

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, **Mary Jane Kole and Kevin Ward**

For the Purchase and Sale of: **22 Larkin Avenue**

CHATTELS INCLUDED: Fridge, stove, dishwasher, microwave, washer, dryer, window coverings, light fixtures, gas boiler and equipment.

FIXTURES EXCLUDED: Light fixtures in dining room and foyer

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: PCL 20-2 SEC M471; PT LT 20 N/S LARKIN AV PL M471 TWP OF YORK BEING THE E 1/2; T/W A ROW IN OVER, ALONG AND UPON THE ELY 3 FT 5 INCHES OF THE SLY 75 FT OF THE W 1/2 OF SAID LT; S/T A ROW ALONG AND UPON THE WLY 3 FT 5 INCHES OF THE SLY 75 FT OF THE SAID E 1/2 OF SAID LT; THE SAID RIGHTS OF WAY TO BE FOR THE USE AND BENEFIT OF THE OWNERS AND OCCUPANTS FROM TIME TO TIME OF THE HOUSES ON THE E AND W HALVES OF SAID LT; TORONTO , CITY OF TORONTO

Buyers' Initials

Seller's Initials