

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

BUYER, , and
2324289 ONTARIO LTD. , for the property known as 481-483-485 WILSON AVE, DOWNSVIEW, M3H1T9 Agreement of
Purchase and Sale dated.....

The Buyer agrees to pay the balance of the purchase price, subject to adjustments, by bank draft or certified cheque, to the Seller on the completion of this transaction.

The Seller and the Buyer agree and/or acknowledge that the Buyer will either:

a) Deliver a certified cheque or bank draft to Home Leader Realty Inc., Brokerage on account of the deposit together with this Agreement or

b) Deliver an uncertified cheque on account of the deposit together with this Agreement and then deliver a certified cheque or bank draft to Home Leader Realty Inc., Brokerage on account of the deposit prior to 5:00 p.m. on the first banking day following the date upon which this offer is accepted. Upon receipt of the certified cheque or bank draft, Home Leader Realty Inc., Brokerage will return the uncertified deposit cheque to the Buyer.

Unless the deposit holder receives such deposit within the time period stated herein, then this offer shall become terminated, and the Seller shall have the right to offer the property for Sale/Lease again without any consent and/or release from the Buyer(s). The Seller shall be at liberty to accept any other offer(s). The Buyer also acknowledges and fully understands that in such event, and without prejudice to or limiting the right of the Seller, the Seller may also claim for damages upon the default of the Buyer's covenants and obligation to be performed under this Agreement of Purchase and Sale.

"The parties to this [Agreement of Purchase and Sale/Agreement to Lease/Option/Etc.] hereby acknowledge that the Deposit Holder shall place the deposit in trust in its non-interest bearing real estate trust account and no interest shall be earned, received or paid on the deposit."

For the purposes of this Agreement, the terms "banking days" or "business days" shall mean any day other than a Saturday, Sunday, or a Statutory Holiday In Toronto, Ontario, Canada.

The Seller and the Buyer agree and/or acknowledge that no Information provided by Home Leader Realty Inc., Brokerage is to be construed as expert legal, financial, tax, building condition, construction, environmental or other professional advice and that they have had the opportunity to consult with any such professional advisers prior to signing this Agreement.

The Buyer and Seller acknowledge that the types of representation as defined in the Real Estate and Business Brokers Act, 2002 were explained prior to the execution of this Offer and the Confirmation of Co-operation and Representation was completed prior to the Offer being signed by the Buyer and reviewed and signed by the Seller.

The Buyer and Seller acknowledge having been advised by the sales representatives prior to the execution of this Offer that they and their Brokerages are insured as required by the Real Estate and Business Brokers Act, 2002 and its Regulations.

The Seller and the Buyer agree and/or acknowledge that all measurements and Information provided by Home Leader Realty Inc., Brokerage in the MLS listing, feature sheet and any other marketing materials have been obtained from sources deemed reliable, however, they have been provided for information purposes only and as such, Home Leader Realty Inc., Brokerage does not warrant their accuracy. The Buyer is advised to verify any measurements or information upon which he or she is relying.

The Buyer and Seller hereby agree to allow the Listing and Selling Brokerages to use this property in future marketing material, The

Buyer may visit the property _____ () times prior to closing at mutually agreeable times. During these visits, the buyer shall be permitted to take measurements and to bring consultants to obtain quotations.

This page must be initialed by all parties to the Agreement of Purchase and Sale.

INITIALS OF BUYER(S):

INITIALS OF SELLER(S):

Agreement of Purchase and Sale



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

BUYER, , and
2324289 ONTARIO LTD. , for the property known as 481-483-485 WILSON AVE, DOWNSVIEW, M3H1T9 Agreement of
Purchase and Sale dated.....

The parties hereto consent and agree to the use of electronic signatures pursuant to the Electronic Commerce Act 2000, S.O. 2000, c17 as amended from time to time with respect to this Agreement and any other documents respecting this transaction.

The parties hereto acknowledge that the broker & vendor provide no warranties, buyer must verify all information, selling on 'as is, where is' basis.

Legal Description:

481 WILSON AVE, DOWNSVIEW, M3H1T9 2324289 ONTARIO LTD.
PT LT 1232-1233 PL 2053 TWP OF YORK PT 3 64R12620; TORONTO (N
YORK) , CITY OF TORONTO 190805106000500.00
PIN: 102150023

483 WILSON AVE, DOWNSVIEW, M3H1T9 2324289 ONTARIO LTD.
LT 1234 PL 2053 TWP OF YORK; PT LT 1233, 1235 PL 2053 TWP OF
YORK PT 2 64R12620; TORONTO (N YORK) , CITY OF TORONTO
190805106000400.00 PIN: 102150022

485 WILSON AVE, DOWNSVIEW, M3H1T9 2324289 ONTARIO LTD.
PT LT 1235-1236 PL 2053 TWP OF YORK PT 1 64R12620; TORONTO (N
YORK) , CITY OF TORONTO 190805106000300.00
PIN: 102150021

Address	Legal
481 WILSON AVE, DOWNSVIEW, M3H1T9	PT LT 1232-1233 PL 2053 TWP OF YORK PT 3 64R12620; TORONTO (N YORK) , CITY OF TORONTO
483 WILSON AVE, DOWNSVIEW, M3H1T9	LT 1234 PL 2053 TWP OF YORK; PT LT 1233, 1235 PL 2053 TWP OF YORK PT 2 64R12620; TORONTO (N YORK) , CITY OF TORONTO
485 WILSON AVE, DOWNSVIEW, M3H1T9	PT LT 1235-1236 PL 2053 TWP OF YORK PT 1 64R12620; TORONTO (N YORK) , CITY OF TORONTO

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Purchase and Sale dated.....

GeoWarehouse Address
481 WILSON AVE, DOWNSVIEW, M3H1T9

Ownership Type
Freehold

Registration Type
Certified (Land Titles)

Land Registry Office
Toronto (80)

Land Registry Status
Active

PIN
102150023

Owner Names
2324289 ONTARIO LTD.

Property Type
TRIPLEX

[For more information on registered instruments on Title review the results of the Title Check](#)



Lot Size

Area: 4,294.80 ft² (0.099 ac)
Measurements: 39.05 ft x 110.15 ft x 39.05 ft x 110.15 ft #
Lot Measurement Accuracy: LOW

Perimeter: 295.28 ft

485 WILSON AVE, DOWNSVIEW, M3H1T9

Certified (Land Titles)

Land Registry Office
Toronto (80)

Land Registry Status
Active

PIN
102150021

Owner Names
2324289 ONTARIO LTD.

Property Type
TRIPLEX

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Lot Size

Area: 4,294.80 ft² (0.099 ac)
Measurements: 39.05 ft x 110.16 ft x 39.05 ft x 110.16 ft #
Lot Measurement Accuracy: LOW

Perimeter: 295.28 ft



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GeoWarehouse Address
483 WILSON AVE, DOWNSVIEW, M3H1T9

Ownership Type
Freehold

Registration Type
Certified (Land Titles)

Land Registry Office
Toronto (80)

Land Registry Status
Active

PIN
102150022

Owner Names
2324289 ONTARIO LTD.

Property Type
TRIPLEX

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Lot Size

Area: 4,294.80 ft²(0.099 ac)
Measurements: 39.02 ft x 110.16 ft x 39.02 ft x 110.15 ft
Lot Measurement Accuracy: LOW

Perimeter: 295.28 ft

This page must be initialed by all parties to the Agreement of Purchase and Sale.

INITIALS OF BUYER(S):

INITIALS OF SELLER(S):



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Form 105

2010

Home Leader Realty Inc.

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www.Reagency.ca