

California

CONDOS



CALIFORNIA
DREAMIN'



LAWSON VER
REAL ESTATE BROKERAGE



15 MINUTES
TO THE
AIRPORT

427

BLOOR ST. W

DUNDAS ST. W

KIPLING AVE.

BLOOR ST. W

KINGS WAY
VILLAGE &
SHOPPING DISTRICT

BLOOR W.
VILLAGE SHOPPING
DISTRICT

BLOOR ST. W

KEELE ST.

RONCESVALLES AVE.

HIGH PARK

SOUTH KINGSWAY

HUMBER RIVER

PRINCE EDWARD DR.

ROYAL YORK RD.

ISLINGTON AVE.

GARDINER EXPWY

MANITOBA ST.

GARDINER EXPWY

LAKE SHORE BLVD.
Waterfront Trail

LAKE SHORE BLVD. WEST

Humber College

Waterfront Trail

Lakeshore
Yacht Club
Colonel
Samuel Smith
Park

Lake Ontario

GARDINER EXPRESSWAY

PARKLAWN EXIST RAMP

OXFORD ST.

MANITOBA ST.

ALGOMA ST.

MILROSE ST.

GRAND AVE.

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VENICE BEACH
SKY CLUB



32ND FLOOR



31ST FLOOR



BAYSIDE SPORTS AND ENTERTAINMENT CENTRE



PODIUM LEVEL



2ND FLOOR

SUITE

FEATURES AND FINISHES OF YOUR NEW HOME

BUILDING:

- DISTINCTIVE GLASS AND PANEL CLAD BUILDING ON LANDSCAPED PODIUM
- CONTROLLED SHARED ENTRANCEWAY WITH WATERFALL AND REFLECTING POND
- CONTEMPORARY SHARED LOBBY WITH CONCIERGE STATION
- ENTRY PHONE SYSTEM
- TINTED DOUBLE GLAZED THERMALLY INSULATED WINDOWS
- THREE HIGH-SPEED ELEVATORS WITH CUSTOM DESIGNED CABS
- DESIGNER SELECTED BROADLOOM IN CORRIDORS
- GARBAGE CHUTE WITH RECYCLING CAPABILITY
- INDOOR RESIDENT PARKING WITH PERSONAL ACCESS REMOTE TRANSMITTER
- CONTROLLED AUTOMATED DOORS LEADING FROM GARAGE TO ELEVATOR LOBBIES
- PROVISION FOR ROGERS HIGH SPEED CABLE ACCESS AND FOR INTERACTIVE TV
- WATER FILTRATION SYSTEM FOR BUILDING'S WATER SUPPLY

COMMON ELEMENTS:

VENICE BEACH SKY CLUB (EXCLUSIVE TO RESIDENTS OF CALIFORNIA CONDOS)

- ROOFTOP INDOOR POOL AND WHIRLPOOL WITH BEACH BAR
- SPA TREATMENT ROOM FOR OPTIONAL PROFESSIONAL SERVICES AS AVAILABLE ON A FEE FOR USE BASIS
- CHANGE ROOMS
- ROOFTOP OBSERVATION DECK
- TANNING DECK AND OUTDOOR VIDEO THEATRE
- SKYGYM FOR VOLLEYBALL, BADMINTON, BASKETBALL AND OTHER COURT ACTIVITIES
- CIRCUIT TRAINING AUDITORIUM
- PILATES STUDIO/PRIVATE TRAINING ROOM
- SKY LOUNGE WITH MARTINI BAR AND LOOK-OUT TERRACE
- PRIVATE DINING ROOM WITH CATERING KITCHEN

SHARED FACILITIES (WITH ILOFT)

- SHARED DESIGNER FURNISHED LOBBY WITH 24 - HOUR CONCIERGE
- READING LOUNGE WITH CAPPUCCINO/JUICE BAR LOCATED IN ILOFT
- BOARDROOM
- BUSINESS CENTRE WITH COMPUTER TERMINALS AND AVAILABLE FACSIMILE MACHINE/COPIER
- SUPERINTENDENT'S SUITE LOCATED IN ILOFT
- 2 FURNISHED GUEST SUITES LOCATED IN ILOFT AVAILABLE ON A FEE FOR USE BASIS.

BAYSIDE SPORTS AND ENTERTAINMENT CENTRE: (EXISTING SHARED FACILITY WITH THE TIDES AT MYSTIC POINTE AND ILOFT)

- SHARED ENTRANCEWAY WITH WATERFALL AND REFLECTING POND
- PROFESSIONALLY LANDSCAPED GARDENS WITH COURTYARDS AND SUNDECK
- BARBECUE PATIO WITH GAS BBQ'S
- CARDIO THEATRE FITTED WITH FITNESS EQUIPMENT
- AEROBICS/YOGA STUDIO
- INDOOR WHIRLPOOL
- OUTDOOR SWIMMING POOL AND WHIRLPOOL
- OUTDOOR JOGGING TRACK
- HIS & HER CHANGE ROOMS
- CEDAR SAUNAS
- SPA STUDIOS FOR OPTIONAL PROFESSIONAL SERVICES AS AVAILABLE ON A FEE FOR USE BASIS
- 2 SQUASH COURTS WITH VIEWING AREA
- PARTY ROOM AVAILABLE FOR SOCIAL FUNCTIONS
- BILLIARDS ROOM WITH POOL TABLES AND EQUIPMENT
- HOLLYWOOD STYLE SCREENING ROOM WITH SEATING, LARGE SCREEN PROJECTION SYSTEM AND DVD PLAYER
- PRIVATE DINING ROOM WITH PREPARATION KITCHEN
- CARD ROOM WITH TABLES AND CHAIRS
- LIBRARY WITH SEATING AND SHELVING
- CRAFTS ROOM

SUITE FEATURES:

- 9 & 10 FOOT HIGH WHITE, TEXTURED CEILINGS EXCEPT FOR KITCHEN, LAUNDRY CLOSET, BATHROOM(S), AND BULKHEAD DROPS
- LAMINATE PLANK FLOORING IN FOYER, CALIFORNIA ROOM, KITCHEN AND DEN AS PER PLAN
- SISAL STYLE BROADLOOM ON UNDERLAY IN BEDROOM(S), AND APPLICABLE CLOSETS
- PAINTED SLAB SWING INTERIOR DOORS WITH PAINTED DOOR FRAMES AND BRUSHED CHROME FINISHED HARDWARE
- MIRRORED ENTRANCE CLOSET DOORS, WHERE SHOWN AS SLIDING DOORS ON PLAN
- WHITE BEDROOM CLOSET DOORS, WHERE SHOWN AS SLIDING DOORS ON PLAN
- PROVISION FOR TELEPHONE OUTLET IN BEDROOM(S) AND CALIFORNIA ROOM
- PROVISION FOR CABLE OUTLET IN BEDROOM(S) AND CALIFORNIA ROOM (WHERE APPLICABLE)
- CONTEMPORARY LIGHT FIXTURES PROVIDED IN KITCHEN AND BATHROOMS ONLY
- CAPPED CEILING OUTLET IN DINING AREA
- INDIVIDUALLY CONTROLLED YEAR ROUND HEATING AND AIR CONDITIONING
- STACKED WASHER AND MATCHING DRYER
- SMOKE AND HEAT DETECTOR(S) AS PER ONTARIO BUILDING CODE
- EVC (EMERGENCY VOICE COMMUNICATIONS) IN SUITE AS PER ONTARIO BUILDING CODE

BATHROOMS:

- IMPORTED CERAMIC TILE FLOORS
- DEEP WHITE SOAKER TUBS IN EACH SUITE, AS PER PLAN
- 2 PIECE WHITE WATER CLOSET
- FULL HEIGHT CERAMIC TILE TUB SURROUND WITH GLASS MOSAIC TILE DADO (24" HIGH IN BATHROOM WITH SEPARATE SHOWER ENCLOSURE)
- PRESSURE BALANCE VALVE FOR SHOWER
- SEPARATE SHOWER STALL, WHERE SHOWN ON PLAN, FEATURING ALUMINUM FRAMED CLEAR GLASS ENCLOSURE AND CERAMIC TILED WALLS WITH GLASS MOSAIC TILE DADO
- CEILING LIGHT IN SHOWER STALL ONLY
- WALL SCONCE LIGHT FIXTURE
- WHITE VANITY CABINETS
- CULTURED MARBLE COUNTERTOPS WITH INTEGRATED SINK
- SINGLE LEVER FAUCET FOR VANITY SINK(S)
- VANITY WIDTH MIRROR ABOVE SINK
- CHROME FINISHED BATHROOM ACCESSORIES
- PRIVACY LOCKS ON ALL BATHROOM DOORS
- EXHAUST DUCTED TO THE EXTERIOR

KITCHENS:

- LAMINATED PLANK FLOORING
- CUSTOM QUALITY CABINETRY AND STONE COUNTERTOPS
- CALIFORNIA CUSTOM DESIGNED BREAKFAST ISLAND WHERE SHOWN ON PLAN WITH SLIDE - IN RANGE, MICROWAVE SHELF AND OVERHEAD STAINLESS STEEL VENTED EXHAUST HOOD
- DOUBLE OR SINGLE STAINLESS STEEL SINK AS PER PLAN
- SINGLE LEVER FAUCET
- APPLIANCES COMPRISED OF STAINLESS STEEL FRONT: FROST FREE REFRIGERATOR, SELF-CLEAN SLIDE - IN RANGE WITH CERAMIC TOP AND DISHWASHER
- TRACK LIGHTING WITH 3 HALOGEN HEADS

SAFETY AND SECURITY:

- 24 - HOUR CONCIERGE
- PERSONALLY ENCODED SUITE INTRUSION ALARM SYSTEM CONNECTED TO CONCIERGE STATION WITH KEY PAD AND SUITE DOOR CONTACT
- COMPUTER CONTROLLED ACCESS SYSTEM PROVIDED AT MAIN BUILDING ENTRY POINTS
- EMERGENCY RESPONSE KEY CHAIN PENDANTS, USABLE IN SELECTED AREAS WITHIN THE UNDERGROUND PARKING GARAGE
- VIDEO CAMERAS AND 2-WAY COMMUNICATOR TO CONCIERGE STATION FOR SELECTED ZONES IN UNDERGROUND GARAGE AND ENTRY AREAS

GREEN PLAN FEATURES

- INDIVIDUAL YEAR ROUND CONTROLLED HEATING & COOLING
- INDIVIDUALLY METERED ELECTRICAL USAGE
- HIGH PERFORMANCE WATER FIXTURES IN SHOWERS, SINKS AND WATER CLOSETS
- LANDSCAPED ROOF PODIUM
- RECYCLING FRIENDLY REFUSE DISPOSAL CHUTE SYSTEM
- HIGH PERFORMANCE DOUBLE GLAZED THERMAL WINDOWS AND SLIDING DOORS
- AUTOMATIC HEATING CONTROLS IN COMMON AREAS
- AUTOMATED LIGHTING FOR MOST COMMON AREAS AS PERMITTED BY CODE
- ENERGY EFFICIENT COMPACT FLUORESCENT LIGHTS IN MOST COMMON AREAS
- CARBON MONOXIDE SENSOR SYSTEM FOR GARAGE FAN CONTROL
- LOW EMISSION AND ENVIRONMENTALLY FRIENDLY LAMINATE PLANK FLOORING
- ENERGY STAR APPLIANCES
- LOW EMISSION PAINTS IN MOST COMMON AREAS
- WATER FILTRATION SYSTEM FOR BUILDING'S WATER SUPPLY

NOTE: SPECIFICATIONS ARE SUBJECT TO CHANGE WITHOUT NOTICE. VENDOR MAY SUBSTITUTE MATERIALS FOR THOSE SHOWN IN THE PLANS AND SPECIFICATIONS, PROVIDED SUCH MATERIALS IN THE SOLE OPINION OF THE VENDOR'S CONSULTANT ARE OF AT LEAST COMPARABLE QUALITY (ERRORS AND OMISSIONS ARE EXCEPTED).

