

Transfer Conditions

This appendix describes the conditions upon which the granting of consent for the transfer of 194 Gave Ave. S. from Taras Shevchenko Non-profit Homes Inc. "Taras Shevchenko Homes" to Good Shepherd Non-profit Homes Inc. "Good Shepherd Homes" is contingent.

- Taras Shevchenko Homes is to arrange the mortgage transfer to the Good Shepherd Homes.
- A title search is to be completed to ensure that there are no liens.
- The Ministry of Municipal Affairs & Housing must be given 45 days written notice of the transfer.
- An Agreement of Purchase & Sale between Taras Shevchenko and Good Shepherd Homes is to be fully executed at their own expense.
- The capital reserve associated with 194 Gave Ave. S. will be transferred to Good Shepherd Non-profit Homes.
- The parties to the Agreement of Purchase and Sale will bear the cost of the Land Transfer Tax.
- Tenants in the building have been consulted about the transfer.
- A current Building Condition Assessment (BCA) needs to be completed.
- A plan for all shared services between the two buildings to be separated must be created.