




BISHA
HOTEL & RESIDENCES



BISHA SITE PLAN

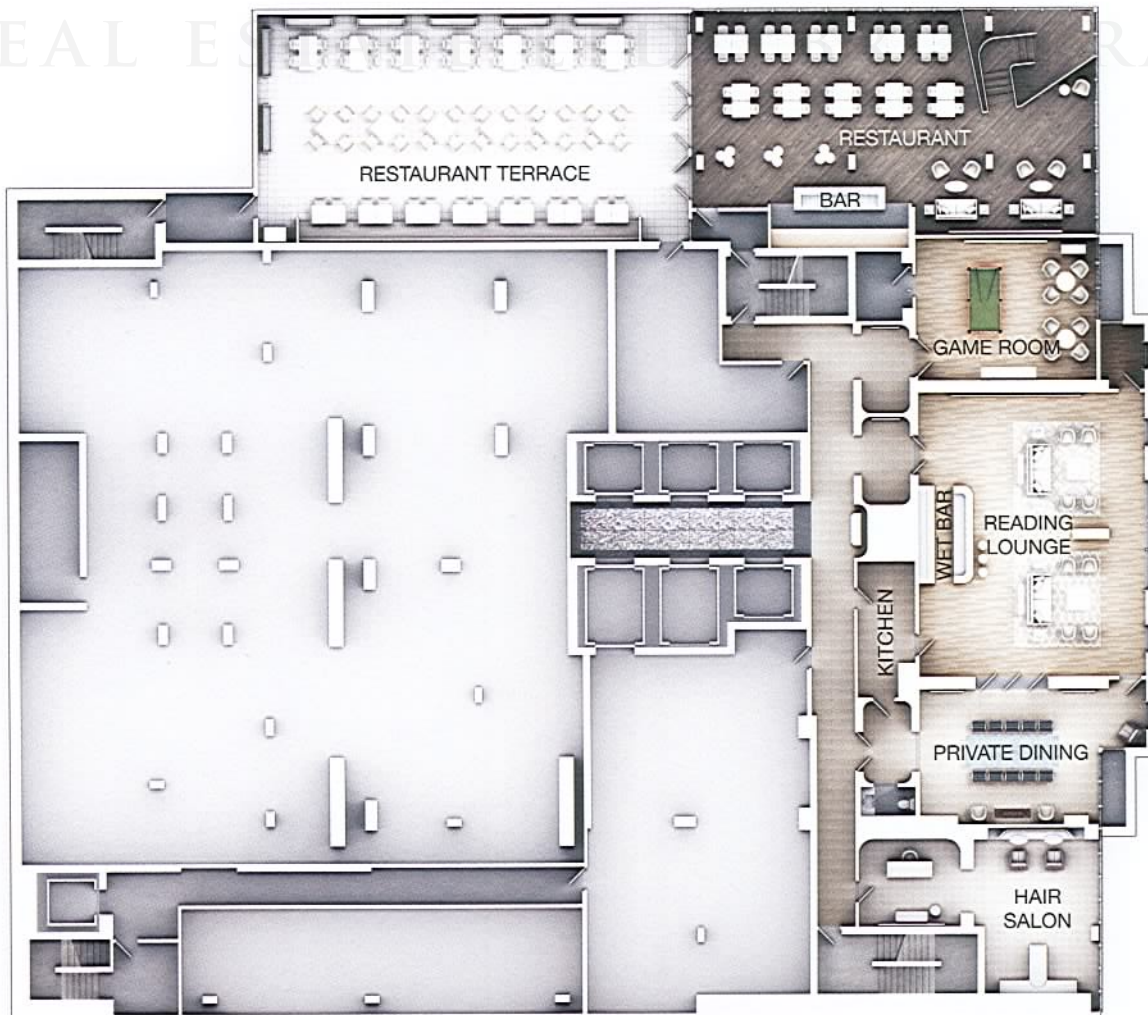


GROUND FLOOR PLAN

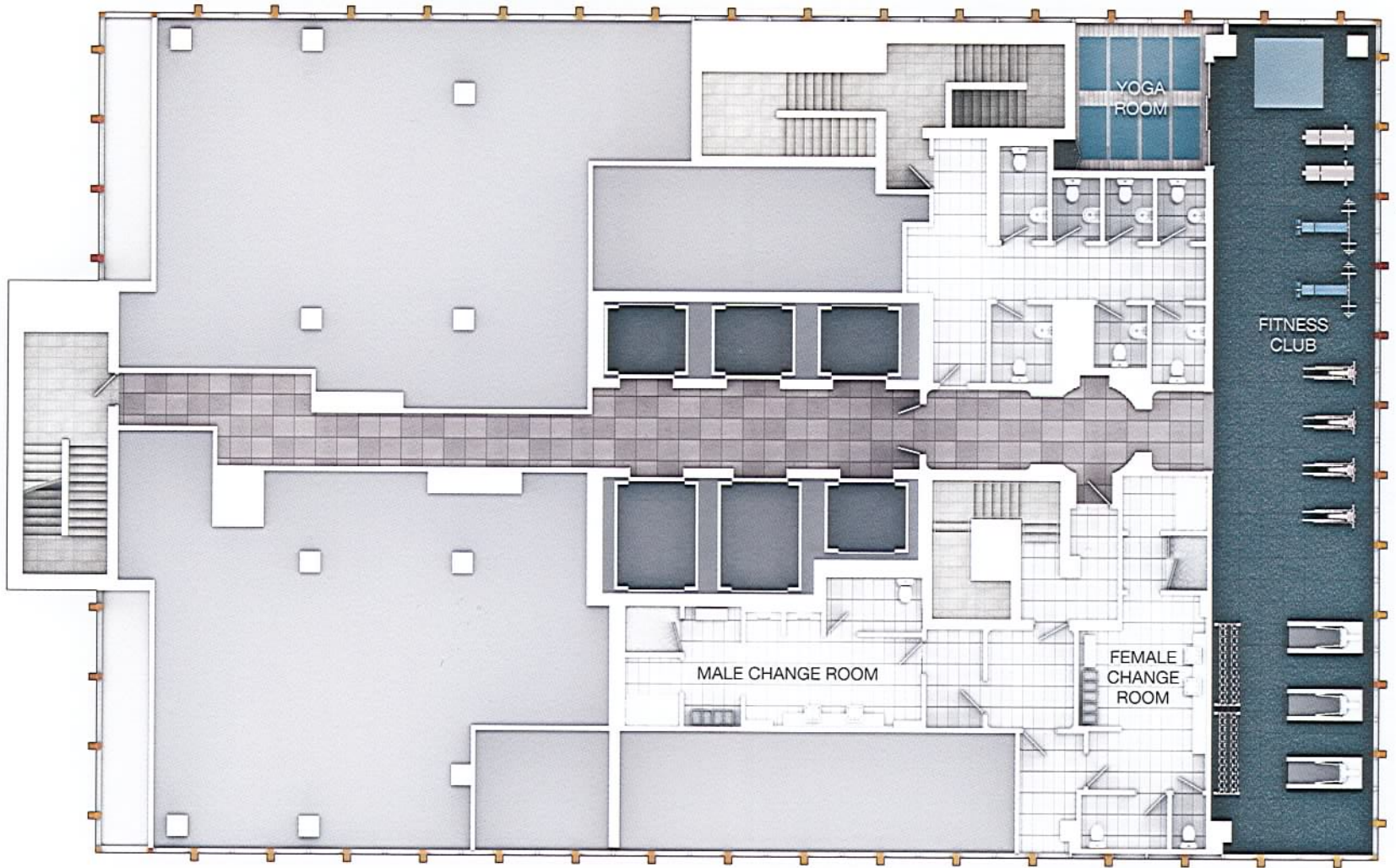


2ND FLOOR

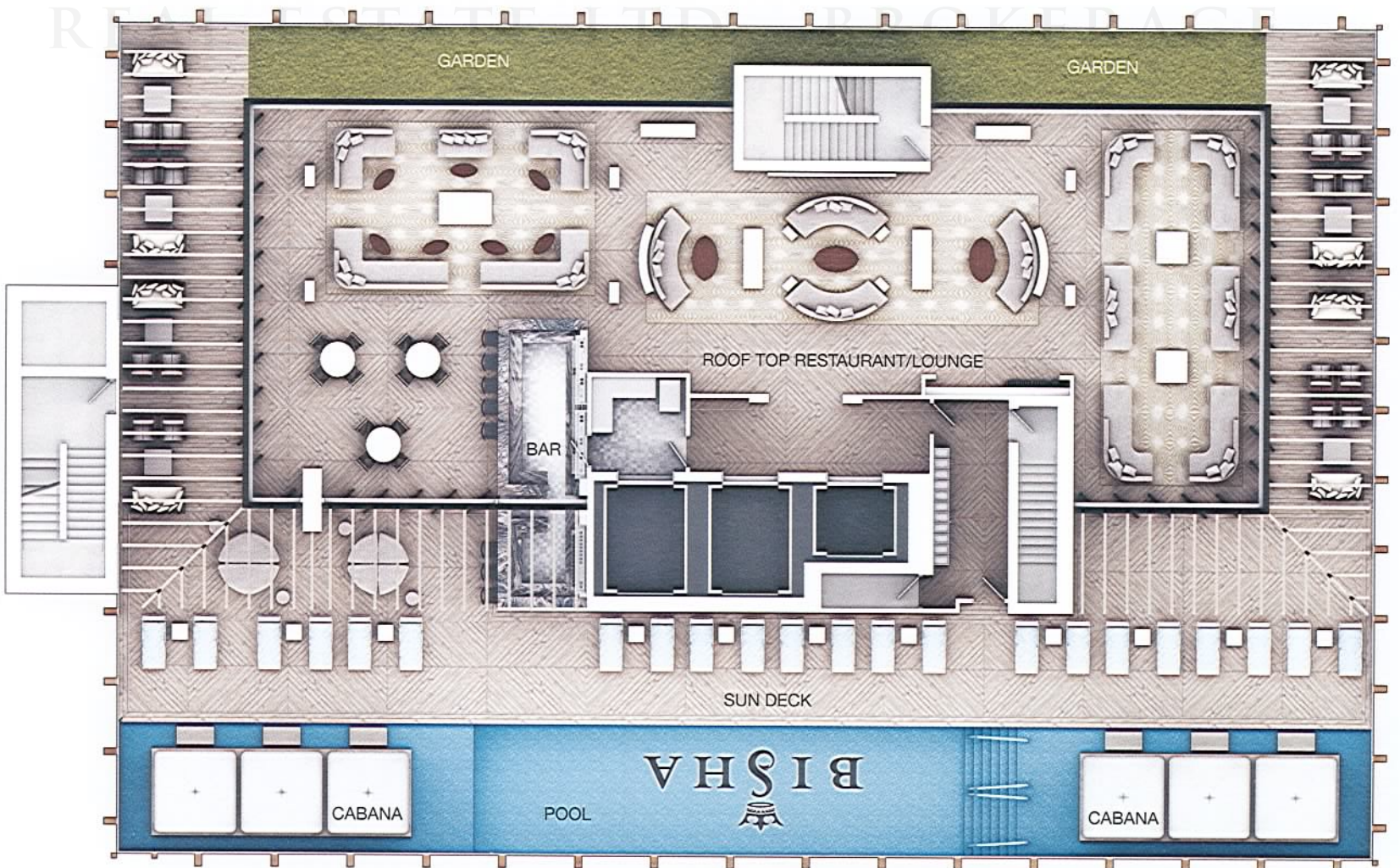
LANDPOWER
REAL ESTATE BROKERAGE



3RD FLOOR



40TH FLOOR
 LANDPOWER
 REAL ESTATE LTD. PROJECT



41ST FLOOR ROOF TOP



WELCOME TO BISHA HOMES AND RESIDENCES

More than three years in the making, Bisha Hotel and Residences is the combined vision of the principals of two multi-award-winning firms – prominent real estate developers, Sam Herzog and Mel Pearl of *Lifetime Developments*, and legendary hospitality czar and trend-setter, Charles Khabouth of *INK Entertainment*. Bisha is the newest private-label Hotel and Residences brand to originate in Toronto since the Four Seasons Hotel and Resorts was introduced in the 1960s, and is the result of the shared passion of these Canadian owners and hands-on operators to offer the ultimate lifestyle destination in key cities around the world. New Bisha locals are now in the early stages of development.

BUILDING FEATURES

- A towering 41 Storey edifice designed to embody the ultimate living space, reflecting a timeless appeal.
- Architectural design by award winning Wallman Architects.
- Interior design by award winning Munge Leung.
- 24 hr café and bar to cater to your cravings.
- World class dining
- A destination community where local industry leaders and pioneers will meet.
- Private Club/Lounge with caterer's kitchen exclusive to residents.
- Exclusive rooftop restaurant, lounge and infinity pool on the 41st floor with cabana style seating and poolside service bar.
- State-of-the-art Fitness Centre located on the 40th floor.
- Three exclusive elevators servicing all residential levels and three elevators servicing hotel guests.
- Exclusive Residents entrance and lobby complete with private concierge service.
- A variety of personal services – High-End Salon, Personal Fitness/Training, Pet Walking, Dry Cleaning, Housekeeping, Grocery Delivery & Room Service.

