



LANDPOWER
REAL ESTATE LTD. BROKERAGE

2
Celebration
CONDOMINIUMS AT BRIDLEWOOD MALL

VIP Broker Package



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Celebration 2

CONDOMINIUMS AT BRIDLEWOOD MALL



Something More To Celebrate

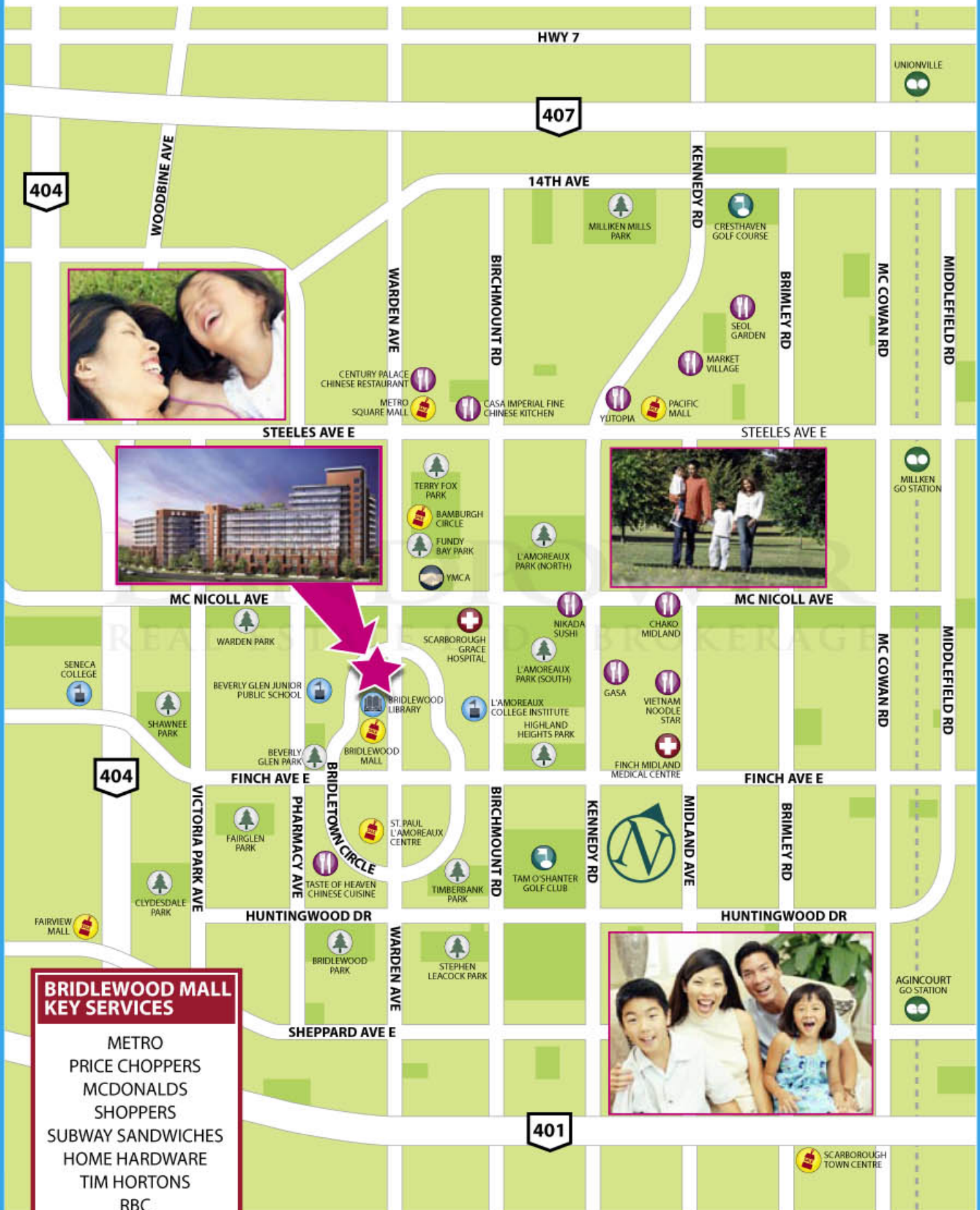
With the unprecedented sales success of Phase 1 at Celebration Condominiums, Malibu Investments and Fishman Group are pleased to introduce Celebration 2. More of what your clients want...more choice, more designs and more value! Located at Warden and Finch, Celebration 2 is perfectly situated, steps from the Bridlewood Mall with the TTC right at it's doorstep.

With only 125 residences available in Celebration 2 , we urge you to act quickly.



