

# SCENIC

TOWER THREE

Live beautifully on the  
cusp of Leaside.

Minutes to everything,  
quiet enough to call home.

Walk, bike, hop on the URT.

A backdrop to the  
splendour of everyday life.





ASPEN RIDGE HOMES

Scenic Tower Three overlooking Don Valley River

# SCENIC TOWER THREE

Scenic Tower Three



Scenic Tower Two



Scenic  
**POWER**  
LTD. BROKERAGE

Illustration is an artist's concept.



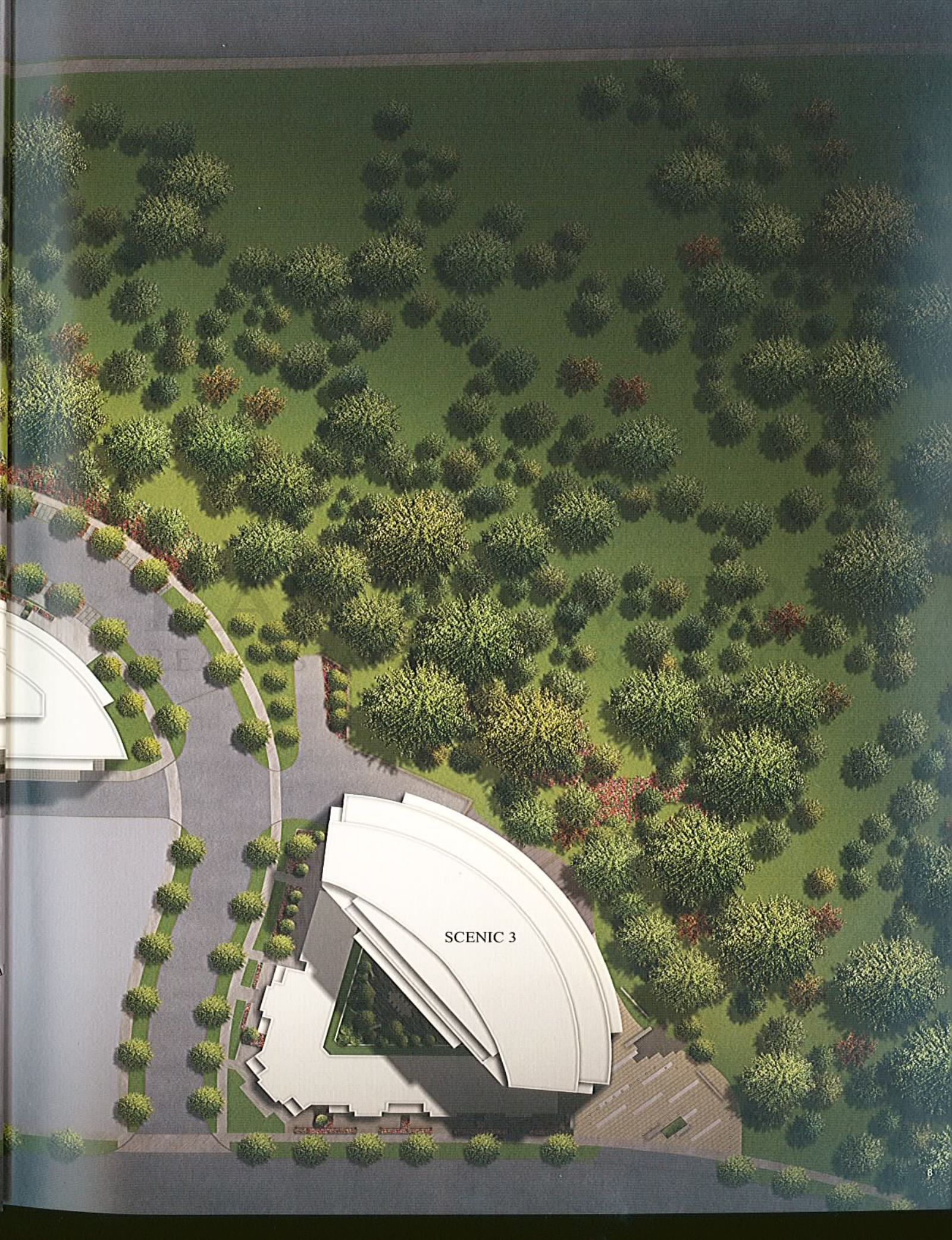
PROPOSED ROAD

SCENIC 1

SCENIC 2

EXISTING RESIDENTIAL

EXISTING RESIDENTIAL



SCENIC 3



# SCENIC LIVING WITH A DOWNTOWN CONNECTION.



# Features & Finishes

## Scenic condo designs



### Suite Features

- Suites with 9' ceilings (except where bulkheads are required)
- White stippled ceiling finish to all areas except the kitchen, laundry, and bathrooms which feature a smooth white paint finish
- Balconies and terraces as per plan
- Energy efficient thermal glazed aluminum windows
- White plastic coated wire shelving in all closets
- Suite entry door with solid core with quality finished hardware
- Interior sliding doors as per plan
- Interior walls are primed and then painted with two coats of off-white quality latex paint
- Laminate flooring in all living areas and bedrooms as per builder's selection
- Heavy-duty wiring and receptacle for dryer
- Washer and electric dryer
- All suites pre-wired for high speed internet access
- All suites pre-wired for cable TV and telephone
- In suite programmable heating controls
- Individual control heating and air conditioning
- Security system
- 100 amp service per suite

### Kitchen Features

- Kitchen island as per plan
- Granite countertop as per builder's selection
- Single basin stainless steel sink in kitchen
- Ceramic backsplash as per builder's selection
- Contemporary chrome, single lever kitchen faucet
- Major appliances, white or black: 18 cu. foot fridge, self cleaning range, dishwasher. All appliances connected and ready to use

### Bath Features

- Chrome single lever faucet
- Glass shower doors (where applicable)
- Pressure balance valve for tub and shower
- High performance toilets
- Exhaust fan vented to exterior of building
- White tub as per plan
- Tiled shower as per plan
- Ceiling light in shower
- Accessory package including towel bar and toilet paper holder (where applicable)
- Shower head
- Porcelain or ceramic floor tiles as per builder's selection

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#### Please note:

The Vendor shall have the right to make reasonable changes in the opinion of the Vendor in the plans and specifications if required and to substitute other material for that provided for herein with material that is of equal or better quality than that provided for herein. The determination of whether or not a substitute material is of equal or better quality shall be made by the Vendor's architect whose determination shall be final and binding. The 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's samples as a result of normal manufacturing and installation processes and as a result of any such finishes being of natural products and the Purchaser agrees that the Vendor is not responsible for same. The Vendor is not responsible for shade difference occurring in the manufacture of items such as, but not limited to, finishing materials or products such as carpet, tiles, bath tubs, sinks and other such products where the product manufacturer establishes the standard for such finishes. Nor shall the Vendor be responsible for the shade difference 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 the 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) may react to normal fluctuating humidity levels inducing gapping or cupping. Plan and specifications are subject to change without notice. E.&O.E.





## VIP BROKER ADVANCE SALE

LANDPOWER REAL ESTATE LTD.

### INFORMATION SHEET

#### Allocation of Suites:

Allocation of suites is pre-determined and non-negotiable. Worksheets **MUST** be faxed in advance to the Presentation Centre (Fax #: 416-423-7387) no later than noon on March 13, 2011 and must be signed off and approved by the Broker of Record/President.

#### **Maximum of TWO suites per agent**

#### Power of Attorney:

Agents are allowed to purchase a suite on behalf of a client(s) via Power of Attorney (P.O.A.). The enclosed P.O.A. form **MUST** be used and fully executed.

#### Proof of Identity:

Each purchasing party to an agreement of purchase and sale must supply at least one piece of valid photo identification (driver's license, etc.). If purchasing via P.O.A. using the completed and accepted P.O.A. form, then at least **TWO** pieces of valid photo identification must be present with the completed work sheet.

#### If purchasing under a company name, please provide:

- Corporation's Certificate of Corporation status
- Personal guarantor with valid photo I.D.
- Proof of authority to sign with Articles of Incorporation
- Confirm names of all directors of company

#### Contact:

For more information, please contact Henry Lee or Richard Schmidt at 416-805-1781.

Expected Occupancy: February 2014



Developer reserves the right to cancel, change, modify, and amend terms and conditions without prior notice. E&OE.



**BROKER COPY - LANDPOWER REAL ESTATE LTD.  
PREVIEW PRICING - SCENIC 3**

SUITE NUMBER	SUITE TYPE	APPROX. SF*	UNIT TYPE	PRICED AT	MAINTENANCE MTHLY EST.*	EXPOSURE
701	SUITE 1	670	1B+D	\$295,990	\$329.01	NORTH, EAST
702	SUITE 2	649	1B+D	\$287,990	\$318.70	NORTH, EAST
703	SUITE 3	590	1B	\$262,990	\$289.73	NORTH, EAST
704	SUITE 4	881	2B	\$386,990	\$432.62	NORTH, EAST
705	SUITE 5	859	2B	\$372,990	\$421.82	SOUTH, EAST
706	SUITE 6	907	2B	\$400,990	\$445.39	SOUTH, WEST
707	SUITE 7	568	1B	\$255,990	\$278.92	SOUTH, WEST
708	SUITE 8	487	1B	\$221,990	\$239.15	SOUTH, WEST
709	SUITE 9	425	STUDIO	\$194,990	\$208.70	SOUTH, WEST
710	SUITE 10	425	STUDIO	\$194,990	\$208.70	SOUTH, WEST
711	SUITE 11	487	1B	\$221,990	\$239.15	SOUTH, WEST
712	SUITE 12	568	1B	\$255,990	\$278.92	SOUTH, WEST
713	SUITE 13	907	2B	\$400,990	\$445.39	SOUTH, WEST
714	SUITE 14	859	2B	\$376,990	\$421.82	NORTH, WEST
715	SUITE 15	881	2B	\$391,990	\$432.62	NORTH, EAST
716	SUITE 16	590	1B	\$262,990	\$289.73	NORTH, EAST
717	SUITE 17	608	1B	\$270,990	\$298.56	NORTH, EAST
718	SUITE 18	613	1B	\$271,990	\$301.02	NORTH, EAST
901	SUITE 1	670	1B+D	\$299,990	\$329.01	NORTH, EAST
902	SUITE 2	649	1B+D	\$291,990	\$318.70	NORTH, EAST
903	SUITE 3	590	1B	\$266,990	\$289.73	NORTH, EAST
904	SUITE 4	881	2B	\$390,990	\$432.62	NORTH, EAST
905	SUITE 5	859	2B	\$376,990	\$421.82	SOUTH, EAST
906	SUITE 6	907	2B	\$404,990	\$445.39	SOUTH, WEST
907	SUITE 7	568	1B	\$259,990	\$278.92	SOUTH, WEST
908	SUITE 8	487	1B	\$225,990	\$239.15	SOUTH, WEST
909	SUITE 9	425	STUDIO	\$198,990	\$208.70	SOUTH, WEST
910	SUITE 10	425	STUDIO	\$198,990	\$208.70	SOUTH, WEST
911	SUITE 11	487	1B	\$225,990	\$239.15	SOUTH, WEST
912	SUITE 12	568	1B	\$259,990	\$278.92	SOUTH, WEST
913	SUITE 13	907	2B	\$404,990	\$445.39	SOUTH, WEST
914	SUITE 14	859	2B	\$380,990	\$421.82	NORTH, WEST
915	SUITE 15	881	2B	\$395,990	\$432.62	NORTH, EAST
916	SUITE 16	590	1B	\$266,990	\$289.73	NORTH, EAST
917	SUITE 17	608	1B	\$274,990	\$298.56	NORTH, EAST
918	SUITE 18	613	1B	\$275,990	\$301.02	NORTH, EAST

