

River Park

Condominium Residences
Along The Rouge River Valley

LANDFLOWER
REAL ESTATE LTD. BROKERAGE

Building B



MARKHAM
Uptown
Move up to a great place to live



River Park - Building 'B & C'

VIP BROKER & AGENT PREVIEW PROGRAM

SPECIAL for 2-DAY ONLY

Signing date on 26th & 27th March, 2011 (Sat & Sun)

- 2% Discount on Selling Price for all Clients brought in by VIP Broker/Agent
- Stainless Steel Appliance package includes Fridge, Stove, Dishwasher & Hood Fan
- UPG1 Wood Flooring throughout except tiled areas (as per Builder's sample)
- Under mount sinks in all bathroom(s) & Kitchen
- Kitchen Centre Island if shown on plan
- One Free Locker
- Special Assignment – One Time assignment with NO Fee (Assignment must be made at least 60 days prior to Occupancy)
- Special Deposit Structure :
 - 1) \$5,000 with offer
 - 2) 5% less \$5,000 in 30 Days
 - 3) 5% in 120 Days
 - 4) 5% in 360 Days
 - 5) 5% on Occupancy

* All terms & conditions are subject to change without notice. E. & O. E.





Purchasing Procedures

Procedure for purchasing:

1. To speed up the progress, please complete the "Uptown Markham – River Park (Bldg. B) Offer Worksheet" and fax to our sales office at 905-479-1942 anytime before 25th March, 2011 (Friday) 7:00 p.m.
2. Faxed worksheets will be time dated and processed on a first-come-first-serve basis, subject to availability.
3. Please have up to THREE alternate choices of suites identified and legibly by fill-out the worksheet with all BLOCK letters before faxing.
4. Brokers/Agents and their clients need to be available on 26th & 27th March, 2011 (Sat & Sun) from 11 a.m. to 7 p.m. to sign Agreement. The Agreement will be signed by both purchaser and the Vendor in our Sales Office.
5. Clients must come with their initial deposit cheque for \$5,000 made payable to DELZOTTO ZORZI LLP IN TRUST, in addition to three other post-dated cheques which will be required.
6. Brokers/Agents and their clients **must stay until they receive a signed copy of the Agreement of Purchase and Sale for their purchase to be valid.**
7. **Co-operating Broker/Agent Commission Agreement** must be adequately completed at point of sale on 26th & 27th March, 2011 (Sat & Sun).
8. Prices & Terms are subject to change without notice.

If you have any queries, please contact us at 905-479-5557

Uptown Markham sales office:

60 South Town Centre Blvd., Markham ON L6G 0C5
(Email: info@UptownMarkham.com)



The first phase of UPTOWN MARKHAM is RIVER PARK, a stunning ensemble of low and high rise condominium residences that are elegant, energy efficient, maintenance-free and truly affordable.

The graceful architectural style of the façade is punctuated with terraces, balconies, decorative railings, plasters and columns, bringing traditional high calibre European style to the site's natural surroundings, and contributing to the dynamic growth of the communities of Markham and Unionville.

In addition, UPTOWN SQUARE will be built in the very heart of the community -- a great European style plaza that will harmoniously blend together residential with retail. The over 170,000 square feet of neighborhood shops,

services and supermarkets are scheduled to be open for the shopping pleasure of the community's first residents the day they move in. All this in the finest and most prestigious location north of Toronto.

A pinnacle of achievement in the company's 25-year history, TIMES GROUP is proud of the part it is playing in the genesis of UPTOWN MARKHAM -- a legacy development built to the highest and most energy efficient LEED® Gold standards.

River Park

move Up

Building A

Building B



Building C



Building A

Building B

Building C



AND
ESTATE
OVER
ESTATE

Building B

Building A

Building C

LEWIS
RE
POW
D. BRO





Building A

Building B

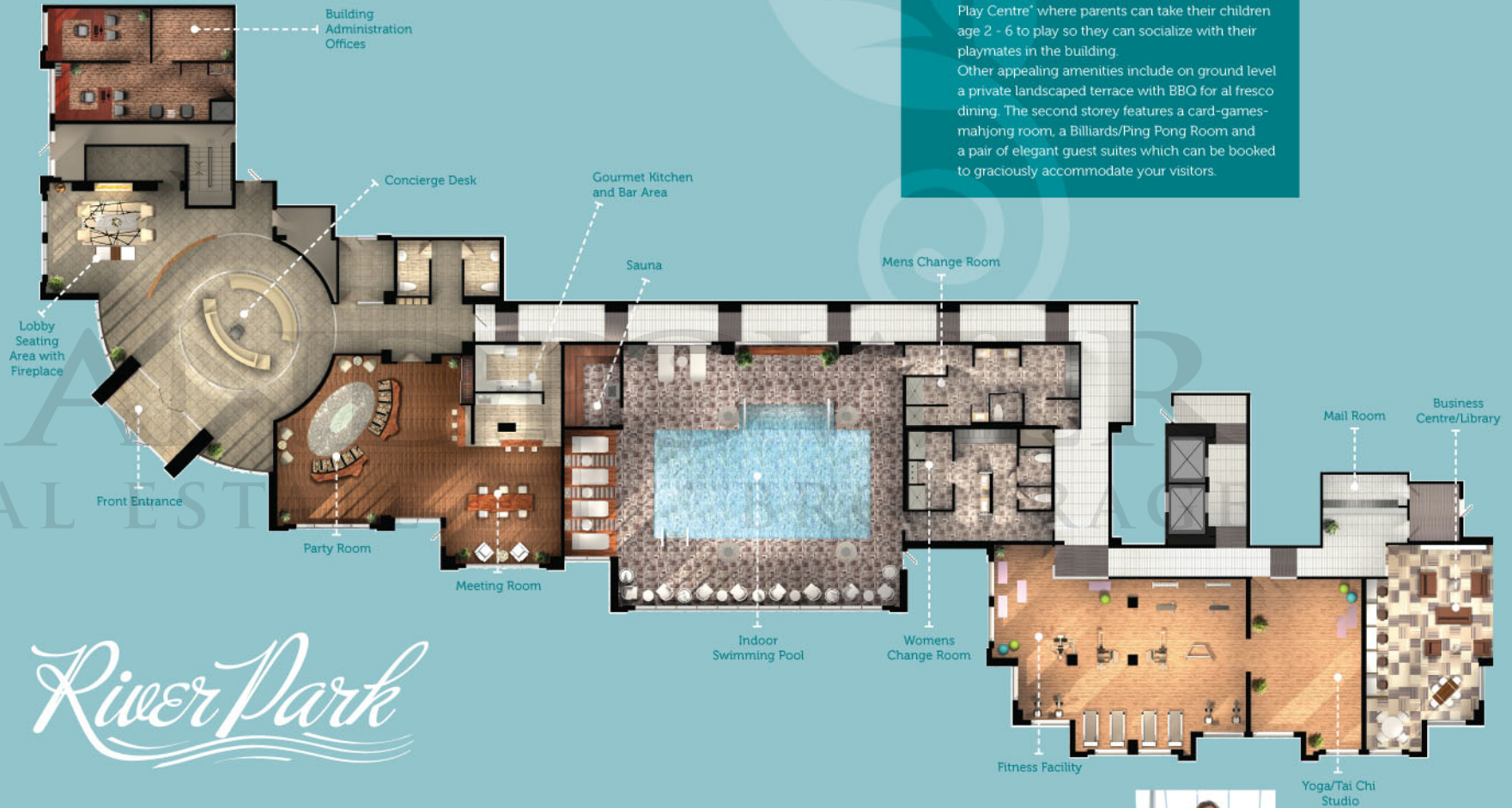
LANDPR
ESTATE LTD

PHASE 1





First Floor



The Party Lounge, The Pool, The Theatre.... all will become regular destinations of those who are fortunate enough to reside at RIVER PARK. There is also a feature that is much in demand and a first in the condominium industry – a 'Pre-School Play Centre' where parents can take their children age 2 - 6 to play so they can socialize with their playmates in the building. Other appealing amenities include on ground level a private landscaped terrace with BBQ for al fresco dining. The second storey features a card-games-mahjong room, a Billiards/Ping Pong Room and a pair of elegant guest suites which can be booked to graciously accommodate your visitors.

River Park

Upwardly mobile





Second Floor



Pre-School Play Centre
(Ages 2 – 6, Parental supervision required)



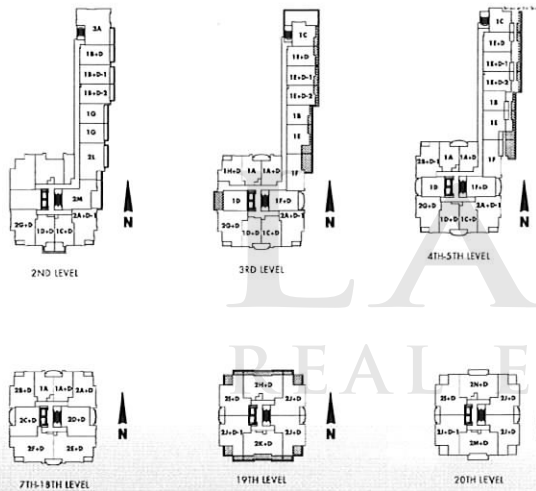
Uptown

play

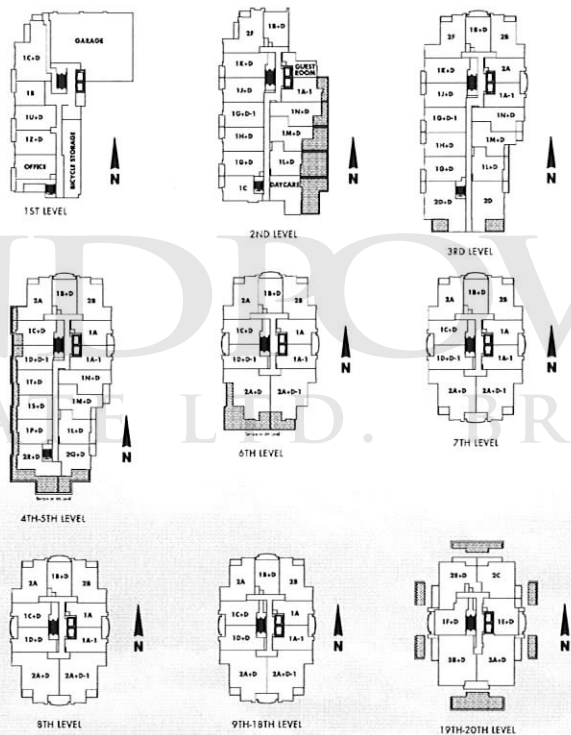
River Park

MARKHAM
Uptown
Move up to a great place to live

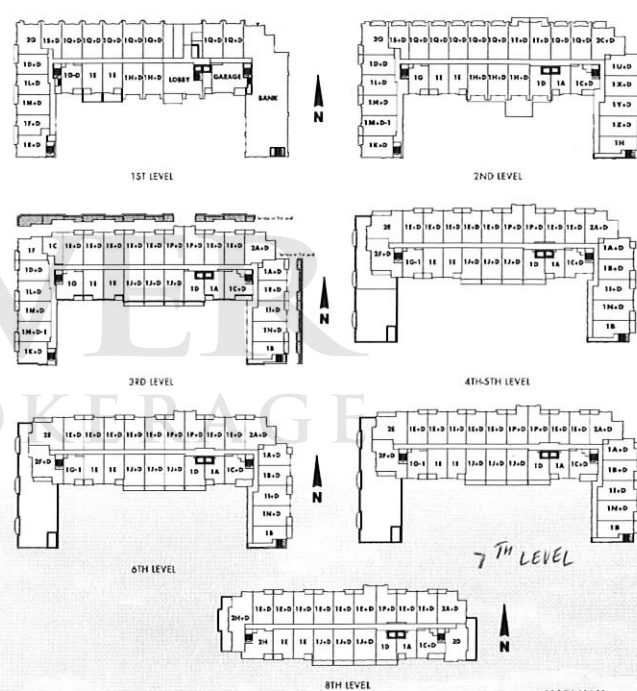
Building A



Building B



Building C



River Park

Schedule B

Uptown Markham – River Park – Buildings A, B & C Suite Features & Finishes

Suite Features

- Thermally insulated energy efficient double-glazed architecturally designed windows.
- Distinctive insulated patio door or sliding door to balcony.*
- Distinctive Quartz Stone windowsills.
- Pure white stippled ceiling in all areas except the kitchen, laundry area and bathrooms which shall be smooth and painted with white semi-gloss paint.
- One designer paint colour for interior walls as per Palette selected. Bathrooms and all woodwork and trims are painted with white low Volatile Organic Compounds (VOCs) semi-gloss paint.
- Suite entry closet with contemporary mirrored sliding doors.*
- Window covering¹ for windows and sliding doors (excluding balcony and patio doors).*

