

MADE BETWEEN THE UNDERSIGNED:

Purchaser:	Richard Wright	DOB 15-Jul-1961	S.I.N --
Purchaser:	Mary Wright	DOB 09-Sep-1962	S.I.N --

hereinafter referred to collectively or separately as the "PURCHASER"

and **Sunset Flora Builders Corp.** (hereinafter called the "VENDOR"). (GST/HST No. 829-960-293-RT-0001)

1.

The following definitions shall apply to this Agreement:

(a)

"Act" means the Condominium Act, S.O. 1998, C.19, Chapter 26, and any amendments thereto.

(b)

"Condominium" means the lands and buildings constructed or to be constructed by the Vendor on that certain parcel or tract of land and premises in the City of Toronto, in the Province of Ontario and being described as Part of Lots 1, 2, 3, 4, 5, 6, 27 and 28 and All of Lots 29 and 30, Registered Plan 484-E, designated as Parts 1 and 2 on Reference Plan 66R-22819 and Part 1 on Reference Plan 66R-23949, being Part of PINS 21182-0245(LT), 21182-0246(LT) and 21182-0249(LT).

(c)

"Corporation" means the condominium corporation created upon registration by the Vendor of the Declaration and Description under the Act.

(d)

"Unit" means **Unit 18, Level 2**, being Suite **218**, Model Type **Allure 1**, together with two (2) **Parking Unit** and one (1) **Bicycle Locker Unit**, and to be allocated by the Vendor in its sole and absolute discretion, being (proposed) units in the Condominium, together with an undivided interest in the common elements and the exclusive use, if any, of those common elements attaching to such unit as set out in the Declaration and as shown on Schedule "A" annexed hereto.
- 2A.

The Purchaser hereby agrees with the Vendor to purchase the above-noted Unit on the following terms and conditions:

The Purchase Price of the Unit is: **TWO HUNDRED NINETY-NINE THOUSAND FOUR HUNDRED AND XX / 100 Dollars** **(\$299,400.00)**

in lawful money of Canada and payable to the Vendor as follows:

(i)

Deposit: **FIVE THOUSAND AND XX / 100 Dollars (\$5,000.00)** to be submitted with this agreement.

(ii)

Further Deposit in the amount of **NINE THOUSAND NINE HUNDRED SEVENTY AND XX / 100 Dollars (\$9,970.00)** by cheque post-dated to **8-Jul-2011**

(iii)

Further Deposit in the amount of **FOURTEEN THOUSAND NINE HUNDRED SEVENTY AND XX / 100 Dollars (\$14,970.00)** by cheque post-dated to **8-Aug-2011**

(iv)

Further Deposit in the amount of **FOURTEEN THOUSAND NINE HUNDRED SEVENTY AND XX / 100 Dollars (\$14,970.00)** by cheque post-dated to **8-Feb-2012**

(v)

the sum of **FOURTEEN THOUSAND NINE HUNDRED SEVENTY AND XX / 100 Dollars (\$14,970.00)** by certified cheque on the occupancy date as defined below

(vi)

all deposits and funds payable on the Occupancy Date shall be payable to the Vendor’s solicitors, Goldman, Spring, Kichler & Sanders LLP, in trust, to be held or paid to the Vendor in accordance with the provisions of the Act or any Deposit Trust Agreement entered into with the Taron Warranty Corporation. Any sums held by the Vendor’s solicitors may be invested in an interest-bearing trust account or term deposit with all interest earned to be paid to the Vendor and which interest shall not form the basis of any adjustment between the parties. The Purchaser shall receive interest in accordance with the Act.

(vii)

the unpaid balance of the Purchase Price (the "**Unpaid Balance**") shall be paid on the Closing Date, by certified cheque, subject to the adjustments hereinafter set forth.

2B.

Subject to the provisions hereinafter contained, the proposed occupancy of the Unit will be permitted on the Firm Occupancy Date established by the Vendor pursuant to the Taron Addendum or, if applicable, the Delayed Occupancy Date if set by the Vendor pursuant to the Taron Addendum annexed hereto (the "**Occupancy Date**"). The Closing Date shall be established in accordance with paragraph 5(c) of Schedule “X” of this Agreement (the “**Closing Date**”).

2C.

