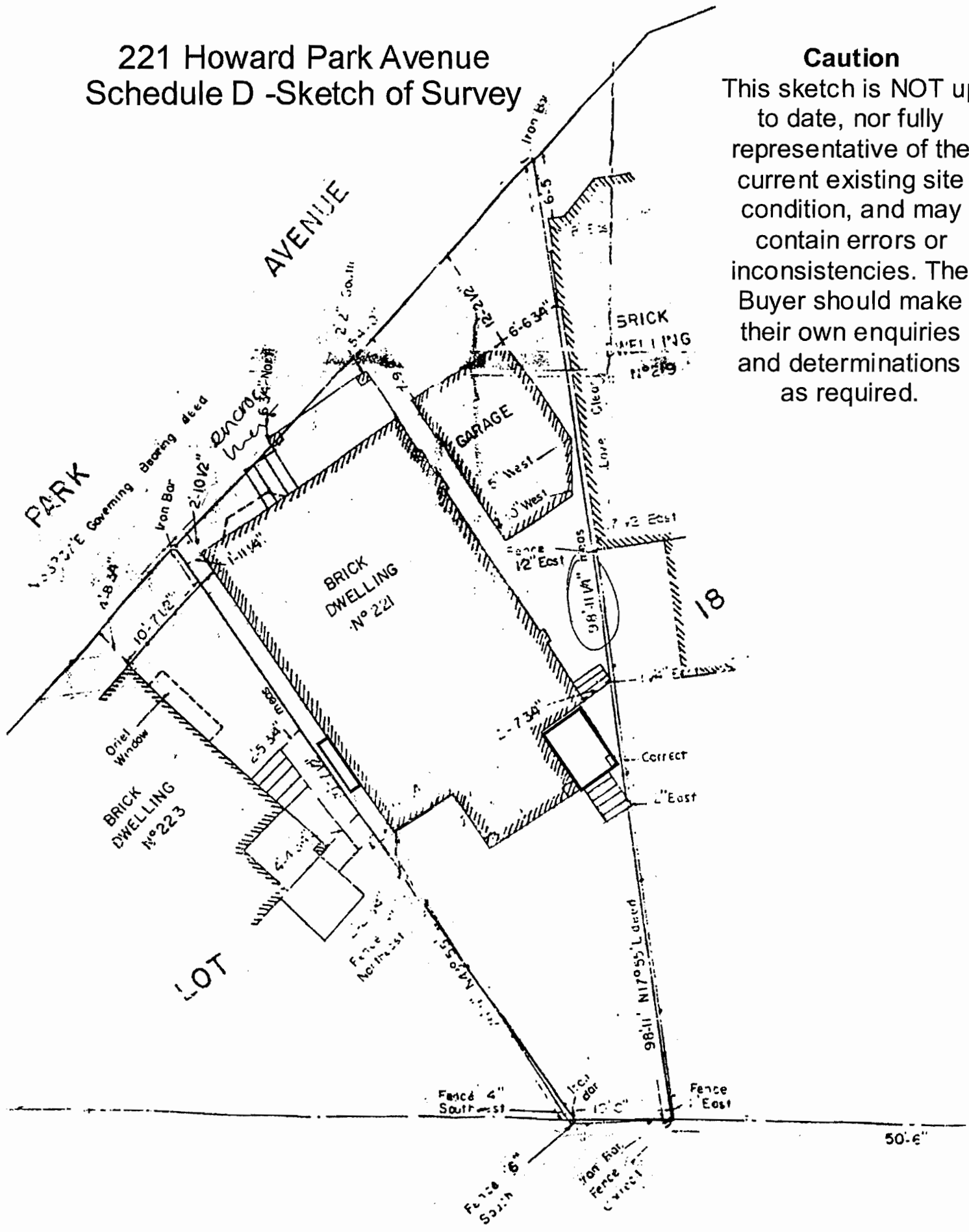


221 Howard Park Avenue Schedule D -Sketch of Survey

Caution
 This sketch is NOT up to date, nor fully representative of the current existing site condition, and may contain errors or inconsistencies. The Buyer should make their own enquiries and determinations as required.



Identified and/or Other Information

DESCRIPTION

221 Howard Park Avenue

part lot 18

Plan 1257

City of Toronto

Municipality of Metropolitan Toronto

south side of Howard Park Avenue

Registry Division of Toronto

COMMENCING at a point in the southerly limit of Howard Park Avenue, distant 76 feet 3 inches measured northeasterly along the southerly limit of Howard Park Avenue from a point therein which last mentioned point is also the most westerly angle of the said lot;

THENCE NORTHERLY 33 degrees 37 minutes easterly along the southerly limit of Howard Park Avenue, 54 feet;

THENCE SOUTHERLY 17 degrees 5 minutes easterly 98 feet 11 inches to a point in the southerly limit of the said lot distant 50 feet 6 inches west of the easterly limit of said lot;

THENCE WESTERLY along the southerly limit of said lot, 10 feet;

THENCE NORTHERLY 43 degrees 55 minutes west, 70 feet 9 inches to the place of beginning.

As described in No. CT633969.