Celebration 2

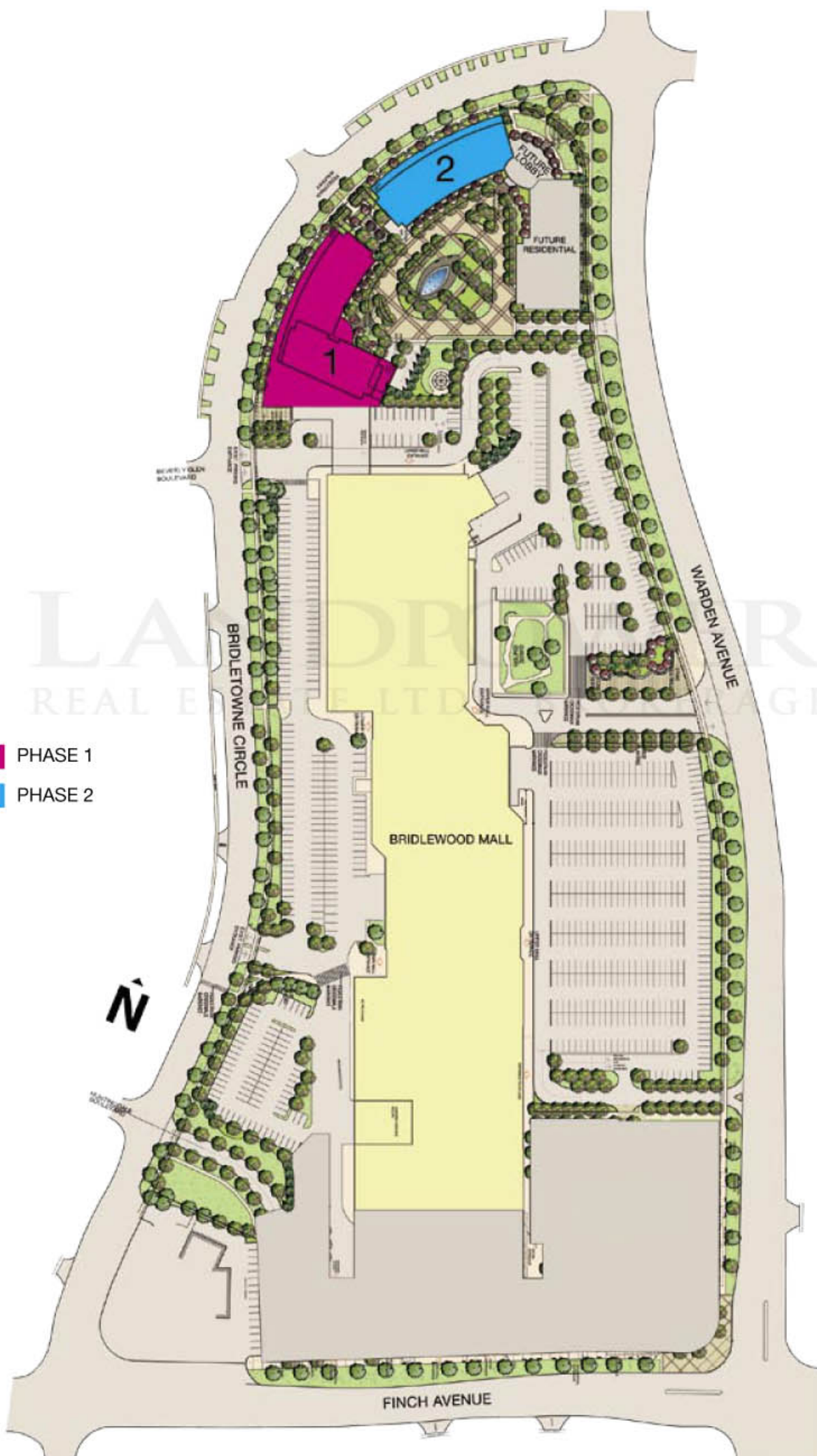
CONDOMINIUMS AT BRIDLEWOOD MALL



A Location Worth Celebrating

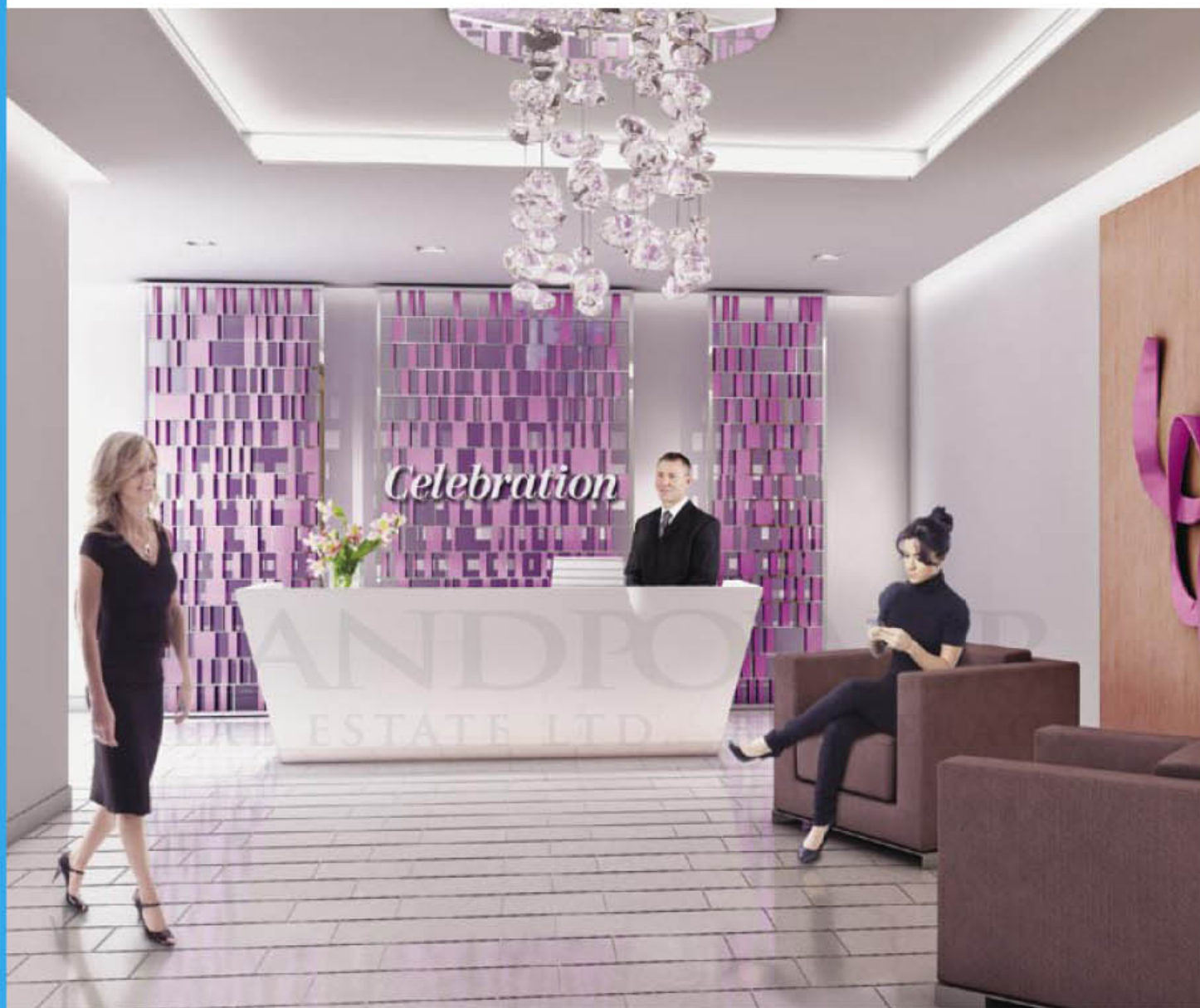
Celebration

CONDOMINIUMS AT BRIDLEWOOD MALL



Celebration 2

CONDOMINIUMS AT BRIDLEWOOD MALL



Step Into Your Address

Celebration's lobby welcomes you both in style and comfort. This beautifully detailed space with its bright and inviting colour pallet, vibrant textures, and glimmering chandelier is definitely designed to impress. Past the central reception desk with 24 hour concierge, is a sophisticated boutique style lounge, that awaits you and your guests. Adjacent to the lobby, you'll find the state of the art Fitness Room and the "Celebration Party Room" with an intimate outdoor terrace.

Celebration 2

CONDOMINIUMS AT BRIDLEWOOD MALL



REAL ESTATE LTD. BROKERAGE

Above It All Your Rooftop Retreat

Welcome to your private Celebration roof deck. This beautifully landscaped, expansive, well appointed space is the perfect place to relax and enjoy the great outdoors.

Your rooftop retreat features a chic outdoor lounge, barbeques, sleek patio furniture and sun loungers.

Bask in the sun, throw a party with family and friends or just celebrate life to its fullest.



