/W A ROW OVER PARTS OF LOTS 336, 337 AND 338 ON SAID PL DESCRIBED AS FOLLOWS: COMM AT A POINT ON THE W LIMIT OF SAID LT 337 DISTANT 8 FT MEASURED NLY THEREALONG FROM THE SW ANGLE OF SAID LT 337. THENCE ELY PARALLEL TO THE N LIMIT OF LT 336 A DISTANCE OF 110 FT. THENCE SLY PARALLEL TO THE E LIMIT OF LT 337 AND ITS PRODUCTION SLY 58 FT MORE OR LESS TO THE S LIMIT OF LT 336. THENCE WLY ALONG THE SAID S LIMIT OF LT 336, 110 FT MORE OR LESS TO THE SW ANGLE OF LT 336. THENCE NLY ALONG THE W LIMIT OF LT 336 AND 337, 58 FT MORE OR LESS TO THE POB; PROVIDED THAT THE ERECTION OF SUCH STEPS AS MAY BE REQUIRED OVER THAT PT OF THE SAID ROW BEING COMPOSED OF PT OF LT 338 ACCORDING TO SAID PL M438 MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMM AT A POINT IN THE N LIMIT OF LT 336 ACCORDING TO SAID PL DISTANT 43 FT MEASURED ELY THEREALONG FROM THE E LIMIT OF LT 337 ON SAID PL. THENCE NLY PARALLEL TO THE SAID E LIMIT OF LT 337 TO A POINT DISTANT 8 FT NLY FROM THE N LIMIT OF LT 338 MEASURED AT RIGHT ANGLES THERETO. THENCE ELY PARALLEL TO THE N LIMIT OF LT 336, 22 FT. THENCE SLY PARALLEL TO THE E LIMIT OF LT 337, 8 FT TO THE POINT OF INTERSECTION WITH THE SAID NLY LIMIT OF SAID LT 336. THENCE WLY ALONG THE SAID NLY LIMIT OF SAID LT 336, 22 FT MORE OR LESS TO THE POB SHALL BE PERMITTED BY THE TRANSFEREE HER HEIRS EXECUTORS ADMINISTRATORS AND ASSIGNS AND SHALL BE DEEMED NOT TO BE ENCROACHMENT ON THE SAID ROW; TORONTO , CITY OF TORONTO

Buyers' Initials

Seller's Initials