ALL SUITES HAVE 9' CEILINGS

PROJECTED OCCUPANCY FEBRUARY 2014; ESTIMATED TAXES JUST LESS THAN 1% OF THE PURCHASE PRICE

PRICES INCLUDE FEDERAL GOODS AND SERVICES TAX AND PROVINCIAL SALES TAX

DEPOSIT STRUCTURE  
5% WITH OFFER  
5% IN 90 DAYS  
5% IN 13 MONTHS  
10% ON OCCUPANCY  
  
ALL CHEQUES MUST BE SUBMITTED WITH OFFER, VIA POST DATED CHEQUE

MAINTENANCE  
\$ 0.49/SQ.FT.  
(HYDRO METERED SEPARATELY)  
  
LOCKER - \$3,000  
EST. MAINTENANCE FEE: \$ 9.95/MONTH  
  
ONE PARKING INCLUDED FOR 1 BEDROOMS AND LARGER  
EST. MAINTENANCE FEE: \$34.95/MONTH



ALL PRICES, FIGURES, AND MATERIALS ARE PRELIMINARY AND ARE SUBJECT TO CHANGE WITHOUT NOTICE E. & O.E. ALL AREAS AND STATED ROOM DIMENSIONS ARE APPROXIMATE. ACTUAL LIVING AREA WILL VARY FROM FLOOR AREA STATED.  
FEBRUARY 22, 2011



**WORK SHEET**

**SUITE PREFERENCE #1:** \_\_\_\_\_ **FLOOR(S):** \_\_\_\_\_

BASE PURCHASE PRICE	\$	_____
PARKING COST	\$	_____
LOCKER COST	\$	_____
TOTAL PURCHASE PRICE	\$	_____

**SUITE PREFERENCE #2:** \_\_\_\_\_ **FLOOR(S):** \_\_\_\_\_

BASE PURCHASE PRICE	\$	_____
PARKING COST	\$	_____
LOCKER COST	\$	_____
TOTAL PURCHASE PRICE	\$	_____

**SUITE PREFERENCE #3:** \_\_\_\_\_ **FLOOR(S):** \_\_\_\_\_

BASE PURCHASE PRICE	\$	_____
PARKING COST	\$	_____
LOCKER COST	\$	_____
TOTAL PURCHASE PRICE	\$	_____

**PURCHASER INFORMATION**

Purchaser Name:	Purchaser Name:
Address:	Address:
Suite #:	Suite #:
City: Province:	City: Province:
Postal Code:	Postal Code:
Residence Phone:	Residence Phone:
Business Phone:	Business Phone:
Email Address:	Email Address:
Date of Birth:	Date of Birth:
S.I.N. #:	S.I.N. #:
Occupation:	Occupation:



# Limited Power Of Attorney For Property

RE: SUITE \_\_\_\_\_

THIS LIMITED POWER OF ATTORNEY FOR PROPERTY is given on the \_\_\_\_ day of \_\_\_\_\_, 200\_\_ by \_\_\_\_\_ of the City/Town of \_\_\_\_\_ in the Province/State of \_\_\_\_\_.

## APPOINTMENT:

1) I APPOINT \_\_\_\_\_ of the City/Town of \_\_\_\_\_ in the Province/State of \_\_\_\_\_ and \_\_\_\_\_ of the City/Town of \_\_\_\_\_ in the Province/State of \_\_\_\_\_ [jointly or jointly and severally] to be my attorney(s) for property, and to do on my behalf, any and all acts, which I could do if capable, except make a will, subject to the conditions and restrictions contained herein.

## CONDITIONS AND RESTRICTIONS:

2) The power of attorney shall be exclusively in connection with my purchase of residential condominium unit(s) from Scenic III (ARIH) Developments Ltd. at their Scenic on Eglinton project located on Eglinton Avenue East and west of Leslie Street, Toronto, Ontario together with any parking and locker unit(s) appurtenant thereto (the "Property").

3) Without limiting the generality of the foregoing, the power of attorney shall extend to the entering into of agreement(s) of purchase and sale and the execution of all documentation, including, but not limited to, any amendments, assignments to third parties and releases necessary and in relation to the Property.

## EFFECTIVE DATE:

4) The power of attorney shall be effective from and after the date on which this power of attorney is given.

## REVOCACTION:

5) Any prior power of attorney for property or any power of attorney which affects my property given by me, except a power of attorney given to a Bank or financial institution for the purpose of transacting my business with that Bank or financial institution, is hereby revoked.

## CONTINUING POWER:

6) It is my intention and I so authorize by attorney(s) that the authority given by this power of attorney may be exercised during any incapacity on my part to manage my property, pursuant to section 7 of the Substitute Decisions Act.

## FAMILY LAW ACT CONSENT:

7) If my spouse shall dispose of or encumber any interest in a matrimonial home in which I have a right to possession under Part II of the Family Law Act, I authorize the attorney(s) named in this limited power of attorney for me and in my name to consent to the transaction as provided for in clause 21(1)(a) of the said Act.

## COMPENSATION:

8) I authorized my attorney(s) and my attorney(s) has or have agreed to accept no compensation for any work done by him, her, or them pursuant to this limited power of attorney for property.

Executed at \_\_\_\_\_ this \_\_\_\_ day of \_\_\_\_\_, 20\_\_ in the presence of both witnesses, each present at the same time.

\_\_\_\_\_  
Witness  
Print Name and Address

\_\_\_\_\_  
Witness  
Print Name and Address

\_\_\_\_\_  
Name (Please Print): \_\_\_\_\_

suite 1  
 1 bedroom + den  
 unit 670 sq. ft.  
 balcony 83 sq. ft.

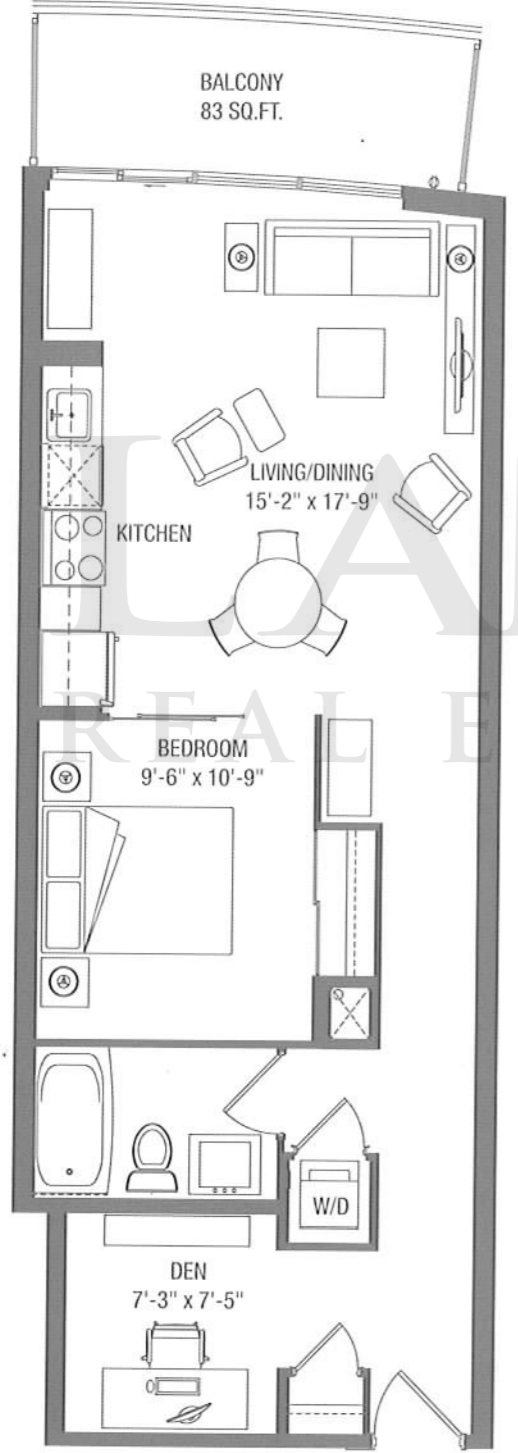
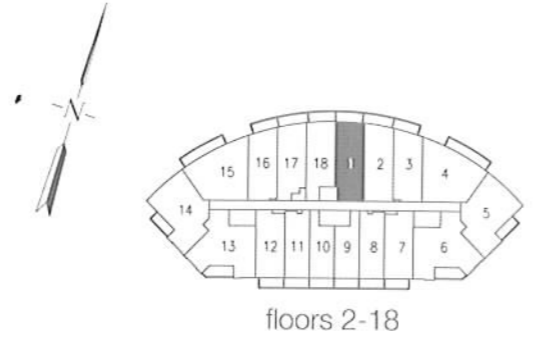


Illustration is artist's concept. Prices & specifications subject to change without notice E&O.E. February 2011

suite 2  
 1 bedroom + den  
 unit 649 sq. ft.  
 balcony 93 sq. ft.

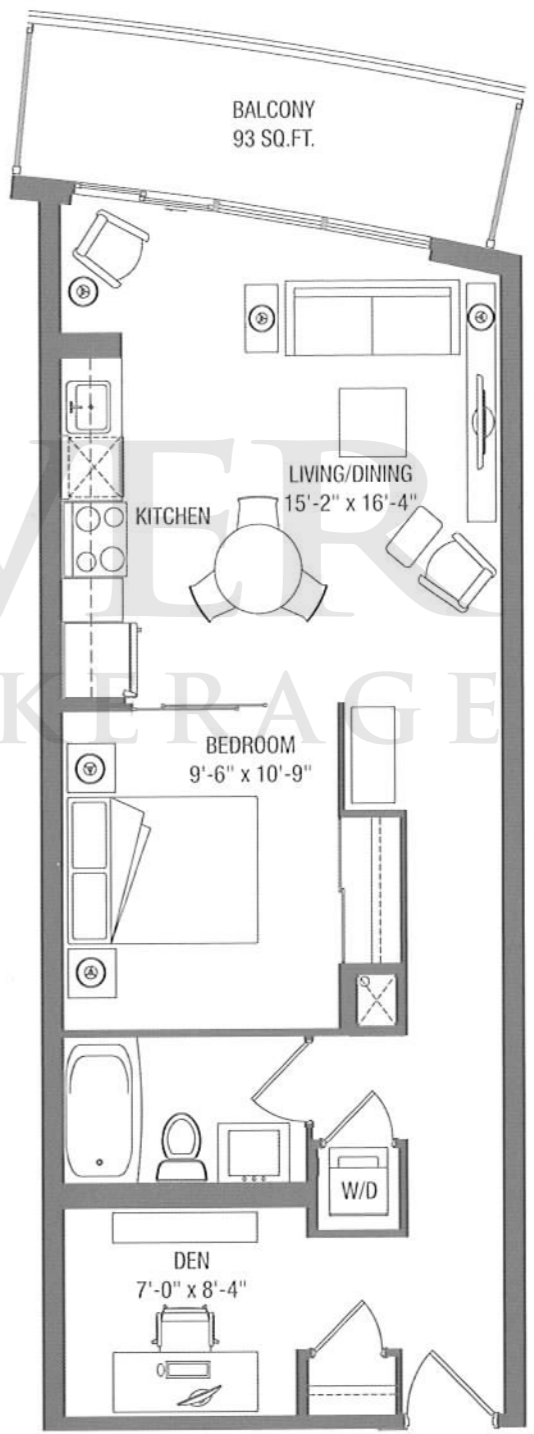
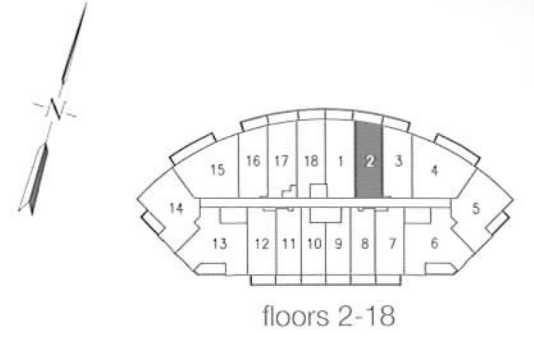


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# suite 3

1 bedroom  
unit 590 sq. ft.  
balcony 83 sq. ft.