Celebration 2

CONDOMINIUMS AT BRIDLEWOOD MALL

Features & Finishes

Building Features and Amenities

- Architecture by award winning Page + Steele Architects
- Tree lined grand entrance to circular driveway surrounding Celebration garden
- Elegant boutique lobby with 24hr concierge
- State-of-the-art fully equipped Fitness room
- Beautifully detailed multi-purpose / party room with kitchen in each building
- Fabulous landscaped outdoor rooftop terrace with bbq's, lounge seating, dining and sun loungers
- Visitors can stay at the hotel style guest suite

Suite Features

- Solid core entry door with elegant lever hardware and privacy viewer
- Semi-solid interior doors with lever hardware
- Wood door casings
- Interior walls are painted off-white
- European plank laminate flooring in living room, dining room, kitchen and foyer*
- 35 oz carpet in bedrooms and dens*
- Laundry area floor is ceramic tile
- Mirrored sliding closet doors in foyer**
- 8' ceilings in principal rooms on typical floors

Kitchen Features

- European-style custom cabinets*
- Solid granite countertop
- Choice of ceramic or glass tiled backsplash
- Stainless steel single oversized sink or European double sink **
- Choice of black or white appliances, including 18 cu.ft. refrigerator, glass top electric range with self-cleaning oven, multi-cycle dishwasher, and over the range microwave oven with fan. Plus, white full size stacked washer/dryer.
- Three-head track halogen lighting

Bathroom Features

- Custom vanity with full-width lower storage drawer*
- Cultured marble countertop with integrated contemporary wash basin and single lever faucet
- Vanity mirror with light fixture
- Ceramic tile flooring with full-height ceramic surrounds for tub/shower and shower*
- Chrome framed glass shower door in the shower stall**
- Pressure balanced chrome tub and shower valve
- White plumbing fixtures

*Choice from Vendor's standard samples

**As per plan

Viva Collection

- 9' ceilings in principle rooms
- Custom European designed kitchen island/dining table

Mechanical, Electrical & Wiring Features

- Individual season-controlled heating and cooling system
- Electrical service panel with breakers
- Light fixture in the hall and walk-in closet**
- Capped switched ceiling outlet in the dining room
- Switched wall outlet in living room, den and bedrooms
- White Decora-style light switches and receptacles
- Suites are conveniently pre-wired for TV outlets in the living room, bedrooms and den (where applicable)
- Conveniently pre-wired for telephone outlets in the kitchen, living room, bedrooms and den (where applicable)
- Building is pre-wired for high-speed internet access
- Smoke detectors in every suite
- Electronic access control system to main entrance, recreation amenities, parking garage, and other common areas
- Enterphone system in lobby vestibule with in-suite monitoring facilities
- Security cameras linked to 24hr central concierge for surveillance monitoring

Green Features

- Energy efficient construction materials including, superior wall insulation, double-glazed windows, and energy saving lighting
- All suites will be individually metered for hydro, allowing occupants to control their electricity use – and be rewarded for an energy-conscious lifestyle
- An advanced recycling system will be installed in the building, allowing residents to separate recyclable materials at source
- High pressure, low flow showerheads and faucets for water efficiency
- Environmentally Green roofs

Homeowner Warranty Protection

- Tarion Warranty Corporation New Home Warranty Protection
- One, two and seven year warranty protection as per Tarion Construction Performance Guidelines
- Manufacturer's warranty on appliances



Celebration 2

CONDOMINIUMS AT BRIDLEWOOD MALL

2 Acclaimed Developers Create A Spectacular Community



Malibu is a Toronto based company with major residential high-rise projects throughout the city representing over 1,500 units delivered and more than 2,500 underway. Through its commitment to using the most advanced materials, methods and technologies in the industry, Malibu Investments Inc. has set the highest standards of quality for all its developments - infusing smart urban design with quality build.

Of these, Malibu Harbourfront is located at Bathurst and Lakeshore, other projects include Gramercy Park in North York and LTD Condos, located steps to Harbourfront. 18 Yonge, Boutique Condos and Tableau are also successful Malibu projects in the heart of the city.

Malibu, with its vast experience in the residential industry, is pleased to partner with The Fishman Group on this exceptional and vibrant new community.

www.malibutoronto.com

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FISHMAN GROUP

Fishman Holdings is an international company, with several of its public entities traded on numerous stock exchanges globally through the Fishman Group.

Since 2000, Fishman Holdings North America has assembled a vast portfolio of properties in Canada and the United States. The portfolio includes over 6 million square feet of commercial property, including many shopping centres: Bridlewood and Woodbine Malls in Toronto, Pembroke and Merivale Malls in Ottawa, Le Fauberg in Montreal, Sunnyside Mall in Halifax, and several shopping centres in Saskatchewan. Fishman also owns several office towers, including Place de Parc and Place Montreal Trust in Montreal, as well as industrial buildings and 2000 residential apartment units.

Fishman Holdings is pleased to partner with Malibu investments Inc. in the Celebration Condominiums at Bridlewood Mall.

www.fhnai.com

www.fishmanholdings.com

MALIBU INVESTMENTS PROJECTS

LTD



GRAMERCY PARK



FISHMAN GROUP PROJECTS

SUNNYSIDE



WOODBINE CENTRE



A cluster of white balloons is positioned in the upper half of the image. Small, dark, diamond-shaped confetti pieces are scattered throughout the scene, appearing to fall from the balloons. The entire image is framed by a thick, dark grey border.

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CELEBRATION 2 Preview Prices

