

River Park

Condominium Residences
Along The Rouge River Valley

LANDFLOWER
REAL ESTATE LTD. BROKERAGE

Building C



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 OVER
ESTATE DEVELOPMENT

Building B

Building A

Building C

LEWIS
RE
POW
D. BRO





Building A

Building B

LANDPR
ESTATE LTD

PHASE 1



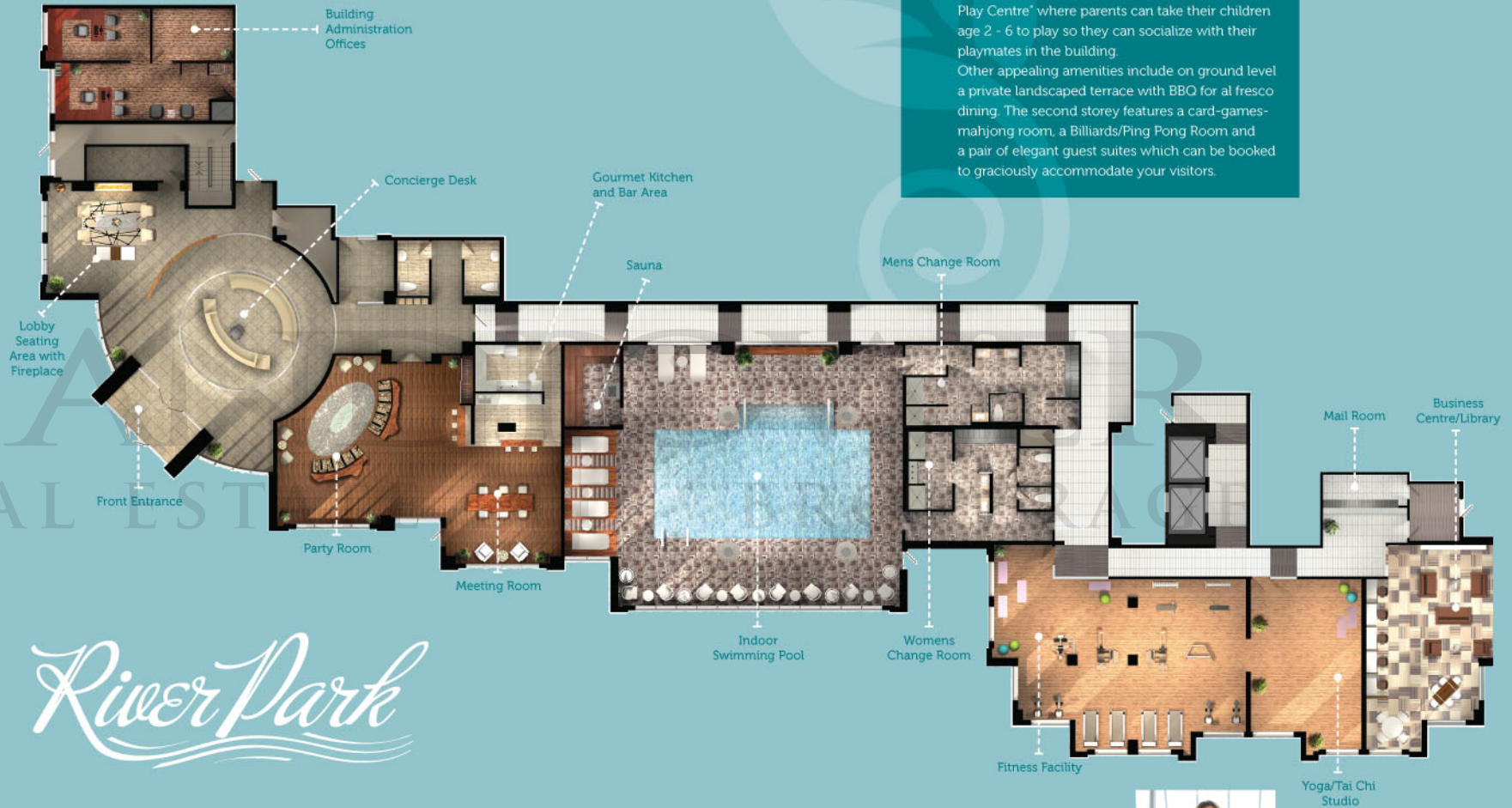
C

B

A



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





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



Uptown

play

River Park

MARKHAM
Uptown
Move up to a great place to live

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. C)

Date: _____

Time: _____

Purchaser Information:

First Name _____ Last Name _____ SIN _____ DOB (Month/Day/Year) _____

1. _____

2. _____

3. _____

Address: _____

Home Phone: _____ Cell Phone: _____

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

Business Phone: _____ Email: _____

Choice #	Type	Model	Suite (sq.ft.)	Bal / Ter / Patio (sq.ft.)	Available Floor	View	* Price Range		Preferrable Floor
							From	To	
	1 Br	1D	579	B-105	3/F - 7/F	S	\$231,800	\$234,800	
	1+D	1C+D	643	B-97	3/F - 7/F	S	\$254,000	\$257,000	
	1 Br	1E	600	P-126	1/F	S	\$218,500	-	
	1 Br	1E	600	B-56	2/F - 7/F	S	\$233,800	\$237,800	
	1+D	1J+D	682	B-105	3/F - 7/F	S	\$267,300	\$270,300	
	1+D	1E+D	683	T-77	3/F	N	\$268,000	-	
	1+D	1E+D	683	B-42	5/F - 7/F	N	\$269,000	\$271,000	
	1+D	1P+D	746	T-70	3/F	N	\$290,000	-	
	1+D	1P+D	746	B-42	5/F - 7/F	N	\$291,000	\$293,000	
	1+D	1Q+D	751	P-233	1/F	N	\$287,800	-	
	1+D	1Q+D	751	B-52	2/F	N	\$295,300	-	
	2+D	2A+D	870	B-42+T-48	3/F	NE	\$338,300	-	
	2+D	2A+D	870	B-42	5/F - 7/F	NE	\$339,800	\$342,800	

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 Br	1A	503	B-48	B-48	S	\$215,300	\$225,300	
	1 Br	1B	525	B-47	-	E	\$204,000	-	
	1 Br	1G-1	567	B-55	-	S	\$241,300	-	
	1+D	1A+D	568	B-45	-	E	\$242,900	-	
	1 Br	1D	579	B-105	B-105	S	\$244,800	\$254,800	
	1+D	1B+D	597	B-60	-	E	\$255,600	-	
	1 Br	1E	600	B-56	B-56	S	\$247,800	\$257,800	
	1+D	1C+D	643	B-97	B-97	S	\$267,000	\$277,000	
	1+D	1I+D	678	B-43	-	E	\$277,500	-	
	1+D	1J+D	682	B-105	B-105	S	\$280,300	\$290,300	
	1+D	1E+D	683	B-42	B-42	N	\$281,000	\$291,000	
	1+D	1N+D	712	B-47	-	E	\$292,500	-	
	2 Br	2H	742	-	B-50	S	-	\$315,000	
	1+D	1P+D	746	B-42	B-42	N	\$305,000	\$317,000	
	2+D	2A+D	870	B-42	B-42	NE	\$355,800	\$368,800	
	2+D	2F+D	925	B-80	-	SW	\$400,000	-	
	2 Br	2E	950	B-80	-	NW	\$411,000	-	
	2+D	2H+D	1125	-	T-510	SWN	-	\$545,000	

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. C - 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. C)

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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 Br	1D	579	B-105	3/F - 7/F	S	\$231,800	\$234,800	\$243
1+D	1C+D	643	B-97	3/F - 7/F	S	\$254,000	\$257,000	\$270
1 Br	1E	600	P-126	1/F	S	\$218,500	-	\$252
1 Br	1E	600	B-56'	2/F - 7/F	S	\$233,800	\$237,800	\$252
1+D	1J+D	682	B-105	3/F - 7/F	S	\$267,300	\$270,300	\$286
1+D	1E+D	683	T-77	3/F	N	\$268,000	-	\$287
1+D	1E+D	683	B-42	5/F - 7/F	N	\$269,000	\$271,000	\$287
1+D	1P+D	746	T-70	3/F	N	\$290,000	-	\$313
1+D	1P+D	746	B-42	5/F - 7/F	N	\$291,000	\$293,000	\$313
1+D	1Q+D	751	P-233	1/F	N	\$287,800	-	\$315
1+D	1Q+D	751	B-52	2/F	N	\$295,300	-	\$315
2+D	2A+D	870	B-42+T-48	3/F	NE	\$338,300	-	\$365
2+D	2A+D	870	B-42	5/F - 7/F	NE	\$339,800	\$342,800	\$365

#23
#21
#23

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 Br	1A	503	B-48	B-48	S	\$215,300	\$225,300	\$211
1 Br	1B	525	B-47	-	E	\$204,000	-	\$221
1 Br	1G-1	567	B-55	-	S	\$241,300	-	\$238
1+D	1A+D	568	B-45	-	E	\$242,900	-	\$239
1 Br	1D	579	B-105	B-105	S	\$244,800	\$254,800	\$243
1+D	1B+D	597	B-60	-	E	\$255,600	-	\$251
1 Br	1E	600	B-56	B-56	S	\$247,800	\$257,800	\$252
1+D	1C+D	643	B-97	B-97	S	\$267,000	\$277,000	\$270
1+D	1I+D	678	B-43	-	E	\$277,500	-	\$285
1+D	1J+D	682	B-105	B-105	S	\$280,300	\$290,300	\$286
1+D	1E+D	683	B-42	B-42	N	\$281,000	\$291,000	\$287
1+D	1N+D	712	B-47	-	E	\$292,500	-	\$299
2 Br	2H	742	-	B-50	S	-	\$315,000	\$312
1+D	1P+D	746	B-42	B-42	N	\$305,000	\$317,000	\$313
2+D	2A+D	870	B-42	B-42	NE	\$355,800	\$368,800	\$365
2+D	2F+D	925	B-80	-	SW	\$400,000	-	\$389
2 Br	2E	950	B-80	-	NW	\$411,000	-	\$399
2+D	2H+D	1125	-	T-510	SWN	-	\$545,000	\$473