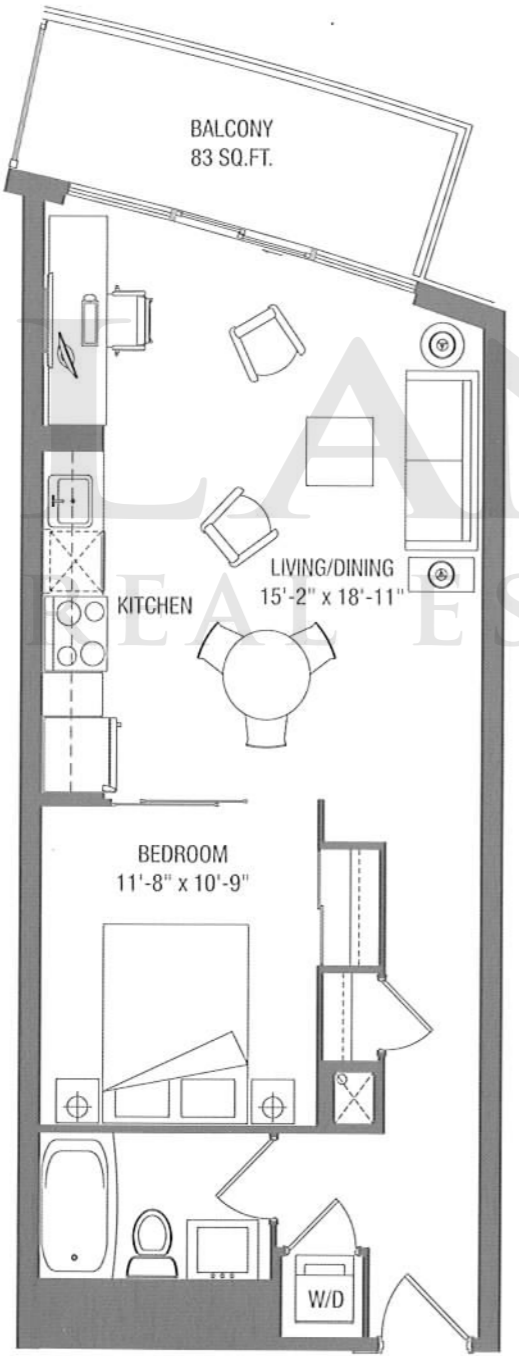
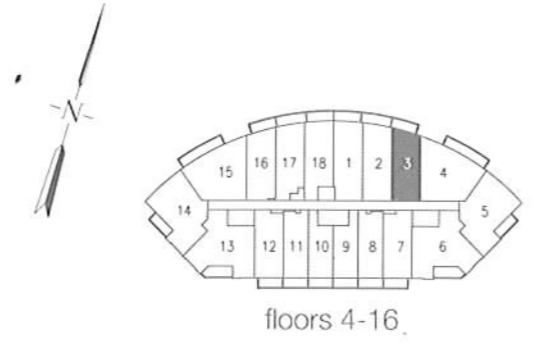


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# suite 3A

1 bedroom  
unit 590 sq. ft.  
balcony 98 sq. ft.

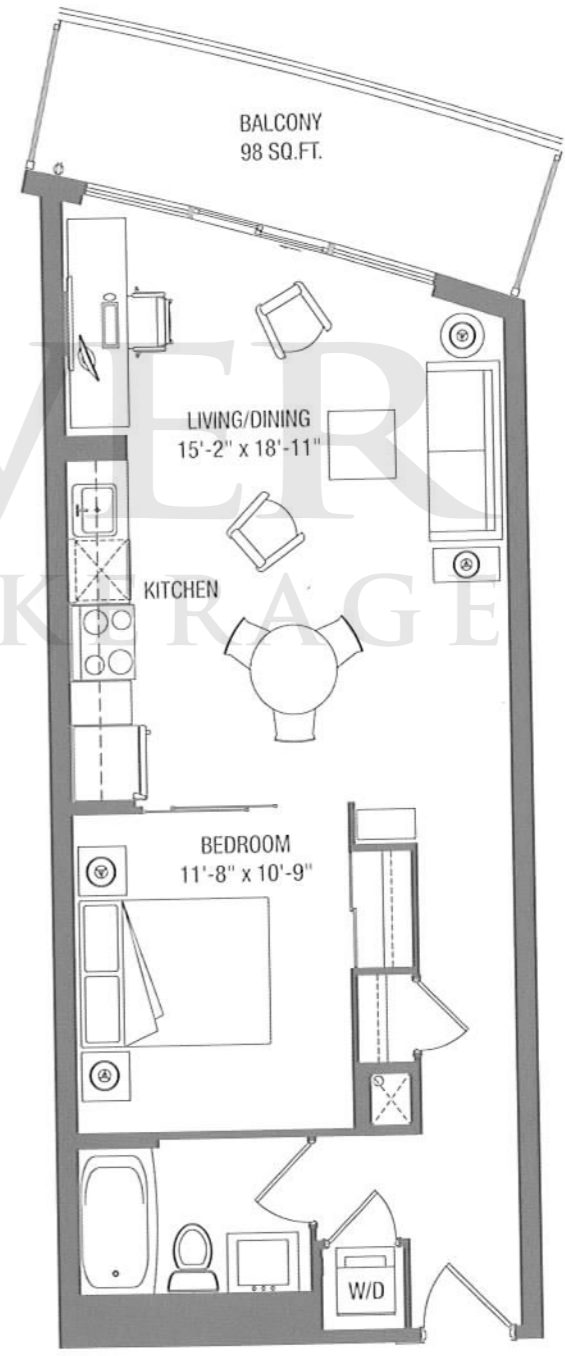
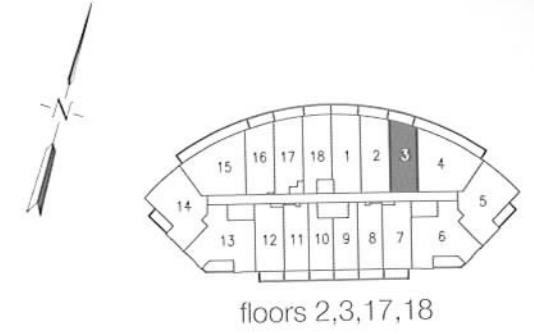


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LANDPOWER REAL ESTATE LTD. BROKERAGE

# suite 4

2 bedroom  
unit 881 sq. ft.  
balcony 147 sq. ft.

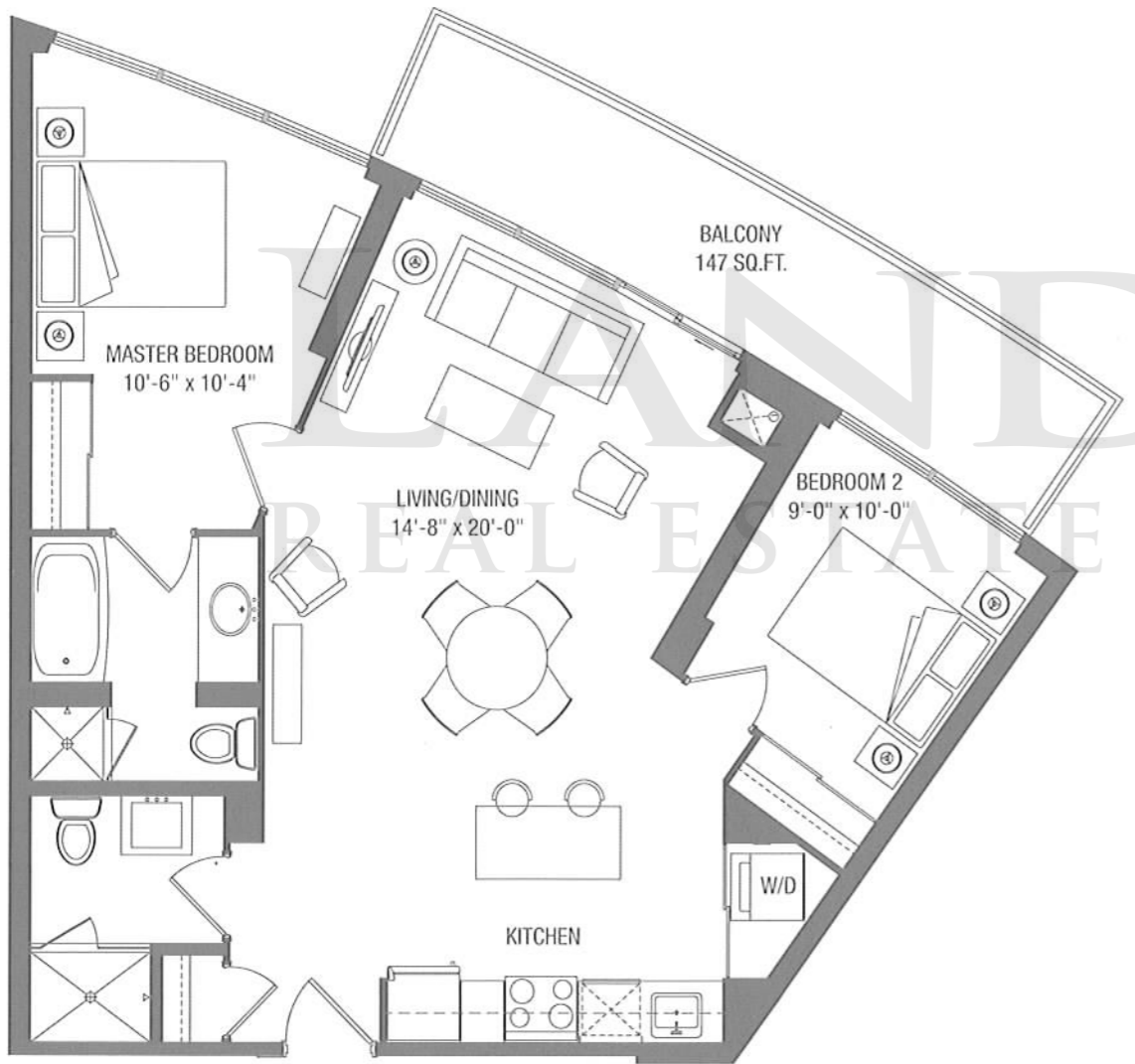
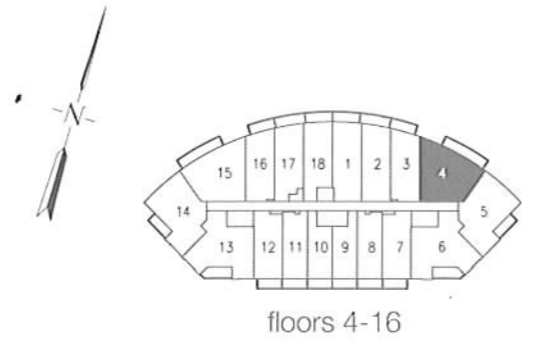


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# suite 4A

2 bedroom  
unit 881 sq. ft.  
balcony 220 sq. ft.