Units on PH floor will also include:

- Custom designed 8' high single solid-core suite entry door with wood surround and modern hardware.
- Stylish 8' interior doors with modern hardware.
- Stylish 7½" baseboard and 3¼" casings (paint finish) except in laundry, bathrooms and storage areas.
- Crown mouldings in foyer, and living/dining area and den. *
- Engineered hardwood floor in hallway, living/dining area and den. *

Units on RG floor will also include:

- Custom Designed 7' high single solid-core suite entry door with wood surround and modern hardware.
- Stylish 7' interior doors with modern hardware.
- Stylish 7½" baseboard and 3¼" casings (paint finish) except in laundry, bathrooms and storage areas.
- Crown mouldings in foyer, and living/dining area and den. *
- Engineered hardwood floor in hallway, living/dining area and den. *

All other Units will also include:

- Custom Designed 7' high single solid-core suite entry door with wood surround and modern hardware.
- Stylish 6'-8" interior doors with modern hardware.
- Stylish 5½" wood baseboards with 2¾" casings (paint finish) except in laundry, bathrooms and storage areas.

Approximate suite ceiling height²:

Floor	Building A	Building B
1 to 3	9'	9'
5	8'	8'
6	9'	9'
7 to 21	8'	8'
RG	9'	9'
PH	10'	10'

Floor	Building C
1 to 7	9'
RG	9'
PH	10'

Suite Finishes

- Choice of 3 Designer Selected Interior Finishes Palettes.
- Each Palette will consist of the following finishes:
 - Plank Laminate flooring in living room, dining room, and den.*
 - 40 oz environmentally-friendly textured carpet for bedrooms from Shaw Industries or equivalent.
 - Porcelain tile flooring in foyer, main washroom, kitchen, and master ensuite.*
 - Ceramic wall tile surround for bath tub/shower
 - Ceramic tile kitchen backsplash (one colour)
 - Contemporary Signature Kitchen and Vanity Cabinetry
 - Quartz Stone Kitchen and Vanity Countertops
- Two additional Upgrade Finishes Palettes available at additional cost (consult with Sales Representative).

Kitchens

- Energy Star Black or White appliance package including fridge, stove and dishwasher.
- Hood fan vented to outside.
- Contemporary Signature Kitchen Cabinetry.*
- Deep upper cabinet over refrigerator for extra storage space.
- Top-mount stainless steel sink with single lever pull-out faucet.
- Under cabinet lighting with valance.

- Contemporary central light fixture.
- Extended upper kitchen cabinets in all units with 9' or 10' ceilings.

Bathrooms

- Signature vanity cabinetry with mirrored medicine cabinet over basin (approximately 20"-24" wide and 36" high).
- Quartz stone countertop with under-mount basin and single-lever chrome faucet.
- Pressure balanced shower faucets in all bathrooms in chrome finish.
- Settle back and relax in a deep soaker tub.*
- Distinctive clear glass shower stall with ceiling light.*
- Contemporary chrome and glass wall sconce light fixture.
- Contemporary chrome towel bar or ring, toilet paper holder, and soap dish in shower/bathtub.*

Peace of Mind Safety and Security

- 24-hour executive concierge, monitors live closed circuit cameras throughout the garage area as well as community access system including direct two way communication with push call buttons from parking and entry areas.
- Personally encoded suite intrusion alarm system, with suite door contact and keypad connected to concierge desk for total security.
- Sprinkler system throughout building and individual units.
- In-suite fire alarm and speaker connected to fire annunciation panel.
- Key fob allows effortless access at selected secure building entrance points and amenity areas.
- Main garage doors operated by key fob.

Energy Saving Comfort System & Metering

- Individually controlled central heating and cooling using 4 pipe fan coil system giving you year round control.
- Hot and cold water supplied by Markham District Energy for heating and cooling to optimize energy savings.
- Suites are individually metered¹ for electricity, hot water and cold water.
- Continuous fresh air provided directly to occupied units.

Laundry

- Dedicated electrical outlet and exterior venting for dryer.
- Stacked washer and dryer in white.

Electrical Services & Fixtures

- Individual service panel with circuit breakers.
- Suites with terraces will have an outdoor duplex outlet.*
- White Decora designer series receptacles and switches throughout the suite.
- Distinctive ceiling light fixtures in foyer, hallways, bedrooms, and walk-in closets.*
- Capped ceiling light outlet in dining room and living room.*
- Convenient switch-controlled split outlets in living room.
- Telephone and cable television outlets in bedrooms, living room and den. *

Notes:

- * Indicates as per suite plan.
- ¹ Refer to the Agreement of Purchase and Sale for the associated adjustment costs.
- ² Where bulkheads are installed and where dropped ceilings are required, the ceiling height will be less than stated, as per Vendor's plans. Mezzanine floors of multi-level units may have ceiling heights that are different than the main level.
- All plans, elevations, sizes and specifications are subject to change from time to time by the Vendor without notice. All areas and dimensions are approximate. Actual useable space may vary from stated floor area. All images, photography and illustrations are artist's concept. E. & O. E.
- Purchaser(s) shall select the colour/materials based on one Pallet from the Vendor's three fixed Designer Selected Finishes Palettes within a specified time period before closing.
- Purchaser(s) who cannot attend for color selection within the time period, the Vendor will apply standard items on Purchaser(s)' behalf.
- Purchaser(s) may be required to re-select colour/material from Vendor's Standard Finishes Palettes as a result of unavailability or discontinuation.
- Purchaser(s) may select from one of the Vendor's Upgraded Finishes Palettes and shall pay the upgrade costs at the time of colour and finishes selection.
- Vendor reserves the right to substitute any material, of equal or better quality, used in the construction.
- Variation from Vendor's samples may occur due to normal production process, or discontinuance or unavailability of product.
- Unit owners are covered by TARION, (formerly known as ONHWP).
- The Purchaser shall indemnify and save the Vendor its servants and its agents harmless from all action, causes of action, claims and demands for, upon or by reason of any damage, loss or injury to the Purchaser, or any of his friends, relatives workmen agents who have entered on the real property or in any part of the subdivision of which the real property forms a part whether with or without the authorization, express or implied, by the Vendor.

Uptown Markham Offer Worksheet - River Park (Bldg. B)

Date: _____
Time: _____

Purchaser Information:

First Name _____ Last Name _____ SIN _____ DOB (Month/Day/Year) _____
 1. _____
 2. _____
 3. _____

Address: _____

 Home Phone: _____ Cell Phone: _____
 Business Phone: _____ Email: _____

Please fill-out this form with all **BLOCK** letters and fax to: 905-479-1942

Choice #	Type	Model	Suite (sq.ft.)	Bal / Ter / Patio (sq.ft.)	Available Floor	View	* Price Range		Preferrable Floor (please state Low/ Mid /High Level)
							From	To	
	1+D	1B+D	587	B-85	2/F - 21/F	N	\$239,600	\$257,300	
	1 Br	1A	596	B-55	3/F - 21/F	E	\$239,800	\$257,300	
	1 Br	1A-1	610	T-86	2/F	E	\$220,000	-	
	1 Br	1A-1	610	B-56	3/F - 21/F	E	\$245,300	\$262,800	
	1+D	1C+D	640	T-131	5/F	W	\$257,700	-	
	1+D	1C+D	640	B-52	6/F - 21/F	W	\$263,700	\$272,500	
	1+D	1D+D	686	B-52	7/F - 21/F	W	\$274,900	\$290,400	
	2 Br	2A	790	B-48+T-46	5/F	NW	\$314,400	-	
	2 Br	2A	790	B-48	6/F - 21/F	NW	\$322,400	\$338,900	
	2 Br	2B	791	B-48	3/F - 21/F	NE	\$318,500	\$338,500	
	2+D	2A+D	1255	B-62+T-75	8/F - 21/F	SW	\$502,000	\$528,500	
	2+D	2A+D-1	1255	B-62+T-252	7/F	SE	\$531,000	-	
	2+D	2A+D-1	1255	B-62	8/F - 21/F	SE	\$494,500	\$521,000	

Choice #	Type	Model	Suite (sq. ft.)	Bal / Ter / Patio (sq.ft.)		View	* Price Range		Preferrable Floor (please state RG / Penthouse)
				Roof Garden	Penthouse		Roof Garden	Penthouse	
	1+D	1F+D	688	B-80	B-80	W	\$310,000	\$317,000	
	1+D	1E+D	716	T-80+40	T80+40	E	\$330,000	\$340,000	
	2 Br	2C	880	T-70+130	B50+100	NE	\$384,800	\$398,800	
	2 Br	2E+D	1027	T-140+130	B100+100	NW	\$440,000	\$452,400	
	3 Br	3A+D	1265	T-140+250	B60+100	SE	\$548,000	\$568,000	
	3 Br	3B+D	1292	T-140+250	B60+100	SW	\$560,000	\$580,000	

Broker/Agent Information:

* All Prices & Terms are subject to change without notice. E. & O. E.

Name of Company: _____
 Name of Agent: _____ Cell: _____
 Company Address: _____

Tel.: _____ Fax: _____ Email: _____

VENDOR'S OFFICE USE ONLY		Unit assigned: BLDG. B - Suite No.:	Remarks:
Deposit Structure:		Asking: \$ _____	
1st	\$ _____ w/Offer	Disc. (Less): _____	
2nd	\$ _____ 5% bal. In 30 Days	Sub-Total: _____	
3rd	\$ _____ 5% bal. In 120 Days	Parking (Add): _____	
4th	\$ _____ 5% bal. In 360 Days	Extra (Add): _____	
5th	\$ _____ on Occupancy	TOTAL: \$ _____	

Uptown Markham - River Park (Bldg. B)

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*plus parking
\$20,000*

Type	Model	Suite (sq.ft.)	Bal / Ter /Patio (sq.ft.)	Available Floor	View	* Price Range		Maint. Fee **
						From	To	
1+D	1B+D	587	B-85	2/F - 21/F	N	\$239,600	\$257,300	\$247
1 Br	1A	596	B-55	3/F - 21/F	E	\$239,800	\$257,300	\$250
1 Br	1A-1	610	T-86	2/F	E	\$220,000	-	\$256
1 Br	1A-1	610	B-56	3/F - 21/F	E	\$245,300	\$262,800	\$256
1+D	1C+D	640	T-131	5/F	W	\$257,700	-	\$269
1+D	1C+D	640	B-52	6/F - 21/F	W	\$263,700	\$272,500	\$269
1+D	1D+D	686	B-52	7/F - 21/F	W	\$274,900	\$290,400	\$288
2 Br	2A	790	B-48+T-46	5/F	NW	\$314,400	-	\$332
2 Br	2A	790	B-48	6/F - 21/F	NW	\$322,400	\$338,900	\$332
2 Br	2B	791	B-48	3/F - 21/F	NE	\$318,500	\$338,500	\$332
2+D	2A+D	1255	B-62+T-75	8/F - 21/F	SW	\$502,000	\$528,500	\$527
2+D	2A+D-1	1255	B-62+T-252	7/F	SE	\$531,000	-	\$527
2+D	2A+D-1	1255	B-62	8/F - 21/F	SE	\$494,500	\$521,000	\$527