California

CONDOS

(Tentative Occupancy Date: Fall 2010)

# of Bedroom s	NAME	SUITE #	EXPOSURE	SQ. FT	BROKER PREVIEW PRICES (Starting from 5 th FL)	DISCOUNT WITH 3 YEARS FREE MAINTENANCE	Price Per Sq. FT with Opening Incentives
1 Bdrm	Sonoma ✓	09	West	530	\$198,900.	\$6,908.	\$362.
1 + Den	Del Mar ✓	12	North	580	\$222,900.	\$7,560.	\$371.
1 + Den	Corona ✓	07	South	635	\$255,900.	\$8,277.	\$390.
1 + Den	Venice ✓	06	South	695	\$271,900.	\$9,059.	\$378.
1 + Den	Catalina ✓	11	North	665	\$253,900.	\$8,668.	\$368.
2 Bdrm	Newport ✓	02	North	800	\$303,900.	\$10,428.	\$367.
2 Bdrm	Surfside ✓	08	South West C	850	\$347,900.	\$11,079.	\$396.
2 Bdrm	La Jolla ✓	10	North West C	850	\$329,900.	\$11,079.	\$375.
2 Bdrm	Naples ✓	05	South	860	\$345,900.	\$11,210.	\$389.
2 Bdrm	Malibu ✓	03	North East C	950	\$373,900.	\$12,383.	\$380.
2 + Den	Porta Valley ✓	04	South East C	1120	\$463,900.*	\$14,599.	\$401.

* Priced from 6th Floor

GENERAL INFORMATION:

Residential Floors: 4 - 30 No. of Suites Per Floor: 12 (typical) Total No. of Suites: 299

Ceiling Heights - Floors 4 to 26 - 9' Ceilings; Penthouse Floors 27 to 30 - 10' Ceilings

BUILDING FEATURES Include Over 75,000 Sq. Ft of Lifestyle & Recreational Facilities.

The Venice Beach Sky Club is exclusive to California Condo residents, offering incredible views of the lake and city. Indoor pool with hot tub; Exterior Sunning Deck with Outdoor Theatre Screen; Spa Treatment Rooms; Pilates Private Training Studio; Indoor Volleyball court; Circuit Fitness Auditorium; Men's & Ladies' Change Rooms with showers.; Private Dining Room with full Preparation Kitchen;

The Bayside Sports & Entertainment Centre is enjoyed by the residents of California Condo's, The Tides and 10ft. It is a world of true entertainment & relaxation. Fully Equipped Cardio Theatre; Aerobics & Yoga Studio; Indoor & Outdoor Whirlpools; Squash Courts; Saunas; Private Spa Studio; Spacious Party Room with Preparation Kitchen; Private Dining; Room Billiards Room; Hollywood Style Theatre with Large Screen; Cards Room; Landscaped Courtyard; BBQ Patio; 2 Shared Designer Appointed Guest Suites, Cappuccino Bar, Lounge and much more!

PRICE INCLUDES: GST*; One Parking Space, Five Appliances (washer & dryer, stainless steel front fridge, stove, dishwasher), plus Designer Stainless Steel Hood Fan; Stone Kitchen Countertop; Laminate Plank Flooring in Foyer, Living/Dining Room; Kitchen, Den and Hallway.

Suite Maintenance/Month: Approx. \$.036 sq. ft.
(hydro separately metered) Includes Heat, Water & Common Element Amenity Services

Taxes/Per Year: Estimated at approximately 1.0% of purchase price

Deposit Structure (Interest will be paid on deposits from date of deposit)

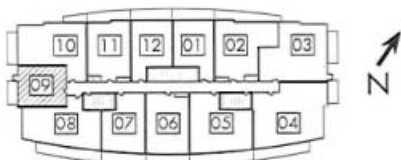
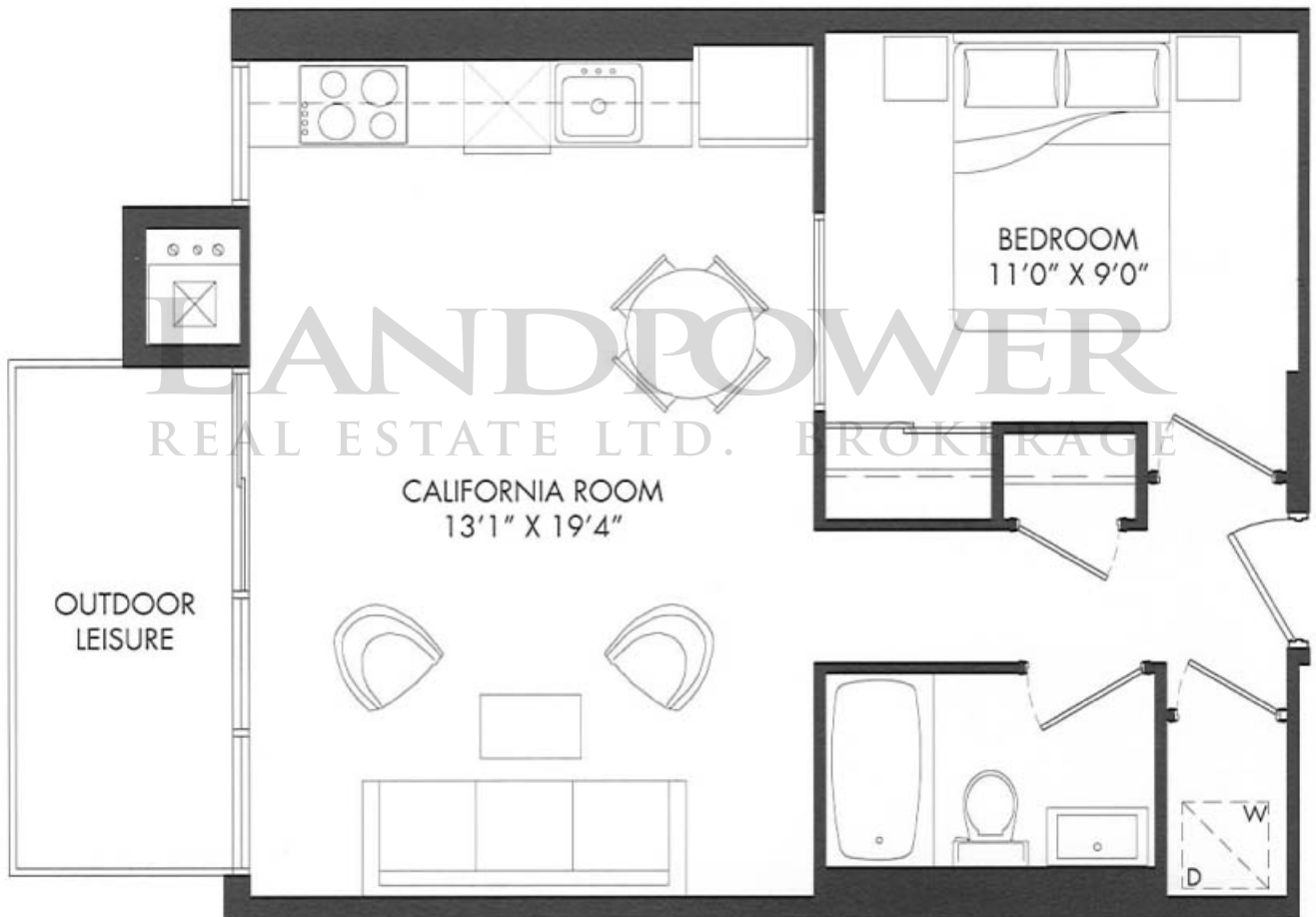
1 st Deposit	2 nd Deposit	3 rd Deposit	4 th Deposit
\$2,000.00 with Agreement June 10, 2008	in 30 days (balance of 5%) July 10, 2008	in 120 days (5%) October 10, 2008	270 days (5%) February 10, 2009