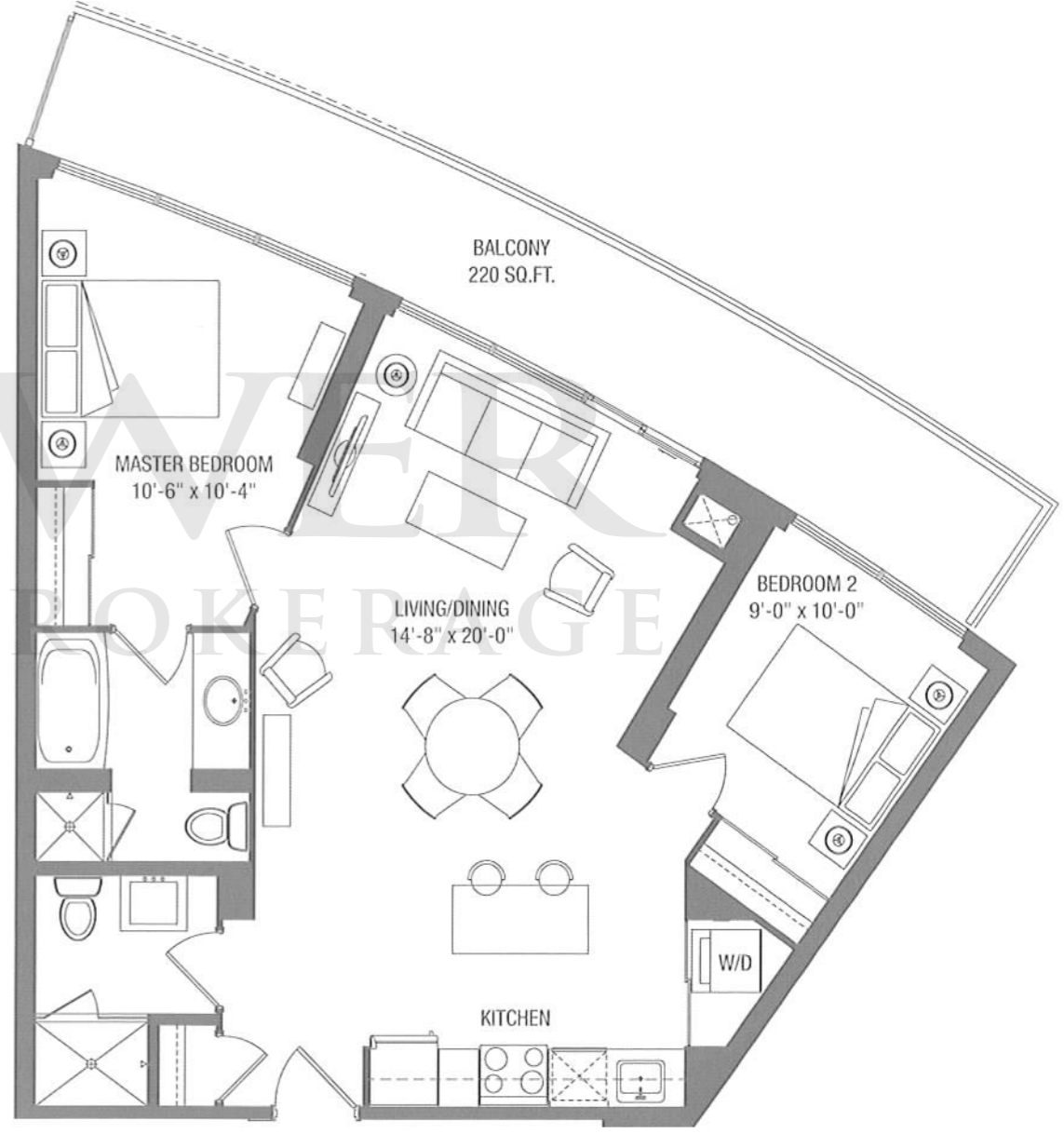
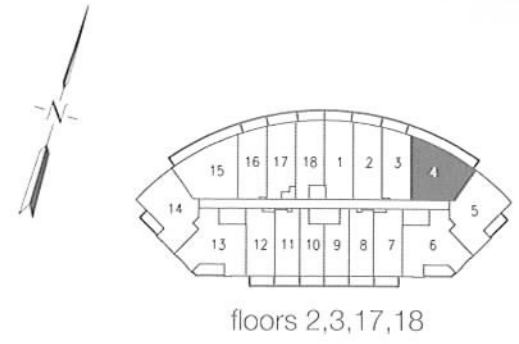
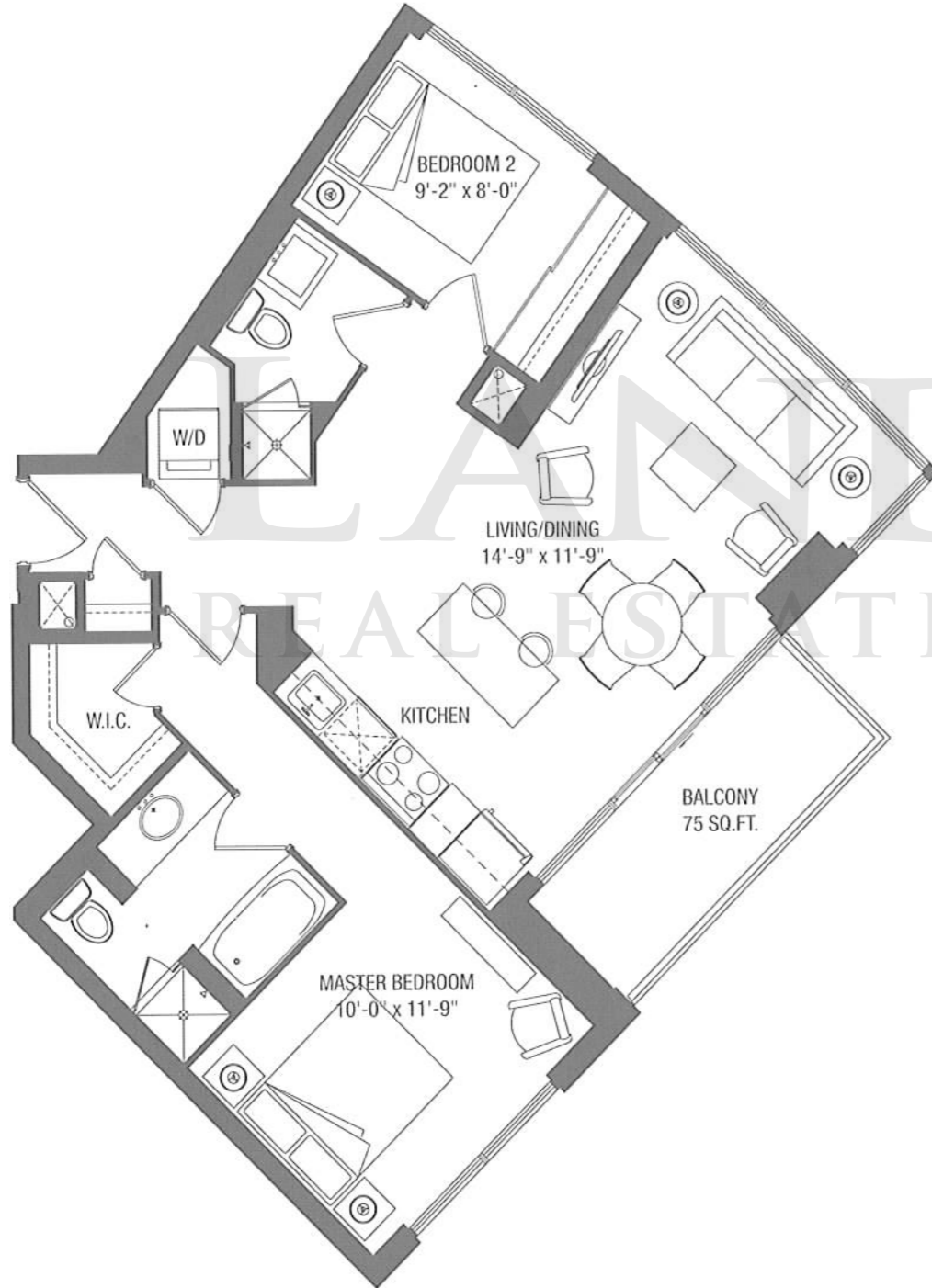
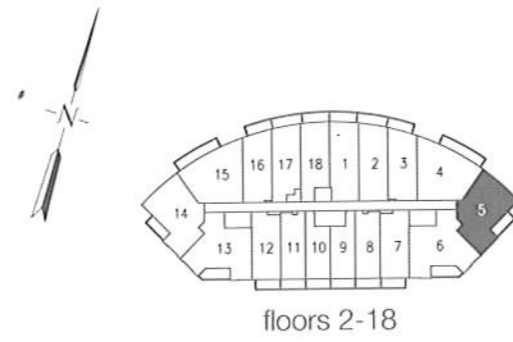
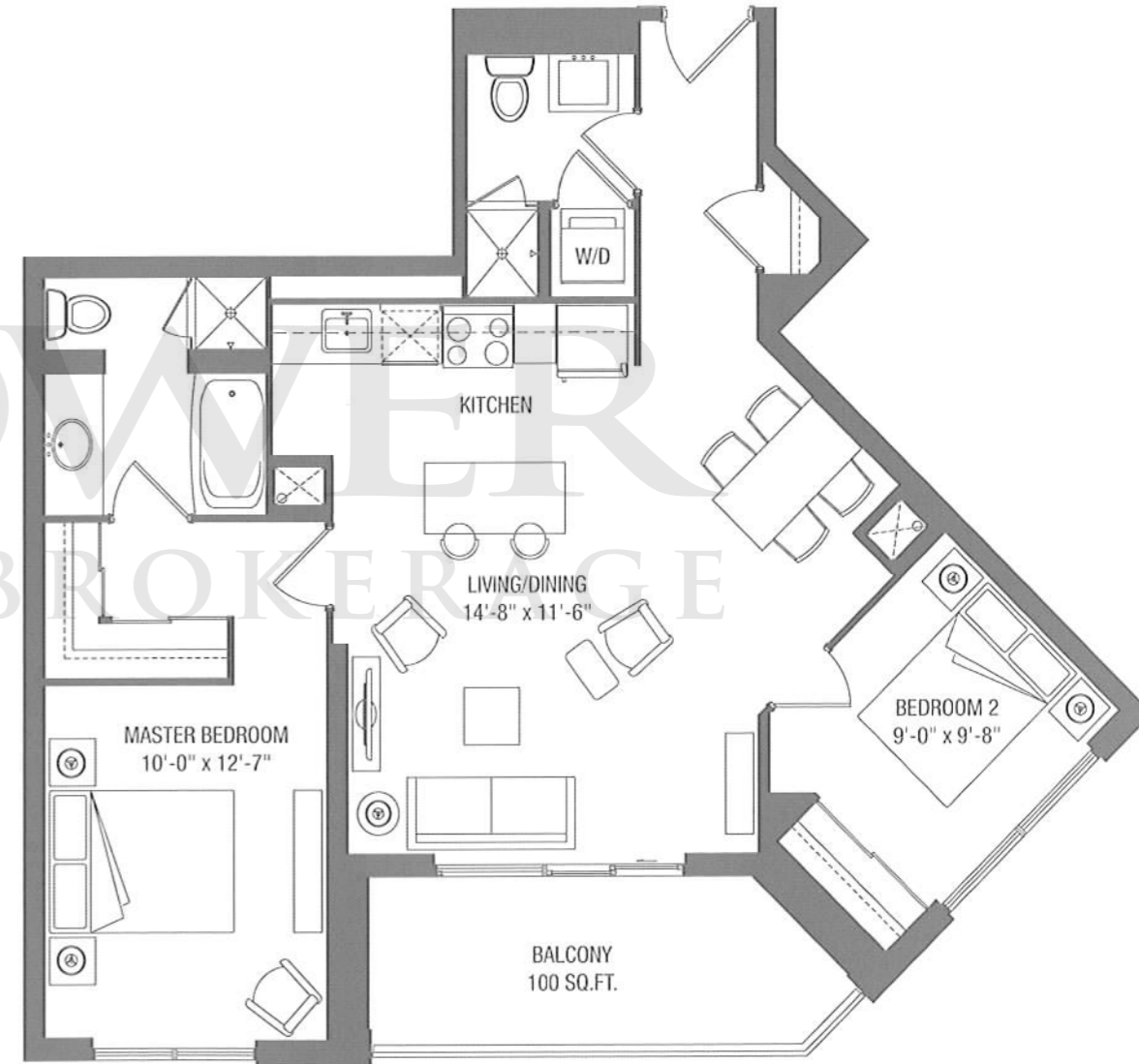
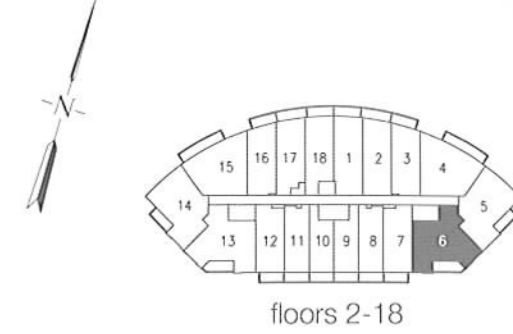


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suite 5  
 2 bedroom  
 unit 859 sq. ft.  
 balcony 75 sq. ft.