*442
435
393
434
433
443
429
423
433
428
416
439
410*

ROOF GARDEN (Ceiling Height - 9') & PENTHOUSE (Ceiling Height - 10')

Type	Model	Suite (sq.ft.)	Bal / Ter / Patio (sq.ft.)		View	* Price Range		Maint. Fee **
			Roof Garden	Penthouse		Roof Garden	Penthouse	
1+D	1F+D	688	B-80	B-80	W	\$310,000	\$317,000	\$289
1+D	1E+D	716	T-80+40	T80+40	E	\$330,000	\$340,000	\$301
2 Br	2C	880	T-70+130	B50+100	NE	\$384,800	\$398,800	\$370
2 Br	2E+D	1027	T-140+130	B100+100	NW	\$440,000	\$452,400	\$431
3 Br	3A+D	1265	T-140+250	B60+100	SE	\$548,000	\$568,000	\$531
3 Br	3B+D	1292	T-140+250	B60+100	SW	\$560,000	\$580,000	\$543

*479
489
460
447
449
449*

General Information:
 - Total No. of Suites: 190 Units
 - Total Levels: 20 Levels

Occupancy Starting from December, 2013
 - 9' ceiling on 1/F, 2/F, 3/F & 6/F
 - 8' ceiling on 5/F, 7/F to 21/F
 - 9' ceiling on RG & 10' ceiling on Penthouse level
 (please consult our Sales Representative for details)

Preview Special:	<p>*2% Discount on Selling Price * Parking spot is NOT INCLUDED in Selling Price</p> <ul style="list-style-type: none"> - GST & HST included, One FREE Locker - Stainless Steel appliance (Fridge, Stove, Dishwasher & Hood Fan) - White Energy Star Space-efficient stacked Dryer and Washer - UPG1 Wood Flooring throughout except tiled areas (as per Builder's sample) - Undermount sinks in Kitchen & Washroom(s) - Kitchen Centre Island if shown on plan - One Time FREE Assignment (must be made at least 60 days prior to Occupancy) <p><i>(Additional Features for Roof Garden/Penthouse units, please consult our Sales Representative)</i></p>
Preview Special	All cheques to be made to DELZOTTO ZORZI LLP IN TRUST
Deposit Structure:	<ol style="list-style-type: none"> 1) 5,000 with Offer 2) 5% less \$5,000 in 30 Days after signing 3) 5% in 120 days after signing 4) 5% in 360 days after signing 5) 5% on Occupancy

- Parking spot is available at an additional cost of \$20,000
- Extra Locker is available at an additional cost of \$3,000

Maintenance Fee: Approximately \$0.42 per sq.ft. per month, plus Parking & Locker Fees if applicable
Includes: Air-Conditioning & Heating
Excludes: Water, Hydro, Cable & Internet Service

Property Tax: Estimated at approximately 1%** of Purchase Price annually

**** Maintenance and taxes are approximation/estimation only and are finalized on condominium registration**
*** Premium for each level higher may vary, please consult our Sales Representative for details**
*** All Prices & Terms are subject to change without notice. E. & O.E.**




Uptown Markham Sales Office
 60 South Town Centre Blvd., Unit A
 Markham, ON L6G 0C5
 Tel.: 905-479-5557 Fax: 905-479-1942
Office Hours: Mon. - Thu. - (12 noon - 7 p.m.)
 Fri. - (Closed) Sat. & Sun. - (12 noon - 5 p.m.)
 Website: www.UptownMarkham.com
 Email: info@UptownMarkham.com

Uptown Markham - River Park (Bldg. B)

5/5/2011 5:06 PM

Type	Model	Suite Size (sq. ft.)	Bal / Ter /Patio (sq.ft)	View	Available Floor	Suite #	* Selling Price	Maint. Fee **
1 Br	1C	707	B52	W	2/F	206	\$250,000	\$297
1+D	1G+D-1	719	B51	W	2/F	209	\$292,000	\$302
1+D	1G+D	730	B51	W	3/F	308	\$295,000	\$307
1+D	1J+D	737	B51	W	2/F - 3/F	210	\$293,000	\$310
1+D	1K+D	768	B51	W	2/F	211	\$303,000	\$323
2 Br	2F	865	B48	NW	2/F	212	\$348,400	\$363
2+D	2D+D	1170	B46+P133	SW	3/F	307	\$470,000	\$491
2+D	2A+D	1255	B62+B75	SW	8/F - 12/F, 16/F, 18/F - 19/F, 21/F	803	\$507,000	\$527
2+D	2A+D-1	1255	B62+T252	SE	7/F	702	\$546,000	\$527
2+D	2A+D-1	1255	B62	SE	8/F, 10/F, 15/F - 19/F	802	\$499,500	\$527

General Information:

- Total No. of Suites: 190 Units
- Total Levels: 20 Levels

Occupancy Starting from December, 2013

- 9' ceiling on 1/F, 2/F, 3/F & 6/F
- 8' ceiling on 5/F, 7/F to 21/F
- 9' ceiling on RG & 10' ceiling on Penthouse level
(please consult our Sales Representative for details)

Preview Special:

- GST & HST included
 - One FREE Locker
 - Stainless Steel appliance (Fridge, Stove, Dishwasher & Hood Fan)
 - White Energy Star Space-efficient stacked Dryer and Washer
 - UPG1 Wood Flooring throughout except tiled areas (as per Builder's sample)
 - Quartz Stone and Vanity Countertops with undermount sinks in Kitchen & Washroom(s)
- (Additional Features for Roof Garden/Penthouse units, please consult our Sales Representative)

Preview Special

All cheques to be made to DELZOTTO ZORZI LLP IN TRUST

Deposit Structure:

- 1) 5,000 with Offer
- 2) 5% less \$5,000 in 30 Days after signing
- 3) 5% in 120 days after signing
- 4) 5% in 180 days after signing
- 5) 5% on Occupancy

- Parking Spot is NOT INCLUDED in Selling Price. It cost \$25,000 extra!

- One Locker is Free during promotion, additional Lockers cost \$3,000

Maintenance Fee: Approximately \$0.42 per sq.ft. per month, plus Parking & Locker Fees if applicable

Includes: Air-Conditioning & Heating

Excludes: Water, Hydro, Cable & Internet Service

Property Tax: Estimated at approximately 1.25%** of Purchase Price annually

** Maintenance and taxes are approximation/estimation only and are finalized on condominium registration

* Premium for each level higher may vary, please consult our Sales Representative for details

* All Prices & Terms are subject to change without notice. E. & O.E.



Uptown Markham Sales Office
60 South Town Centre Blvd.
Markham, ON L6G 0C5
Tel.: 905-479-5557 Fax: 905-479-1942

Office Hours: Mon. - Thu. - (12 noon - 7 p.m.)
Fri. - (Closed) Sat. & Sun. - (12 noon - 5 p.m.)

Website: www.UptownMarkham.com
Email: info@UptownMarkham.com



Type	Model Type	Suite Size (sq. ft.)	Bal / Ter /Patio (sq.ft)	View	Available Floor	Suite #	* Selling Price	Maint. Fee **
1 Br	1A	596	T300	E	2/F	217	\$252,000	\$250
1 Br	1C	707	B52	W	2/F	206	\$250,000	\$297
1+D	1G+D-1	719	B51	W	2/F	209	\$292,000	\$302
1+D	1J+D	737	B51	W	2/F	210	\$293,000	\$310
1+D	1K+D	768	B51	W	2/F	211	\$303,000	\$323
2 Br	2B	791	T400	NE	2/F	216	\$328,000	\$332
2 Br	2F	865	B48	NW	2/F	212	\$348,400	\$363
2 Br	2G	900	P40	NW	1/F	105	\$358,000	\$378
2+D	2D+D	1170	B46+P133	SW	3/F	307	\$470,000	\$491
2+D	2A+D	1255	B62+B75	SW	8/F - 12/F, 16/F, 18/F - 19/F, 21/F	803	\$507,000	\$527
2+D	2A+D-1	1255	B62+T252	SE	7/F	702	\$546,000	\$527
2+D	2A+D-1	1255	B62	SE	8/F, 10/F, 15/F - 19/F	802	\$499,500	\$527

Each of "Model-Type" we have a minimum of 1 unit available, however on most models we have 2, 5 or more suites available on other or higher floor levels. Please ask!

General Information:

- Total No. of Suites: 190 Units
- Total Levels: 20 Levels

Occupancy Starting from October 30, 2013

- 9' ceiling on 1/F, 2/F, 3/F & 6/F
- 8' ceiling on 5/F, 7/F to 21/F
- 9' ceiling on RG & 10' ceiling on Penthouse level (please consult our Sales Representative for details)

Preview Special:

- HST included
- One FREE Locker
- Stainless Steel appliance (Fridge, Stove, Dishwasher & Hood Fan)
- White Energy Star Space-efficient stacked Dryer and Washer
- UPG1 Wood Flooring throughout except tiled areas (as per Builder's sample)
- Quartz Stone and Vanity Countertops with undermount sinks in Kitchen & Washroom(s)

(Additional Features for Roof Garden/Penthouse units, please consult our Sales Representative)

Preview Special
All cheques to be made to DELZOTTO ZORZI LLP IN TRUST

Deposit Structure:

- 1) 5,000 with Offer
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- 3) 5% in 120 days after signing
- 4) 5% in 180 days after signing
- 5) 5% on Occupancy

- **Parking Spot is NOT INCLUDED in Selling Price. It cost \$25,000 extra!**
- **One Locker is Free during promotion, additional Lockers cost \$3,000**

Maintenance Fee: Approximately \$0.42 per sq.ft. per month, plus Parking & Locker Fees if applicable
Includes: Air-Conditioning & Heating
Excludes: Water, Hydro, Cable & Internet Service

Property Tax: Estimated at approximately 1.25%** of Purchase Price annually

** Maintenance and taxes are approximation/estimation only and are finalized on condominium registration
 * Premium for each level higher may vary, please consult our Sales Representative for details
 * All Prices & Terms are subject to change without notice. E. & O.E.



Uptown Markham Sales Office
 60 South Town Centre Blvd.
 Markham, ON L6G 0C5
 Tel: 905-479-5557 Fax: 905-479-1942

Office Hours: Mon. - Thu. - (12 noon - 7 p.m.)
 Fri. - (Closed) Sat. & Sun. - (12 noon - 5 p.m.)

Website: www.UptownMarkham.com
 Email: info@UptownMarkham.com



Uptown Markham - River Park (Bldg. B)

4/12/2012 6:52 PM

Type	Model Type	Suite Size (sq. ft.)	Bal / Ter /Patio (sq.ft)	View	Available Floor	Suite #	* Selling Price	Maint. Fee **
1 Br	1A	596	T300	E	2/F	217	\$255,000	\$250
1 Br	1A-1	610	P40	E	G/F	107	\$245,000	\$256
1+D	1N+D	726	P40	E	G/F	108	\$291,000	\$305
1+D	1M+D	730	P40	E	G/F	109	\$291,000	\$307
1+D	1G+D-1	719	B51	W	2/F	209	\$295,000	\$302
1+D	1J+D	737	B51	W	2/F	210	\$296,000	\$310
1+D	1K+D	768	B51	W	2/F	211	\$307,000	\$323
2 Br	2F	865	B48	NW	2/F	212	\$353,400	\$363
2 Br	2G	900	P40	NW	1/F	106	\$363,000	\$378
2+D	2D+D	1170	B46+P133	SW	3/F	307	\$475,000	\$491
2+D	2A+D	1255	B62+B75	SW	8, 11, 12, 18, 19 & 21/F	803	\$513,000	\$527
2+D	2A+D-1	1255	B62+T252	SE	7/F	702	\$551,000	\$527
2+D	2A+D-1	1255	B62	SE	8, 10, 15, 19 & 21/F	802	\$505,500	\$527

General Information:

- Total No. of Suites: 192 Units
- Total Levels: 20 Levels
- 9' ceiling on 1/F, 2/F, 3/F & 6/F
- 8' ceiling on 5/F, 7/F to 21/F
- 9' ceiling on RG & 10' ceiling on Penthouse level

Each of "Model-Type" we have a minimum of 1 unit available, however on most models we have 2, 5 or more suites available on other or higher floor levels. Please ask!

