







ROCKWELL ROAD

PARK AREA

FUTURE TOWNHOMES

FUTURE TOWNHOMES

FUTURE PHASE

WEST TOWER

FUTURE PHASE

HIGHWAY NO. 7 EAST



FEATURES & FINISHES

KITCHEN FEATURES

- Granite countertops.*
- European-style cabinets.*
- Stainless steel sink with single-lever faucet and vegetable spray.*
- Ceramic tile backsplash.*
- Stainless Steel appliance package including: 30" electric stove with self-cleaning oven, micro wave hood fan vented to exterior, built-in 24" multi cycle dishwasher, and frost-free refrigerator.*

BATHROOM FEATURES

- Cultured marble countertops with integrated sinks.*•
- Mirror over width of vanity. •
- White bathroom fixtures. •
- Ceramic tile on floors, tub surround and wall and shower floor (where applicable).*•
- Choice of vanity cabinets from builder's standard samples. *•
- Single-lever faucets for vanities.
- Pressure balanced valves in tub and shower.
- White acrylic soaker tub. •
- Recessed medicine cabinet in master ensuite •

FLOORING

- Laminate flooring in foyer and kitchen.*
- Ceramic tile in bathroom(s) and laundry area.*•
- Laminate flooring in living room, dining room and den (if applicable).*•
- One choice of 50 oz. broadloom or sisal with foam under-pad in bedroom(s) or laminate flooring.*

CONTEMPORARY SUITE

- Solid core entry door with brushed nickel hardware and stained finish.
- Contemporary interior 2 panel doors with brushed nickel lever hardware.
- Mirrored sliding closet doors in foyer, where applicable. •
- Contemporary white 5 ½" baseboards and 2 ¼ " trim casings.
- White textured ceilings throughout, except in kitchen, bathroom(s), and laundry areas which are finished with white semi-gloss latex paint.
- Interior walls painted with two coats of flat latex paint (kitchen, bathroom(s), all interior doors and all trim painted with semi-gloss latex paint).*
- Glass and rail treatment on balconies. •
- 6' high privacy screen dividing balcony and terrace where applicable •
- Space efficient stacking electric washer/dryer (white) vented to exterior. •
- 8' ceilings on all residential levels with the exception of: (a) 9' ceilings on 9th level (10th floor), and (b) the lower (and not upper) storey of the 10th level (PH Loft).•

SECURITY

- Surveillance cameras in select areas of building and underground garage.
- Electronic access control system for recreation amenities, parking garage, and other common areas.
- Enter phone and cameras located in lobby and visitor entrances allowing residents to view visitors through dedicated television channel.
- Suite entry doors (and exterior doors on ground floor suites) roughed-in for in-suite security alarm system.
- In-Suite fire alarm speaker and heat detector.
- In-Suite hard wired smoke detector.

STATE-OF-THE-ART WIRING

- Suites pre-wired using CAT 5 wiring, for telephone outlets in living room, bedroom(s), kitchen and den (if applicable). •
- Suites pre-wired for cable television outlets using RG 6 wiring in living room, bedroom(s) and den (if applicable). •

MECHANICAL AND ELECTRICAL SYSTEMS

- Individually controlled central heating and cooling system (seasonal).
- Central domestic hot water system.
- White Decora-style receptacles and light switches throughout suites.
- Light fixtures provided in kitchen, bathroom(s), and walk-in closet. (if applicable). •
- Capped ceiling light outlet provided in all bedroom(s), dining room and den (if applicable). •
- Individual remote hydro metering for hydro consumption.
- Heavy-duty wiring and receptacle for washer/dryer.

NOTES

* Indicates as per Vendor's standard sample(s).

• Indicates as per Vendor's plans.

Purchaser(s) shall select the colour and material from Vendor's standard samples only (one carpet colour, one laminate floor colour and one paint colour per suite).

Purchaser(s) may select upgraded materials from Vendor's samples and shall pay the upgrade costs at the time of colour and finishes selection.

Vendor reserves the right to make reasonable changes in the opinion of Vendor in the plans and specifications if required and to substitute other material or finishes or that provided for herein with material or finishes of equal or better quality than that provided for herein. The determination of whether or not a substitute material or finish is of equal or better quality shall be made by Vendor, in its sole, absolute and unfettered discretion, which determination shall be final and binding. Purchaser acknowledges that colour, texture, appearance, grains, veining, natural variations in appearance, etc. of features and finishes installed in the unit may vary from Vendor samples as a result of normal manufacturing and installation processes and/or as a result of any such finishes being of natural products (i.e., due to the inherent nature of the material itself) and Purchaser agrees that Vendor is not responsible for same. Vendor shall not be responsible for shade differences occurring in the manufacture of items such as, but not limited to, finishing materials or products such as carpet, tiles, granite, marble, porcelain, laminate flooring, bath tubs, sinks and other such products where the product manufacturer establishes the standard for such finishes. Nor shall Vendor be responsible for shade differences in colour of components manufactured from different materials but which components are designed to be assembled into either one product or installed in conjunction with another product and in these circumstances the product as manufactured shall be accepted by Purchaser. Purchaser acknowledges and agrees that carpeting may be seamed in certain circumstances and said seams may be visible. Purchaser acknowledges and agrees that pre-finished wood flooring (if any) or any engineered wood flooring (if any) may react to normal fluctuating humidity levels inducing gapping and cupping. Purchaser acknowledges that marble and similar stones (if any) are very soft stones, which will require a substantial amount of maintenance by Purchaser and are very easily scratched and damaged.

Where bulkheads are installed and where dropped ceilings are required, the ceiling height will be less than stated, as per Vendor's plans.

All plans, elevations, sizes and specifications are subject to change from time to time by Vendor without notice. E. & O. E.

Unit owners are covered by TARION Warranty Program (formally known as ONHWP). Vendor is proud to be registered with TARION Warranty Program.

November 3, 2009



RICHMOND HILL



ROYAL GARDENS CONDOS
CROWN TOWER (BUILDING A) INFORMATION¹
By



TYPE	Model Type	SQ. FT. FROM	VIEW	PRICED FROM
1 Bedroom	1C	535	S	\$257,000
1 Bedroom	1H-BF	555	W	\$258,000
1 Bedroom	1J	555	W	\$259,000
1 Bedroom	1D	555	S	\$259,000
1 Bedroom	1E	570	S	\$266,000
1 Bedroom + Den	1F+D	625	N	\$283,000
1 Bedroom + Den	1M+D	645	E	\$294,000
1 Bedroom + Den	1A+D-BF	650	E	\$295,000
1 Bedroom + Den	1B+D	660	N	\$299,000
1 Bedroom + Den	1H+D	705	N	\$313,000
1 Bedroom + Den	1P+D	725	E	\$322,000
1 Bedroom + Den	1N+D	715	N	\$313,000
1 Bedroom + Den	1R+D	735	E	\$313,000
2 Bedroom + Den	2B+D	935	NE	\$403,000
Penthouse (3 Bedroom)	PH-3E	1,115	E	\$492,000

Highlights¹

Deposit Structure:
\$5,000 with Offer
5% less \$5,000 in 30 Days
5% in 120 Days
10% Due on Occupancy

Parking:
1 Standard parking spot is included
in the purchase price

Monthly Maintenance Fees²:
\$0.46/Sq. Ft., plus Hydro (metered separately
for each individual unit consumption)

Estimated Taxes²:
1% of purchase price per year

Tentative Occupancy³:
June 30th, 2013

Floor Premiums: Floor Price Increments vary.
Please consult the sales consultants for details.

Suite Features³:
Granite kitchen countertops
European-style kitchen cabinets
Stainless steel kitchen appliances
Laminate flooring in foyer and kitchen
Laminate flooring in living room, dining
room and den (if applicable)
One choice of 50 oz. broadloom or sisal
with foam under-pad in bedroom(s)
or laminate flooring
Marble countertop in bathroom

Building Amenities³:
Private membership at Club Liberty includes
Party room, cards room, large exercise room
and concierge,
golf simulator, dance room, whirlpool,
sauna and change rooms/washrooms

Number of Suites: 226
Number of Levels: 11

Sales Consultant: Andy Keung and Nikki Caputo

Hours: Mon - Thurs: 12 p.m. - 7 p.m.; Sat, Sun & Holidays: 12 p.m. - 6 p.m.; Fri: Closed

Sales Office Address: 360 Hwy. 7 E., Bldg. B, Unit 28

Phone: (905) 889-9997 Fax: (905) 889-3332

E-mail: info@royalgardenscondos.ca Website: www.royalgardenscondos.ca

¹Prices and availability subject to change without notice. All areas and stated dimensions are approximate. Actual living area, usable floor space and square footage may vary from stated floor area. All prices, figures, sizes, specifications, information and choices of vendor's samples are subject to change without notice.
²Maintenance fees and taxes are approximations/estimations only and are finalized on condominium registration.
³Per Condominium Disclosure and subject to feature and finishes sheet Notes, vendor's plans and vendor's samples.
As per respective Agreement of Purchase and Sale.
©Liberty Development Corporation, 2010. All rights reserved. Brokers Protected. E. & O. E. September 6, 2011



ROYAL GARDENS CONDOS
PALACE TOWER (BUILDING B) INFORMATION¹

By



TYPE	Model Type	SQ. FT. FROM	VIEW	PRICED FROM
1 Bedroom	1C	535	N	\$246,000
1 Bedroom	1E	570	N	\$256,000
1 Bedroom + Den	1C+D	640	E	\$289,000
1 Bedroom + Den	1M+D	645	E	\$292,000
1 Bedroom + Den	1A+D-BF	650	E	\$293,000
1 Bedroom + Den	1B+D	660	S	\$290,000
1 Bedroom + Den	1L+D	665	S	\$292,000
1 Bedroom + Den	1G+D	700	S	\$302,000
1 Bedroom + Den	1J+D	720	E	\$308,000
Penthouse (2 Bedroom + Den)	PH-2P+D	1,150	N	\$502,000
Penthouse (3 Bedroom)	PH-3A	1,098	S	\$480,000
Penthouse (3 Bedroom)	PH-3B	1,232	S	\$540,000
Penthouse (3 Bedroom + Den)	PH-3C+D	1,175	N	\$510,000
Penthouse (3 Bedroom + Den)	PH-3L+D	1,190	N	\$516,000

Highlights¹

Deposit Structure:

\$5,000 with Offer
5% less \$5,000 in 30 Days
5% in 120 Days
10% Due on Occupancy

Parking:

1 Standard parking spot is included in the purchase price

Monthly Maintenance Fees²:

\$0.46/Sq. Ft., plus Hydro (metered separately for each individual unit consumption)

Estimated Taxes²:

1% of purchase price per year

Tentative Occupancy³:

June 30th, 2013

Floor Premiums: Floor Price Increments vary. Please consult the sales consultants for details.

Suite Features³:

Granite kitchen countertops
European-style kitchen cabinets
Stainless steel kitchen appliances
Laminate flooring in foyer and kitchen
Laminate flooring in living room, dining room and den (if applicable)
One choice of 50 oz. broadloom or sisal with foam under-pad in bedroom(s) or laminate flooring
Marble countertop in bathroom

Building Amenities³:

Private membership at Club Liberty includes Party room, cards room, large exercise room and concierge, golf simulator, dance room, whirlpool, sauna and change rooms/washrooms

Number of Suites: 198

Number of Levels: 11

Sales Consultants: Andy Keung and Nikki Caputo

Hours: Mon – Thurs: 12 p.m. – 7 p.m.; Sat, Sun & Holidays: 12 p.m. – 6 p.m.; Fri: Closed

Sales Office Address: 360 Hwy. 7 E., Bldg. B, Unit 28

Phone: (905) 889-9997 Fax: (905) 889-3332

E-mail: info@royalgardenscondos.ca Website: www.royalgardenscondos.ca

¹Prices and availability subject to change without notice. All areas and stated dimensions are approximate. Actual living area, usable floor space and square footage may vary from stated floor area. All prices, figures, sizes, specifications, information and choices of vendor's samples are subject to change without notice.

²Maintenance fees and taxes are approximations/estimations only and are finalized on condominium registration.

³Per Condominium Disclosure and subject to feature and finishes sheet Notes, vendor's plans and vendor's samples.

As per respective Agreement of Purchase and Sale.

