

THE PRISMA CLUB

A Party Lounge & Kitchen

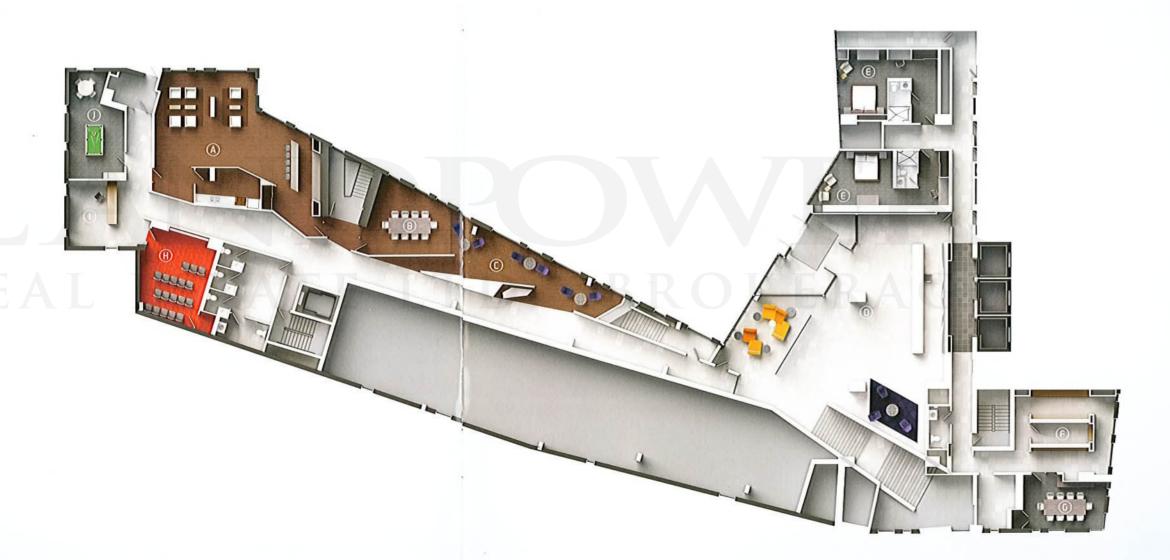
B Multi-Function Meeting Room

C Open Lounge

D Lobby

E Guest Suites

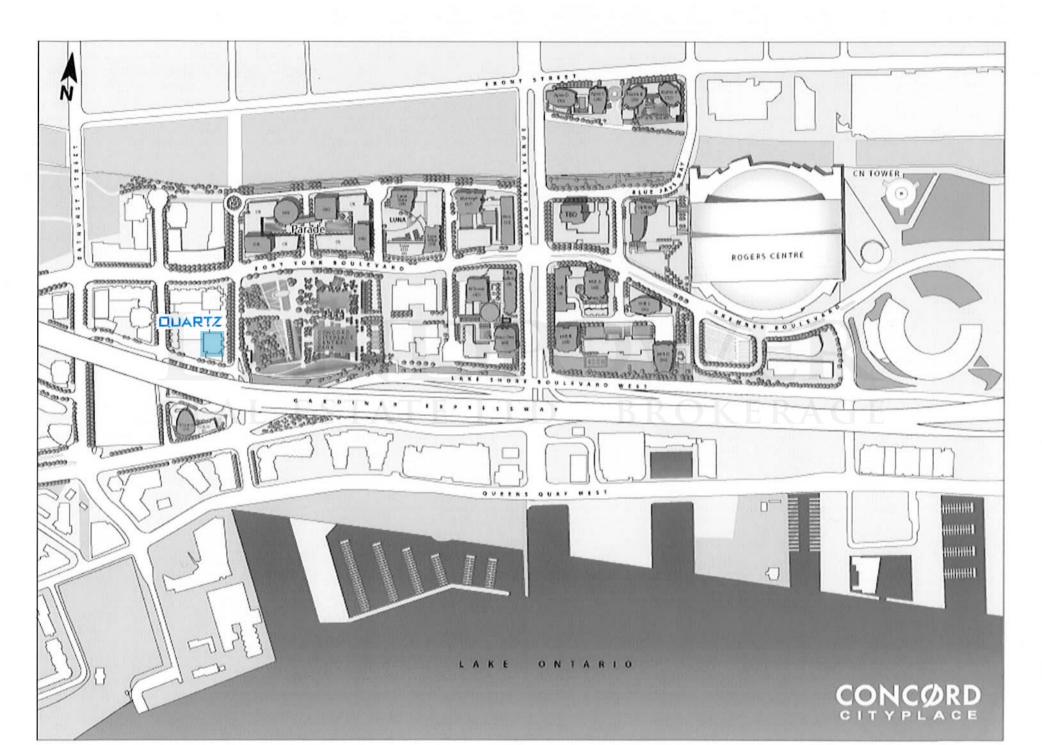
F Mallroom
G Meeting Room
H Screening Room
I The Prisma Club Reception
J Billiards & Cards



# THE PRISMA CLUB A Gymnasium B Massage Lounge C Weight Room D Outdoor Tai Chi Deck E Yoga Studio F Cardio Room

# **©**

THE PRISMA CLUB
A Outdoor Hot Tub
B Indoor Pool
C Poolside Lounge
D His Change Room
E Her Change Room





### Phase 2

LAUNCH AND SELLING OPPORTUNITY

## Your "VIP Exclusive" ONE DAY ONLY!

May 3RD, 2011

1) Exclusive Preview Pricing;

2) \$3,000 CASH FOR BACHELOR UNITS

<u>OR</u>

\$5,000 CASH FOR 1 BED/1 BED + DEN UNITS

OR

\$10,000 CASH FOR 2 BED + UNITS

(To be applied as a reduction off the purchase price)



<sup>\*</sup> Valid on sales made on May 3rd, 2011. Net of HST.