Occupancy Starting from October 30, 2013

General Information:

- Total No. of Suites: 206 Units
- Total Levels: 8 Levels
- 9' ceiling from 1/F - 7/F
- 9' ceiling on RG & 10' ceiling on Penthouse level (please consult our Sales Representative for details)

Preview Special:

- HST included
 - One FREE Locker
 - Stainless Steel appliance (Fridge, Stove, Dishwasher & Hood Fan)
 - White Energy Star Space-efficient stacked Dryer and Washer
 - UPG1 Wood Flooring throughout except tiled areas (as per Builder's sample)
 - Quartz Stone and Vanity Countertops with undermount sinks in Kitchen & Washroom(s)
- (Additional Features for Roof Garden/Penthouse units, please consult our Sales Representative)*

Preview Special

All cheques to be made to DELZOTTO ZORZI LLP IN TRUST

Deposit Structure:

- 1) 5,000 with Offer
- 2) 5% less \$5,000 in 30 Days after signing
- 3) 5% in 120 days after signing
- 4) 5% in 180 days after signing
- 5) 5% on Occupancy

- Parking Spot is NOT INCLUDED in Selling Price. It cost \$25,000 extra!

- One Locker is Free during promotion, additional Lockers cost \$3,000

Maintenance Fee: Approximately \$0.42 per sq.ft. per month, plus Parking & Locker Fees

Includes: Air-Conditioning & Heating

Excludes: Water, Hydro, Cable & Internet Service

Property Tax: Estimated at approximately 1.25%** of Purchase Price annually

** Maintenance and taxes are approximation/estimation only and are finalized on condominium registration

* Premium for each level higher may vary, please consult our Sales Representative for details

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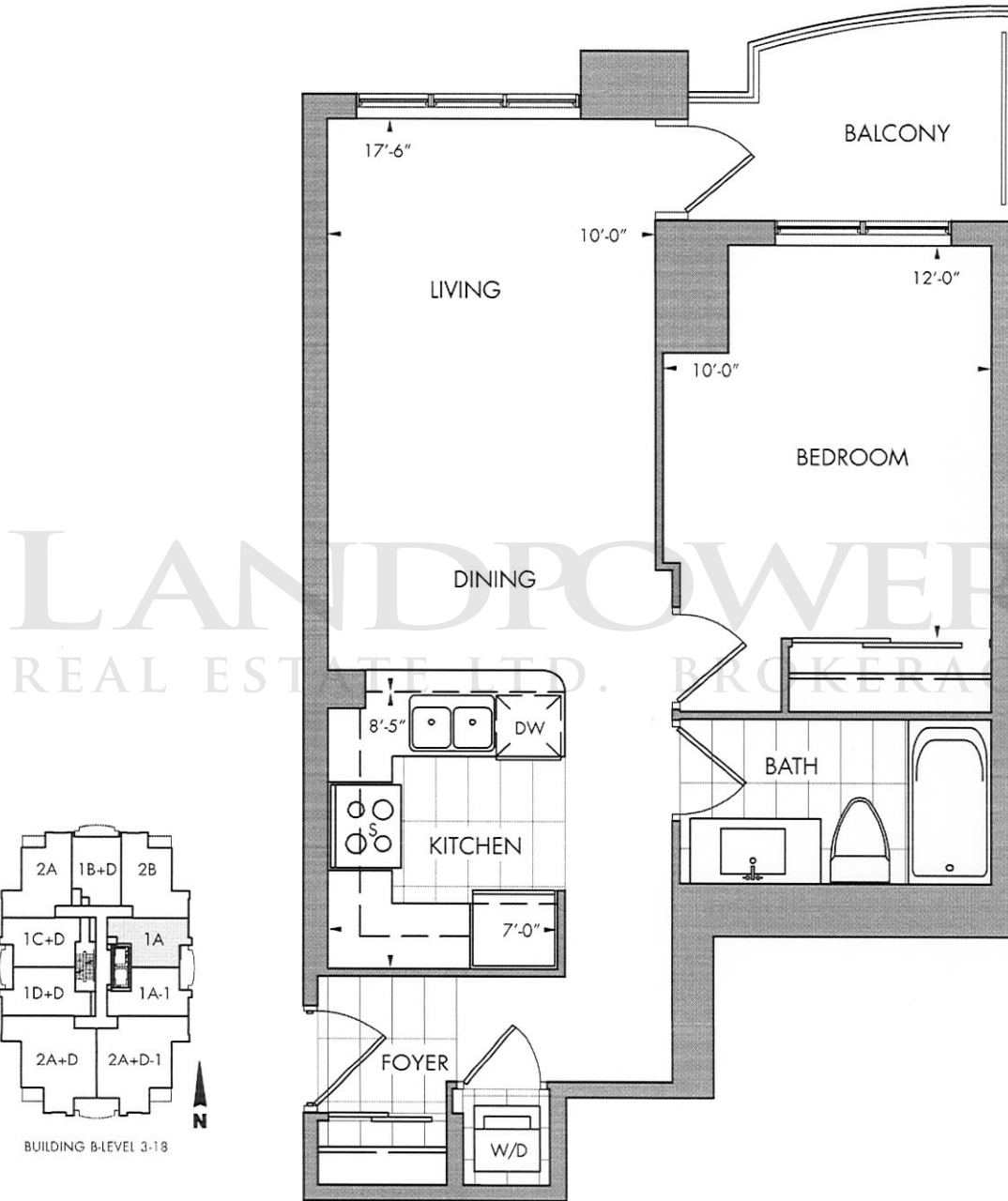
Website: www.UptownMarkham.com

Email: info@UptownMarkham.com



River Park

Building B



MODEL **1A**

ONE BEDROOM

596 sq. ft.

Plus 55 sq. ft. Balcony

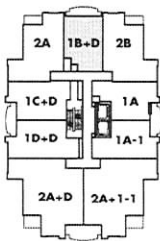
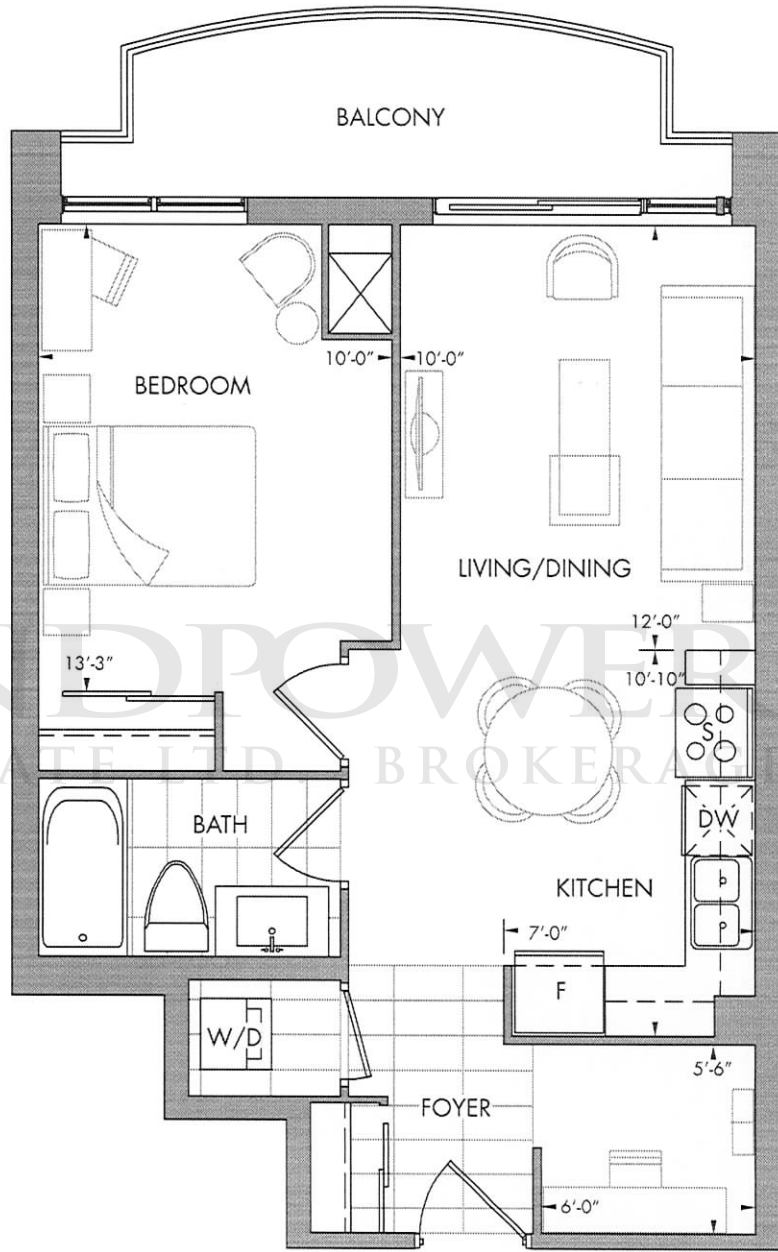
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CORPORATION

River Park

Building B

LANDPOWER
REAL ESTATE LTD. BROKER



BUILDING B-LEVEL 2-18

MODEL

1B+D

ONE BEDROOM PLUS DEN

587 sq. ft.

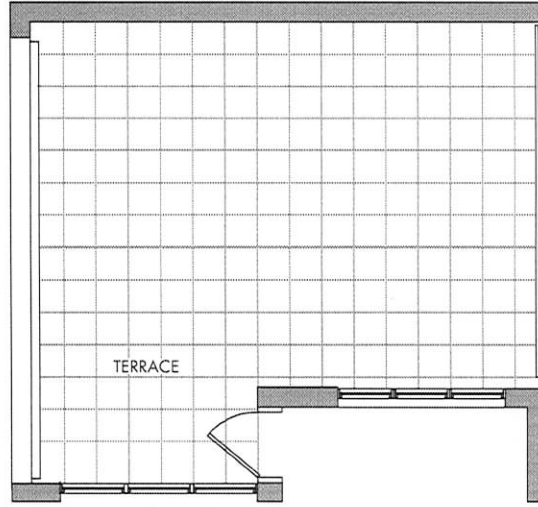
Plus 85 sq. ft. Balcony

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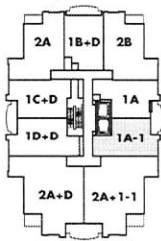
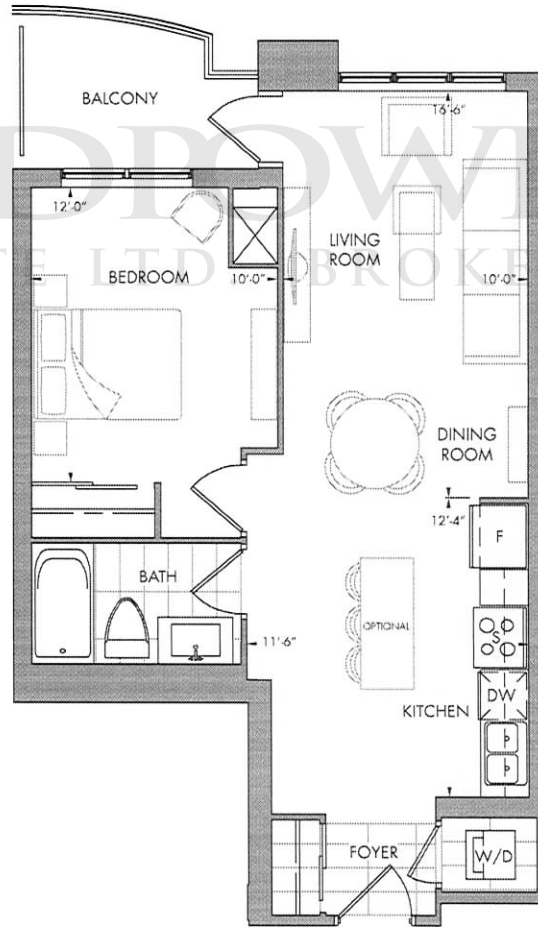
River Park