	SE	SE	SE	SE-Corner	NW-Corner	NW	NW	NW	NW	NW	NW	NW	NW	NW-Corner	SE-Corner	SE	SE
UNIT # MODEL TYPE SQ.FT. PRICE	B701 HOLIDAY D1 1B - 1 534 \$217,900	B702 CARNIVAL M 1B+D - 2 617 \$250,900	B703 FESTIVAL C 2B - 2 735 \$290,900	B705 FESTIVAL D 2B - 2 799 \$314,900	B706 FESTIVAL E 2B+D - 2 815 \$314,900	B707 CARNIVAL F 1B+D - 1 650 \$252,900	B708 CARNIVAL D 1B+D - 1 579 \$231,900	B709 HOLIDAY C 1B - 1 494 \$205,900	B710 CARNIVAL D 1B+D - 1 610 \$241,900	B711 CARNIVAL D 1B+D - 1 610 \$241,900	B712 HOLIDAY C 1B - 1 494 \$205,900	B713 CARNIVAL L 1B+D - 1 566 \$226,900	B715 FESTIVAL G 2B - 2 745 \$290,900	B716 FESTIVAL J 2B+D - 2 841 \$320,900	B717 FESTIVAL H 2B - 2 773 \$304,900	B718 CARNIVAL G 1B+D - 2 657 \$259,900	B719 HOLIDAY D1 1B - 1 534 \$217,900
UNIT # MODEL TYPE SQ.FT. PRICE	B601 HOLIDAY D1 1B - 1 534 \$216,900	B602 CARNIVAL M 1B+D - 2 617 \$249,900	B603 FESTIVAL C 2B - 2 735 \$289,900	B605 FESTIVAL D 2B - 2 799 \$313,900	B606 FESTIVAL E 2B+D - 2 815 \$313,900	B607 CARNIVAL F 1B+D - 1 650 \$251,900	B608 CARNIVAL D 1B+D - 1 579 \$230,900	B609 HOLIDAY C 1B - 1 494 \$204,900	B610 CARNIVAL D 1B+D - 1 610 \$240,900	B611 CARNIVAL D 1B+D - 1 610 \$240,900	B612 HOLIDAY C 1B - 1 494 \$204,900	B613 CARNIVAL L 1B+D - 1 566 \$225,900	B615 FESTIVAL G 2B - 2 745 \$289,900	B616 FESTIVAL J 2B+D - 2 841 \$319,900	B617 FESTIVAL H 2B - 2 773 \$303,900	B618 CARNIVAL G 1B+D - 2 657 \$258,900	B619 HOLIDAY D1 1B - 1 534 \$216,900
UNIT # MODEL TYPE SQ.FT. PRICE			B503 FESTIVAL C 2B - 2 735 \$290,900 TERRACE	B505 FESTIVAL D 2B - 2 799 \$312,900		B507 CARNIVAL F 1B+D - 1 650 \$250,900	B508 CARNIVAL D 1B+D - 1 579 \$229,900			B511 CARNIVAL D 1B+D - 1 610 \$239,900	B512 HOLIDAY C 1B - 1 494 \$203,900	B513 CARNIVAL L 1B+D - 1 566 \$224,900	B515 FESTIVAL G 2B - 2 745 \$288,900	B516 FESTIVAL J 2B+D - 2 841 \$318,900	B517 FESTIVAL H 2B - 2 773 \$302,900	B518 CARNIVAL G 1B+D - 2 657 \$257,900	B519 HOLIDAY D1 1B - 1 534 \$215,900
UNIT # MODEL TYPE SQ.FT. PRICE	B301 HOLIDAY D1 1B - 1 534 \$216,900 TERRACE	B302 CARNIVAL M 1B+D - 2 617 \$247,900	B303 FESTIVAL C 2B - 2 735 \$290,900 TERRACE	B305 FESTIVAL D 2B - 2 799 \$311,900	B306 FESTIVAL E 2B+D - 2 815 \$311,900	B307 CARNIVAL F 1B+D - 1 650 \$249,900	B308 CARNIVAL D 1B+D - 1 579 \$229,900 TERRACE	B309 HOLIDAY C 1B - 1 494 \$205,900 TERRACE	B310 CARNIVAL D 1B+D - 1 610 \$241,900 TERRACE	B311 CARNIVAL D 1B+D - 1 610 \$241,900 TERRACE	B312 HOLIDAY C 1B - 1 494 \$205,900 TERRACE	B313 CARNIVAL L 1B+D - 1 566 \$226,900 TERRACE	B315 FESTIVAL G 2B - 2 745 \$290,900 TERRACE	B316 FESTIVAL J 2B+D - 2 841 \$317,900	B317 FESTIVAL H 2B - 2 773 \$308,900 OS TERRACE	B318 CARNIVAL G 1B+D - 2 657 \$256,900	B319 HOLIDAY D1 1B - 1 534 \$216,900 TERRACE
9' CEILINGS ON 2ND FLOOR																	
UNIT # MODEL TYPE SQ.FT. PRICE		B201 CARNIVAL M 1B+D - 2 617 \$246,900 PATIO		B203 FESTIVAL D 2B - 2 799 \$318,900 OS PATIO	B205 FESTIVAL E 2B+D - 2 815 \$310,900	B206 CARNIVAL F 1B+D - 1 650 \$248,900	B207 VIVA D 2B - 2 742 \$274,900		B209 VIVA B 2B - 2 774 \$278,900	B210 VIVA B 2B - 2 774 \$278,900	B211 VIVA F 1B+D - 2 659 \$250,900	B212 VIVA D 2B - 2 723 \$268,900	B213 VIVA B 2B - 2 782 \$280,900				
9' CEILINGS ON 1ST FLOOR																	
UNIT # MODEL TYPE SQ.FT. PRICE					B101 FESTIVAL E 2B+D - 2 815 \$318,900 OS PATIO	B102 CARNIVAL F 1B+D - 1 650 \$253,900 L. PATIO	B103 VIVA D 2B - 2 742 \$278,900 OS PATIO			B107 VIVA B 2B - 2 774 \$282,900 PATIO	B108 VIVA F 1B+D - 2 659 \$254,900 PATIO	B109 VIVA D 2B - 2 723 \$272,900 PATIO	B110 VIVA B 2B - 2 782 \$284,900 PATIO				

Celebration

CONDOMINIUMS AT BRIDLEWOOD MALL

Celebration 2 - Preview Pricelist

MODEL	TYPE	VIEW	SQ. FT.	FLOOR	PRICED FROM
1 Bedroom with 1 Bathroom:					
HOLIDAY C	1 Bedroom	NW	494	3 - 7	\$204,900
HOLIDAY D1	1 Bedroom	SE	533	3 - 7	\$216,900
1 Bedroom + Den with 1 Bathroom:					
CARNIVAL L	1 Bedroom + Den	NW	566	3 - 7	\$224,900
CARNIVAL D	1 Bedroom + Den	NW	579	3 - 7	\$229,900
CARNIVAL D	1 Bedroom + Den	NW	610	3 - 7	\$239,900
CARNIVAL F	1 Bedroom + Den	NW	650	1 - 7	\$248,900
1 Bedroom + Den with 2 Bathrooms:					
CARNIVAL M	1 Bedroom + Den	SE	617	2 - 7	\$246,900
CARNIVAL G	1 Bedroom + Den	SE	657	3 - 7	\$256,900
2 Bedroom with 2 Bathrooms:					
FESTIVAL C	2 Bedroom	SE	735	3 - 7	\$289,900
FESTIVAL G	2 Bedroom	NW	745	3 - 7	\$288,900
FESTIVAL H	2 Bedroom	SE-Corner	773	3 - 7	\$302,900
FESTIVAL D	2 Bedroom	SE-Corner	799	2 - 7	\$311,900
2 Bedroom + Den with 2 Bathrooms:					
FESTIVAL E	2 Bedroom + Den	NW-Corner	815	1 - 7	\$310,900
FESTIVAL J	2 Bedroom + Den	NW-Corner	841	3 - 7	\$317,900

Celebration 2 - Viva Collection

MODEL	TYPE	VIEW	SQ. FT.	FLOOR	PRICED FROM
1 Bedroom + Den with 2 Bathrooms:					
VIVA F	2 Bedroom	NW	659	1 - 2	\$250,900
2 Bedroom with 2 Bathrooms:					
VIVA D	2 Bedroom	NW	723	1 - 2	\$268,900
VIVA D	2 Bedroom	NW	742	1 - 2	\$274,900
VIVA B	2 Bedroom	NW	774	2	\$278,900
VIVA B	2 Bedroom	NW	782	1 - 2	\$280,900

PRICES INCLUDE : H.S.T.