<sup>\*\*</sup> Eligible on confirmation of sale and clearing of initial deposit.



### PHASE 2

### EXCLUSIVE VIP BROKER SALES EVENT - F. A. Q. May 3rd, 2011

Allocation of Suites: Builder allocated. VIP agents are required to submit a completed Suite Reservation Form

directly to 416.813.0600. Deadline for submission is <u>Thursday April 28<sup>th</sup> at 12:00 pm (noon)</u>. Maximum 2 suites for per VIP agent. Vendor will determine the successful unit choice and allocations. Notification of allocated units will be provided on <u>Friday April 29<sup>th</sup></u>

after 12:00 pm (noon). Allocated units will held until 2:00 pm on May 3rd, 2011.

**Power of Attorney:** Agents are allowed to purchase on behalf of clients via Power of Attorney (P.O.A.). Must

use specified valid P.O.A. form and must present photocopy of Purchaser ID. P.O.A. must

provide valid ID as well.

**Deposit Schedule:** 5% upon signing of Agreement of Purchase and Sale ("APS");

5% 120 days after Date of Agreement, via post-dated cheque; 5% 210 days after Date of Agreement, via post-dated cheque; 5% 300 days after Date of Agreement, via post-dated cheque;

5% on Interim Closing.

**Proof of Identity:** Every named purchaser on the agreement must have a valid photo I.D. and S.I.N. number

(if applicable). If the purchasing is done via P.O.A., a photocopy of these two pieces of

information must be presented.

**Purchaser:** The named purchaser(s) must include one natural person. If a corporation needs to be

added, or if the purchaser wishes to hold the investment under a holding company, names must be entered as one natural person and the corporation or holding company (joint names); direct title to the corporation or holding company can be done upon final closing.

Purchaser's occupation must also be supplied.

**Assignment\*:** The named purchaser(s) will be allowed to assign the suite starting from the Interim

Occupancy Date up to 3 weeks before Final Closing of the unit, however, the purchaser is

not allowed to advertise the suite for sale on MLS or any other public medium.

No change of Brokerage within the 10-day cooling period. No advertising of this exclusive

VIP release is allowed.

**Locker:** \$5,000

**Parking:** \$38,000 (available for units greater than 600 sq.ft.)

**HST:** Included in pricing



<sup>\*</sup> Applicable only for sales made from May 3rd, 2011.



Deposit Requirement: 5% - upon execution of agreement of purchase and sale

5% - in 120 days 5% - in 210 days 5% - in 300 days

5% - on Interim Closing

Maintenance Fees: Estimated at \$0.51 per square foot, plus Electricity

Occupancy Date: June 18<sup>th</sup>, 2014

Taxes: Estimated at 1.00% of the purchase price

Parking: \$38,000 (for units greater than 600 sq.ft.)

Locker: \$5,000

HST: Included in pricing

All information is subject to change without prior notice. E&OE.



Effective: 04.05.2011

<sup>\*</sup> Some restrictions apply. See Sales Representative for more info.



### **Amenities**

Weight Room and Fitness Studio

Yoga Studio

**Swimming Pool** 

**Hot Tub** 

Poolside Lounge

Men's & Women's Change Rooms

Gymnasium

Outdoor Tai Chi Deck

Spinning Room

Massage Lounge

**Private Dining Party Room** 

Theatre

Pet Spa

**Billiards & Games Room** 





		Standard Finishes					
	Cabinetry	Thermofoil finish					
	Under-Cabinet Lighting	Yes					
	Countertop	Engineered stone					
	Backsplash	Tile backsplash					
	Sink	Stainless steel					
Kitchen	Faucet	Designer faucet					
	Appliances	<ul> <li>Premium Stainless steel finish refrigerator</li> <li>Premium Stainless steel finish slide-in electric range with smooth cook top</li> <li>Premium Stainless steel finish combined micro/hood fan</li> <li>Premium Stainless steel finish dishwasher</li> <li>Stacked washer/dryer</li> </ul>					
	Sink	Solid surface countertop with integral sink					
	Cabinetry	Thermofoil finish					
	Wall Tiles	Porcelain or ceramic					
Bathroom	Floor Tiles	Porcelain or ceramic					
	Toilet	Low-flush					
RE	Shower stall (where applicable)	With Designer Faucet and Shower Head with Wall Tile and Glass Door (in certain suites)					
	Bathtub	With Designer Faucet and Shower Head					
	Flooring	Laminate wood flooring throughout entry, corridor, kitchen, dining, den (in certain suites) and living areas  In principal rooms  Controlled Heating and Cooling  Smoke and Heat detectors.					
In-Suite	TV/Telephone						
Features	Thermostat						
	Safety						
	Bedrooms	Moveable glazed partition panels (in certain suites)					
Bedroom	Flooring	Carpet					

		Premium Trim Package (\$5,650 for 1B/1B+; \$9,600 for 2B+)				
Kitchen	Cabinetry	Frosted mirror trim around cabinetry				
Bathroom	Wall Tiles	Frosted mirror in place of wall tiles				