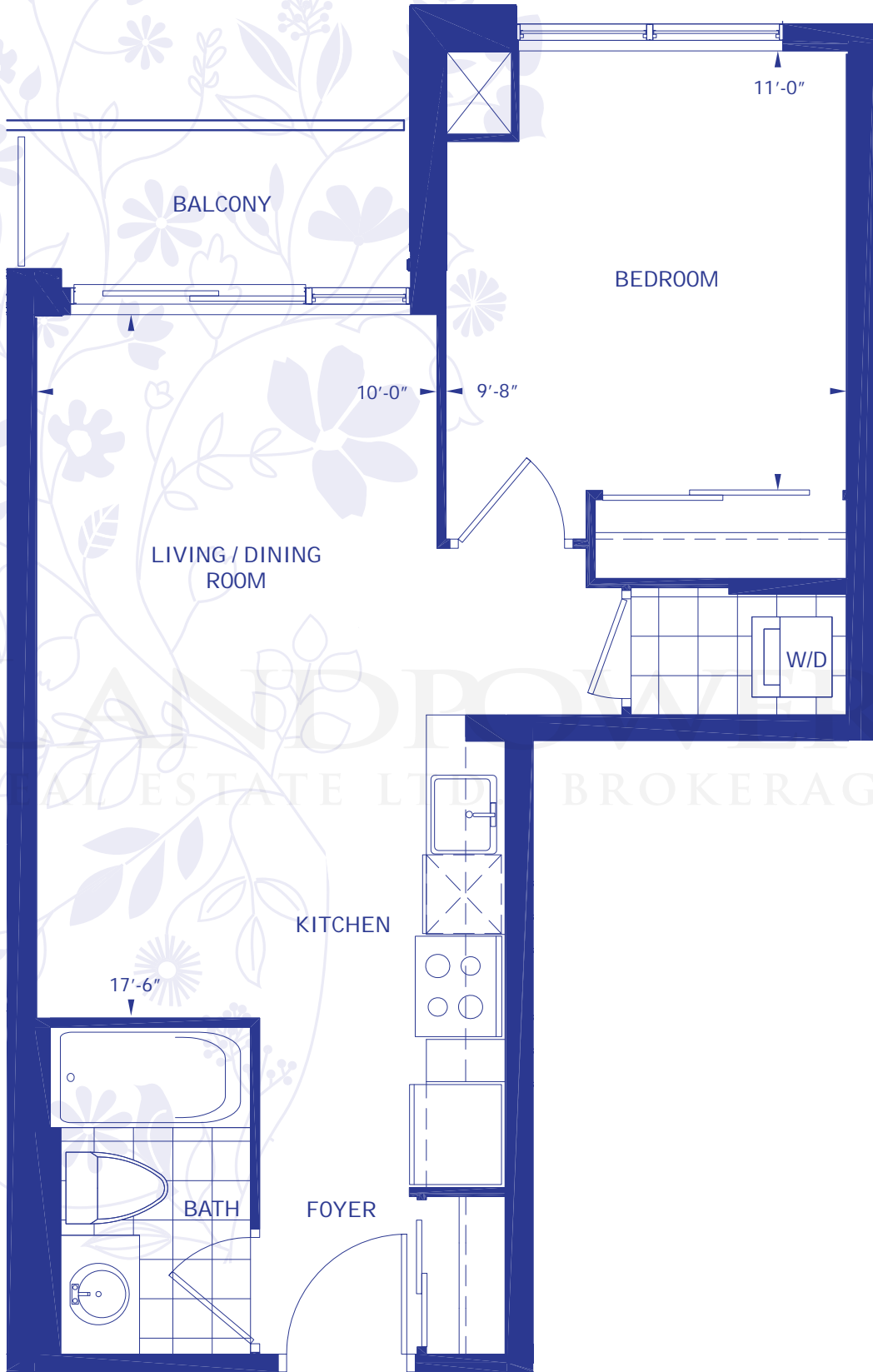
©Liberty Development Corporation, 2010. All rights reserved. Brokers Protected. E. & O. E. September 6, 2011



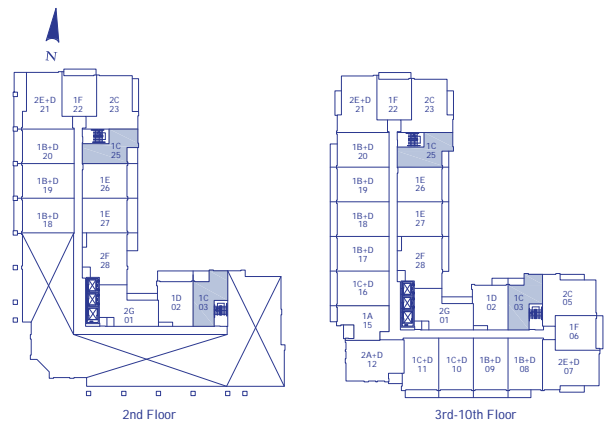
RICHMOND HILL

1C - 510 SQ. FT. 1 Bedroom

balcony @ 3rd - 10th floor 35 sq. ft.
balcony @ 2nd floor 60 sq. ft.



LANDROVER REAL ESTATE LTD. BROKERAGE

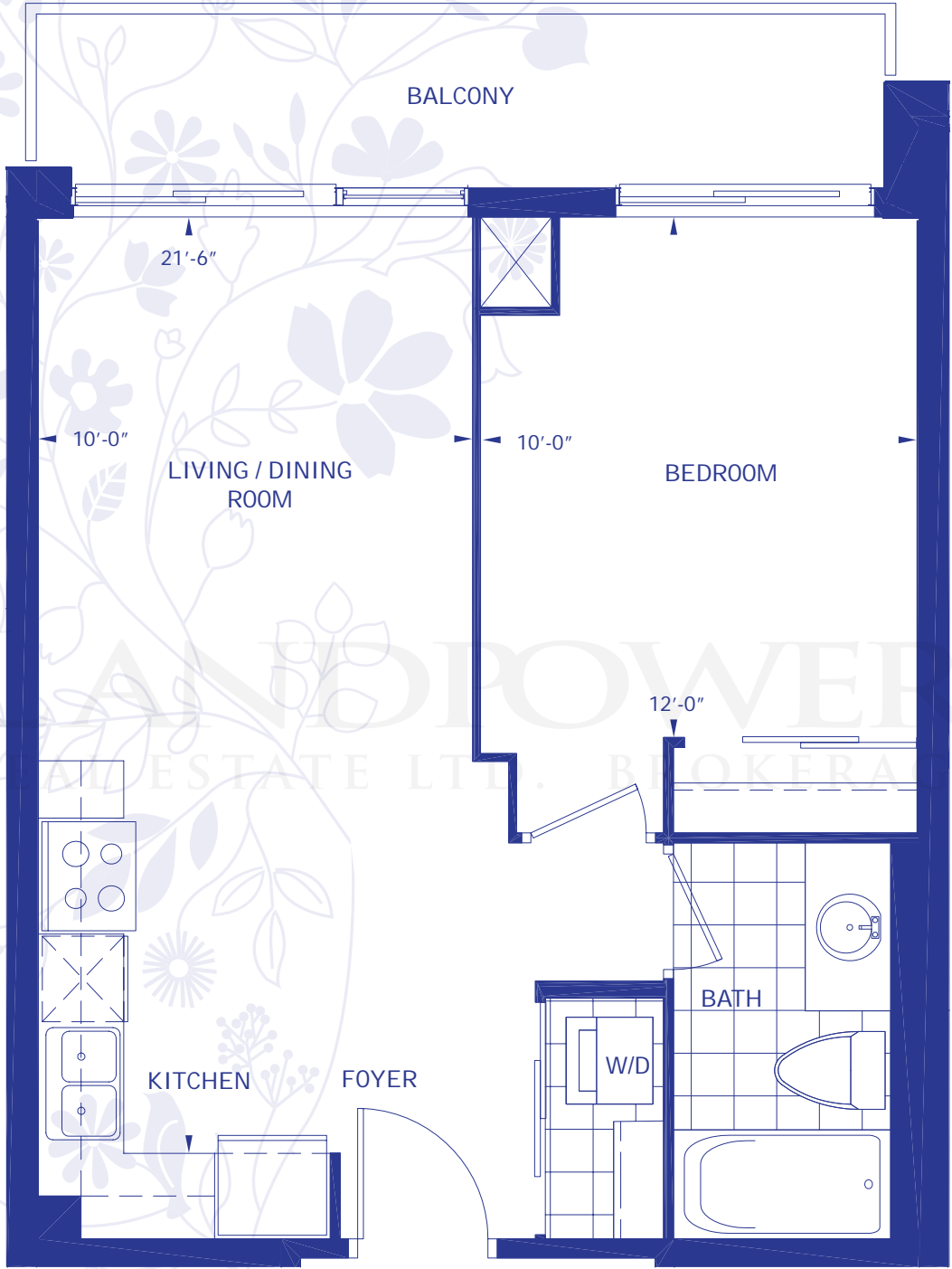


Note: All prices, figures, sizes, specifications and information are subject to change without notice. E.&O.E. All areas and stated dimensions are approximate. Actual usable floor space, living area and square footage may vary from stated floor area. All illustrations are artist's concept only. The unit shown may be the reverse of the unit purchased.



RICHMOND HILL

1F - 520 SQ. FT.
1 Bedroom
 balcony @ 2nd - 10th floor 75 sq. ft.



LIBERTYforall.ca

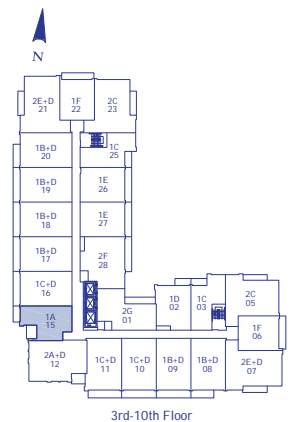


Note: All prices, figures, sizes, specifications and information are subject to change without notice. E.&O.E. All areas and stated dimensions are approximate. Actual usable floor space, living area and square footage may vary from stated floor area. All illustrations are artist's concept only. The unit shown may be the reverse of the unit purchased.



RICHMOND HILL

1A - 540 SQ. FT.
1 Bedroom
 balcony @ 3rd - 10th floor 85 sq. ft.



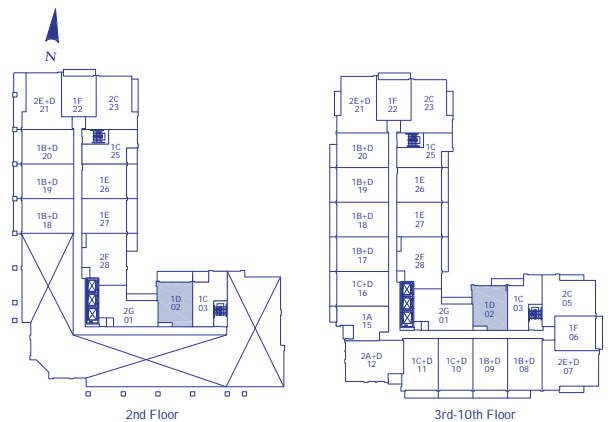
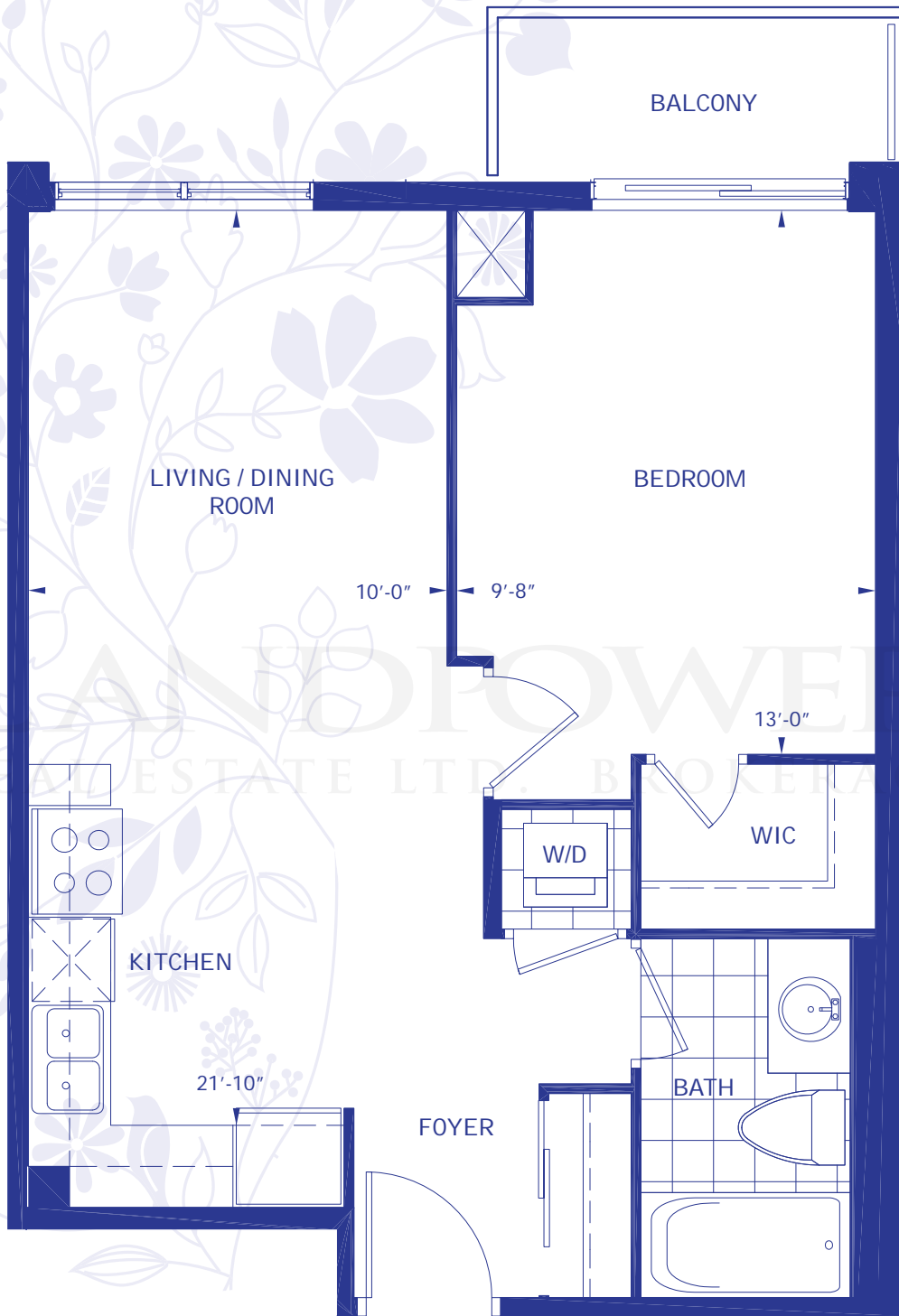
Note: All prices, figures, sizes, specifications and information are subject to change without notice. E.&O.E. All areas and stated dimensions are approximate. Actual usable floor space, living area and square footage may vary from stated floor area. All illustrations are artist's concept only. The unit shown may be the reverse of the unit purchased.