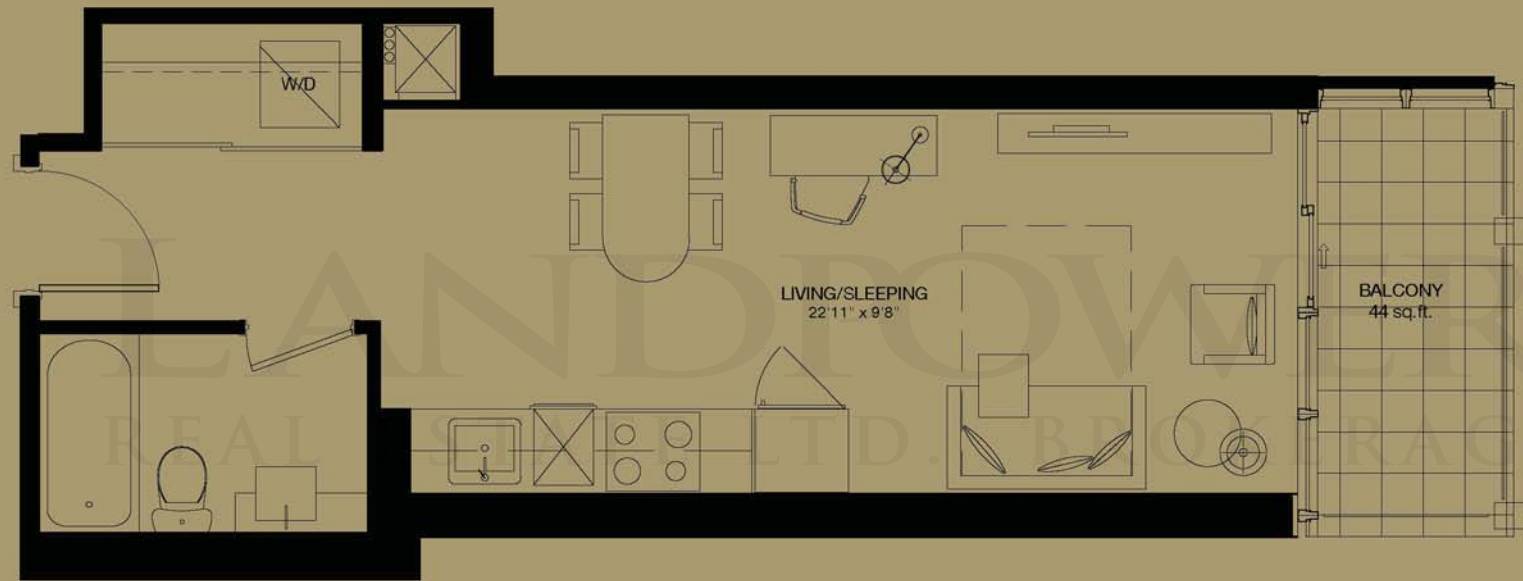
SUITE FEATURES

- 9' foot exposed concrete ceilings. *
- Floor-to-ceiling insulated double-glazed windows for an unobstructed view of the City, as per plan.
- Bisha-designed flat slab doors or sliders.
- Choice of designer-selected pre-finished engineered flooring in all principle rooms and bedrooms.*
- Contemporary Munge Leung designed kitchen cabinetry and backsplash with choice of finishes.*
- Contemporary designed island/table combination in kitchen, as per plan.*
- Designer selected ceiling mounted kitchen lighting.
- Stainless steel undermount sink with designer selected faucets.
- Stainless steel appliances including stove, over-stove exhaust fan and microwave oven.
- Custom Munge Leung designed bathroom cabinetry available in choice of finishes.*
- Wall mounted bathroom mirror with decorative light fixtures.
- High-speed internet access provided with "future technology-ready" features in all suites.

<u>Deposit Structure**</u> \$3,000 on signing balance to 5% in 30 days 5% in 90days 5% in 180 days 5% on 365 days <u>Hours of Operation**</u> 11-6 Mon-Sun	<u>Occupancy Date</u> April 10, 2014 <u>Parking</u> \$45,000*selected suites ONLY <u>Locker</u> \$3,800*selected suites ONLY <u>Parking/Locker Combo</u> \$55,000*selected suites ONLY	<u>Maintenance Fees</u> \$0.57/SF incl. HST (hydro metred separately) <u>Taxes</u> The current City of Toronto Tax Rate is approximately 1.1%
Included In Purchase Price: G.S.T./HST*** Six Appliances		

* As per plan from Vendor's Standard Samples. ** For a limited time only. Please see a Sales Representative for details E. & O.E. August 12, 2010

† Please see a Sales Representative for a full list of standard features ***as provided in Agreement of Purchase and Sale.



