

**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, Janet Irene Bak

For the Purchase and Sale of: **41 Birchview Crescent**

CHATTELS INCLUDED: fridge, stove, washer, dryer, freezer, electric light fixtures

CHATTELS EXCLUDED: fire place accessories

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 132-2 SEC M501; PT LT 132 PL M501 TORONTO; PT LT 133 PL M501 TORONTO COMM AT A POINT IN THE NLY LIMIT OF LT 133 AFORESAID DISTANT 19 FT 11 INCHES MEASURED WLY THEREALONG FROM THE NE ANGLE OF SAID LT 133; THENCE SLY IN A STRAIGHT LINE 90 FT 1 INCH MORE OR LESS TO A POINT IN THE SLY LIMIT OF LT 133 DISTANT 22 FT 10 1/2 INCHES MEASURED WLY THEREALONG FROM THE SE ANGLE OF SAID LT 133; THENCE WLY ALONG THE SLY LIMITS OF LOTS 133 AND 132 AFORESAID 31 FT 10 INCHES MORE OR LESS TO A POINT DISTANT 4 FT 8 1/2 INCHES MEASURED WLY ALONG THE SLY LIMIT OF LT 132 AFORESAID FROM THE SE ANGLE OF SAID LT 132; THENCE NLY IN A STRAIGHT LINE 90 FT 3 INCHES MORE OR LESS TO A POINT IN THE NLY LIMIT OF LT 133 AFORESAID DISTANT 11 INCHES MEASURED ELY THEREALONG FROM THE NW ANGLE OF SAID LT 133; THENCE ELY ALONG THE NLY LIMIT OF LT 133 AFORESAID 29 FT 2 INCHES MORE OR LESS TO THE POB; T/W A ROW OVER THE NLY 58 FT OF THE WLY 4 FT 4 INCHES OF THE LANDS IMMEDIATELY TO THE E; S/T A ROW OVER THE NLY 58 FT OF THE ELY 4 FT 4 INCHES OF THE ABOVE DESCRIBED; TORONTO, CITY OF TORONTO

Buyers' Initials

Seller's Initials