

ROYAL TRUST CORPORATION OF CANADA

EXECUTOR of Estate of Sheila Kennedy (the "Seller") 10768 Nelson Road, North Dundas, ON

"Schedule "B"

1. Notwithstanding the terms and conditions under any Agreement of Purchase and Sale and any attached schedule(s) regarding the sale of the real property situated at 10768 Nelson Road, Winchester, ON (the "Property") the Seller and the Buyer acknowledge that the sale is made under the following terms:
2. This Property is an estate sale. The sale is made at the risk and peril of the Buyer who shall purchase the Property "as is" without any legal warranties and/or representations from the Seller, including without limiting the foregoing, with respect to the condition of the premises, compliance with laws (including environmental laws), state of repair of the premises, inclusions of chattels or fixtures, or ownership of fixtures or appliances, except as follows: The Seller:
 - a) Has received no notice from any competent authority to the effect that the Property is not in conformity with the laws and regulations currently in force;
 - b) Is a Canadian resident within the meaning of the Income Tax legislation, provincial and federal;
3. The legal description of the Property is approximate. The Seller wishes to sell only the area of the Property owned.
4. Furthermore, without warranty of accuracy, the Seller declares, to its knowledge that the Property is subject to the following encumbrances:
 - i) RBC Mortgage
5. The Seller shall not provide any title deeds, surveys or certificates of location other than those already in its possession. Any new survey or certificate of location shall be at the expense of the Buyer.
6. The Buyer must certify and guarantee that neither the Buyer nor any member of their immediate family is or was, within the last six (6) months prior to the execution of the Agreement of Purchase and Sale, an employee of the Royal Bank of Canada, or its related, associated, affiliated, subsidiary or holding companies, nor is the Buyer acting on behalf of such person.
7. The Buyer and Seller acknowledge and agree that the Seller is entering into this agreement solely in its capacity as executor of the Estate of Sheila Kennedy and not in its personal capacity, and shall have no personal liability. Any liability upon the Seller shall be limited to the assets of the Estate of Sheila Kennedy in the possession or control of the Seller as the executor from time to time and then only to the extent permitted by law.

The provisions contained herein are an integral part of any Agreement of Purchase and Sale to be executed regarding the Property. All other terms or conditions stipulated in said Agreement of Purchase and Sale and any annex thereto shall remain unchanged unless otherwise agreed in writing between the Buyer and the Seller.

Signed at _____ on _____ 20____

The Buyer(s) acknowledge(s) having read, understood and agreed to the provisions of this document and having received a copy hereof.

Witness

Signature of Buyer (1)

Witness

Signature of Buyer (2)

Signed at _____ on _____ 20____

The Seller(s) acknowledge(s) having read, understood and agreed to the provisions of this document and having received a copy hereof.

Royal Trust Corporation of Canada,
Executor/Trustee

Witness

Signature of Seller (1)

Witness

Signature of Seller (2)