PARKING : 1 Included

LOCKER: \$ 4,500

MAINTENANCE FEE : \$ 0.49 per Sq. Ft. includes Water & Natural Gas. (Hydro is separately metered to the owner).
All common area exterior and interior maintenance, Concierge services.

PROPERTY TAXES : Estimated to be 1% of the Purchase Price

OCCUPANCY DATE : December 2014

DEPOSIT SCHEDULE: 5% of Purchase Price with Offer
Further 5% payable in 90 days
Further 5% payable in 270 days
Further 5% payable on Occupancy

Floorplans can be downloaded at : <http://mycelebrationcondos.com/>

FOR FURTHER INFORMATION CONTACT:

Diana Von Niebelschuetz

Alice Au Yeung

Tel: 416-490-8887 Fax: 416-490-7666

OFFICE HOURS:

Bridlewood Mall North Entrance on Lower Level

MONDAY TO THURSDAY - 12 PM TO 7 PM

SATURDAY, SUNDAY & HOLIDAYS - 12 PM TO 5 PM

CLOSED FRIDAY



Malibu Investments Inc.

FISHMAN GROUP



Celebration 2

CONDOMINIUMS AT BRIDLEWOOD MALL

Floorplans

HOLIDAY COLLECTION
1 BEDROOM

CARNIVAL COLLECTION
1 BEDROOM + DEN

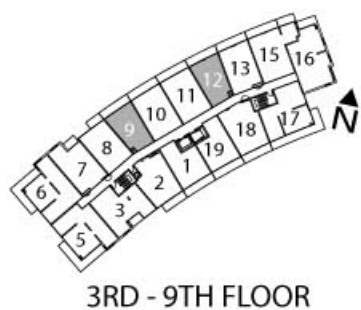
FESTIVAL COLLECTION
2 BEDROOM

VIVA COLLECTION
1 BEDROOM + DEN & 2 BEDROOM

Holiday C

1 Bedroom

Area **494 sq.ft.** • Balcony **92 sq.ft.**
• 3rd Floor Terrace **145 sq.ft.**



Celebration 2
CONDOMINIUMS AT BRIDLEWOOD MALL

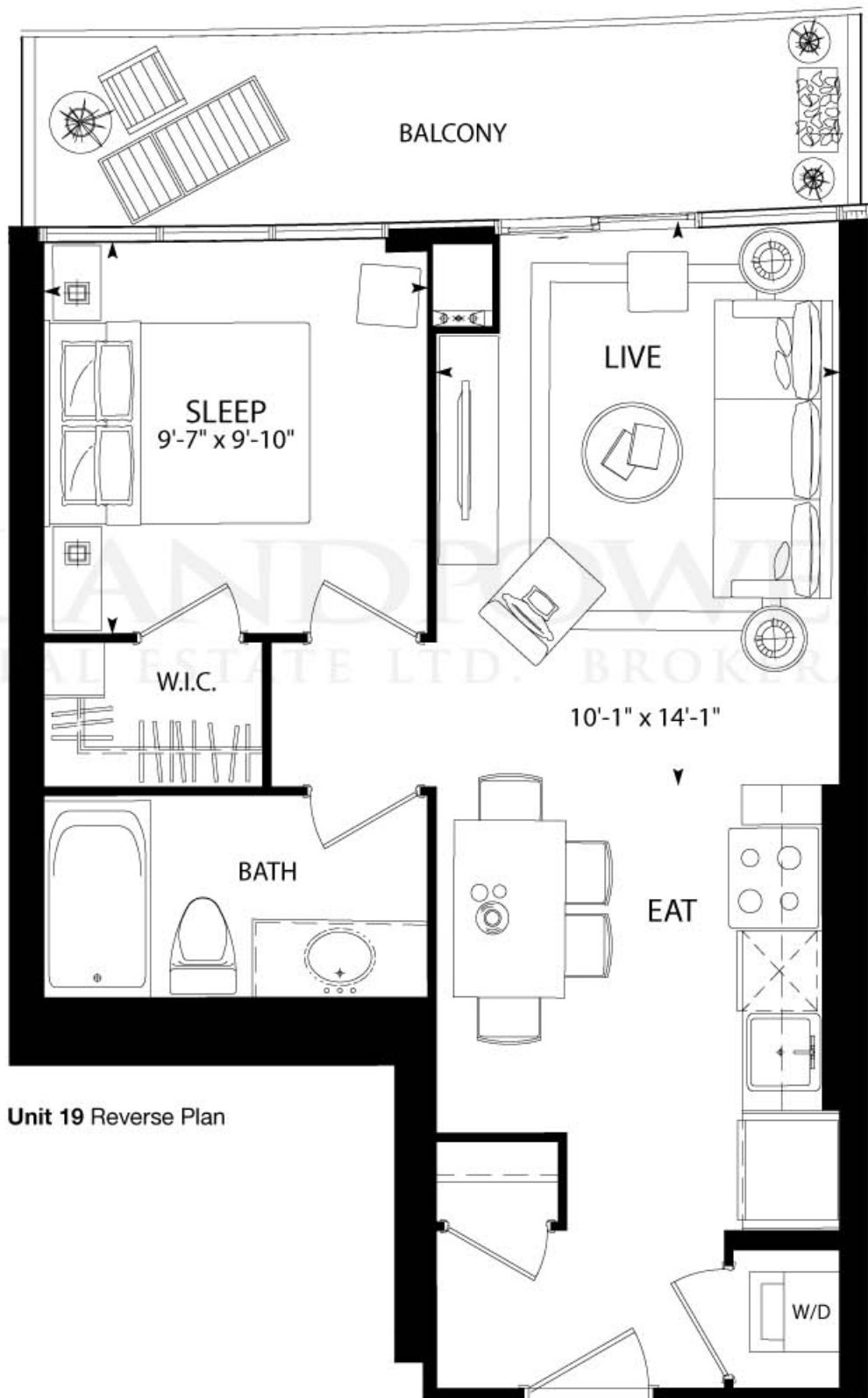
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Holiday D1