RICHMOND HILL

1D - 550 SQ. FT. 1 Bedroom

half balcony @ 3rd - 10th floor 35 sq. ft.
full balcony @ 2nd floor 130 sq. ft.



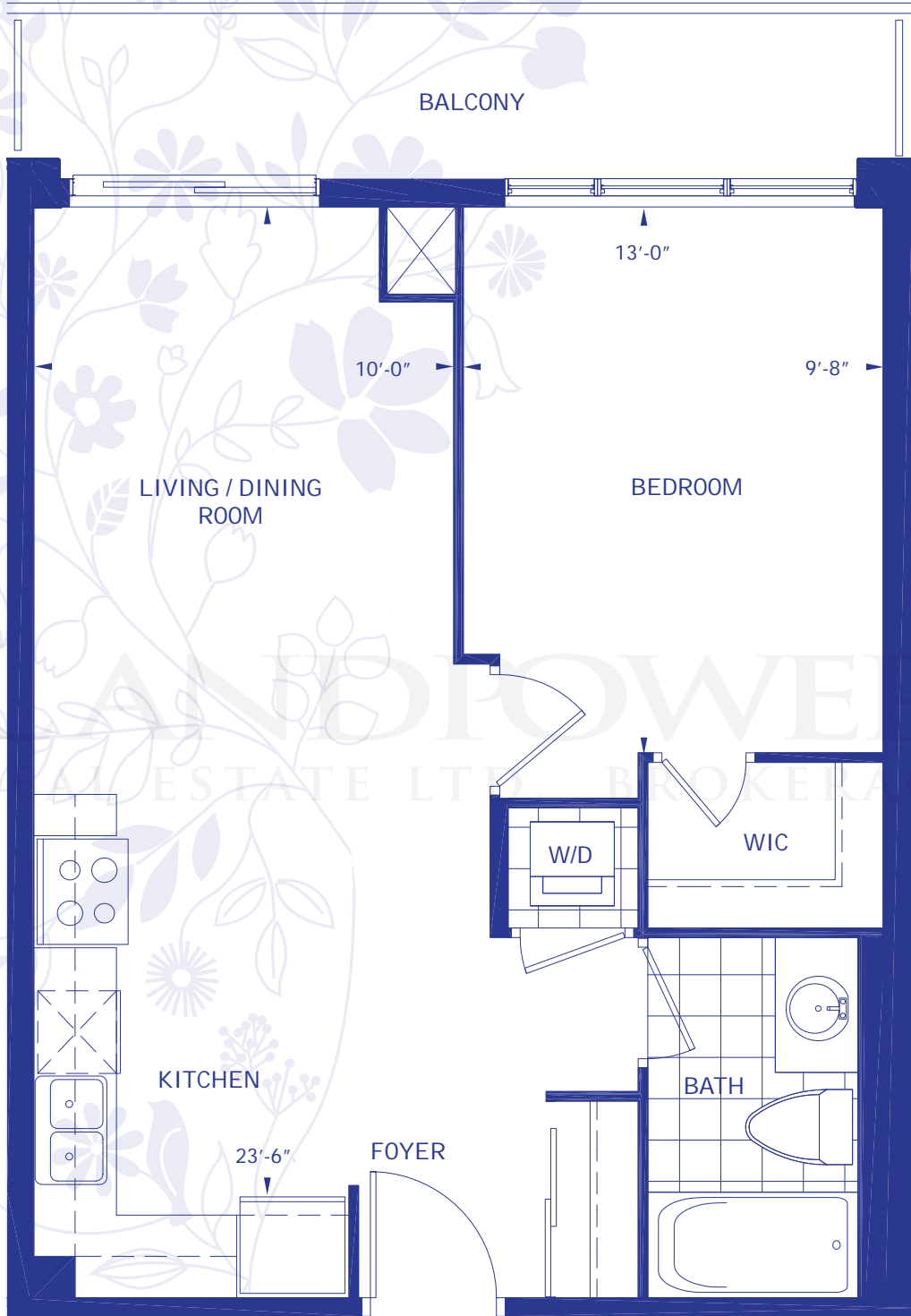
Note: All prices, figures, sizes, specifications and information are subject to change without notice. E.&O.E. All areas and stated dimensions are approximate. Actual usable floor space, living area and square footage may vary from stated floor area. All illustrations are artist's concept only. The unit shown may be the reverse of the unit purchased.



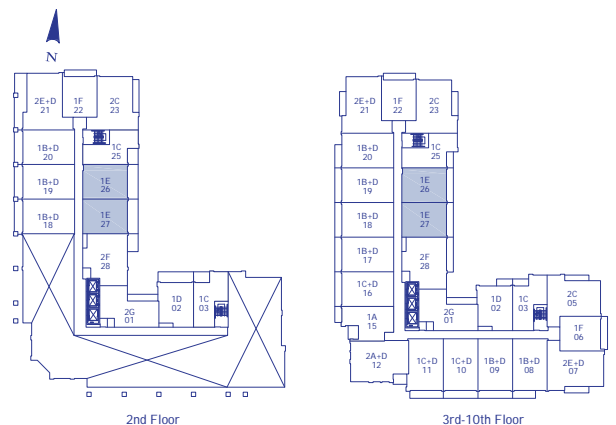
RICHMOND HILL

1E - 560 SQ. FT. 1 Bedroom

balcony @ 3rd - 10th floor 80 sq. ft.
balcony @ 2nd floor 130 sq. ft.



LANDPOWER
REAL ESTATE LTD. BROKERAGE



LIBERTYfor all.ca

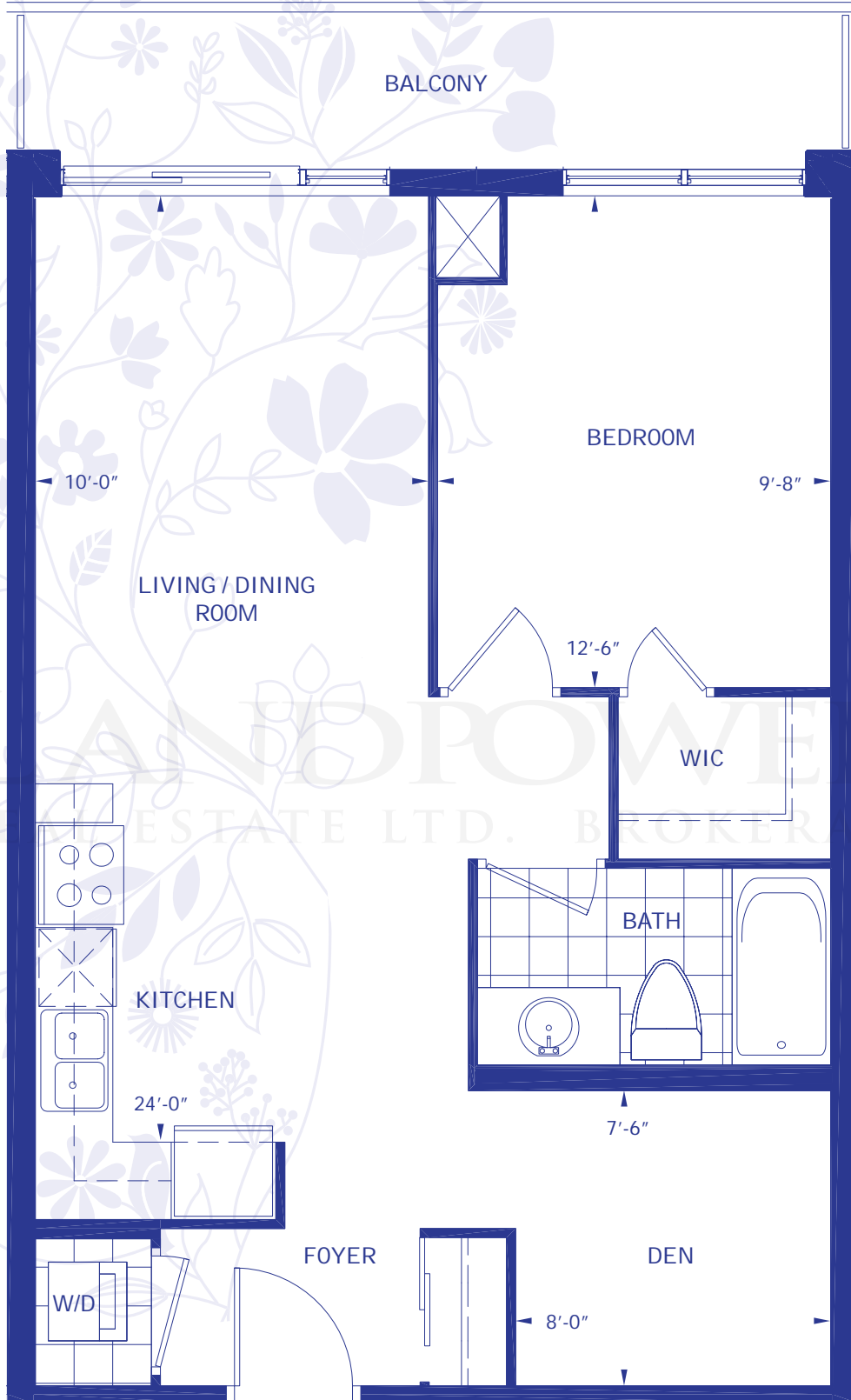
Note: All prices, figures, sizes, specifications and information are subject to change without notice. E.&O.E. All areas and stated dimensions are approximate. Actual usable floor space, living area and square footage may vary from stated floor area. All illustrations are artist's concept only. The unit shown may be the reverse of the unit purchased.



RICHMOND HILL

1B+D - 650 SQ. FT. 1 Bedroom + Den

half balcony @ 3rd - 10th floor 50 sq. ft. #08 & 20
full balcony @ 2nd - 10th floor 90 sq. ft.

