

SCHEDULE "B" TO THE AGREEMENT OF PURCHASE AND SALE

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

BUYER, _____, and
SELLER, _____

For the Purchase and Sale of: 228 Dewhurst Boulevard North, Toronto, Ontario M4J 3K5

Notwithstanding anything in the preceding pages to the contrary, the following terms and conditions shall apply to the Agreement of Purchase and Sale.

Seller does not warrant the legality of the parking spot. Informal parking pad used without interruption for over 7 years

LEGAL DESCRIPTION: PCL 454-1 SEC M484; PT LT 454 PL M484 EAST YORK; PT LT 455 PL M484 EAST YORK COMM AT A POINT IN THE WLY LIMIT OF N DEWHURST BLVD DISTANT 1 FT 11 INCHES MEASURED SLY THEREON FROM THE NE ANGLE OF LT 455; THENCE WLY TO AND ALONG THE CENTRE LINE OF THE PARTY WALL BTN THE HOUSE ON THESE LANDS AND THAT IMMEDIATELY TO THE N, THEREOF AND CONTINUING THENCE WLY IN A STRAIGHT LINE IN ALL A DISTANCE OF 100 FT MORE OR LESS, TO A POINT IN THE WLY LIMIT OF LT 455 DISTANT 1 FT 11 INCHES MEASURED SLY THEREON FROM THE NW ANGLE OF LT 455; THENCE SLY ALONG THE WLY LIMIT OF LTS 455 AND 454, 19FT, 11 3/4 INCHES MORE OR LESS TO A POINT IN THE WLY LIMIT OF LT 454 DISTANT 1 FT 11 1/4 INCHES MEASURED SLY THEREON FROM THE NW ANGLE OF LT 454; THENCE ELY IN A STRAIGHT LINE, 100 FT MORE OR LESS TO A POINT IN THE WLY LIMIT OF N DEWHURST BLVD DISTANT 1 FT 11 1/4 INCHES MEASURED SLY THEREON FROM THE NE ANGLE OF LT 454; THENCE NLY ALONG THE LAST MENTIONED LIMIT 20 FT 1/4 INCH MORE OR LESS TO THE POB; T/W A ROW OVER THE ELY 75 FT OF THE NLY 3 FT 6 INCHES OF THE LANDS IMMEDIATELY ADJOINING TO THE S OF THESE LANDS; S/T A ROW OVER THE ELY 75 FT OF THE SLY 3 FT 6 INCHES OF THESE LANDS, THE SAID TWO STRIPS OF LAND TOGETHER TO FORM A MUTUAL ROW, ENTRANCE AND DRIVEWAY FOR THE OWNERS AND OCCUPANTS FROM TIME TO TIME OF THE LANDS ON EITHER SIDE THEREOF AND FOR THEIR SERVANTS AGENTS AND WORKMEN. PROVIDED THAT THE ENCROACHMENTS IF ANY, EXISTING ON 31ST JULY 1928 OVER THE SAID RIGHTS-OF-WAY SHALL NOT BE DEEMED AN ENCROACHMENT UPON THE SAID RIGHTS-OF-WAY.; TORONTO , CITY OF TORONTO

Fronting on: the West side of 228 Dewhurst Boulevard North.

Business or banking day is defined as a day other than a Saturday, Sunday or statutory holiday.

INCLUDED:Stainless steel appliances: Frigidaire fridge, Bosch dishwasher, LG electric stove, and Samsung microwave, Samsung washer, Samsung dryer, all existing electrical light fixtures, window coverings and ductless unit.

The parties to this agreement hereby acknowledge and agree that the deposit holder, Babiak Team Real Estate Brokerage Ltd., shall place the deposit into its non-interest-bearing real estate trust account, and no interest shall be earned, received, or paid on deposit.

VACANT HOME TAX | The Sellers warrant that (a) the property has not been vacant for six months or more during the 2023 calendar year; (b) the property does not constitute a 'Vacant Unit', nor does it constitute a 'Deemed Vacant Unit', as defined under City of Toronto By-Law 97-2022 (Toronto Vacant Home Tax Bylaw); and (c) they have submitted, in full, their declaration of occupancy status with respect to the subject property, as it pertains to the Vacant Home Tax, to the City of Toronto, on or before the February 29, 2024, deadline. If the property should become subject to the Vacant Home Tax as per City of Toronto By-Law 97-2022, or any other penalties therein, then the Sellers hereby agree to pay the Vacant Home Tax, in full, prior to the closing date, and further agree to assume full liability for payment of the Vacant Home Tax and agree to indemnify and save harmless the Buyer from any and all liability pertaining to said Vacant Home Tax that may arise after closing of this transaction.

It is understood and agreed that the seller provides no warranties or representations with respect to the condition of the property or any chattels or fixtures included.

It is understood and agreed there may be up to two (2) access visits no more than 1 hour in length at mutually agreed upon times and will exclude the period 3 business days prior to closing. This will be in addition to any mortgage related inspection by an appraiser.

The Buyer acknowledges there is no up-to-date survey for the property and also acknowledges that the lot dimensions provided by the listing brokerage were obtained from MPAC (Municipal Property Assessment Corporation).

Seller agrees to leave premises in a clean and broom swept condition, and agrees to remove any and all furniture, clothing, personal items and debris from the subject property. Seller will not cap or patch any exposed electrical outlets / wall or ceiling holes caused by the removal of lighting fixtures, art, mirrors, brackets for wall mounted television screens or any other items removed by the seller.

It is understood and agreed the BUYER shall upon acceptance of this Agreement of Purchase and Sale (a) Deliver a certified cheque or bank draft to Babiak Team Real Estate Brokerage Ltd. on account of the deposit or (b) Deliver an uncertified cheque and then exchange it for a certified cheque or bank draft by 7:00 p.m. on the first business day following the date of acceptance, failing which the Seller reserves the right in his sole discretion to declare this Agreement of Purchase and Sale null and void by giving notice by email, fax or hand delivery to the Buyer or his agent.

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 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.

NOTICES: When not in multiple representation notices pursuant to this Agreement can be received by the SELLER electronically at babiakoffice@gmail.com

Buyers' Initials _____

Seller's Initials _____