Payable to Meyer, Wassenaar & Banach, LL.P, In Trust

Note: Actual useable floor area may vary from the stated floor area. Representations and information contained herein do not form part of any Agreement of Purchase and Sale. *Owner Occupied Suites. Prices & specifications are subject to change without notice E. & O. E.
Issued June 3, 2008

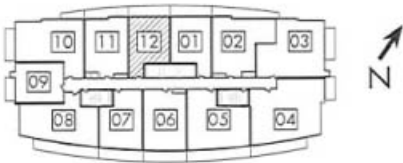
SONOMA

1 BEDROOM INDOOR 530 SQ. FT. + OUTDOOR 60 SQ. FT. TOTAL 590 SQ. FT.



DEL MAR

1 BEDROOM + DEN INDOOR 580 SQ. FT. + OUTDOOR 115 SQ. FT. TOTAL 695 SQ. FT.

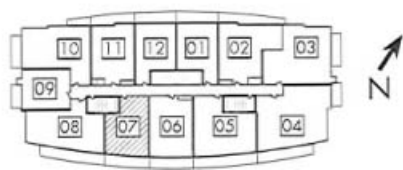
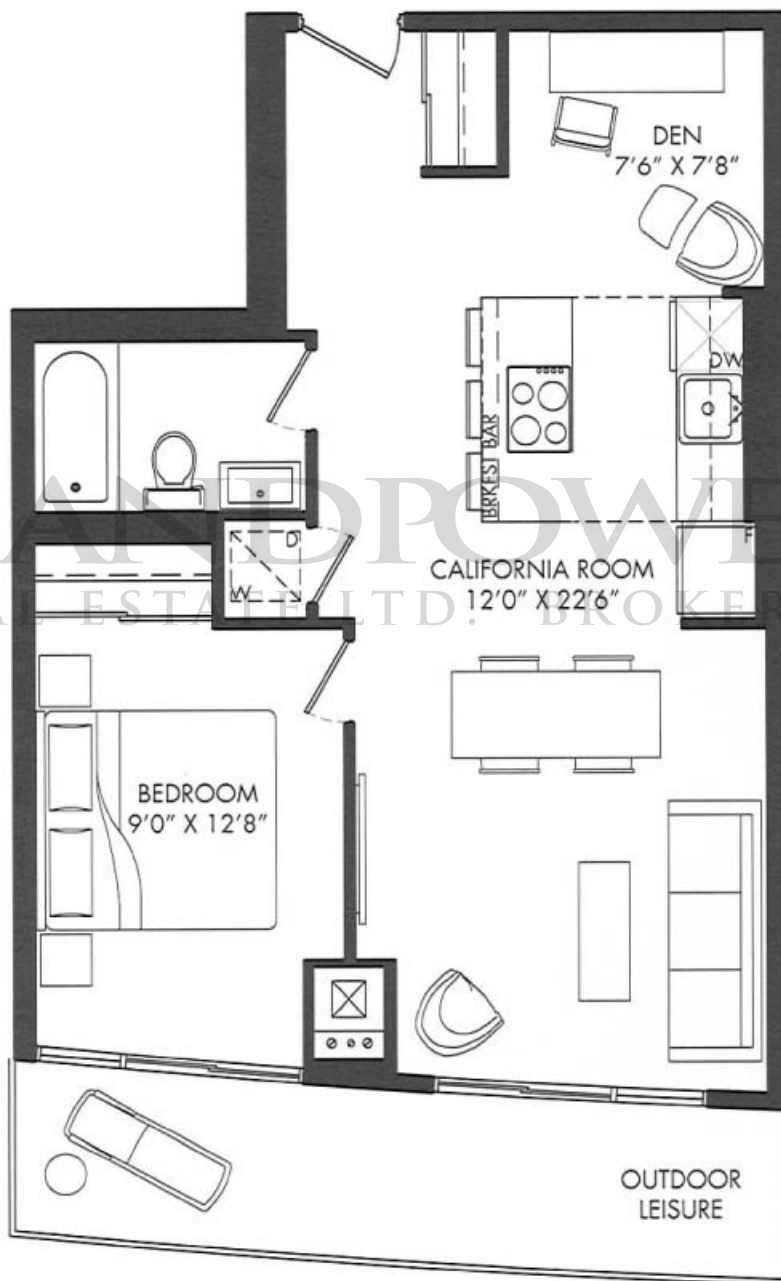


CORONA

1 BEDROOM + DEN

INDOOR 635 SQ. FT. + OUTDOOR 115 SQ. FT.

TOTAL 750 SQ. FT.

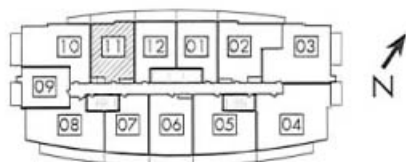


CATALINA

1 BEDROOM + DEN

INDOOR 665 SQ. FT. + OUTDOOR 110 SQ. FT.

TOTAL 775 SQ. FT.