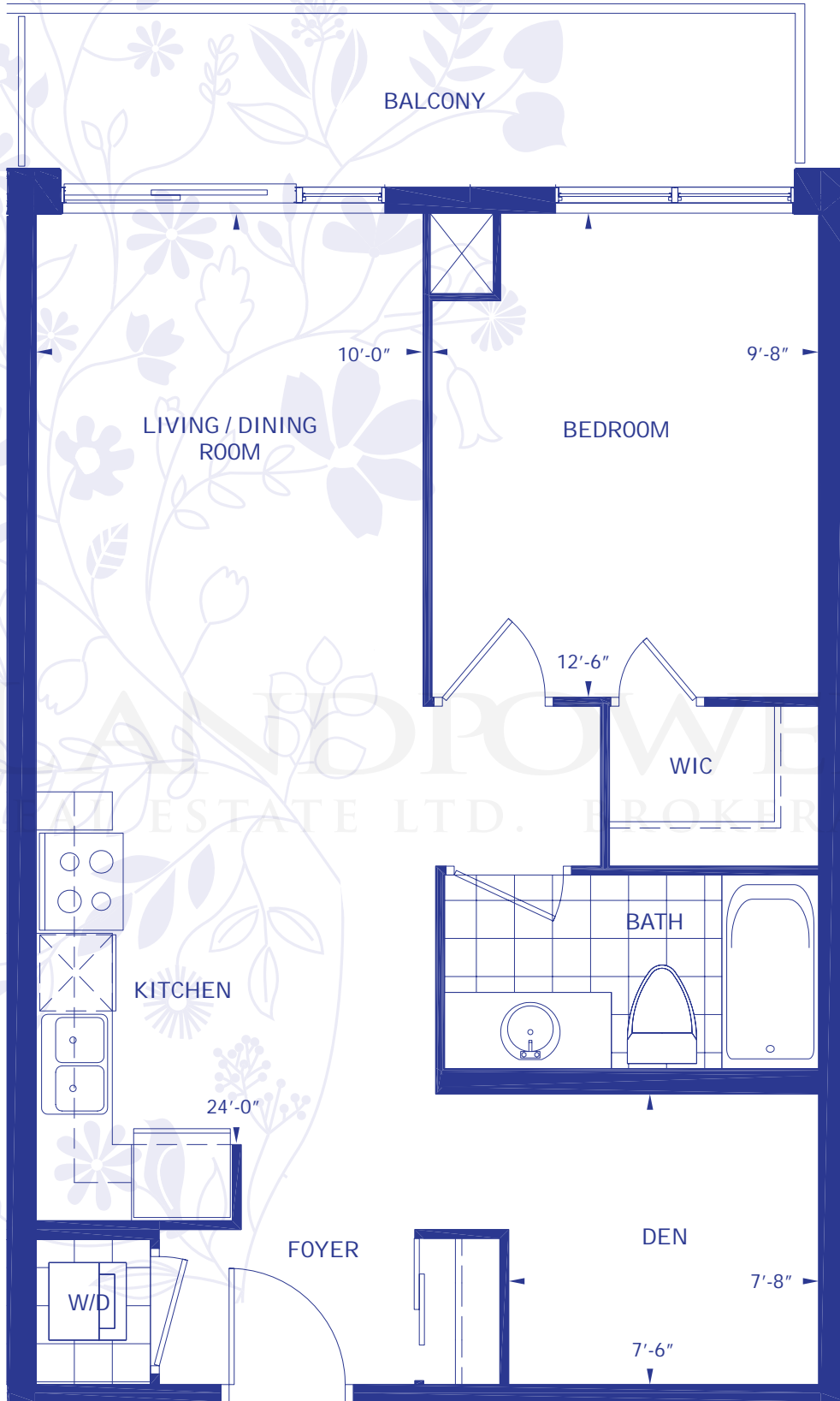


Note: All prices, figures, sizes, specifications and information are subject to change without notice. E.&O.E. All areas and stated dimensions are approximate. Actual usable floor space, living area and square footage may vary from stated floor area. All illustrations are artist's concept only. The unit shown may be the reverse of the unit purchased.

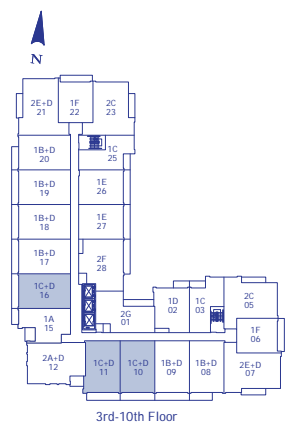


RICHMOND HILL

1C+D (BF) - 650 SQ. FT.
1 Bedroom + Den
balcony @ 3rd - 10th floor 80 sq. ft.



LANDPOWER REAL ESTATE LTD. BROKERAGE

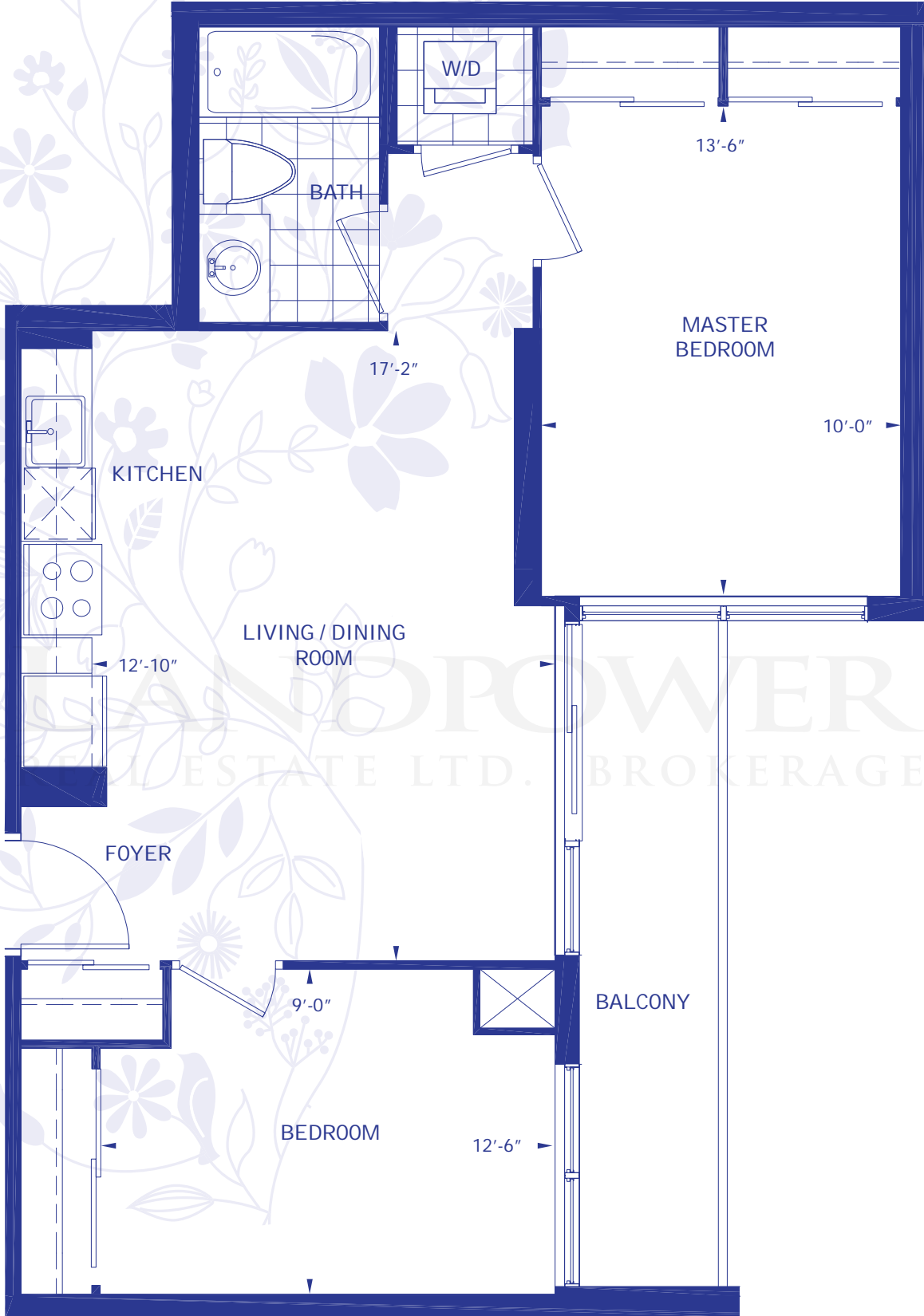


Note: All prices, figures, sizes, specifications and information are subject to change without notice. E.&O.E. All areas and stated dimensions are approximate. Actual usable floor space, living area and square footage may vary from stated floor area. All illustrations are artist's concept only. The unit shown may be the reverse of the unit purchased.



RICHMOND HILL

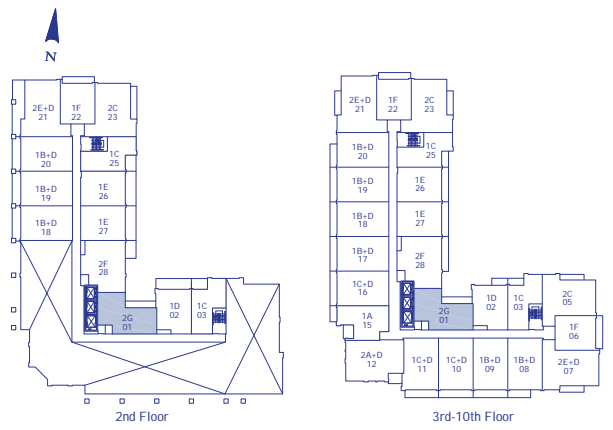
2G - 705 SQ. FT.
2 Bedroom
 balcony @ 2nd - 10th floor 70 sq. ft.



LANDPOWER REAL ESTATE LTD. BROKERAGE



LIBERTYfor all.ca

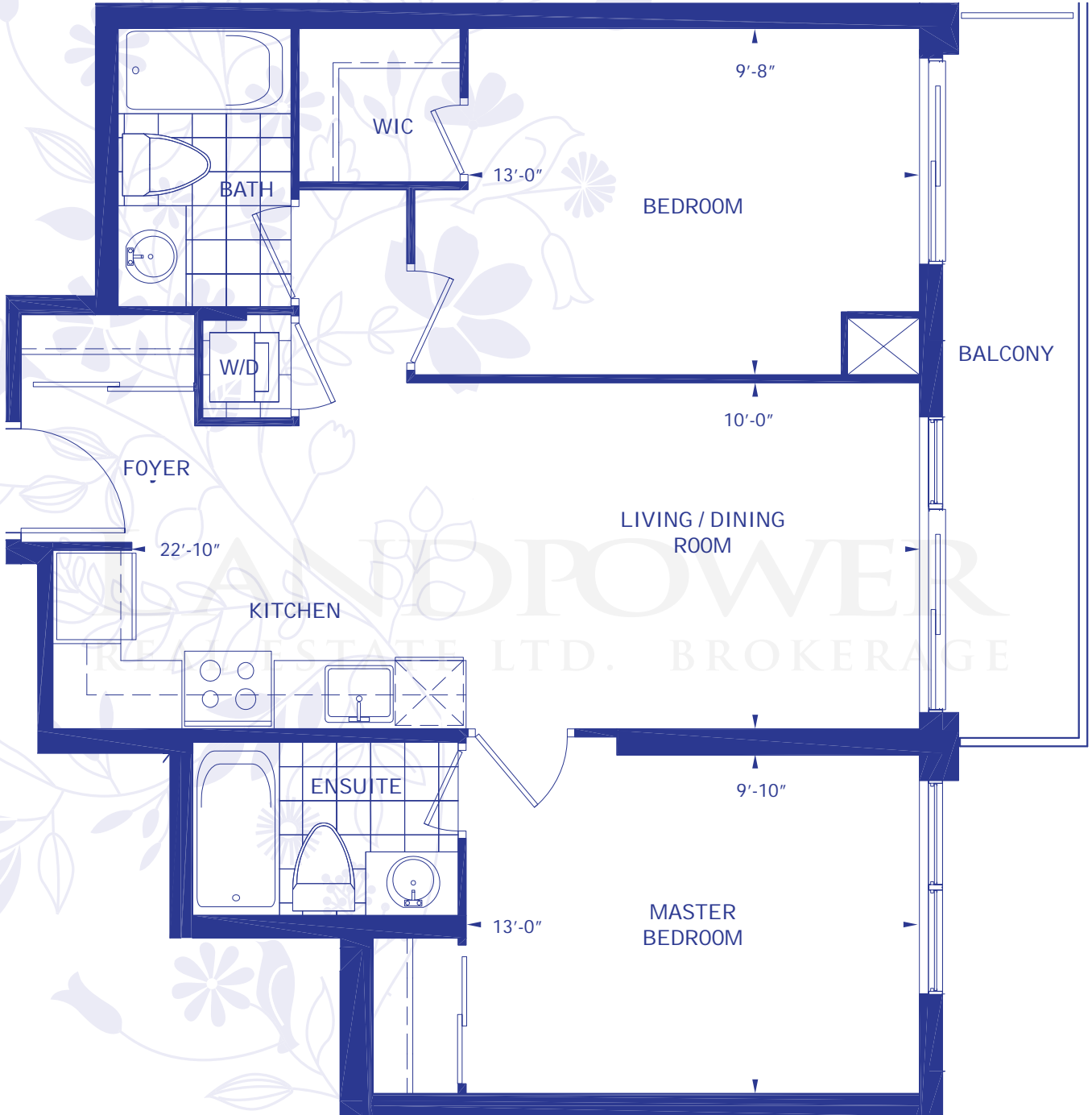


Note: All prices, figures, sizes, specifications and information are subject to change without notice. E.&O.E. All areas and stated dimensions are approximate. Actual usable floor space, living area and square footage may vary from stated floor area. All illustrations are artist's concept only. The unit shown may be the reverse of the unit purchased.