762
761
438
446
439

General Information:

- Total No. of Suites: 210 Units
- Total Levels: 8 Levels

Occupancy Starting from December, 2013

- 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:

- *2% Discount on Selling Price * Parking spot is NOT INCLUDED in Selling Price
 - 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)
- (Additional Features for Roof Garden/Penthouse units, please consult our Sales Representative)

Preview Special

Deposit Structure:

- All cheques to be made to DELZOTTO ZORZI LLP IN TRUST**
- 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. C)

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	1G	677	B55	S	3/F	308	\$270,200	\$284
1+D	1M+D-1	708	B46	W	2/F	210	\$282,300	\$297
1+D	1S+D	616	P227	N	1/F	115	\$250,500	\$259
1+D	1M+D	712	P267	W	1/F	109	\$284,600	\$299
1+D	1M+D	712	B46	W	2/F	211	\$284,000	\$299
1+D	1Y+D	740	B92	E	2/F	231	\$292,500	\$311
1+D	1R+D	744	B287	SW	1/F	107	\$305,000	\$312
1+D	1P+D	746	B42	N	6/F	619	\$302,000	\$313
1+D	1Q+D	751	P227	N	1/F	116	\$307,800	\$315
1+D	1T+D	787	B98	N	2/F	225	\$314,500	\$331
2 Br	2E	950	T200	NW	5/F	510	\$420,000	\$399
2 Br	2F	925	T500	SW	5/F, 7/F	509	\$450,000	\$389

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

Type	Model	Suite Size (sq. ft.)	Bal / Ter /Patio (sq.ft)	View	Available Floor	Suite #	* Selling Price	Maint. Fee **
1+D	1P+D	746	B42	N	Penthouse	PH17	\$332,000	\$313
2 Br	2D	980	T300	E	Penthouse	PH22	\$515,000	\$412
2 Br	2E	950	B80	NW	Roof Garden	RG10	\$421,000	\$399
2+D	2H+D	1125	T510	SWN	Penthouse	PH09	\$570,000	\$473

General Information:

- Total No. of Suites: 206 Units
- Total Levels: 8 Levels

Occupancy Starting from December, 2013

- 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:

- 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+D	1M+D-1	708	B46	W	2/F	210	\$282,300	\$297
1+D	1S+D	616	P227	N	1/F	115	\$250,500	\$259
1+D	1M+D	712	P267	W	1/F	109	\$284,600	\$299
1+D	1M+D	712	B46	W	2/F	211	\$284,000	\$299
1+D	1Y+D	740	B92	E	2/F	231	\$292,500	\$311
1+D	1R+D	744	B287	SW	1/F	107	\$305,000	\$312
1+D	1Q+D	751	P227	N	1/F	116	\$307,800	\$315
1+D	1T+D	787	B98	N	2/F	225	\$314,500	\$331
2 Br	2E	950	T200	NW	5/F	510	\$420,000	\$399
2 Br	2F	925	T500	SW	5/F, 7/F	509	\$450,000	\$389

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

Type	Model	Suite Size (sq. ft.)	Bal / Ter /Patio (sq.ft)	View	Available Floor	Suite #	* Selling Price	Maint. Fee **
2 Br	2D	980	T300	E	Penthouse	PH22	\$515,000	\$412
2 Br	2E	950	B80	NW	Roof Garden	RG10	\$421,000	\$399
2+D	2H+D	1125	T510	SWN	Penthouse	PH09	\$570,000	\$473

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: 206 Units
- Total Levels: 8 Levels

Occupancy Starting from October 30, 2013

- 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 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. C)

Type	Model Type	Suite Size (sq. ft.)	Bal / Ter /Patio (sq.ft)	View	Available Floor	Suite #	* Selling Price	Maint. Fee **
1 Br	1E	600	P126	S	1/F	103	\$251,500	\$252
1+D	1Q+D	751	P233	N	1/F & 2/F	116	\$311,800	\$315
1+D	1Z+D	776	B92	E	2/F	232	\$311,500	\$326
1+D	1T+D	787	B98	N	2/F	225	\$318,500	\$331
2 Br	2F	925	T500	SW	5/F	509	\$455,000	\$389

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

Type	Model	Suite Size (sq. ft.)	Bal / Ter /Patio (sq.ft)	View	Available Floor	Suite #	* Selling Price	Maint. Fee **
2 Br	2D	980	T300	E	Penthouse	PH22	\$521,000	\$412
2+D	2H+D	1125	T510	SWN	Penthouse	PH09	\$576,000	\$473

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:

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- 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

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

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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.)

