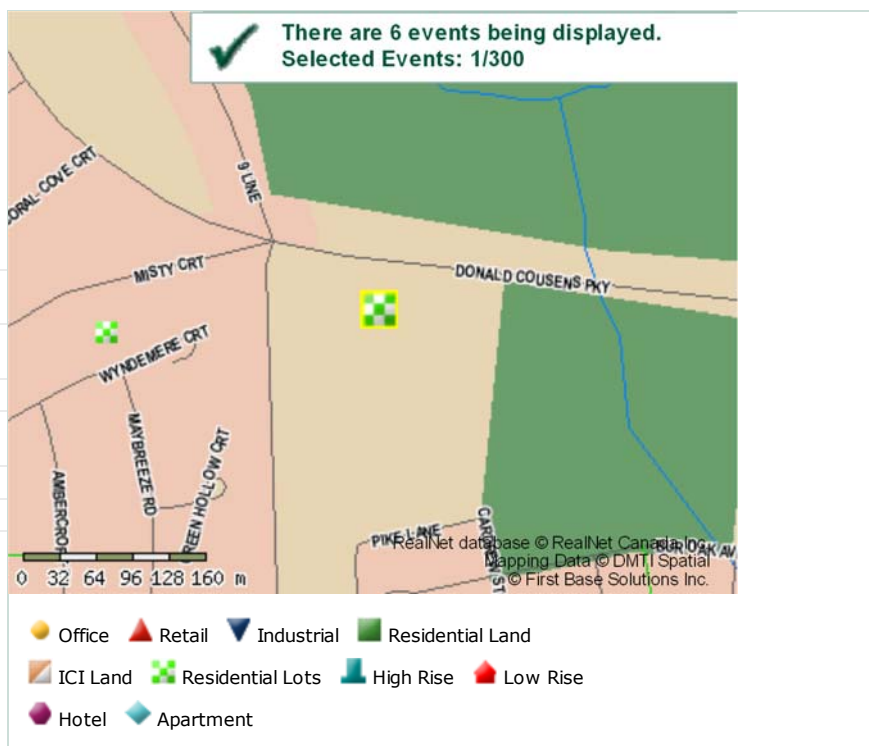




## RESIDENTIAL LOTS TRANSACTION SUMMARY

### GENERAL SUMMARY

<b>Record Status:</b>	<b>Final</b>
<b>Inventory Number:</b>	ON-RLT-2010-12-20-10-1666
<b>SubDivision Name:</b>	Upper Cornell
<b>Builder:</b>	Aspen Ridge Homes
<b>Location:</b>	Located north of Sixteenth Avenue, east of Ninth Line
<b>Region:</b>	York
<b>Municipality:</b>	Markham



### TRANSACTION SUMMARY

<b>Portfolio Name:</b>	
<b>Event Date:</b>	2010-12-20
<b>Agreement Date:</b>	2009-11-25
<b>Price:</b>	\$15,304,491.00
<b>Sale Type:</b>	Market
<b>Percentage Transferred:</b>	100.00%
<b>VTB Mortgage:</b>	
Interest Free Period:	One Year
Interest Rate:	6.0% per annum
<b>Total # Lots:</b>	97

### LOT DETAILS

FOOTAGE OR BLOCKS	LOT TYPE	NUMBER OF LOTS/UNITS	PRICE PER FOOT/UNIT
23	Foot Semis	16	\$6,765
30	Foot Frontage	35	\$6,220
8	Townhouse Blocks	46	\$136,603

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**LEGAL DETAILS**

<b>Legal Description:</b>	Lots 1 to 43 and Blocks 44 to 51 on Plan 65M-4219	
<b>Vendors:</b>	Metrus Properties [1473092 Ontario Limited]	
Signing Officer:	Nik Mracic, ASO	
Address:	30 Floral Parkway, Suite 300, Concord, Ontario, L4K 4R1	
<b>Purchasers:</b>	Aspen Ridge Homes (Cornell Ridge (ARH) Homes Ltd.) - Builder	
Signing Officer:	Michael N. Durisin, ASO	
Address:	29 Floral Parkway, Concord, Ontario, L4K 5C5	

**PRICE STRUCTURE**

<b>Cash Price:</b>	\$3,107,691.00	(20%)
<b>Assumed Price:</b>	\$0.00	(0%)
<b>VTB Price:</b>	\$12,196,800.00	(80%)
<b>Other Considerations Price:</b>	\$0.00	(0%)
<b>Chattels Price:</b>	\$0.00	(0%)
<b>Total Price:</b>	\$15,304,491.00	
<b>Percentage Transferred:</b>	100.	00%
<b>100% Equivalent:</b>	\$15,304,491.00	

