SCHEDULE "A" TO THE REAL ESTATE PURCHASE CONTRACT

Attached to the Real Estate Purchase Contract
entered between

DRAFT (the "Seller")

and

DRAFT ("the Buyer")

The terms of this Schedule replace, modify or add to the terms of the agreement of purchase and sale (the "Real Estate Purchase Contract") to which this Schedule is attached. Where there is any inconsistency between the terms of this Schedule and the Real Estate Purchase Contract, the provisions of this Schedule shall prevail.

AS IS - WHERE IS

1. The Buyer acknowledges and agrees to purchase the Mortgaged Lands, all buildings and improvements located on the Mortgaged Lands (the "Property") and any and all fixtures ("Attached Goods") and chattels ("Unattached Goods") included in the Real Estate Purchase Contract or included in the sale of the property, "as is" and agrees with the Seller that neither the Seller, nor its agents or representatives have made any representations or warranties with respect to the Property or any Attached Goods or Unattached Goods included in the sale of the Property. Without limiting the generality of the foregoing, the Buyer agrees that neither the Seller nor its agents have made any representations or warranties with respect to:

   (a) the condition of any buildings or improvements located on the Property;

   (b) the condition of any Attached Goods or Unattached Goods included in the Real Estate Purchase Contract or otherwise sold with the Property;

   © whether the Property complies with any existing land use or zoning bylaws or regulations, or municipal development agreements or plans;

   (d) the location of any buildings and other improvements on the Property and whether such location complies with any applicable municipal bylaws or regulations;

   (e) whether or not any buildings or improvements located on the Property encroach onto any neighbouring lands or any easements or rights of way;

   (f) whether or not any buildings or improvements located on the Property encroach onto the Property

   (g) the size and dimensions of the Property or any building or improvements located thereon;

(h) whether or not the Property is contaminated with any hazardous substance; and

(i) whether or not any of the buildings or other improvements located on the Property have been insulated with urea formaldehyde insulation.

OWNERSHIP OF UNATTACHED GOODS

2. The Buyer agrees that the Seller is selling only such interest as it may have in any Attached Goods or Unattached Goods referred to in the Real Estate Purchase Contract, or which may be located on the Property and the Seller does not warrant that it has title to such Attached Goods or Unattached Goods. Further, the Buyer agrees that the Seller will not be liable for the removal of any chattels found on the Property prior to or on the date of closing. On closing, the Buyer may have possession of the Attached Goods and Unattached Goods which are then on ora about the Property on an "as is" basis and the Seller will not provide a Bill of Sale, Warranty, or other title document to the Buyer. Further, there will be no adjustment or abatement of any kind to the Purchase Price with respect to any Attached Goods or Unattached Goods.

REAL PROPERTY REPORT AND COMPLIANCE

3. The Seller is not required to provide the Buyer with a real property report or compliance certificate. Should the Seller provide the Buyer with a copy of a survey or real property report, the Buyer agrees that any use of or reliance upon such document shall be at the Buyer's own risk. The Buyer must satisfy itself that the survey or real property report which the Seller might provide accurately reflects the Property and the buildings and improvements located thereon as they currently exist and the Seller shall not be responsible for any errors or omissions which micht exist on such document. The Seller does not represent or warrant the accuracy or validity of the said survey or real property report or compliance certificate.

CONDOMINIUM

4. If the Property is a condominium:

(a) the Seller is not required to provide any condominium documentation to the Buyer and the Buyer shall be solely responsible to obtain any condominium documentation he may require. Without limiting the generality of the foregoing, the Buyer may obtain on his own and at his sole costs and expenses any estoppel certificate, copy of the condominium bylaws and financial statement for the Condominium Corporation that he may require;

(b) the Buyer must satisfy himself with the condition of the condominium unit, the common property and the financial condition of the condominium corporation and agrees that neither the Seller, not its agents, have made any representations or warranties pertaining to same, including with limiting the generality of the foregoing, the adequacy of any reserve fund the condominium corporation might have, any potential special assessments which might be levied by the condominium corporation or the existence of any legal actions pending against the condominium corporation;

(c) the Seller shall be responsible for amounts payable up to the closing date on account of any condominium fees and special assessments levied by the condominium corporation.

GOODS AND SERVICES TAX (G.S.T.)

5. In addition to the purchase price payable thereunder, the Buyer shall pay to the Seller and indemnify the Seller against all Goods and Services Tax ("G.S.T.") payable on the purchase price as required by the Excise Tax Act. The Seller will not provide to the Buyer a Certificate of Exempt Supply, or any other certificate certifying that this purchase and sale transaction is not subject to the Goods and Services Tax. Should the Seller fail to collect G.S.T. from the Buyer, it shall be construed by the Buyer as a certification by the Seller that no G.S.T. is payable by the Buyer hereunder and the Buyer shall remain liable for any G.S.T. which micht be payable with respect to this transaction.

ACCEPTANCE BY FACSIMILE:

6. The Seller and Buyer agree that this contract may be signed in counterpart and the acceptance of this offer communicated or confirmed by facsimile transmission shall be binding upon the parties. The Buyer agrees to promptly deliver an executed original Real Estate Purchase Contract to the Seller.

7. This Schedule "A" is attached to the written Offer to Purchase. The Buyer acknowledges that any measurements and information, although believed to be true, are not warranted to be so and the Buyer agrees to take responsibility for same. The property is sold "As Is Where Is" with no responsibility taken by the Seller.

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Buyer's Initial

_____

Date