CAMILLE

STUDIO 379 sq.ft. + 44 sq.ft. balcony = 423 sq.ft. living space

All dimensions, specifications and drawings are approximate. Actual square footage may vary from the stated floor plan. S. & B. E. Features not included. Refer to keyplan for unit location and orientation.



FLOORS 15-36



GABRIEL

STUDIO 432 sq.ft. + 31 sq.ft. balcony = 463 sq.ft. living space

All dimensions, specifications and drawings are approximate. Actual square footage may vary from the stated floor plan. E & O. E. Furniture not included. Refer to Keyplan for unit location and orientation.



FLOORS 10-13



FLOORS 15-36



LOGAN

ONE BEDROOM + DEN 583 sq. ft. + 47 sq. ft. balcony = 630 sq. ft. living space

All dimensions, specifications and drawings are approximate. Actual space footage may vary from the digital floor plan. E. & O. E. Furniture not included. Refer to Keyplan for unit location and orientation.



FLOORS 10-13



FLOOR 14



FLOORS 15-36



SEBASTIAN

ONE BEDROOM + STUDY 624 sq.ft. + 41 sq.ft. balcony = 665 sq.ft. living space

All dimensions, specifications and drawings are approximate. Actual square footage may vary from the stated floor plan. E. & O. E. Furniture not included. Refer to Keyplan for unit location and orientation.



FLOORS 10-13



FLOOR 14



FLOORS 15-36



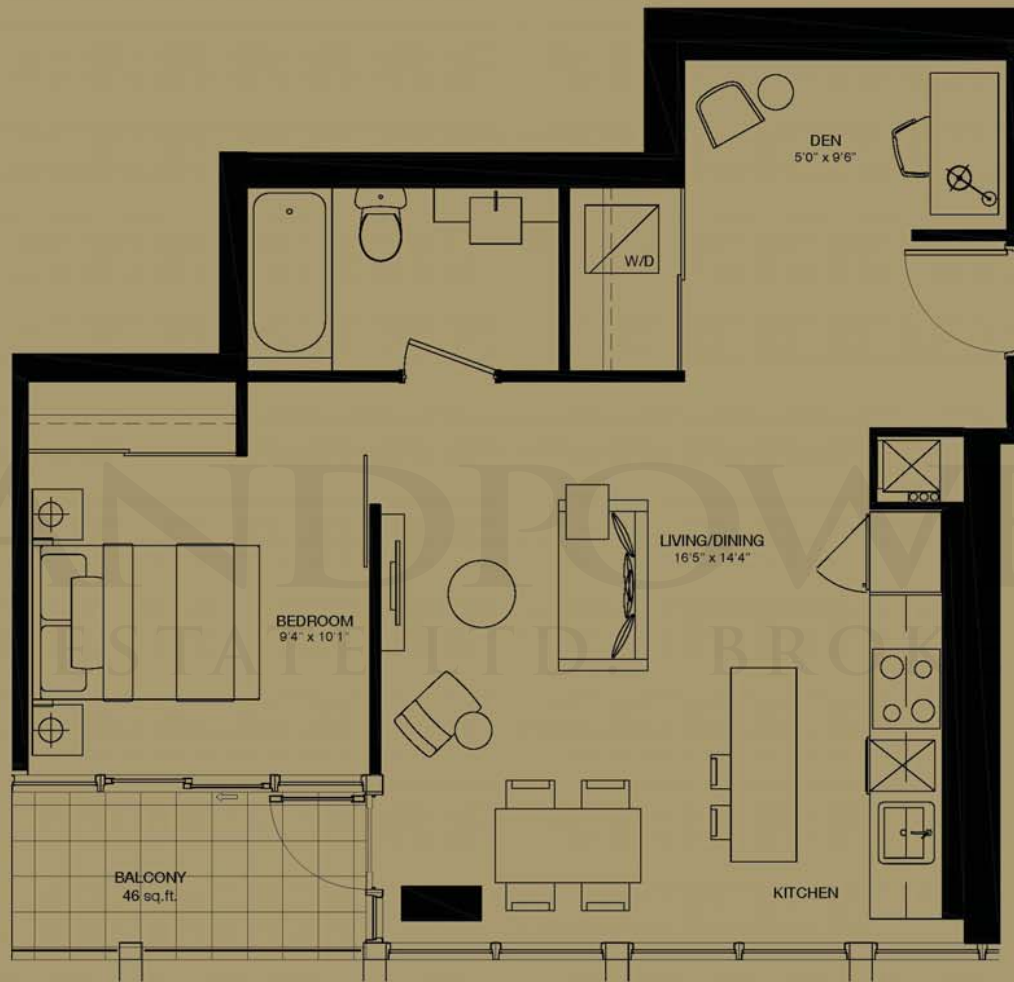
NIKKI

ONE BEDROOM + DEN 630 sq.ft. + 31 sq.ft. balcony = 661 sq.ft. living space

All dimensions, specifications and drawings are approximate. Actual square footages may vary from the stated floor plan. E. & O. E. Furnishes not included. Refer to Catalog for unit location and orientation.