**MORTGAGE 1**

<b>MORTGAGE TYPE:</b>	VTB
<b>PRIMARY LENDER:</b>	1473092 Ontario Limited
<b>SECONDARY LENDER:</b>	
<b>TERTIARY LENDER:</b>	
<b>INTEREST RATE:</b>	6.0% per annum
<b>PRINCIPAL AMOUNT:</b>	\$12,196,800.00
<b>CALCULATION PERIOD:</b>	Semi-annually
<b>PAYMENT FREQUENCY:</b>	Semi-annually
<b>PAYMENT AMOUNT:</b>	Interest Only
<b>COMMENCEMENT DATE:</b>	06/20/2012
<b>MATURITY DATE:</b>	12/20/2012
<b>INSTRUMENT DATE:</b>	12/20/2010
<b>SEE REMARKS:</b>	

**GENERAL NOTES**

<b>General Remarks:</b>	Plan 65M-4219 was registered on November 12, 2010.
	Lot depths range from 88 to 105 feet, with the majority of lots having a depth of approximately 102 feet.
	Aspen Ridge Homes is offering single family detached homes, including bungalows, semi-detached homes and freehold townhomes, ranging in size from 1,434 to 2,901 square feet and ranging in price from \$313,990 to \$504,990.
	At the time of sale the builder had not released 12 single detached lots, 10 semi-detached homes and 10 townhomes units of the lots in this transaction.
	As of December 2010, 33 homes had been sold.

**PROPERTY LOCATION****Site Image:**

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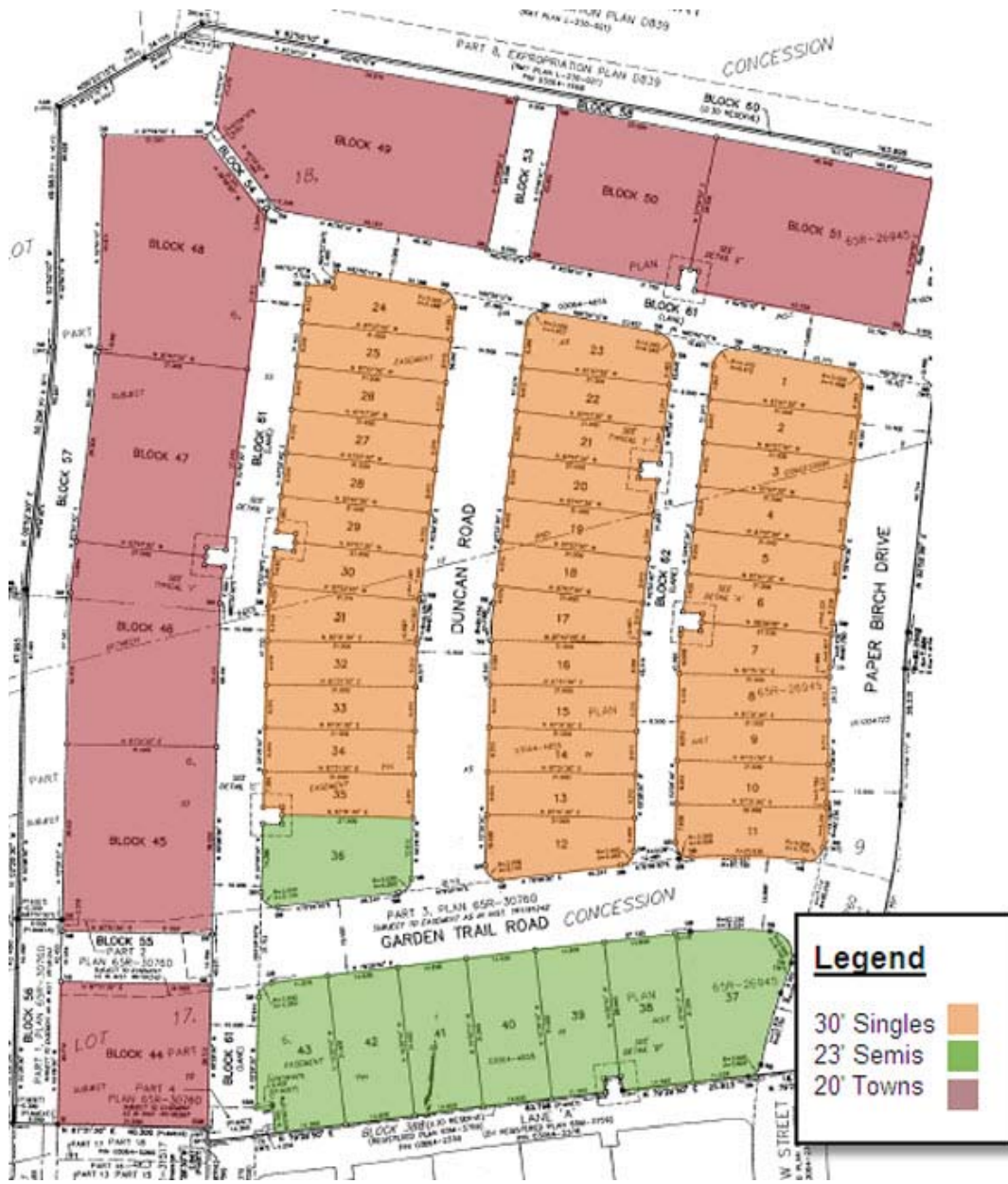


## SITE PLAN

Site Plan:

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