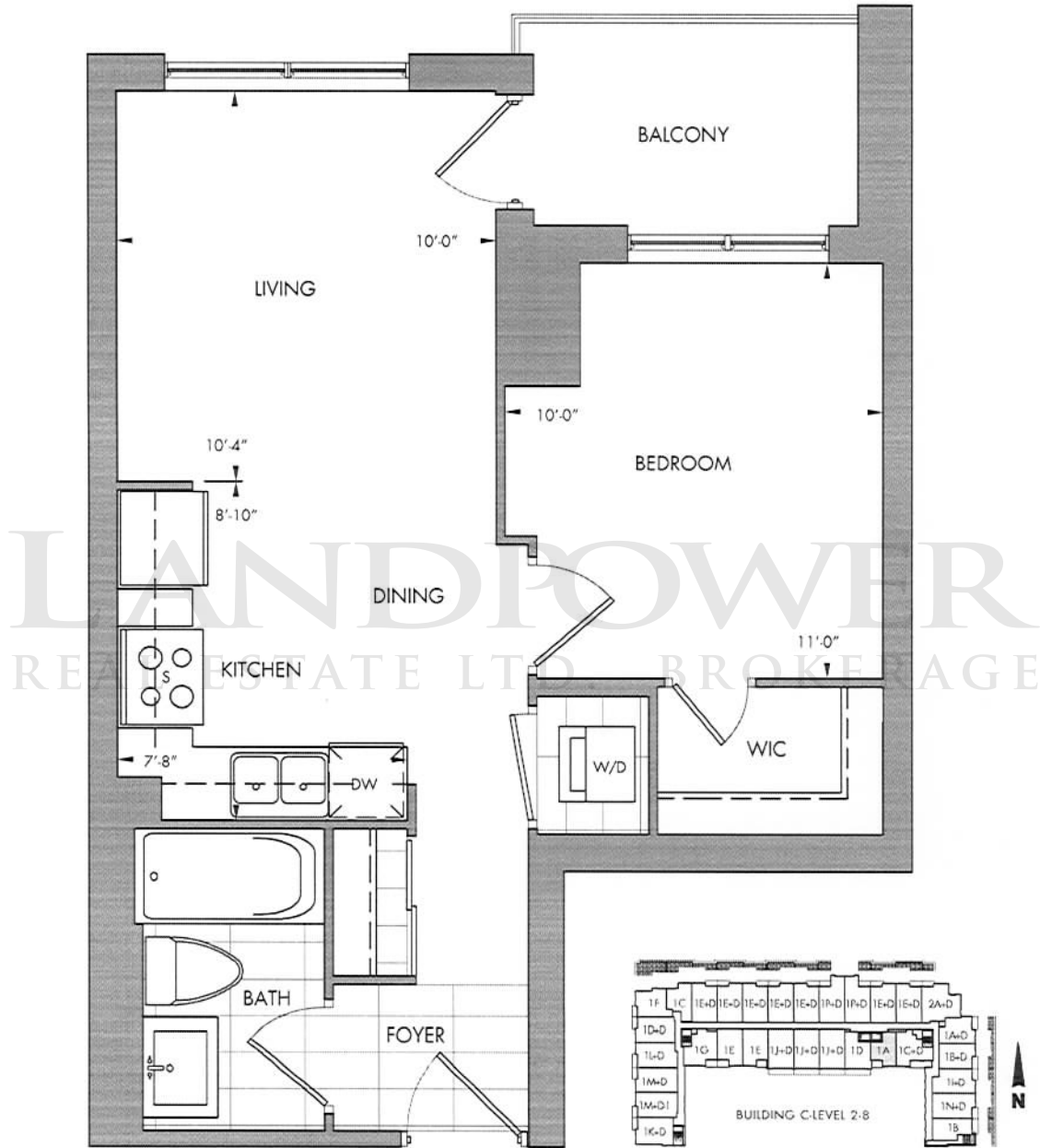
Website: www.UptownMarkham.com

Email: info@UptownMarkham.com



River Park

Building C



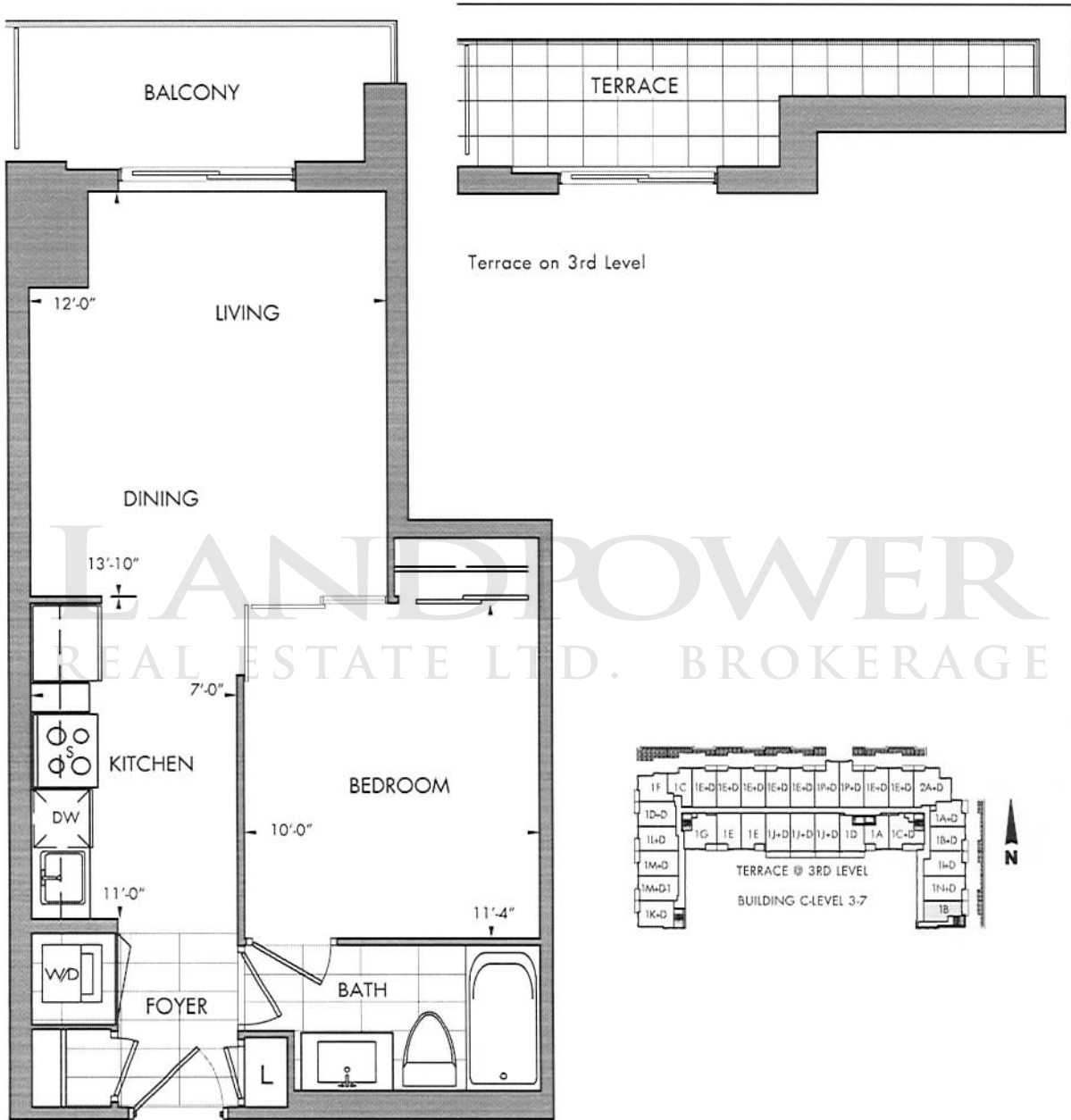
MODEL **1A** ONE BEDROOM
503 sq. ft.
 Plus 48 sq. ft. Balcony

MARKHAM
Uptown **TG**
 Make up to a great place to live. TIMS GROUP CORPORATION

All prices, plans, rates, specifications and information are subject to change without notice. © 2011. All areas and room dimensions are approximate. Actual results may vary from stated floor area. All dimensions are wall-to-wall, except where noted. Furniture is depicted for illustrative purposes only and not included. The unit shown may be the mirror image of the unit purchased.

River Park

Building C



MODEL 1B

ONE BEDROOM
525 sq. ft.
 Plus 60 sq. ft. Balcony
 Plus 80 sq. ft. Terrace on 3rd Level

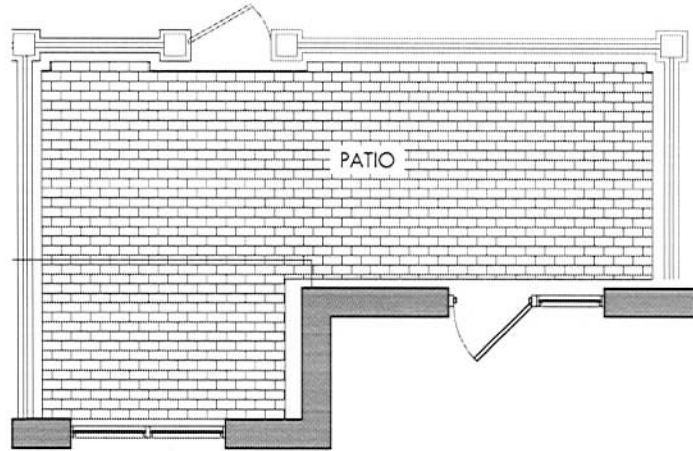
MARKHAM
Uptown **TG**
 Move up to a great place to live. TIMES GROUP CORPORATION

All prices, floor plans, specifications and information are subject to change without notice. © 2011. All areas and square footages are approximate. Actual results may vary. Open living areas and other layout may vary from stated floor area. All dimensions are strictly exterior only. Furniture is depicted for illustrative purposes only and not included. The unit shown may be, by no means, of the unit pictured.

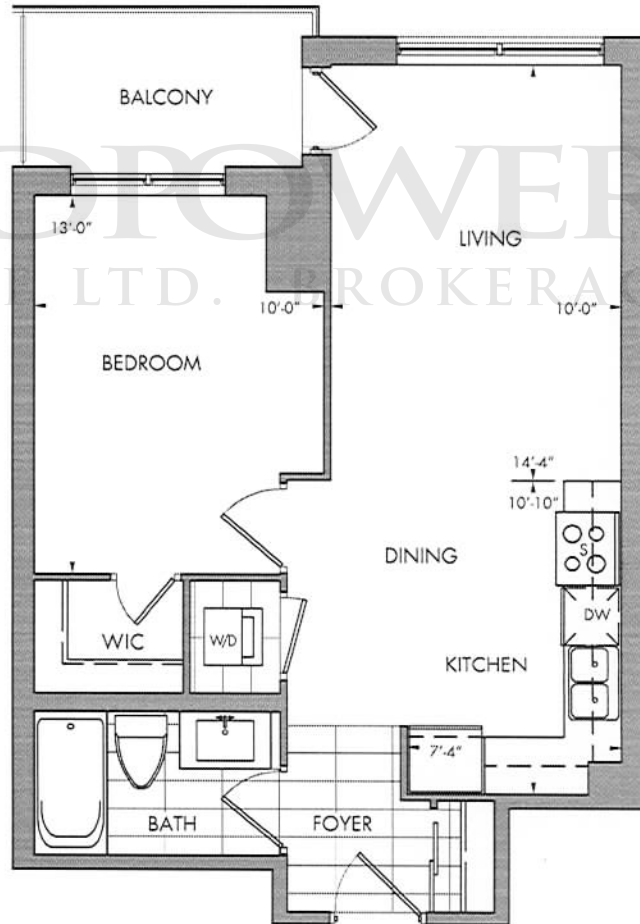
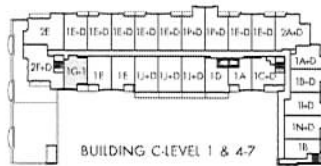
River Park

Building C

Patio on 1st Level only



LANDPOWER REAL ESTATE LTD. BROKERAGE



MODEL **1G**₋₁

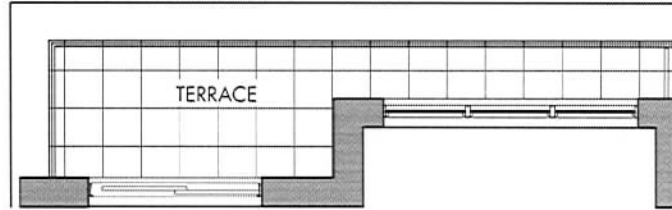
ONE BEDROOM
567 sq. ft.
 Plus 55 sq. ft. Balcony
 Plus 226 sq. ft. Patio on 1st Level

MARKHAM
Uptown TG
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 TIMES GROUP CORPORATION

All prices, types, lots, specifications and references are subject to change without notice. T & G. All areas and room dimensions are approximate. Actual walls, floor, ceiling areas and window loadings may vary from stated floor area. All dimensions are given's unless noted otherwise in separate floor plan. Dimensions are given only and are not intended to be a substitute for the actual floor plan. The unit shown may be the result of the final product.