Building B



Terrace on 2nd Level only

LANDPOWER
REAL ESTATE LTD. BROKERAGE



BUILDING B-LEVEL 2-18

MODEL **1A-1**

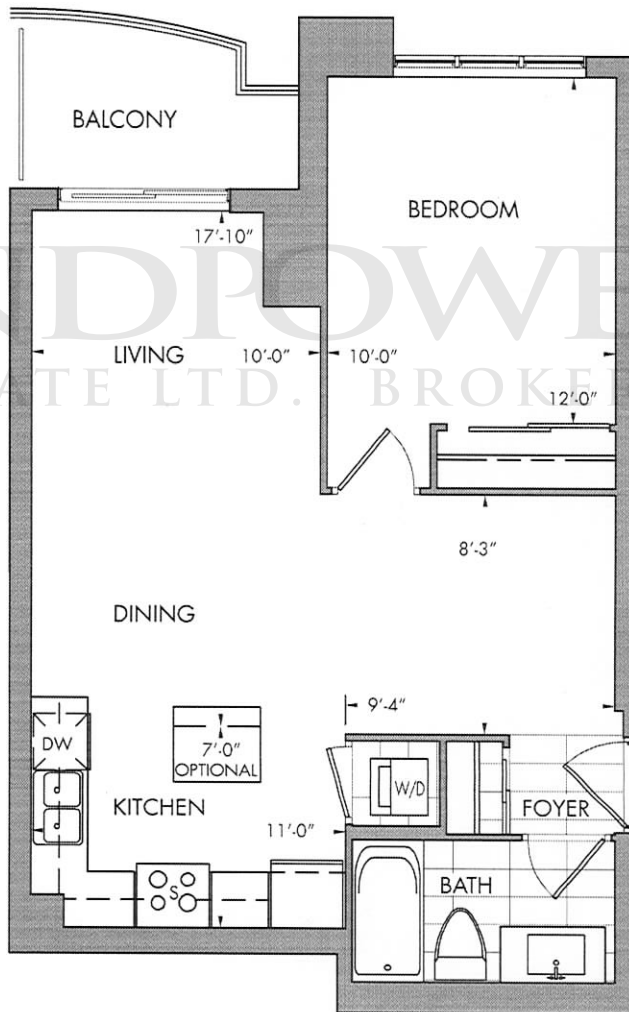
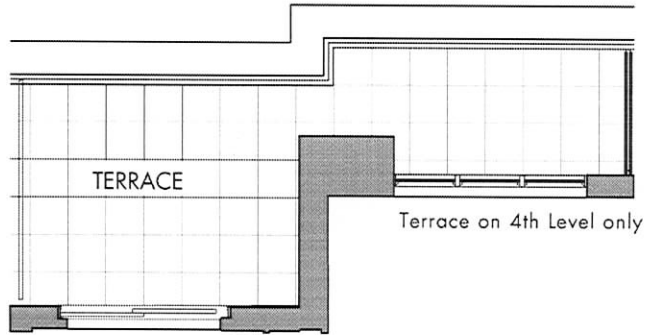
ONE BEDROOM
610 sq. ft.
Plus 56 sq. ft. Balcony
Plus 300 sq. ft. Terrace

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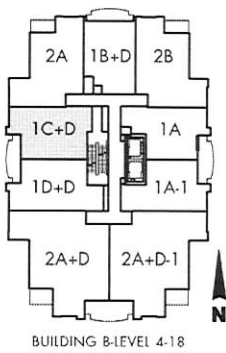
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River Park

Building B



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MODEL **1C+D**

ONE BEDROOM PLUS DEN

640 sq. ft.

Plus 52 sq. ft. Balcony
Plus 131 sq. ft. Terrace on 4th Level

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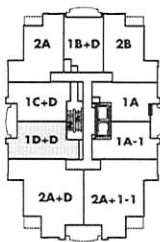
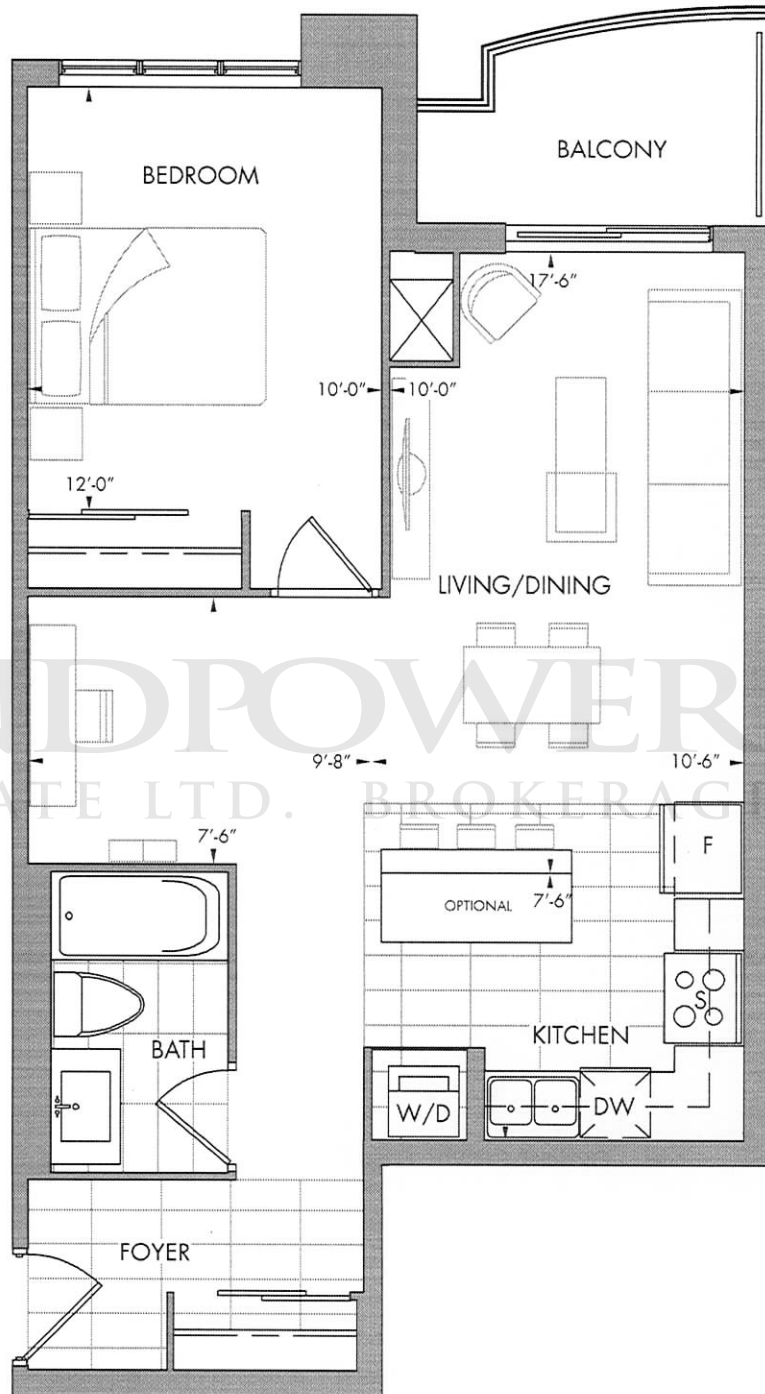
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River Park

Building B

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BUILDING B-LEVEL 6-18

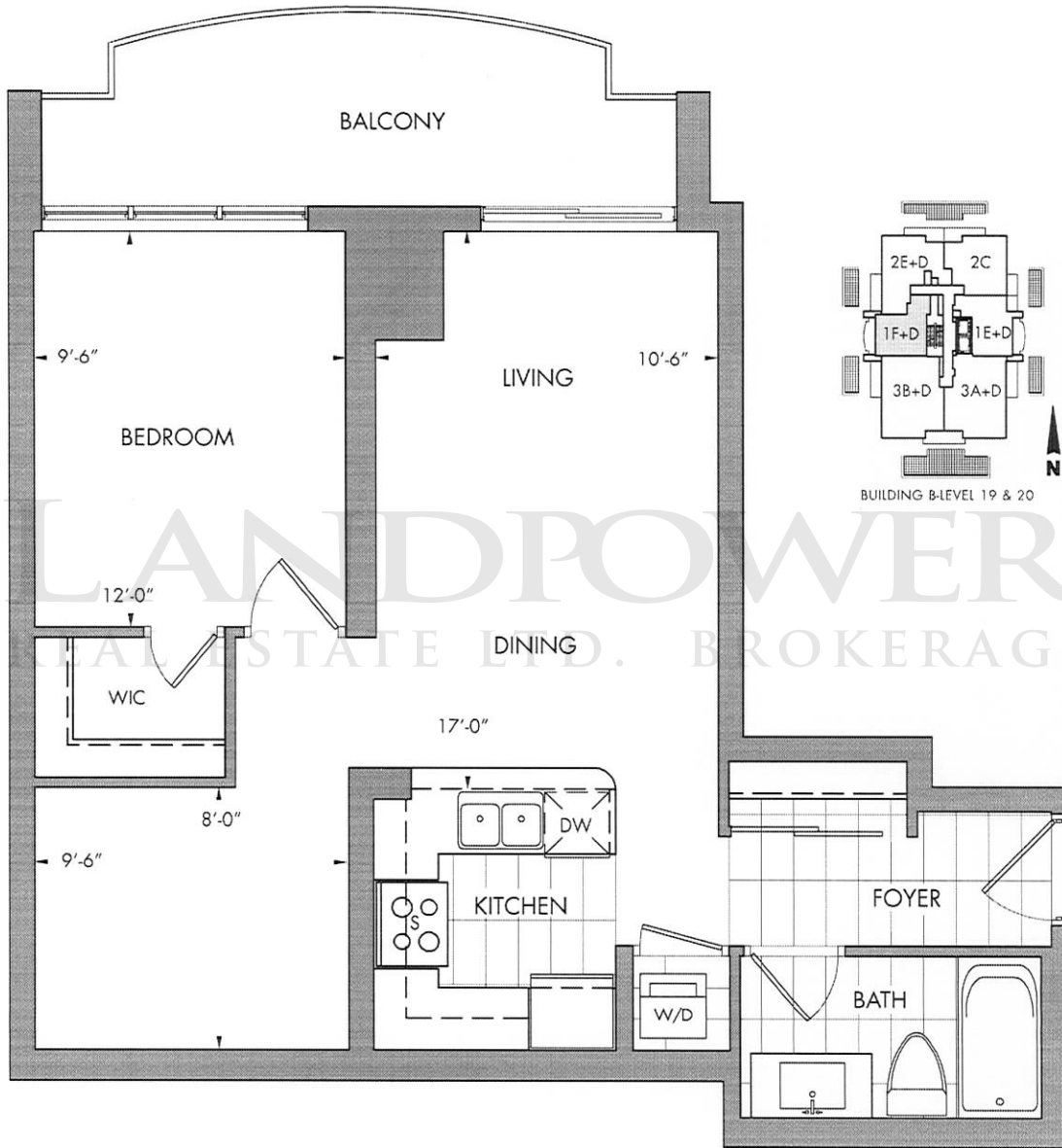
MODEL 1D+D ONE BEDROOM PLUS DEN
686 sq. ft.
 Plus 52 sq. ft. Balcony