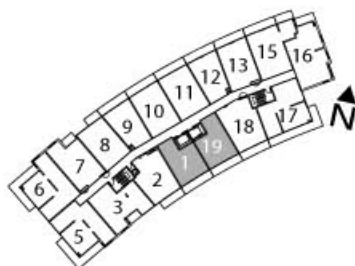
1 Bedroom

Area **534 sq.ft.** • Balcony **95 sq.ft.**

• 3rd Floor Terrace **116 sq.ft.**



Unit 19 Reverse Plan



3RD - 9TH FLOOR

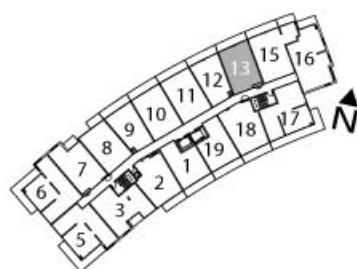
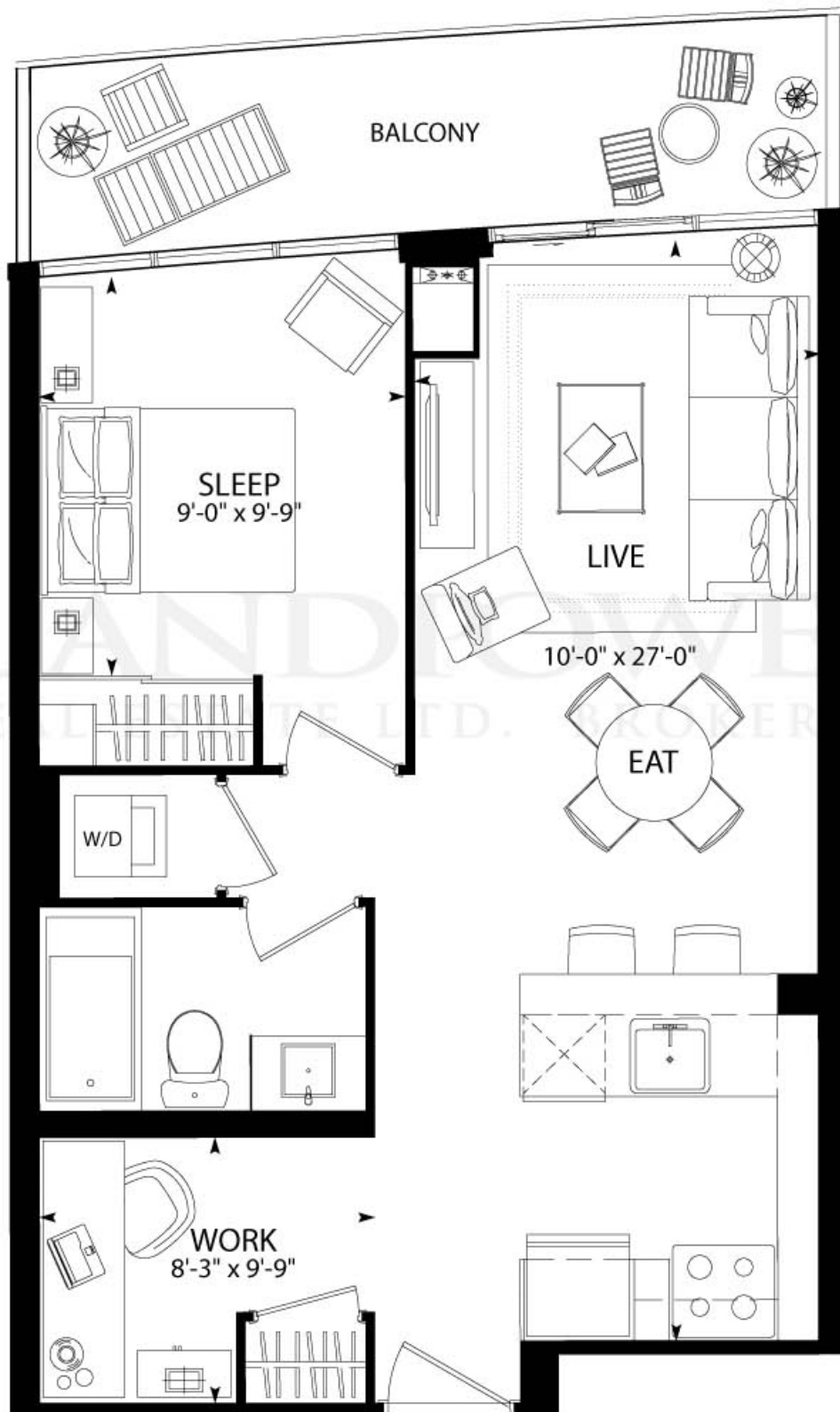
Celebration 2
CONDOMINIUMS AT BRIDLEWOOD MALL

