

Biyu

EMERALD CITY



We'd like you to meet Biyu,

Emerald City's chic and sexy new condominium. Biyu is stylish. Clean contemporary architecture with interior design that sets new trends in luxury design. Biyu is convenient. Steps from the Don Mills Subway Station, in close proximity to Fairview Mall, one of the city's hottest lifestyle and fashion shopping centre's.

Biyu is a homebody. Fabulous amenities, brilliant life spaces with high ceilings and spectacular park and city views.

Biyu will move you. She knows what you like.

→

LANDPOWER
REAL ESTATE LTD. BROKERAGE

LANDING

RE



Illustration is artist's impression



Illustration is artist's impression

→ Biyu Day View

Neighbourhood



EMERALD CITY
CONDOMINIUMS

*

Sheppard and Don Mills

→

Biyu is close to perfection. Fairview Mall is right across the street and you can get to Bayview Village Shopping Centre, Yonge Street and Downtown in minutes.

Biyu is smart. Schools, parks, libraries and community centres are an integral part of the neighbourhood and the Don Valley Trail makes for great family outings. Biyu is all that surrounds you.

Enjoy.



LANDPOWER REAL ESTATE LTD. BROKERAGE



Illustration is artist's impression

→ Building Lobby

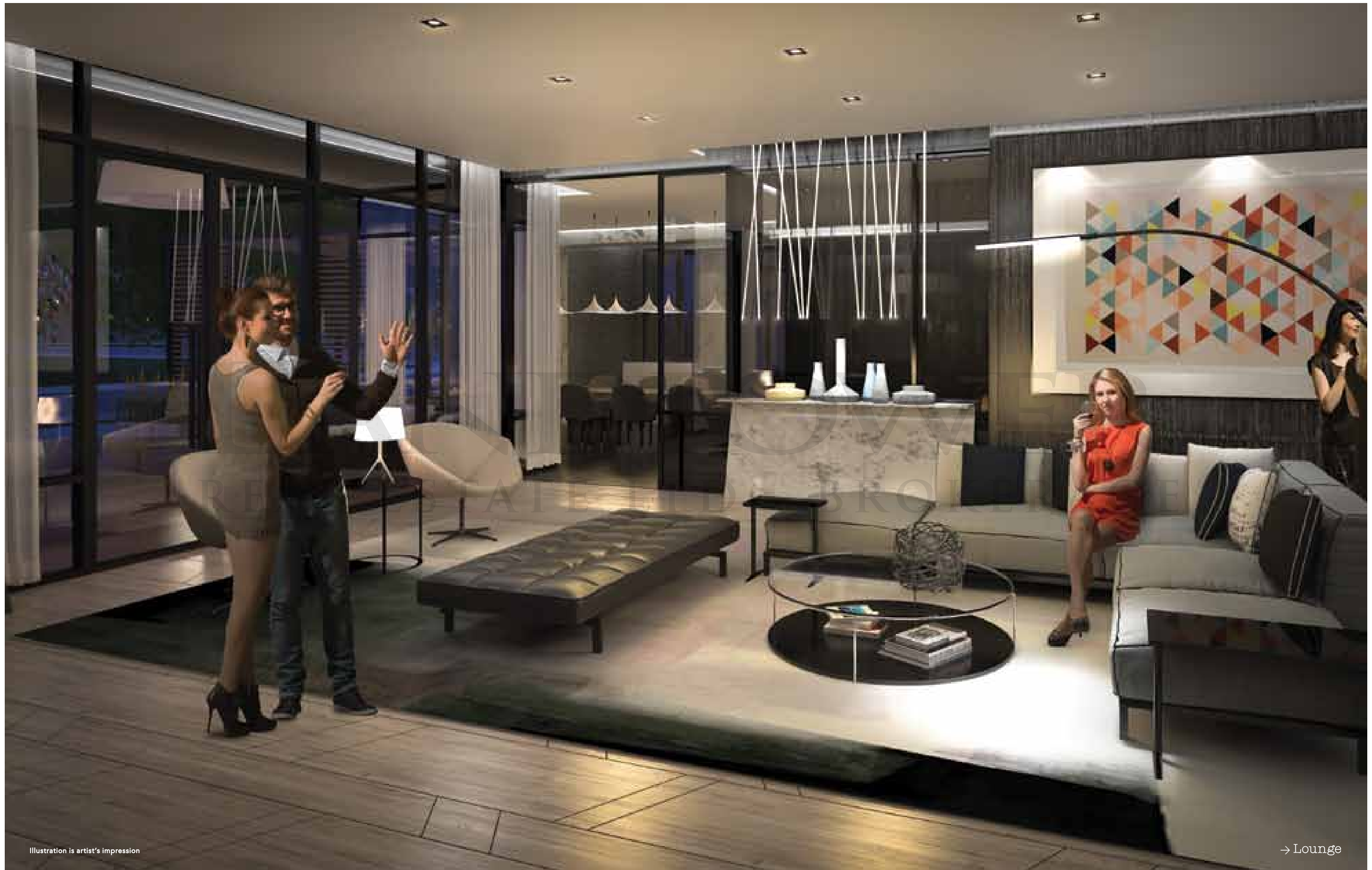






Illustration is artist's impression

→ Indoor Pool

→ AMENITY PLAN

- | | |
|---------------------|--------------------|
| 1 Guest Suite | 8 Dining Room |
| 2 Management Office | 9 Lounge |
| 3 Fitness | 10 Games Room |
| 4 HIS & HER Sauna | 11 Outdoor Terrace |
| 5 Swimming Pool | 12 BBQ Area |
| 6 Hot Tub | 13 Outdoor Dining |
| 7 Screening Room | |





Illustration is artist's impression

→ Kitchen



Illustration is artist's impression

→ Bathroom

→ FEATURES & FINISHES

BUILDING FEATURES AND AMENITIES

- Welcoming ground floor lobby with concierge services, an elegant sitting area and mail room
- Spectacular Biyu amenities featuring:
- Stunning indoor swimming pool and whirlpool,
- His and hers private change rooms and showers.
- Equipped fitness centre with cardio and weights
- His and hers saunas
- Beautifully designed party room complete with a private dining room and lounge with access to the outdoor terrace
- Media room complete with casual lounge seating
- Multi-purpose game room
- Professionally landscaped outdoor terrace with comfortable lounge seating, barbeque area and outdoor dining pavilion
- One elegantly appointed guest suite
- Management office
- Garbage chute system with tri-sorter for refuse and recycling
- Secured residential parking and lockers available
- Secured bike parking for residents available
- Resident security card access

SUITE FEATURES

- Suites have approximately 9' ceiling heights.
- Solid core entry door with contemporary hardware
- Composite hollow core interior doors, painted, with contemporary hardware
- Sliding closet doors where applicable based on individual floor plans
- Elegant white Décor style switches and receptacles
- Selection of laminate flooring in Living/Dining Room, Kitchen, Den, Media and Foyer, including Foyer closet
- Individual metering for hydro

ELECTRICAL AND TECHNICAL FEATURES

- Switched ceiling fixture in Foyer, Kitchen and Bedroom(s)
- Capped switched ceiling outlet in Dining Room
- Outlet for both cable and internet connections