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River Park

Building B



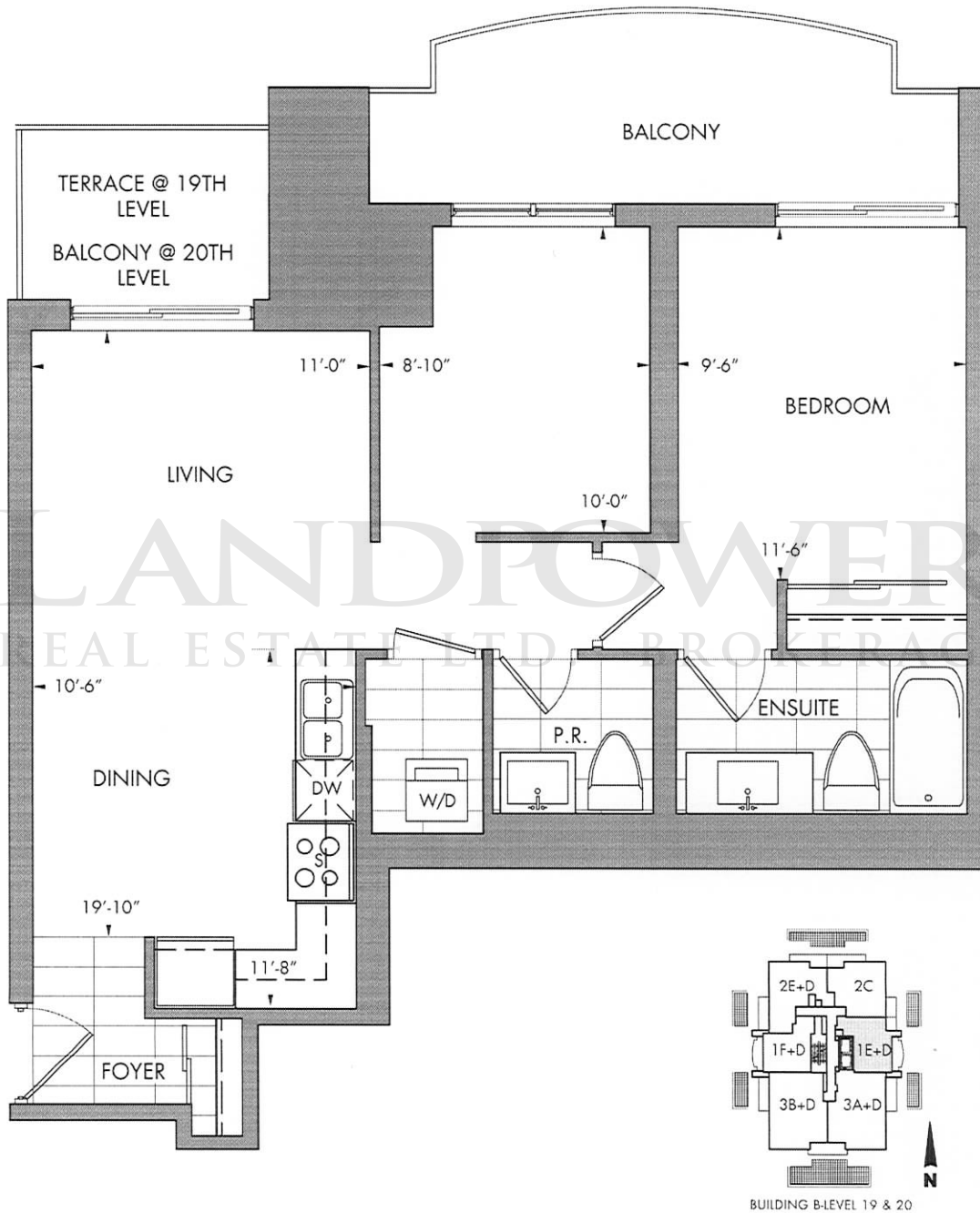
MODEL **1F+D**

ONE BEDROOM PLUS DEN

688 sq. ft.
Plus 80 sq. ft. Balcony

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MODEL 1E+D

ONE BEDROOM PLUS DEN

716 sq. ft.

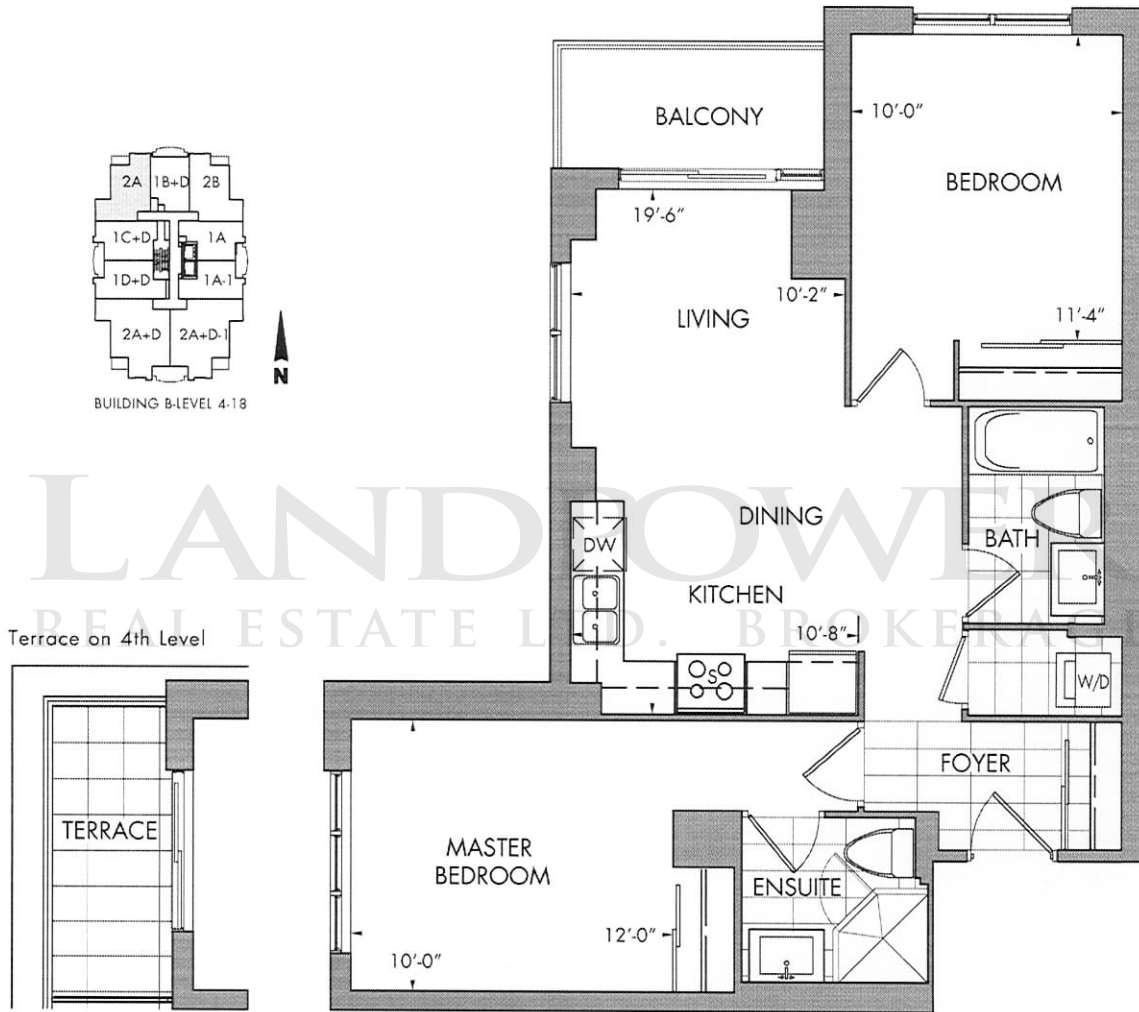
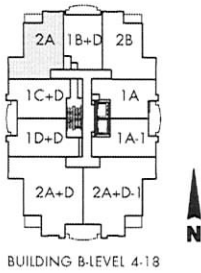
Plus 80 sq. ft. Balcony
 Plus 40 sq. ft. Balcony on 20th Level
 Plus 40 sq. ft. Terrace on 19th Level

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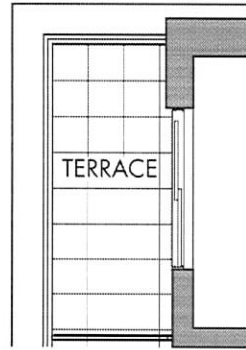
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River Park

Building B



Terrace on 4th Level



MODEL **2A**

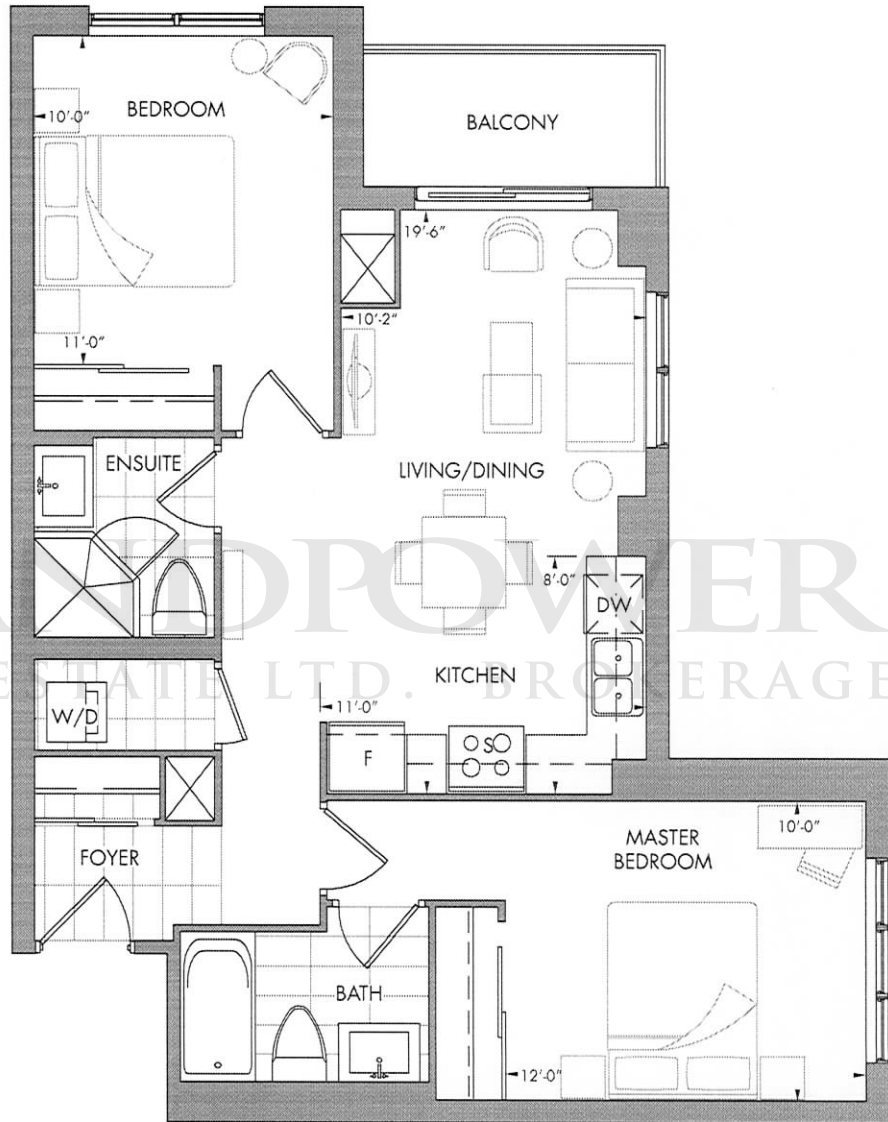
TWO BEDROOM
790 sq. ft.
 Plus 48 sq. ft. Balcony
 Plus 48 sq. ft. Terrace on 4th Level

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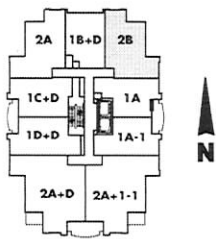
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River Park