		White Appliances Package (\$3,000 credit)			
Kitchen	Appliances	<ul> <li>White refrigerator</li> <li>White electric range</li> <li>White combined micro/hood fan</li> <li>White dishwasher</li> <li>Stacked washer/dryer</li> </ul>			



### Price Reference Sheet

Exposure	Suite Type	Range of Size (sq.ft.)	Priced From	One Day Cash Incentive* (\$3,000 – Bach) (\$5,000 – 1B/1B+) (\$10,000 – 2B/2B+)	With White Appliances Package (\$3,000 savings)	
NE	2B	838 sq.ft.	\$420,800	\$410,800	\$407,800	
NW 2B 698 sq.ft.		\$360,100	\$350,100	\$347,100		
W	Bach	443 sq.ft.	\$241,000	\$238,000	\$235,000	
SW	1B	590 sq.ft.	\$302,300	\$297,300	\$294,300	
SE	1B+D	683 sq.ft.	\$346,300	\$341,300	\$338,300	
E	E 1B+S 600		\$314,200	\$309,200	\$306,200	



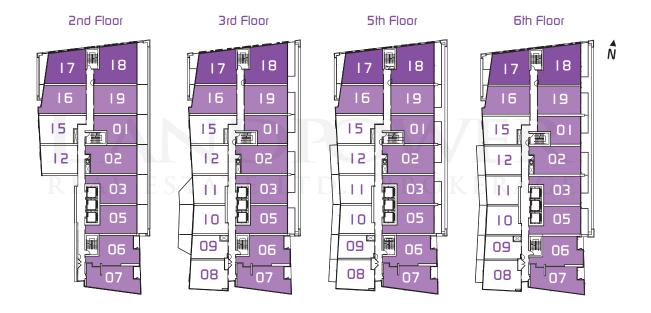
	PLEASE COMPLETE FULLY.  BROKERAGE NAME: PHONE:										
BR	OKERA	GE ADDRESS	:								
AC	AGENT NAME: CELL PHONE NUMBER:										
AC	AGENT EMAIL: AGENT FAX NUMBER:										
go	vernme	•	•	as you will be co m at time of purc			•	•			
<u>Pu</u>	<u>ırchase</u>	er #1:									
Na	ime in F	ull									
Address in Full					Home #			Cell #		Bus#	
En	nail Add	ress				Occ	cupation				
<u>P</u> u	ırchase	<u>er #2</u> :									
Na	ime in F	ull									
Address in Full H					Но	Home # Cell #		В	Bus#		
En	nail Add	ress				Occ	cupation				
	Choice	Unit Number	Floor	Suite Type (Bach/1B/1B+D/ 1B+S/2B/2B+D/3 B/3B+S)	Office Use		Choice	Unit Number	Floor	Suite Type (Bach/1B/1B+D /1B+S/2B/2B+D /3B/3B+S)	Office Use
<b>†1</b>	1					12	1				
Purchaser #1	2					Purchaser #2	2				
Pui	3					Pui	3				

Your completed Suite Allocation Request Form must be <u>faxed to 416.813.0600</u> by: Thursday APRIL 28<sup>TH</sup>, 2011 – 12:00 PM (NOON).

# PANER BROKERAGE

## PODIUM SUITES





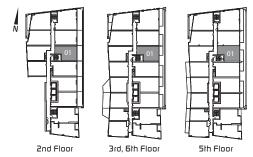
Two Bedroom / Three Bedroom
One Bedroom + Den / Study
One Bedroom / Bachelor

SUITE OI ONE BEDROOM + STUDY

SUITE 600 s.F. BALCONY 155 s.F. TOTAL 755 s.F.

2nd Floor

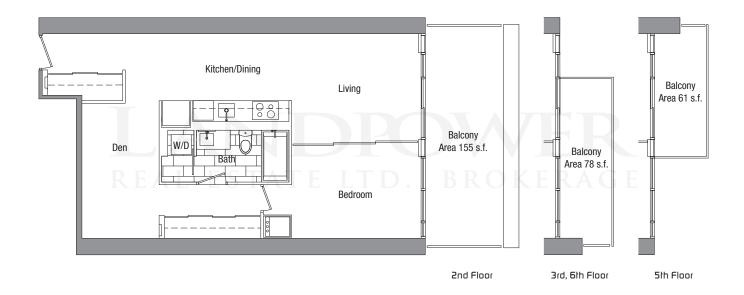


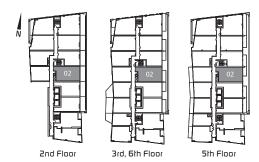


3rd, 6th Floor / BALCONY 61 S.F. / TOTAL 661 S.F. 5th Floor / BALCONY 78 S.F. / TOTAL 678 S.F.



SUITE 767 S.F.
BALCONY 155 S.F.
TOTAL 922 S.F.
2nd Floor



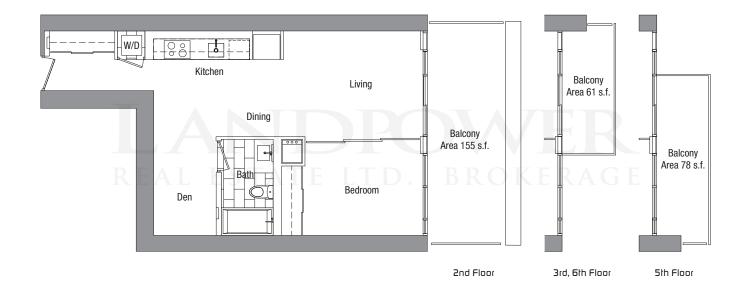


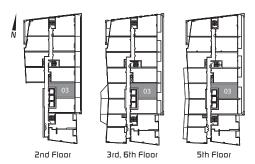
3rd, 6th Floor / BALCONY 78 S.F. / TOTAL 845 S.F. 5th Floor / BALCONY 61 S.F. / TOTAL 828 S.F.