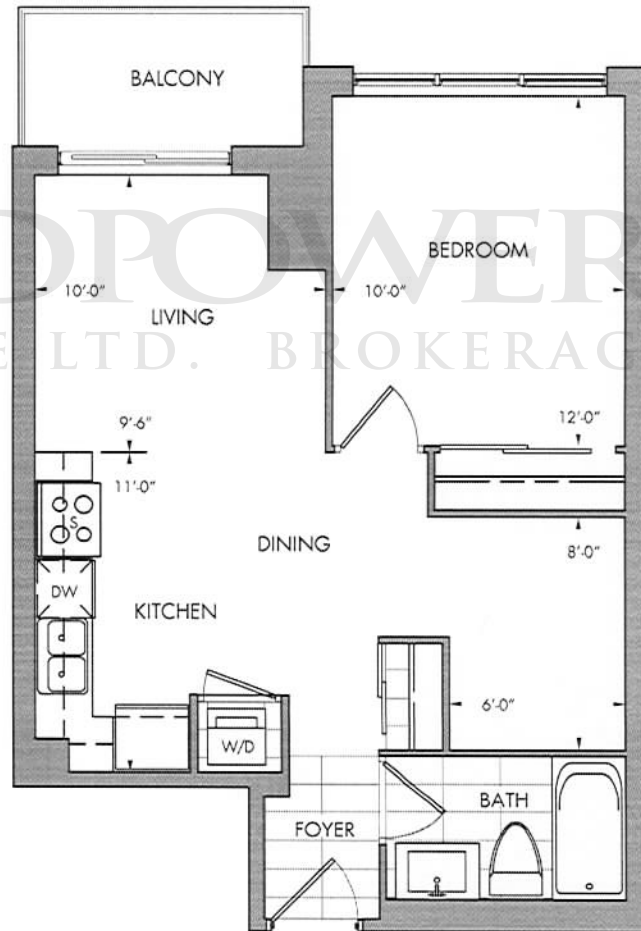
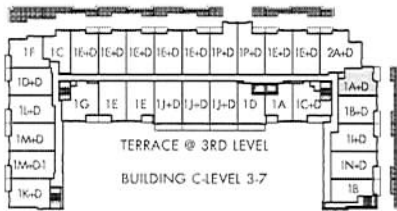
River Park

Building C



Terrace on 3rd Level

LANDPOWER REAL ESTATE LTD. BROKERAGE



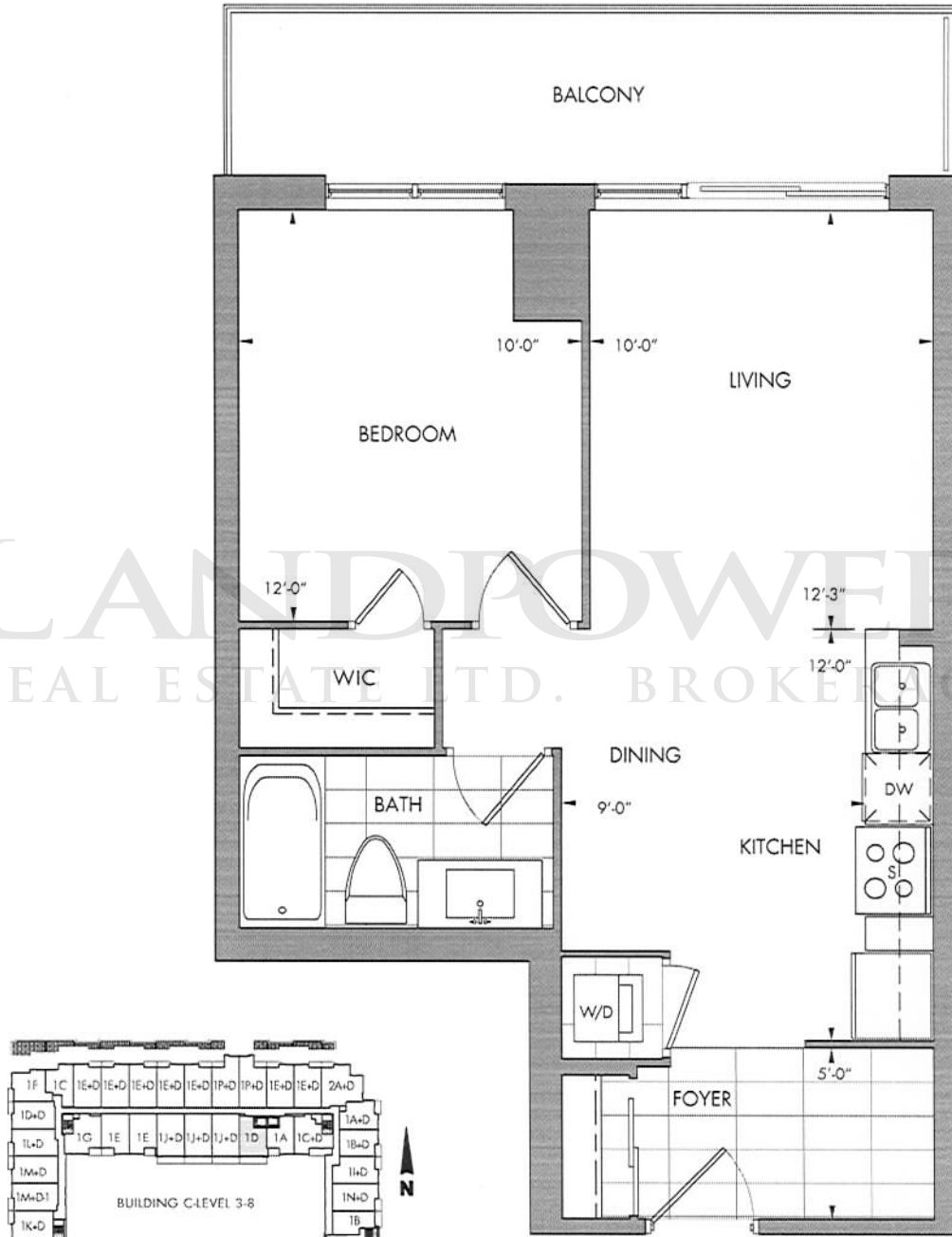
MODEL **1A+D**

ONE BEDROOM PLUS DEN
568 sq. ft.
 Plus 45 sq. ft. Balcony
 Plus 70 sq. ft. Terrace on 3rd Level

MARKHAM
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TG
 TIMES GROUP CORPORATION

LANDPOWER
REAL ESTATE LTD. BROKER/AGE

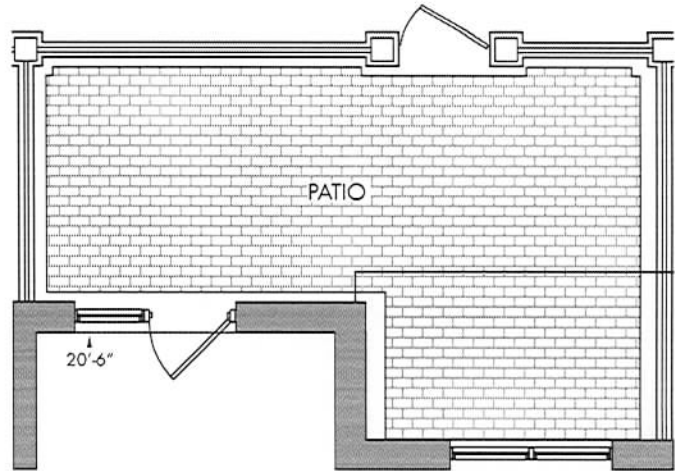


MODEL 1D ONE BEDROOM
579 sq. ft.
Plus 105 sq. ft. Balcony

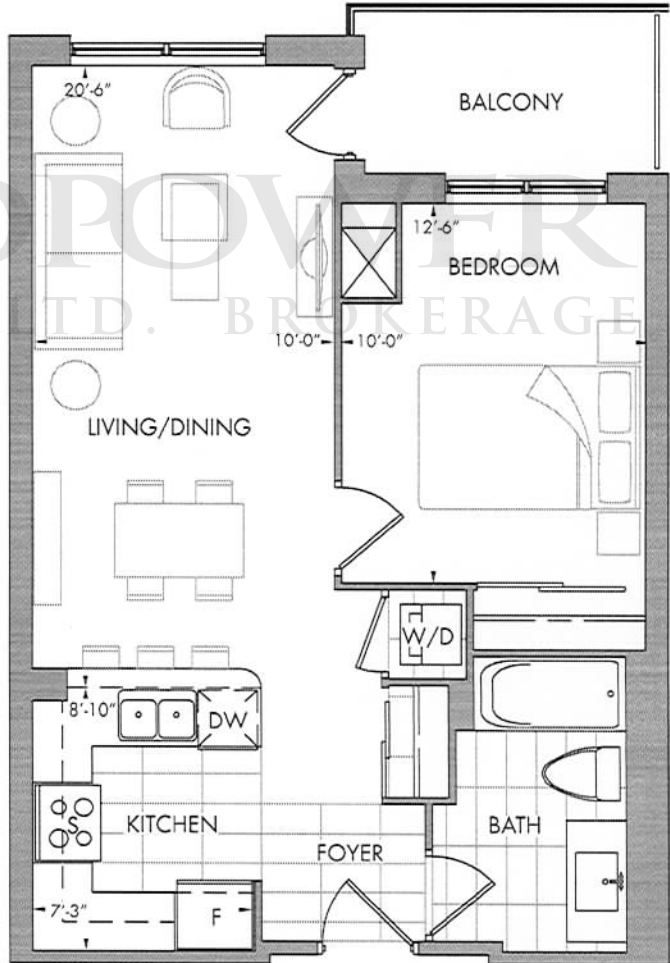
MARKHAM
Uptown TG
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TIMES GROUP CORPORATION