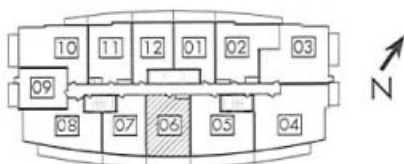
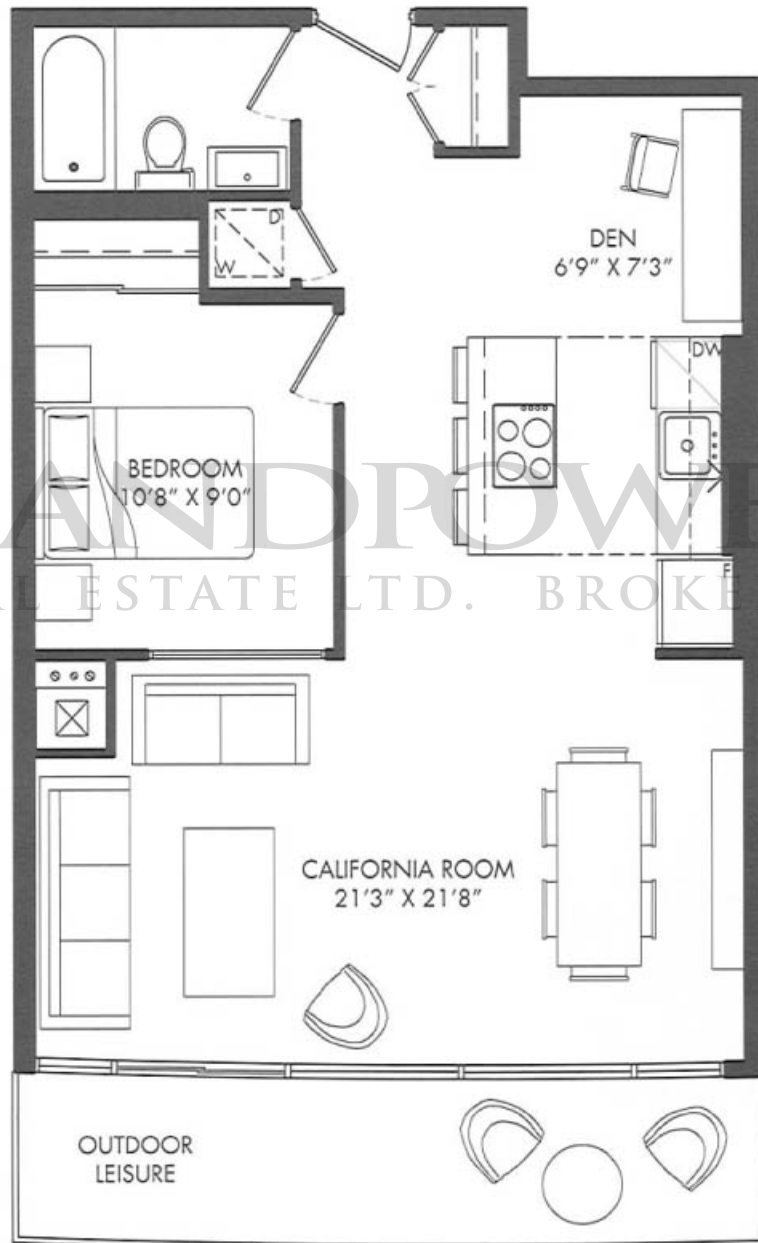


VENICE

1 BEDROOM + DEN

INDOOR 695 SQ. FT. + OUTDOOR 115 SQ. FT.

TOTAL 810 SQ. FT.

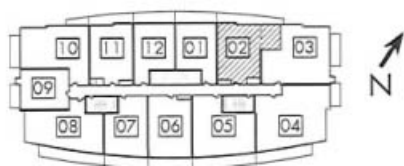
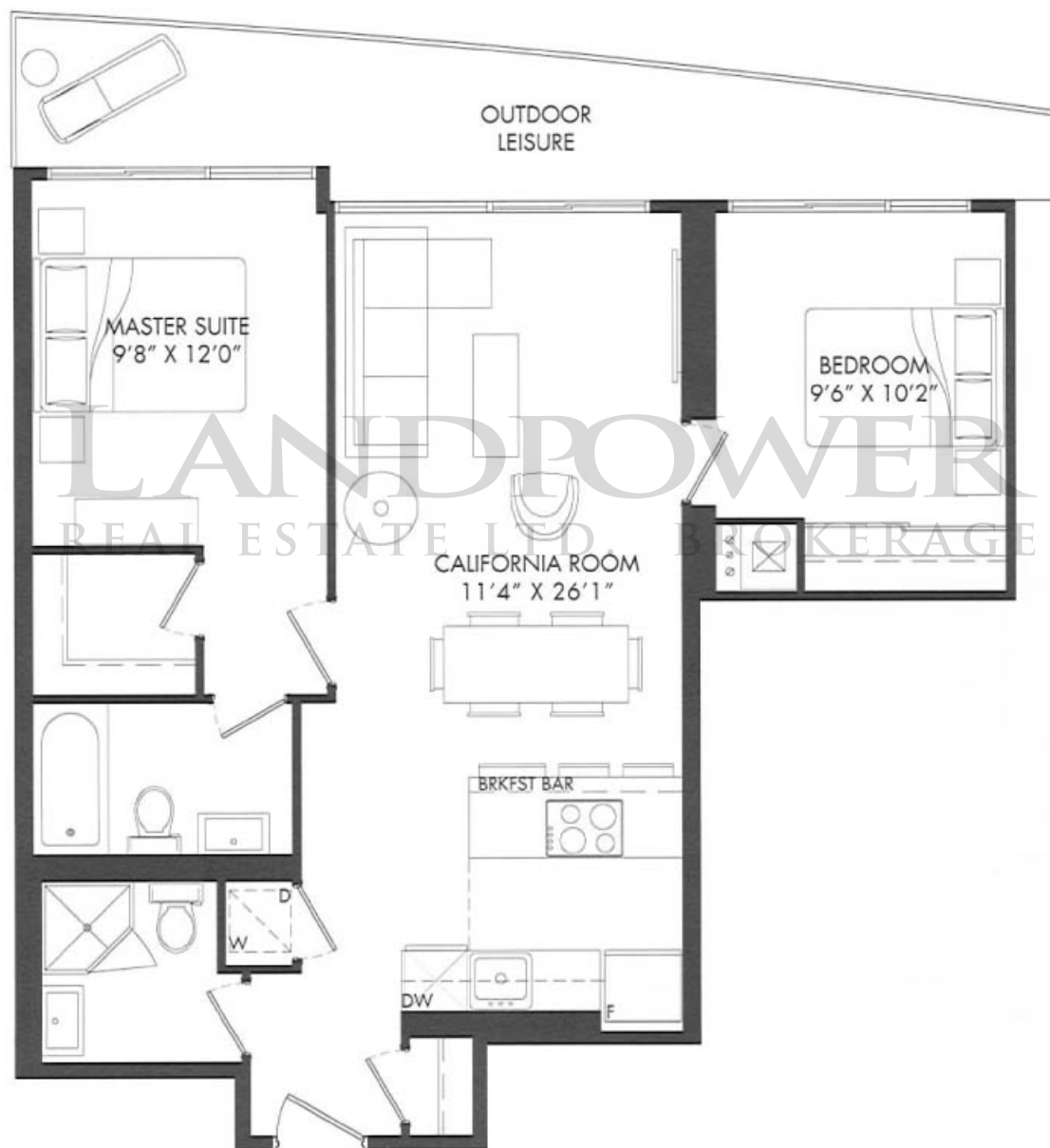


NEWPORT

2 BEDROOM

INDOOR 800 SQ. FT. + OUTDOOR 150 SQ. FT.