RICHMOND HILL

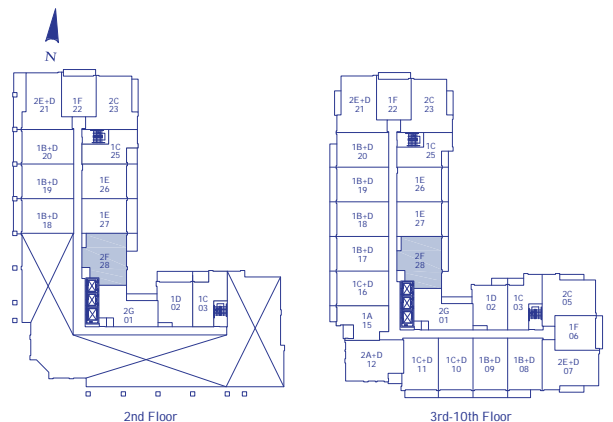
2F - 760 SQ. FT.
2 Bedroom
 balcony @ 3rd - 10th floor 80 sq. ft.
 balcony @ 2nd - floor 60 sq. ft.



AND POWER
 REAL ESTATE LTD. BROKERAGE



LIBERTYfor all.ca

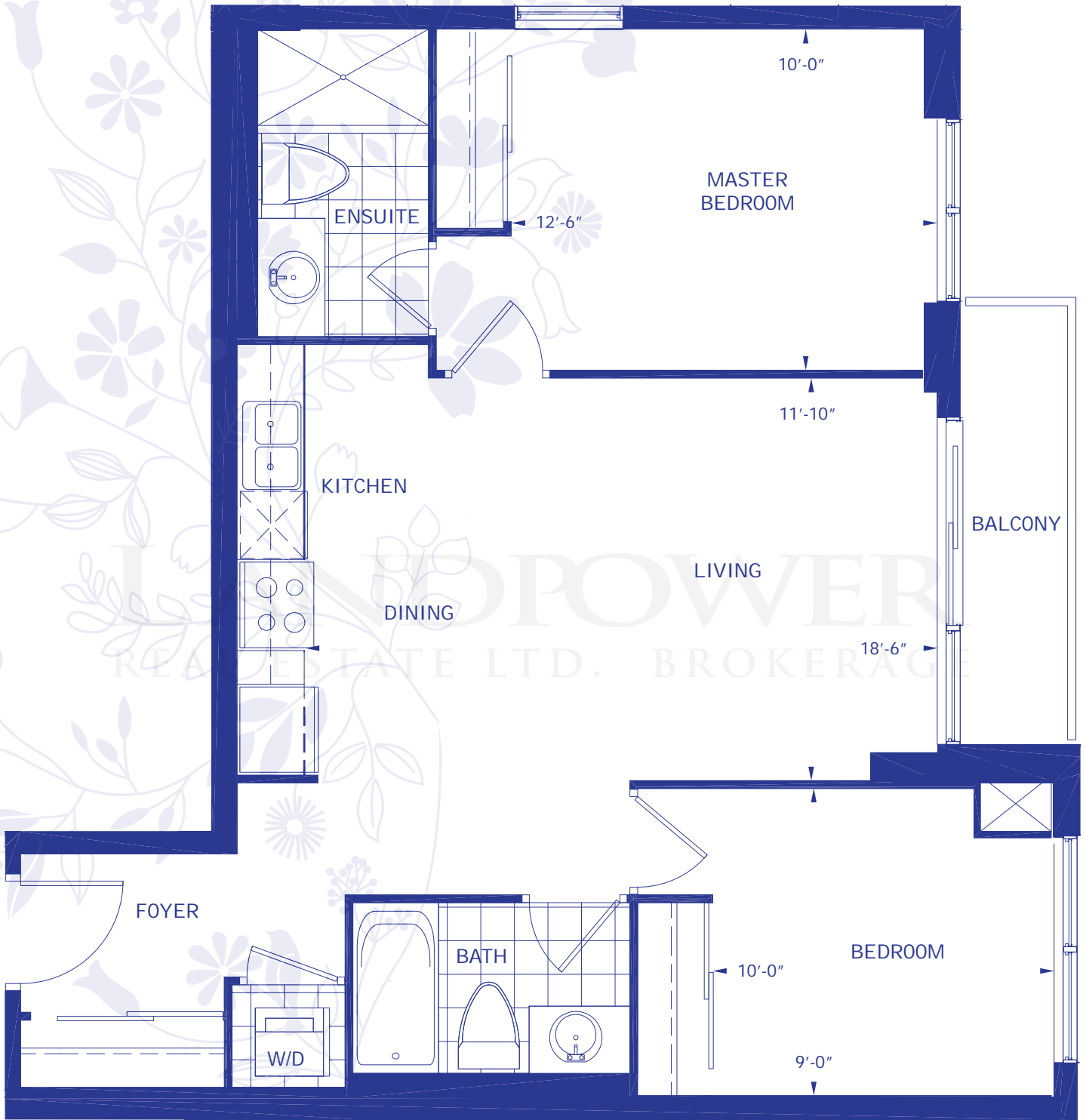


Note: All prices, figures, sizes, specifications and information are subject to change without notice. E.&O.E. All areas and stated dimensions are approximate. Actual usable floor space, living area and square footage may vary from stated floor area. All illustrations are artist's concept only. The unit shown may be the reverse of the unit purchased.



RICHMOND HILL

2C - 790 SQ. FT.
2 Bedroom
 balcony @ 3rd - 10th floor 40 sq. ft.
 balcony @ 2nd - floor 70 sq. ft.



LIBERTY POWER REAL ESTATE LTD. BROKERAGE



LIBERTYforall.ca

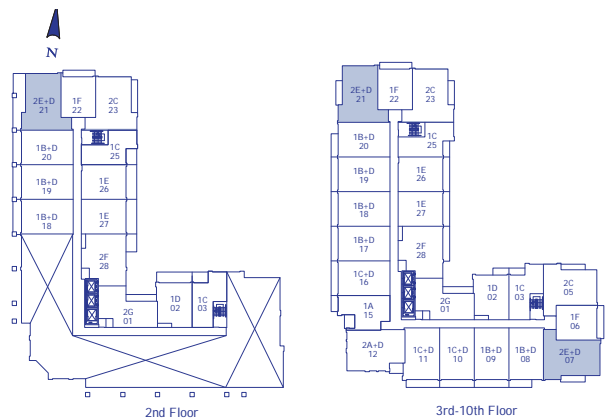


Note: All prices, figures, sizes, specifications and information are subject to change without notice. E.&O.E. All areas and stated dimensions are approximate. Actual usable floor space, living area and square footage may vary from stated floor area. All illustrations are artist's concept only. The unit shown may be the reverse of the unit purchased.



RICHMOND HILL

2E+D - 815 SQ. FT.
2 Bedroom + Den
 balcony @ 4th - 10th floor 50 sq. ft.
 balcony @ 3rd - floor 145 sq. ft.
 balcony @ 2nd - floor 200 sq. ft.



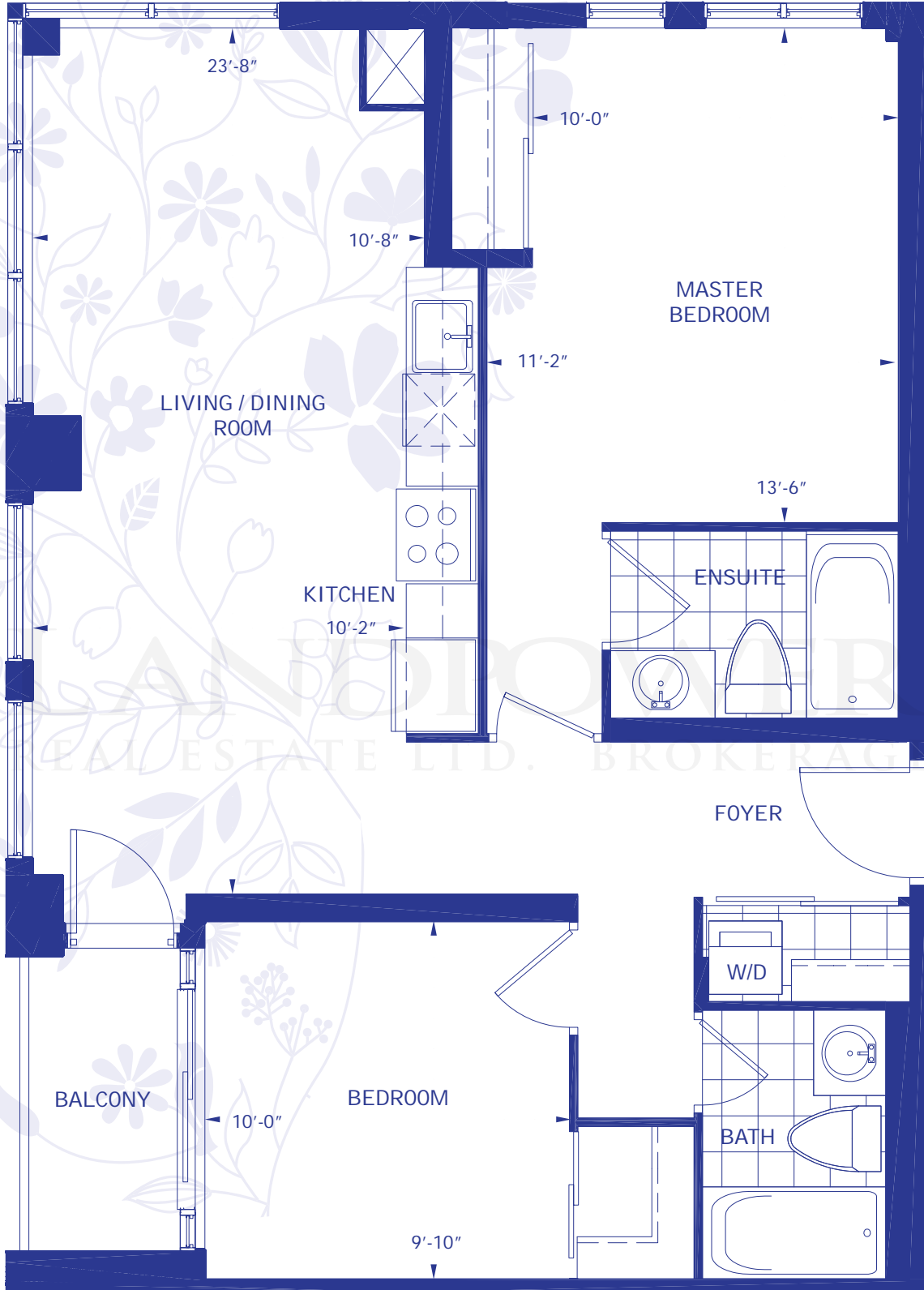
LIBERTYfor all.ca

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. The unit shown may be the reverse of the unit purchased.

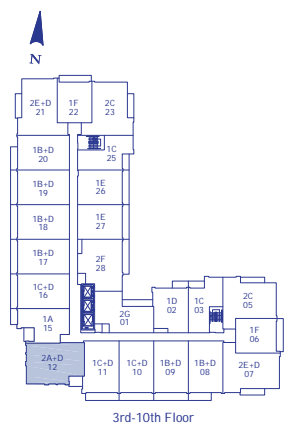


RICHMOND HILL

2A+D - 835 SQ. FT.
2 Bedroom + Den
 balcony @ 3rd - 10th floor 45 sq. ft.



ALAN ROY REAL ESTATE LTD. BROKER/AG



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. The unit shown may be the reverse of the unit purchased.