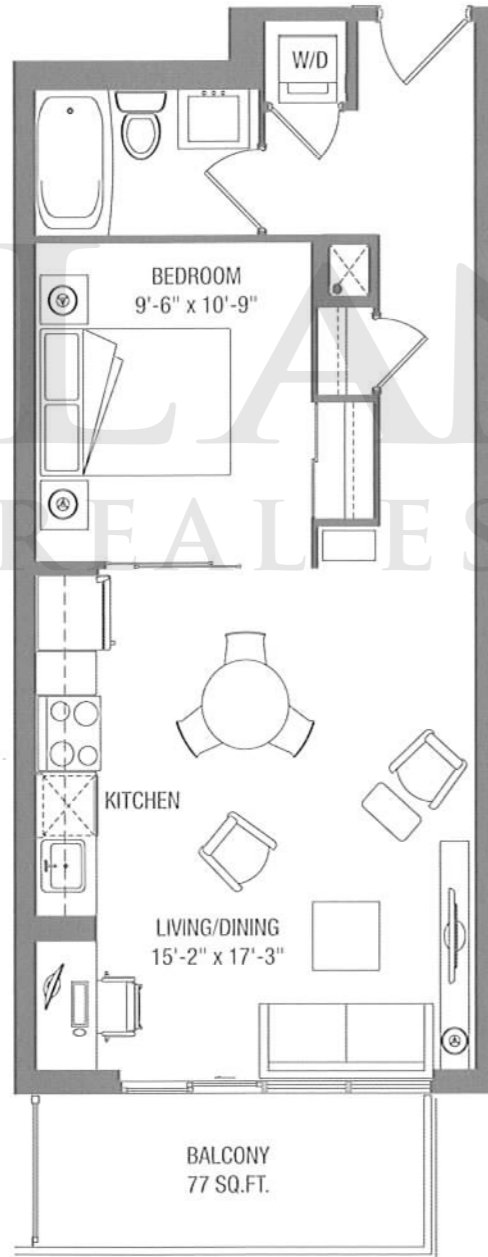
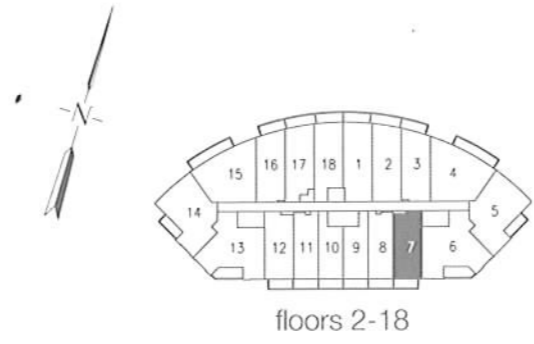
suite 6  
 2 bedroom  
 unit 907 sq. ft.  
 balcony 100 sq. ft.





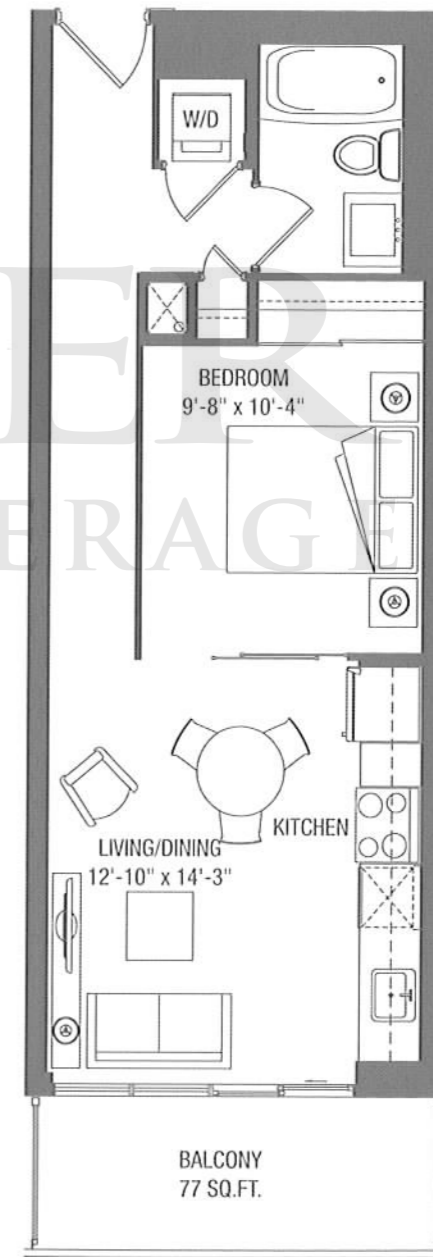
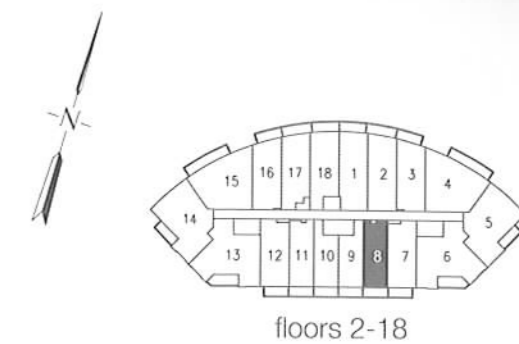
# suite 7

1 bedroom  
unit 568 sq. ft.  
balcony 77 sq. ft.



# suite 8

1 bedroom  
unit 487 sq. ft.  
balcony 77 sq. ft.



suite 9  
studio  
unit 425 sq. ft.  
balcony 75 sq. ft.

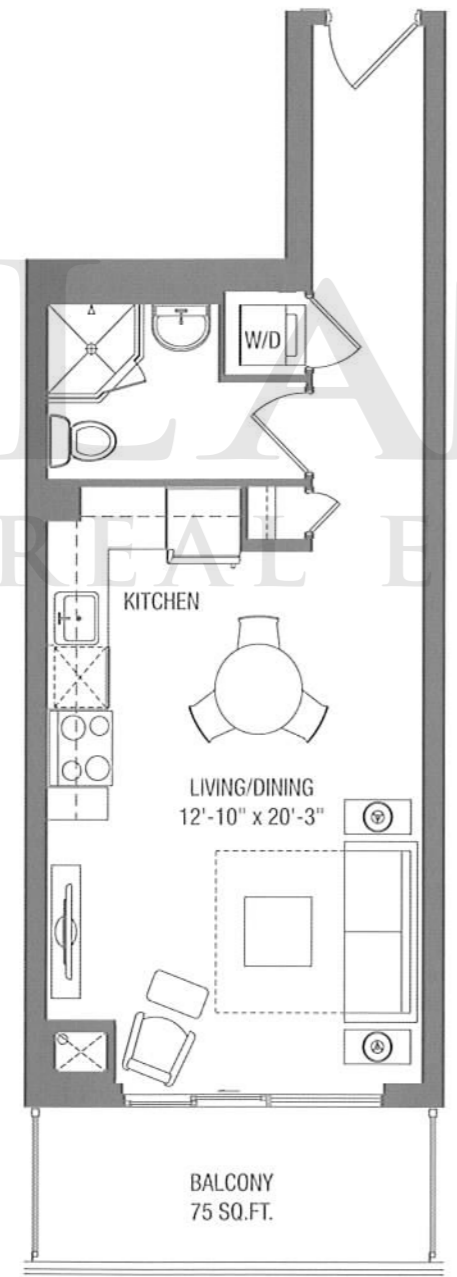
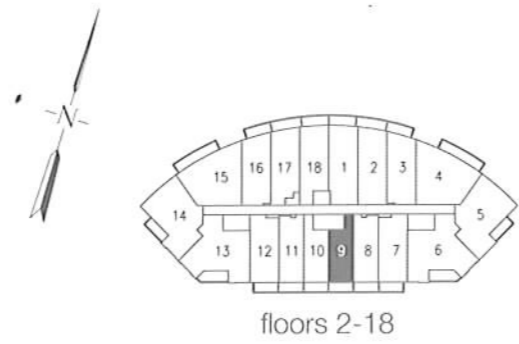


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suite 10  
studio  
unit 425 sq. ft.  
balcony 75 sq. ft.

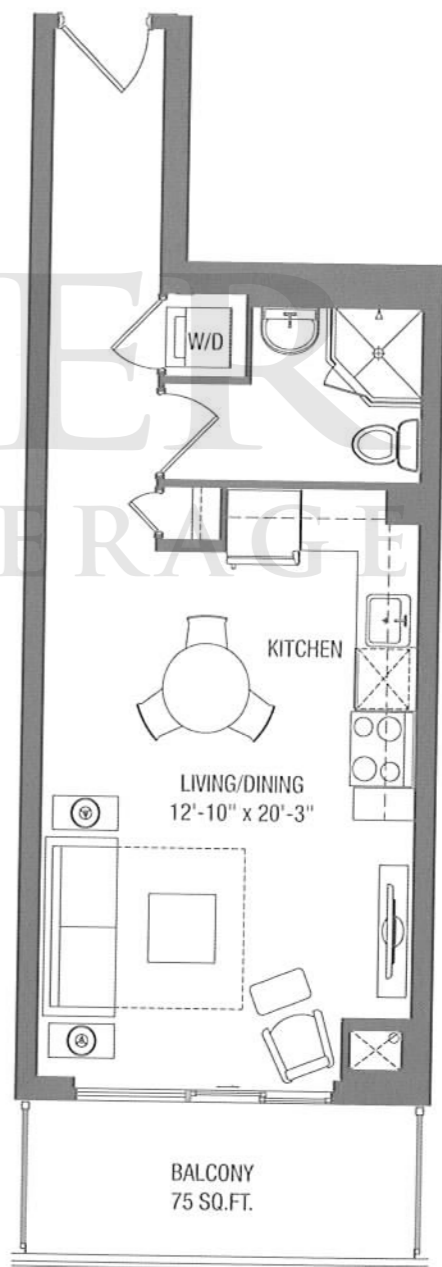
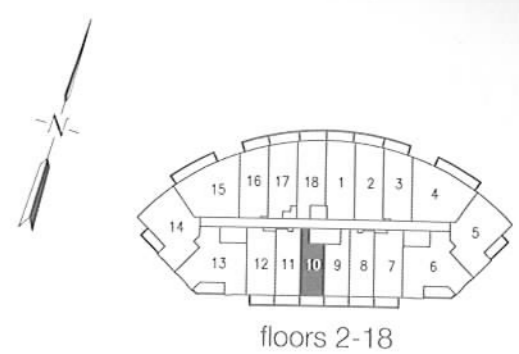
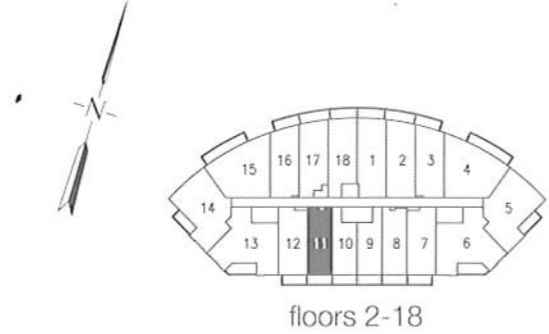