BALCONY 155 S.F. TOTAL 843 S.F.

2nd Floor



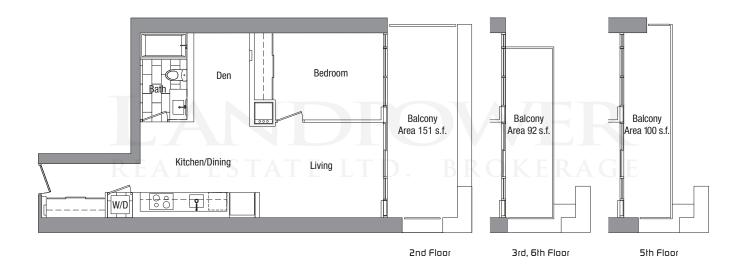


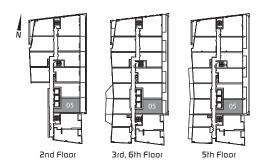
3rd, 6th Floor / BALCONY 61 S.F. / TOTAL 749 S.F. 5th Floor / BALCONY 78 S.F. / TOTAL 766 S.F.

SUITE 05 ONE BEDROOM + DEN

SUITE 695 S.F. BALCONY 151 S.F. TOTAL 846 S.F.

2nd Floor

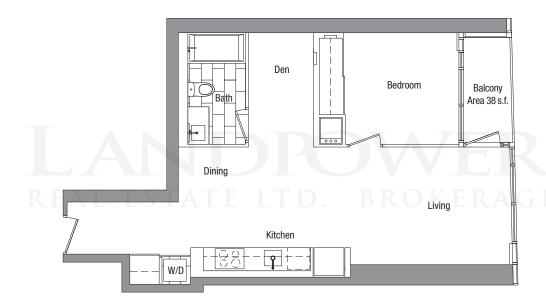




3rd, 6th Floor / BALCONY 92 S.F. / TOTAL 787 S.F. 5th Floor / BALCONY 100 S.F. / TOTAL 795 S.F.

### SUITE 05 ONE BEDROOM + DEN

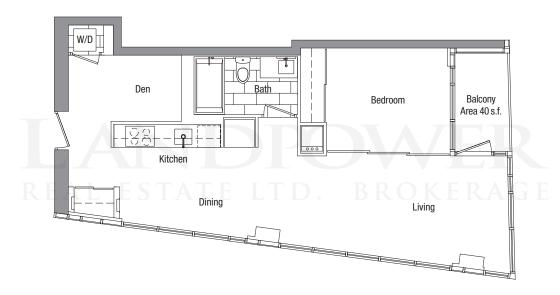
SUITE 700 S.F. BALCONY 38 S.F. TOTAL 738 S.F.





### SUITE 07 ONE BEDROOM + DEN

SUITE 683 S.F. BALCONY 40 S.F. TOTAL 723 S.F.



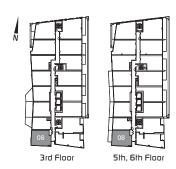


### SUITE 08 ONE BEDROOM

SUITE 590 s.f. TOTAL 590 s.f.

3rd Floor



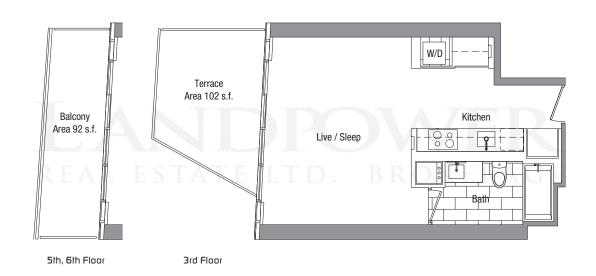


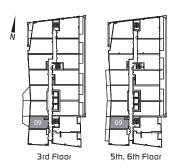
5th, 6th Floor / BALCONY 83 S.F. / TOTAL 673 S.F.

### SUITE 09 BACHELOR

SUITE 443 S.F. TERRACE 102 S.F. TOTAL 545 S.F.

3rd Floor





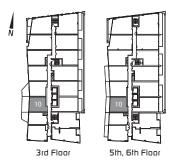
5th, 6th Floor / BALCONY 92 S.F. / TOTAL 535 S.F.

### SUITE 10 ONE BEDROOM

SUITE 540 S.F. TERRACE 210 S.F. TOTAL 750 S.F.

3rd Floor



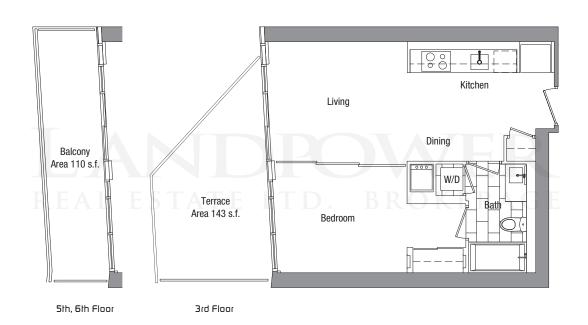


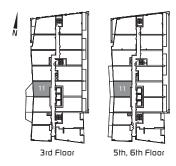
5th, 6th Floor / BALCONY 110 S.F. / TOTAL 650 S.F.