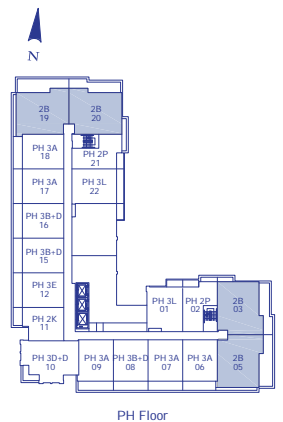


RICHMOND HILL

PH-2B - 800 SQ. FT.
2 Bedroom
terrace @ ph level 170 sq. ft.



LIBERTYfor all.ca

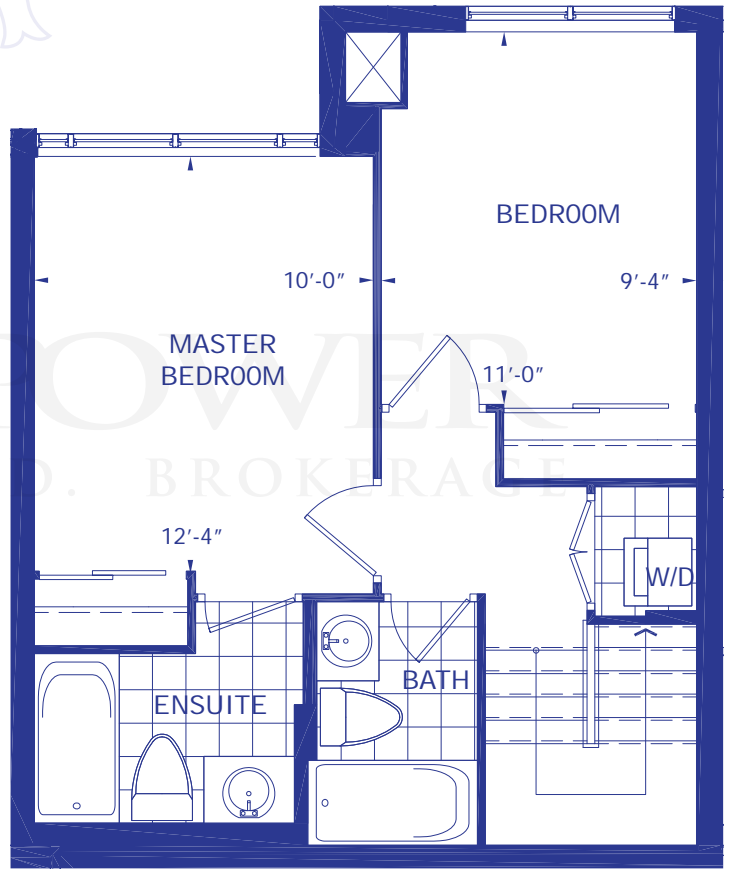
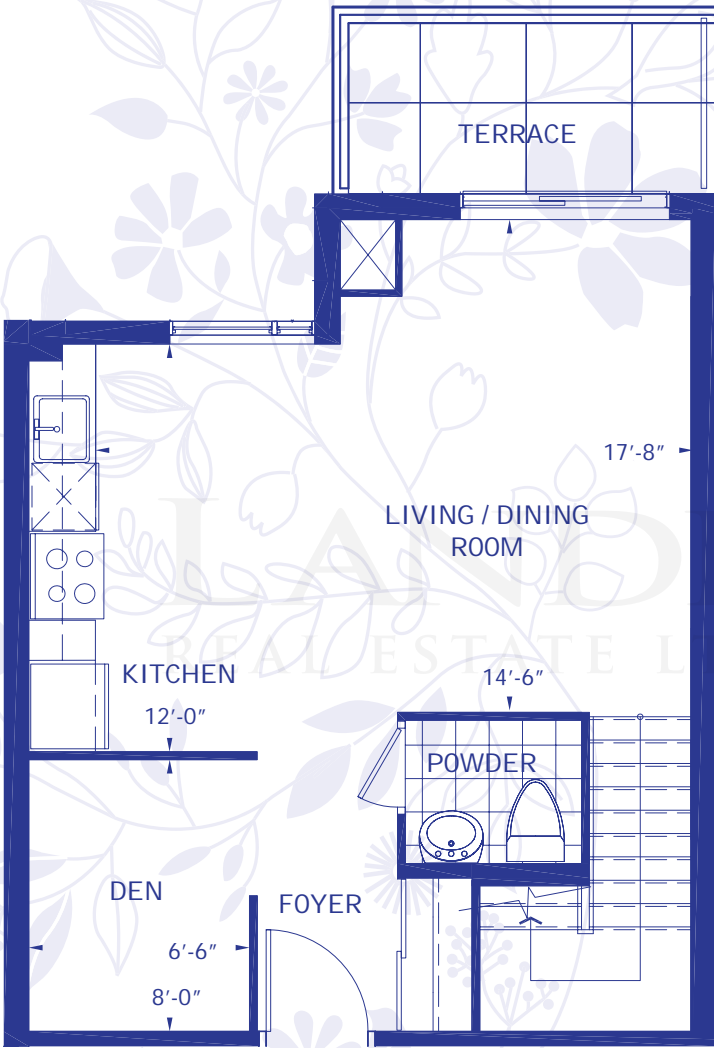


Note: All prices, figures, sizes, specifications and information are subject to change without notice. E.&O.E. All areas and stated dimensions are approximate. Actual usable floor space, living area and square footage may vary from stated floor area. All illustrations are artist's concept only. The unit shown may be the reverse of the unit purchased.

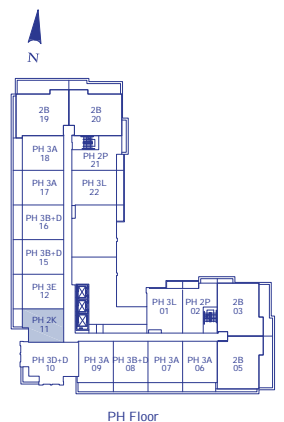


RICHMOND HILL

PH 2K - 965 SQ. FT.
2 Bedroom + Den
 terrace @ ph floor 55 sq. ft.



LIBERTYfor all.ca

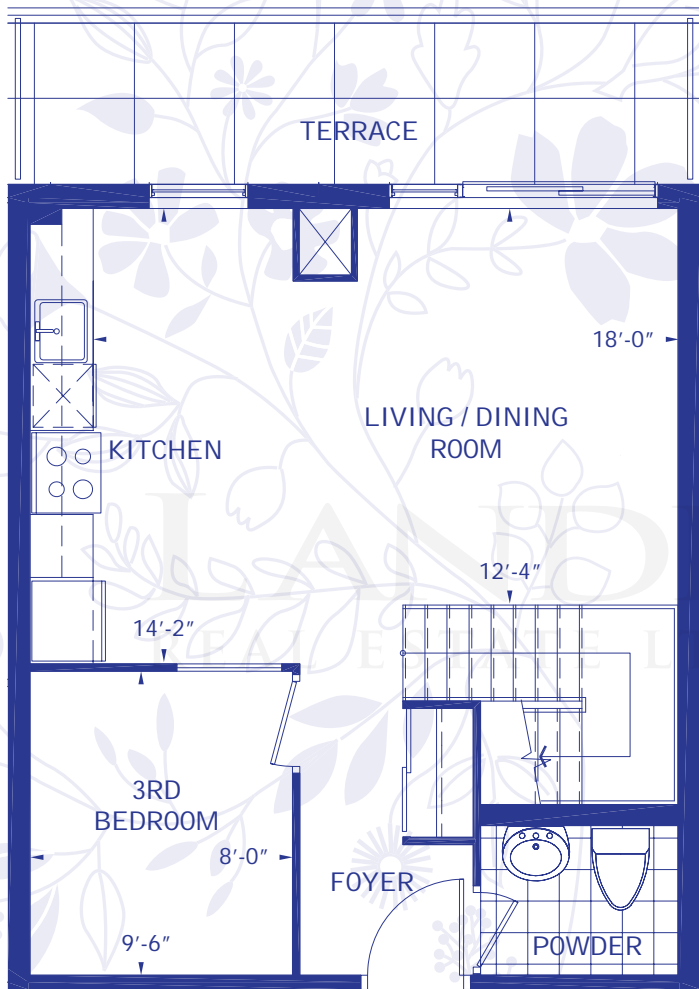


Note: All prices, figures, sizes, specifications and information are subject to change without notice. E.&O.E. All areas and stated dimensions are approximate. Actual usable floor space, living area and square footage may vary from stated floor area. All illustrations are artist's concept only. The unit shown may be the reverse of the unit purchased.

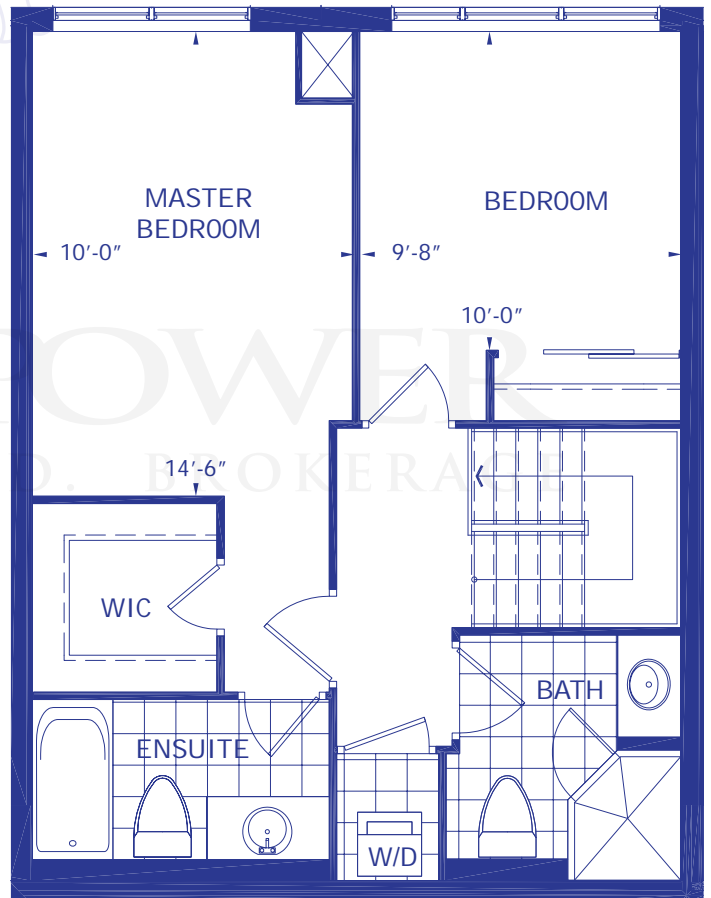


RICHMOND HILL

PH 3A - 1,090 SQ. FT.
3 Bedroom
 terrace @ ph floor 110 sq. ft.



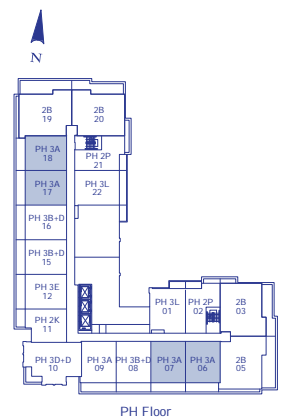
Lower Floor



Upper Floor



LIBERTYfor all.ca

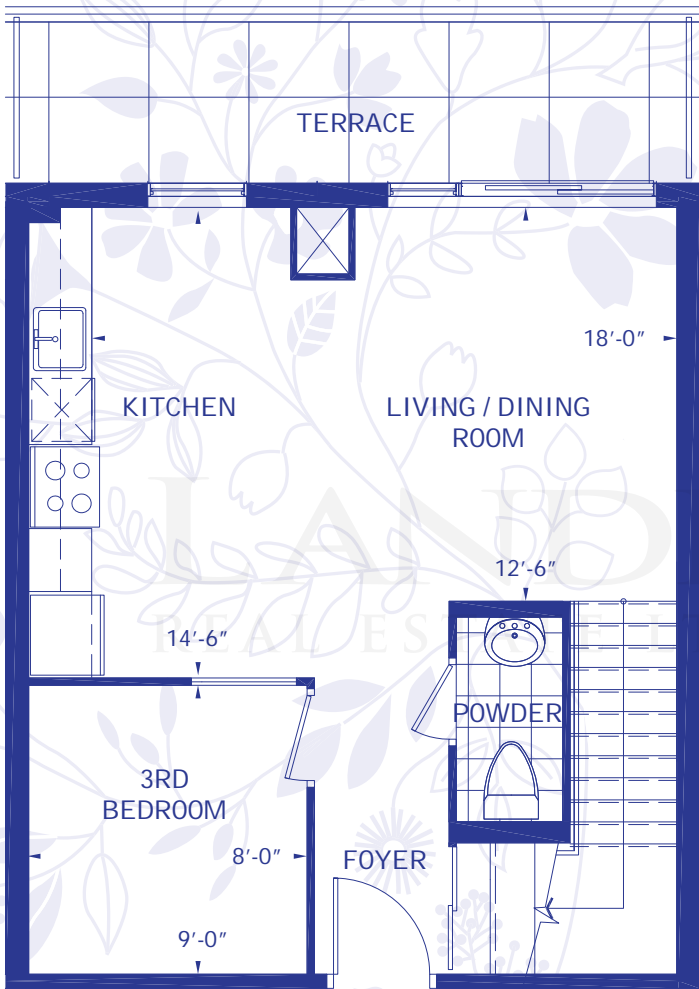


Note: All prices, figures, sizes, specifications and information are subject to change without notice. E.&O.E. All areas and stated dimensions are approximate. Actual usable floor space, living area and square footage may vary from stated floor area. All illustrations are artist's concept only. The unit shown may be the reverse of the unit purchased.

