

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: 2855 Bloor Street West, Suite 708, Toronto, Ontario M8X 3A1

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

LEGAL DESCRIPTION UNIT: UNIT 8, LEVEL 7, TORONTO STANDARD CONDOMINIUM PLAN NO. 1798 AND ITS APPURTENANT INTEREST. THE DESCRIPTION OF THE CONDOMINIUM PROPERTY IS : PART OF THE ROAD ALLOWANCE BETWEEN RANGES 2 AND 3, CLOSED BY BY-LAW 1984-194, INSTRUMENT TB202648, KINGSMILL RESERVE AND PART OF LOT 6, RANGE 2, KINGSMILL RESERVE DESIGNATED 1, 2, 3, 4 AND 5 PLAN 66R-21992.;S/T A COVENANT AS SET OUT IN CA-786774.;S/T AND T/W AN EASEAS SET OUT IN SCHEDULE A OF THE DECLARATION AS IN AT-1253905. CITY OF TORONTO

LEGAL DESCRIPTION PARKING: UNIT 55, LEVEL A, TORONTO STANDARD CONDOMINIUM PLAN NO. 1798 AND ITS APPURTENANT INTEREST. THE DESCRIPTION OF THE CONDOMINIUM PROPERTY IS : PART OF THE ROAD ALLOWANCE BETWEEN RANGES 2 AND 3, CLOSED BY BY-LAW 1984-194, INSTRUMENT TB202648, KINGSMILL RESERVE AND PART OF LOT 6, RANGE 2, KINGSMILL RESERVE DESIGNATED 1, 2, 3, 4 AND 5 PLAN 66R-21992.;S/T A COVENANT AS SET OUT IN CA-786774.;S/T AND T/W AN EASEAS SET OUT IN SCHEDULE A OF THE DECLARATION AS IN AT-1253905. CITY OF TORONTO

LEGAL DESCRIPTION PARKING: UNIT 56, LEVEL A, TORONTO STANDARD CONDOMINIUM PLAN NO. 1798 AND ITS APPURTENANT INTEREST. THE DESCRIPTION OF THE CONDOMINIUM PROPERTY IS : PART OF THE ROAD ALLOWANCE BETWEEN RANGES 2 AND 3, CLOSED BY BY-LAW 1984-194, INSTRUMENT TB202648, KINGSMILL RESERVE AND PART OF LOT 6, RANGE 2, KINGSMILL RESERVE DESIGNATED 1, 2, 3, 4 AND 5 PLAN 66R-21992.;S/T A COVENANT AS SET OUT IN CA-786774.;S/T AND T/W AN EASEAS SET OUT IN SCHEDULE A OF THE DECLARATION AS IN AT-1253905. CITY OF TORONTO

LEGAL DESCRIPTION LOCKER: UNIT 102, LEVEL 1, TORONTO STANDARD CONDOMINIUM PLAN NO. 1798 AND ITS APPURTENANT INTEREST. THE DESCRIPTION OF THE CONDOMINIUM PROPERTY IS : PART OF THE ROAD ALLOWANCE BETWEEN RANGES 2 AND 3, CLOSED BY BY-LAW 1984-194, INSTRUMENT TB202648, KINGSMILL RESERVE AND PART OF LOT 6, RANGE 2, KINGSMILL RESERVE DESIGNATED 1, 2, 3, 4 AND 5 PLAN 66R-21992.;S/T A COVENANT AS SET OUT IN CA-786774.;S/T AND T/W AN EASEAS SET OUT IN SCHEDULE A OF THE DECLARATION AS IN AT-1253905. CITY OF TORONTO

2 PARKING SPACES : Level A, Unit 55 & 56

STORAGE UNIT: Level 1, Unit 102

Fronting on the South side of Bloor Street West.

Buyers' Initials _____

Seller's Initials _____

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

INCLUDED: Electric window treatments with remotes, 2 electric fireplaces w/remotes, alarm system, all electrical light fixtures (excluding dining room), Frigidaire washer, Frigidaire dryer with steamer, 2 Nest thermostats, 2 Nest fire & CO alarms, Nuvo Simplese stereo system with Sonos (Sonos needs connection), 5 televisions with brackets, and stainless steel appliances: KitchenAid 5 door fridge, KitchenAid built-in oven, KitchenAid microwave and steamer, KitchenAid cooktop, KitchenAid dishwasher, KitchenAid wine fridge, and KitchenAid exhaust hood

EXCLUDED: Dining room light fixture

The parties to this agreement hereby acknowledge and agree that the deposit holder, Babiak Team Real Estate., 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 the property is not subject to the Toronto Vacant Home Tax and agrees to provide to the Buyer, a copy of the duly executed Declaration of occupancy status with respect to the subject property filed with the City of Toronto. 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.

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 _____