### SUITE II ONE BEDROOM

SUITE 535 S.F. TERRACE 143 S.F. TOTAL 678 S.F.

3rd Floor



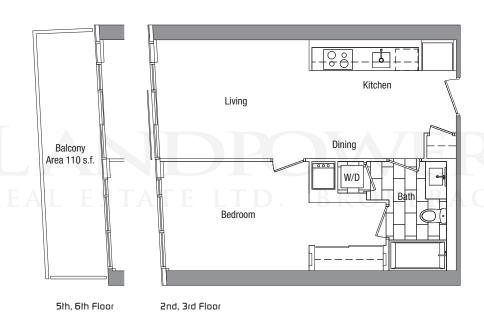


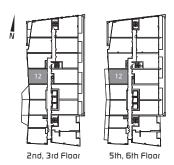
5th, 6th Floor / BALCONY 110 S.F. / TOTAL 645 S.F.

### SUITE 12 ONE BEDROOM

SUITE 572 S.F. TOTAL 572 S.F.

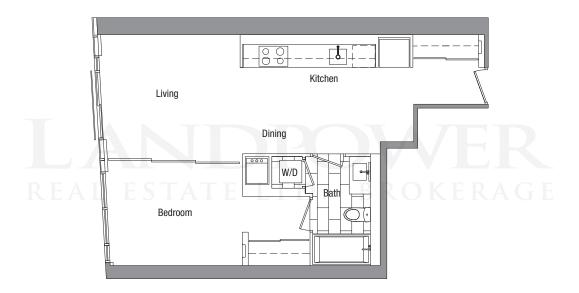
2nd, 3rd Floor





5th, 6th Floor / BALCONY 110 S.F. / TOTAL 682 S.F.

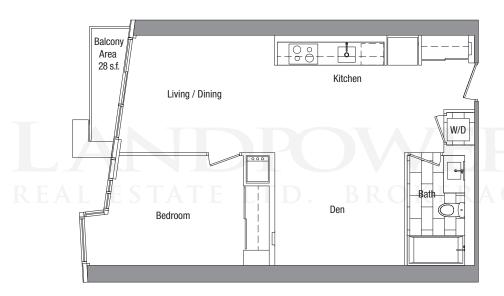
### SUITE 15 ONE BEDROOM SUITE 613 S.F. TOTAL 613 S.F.





### SUITE 15 ONE BEDROOM + DEN

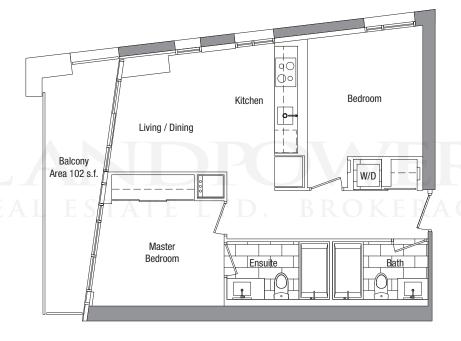
SUITE 698 S.F. BALCONY 28 S.F. TOTAL 726 S.F.





### SUITE 17 TWO BEDROOM

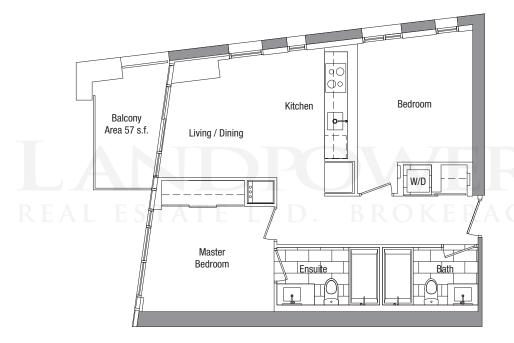
SUITE 698 S.F. BALCONY 102 S.F. TOTAL 800 S.F.

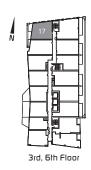




### SUITE 17 TWO BEDROOM

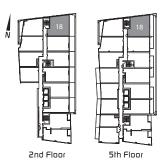
SUITE 698 S.F. BALCONY 57 S.F. TOTAL 755 S.F.





# SUITE 18 TWO BEDROOM SUITE 838 S.F. BALCONY 218 S.F. TOTAL 1056 S.F. 2nd Floor





5th Floor / BALCONY 147 S.F. / TOTAL 985 S.F.

The developer reserves the right to make minor revisions to interior wall locations and exterior window system. All materials and drawings are approximate. Information is subject to change without notice. Actual square footage may vary from the stated floorplan. E. & O. E.

### SUITE 18 TWO BEDROOM

**SUITE 838 S.F.** BALCONY 117 S.F. TOTAL 955 S.F.

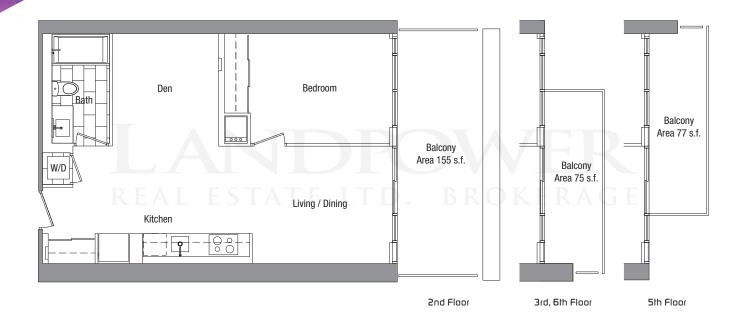


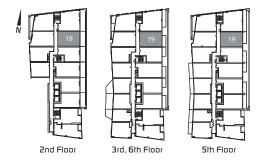


SUITE 19 ONE BEDROOM + DEN

SUITE 673 S.F. BALCONY 155 S.F. TOTAL 828 S.F.