KITCHENS

- Choose from a selection of designer appointed quartz or granite countertops
- Selection of flat-paneled contemporary cabinets and finishes
- Stainless steel under-mount sink and single lever chrome faucet
- Fully-integrated appliances including refrigerator, dishwasher
- Electric cook top and built-in oven
- Choice of ceramic tile backsplash

BATHROOMS

- Framed vanity mirror
- Decorative light fixture
- Shower stall with clear glass door and acrylic base as per plan
- Soaker tub as per plan
- A selection of modern ceramic tile for tub or shower surrounds extending to the underside of ceiling
- Contemporary vanity with below sink storage and a selection of finishes
- Single lever chrome faucet
- Chrome shower/tub fixtures
- Contemporary accessories including toilet paper holder and towel bar
- Selection of porcelain tile flooring

IN-SUITE LAUNDRY

- Stacked, full-sized washer and dryer
- Pre-selected white tile flooring

PLEASE NOTE:

Prices and specifications are subject to change without notice. Vendor shall have the right to substitute materials for those provided in the plans and specifications provided that such materials are of quality equal to or better than the material provided for in the plan and specifications. Colour, texture, appearance, etc. of feature and finishes installed in the unit may vary from vendor's samples as a result of normal manufacturing and installation processes.

Decorative and upgrade items displayed in the model suite. Vignette and sales office are for display purpose only.

Floors and specific finishes will depend on vendor's décor packages as selected. E. & O.E.

→ DEVELOPER

ELAD GROUP, a leading real estate organization, with worldwide interests, has made its mark across the globe. With projects spanning three continents,

ELAD GROUP's highly focused team of industry leaders has developed successful condominiums, hotels and mixed-use commercial projects. In New York, ELAD GROUP is a significant developer of ultra luxury properties.

ELAD CANADA is a real estate company in Canada.

The company's holdings are primarily located in key Canadian markets in Toronto and Montreal. The Nordelec project, adjacent to the historic Lachine Canal in Montreal, is poised to become the focal point of a vibrant community complete with small shops and a marketplace. The Cite Nature, also in Montreal, is comprised of multiple condominium buildings in a village setting.

Emerald City is one of ELAD CANADA's most significant developments.

ELAD CANADA
REAL ESTATE LTD.

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V.I.P. AGENTS' INCENTIVE PROGRAM

For Clients

Exclusive V.I.P. Agent Pricing

\$0 Assignment Fee (Reduced from \$5,000)**

Connection/Meter Charges capped at \$875

Development/Levies Charges capped at
\$5,500 1B/1B+D
\$7,500 2B/2B+D

Extended Deposit Structure, 20% Down
\$5,000 on signing, Balance of 5% in 30 days
5% in ~~90~~ days extended to 120 days,
5% in ~~150~~ days extended to 240 days,
5% in ~~360~~ days extended to 390 days
0% at Occupancy

Upgrade to laminate flooring in the Bedroom(s) at no cost

A Free TTC Metropass for One Year Included with each suite

**Brochures are available for pick up at the Sales Centre
Sheppard Avenue East, across from Fairview Mall, Toronto
Monday-Thursday, 11:00 am-6:00 pm
Saturday and Sunday, 12:00 am-5:00 pm**

**Telephone: 416-492-0001
Fax: 416-492-9375**

** Subject to Vendor's conditions for Assignments being met. Please see Sales Representative for details.

Programs and incentives are subject to change without notice. E. & O.E. Valid for sales made on or before November 2, 2013 only.



PREVIEW PRICING
EXCLUSIVE TO V.I.P. AGENTS

| SUITE NAME | LEVEL | APPROXIMATE SUITE SIZE | SUITE TYPE: | EXPOSURE | V.I.P. AGENT** PRICING FROM: |
|------------|-------|------------------------|-----------------------------------|---------------------|------------------------------|
| Palm | 2-13 | 495 square feet | 1 Bedroom | North | \$248,900 |
| Ash | 2-13 | 506 square feet | 1 Bedroom | North | \$252,900 |
| Aspen | 1-6 | 516 square feet | 1 Bedroom | East | \$259,900 |
| Cottonwood | 1-6 | 525 square feet | 1 Bedroom | East | \$259,900 |
| Hawthorn | Patio | 529 square feet | 1 Bedroom/Patio | West | \$288,900 |
| Beech | 1-6 | 534 square feet | 1 Bedroom | East | \$266,900 |
| Olive | 1 | 544 square feet | 1 Bedroom | North | \$265,900 |
| Birch | 1-6 | 564 square feet | 1 Bedroom + Den | West | \$278,900 |
| Cherry | 2-13 | 581 square feet | 1 Bedroom + Den | East | \$280,900 |
| Chestnut | Patio | 583 square feet | 1 Bedroom + Den/Patio | West | \$279,900 |
| Chestnut | 1-6 | 583 square feet | 1 Bedroom + Den | West | \$291,900 |
| Elm | 2-6 | 585 square feet | 1 Bedroom + Den | West | \$295,900 |
| Larch | Patio | 588 square feet | 1 Bedroom + Den/Patio | North-West | \$264,900 |
| Larch | 1-6 | 588 square feet | 1 Bedroom + Den | West | \$291,900 |
| Fir | 1-6 | 590 square feet | 1 Bedroom + Den | West | \$291,900 |
| Sycamore | 1-6 | 595 square feet | 1 Bedroom + Den | West | \$291,900 |
| Redwood | 1 | 596 square feet | 1 Bedroom + Den | West | \$291,900 |
| Hickory | 2-13 | 601 square feet | 1 Bedroom + Den | West | \$298,900 |
| Maple | 2-6 | 602 square feet | 1 Bedroom + Den | West | \$293,900 |
| Oak | 7-13 | 609 square feet | 1 Bedroom + Den | South | \$317,900 |
| Alder | Patio | 610 square feet | 1 Bedroom + Den/Patio | West | \$286,900 |
| Apple | Patio | 614 square feet | 1 Bedroom + Den/Patio | North | \$276,900 |
| Cypress | Patio | 614 square feet | 1 Bedroom + Den/Patio | West | \$274,900 |
| Dogwood | 3-6 | 657 square feet | 1 Bedroom + Den | South | \$311,900 |
| Holly | 1 | 709 square feet | 1 Bedroom + Den | North-West | \$334,900 |
| Pine | 2-13 | 745 square feet | 2 Bedroom/2 Bath | North-East | \$368,990 |
| Lilac | 1 | 746 square feet | 1 Bedroom + Den | North | \$349,900 |
| Cedar | 2 | 778 square feet | 2 Bedroom/2 Bath/Terrace | North-West | \$429,900 |
| Cedar | 3-13 | 778 square feet | 2 Bedroom/2 Bath | North-West | \$379,900 |
| Spruce | 3-13 | 792 square feet | 2 Bedroom/2 Bath | South-East | \$385,900 |
| Magnolia | 1 | 800 square feet | 2 Bedroom/2 Bath | North-East | \$379,900 |
| Willow | 1-6 | 817 square feet | 2 Bedroom/2 Bath | South/East/ West | \$429,900 |
| Locust | 7 | 840 square feet | 2 Bedroom + Den/2 Bath/Terrace | South-West | \$489,900 |
| Locust | 8-13 | 840 square feet | 2 Bedroom + Den/2 Bath | South-West | \$439,900 |

*(Subject to availability). Premiums apply to floors, balconies, terraces and views. Please see a Sales Representative for details.