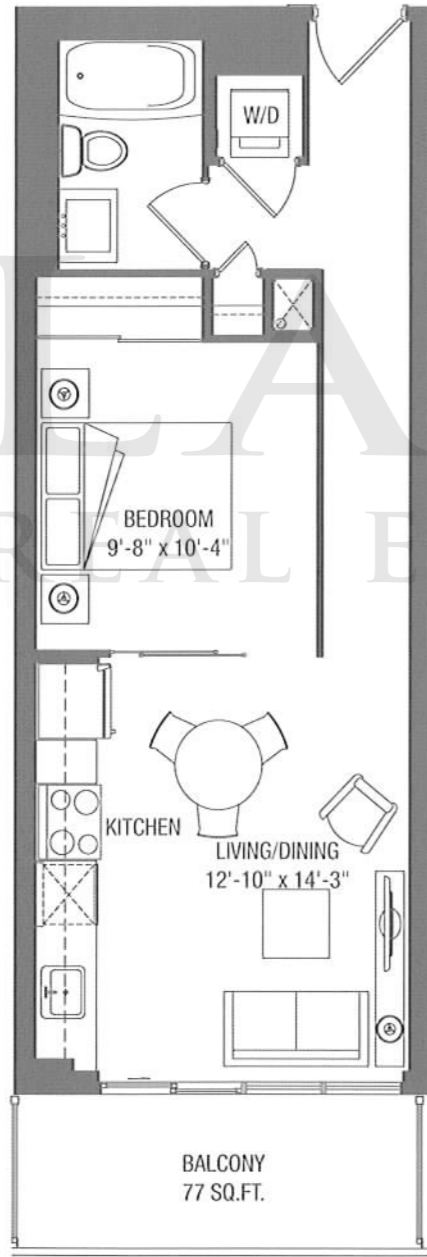
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# suite 11

1 bedroom  
unit 487 sq. ft.  
balcony 77 sq. ft.

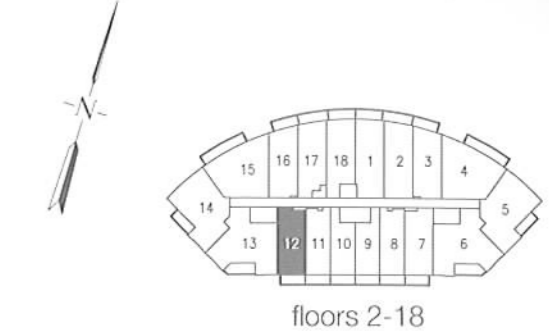


floors 2-18

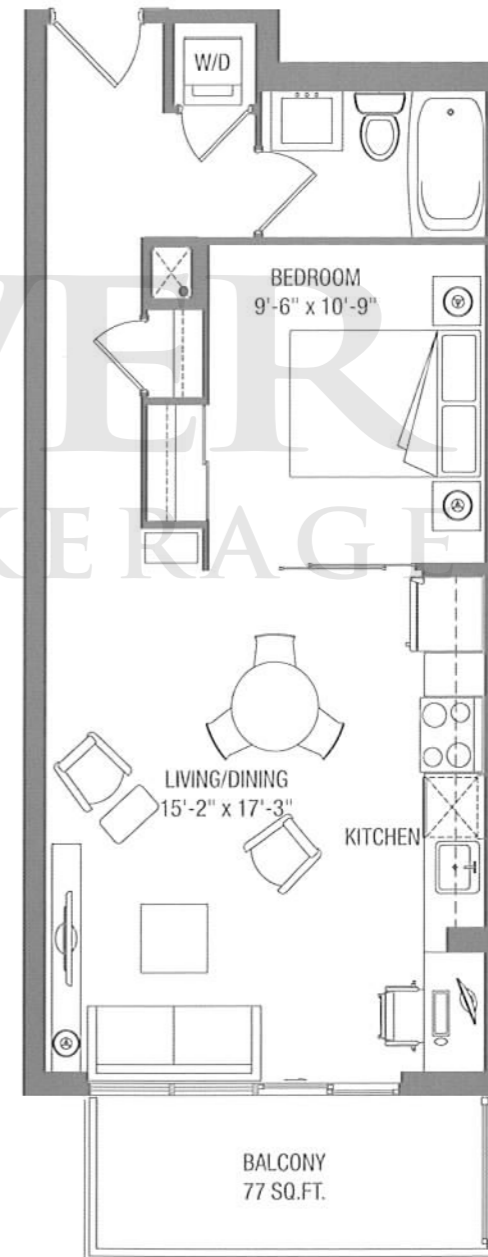


# suite 12

1 bedroom  
unit 568 sq. ft.  
balcony 77 sq. ft.

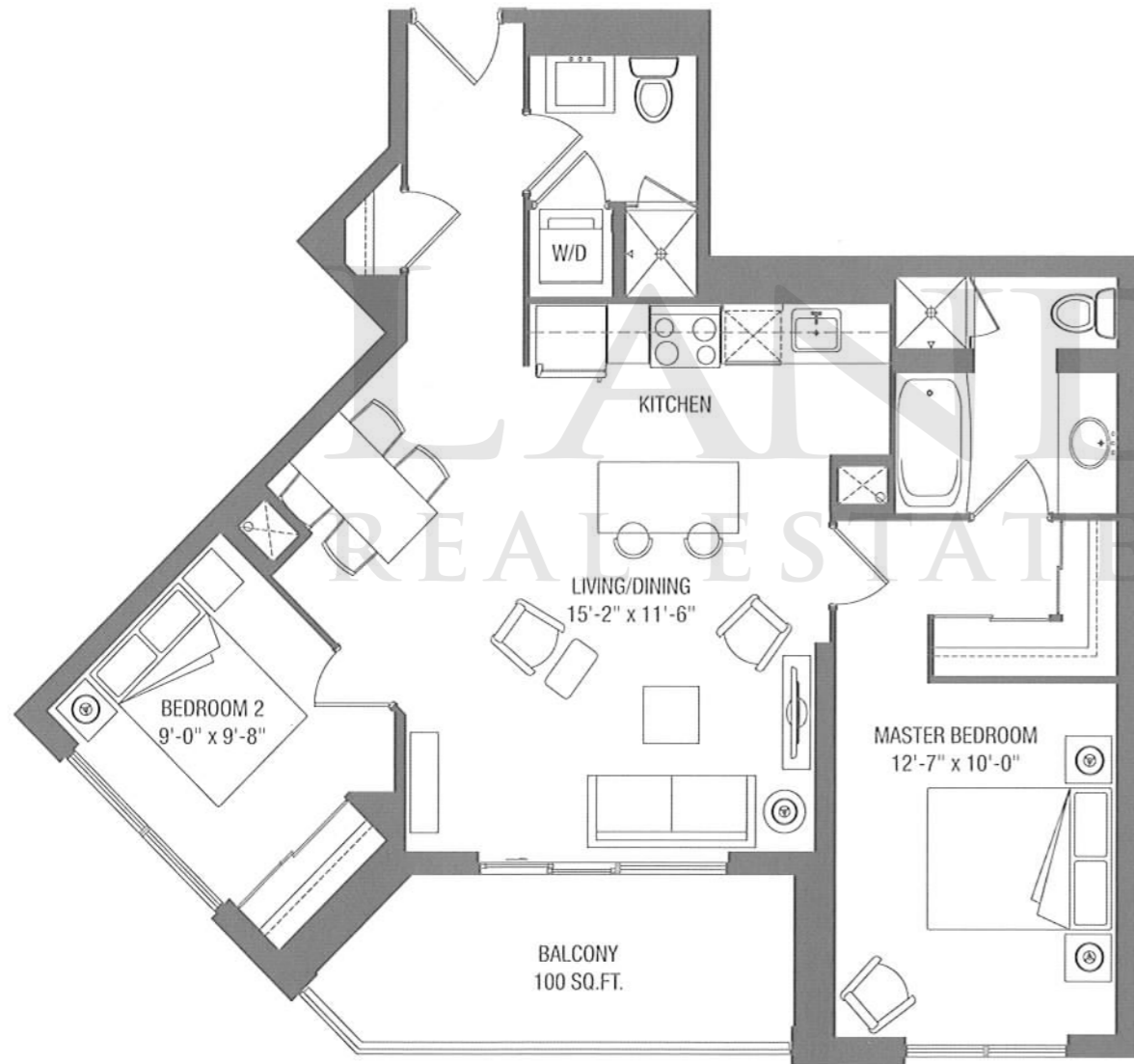
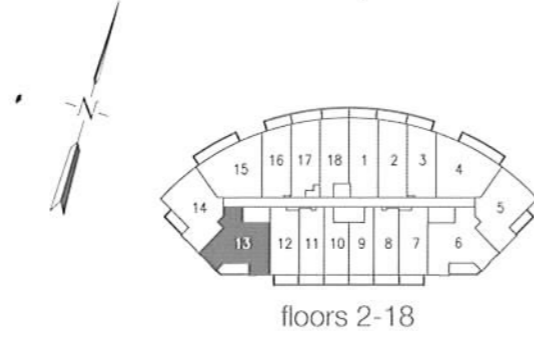


floors 2-18



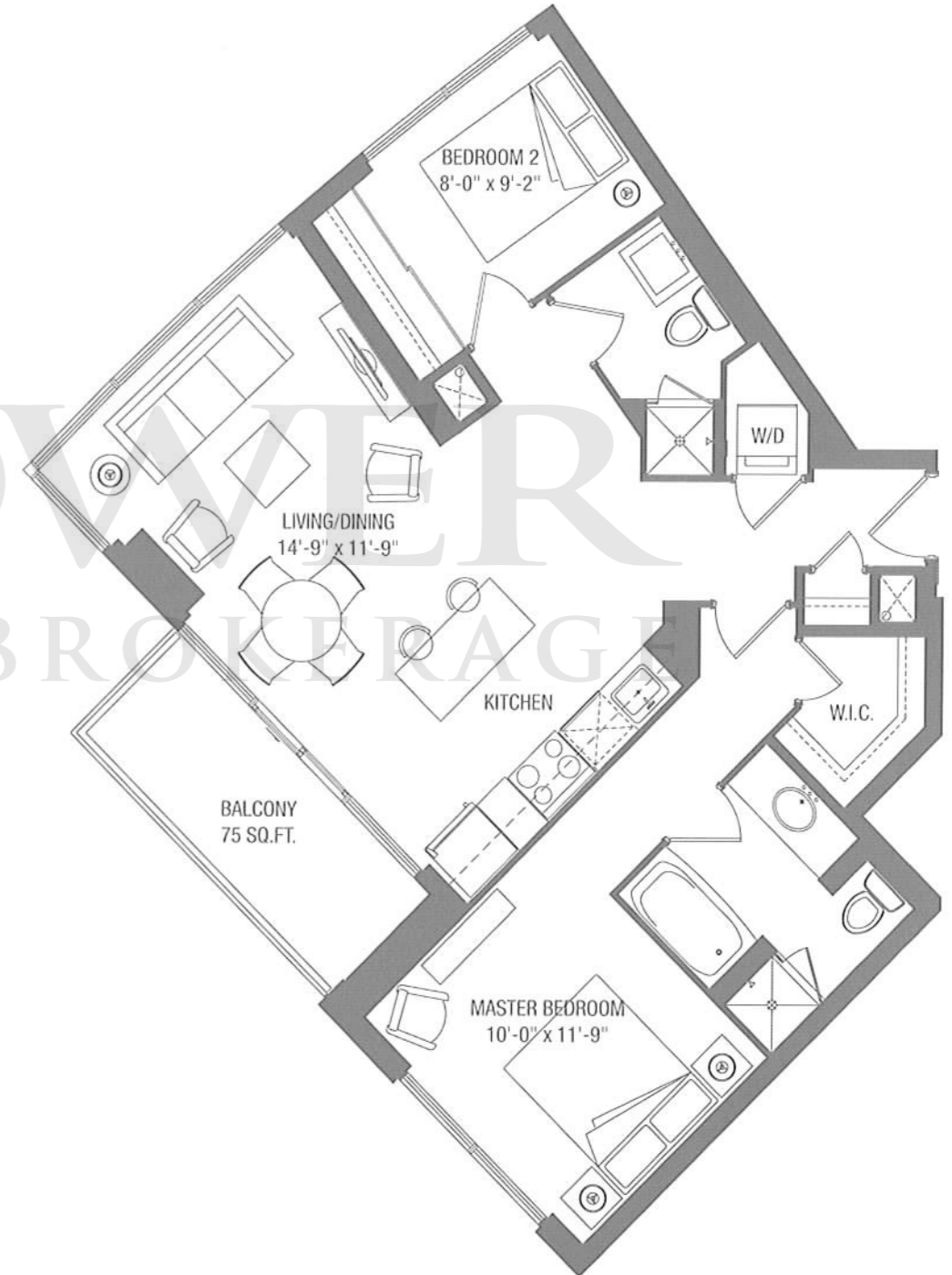
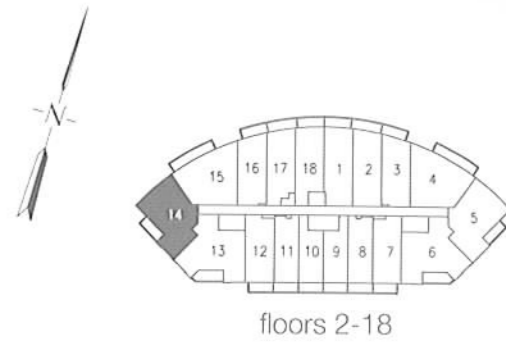
# suite 13