TOTAL 950 SQ. FT.

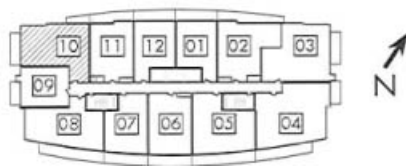
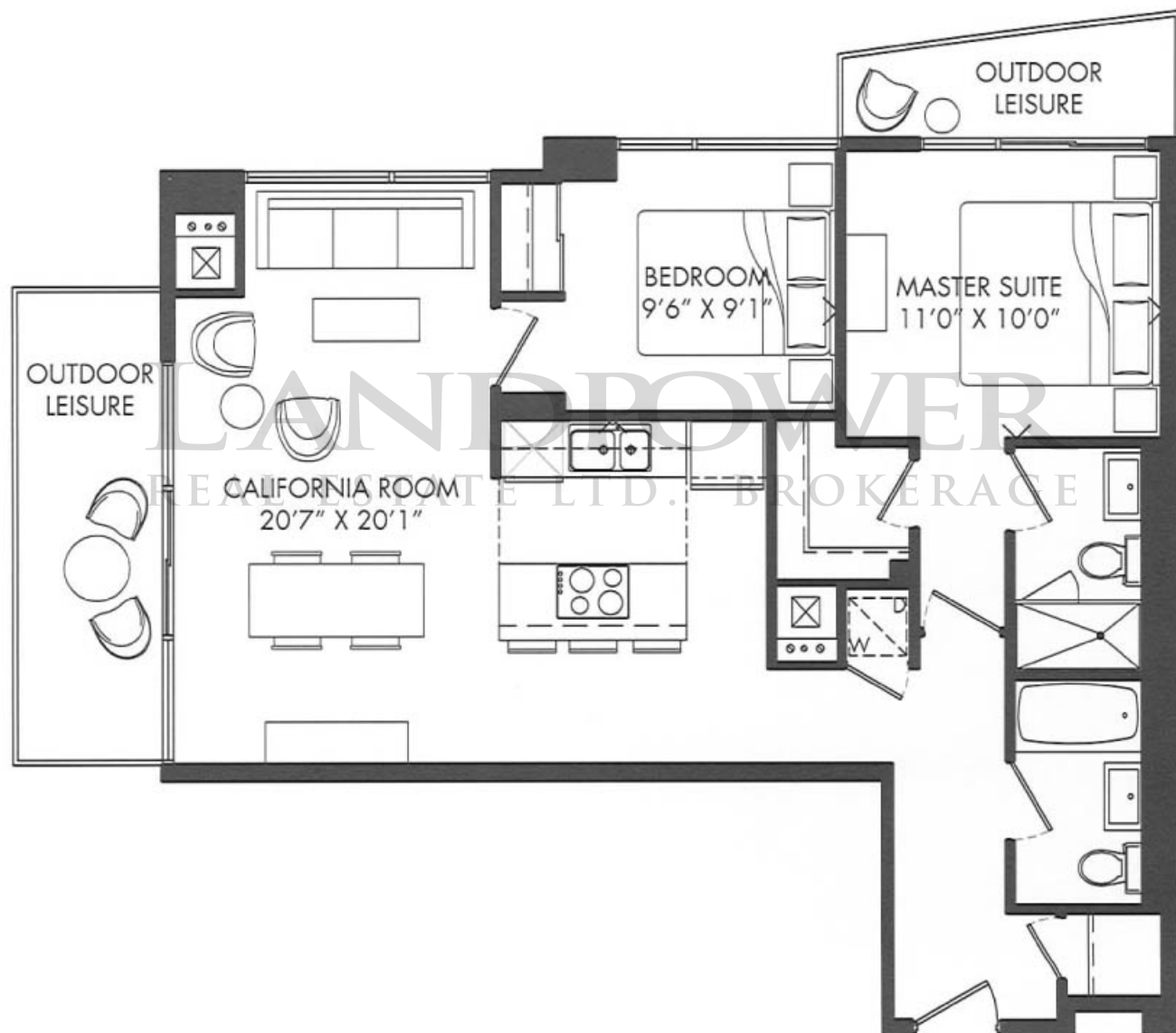


LA JOLLA

2 BEDROOM

INDOOR 850 SQ. FT. + OUTDOOR 130 SQ. FT.

TOTAL 980 SQ. FT.