** Valid only on sales made on or before November 2, 2013. All prices, figures and materials are preliminary and are subject to change without notice E. & O. E.

Note: All areas and stated room dimensions are approximate. Floor area measured in accordance with Tarion Bulletin #22. Actual living area may vary from floor area stated.

October 16, 2013



Suite Finishes

Ceiling heights of approximately 9 ft. throughout the suites.*
 Selection of laminate flooring in Living/Dining Room, Kitchen, Den, Media and Foyer including Foyer closet.**
 Selection of flat paneled contemporary cabinets and finishes with designer appointed quartz or granite countertops.**
 Fully-integrated appliances including refrigerator and dishwasher
 Electric cook top and built-in oven.
 Stacked full-sized washer and dryer.
 Contemporary vanity with below sink storage and a selection of finishes in the Bathroom.**

Building Features

Welcoming ground floor lobby with concierge services, an elegant sitting area and mail room.
 Spectacular Biyu amenities featuring stunning indoor pool and whirlpool, his and hers private change rooms and showers, his and hers sauna and an equipped fitness centre with cardio and weights.
 Media room complete with casual lounge seating.
 Beautifully designed party room complete with a private dining room and a common lounge with access to the outdoor terrace.
 Professionally landscaped outdoor terrace with comfortable lounge seating, a barbeque area and outdoor dining pavilion.
 Secured bike parking is available for residents.

* In areas where bulkheads or dropped ceilings are required, the ceiling height may be less than specified.
 **From Vendor's standard samples. As per plan.

| | | |
|---|--|--|
| <p>Deposit Structure 20% Total \$5,000 with signing of Agreement Balance of 5% in 30 days 5% in 90 120 days 5% in 150 240 days 5% in 360 390 days \$0 on Occupancy</p> <p>Taxes Estimated at approximately 1 % of purchase price</p> <p>Occupancy Commencing June 16, 2016</p> | <p>International Deposit Structure 35% total \$5,000 with signing of Agreement Balance of 5% in 30 days 5% in 90 days 10% in 270 days 10% in 540 days 5% on Occupancy</p> | <p>Maintenance \$0.55 per square foot Hydro metered separately Parking Maintenance fee - \$45.95/month Locker Maintenance - \$15.95/month</p> <p>Parking \$30,000 per parking space (Parking is available for all suites)</p> <p>Locker \$2900 per locker</p> <p>All prices quoted include HST</p> |
|---|--|--|

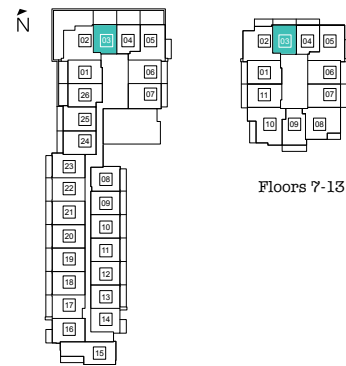
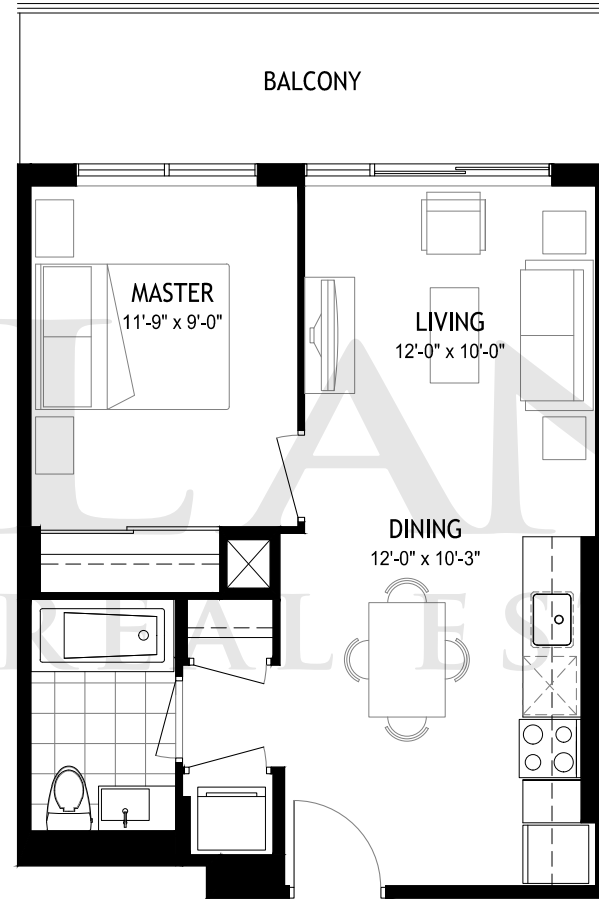
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*** Ash ***

ONE BEDROOM

Interior 506 sq.ft. / Exterior 104 sq.ft. / Total 610 sq.ft.



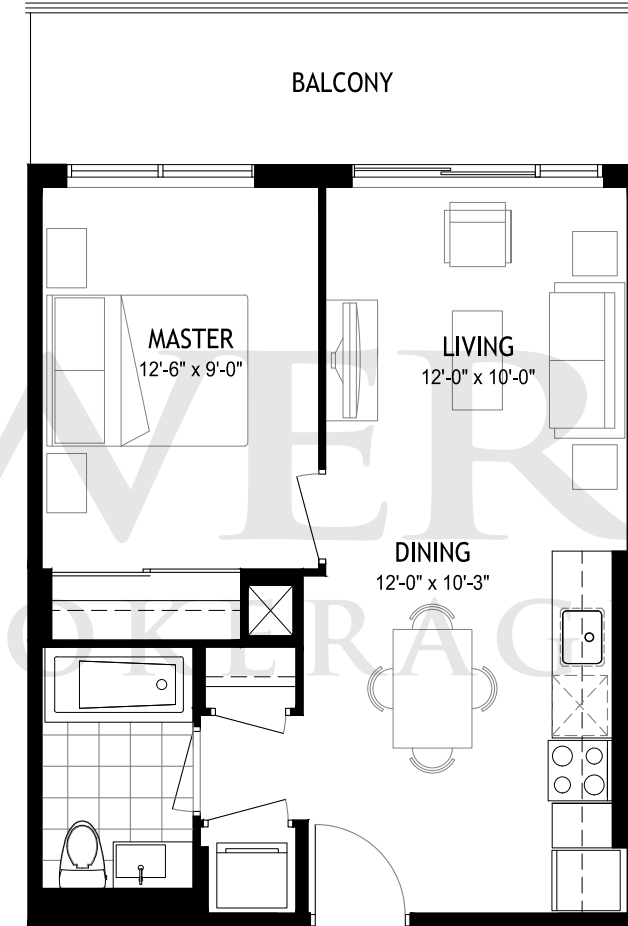
Floor 3-6

Floors 7-13

*** Aspen ***

ONE BEDROOM

Interior 516 sq.ft. / Exterior 102 sq.ft. / Total 618 sq.ft.