2 bedroom  
unit 907 sq. ft.  
balcony 100 sq. ft.



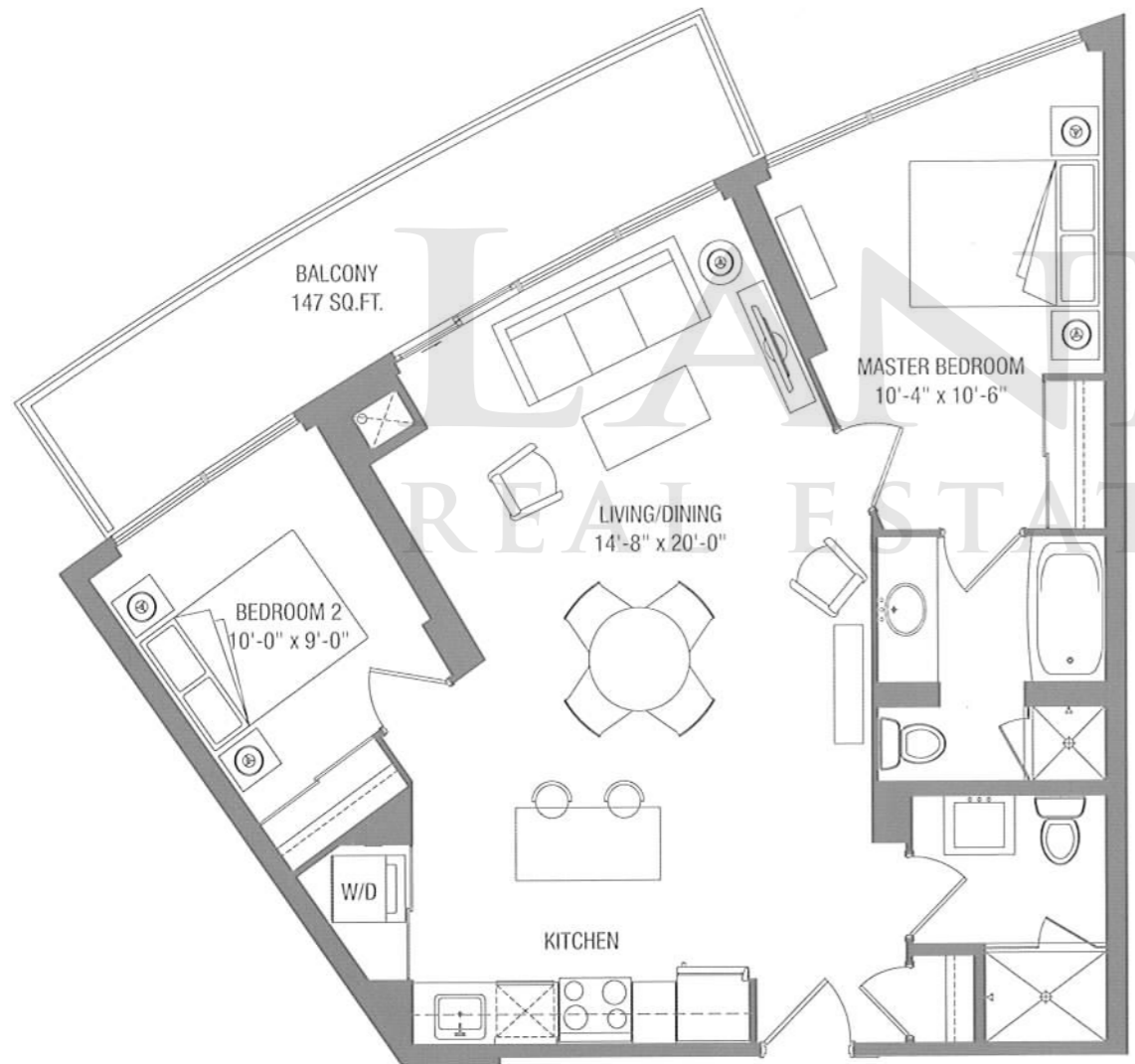
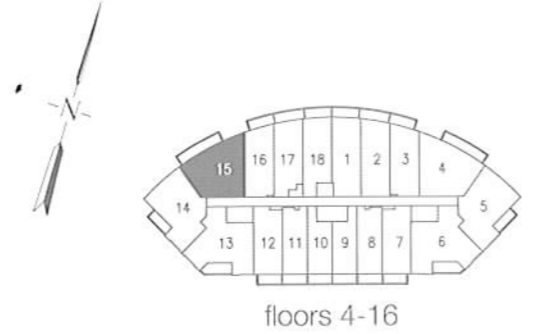
# suite 14

2 bedroom  
unit 859 sq. ft.  
balcony 75 sq. ft.



# suite 15

2 bedroom  
unit 881 sq. ft.  
balcony 147 sq. ft.



# suite 15A

2 bedroom  
unit 881 sq. ft.  
balcony 220 sq. ft.

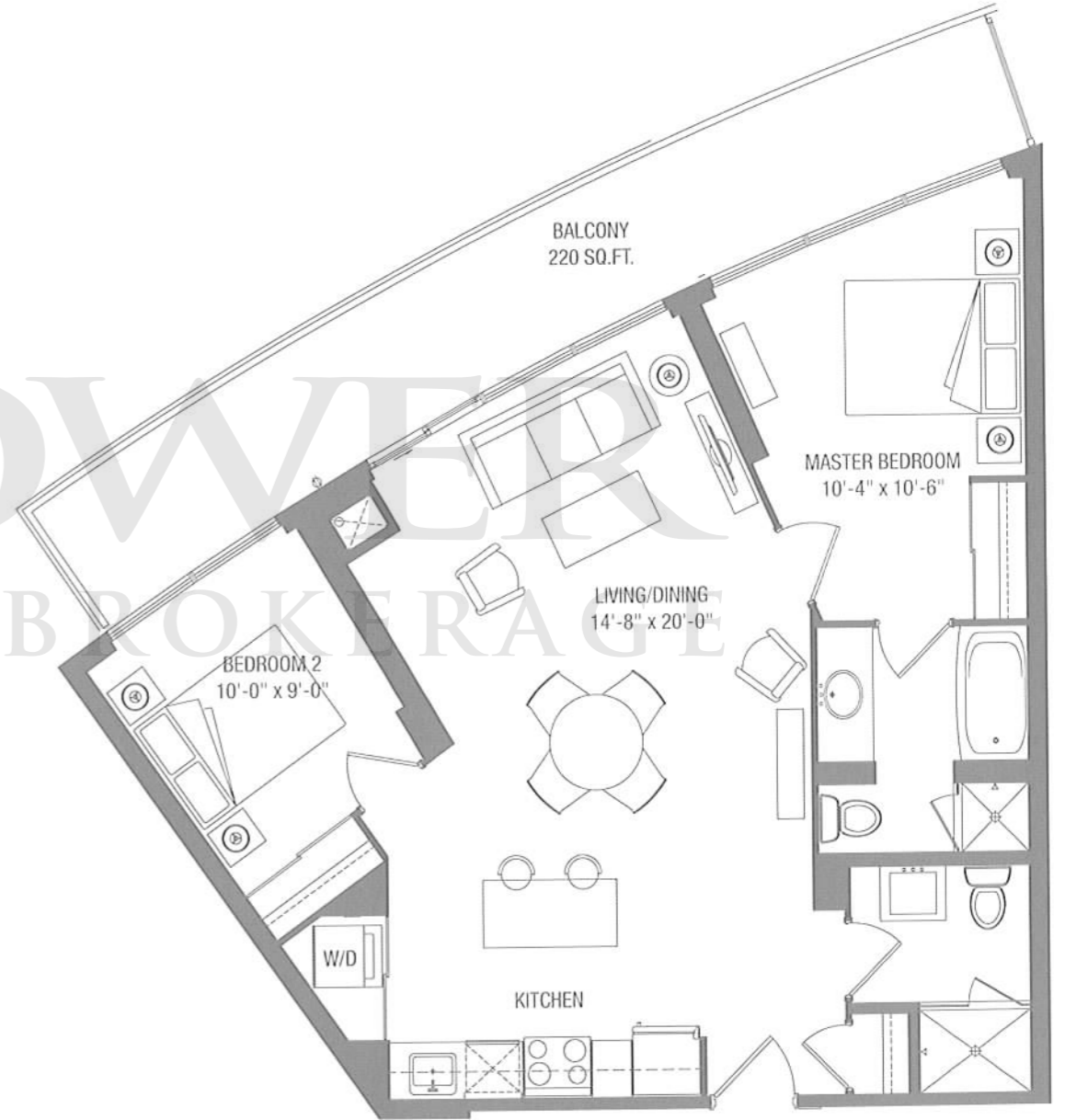
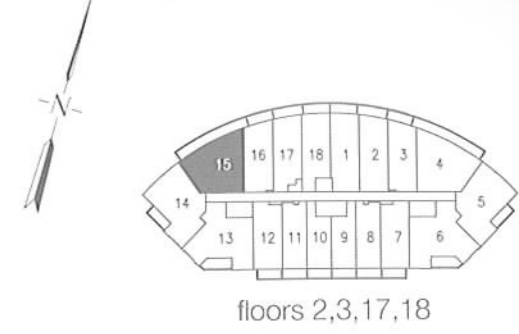


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# suite 16

1 bedroom  
unit 590 sq. ft.  
balcony 83 sq. ft.