River Park

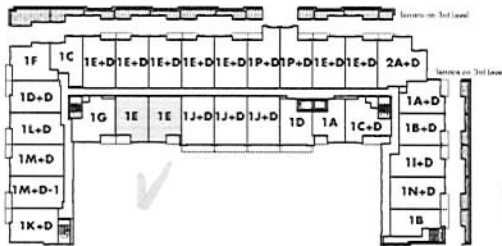
Building C



Patio on 1st Level only



LAND POWER REAL ESTATE LTD. BROKERAGE

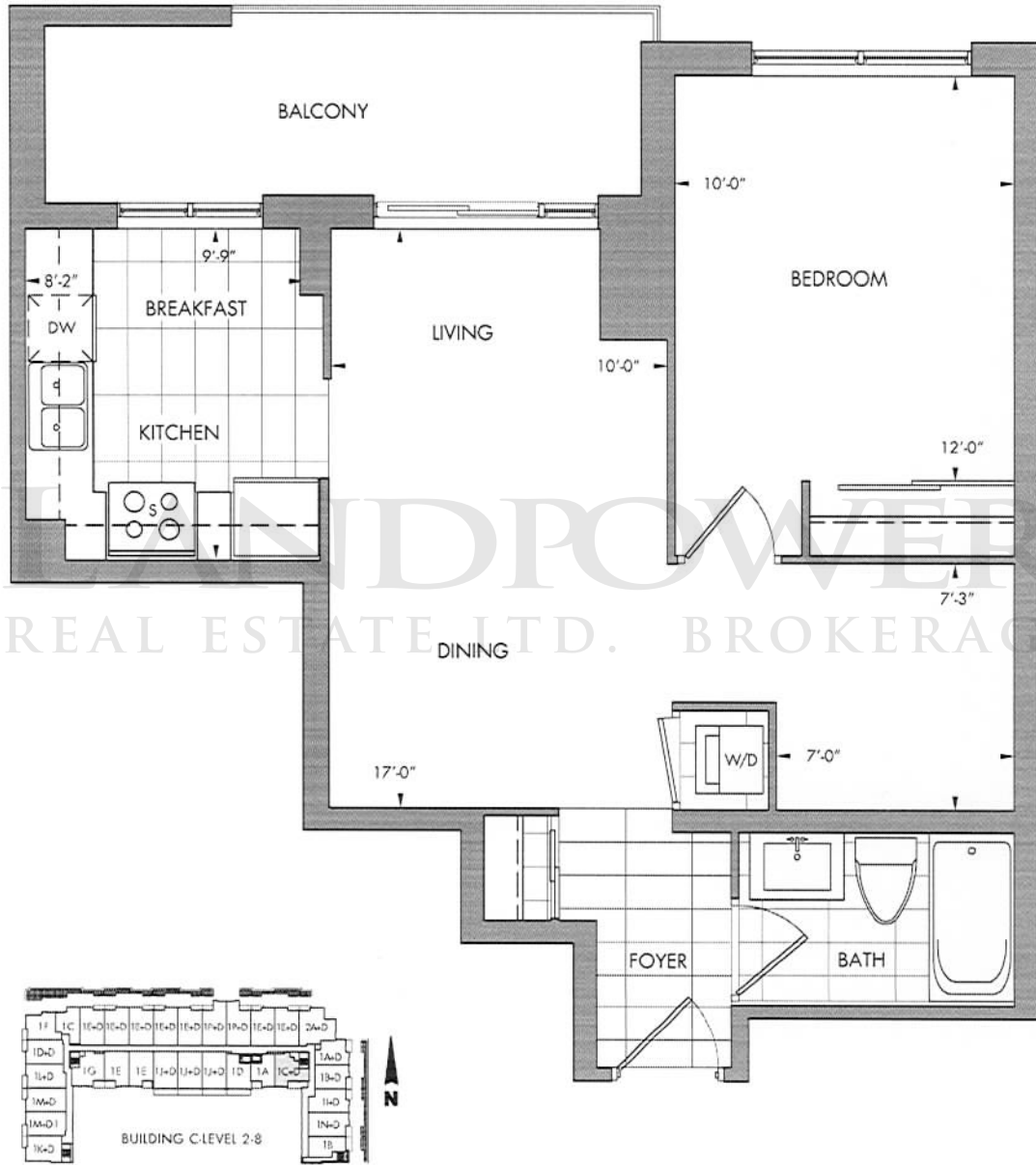


BUILDING C-LEVEL 1-8

MODEL 1E ONE BEDROOM
600 sq. ft.
 Plus 56 sq. ft. Balcony
 Plus 216 sq. ft. Patio

Uptown MARKHAM
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TG TIMES GROUP CORPORATION

All prices, figures, sizes, specifications and information are subject to change without notice. 1 & 6.1. All areas and room dimensions are approximate. Actual usable floor space, living area and water volume may vary from stated floor area. All dimensions are unit's concept only. Features & layout for illustration purposes only and not included. The unit shown may be the owner of the unit purchased.



MODEL **1C+D**

ONE BEDROOM PLUS DEN
643 sq. ft.
 Plus 97 sq. ft. Balcony

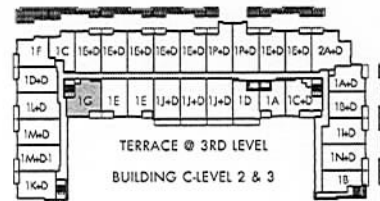
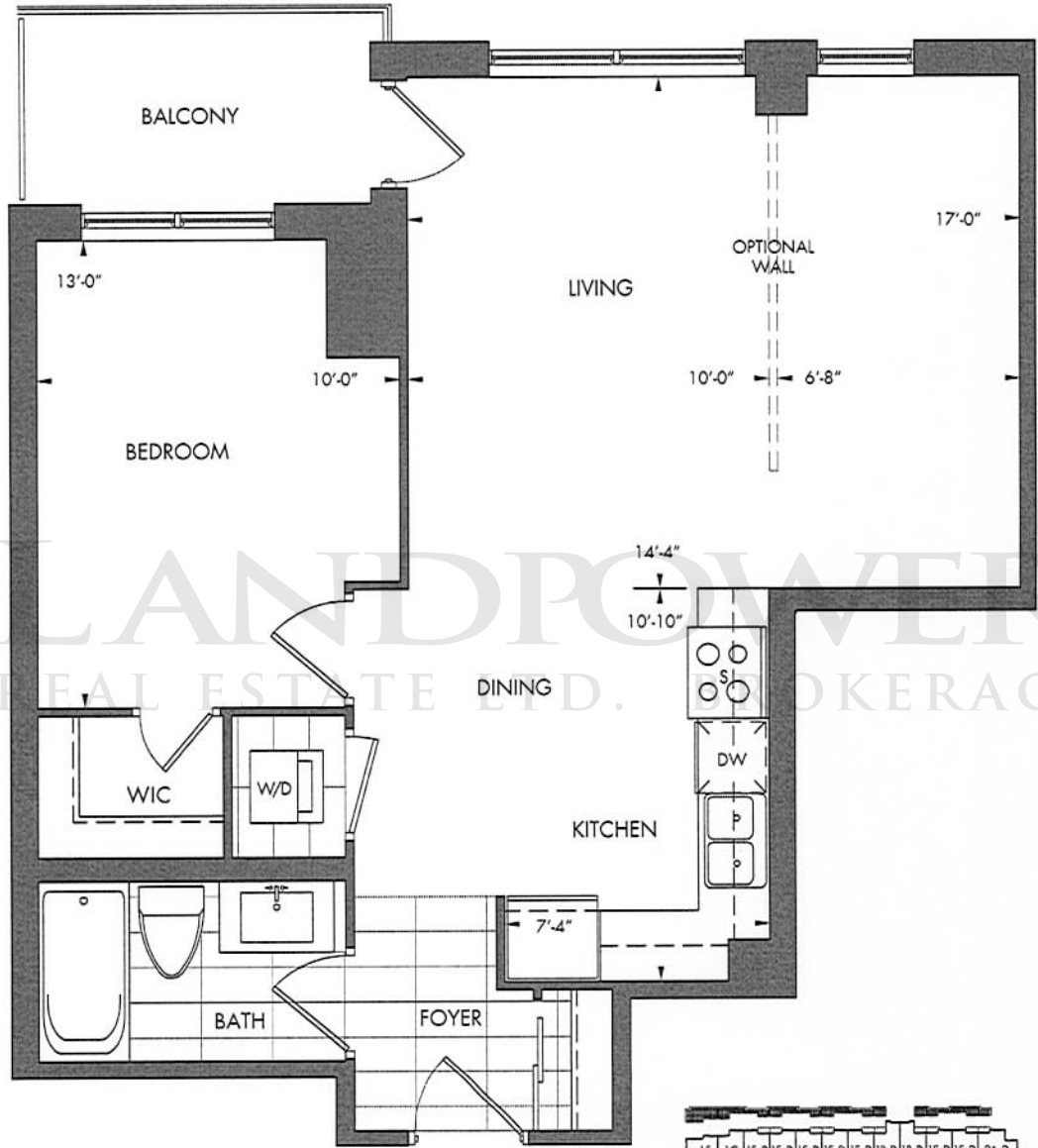
MARKHAM
Uptown
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TG
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River Park

Building C



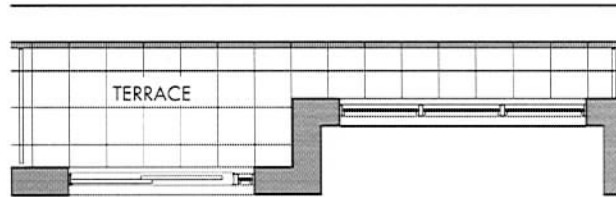
MODEL 1G ONE BEDROOM
677 sq. ft.
 Plus 55 sq. ft. Balcony

