

PRICE LIST

Special Broker Preview Pricing

May 17, 2011

<u>Model Name</u>	<u>Bedrooms</u>	<u>Exposure</u>	<u>Floor</u>	<u>Sq. Ft.</u>	<u>Special Broker Starting Price</u>	<u>Grand Opening Price</u>
F2-5	2 Bedrooms	South & West	3	1200	\$699,900	\$719,900
Maisonette 6	1 Bdrm+ Den	South, West & North	5 - PH	1040	\$599,900	\$629,900
Maisonette 2	1 Bdrm +Den	South	5 - PH	1190	\$699,900	\$719,900
Maisonette 3	2 Bedrooms	South & North	5 - PH	1205	\$699,900	\$719,900
Maisonette 1	2 Bedrooms	South & East	5 - PH	1255	\$739,900	\$769,900
Maisonette 7	2 Bedrooms	East & West	5 - 11	1370	\$799,900	\$829,900
Townhome 2	2 Bdrm + Den	South	Ground	1550	\$979,900	\$999,900
Townhome 1	3 Bedrooms	South & East	Ground	1850	\$1,099,900	\$1,149,900
Townhome 3	3 Bedrooms + Office + Den	South & West	Ground	2050	\$1,249,900	\$1,299,900

GENERAL INFORMATION: 14 Storey, 48 suites

PRICE INCLUDES: Laminate or Granite Kitchen countertops, six appliances (Integrated fridge & Dishwasher, built-in Glass cook-top with Stainless Steel Wall oven, microwave and white washer & dryer), pre-engineered wood flooring in Kitchen, Living Room, Dining Room, Den and Bedroom(s)

PARKING: \$40,000 + TAX per parking space (Parking is available for Maisonettes and Townhomes only on a first-come, first-served basis)

BICYCLE STORAGE UNIT: \$3,000 + TAX per locker unit (Limited availability to be sold on a first-come, first-served basis)

CEILING HEIGHT(S): Townhomes and Maisonettes feature 9' ceilings on lower floor and 8' ceilings on upper floor; F Series feature 8' ceilings

MAINTENANCE/month: Townhomes - \$0.49/sq.ft
Maisonettes and Flats - \$0.54/sq.ft
(Hydro and water separately metered). Includes: Gas, Common Element Expenses & Building Insurance

PARKING MAINTENANCE: \$49.95 per month per space

BICYCLE STORAGE MAINTENANCE: \$9.95 per month per unit

TAXES/per year: Market Value Assessment as per City of Toronto

FINANCING: 36 Month Capped Rate Mortgage Program through BMO (Bank of Montreal)

OCCUPANCY DATE: December 17, 2012 (First Tentative Occupancy Date)

1st Deposit With Agreement	2nd Deposit 30 Days from 1st Deposit	3rd Deposit 90 Days from 1st Deposit	4th Deposit 180 Days from 1st Deposit	5th Deposit Due on Occupancy
\$2,000	Balance to 5%	5%	5%	5%