

AGREEMENT OF PURCHASE AND SALE

Capo di Monte Suite: 111 Model Type: Marina (L-1 Right)

The undersigned (hereinafter called the Purchaser(s)) hereby agrees to and with the undersigned Vendor to purchase the Property described below on the following terms.

Purchaser: Paul Conte
Purchaser: Alana Hayes-Conte

DOB July 07, 1966
DOB August 08, 1969

SUITE NUMBER 111 DWELLING UNIT 11 LEVEL 1 MODEL TYPE: Marina (L-1 Right) as shown on the sketch attached hereto as Schedule "C" (together with ONE(1) Parking Unit and ONE (1) Storage Locker Unit, said Parking and Storage Locker Units are to be designated by the Vendor in its sole discretion, DRAFT York Region Condominium Plan No., proposed to be municipally known as 9909 Pine Valley Drive, Vaughan, Ontario the "Municipality").

The above named Purchaser(s) agrees to and with 1668872 Ontario Inc. (the "Vendor"), to purchase the above-described condominium unit(s) and its(their) appurtenant common interest as specified in the Declaration (such above described unit(s) and its(their) appurtenant common interest hereinafter collectively called the "Unit"), subject to the by-laws and rules of the condominium corporation (the "Condominium Corporation") to be created upon the registration of the Declaration and description under the Condominium Act, 1998, S.O. 1998, c.19, as amended (the "Act") and situate within a multi-unit residential building (the "Condominium") on the following terms and conditions:

PURCHASE PRICE

- The purchase price of the Unit shall be SIX HUNDRED EIGHTY THOUSAND Dollars (\$680,000) of lawful money of Canada payable to the Vendor as follows:
- DEPOSITS:
In lawful money of Canada by cheque payable to the Vendor's solicitors, PICCIN, BOTTOS, IN TRUST, as a deposit to be credited on account of the purchase price on closing.

Table with 4 columns: Description, Date, Amount, and Value. Rows include Deposit with Agreement, Further Deposit Due, and another Further Deposit Due.

- (a) The balance of the purchase price by the Purchaser's solicitors certified cheque (unless otherwise advised pursuant to the Section titled "Tender" in Schedule "A" hereto), subject to adjustments as provided in this Agreement on the Unit Transfer Date (as hereinafter defined).
The failure of any cheque to clear the bank for insufficient funds or as a result of a stop payment shall be a monetary default hereunder.

CLOSING:

- (a) The Purchaser shall be required to take Occupancy (as defined in the Tarion Addendum and Statement of Critical Dates) of the Unit in accordance with and on the date established pursuant to the provisions of the Tarion Addendum attached hereto which date is referred to herein as the "Occupancy Date".
- (b) The purchase and sale of the Unit shall be completed and a transfer of the Unit delivered to the Purchaser in accordance with the terms of this Agreement on a date ( the "Unit Transfer Date") that is the later of (i) the Occupancy Date; and (ii) a date fixed by the Vendor upon which the transfer of the Unit acceptable for registration is delivered to the Purchaser or his solicitor.

SCHEDULES NOTED HEREIN AND ATTACHED TO THIS AGREEMENT FORM PART HEREOF.
Schedule A, B, C, D, E, Tarion Addendum & Statement of Critical Dates

DATE OF OFFER: Monday the 12th day of August 2013
IRREVOCABLE DATE: Monday the 19th day of August 2013
OCCUPANCY DATE: Wednesday the 16th day of September 2015. (subject to Attached Tarion Addendum)

DATED at Vaughan, Ontario Monday the 12th day of August 2013

Witness lines and signatures for Paul Conte and Alana Hayes-Conte, including dates 07-Jul-66 and 08-Aug-69, and address/contact information for the purchaser.

The Vendor hereby accepts the above offer And its terms and covenants, promises and agrees to and with the above named Purchaser(s) duly to carry out the same on the terms and conditions above-mentioned and hereby accepts said deposit.

ACCEPTED at Woodbridge, Ontario this day of August 2013

Vendor's Solicitors: PICCIN, BOTTOS Barristers & Solicitors
201-4370 Steeles Avenue West
Woodbridge, Ontario L4L 4Y4
Tel. (905) 850-0155 Fax (905) 850-0498
Attention: Paul R. Bottos/Phillip A. Pittini

1668872 Ontario Inc.
Per: A.S.O
I have authority to bind the Corporation.