Optown MARKHAM
 Move up to a great place to live
TG
 TIMERA GROUP CORPORATION

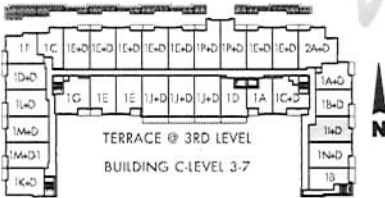
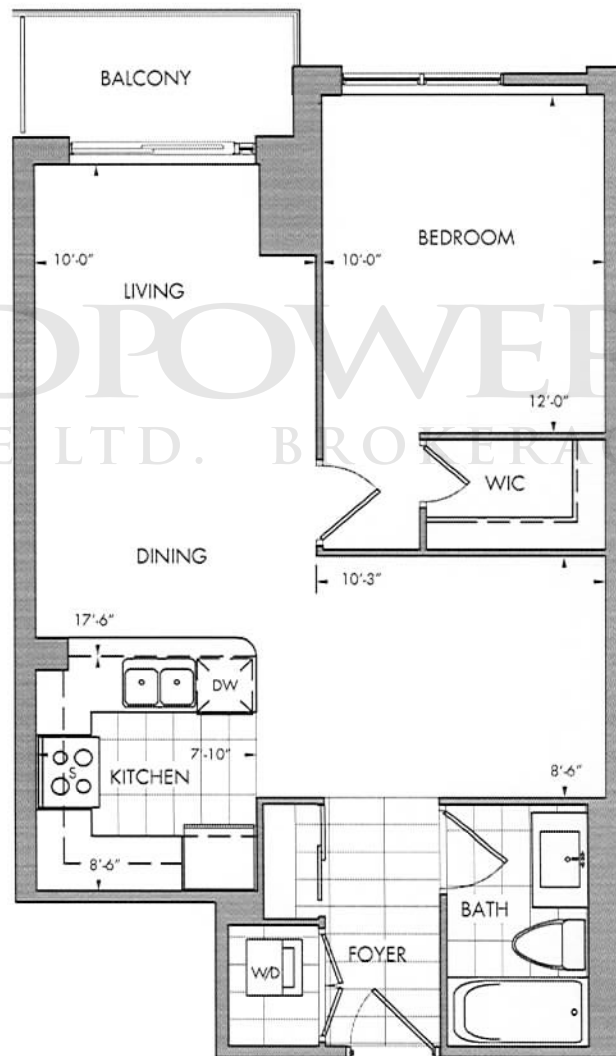
All prices, figures, sizes, specifications and information are subject to change without notice. L & O.E. All areas and room dimensions are approximate. Actual usable floor space, living area and square footage may vary from stated floor area. All illustrations are artist's concept only. Features as depicted for illustration purposes only and not included. The main floor may be the reverse of the wall position.

River Park

Building C



Terrace on 3rd Level only



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MODEL **1I+D**

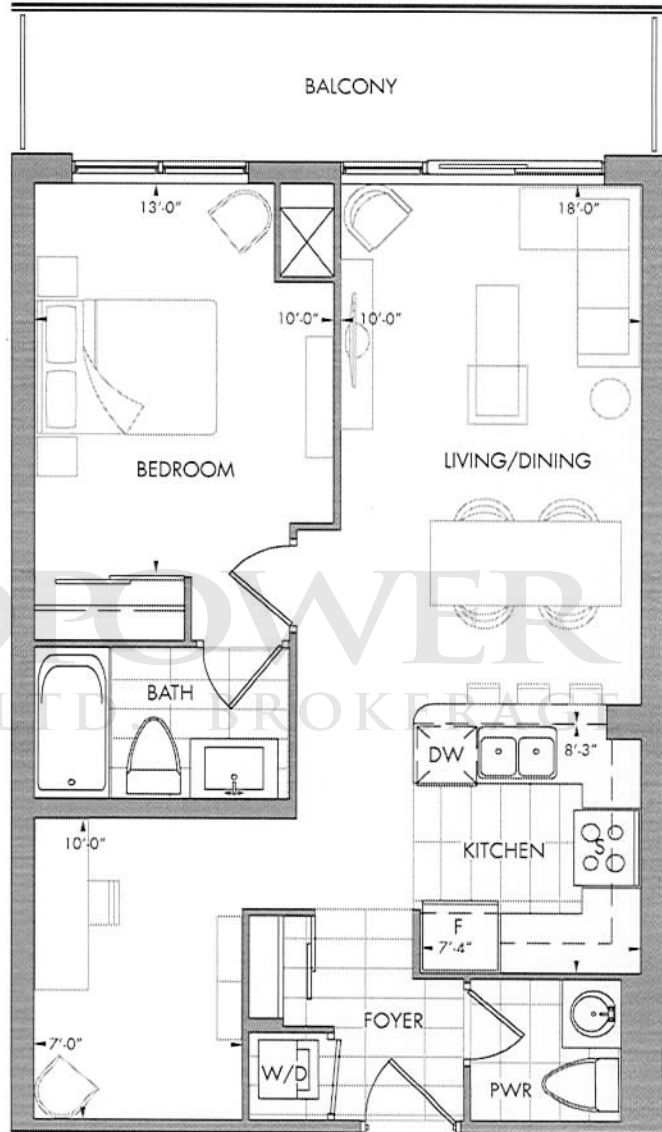
ONE BEDROOM PLUS DEN
678 sq. ft.
 Plus 43 sq. ft. Balcony
 Plus 70 sq. ft. Terrace on 3rd Level

MARKHAM **Uptown** **TG**
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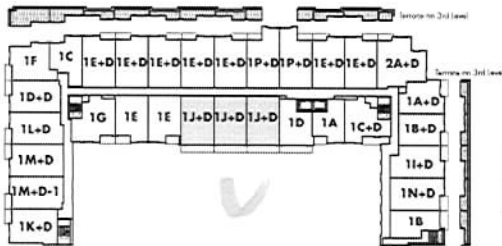
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River Park

Building C



LAND POWER
REAL ESTATE LTD. BROKER



BUILDING C-LEVEL 3-8

MODEL **1J+D**

ONE BEDROOM PLUS DEN

682 sq. ft.

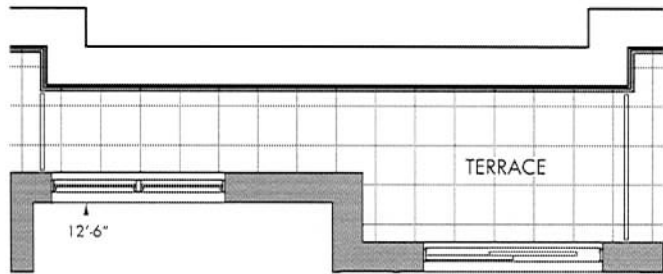
Plus 105 sq. ft. Balcony

MARKHAM
Uptown
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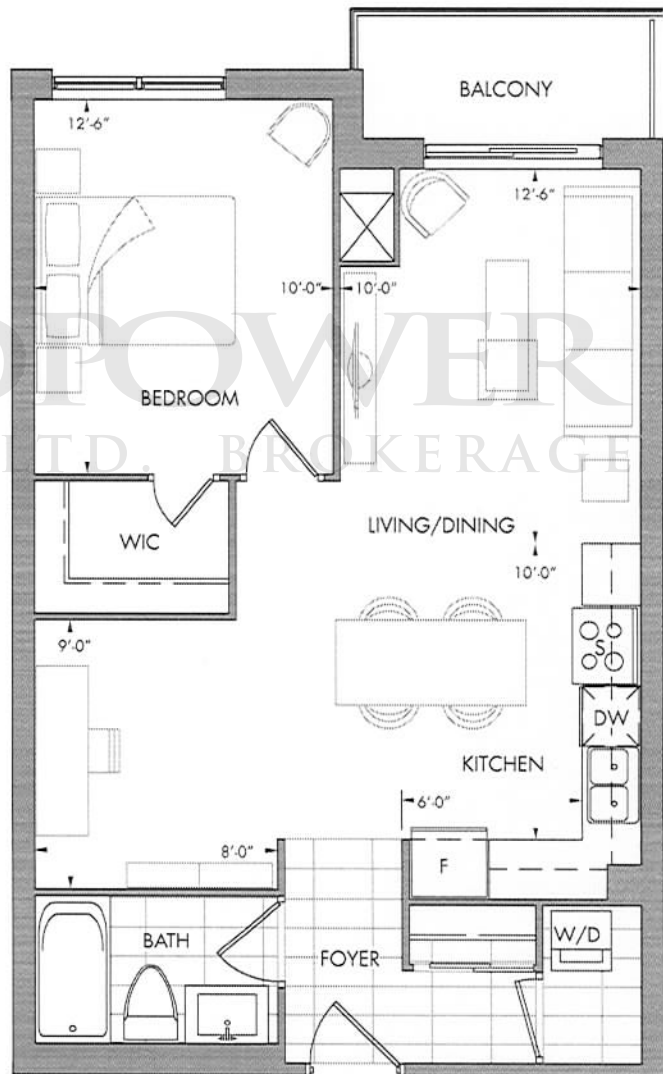
TG
TIMES GROUP
CORPORATION

River Park

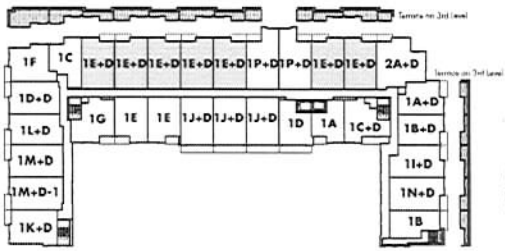
Building C



Terrace on 3rd Level only



LANDPOWER
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BUILDING C-LEVEL 3-8