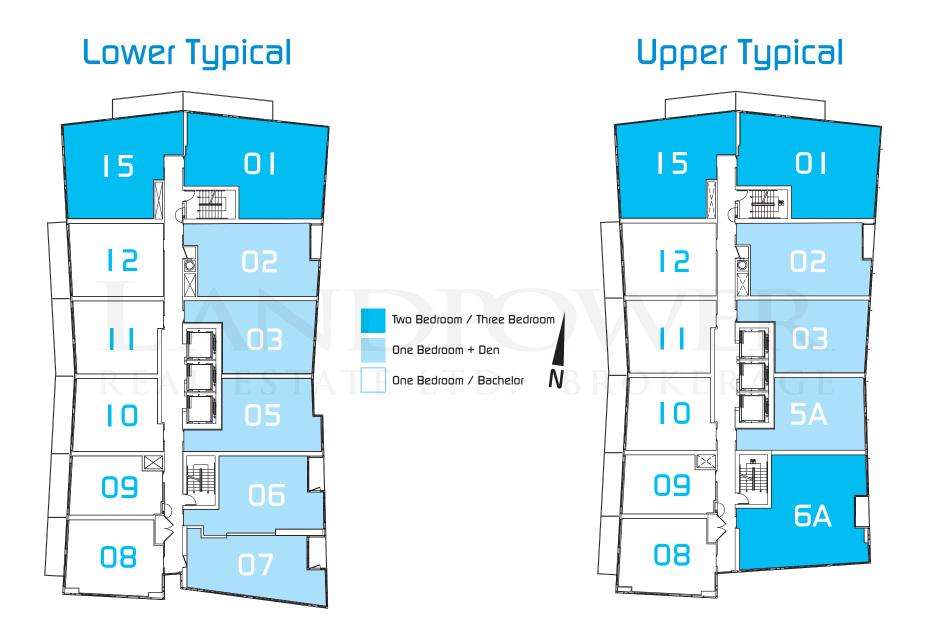
2nd Floor





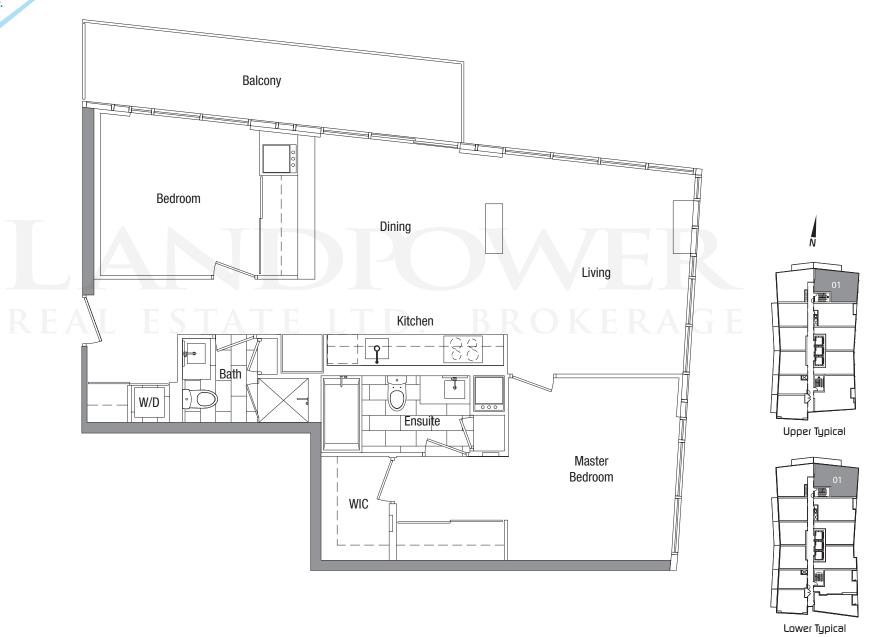
3rd, 6th Floor / BALCONY 75 S.F. / TOTAL 748 S.F. 5th Floor / BALCONY 77 S.F. / TOTAL 750 S.F.





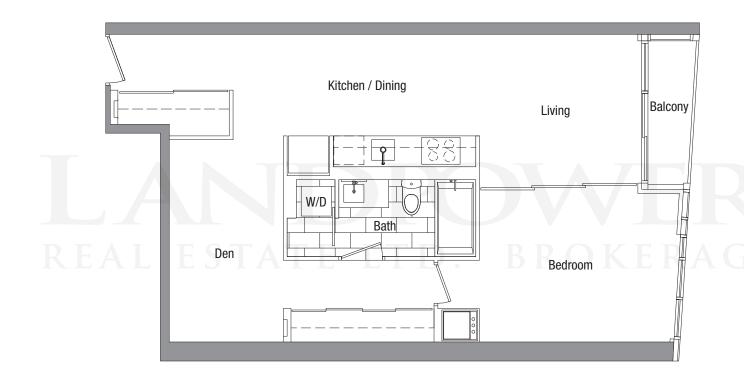
## SUITE O I TWO BEDROOM

SUITE 1008 S.F. BALCONY 130 S.F. TOTAL 1138 S.F.