Building B



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BUILDING B-LEVEL 3-18

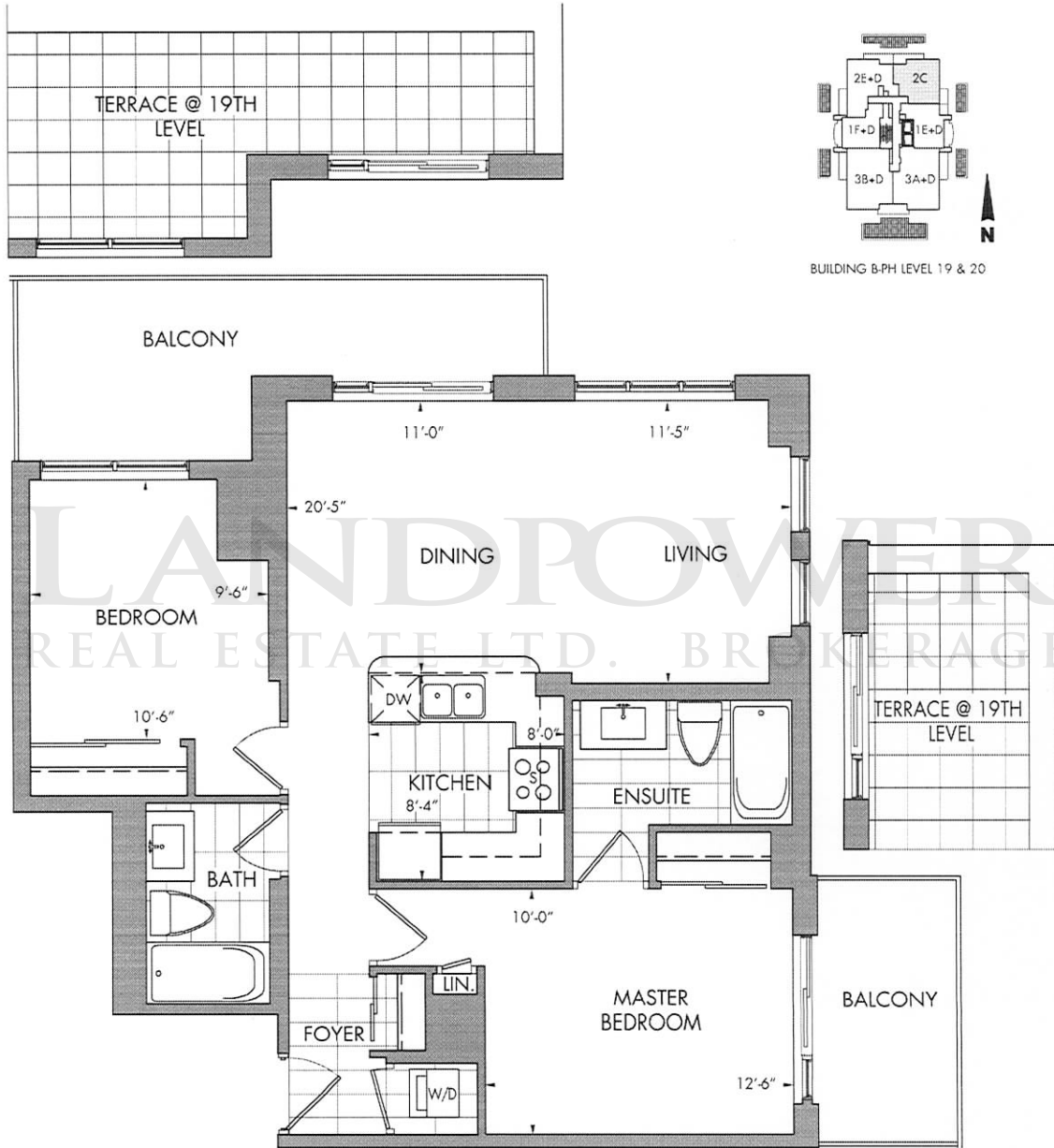
MODEL **2B** TWO BEDROOM
791 sq. ft.
 Plus 48 sq. ft. Balcony

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River Park

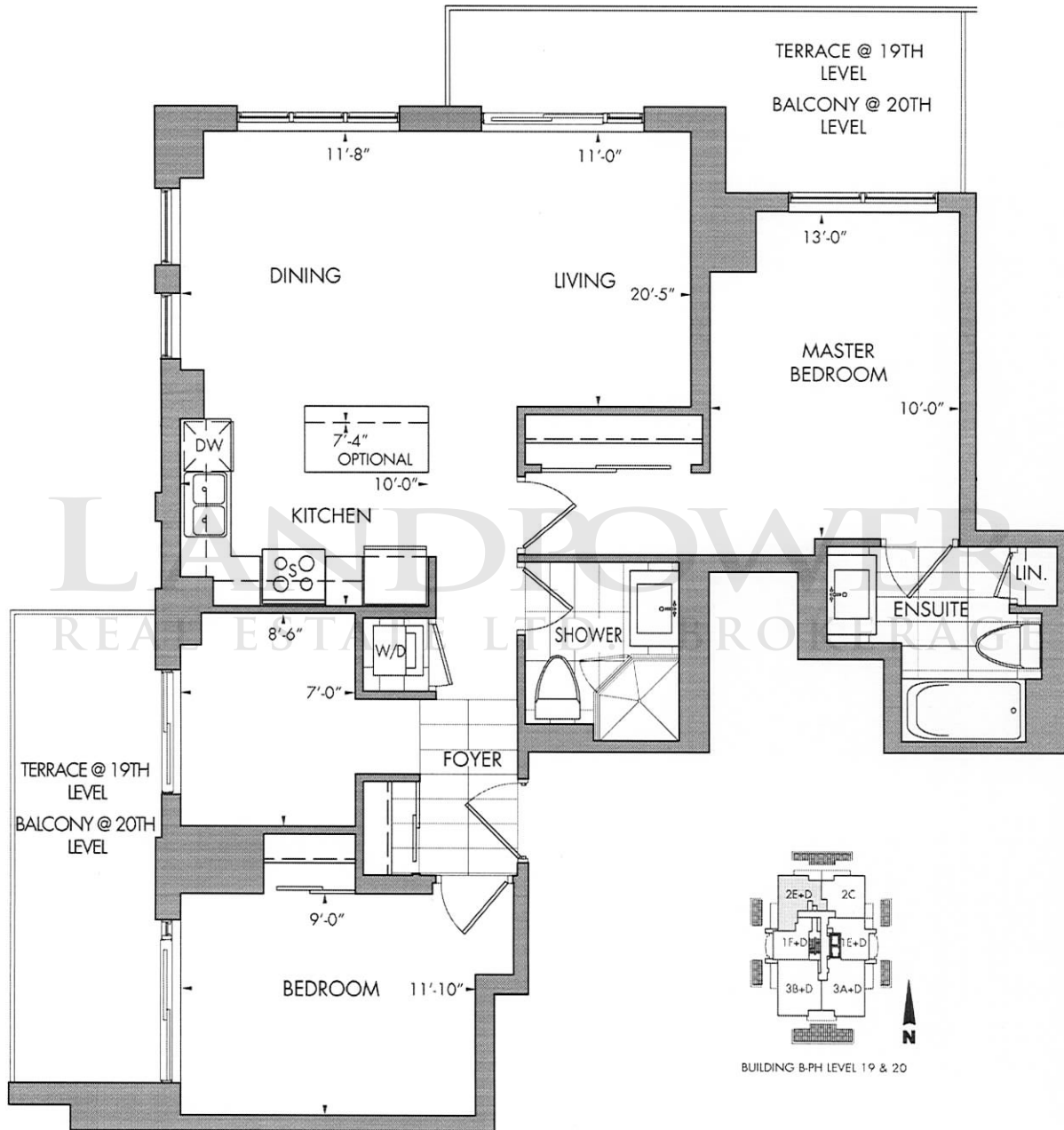
Building B



MODEL 2C TWO BEDROOM
880 sq. ft.
 Plus 50+100sq. ft. Balcony
 Plus 65+125 sq. ft. Terrace on 19th Level

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MODEL

2E+D

TWO BEDROOM PLUS DEN

1,027 sq. ft.

Plus two 100sq. ft. Balcony

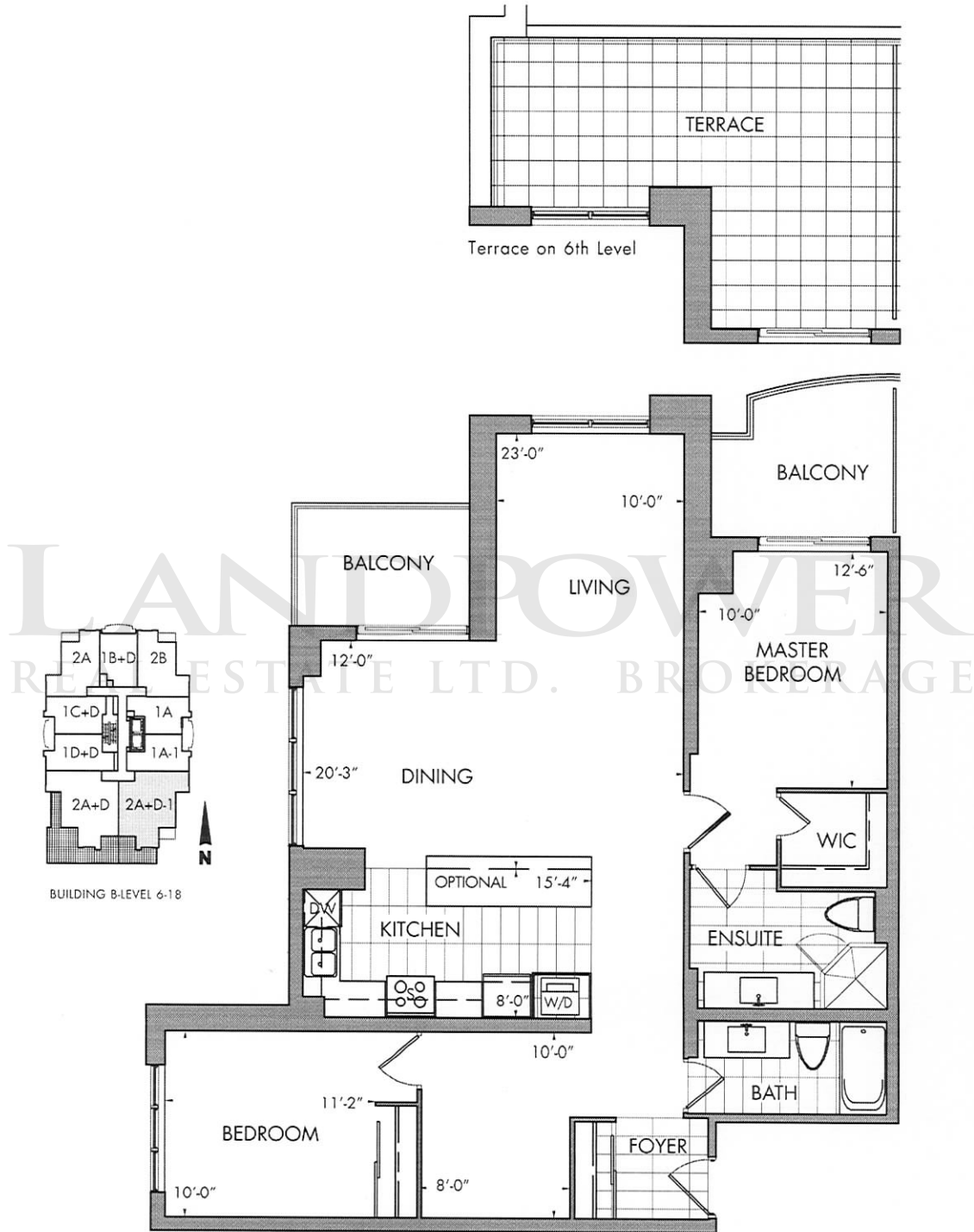
Plus 134+125 sq. ft. Terrace on 19th Level