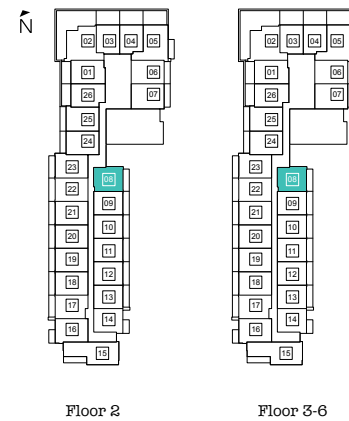
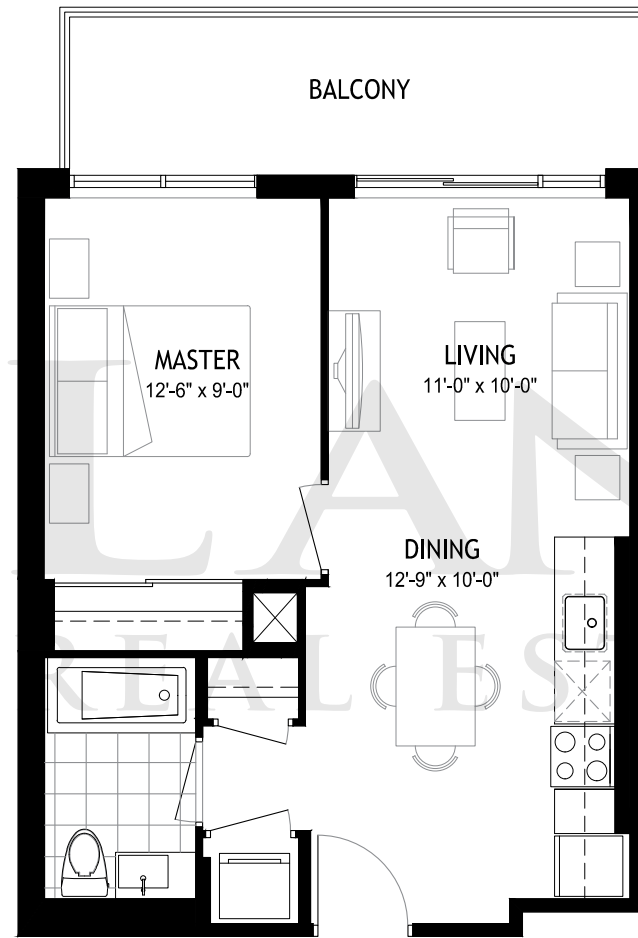
Floor 2

Floor 3-6

*** Beech***

ONE BEDROOM

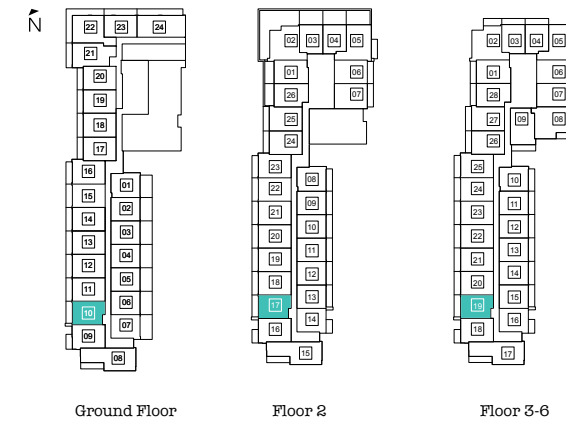
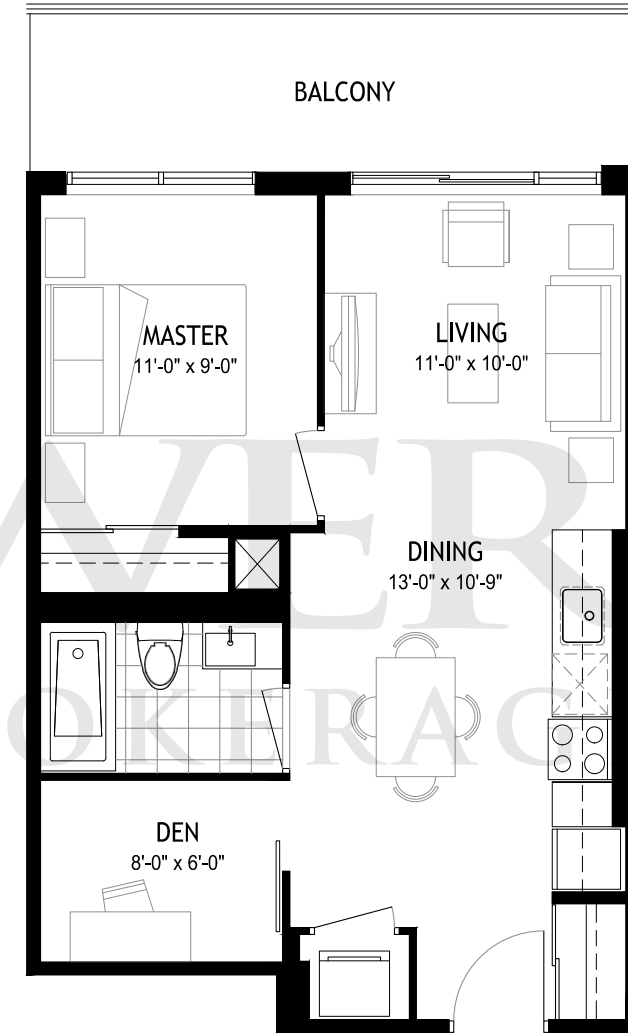
Interior 534 sq.ft. / Exterior 94 sq.ft. / Total 628 sq.ft.