MODEL **1E+D**

ONE BEDROOM PLUS DEN
683 sq. ft.
 Plus 42 sq. ft. Balcony
 Plus 77 sq. ft. Terrace

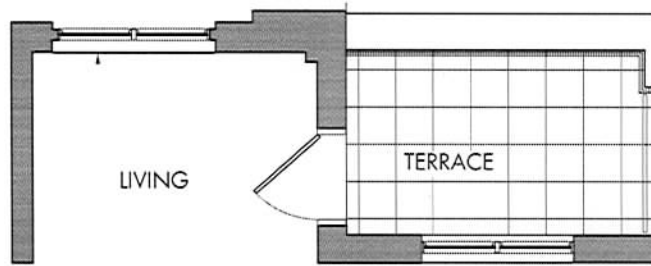
MARKHAM
Uptown
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TG
 TRIM GROUP CORPORATION

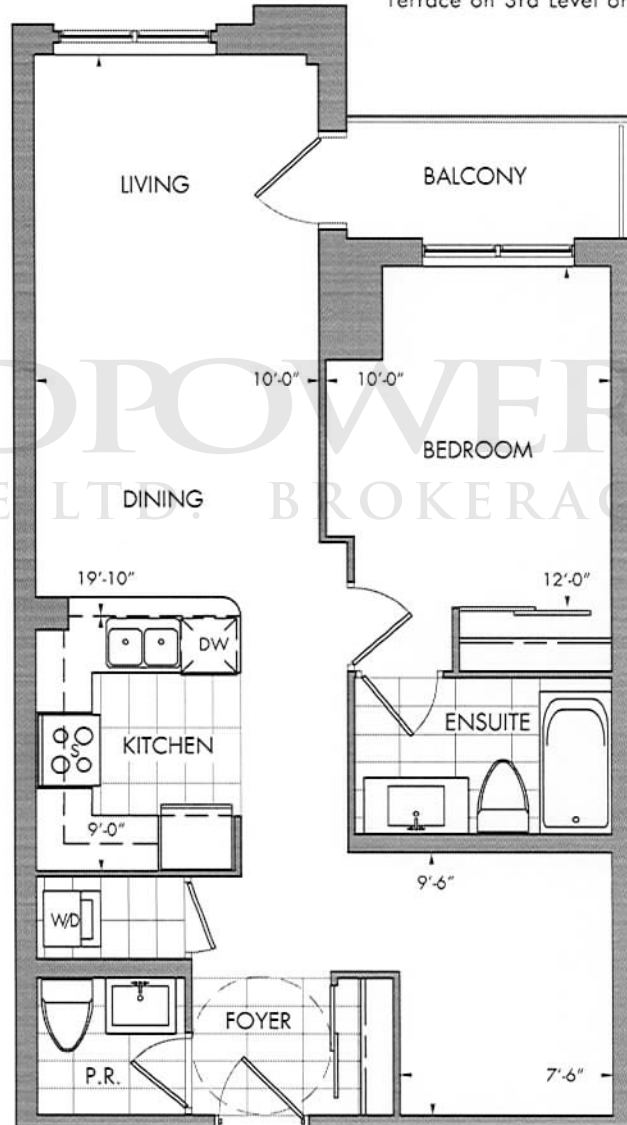
All prices, taxes, specifications and information are subject to change without notice. © 2011. All areas and layout dimensions are approximate. Actual usable floor space, living area and water volume may vary from stated floor area. All illustrations are artist's concepts only. Features & layout for illustration purposes only and not included. The sales price may be the source of the unit purchase.

River Park

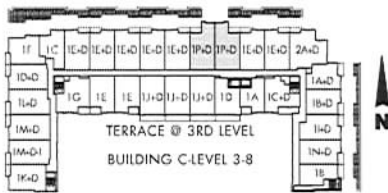
Building C



Terrace on 3rd Level only



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MODEL 1P+D

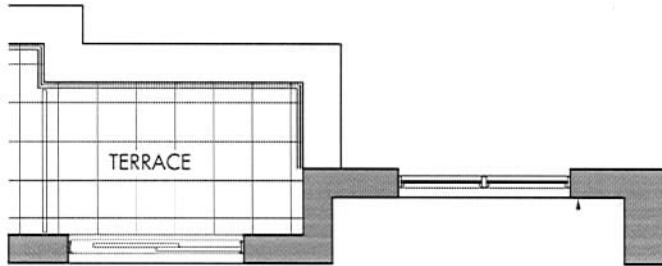
ONE BEDROOM PLUS DEN
746 sq. ft.
 Plus 42 sq. ft. Balcony
 Plus 70 sq. ft. Terrace on 3rd Level

MARKHAM
Uptown **TG**
 Times Group Corporation

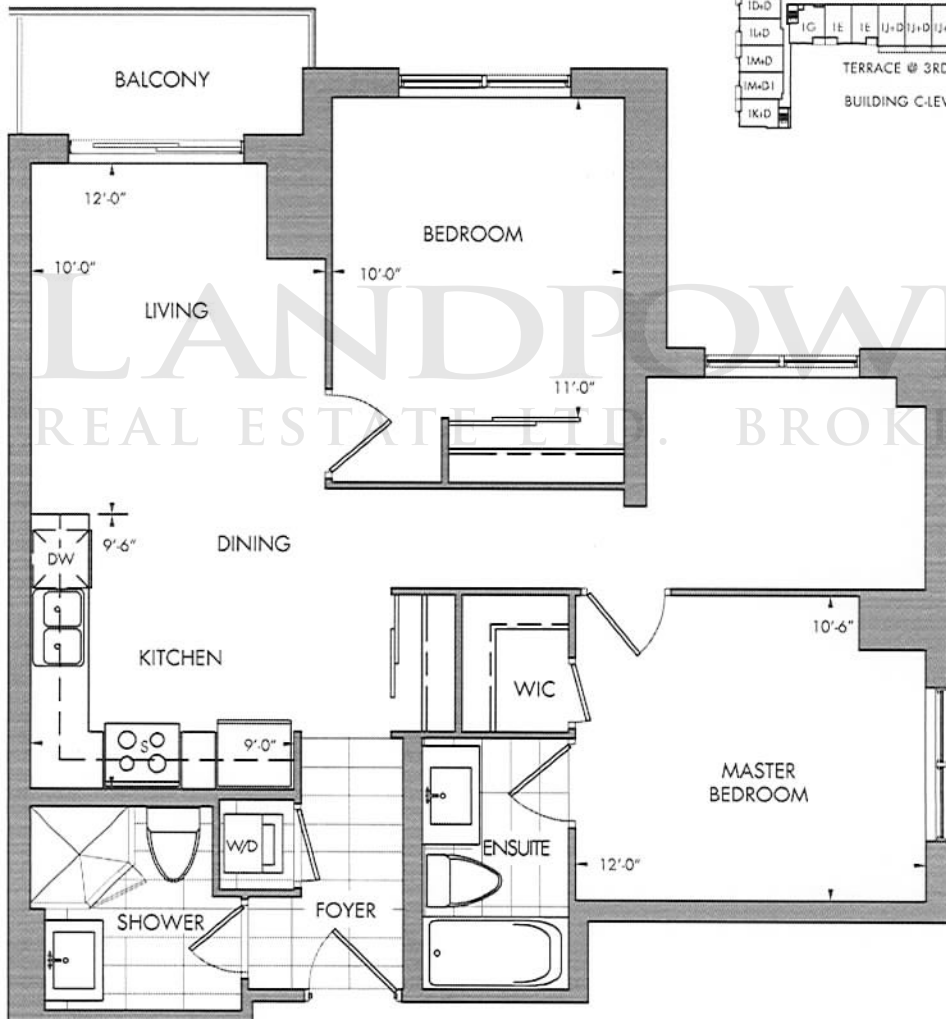
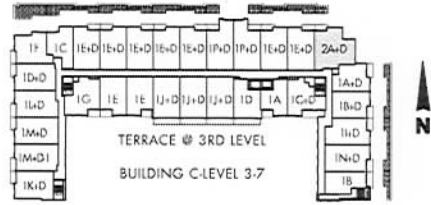
All prices, types, sizes, specifications and references are subject to change without notice. L. & B.C. All areas and room dimensions are approximate. Actual walls, floor space, lighting and other features may vary from those shown. All illustrations are artist's concepts only. Features are depicted for illustrative purposes only and not to scale. The unit shown may be the source of the unit purchased.

