

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: 30 Woodside Ave Toronto ON M6P 1L7

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: FIRSTLY: PCL 1-5 SEC M135; PT LT 1 N/S WOODSIDE AV PL M135 TORONTO; PT LT 2 N/S WOODSIDE AV PL M135 TORONTO COMM AT A POINT IN THE NLY LIMIT OF WOODSIDE AV DISTANT 39 FT 6 INCHES MEASURED ELY THEREON FROM THE SW ANGLE OF LT 2. THENCE NLY IN A STRAIGHT LINE PARALLEL TO THE WLY LIMIT OF LT 2, A DISTANCE OF 95 FT. THENCE ELY AND PARALLEL WITH THE SLY LIMIT OF LOTS 1 AND 2 A DISTANCE OF 28 FT MORE OR LESS TO A POINT DISTANT 4 FT 6 INCHES MEASURED ELY FROM THE W LIMIT OF LT 1. THENCE SLY AND PARALLEL TO THE W LIMIT OF LT 1, A DISTANCE OF 95 FT TO A POINT IN THE N LIMIT OF WOODSIDE AV DISTANT 4 FT 6 INCHES FROM THE SW ANGLE OF LT 1. THENCE WLY ALONG THE N LIMIT OF WOODSIDE AV A DISTANCE OF 28 FT TO THE POC; T/W A ROW OVER, ALONG AND UPON A STRIP OF LAND 3 FT 6 INCHES WIDE LYING IMMEDIATELY TO THE E OF THESE LANDS AND EXTENDING NLY A DISTANCE OF 77 FT FROM THE NLY LIMIT OF WOODSIDE AV; S/T A ROW OVER, ALONG AND UPON THE SLY 77 FT OF THE ELY 3 FT 6 INCHES OF THESE LANDS, THE SAID TWO STRIPS OF LAND TO FORM A MUTUAL SIDE DRIVE AND ROW FOR THE USE OF THE OWNERS AND OCCUPANTS FROM TIME TO TIME OF THE HOUSE ON THESE LANDS AND THE HOUSE ON THE LANDS TO THE E THEREOF; TORONTO ; SECONDLY: PCL 2-3 SEC M135; PT LT 2 N/S WOODSIDE AV PL M135 TORONTO PT 2, 66R14408; TORONTO , CITY OF TORONTO.

Fronting on: North

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

INCLUDED: Kenmore fridge, General Electric Gas Stove, Bosch Dishwasher, Exhaust Hood, Moffat Washing Machine, Moffat Dryer, light fixtures, tankless water heater, ductless AC, workshop shelving units

EXCLUDED: powder room mirror

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.

Buyers' Initials _____

Seller's Initials _____

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.

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 Purchaser acknowledges that some of the ceiling tile in the basement may contain traces of asbestos.

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).

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

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.

Buyers' Initials _____

Seller's Initials _____