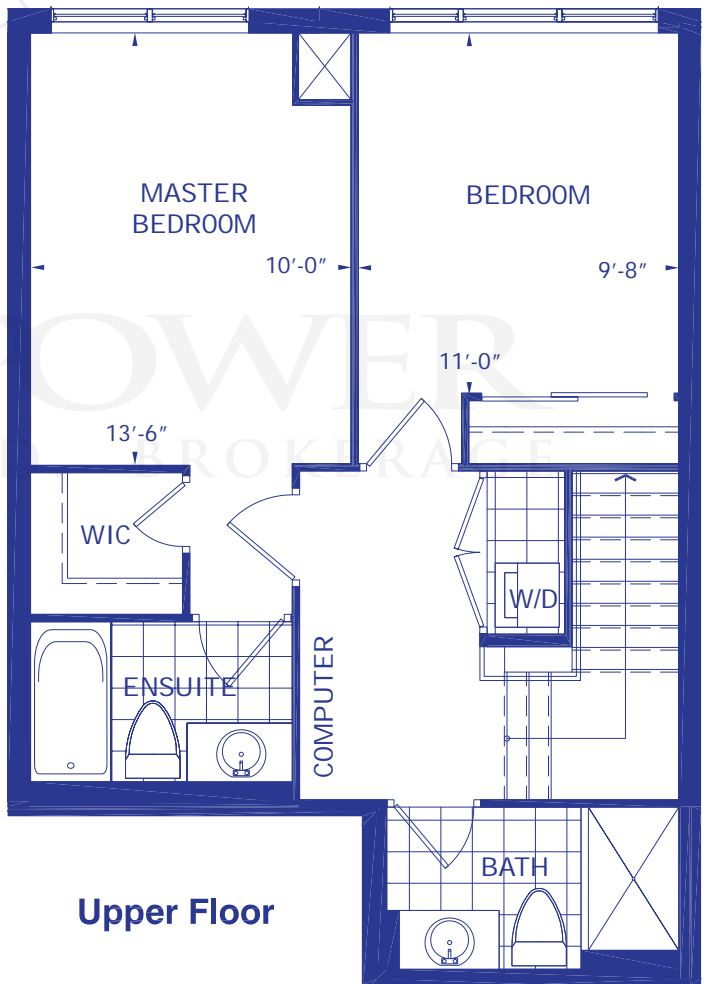


RICHMOND HILL

PH 3E - 1,100 SQ. FT.
3 Bedroom
 terrace @ ph floor 110 sq. ft.



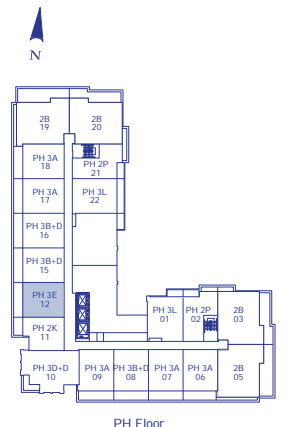
Lower Floor



Upper Floor



LIBERTY for all.ca



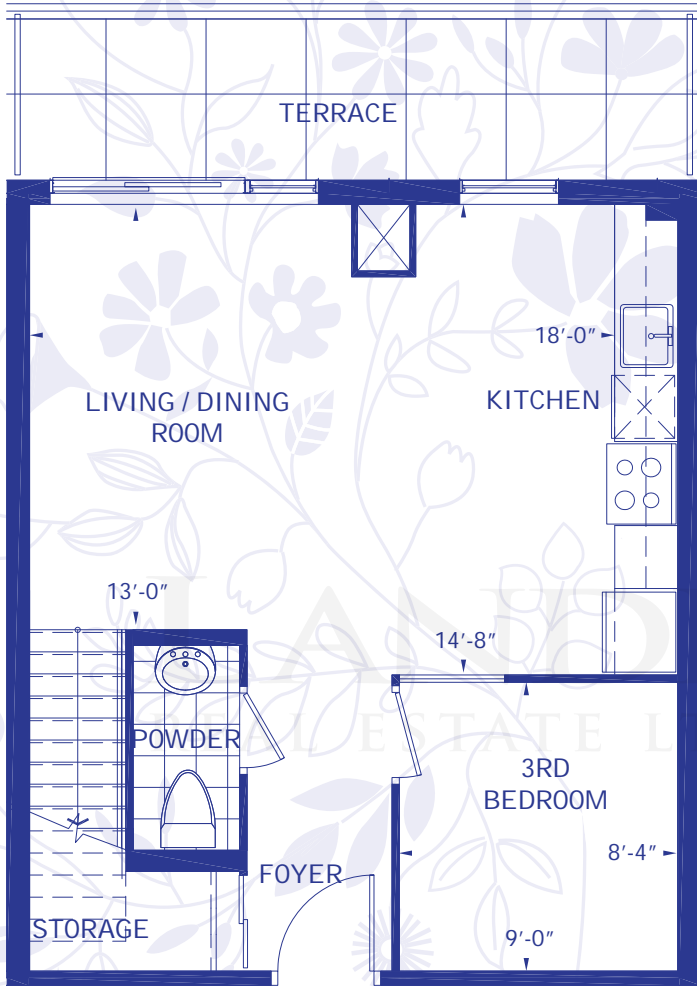
Note: All prices, figures, sizes, specifications and information are subject to change without notice. E.&O.E. All areas and stated dimensions are approximate. Actual usable floor space, living area and square footage may vary from stated floor area. All illustrations are artist's concept only. The unit shown may be the reverse of the unit purchased.



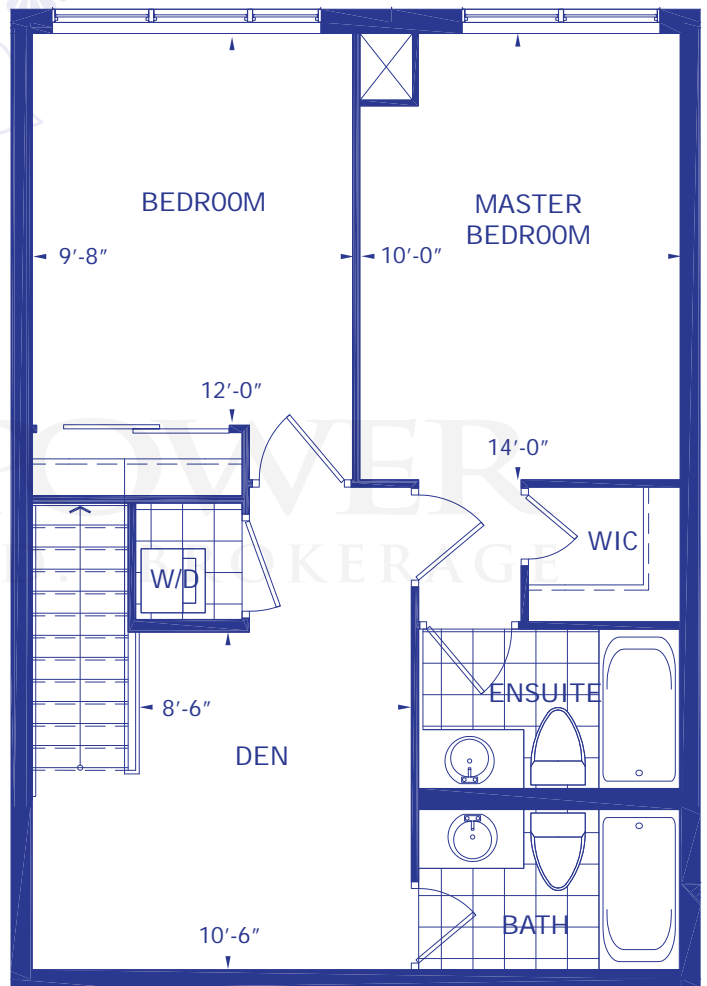
RICHMOND HILL

PH 3B+D - 1,155 SQ. FT.
3 Bedroom + Den

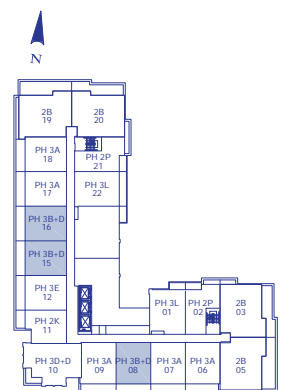
terrace @ ph floor 110 sq. ft.



Lower Floor



Upper Floor



PH Floor



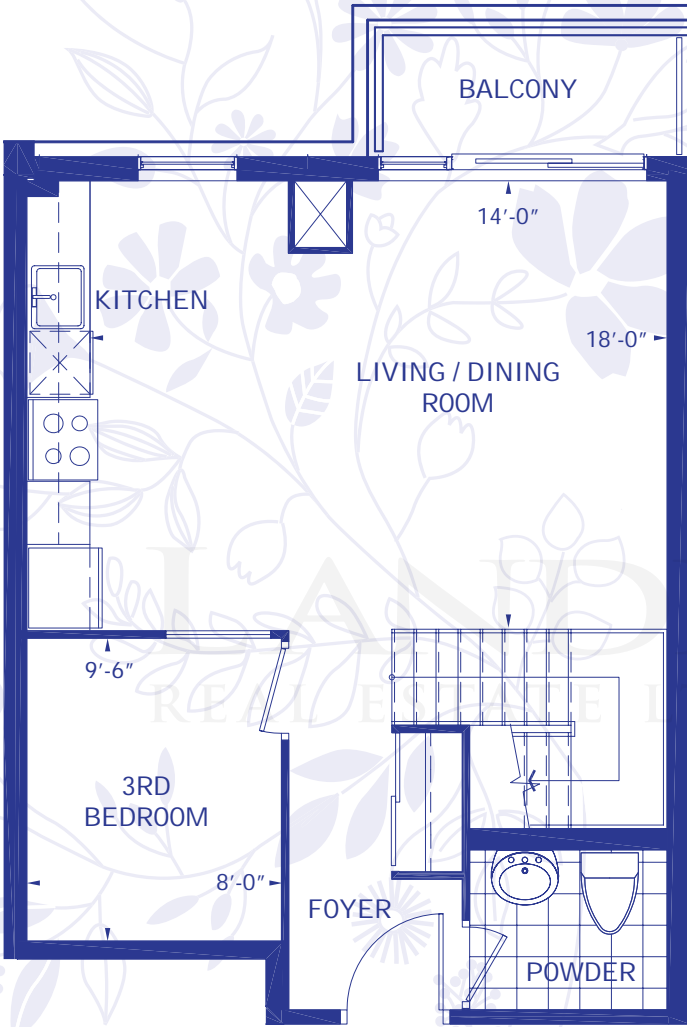
LIBERTYfor all.ca

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. The unit shown may be the reverse of the unit purchased.