*** Birch***

ONE BEDROOM + DEN

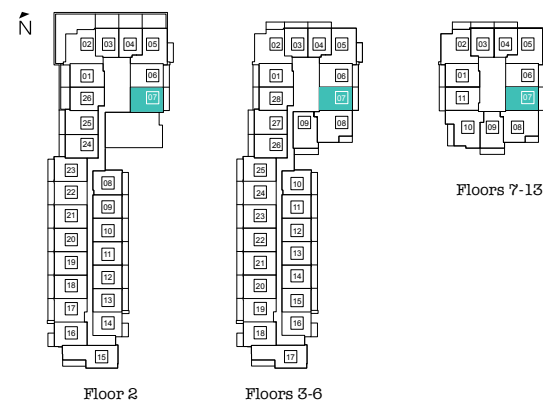
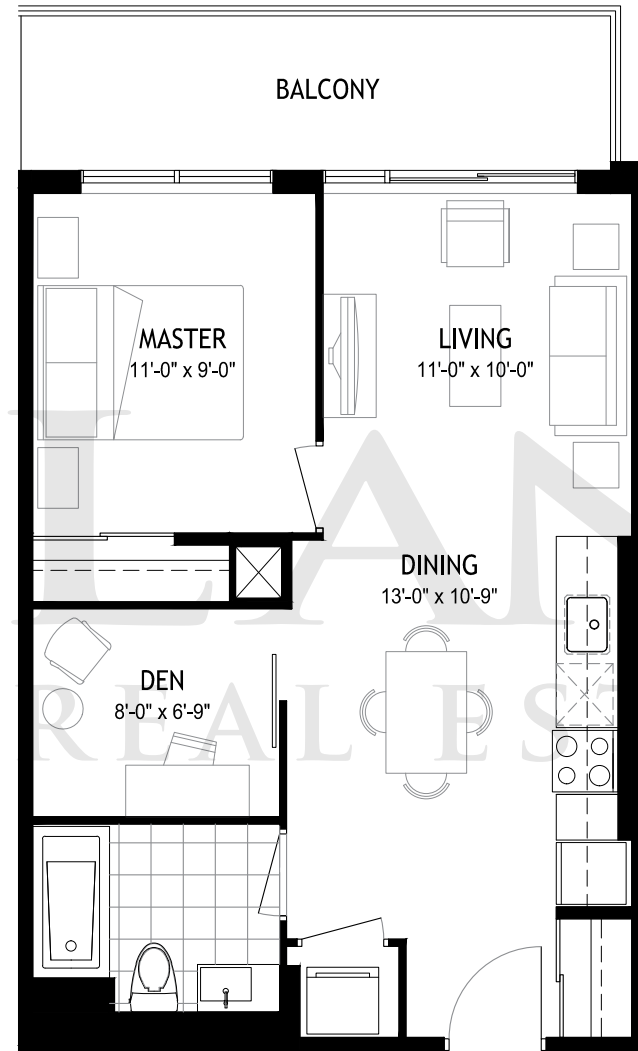
Interior 564 sq.ft. / Exterior 94 sq.ft. / Total 658 sq.ft.



*** Cherry ***

ONE BEDROOM + DEN

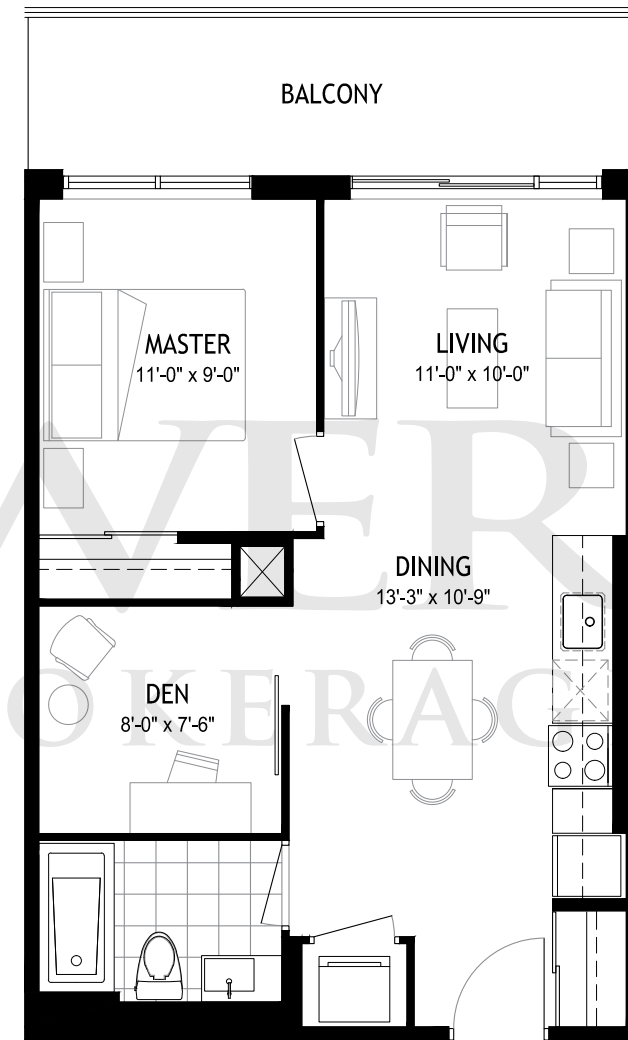
Interior 581 sq.ft. / Exterior 94 sq.ft. / Total 675 sq.ft.



*** Chesnut ***

ONE BEDROOM + DEN

Interior 583 sq.ft. / Exterior 101 sq.ft. / Total 684 sq.ft.



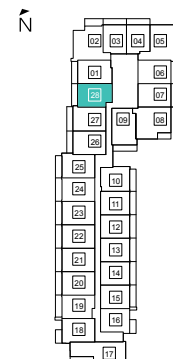
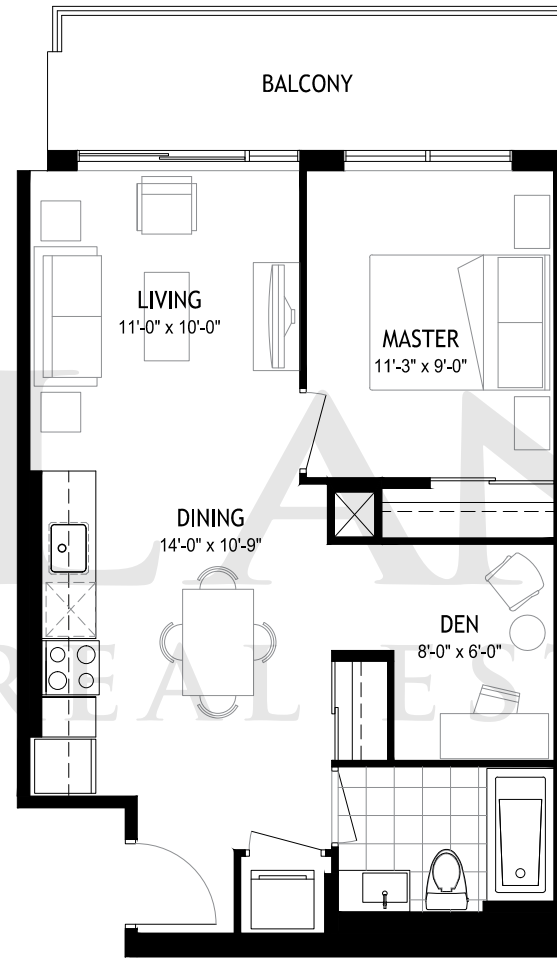
All areas and room dimensions are approximate. Floor area measured in accordance with Tarion Warranty Corporation bulletin #22. Actual living areas will vary from floor area stated. Window sizes may vary slightly. The purchaser acknowledges that the actual unit purchased may be a reverse layout to the plan shown. Illustration is artist concept E.&O.E.

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*** Elm ***

ONE BEDROOM + DEN

Interior 585 sq.ft. / Exterior 90 sq.ft. / Total 675 sq.ft.