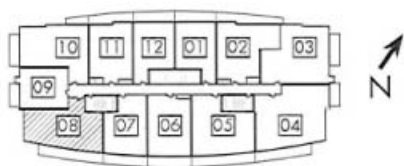
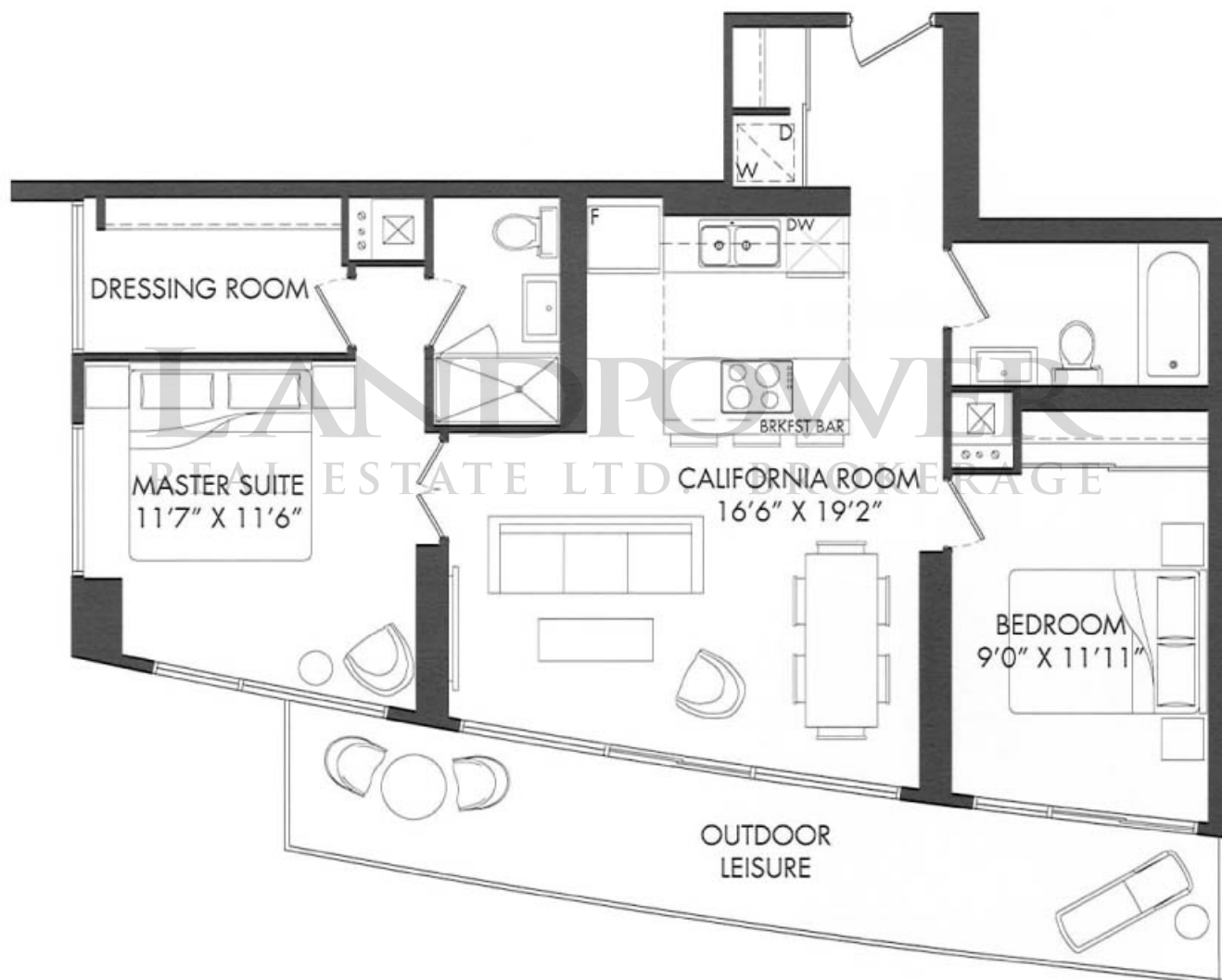


SURFSIDE

2 BEDROOM

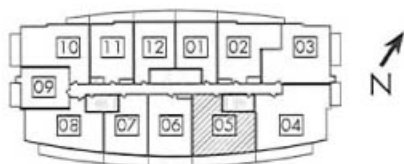
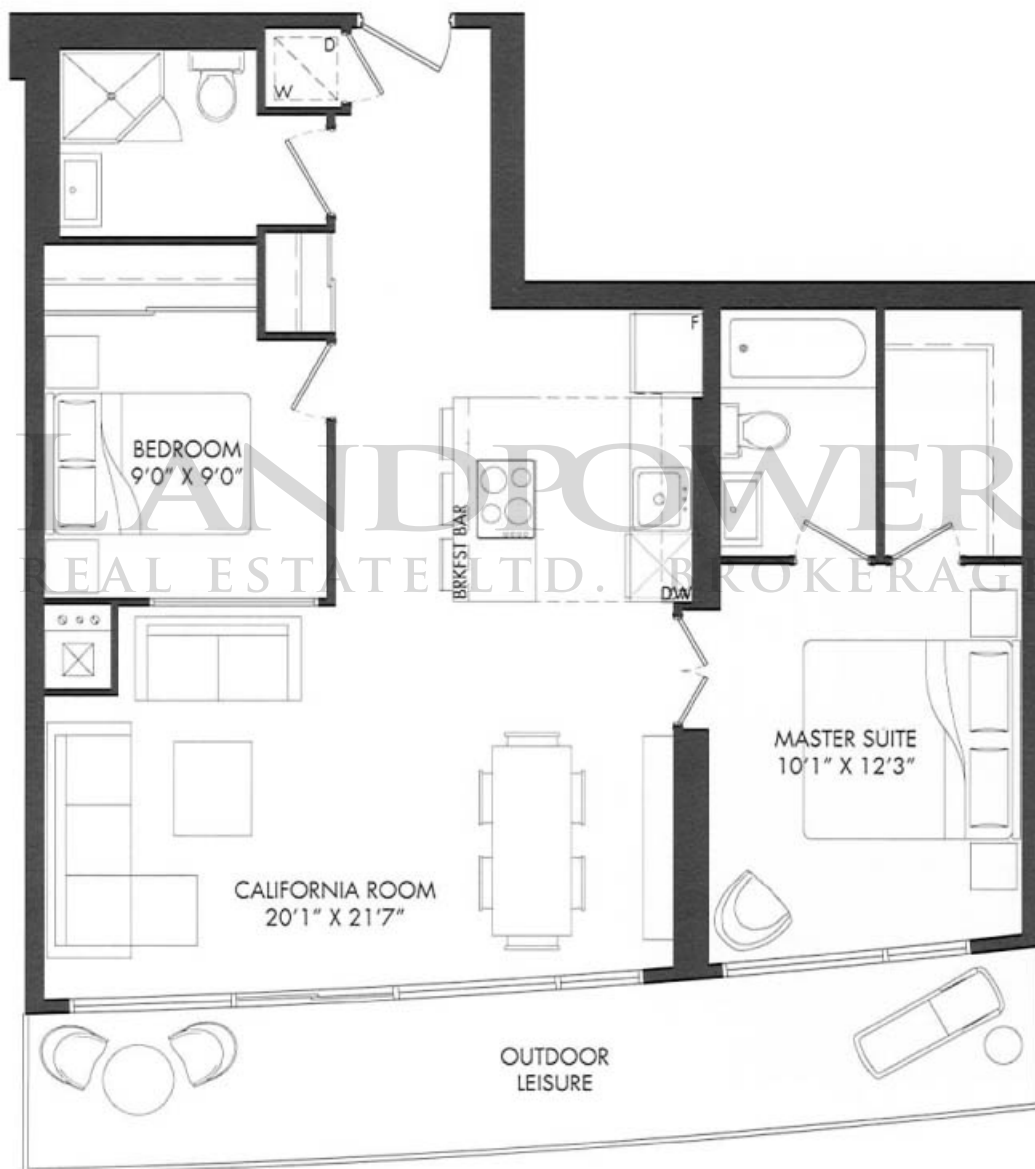
INDOOR 850 SQ. FT. + OUTDOOR 170 SQ. FT.