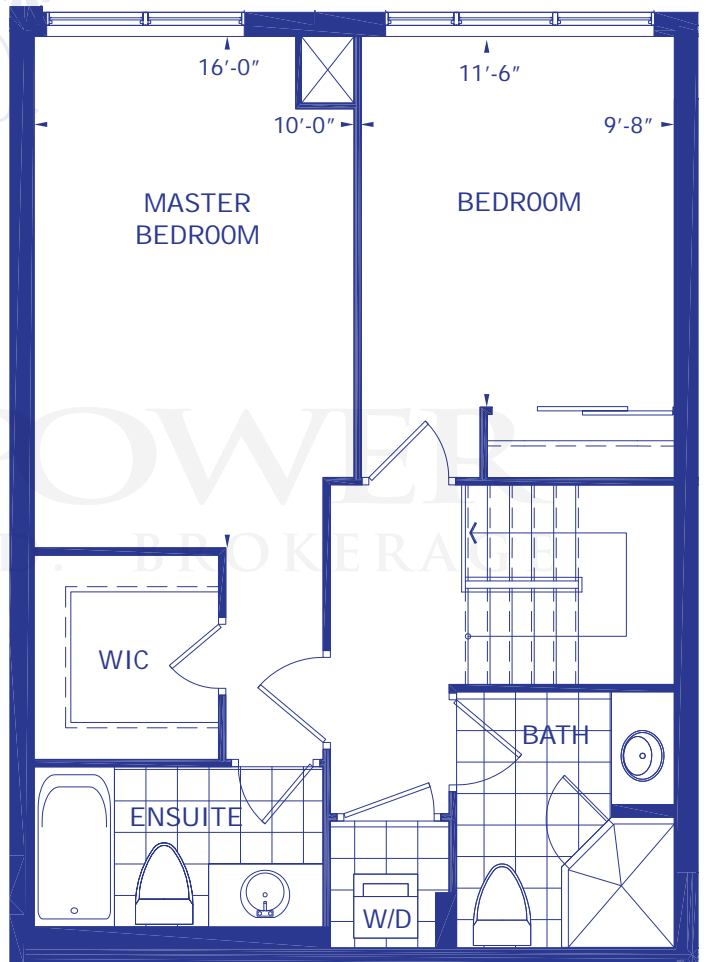


RICHMOND HILL

PH 3L - 1,155 SQ. FT.
3 Bedroom
 balcony @ ph floor 80 sq. ft. #19
 balcony @ ph floor 35 sq. ft. #01



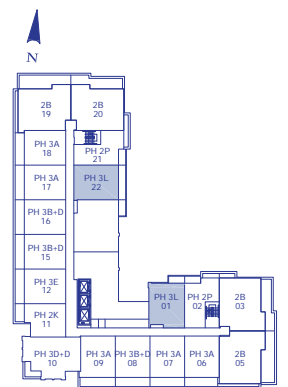
Lower Floor



Upper Floor



LIBERTYforall.ca



PH Floor

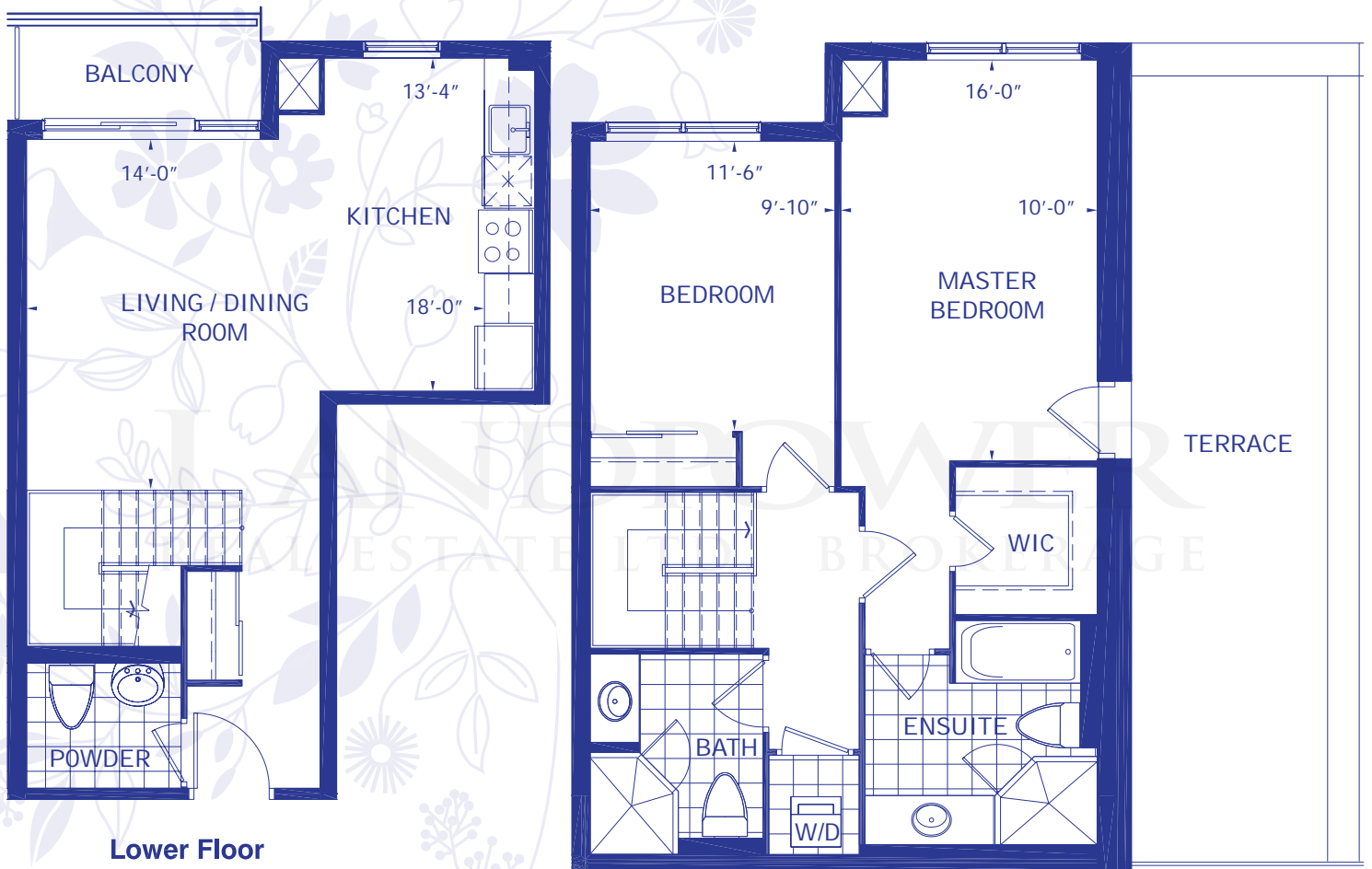
Note: All prices, figures, sizes, specifications and information are subject to change without notice. E.&O.E. All areas and stated dimensions are approximate. Actual usable floor space, living area and square footage may vary from stated floor area. All illustrations are artist's concept only. The unit shown may be the reverse of the unit purchased.



RICHMOND HILL

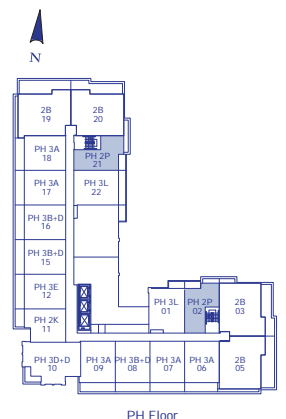
PH 2P - 1,160 SQ. FT. 2 Bedroom

balcony @ ph floor 35 sq. ft.
terrace @ ph floor 300 sq. ft.



Lower Floor

Upper Floor



PH Floor



LIBERTYfor all.ca

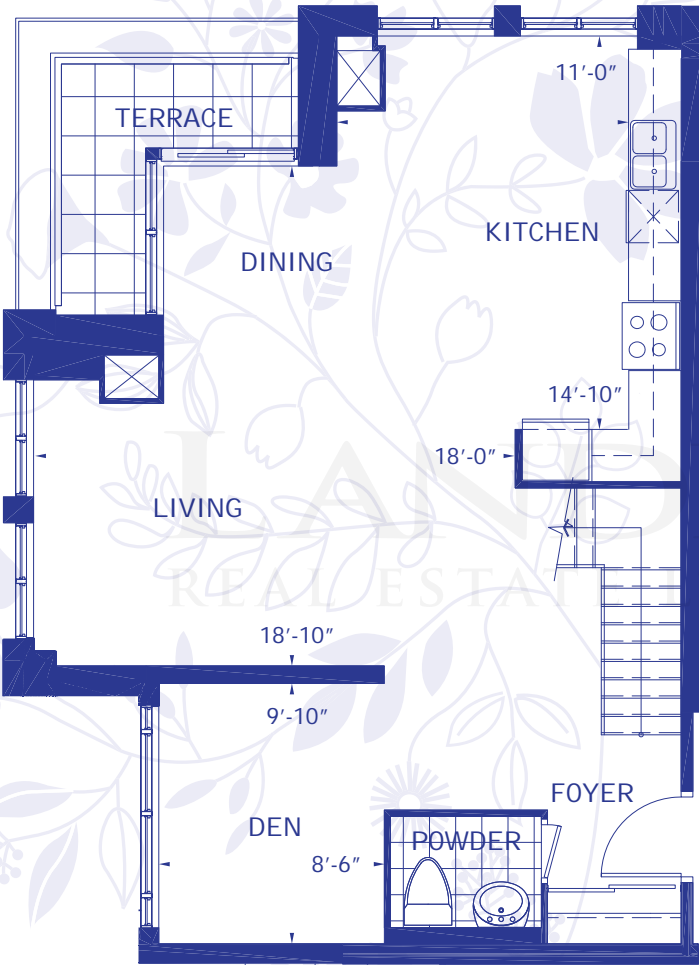
Note: All prices, figures, sizes, specifications and information are subject to change without notice. E.&O.E. All areas and stated dimensions are approximate. Actual usable floor space, living area and square footage may vary from stated floor area. All illustrations are artist's concept only. The unit shown may be the reverse of the unit purchased.



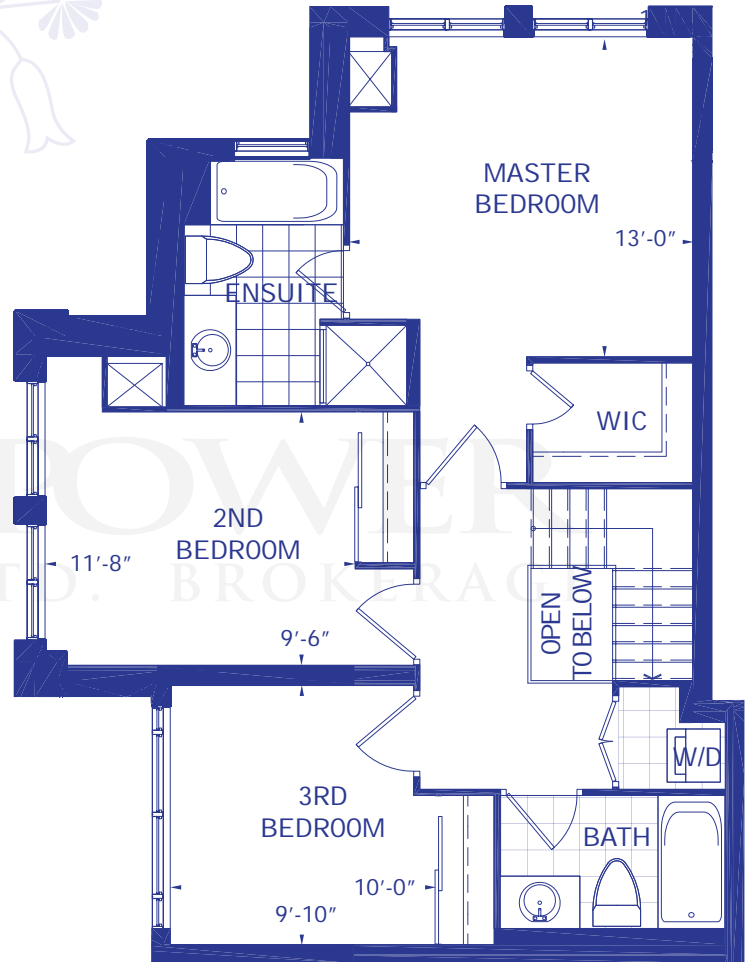
RICHMOND HILL

PH 3D+D - 1,560 SQ. FT. 3 Bedroom + Den

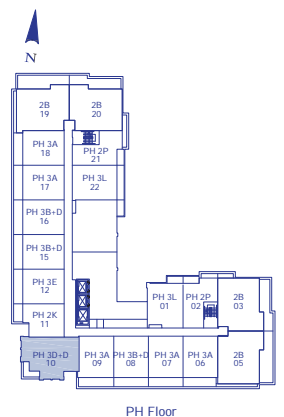
terrace @ ph floor 45 sq. ft.



Lower Floor



Upper Floor



LIBERTYfor all.ca

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. The unit shown may be the reverse of the unit purchased.