

Schedule B

Agreement of Purchase and Sale

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

Buyer: _____,

and Seller: Vidya Lake and Cassio Meirelles

For the property known as: 14 George Anderson Drive, North York

Agreement of Purchase and Sale dated: _____

THE DEPOSIT is to be made payable to the Seller's Lawyer: Garry Shapiro Law in Trust.
Lawyer information: Garry Shapiro, Garry Shapiro Law, 333 Sheppard Avenue East, #201, Toronto, ON M2N 3B3 tel: 416-224-0808 fax: 416-224-0818. The deposit will be held in a non interest bearing account and forms part of the purchase price.

THE BUYER AND SELLER hereby acknowledge that the city of Toronto has implemented a new land transfer tax on all properties purchased in the amalgamated City of Toronto. This land transfer tax is to be payable in addition to the Ontario Land Transfer Tax payable to the Province of Ontario. The Buyer and Seller agree that no claim will be made against the Seller, or any Brokerage, Broker or Salesperson, for any changes in land transfer tax payable at the time of purchase as a result of land transfer tax imposed by the City of Toronto.

THE BUYER AND SELLER hereby acknowledge the the Province of Ontario has implemented current value assessment and properties may be re-assessed on an annual basis. The Buyer and Seller agree that no claim will be made against the Buyer or Seller, or and Broker or Salesperson, for any changes in property tax as a result of re-assessment of the property.

THE PARTIES AGREE THAT NEITHER THE SELLER nor the listing or selling representatives or brokerages can make any representations or warranties as to whether or not the subject property meets zoning, legality or retrofit status requirements.

THE BUYER acknowledges that the Buyer is purchasing the above property, chattels and fixtures in an "As-Is" condition.

THE BUYER AND SELLER agree and/or acknowledge that all measurements and information provided by the Seller or the Listing 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, the Listing Brokerage and the Seller do not warrant their accuracy. The Buyer is advised to verify any measurements or information upon which he or she is relying.

THE SELLER represents and warrants that during the time the Seller has owned the property, and to the best of the Seller's knowledge and belief, the use of the property, buildings and structures thereon have not been used for the growth or manufacture of any illegal substances, or the scene of any violent crime, death or suicide. This warranty shall survive and not merge on the completion of this transaction.

THE BUYER AND SELLER hereby acknowledge that new regulations under the Proceeds of Crime (Money Laundering) and Terrorist Financing Act require the Seller and Buyer to present to their respective real estate salesperson, no later than upon acceptance of this Agreement of Purchase and Sale, original valid government issued photo identification, or other such means as approved under the regulations, including name, address, date of birth, occupation and employment.

THE SELLER hereby discloses that she is a licensed Registrant with the Real Estate Council of Ontario but is selling the property as For Sale By Owner and is not represented by the Listing Brokerage.

THE SELLER agrees, upon completion of this transaction, to leave the property in a broom-swept condition with no refuse in the property or at the curb.

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