TOTAL 1020 SQ. FT.



NAPLES

2 BEDROOM INDOOR 860 SQ. FT. + OUTDOOR 165 SQ. FT. TOTAL 1025 SQ. FT.

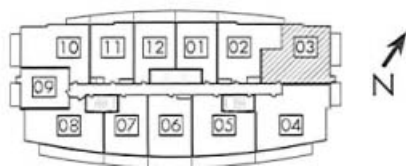


MALIBU

2 BEDROOM

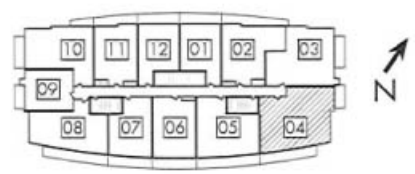
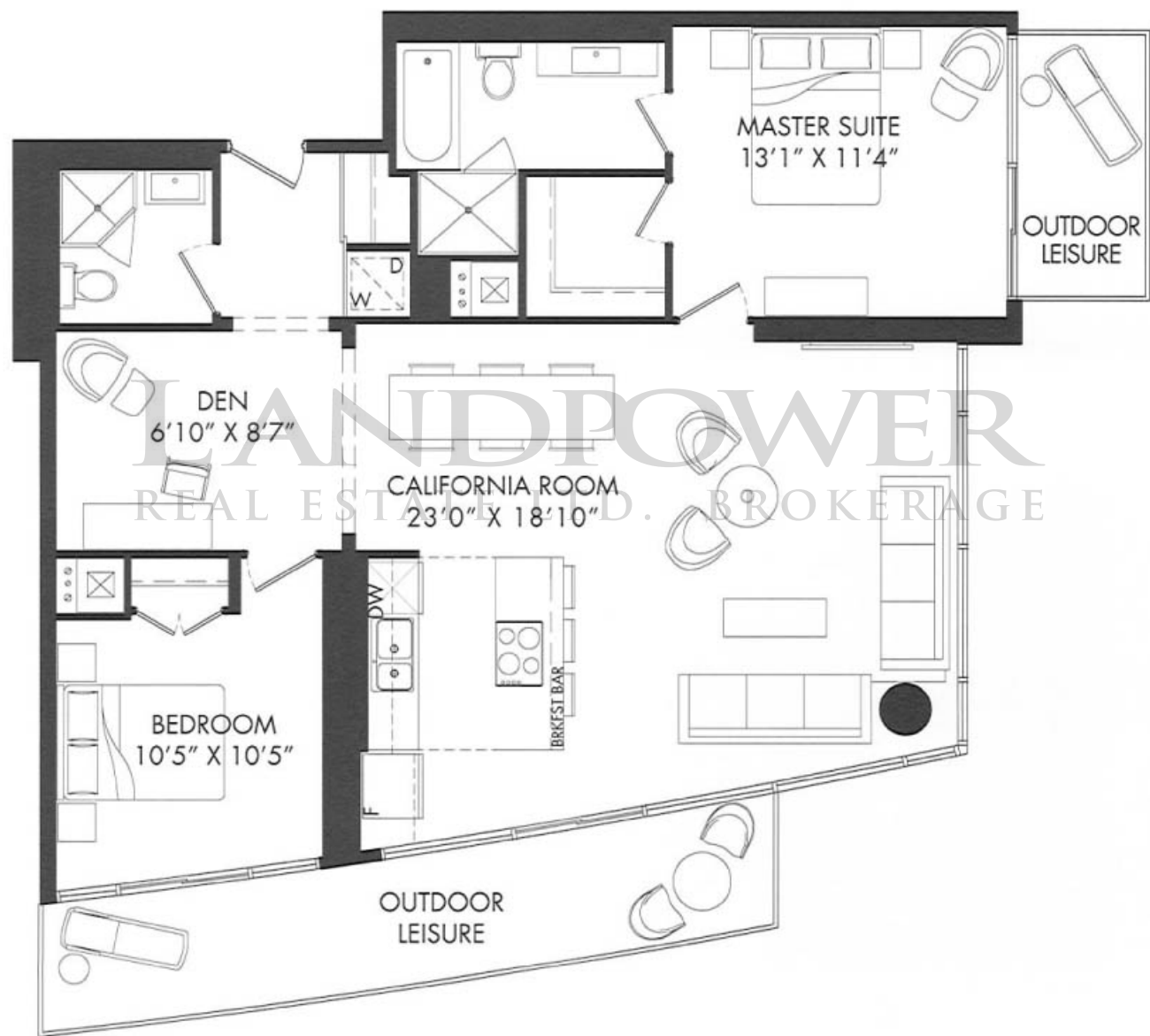
INDOOR 950 SQ. FT. + OUTDOOR 85 SQ. FT.

TOTAL 1035 SQ. FT.



PORTA VALLEY

2 BEDROOM + DEN INDOOR 1120 SQ. FT. + OUTDOOR 210 SQ. FT. TOTAL 1330 SQ. FT.



CALIFORNIA DREAMIN'



LANDPOWER
REAL ESTATE LTD. BROKERAGE

LAKEVIEW LIVING IN ETOBICOKE

BLUE SKY. WATER THAT GOES ON FOREVER.
SUNSETS TO TAKE YOUR BREATH AWAY.
YOUR LIFE AT CALIFORNIA CONDOS.

California
CONDOS

CALIFORNIA CONDOS PRESENTATION CENTRE
515 THE QUEENSWAY, ETOBICOKE, ONTARIO

CaliforniaCondosTO.ca
416.251.8888

Specifications are subject to change without notice. E.&O.E.
All images are artist's concept.