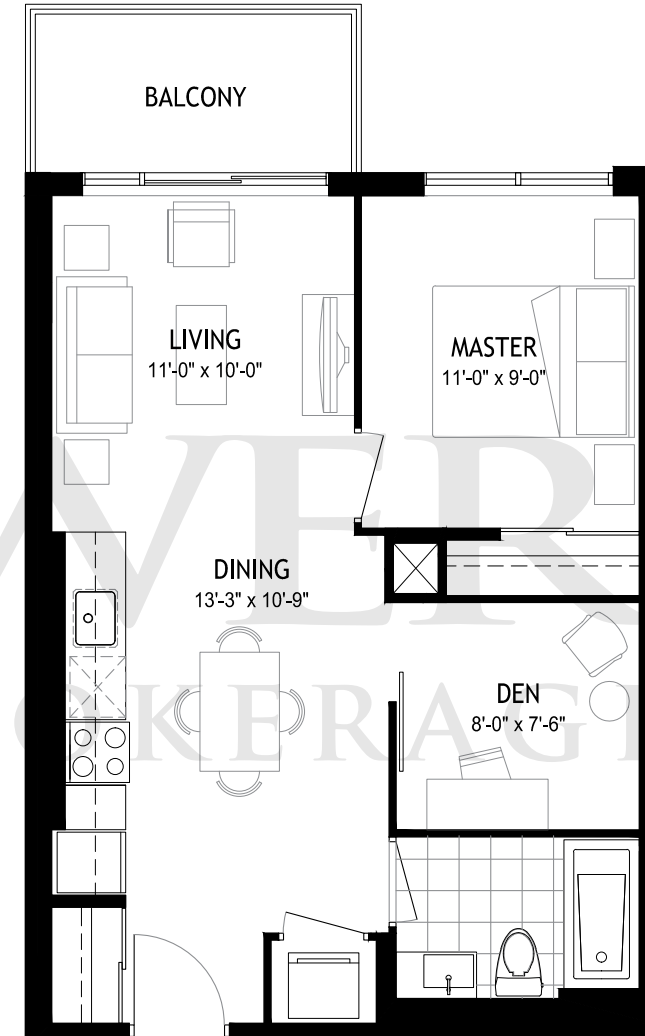


Floors 3-6

*** Fir ***

ONE BEDROOM + DEN

Interior 590 sq.ft. / Exterior 57 sq.ft. / Total 647 sq.ft.



Ground Floor

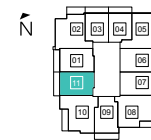
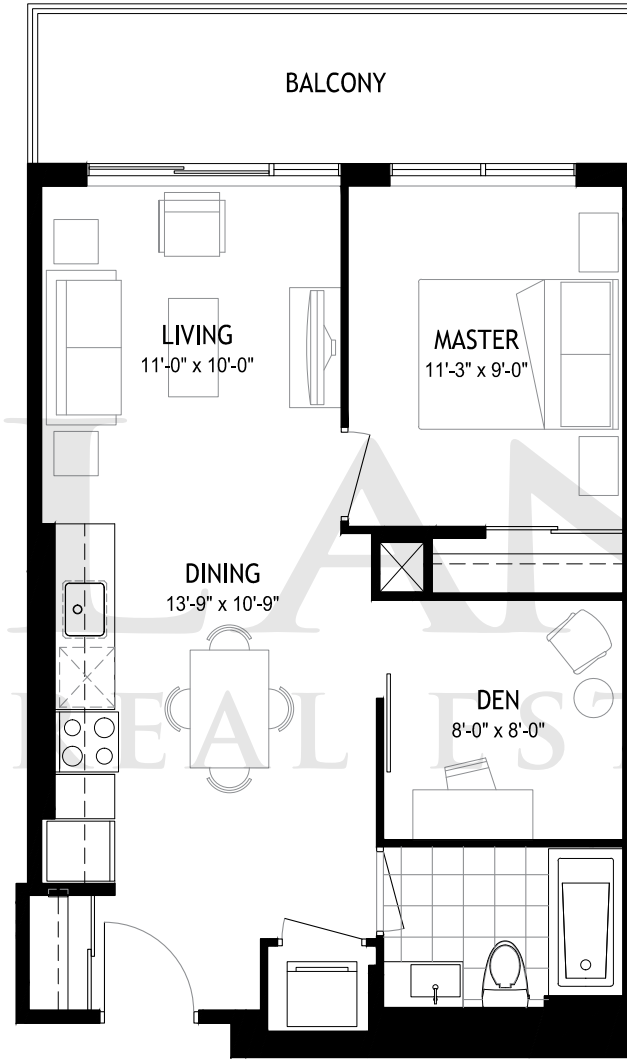
Floor 2

Floor 3-6

*** Hickory ***

ONE BEDROOM + DEN

Interior 601 sq.ft. / Exterior 100 sq.ft. / Total 701 sq.ft.

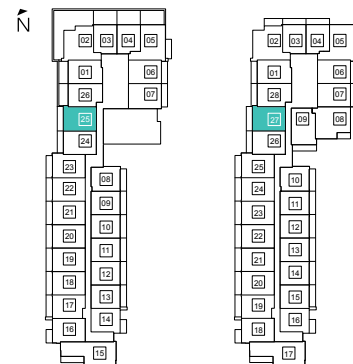
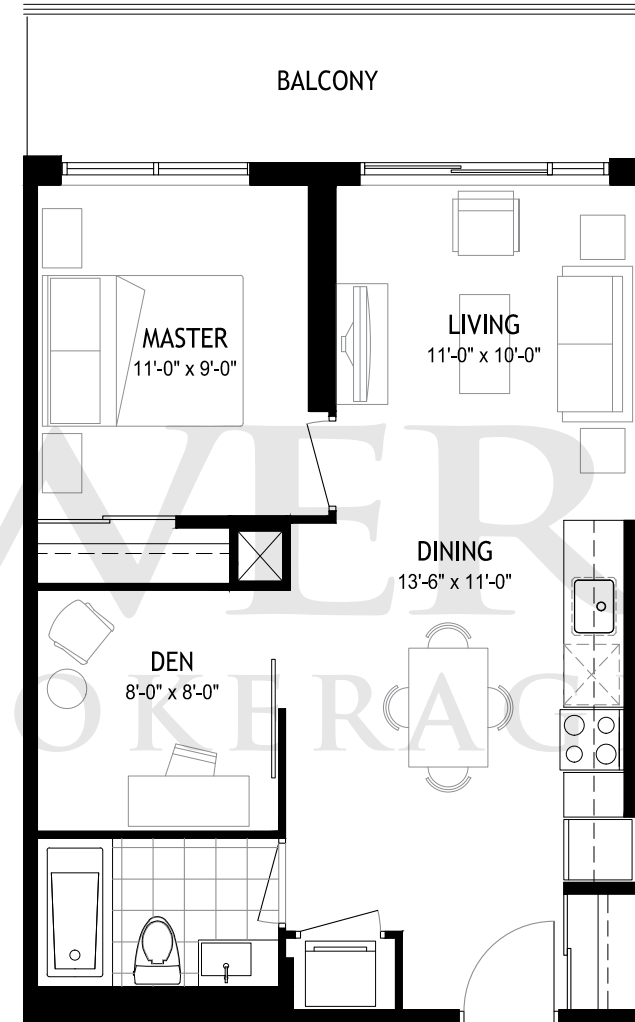


Floors 7-13

*** Maple ***

ONE BEDROOM + DEN

Interior 602 sq.ft. / Exterior 94 sq.ft. / Total 696 sq.ft.