Carnival L

1 Bedroom + Den

Area **566 sq.ft.** • Balcony **88 sq.ft.**

• 3rd Floor Terrace **138 sq.ft.**



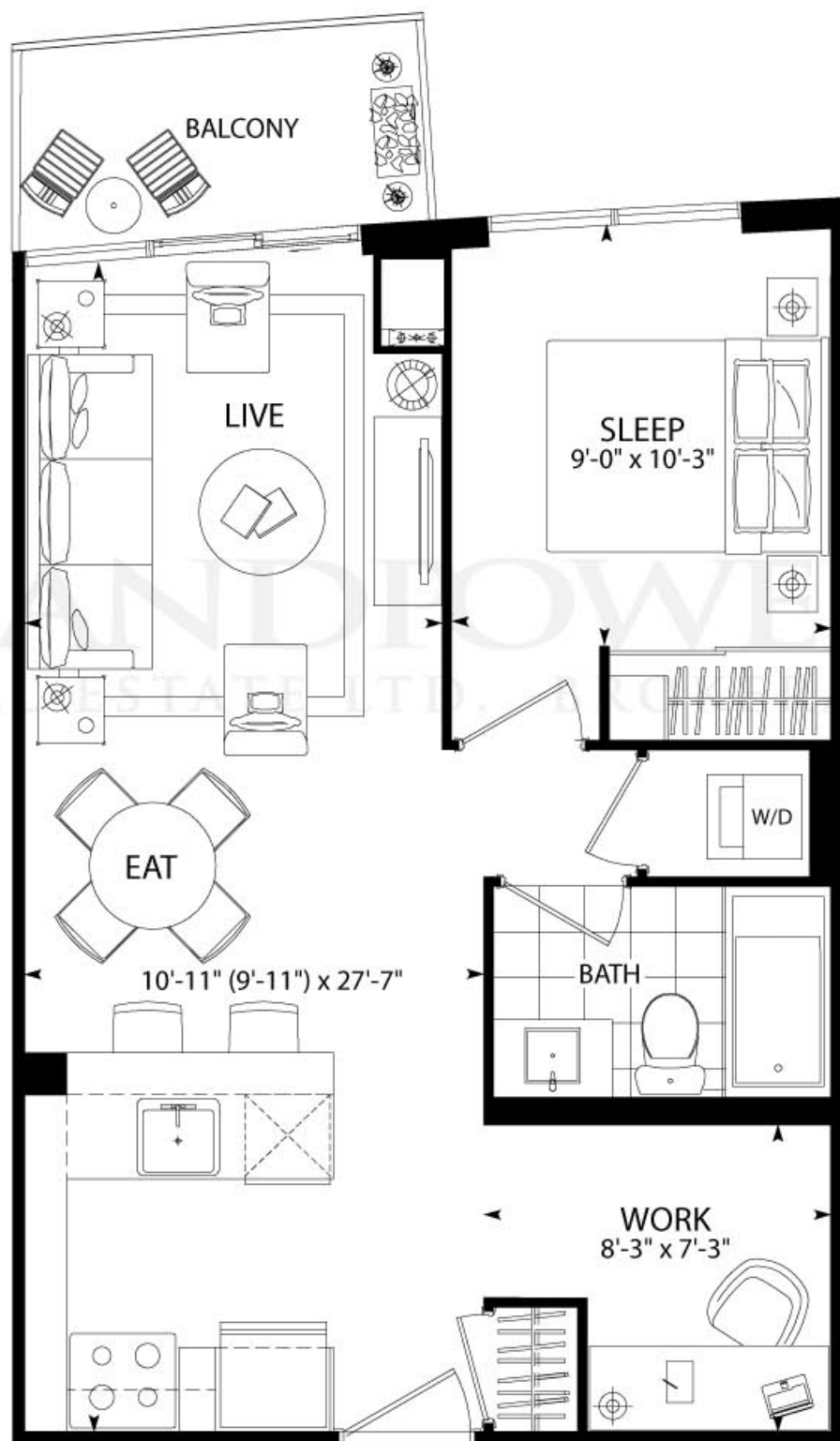
3RD - 9TH FLOOR

Celebration 2
CONDOMINIUMS AT BRIDLEWOOD MALL

Carnival D

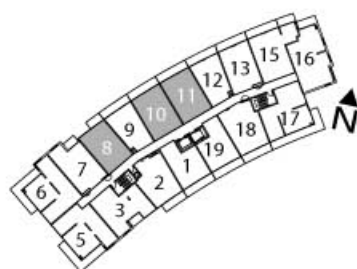
1 Bedroom + Den

Unit 08 Area **579 sq.ft.** • Balcony **46 sq.ft.**
 • 3rd Floor Terrace **142 sq.ft.**
 Unit 10/11 Area **610 sq.ft.** • Balcony **95 sq.ft.**
 • 3rd Floor Terrace **142 sq.ft.**



Unit 08,10,11 Reverse Plan

Unit 10, 11 Live 10'5" x 28'6"
 Work 8'3" x 7'7"
 Sleep 9'4" x 9'7"