River Park

Building C



Terrace on 3rd Level only



MODEL **2A+D**

TWO BEDROOM PLUS DEN
870 sq. ft.
 Plus 42 sq. ft. Balcony
 Plus 48 sq. ft. Terrace on 3rd Level

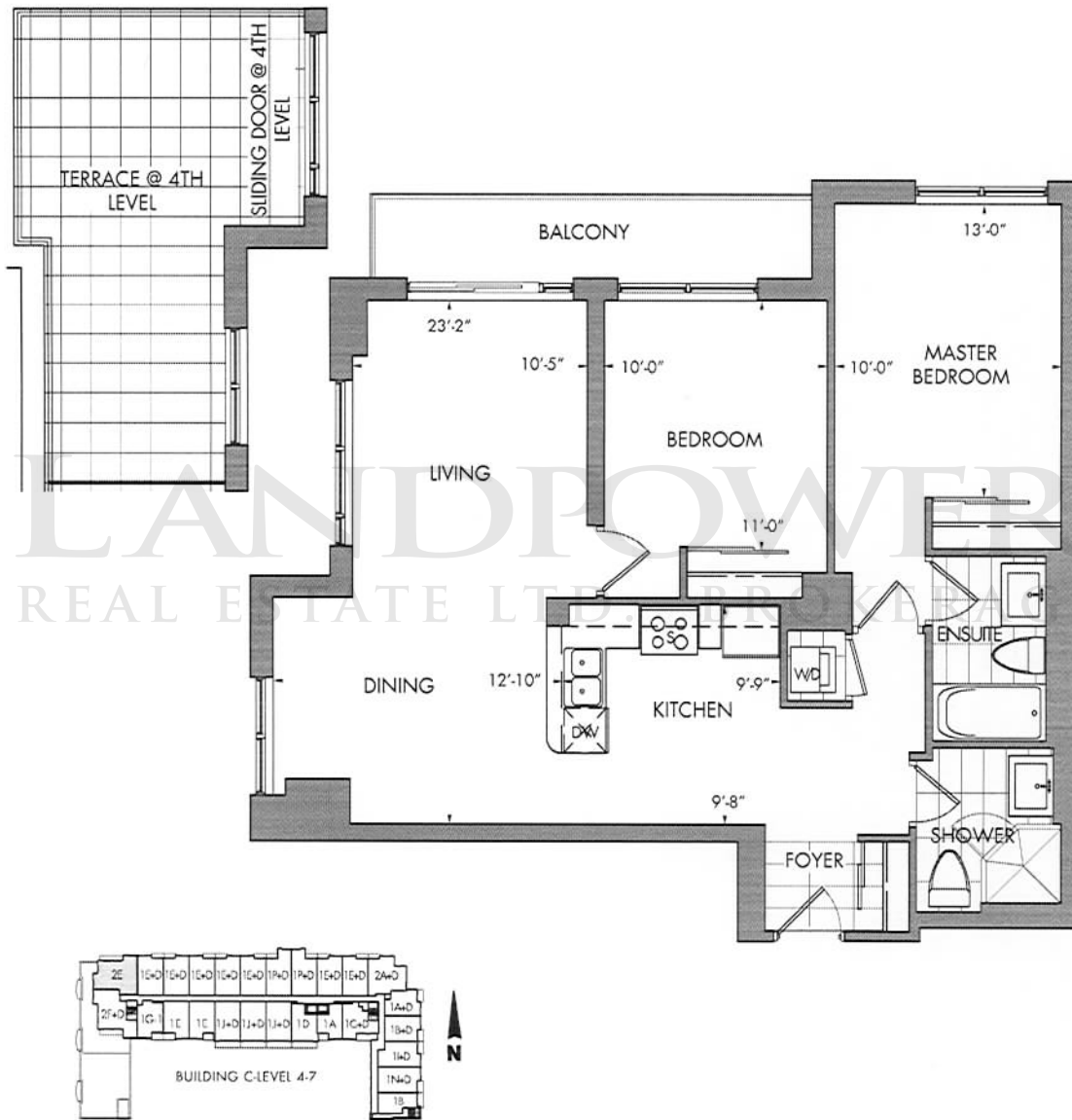
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 TIMES GROUP CORPORATION

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River Park

Building C



MODEL 2E TWO BEDROOM
950 sq. ft.
 Plus 80 sq. ft. Balcony
 Plus 200 sq. ft. Terrace on 4th Level

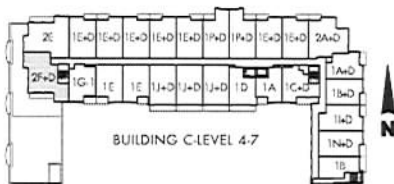
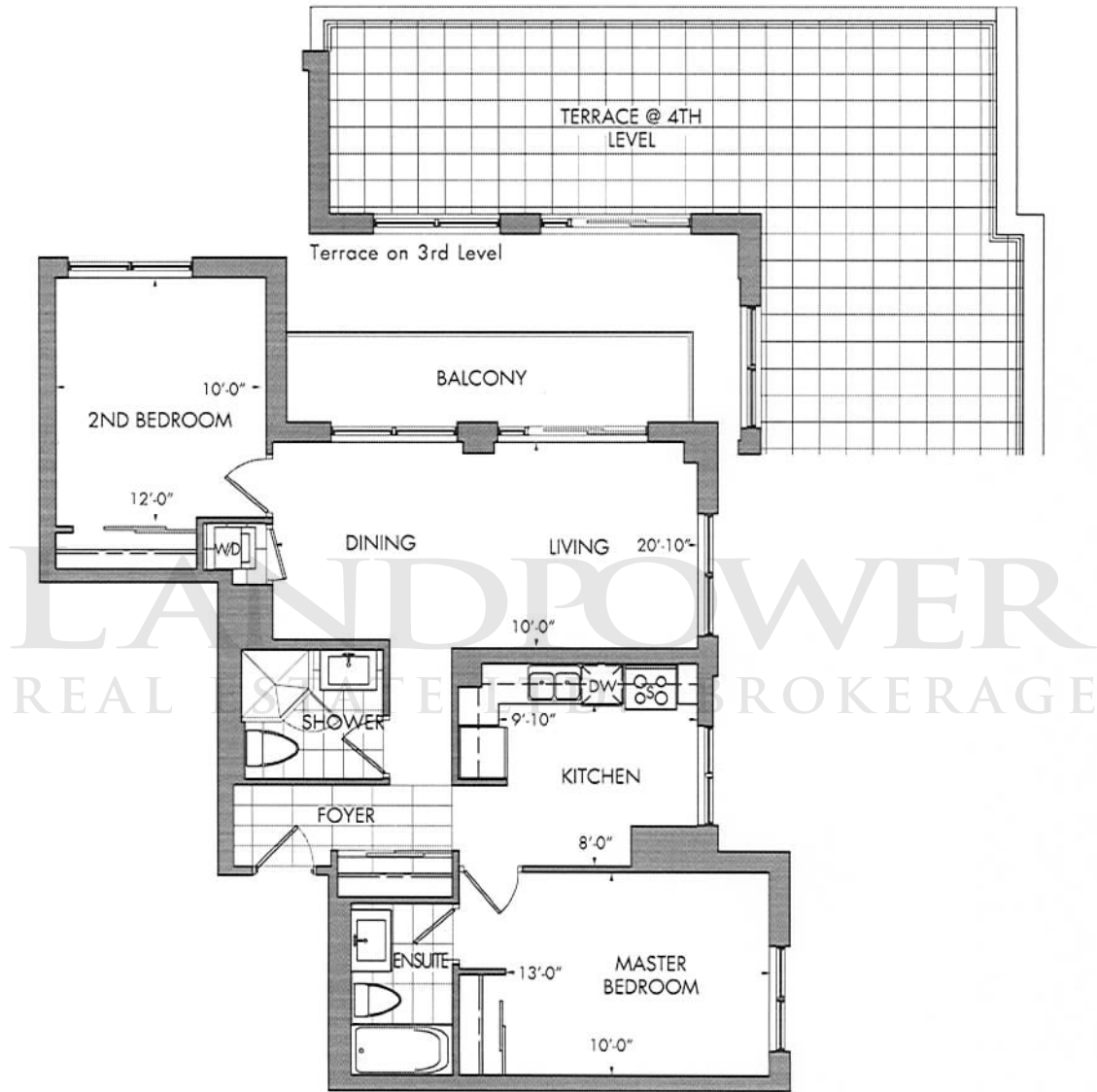
Uptown MARKHAM
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TG
 TIMEX GROUP CORPORATION

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River Park

Building C



MODEL **2F+D**

TWO BEDROOM PLUS DEN
925 sq. ft.
 Plus 80 sq. ft. Balcony
 Plus 500 sq. ft. Terrace on 4th Level

MARKHAM
Uptown **TG**
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 TIMEX GROUP CORPORATION

All prices, layouts, sizes, specifications and information are subject to change without notice. T & S.E. All areas and room dimensions are approximate. Actual results may vary. Living areas and square footage may vary from stated floor area. All dimensions are overall measurements. Furniture is depicted for illustration purposes only and not included. The unit shown may be the reverse of the unit purchased.

Building C
2 Bedroom + Den
Suite 2H+D

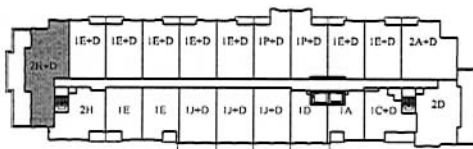
1,125 sq.ft.
 +Terrace 510 sq.ft.



LANDFLOWER
 REAL ESTATE LTD. BROKERAGE

MARKHAM UPTOWN BLOCK 6
Mixed Use Development

MARKHAM, ONTARIO



Unit Name: 2H+D
Unit Type: 2 BEDROOM + DEN
Unit Area: 1,125 SQ.FT.
Balcony Area: SQ.FT.
Patio Area: SQ.FT.
Terrace Area: 510 SQ.FT.
Date: Jan. 28, 2011

8th Level

Note: All prices, figures, sizes, specifications and information are subject to change without notice, E. & O.E. All areas and stated dimensions are approximate. Actual usable floor space, living area and square footage may vary from stated floor area. All illustrations are artist's concept only. Furniture is depicted for illustration purposes only & not included. The unit shown may be the reverse of the unit purchased.



LANDPOWER
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Uptown MARKHAM BY
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60 South Town Centre Blvd. Unit "A", Markham, ON 905.479.5557 • UPTOWNMARKHAM.COM

All renderings are artist's concept. Prices and specifications are subject to change without notice. Actual usable floor space may vary from the stated floor area. E. & O.E.