FLOORS 15-38



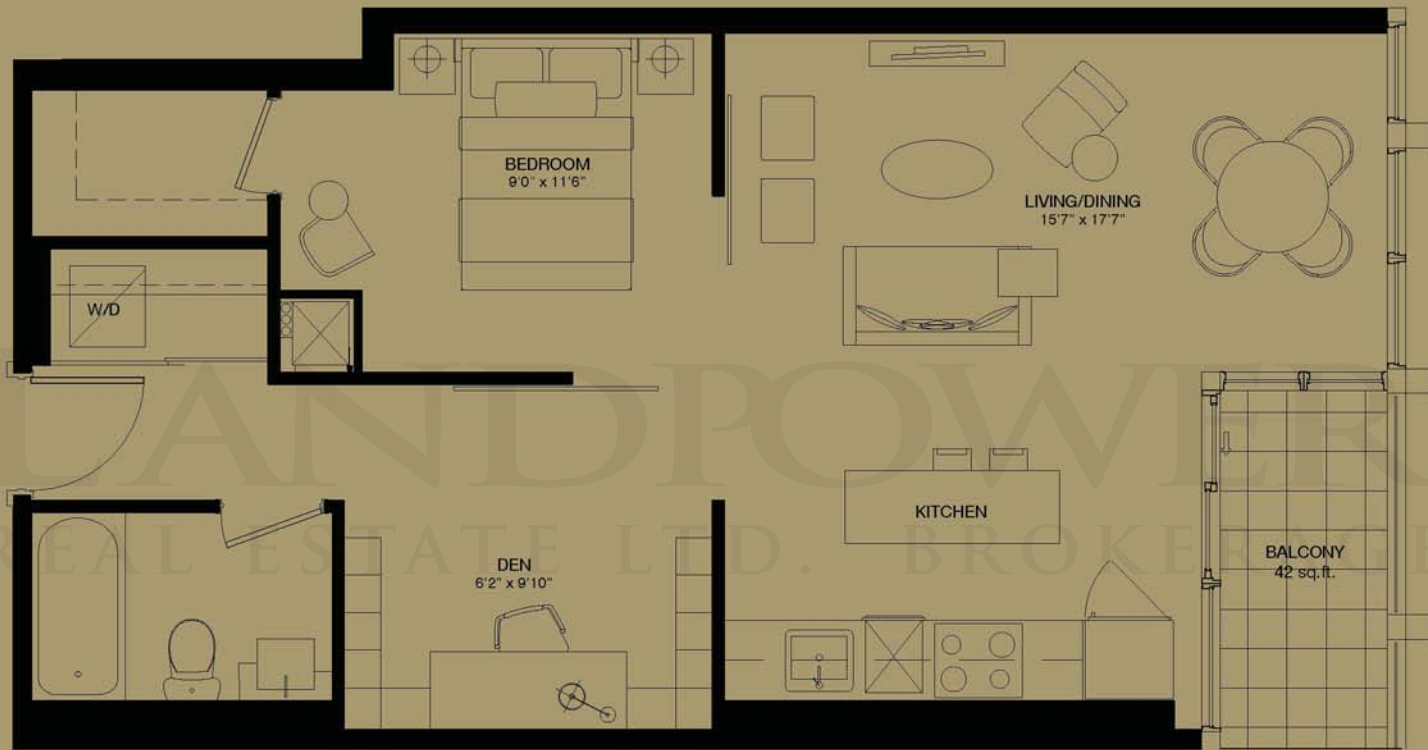
GISELLE

ONE BEDROOM + DEN 651 sq.ft. + 46 sq.ft. balcony = 697 sq.ft. living space

All dimensions, specifications and drawings are approximate. Actual space footages may vary from the stated floor plan. S, D, E, F. Furniture not included. Refer to Keyplan for spot location and orientation.



FLOORS 15-36



DILLON

ONE BEDROOM + DEN 662 sq.ft. + 42 sq.ft. balcony = 704 sq.ft. living space

All dimensions, specifications and drawings are approximate. Actual square footage may vary from the stated floor plan. 1 & 0.1. Furniture not included. Refer to keyplan for unit location and orientation.