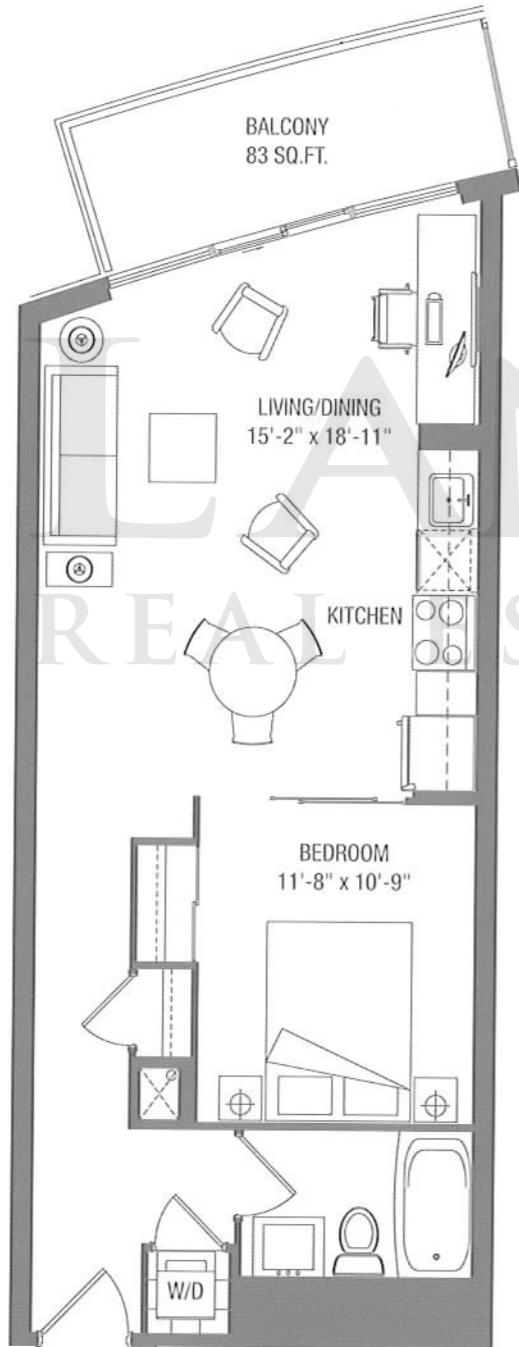
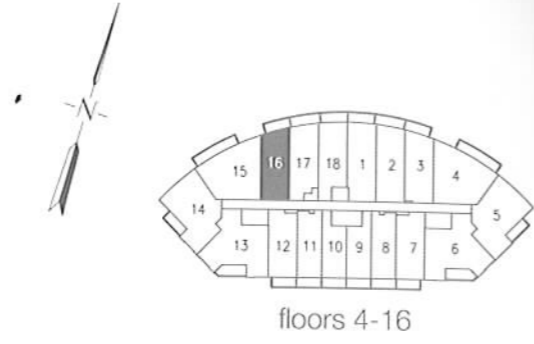


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# suite 16A

1 bedroom  
unit 590 sq. ft.  
balcony 98 sq. ft.

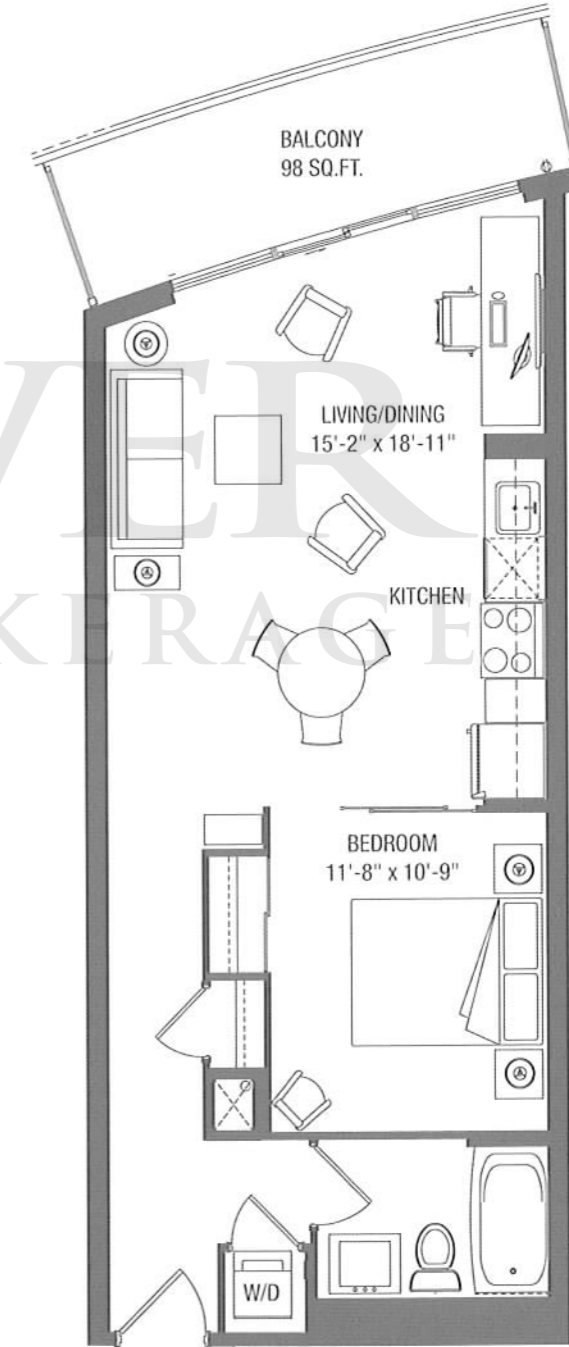
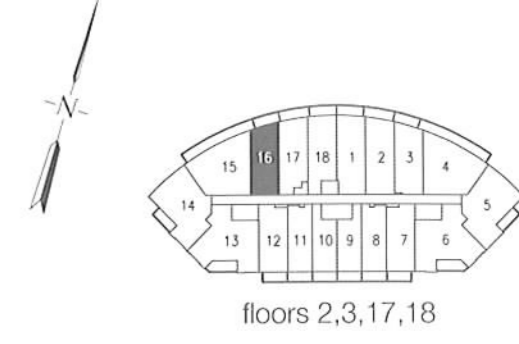


Illustration is artist's concept. Prices & specifications subject to change without notice E&O.E. February 2011

# suite 17

1 bedroom  
unit 608 sq. ft.  
balcony 93 sq. ft.

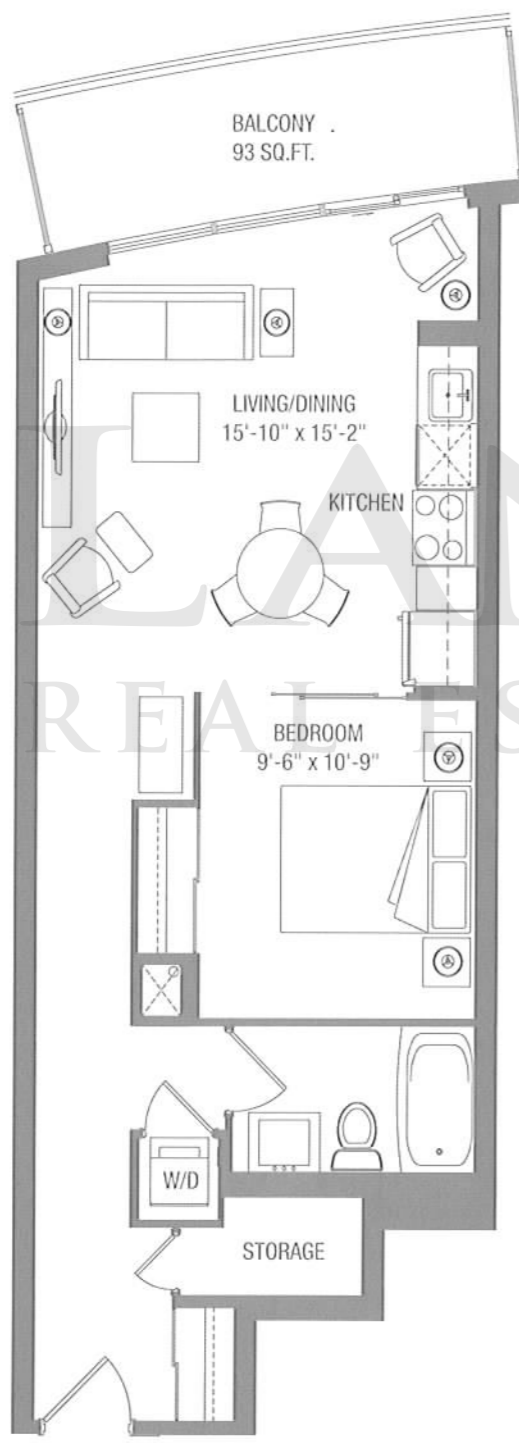
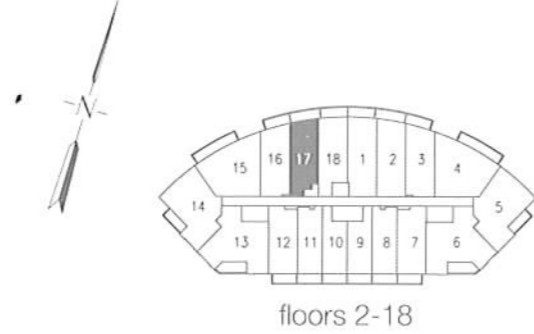


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# suite 18

1 bedroom  
unit 613 sq. ft.  
balcony 83 sq. ft.

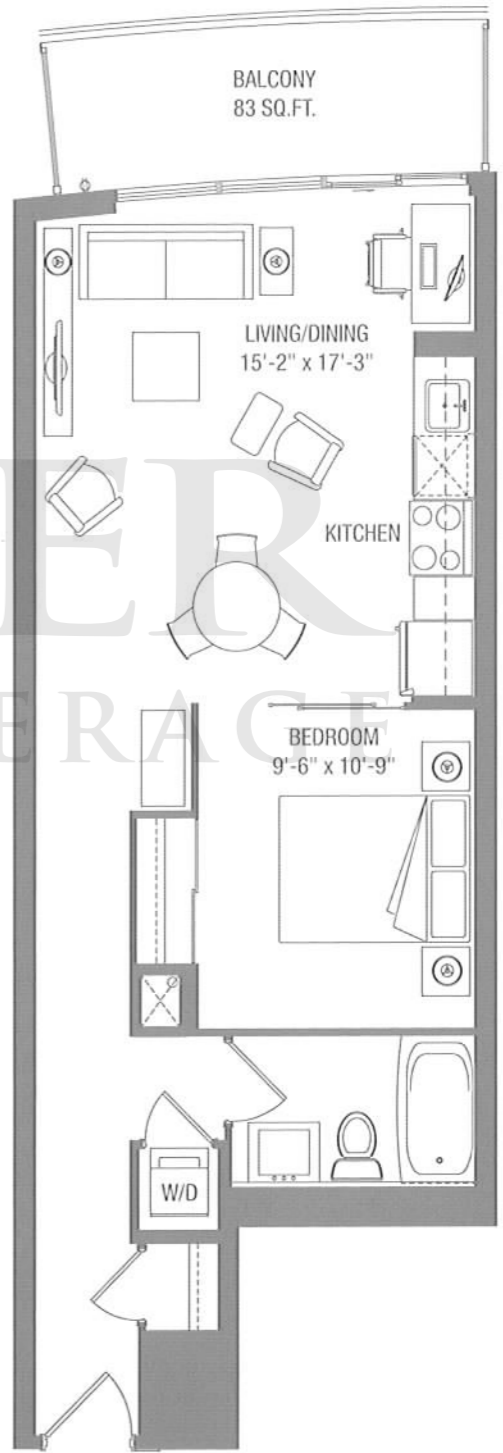
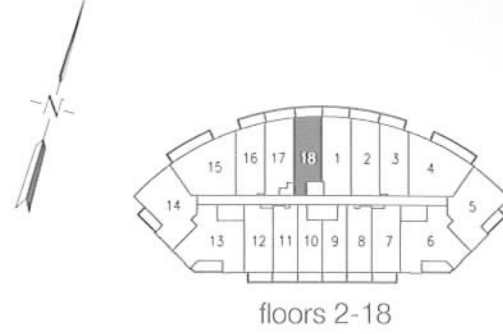


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