

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, **Julie Ann Clark and James Andrew Inglis**

For the Purchase and Sale of: **299 Durie Street**

CHATTELS INCLUDED: Dynasty gas stove, Amana fridge, Miele dishwasher, washer, dryer, window coverings, electric light fixtures, gas boiler and equipment, three Fujitsu ductless air conditioning units, Ducane natural gas bbq.

CHATTELS EXCLUDED: Newel Post Ornament

RENTAL: hot water tank

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: PT LT 20-21 PL 714 WEST TORONTO JUNCTION AS IN CT867211; T/W & S/T CT867211; S/T EXECUTION 94-012063, IF ENFORCEABLE; CITY OF TORONTO

Buyers' Initials

Seller's Initials