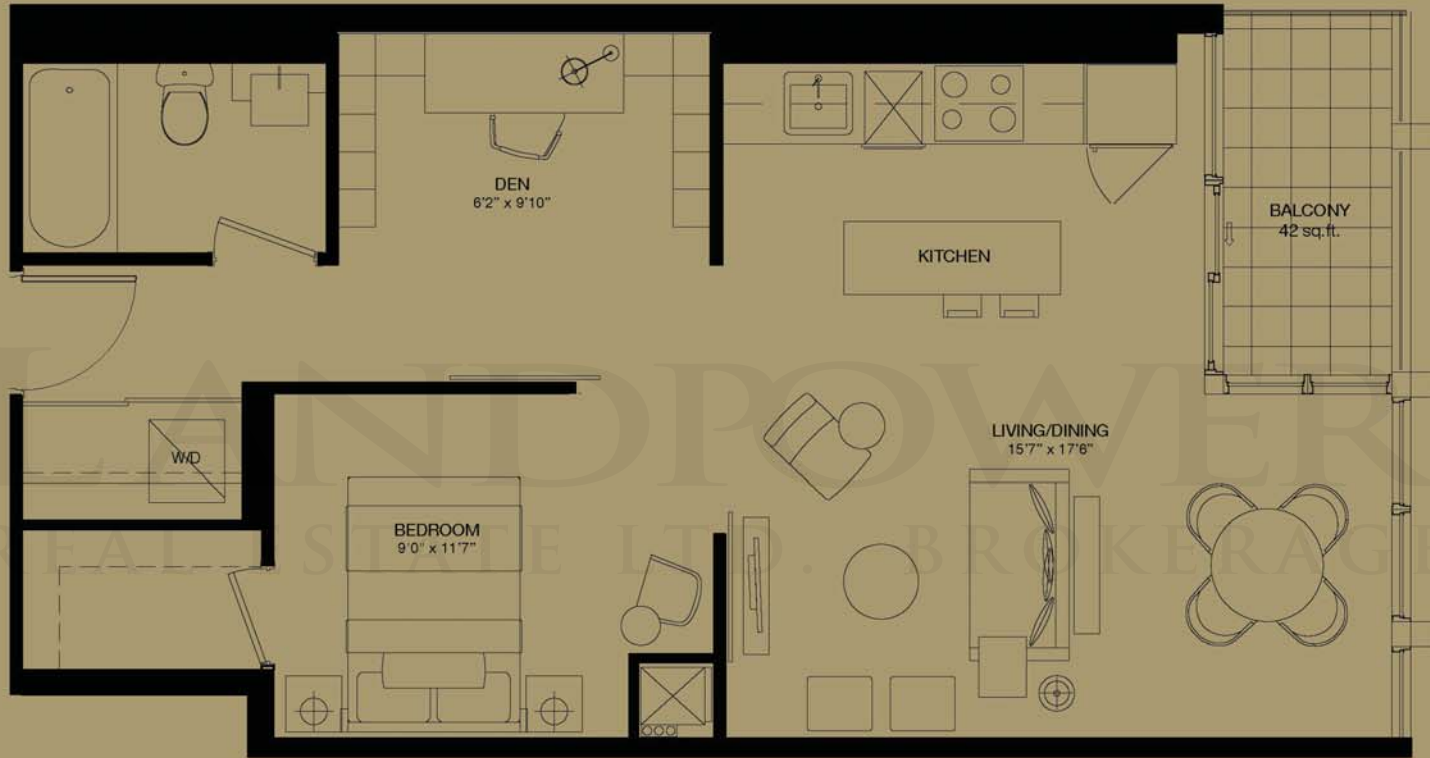
FLOORS 10-13



FLOOR 14



FLOORS 15-36



CHANTAL

ONE BEDROOM + DEN 665 sq.ft. + 42 sq.ft. balcony = 707 sq.ft. living space

All dimensions, specifications and drawings are approximate. Actual square footage may vary from the stated floor plan. T. & D. E. Furniture not included. Refer to Kiplan for unit location and orientation.