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Building B



BUILDING B-LEVEL 6-18

MODEL **2A+D-1**

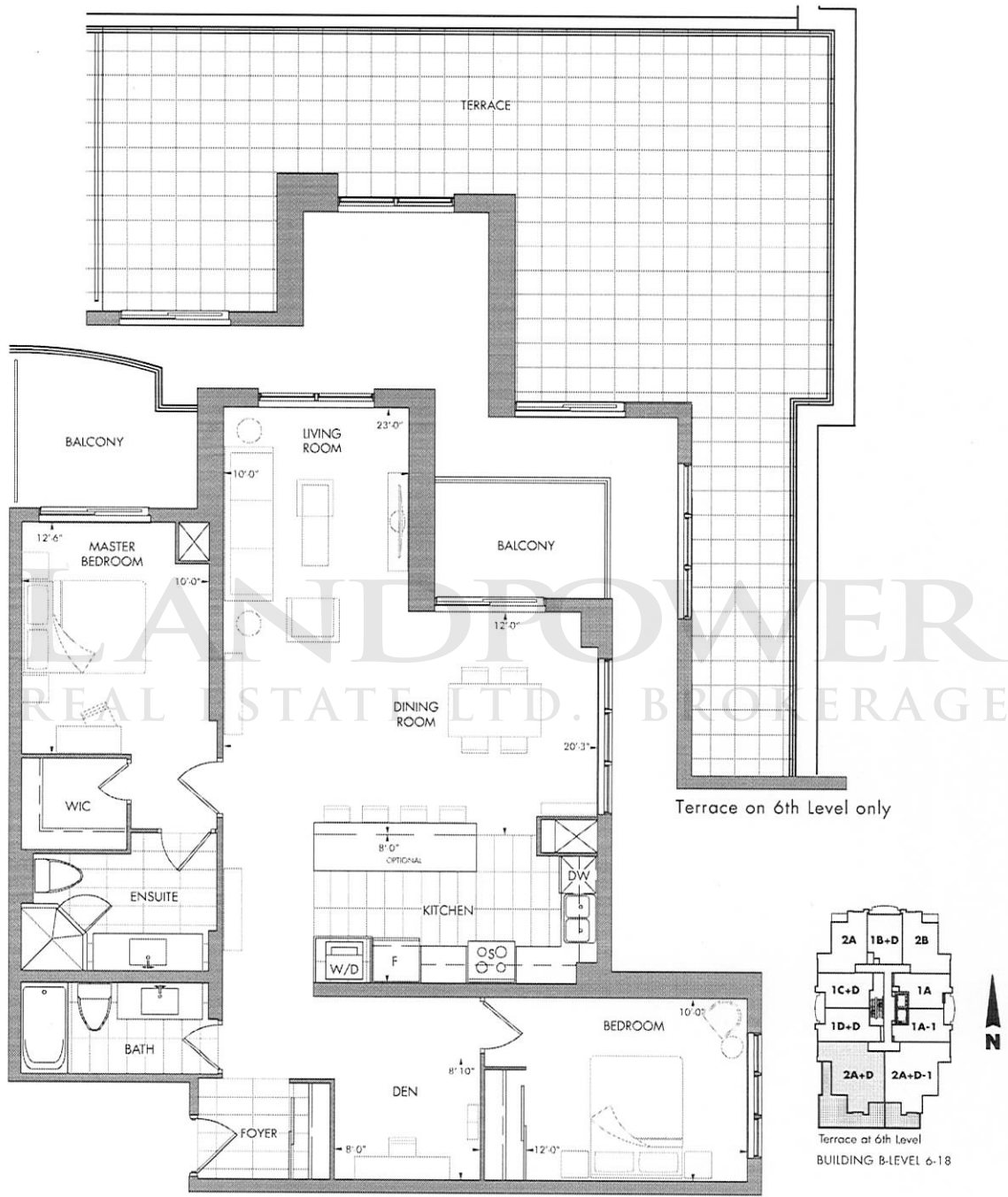
TWO BEDROOM PLUS DEN
1,250 sq. ft.
 Plus 62+75 sq. ft. Balcony
 Plus 252 sq. ft. Terrace on 6th Level

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River Park

Building B



MODEL **2A+D**

TWO BEDROOM PLUS DEN
1,255 sq. ft.
 Plus 62 & 75 sq. ft. Balcony
 Plus 723 sq. ft. Terrace

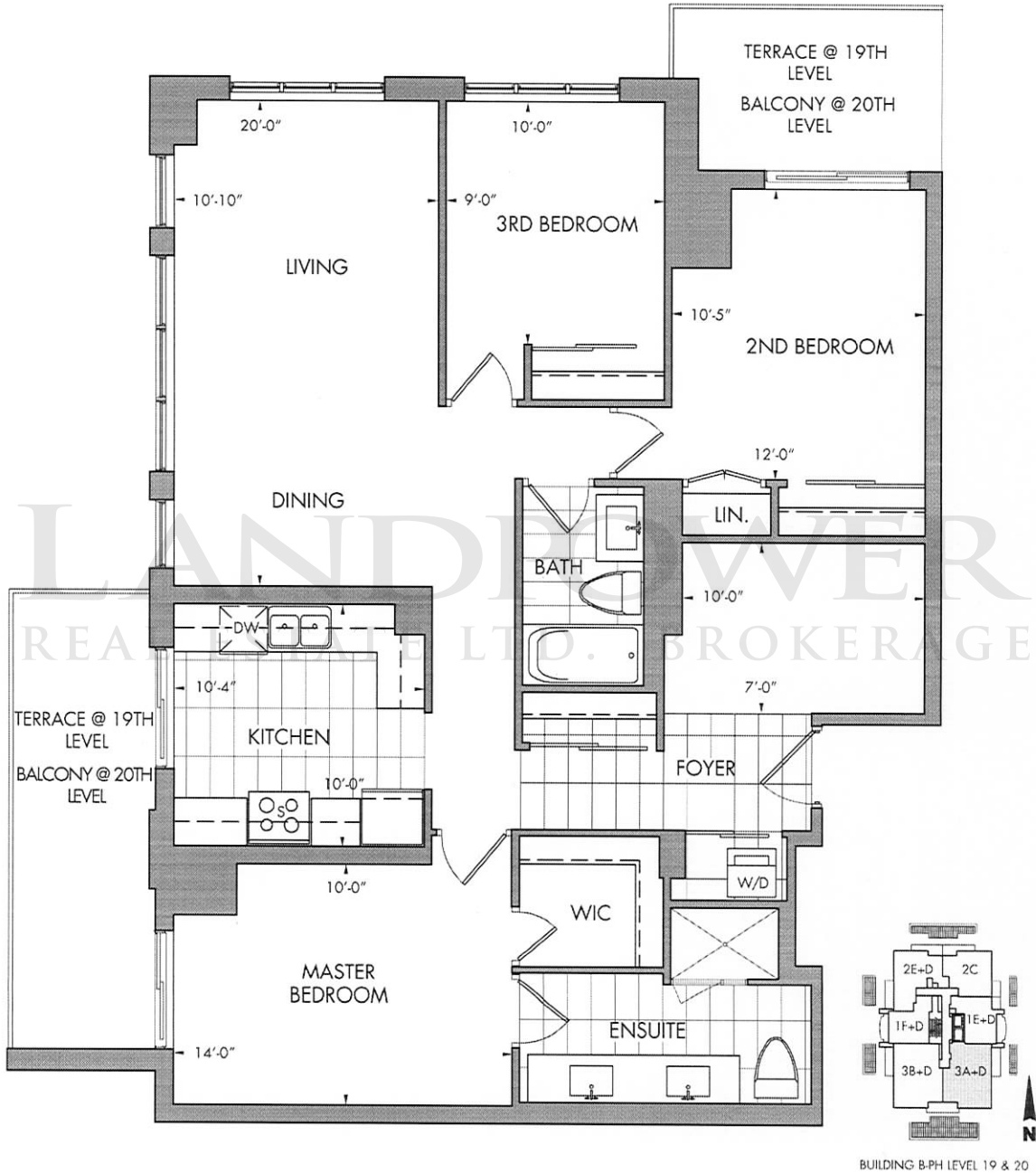
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River Park

Building B



MODEL **3A+D**

THREE BEDROOM PLUS DEN

1,265 sq. ft.

Plus 60+100 sq. ft. Balcony

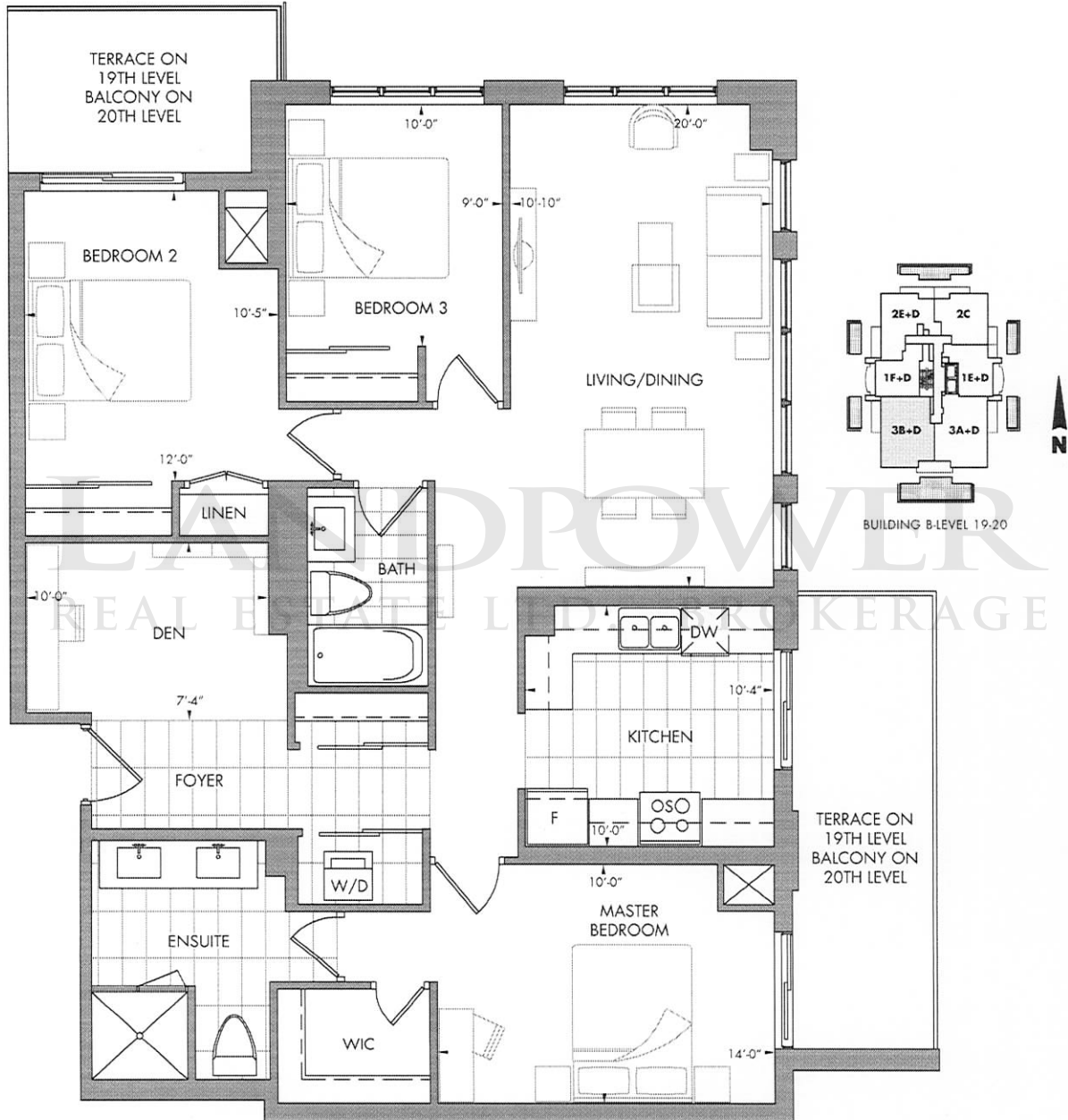
Plus 140+250 sq. ft. Terrace on 19th Level

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Building B



MODEL

3B+D

THREE BEDROOM PLUS DEN

1,292 sq. ft.

Plus 60 & 100 sq. ft. Balcony
Plus 140 & 250 sq. ft. Terrace

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