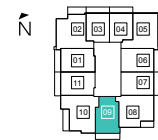
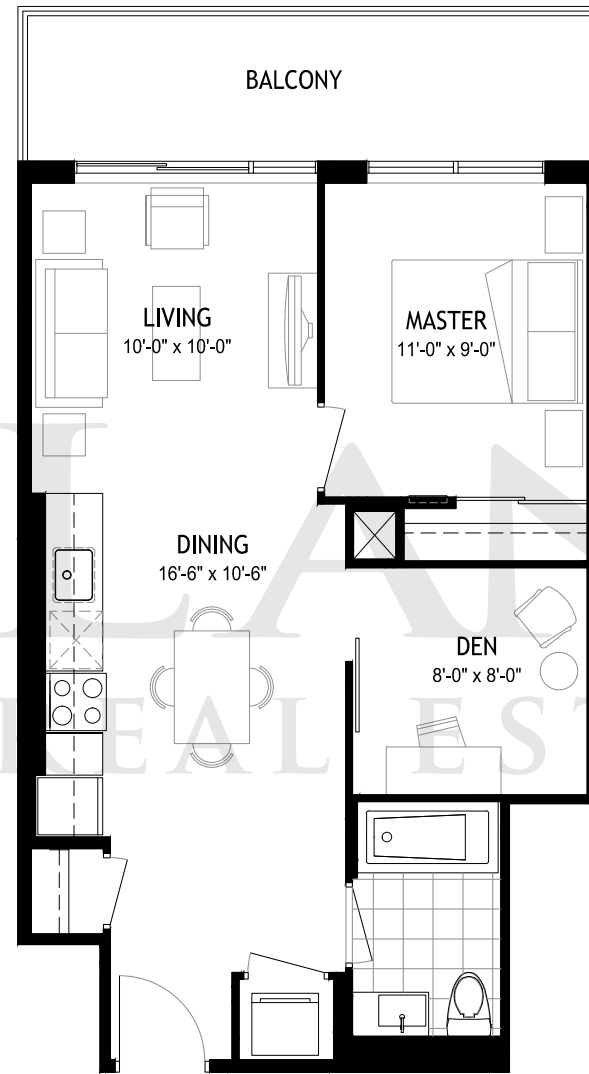
Floor 2

Floors 3-6

Oak

ONE BEDROOM + DEN

Interior 609 sq.ft. / Exterior 104 sq.ft. / Total 713 sq.ft.

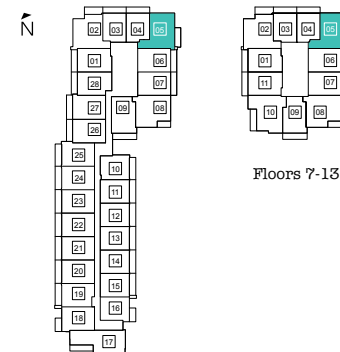


Floors 7-13

Pine

ONE BEDROOM + DEN

Interior 745 sq.ft. / Exterior 80 sq.ft. / Total 825 sq.ft.



Floor 3-6

Floors 7-13

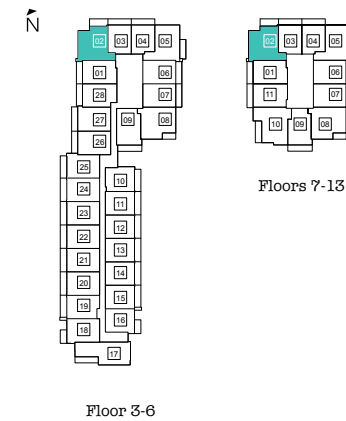
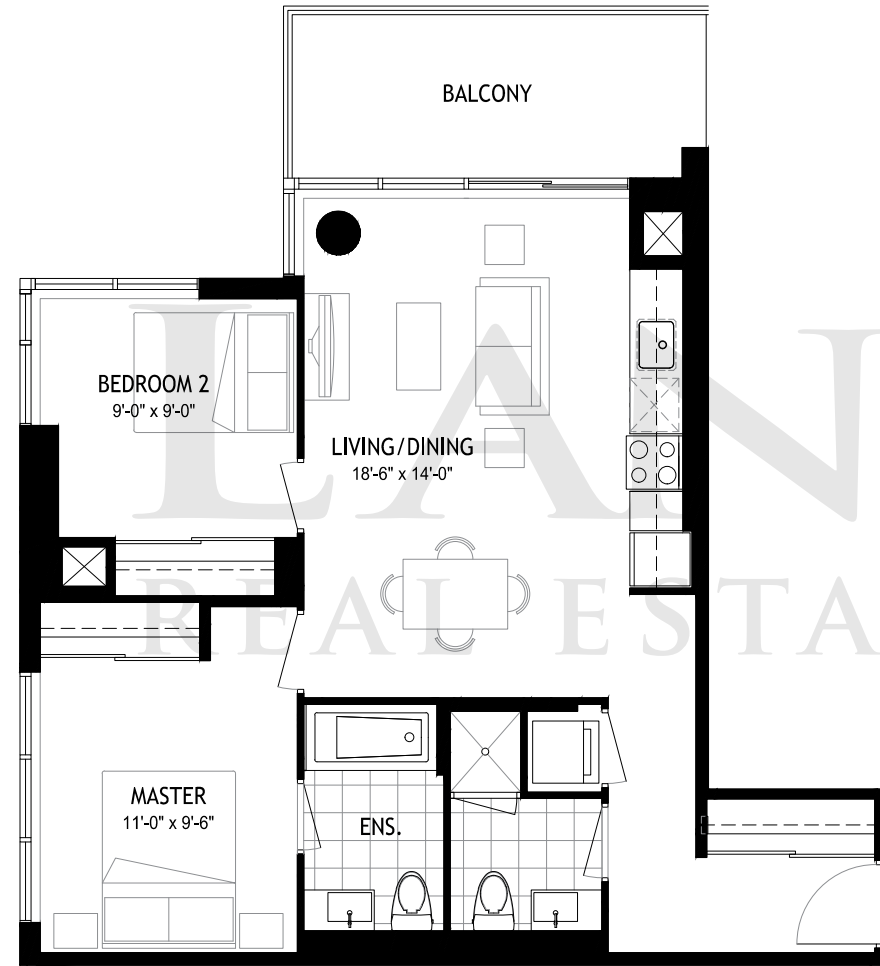
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*** Cedar ***