## SUITE 02 ONE BEDROOM + DEN

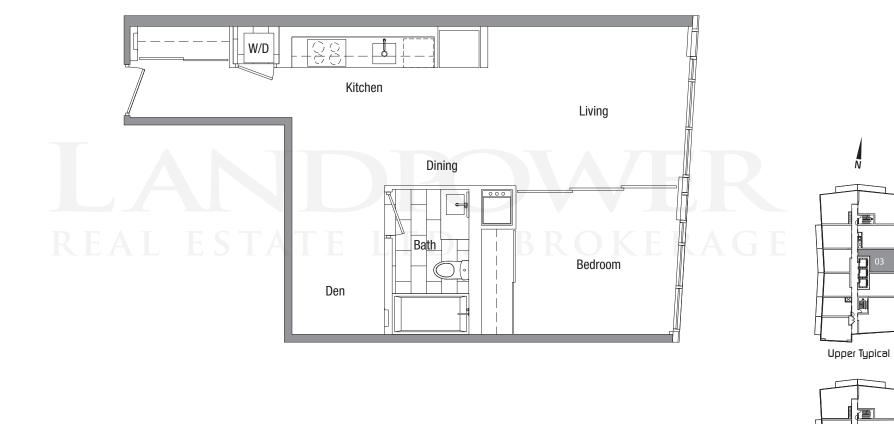
SUITE 748 S.F. BALCONY 28 S.F. TOTAL 776 S.F.





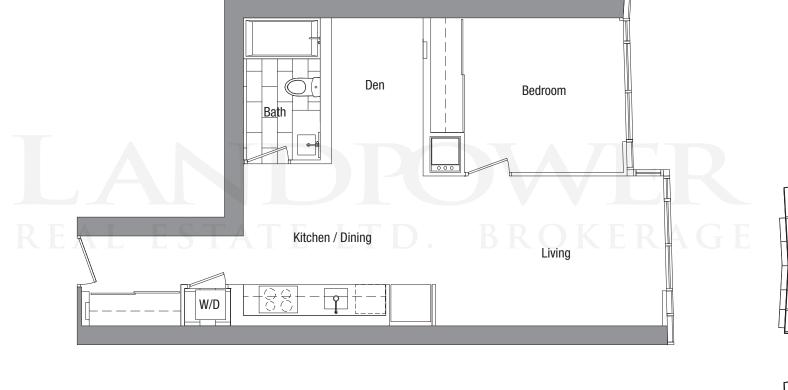
## SUITE 03 ONE BEDROOM + DEN

SUITE 676 S.F. TOTAL 676 S.F.



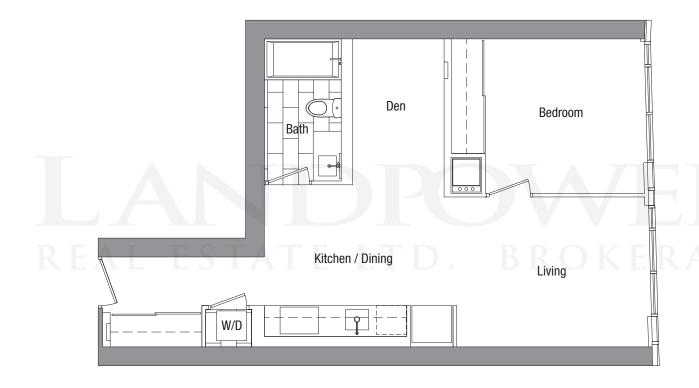
## SUITE 05 ONE BEDROOM + DEN

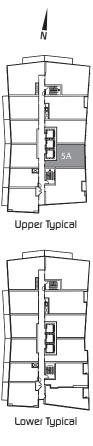
SUITE 698 S.F. TOTAL 698 S.F.



## SUITE 5A ONE BEDROOM + DEN

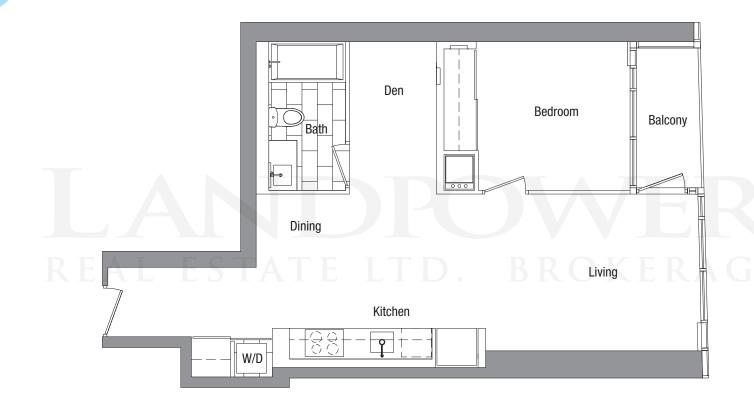
SUITE 668 S.F. TOTAL 668 S.F.





## SUITE 05 ONE BEDROOM + DEN

SUITE 700 S.F. BALCONY 38 S.F. TOTAL 738 S.F.