Within a period of thirty (30) days following the date of acceptance of this Agreement by the Vendor, the Vendor shall have the right for any reason whatsoever, to terminate this Agreement upon the giving of written notice of termination to the Purchaser at the address set out below, in which event all monies previously paid shall be returned to the Purchaser and all parties shall thereafter be released from any liability or responsibility whatsoever under this Agreement.
- The following Schedules are appended hereto and form an integral part of the Agreement herein: Taron Addendum with Appendix , Schedule “A”, Schedule “C”, Schedule “D”, Schedule “X”, Schedule “Z”, Agency Disclosure, HIP Acknowledgement . The Purchaser acknowledges having read all paragraphs and Schedules of this Agreement.
- This Offer shall be irrevocable by the Purchaser until one minute before midnight on the tenth day after its date, after which time if not accepted, this Offer shall be null and void and the deposit returned to the Purchaser, without interest or deduction, except as required by the Act. Acceptance by the Vendor of this offer shall be deemed to have been sufficiently made if this Agreement is executed by the Vendor on or before the irrevocable date specified in the preceding sentence, without requiring any notice of such acceptance to be delivered to the Purchaser prior to such time.
- DATED at Toronto, Ontario Tuesday the 7th day of June 2011
- IN WITNESS WHEREOF I have hereunto set my hand and seal as of the day, month and year above written.
- |                    |                                      |        |
|--------------------|--------------------------------------|--------|
| <div>Witness</div> | <div>Purchaser: Richard Wright</div> | (SEAL) |
|--------------------|--------------------------------------|--------|
- |                    |                                   |        |
|--------------------|-----------------------------------|--------|
| <div>Witness</div> | <div>Purchaser: Mary Wright</div> | (SEAL) |
|--------------------|-----------------------------------|--------|
- |                          |                                                                                             |                                      |
|--------------------------|---------------------------------------------------------------------------------------------|--------------------------------------|
| Purchaser’s Information: | <div><b><u>21 WEST END DRIVE</u></b></div> <div><b><u>MARKHAM ONTARIO I2R 0I0</u></b></div> | Telephone: <b>(H) (613) 692-0457</b> |
|                          |                                                                                             | (Cell): -                            |
- Purchaser’s Solicitor:

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- THE UNDERSIGNED accepts the above Offer and agrees to complete the transaction in accordance with the terms thereof.
- ACCEPTED at Markham, this \_\_\_\_\_ day of June 2011.
- |                                                               |                                                                  |
|---------------------------------------------------------------|------------------------------------------------------------------|
| Vendor's Solicitors:                                          | <b><u>Sunset Flora Builders Corp. c.o.b. Greenpark Homes</u></b> |
| Goldman, Spring, Kichler & Sanders LLP                        |                                                                  |
| 40 Sheppard Ave. W, Suite 700                                 |                                                                  |
| North York, Ontario M2N 6K9                                   |                                                                  |
| Tel. (416) 225-9400 Fax (416) 225-4805 Att: Sheldon B. Spring | Per: .....<br>Authorized Signing Officer                         |
- "Greenpark" is a registered trade mark of Greenpark Holdings Inc. and the Vendor is a licensed user thereof.
- Suite: 218 Allure 1 Vendor: Sunset Flora Builders Corp.
- ETSQL\_2101.RPT 07jun11

THIS SECTION TO BE COMPLETED BY THE VENDOR/BUILDER

Send this form to the Warranty Program at 5160 Yonge Street, 6th Floor, Toronto, ON M2N 6L9 or toll free fax: 1-877-664-9710 as soon as it is completed (keep a copy for your records).

<div>41107</div> <div>Vendor/Builder Reference Number</div>		<div></div> <div>Unit enrolment number</div>
<div>Allure Condominiums</div> <div>Condominium Project Name</div>		
<div>Unit 18, Level 2,</div> <div>Unit, Level</div>	<div>218</div> <div>Suite</div>	<div>City of Toronto</div> <div>Municipality</div>
<div>Sunset Flora Builders Corp.</div> <div>Vendor/Builder name (please print)</div>		
<div></div> <div>Representative's name (please print)</div>		<div></div> <div>Representative's signature</div>

THIS SECTION TO BE COMPLETED BY THE PURCHASER(S)\*

All persons who are shown as purchasers on the Agreement of Purchase and Sale should complete and sign this section of the form (or ensure your designate\* completes and signs it), and then return the form to your Vendor/Builder, or their representative, when you receive a Homeowner Information Package.

Yes, my builder has provided me with a *Homeowner Information Package*.

<div>Richard Wright</div> <div>Purchaser's name(please print)</div>	<div></div> <div>Purchaser's signature</div>
<div>Mary Wright</div> <div>Purchaser's name(please print)</div>	<div></div> <div>Purchaser's signature</div>
<div></div> <div>Designate's* name(please print)</div>	<div></div> <div>Designate's* signature</div>
<div>2011/06/07</div> <div>Date (YYYY/MM/DD)</div>	

\* If you intend to designate someone to receive your Homeowner Information Package, please ensure that you provide written authority, from you as purchaser, authorizing your designate to receive that Package and sign this form on your behalf.