TWO BEDROOM

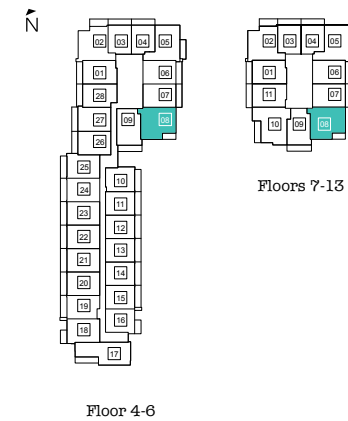
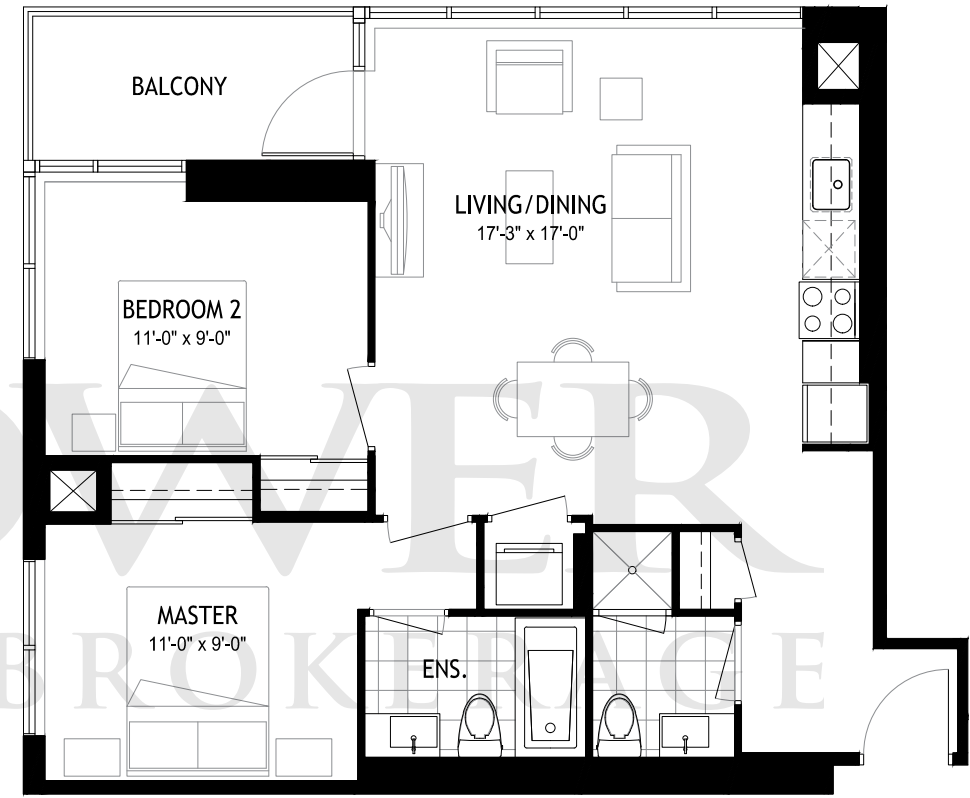
Interior 778 sq.ft. / Exterior 90 sq.ft. / Total 877 sq.ft.



*** Spruce ***

TWO BEDROOM

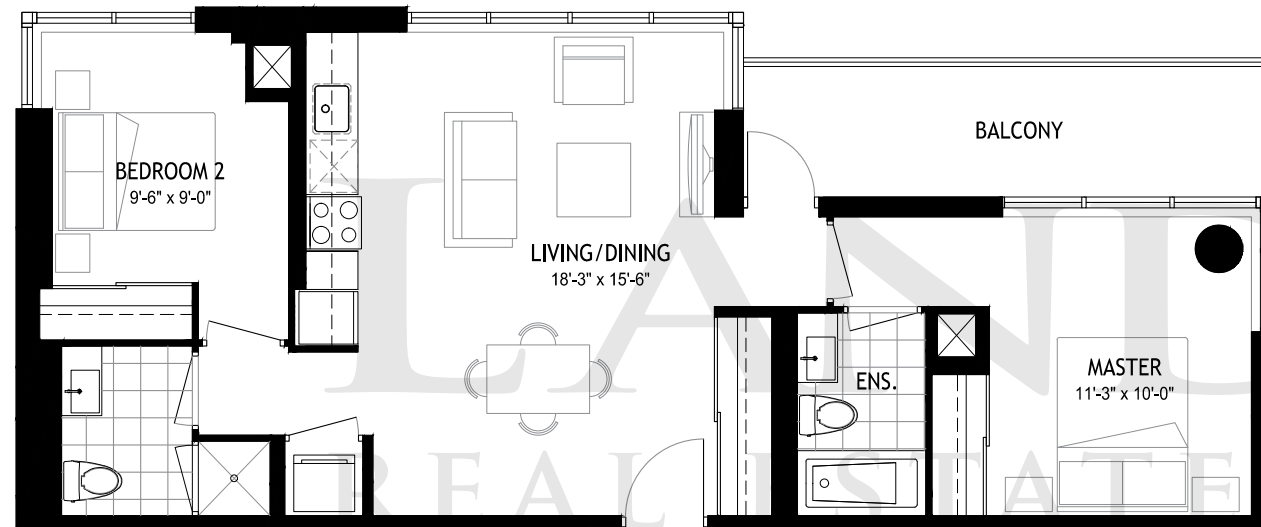
Interior 792 sq.ft. / Exterior 57 sq.ft. / Total 849 sq.ft.



*** Willow***

TWO BEDROOM

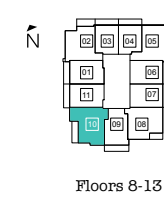
Interior 817 sq.ft. / Exterior 100 sq.ft. / Total 917 sq.ft.



*** Locust***

TWO BEDROOM + DEN

Interior 840 sq.ft. / Exterior 95 sq.ft. / Total 935 sq.ft.



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WORKSHEET

FAX: 416-492-9375 EMAIL: biyucondos@bakersales.info

OFFICE USE ONLY

| | |
|-----------------------------------|-------------------------------|
| Date Received: _____ | BASE PURCHASE PRICE \$ _____ |
| Baker Sales Representative: _____ | PARKING COST \$ _____ |
| SUITE: _____ (the Unit) | LOCKER COST \$ _____ |
| MODEL: _____ | TOTAL PURCHASE PRICE \$ _____ |

PLEASE FILL OUT THE FOLLOWING

| | MODEL | FLOOR |
|-----------|-------|-------|
| CHOICE #1 | | |
| CHOICE #2 | | |
| CHOICE #3 | | |
| CHOICE #4 | | |
| CHOICE #5 | | |

No. of Parking Spots to Purchase at \$30,000 _____

No. of Lockers to Purchase at \$2,900 _____

PURCHASER INFORMATION : PLEASE ENCLOSE CLEAR COPY OF PURCHASER IDENTIFICATION

| PURCHASER 1 | | PURCHASER 2 | |
|--------------------|-----------|--------------------|-----------|
| First Name: | | First Name: | |
| Last Name: | | Last Name: | |
| Address: | | Address: | |
| Suite # | | Suite # | |
| City: | Province: | City | Province: |
| Postal Code: | | Postal Code: | |
| Main Phone: | | Main Phone: | |
| Alternate Phone: | | Alternate Phone: | |
| Date of Birth: | | Date of Birth: | |
| S.I.N. # | | S.I.N. # | |
| Driver's Licence # | | Driver's Licence # | |
| Expiry Date: | | Expiry Date: | |
| Email: | | Email: | |

PURCHASER PROFILE: (TO BE COMPLETED BY AGENT)

| | |
|-----------------------------------|----------------------------|
| Did you register through the Web? | How did you hear about us? |
| Profession: | Marital Status: |
| How many dependents? | Ages? |
| End User or Investor | |

Co-operating Broker: Please enclose Agent's business card.

Name: _____

Brokerage: _____

Address: _____

Mobile: _____

Office: _____

Fax: _____

Email: _____



LANDPOWER

REAL ESTATE LTD. BROKERAGE



ELADCANADA

→ Biyucondos.com 416.492.0001