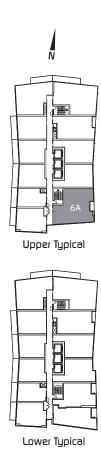




## SUITE 5A THREE BEDROOM

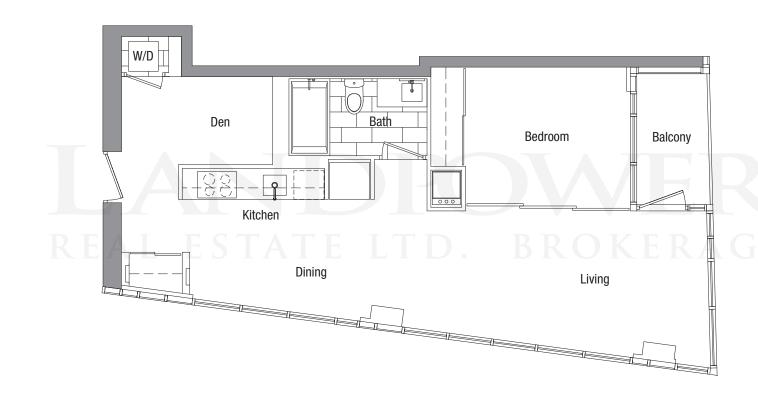
SUITE 1032 S.F. BALCONY 31 S.F. TOTAL 1063 S.F.





#### SUITE 07 ONE BEDROOM + DEN

SUITE 683 S.F. BALCONY 40 S.F. TOTAL 723 S.F.





# SUITE 08 ONE BEDROOM

SUITE 590 S.F. BALCONY 83 S.F. TOTAL 673 S.F.

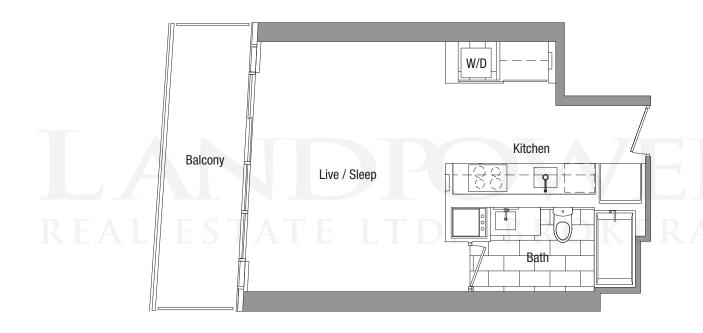






#### SUITE 09 BACHELOR

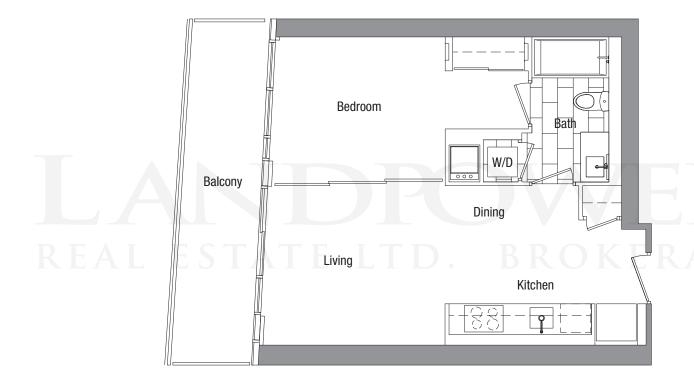
SUITE 443 S.F. BALCONY 92 S.F. TOTAL 535 S.F.





# SUITE I O

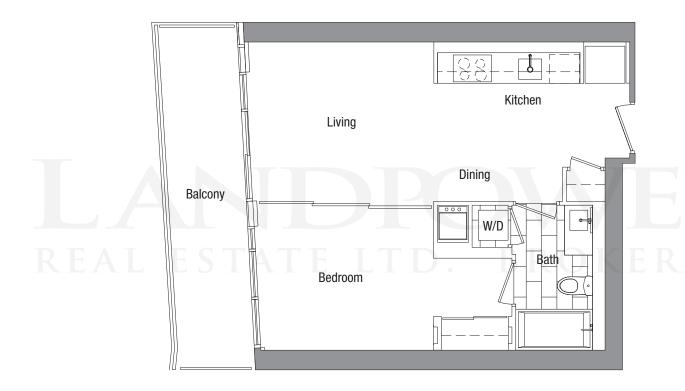
SUITE 540 S.F. BALCONY 110 S.F. TOTAL 650 S.F.





## SUITE I ONE BEDROOM

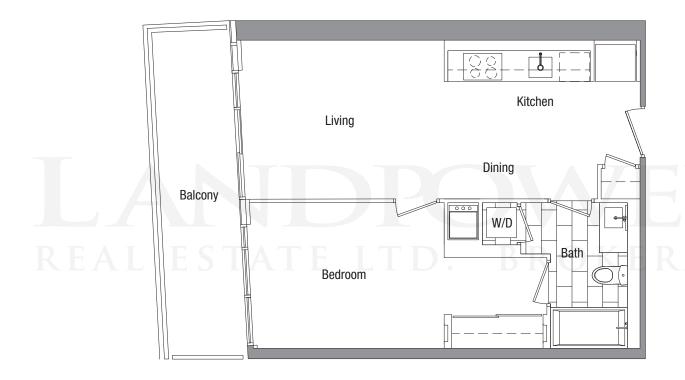
SUITE 535 S.F. BALCONY 110 S.F. TOTAL 645 S.F.





## SUITE 12 ONE BEDROOM

SUITE 572 S.F. BALCONY 110 S.F. TOTAL 682 S.F.





## SUITE 15 TWO BEDROOM

SUITE 838 S.F. BALCONY 100 S.F. TOTAL 938 S.F.