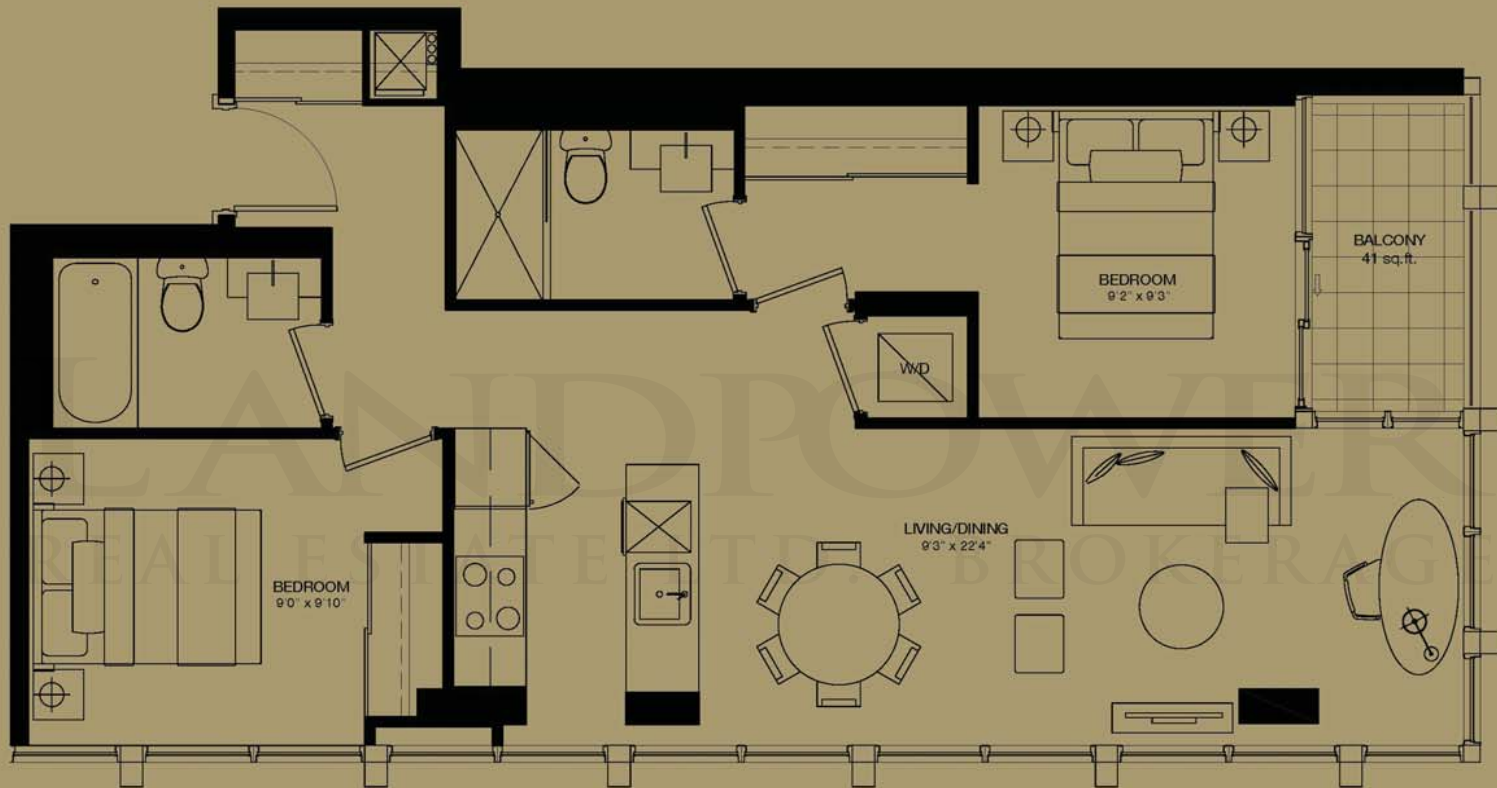
FLOORS 10-13



FLOOR 14



FLOORS 15-16



CHLOE

TWO BEDROOM 792 sq. ft. + 41 sq. ft. balcony = 833 sq. ft. living space

All dimensions, specifications and drawings are approximate. Actual square footage may vary from the stated floor plan. E. & O. E. Features not included. Refer to Kipples for unit location and orientation.



FLOORS 10-13



FLOOR 14



FLOORS 15-36



MISHKA

TWO BEDROOM 843 sq.ft. + 109 sq.ft. balcony = 952 sq.ft. living space

All dimensions, specifications and drawings are approximate. Actual square footage may vary from the stated floor plan. E, & O. B. Furniture not included. Refer to floor plan for unit location and orientation.



FLOORS 15-26



DARIA

TWO BEDROOM + STUDY 944 sq.ft. + 107 sq.ft. balcony = 1051 sq.ft. living space

All dimensions, specifications, and drawings are approximate. Actual square footage may vary from the stated floor plan. E. S. O. E. Furniture not included. Refer to Keyplan for unit location and orientation.



FLOORS 15-36