3RD - 9TH FLOOR

Celebration 2
 CONDOMINIUMS AT BRIDLEWOOD MALL

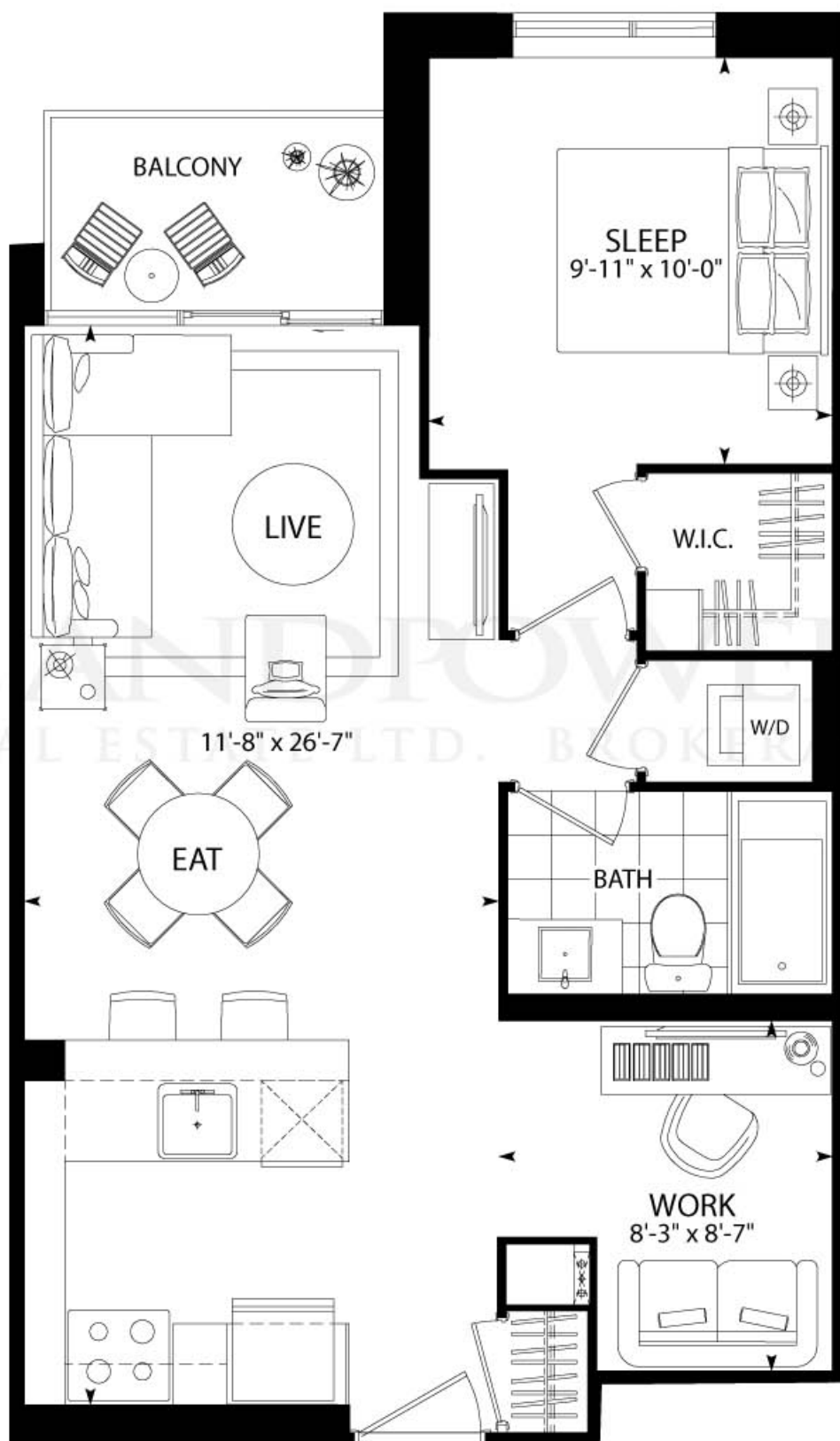
Carnival F

Celebration 2
CONDOMINIUMS AT BRIDLEWOOD MALL

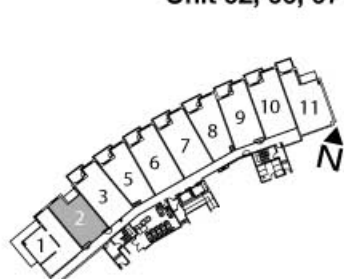
1 Bedroom + Den

Area **650 sq.ft.** • Balcony **39 sq.ft.**

• Ground Floor Patio **275 sq.ft.**



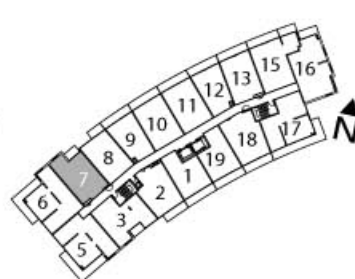
Unit 02, 06, 07 Reverse Plan



GROUND FLOOR



2ND FLOOR

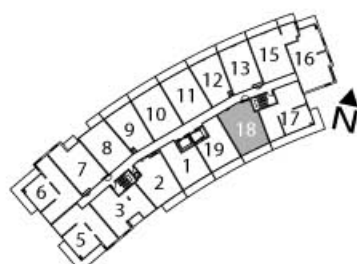


3RD - 9TH FLOOR

Carnival G

1 Bedroom + Den

Area 657 sq.ft. • Balcony 89 sq.ft.



3RD - 9TH FLOOR

Celebration 2
CONDOMINIUMS AT BRIDLEWOOD MALL

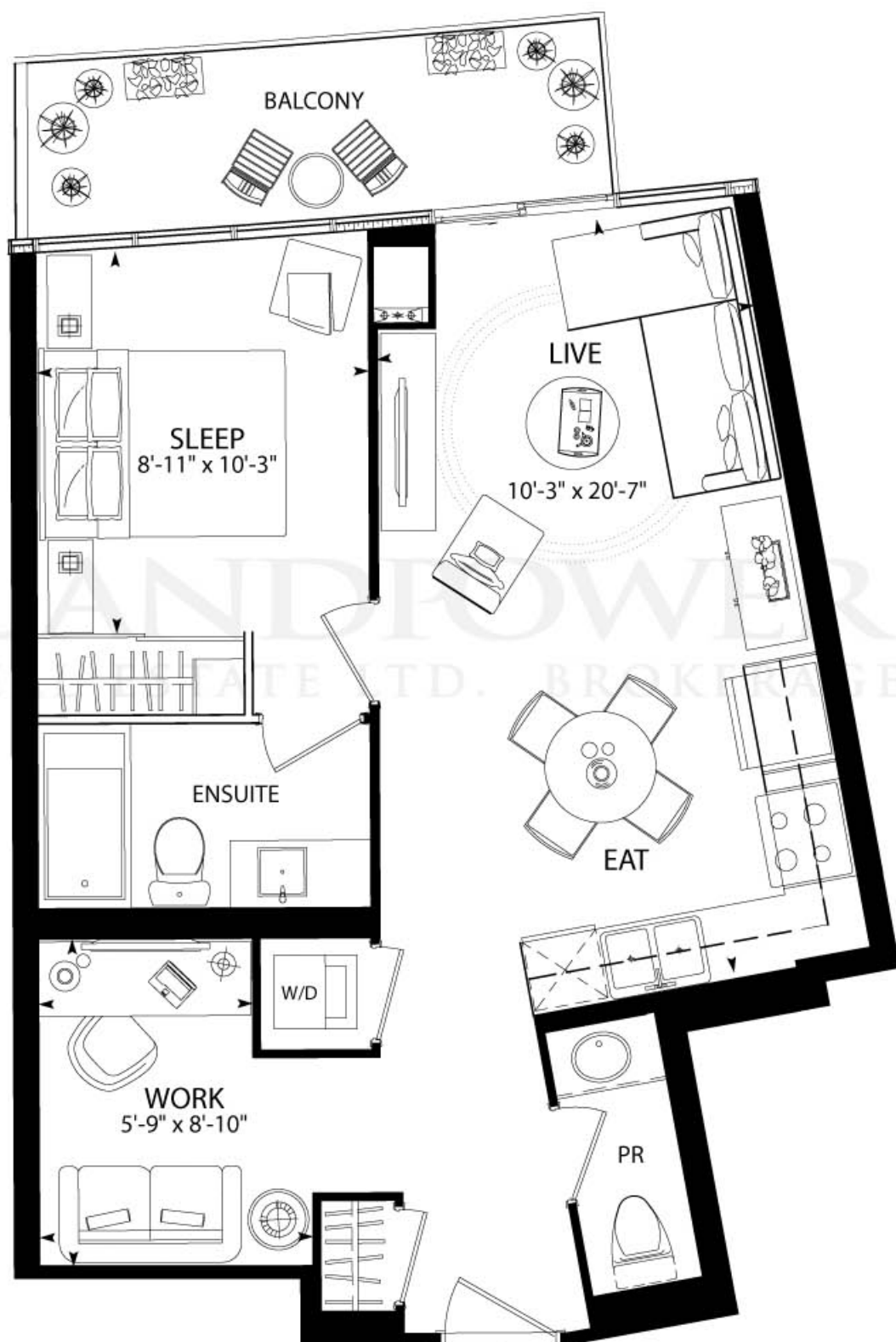
Carnival M

1 Bedroom + Den

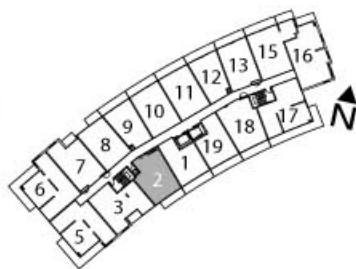
Area **617 sq.ft.** • Balcony **74 sq.ft.**

• 2nd Floor Patio **135 sq.ft.**

• 3rd & 5th Floor Balcony **89 sq.ft.**



2ND FLOOR



3RD - 9TH FLOOR

Celebration 2
CONDOMINIUMS AT BRIDLEWOOD MALL

Festival C

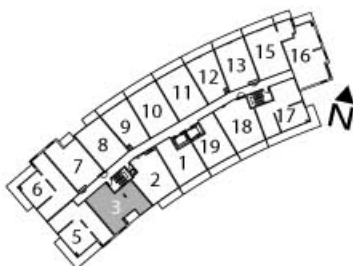
2 Bedroom

Area **735 sq.ft.** • Balcony **39 sq.ft.**

- 3rd Floor Terrace **100 sq.ft.**
- 5th Floor Terrace **85 sq.ft.**



Unit 03 Reverse Plan



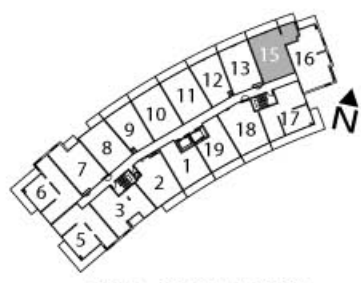
3RD - 9TH FLOOR

Celebration 2
CONDOMINIUMS AT BRIDLEWOOD MALL

Festival G

2 Bedroom

Area **745 sq.ft.** • Balcony **140 sq.ft.**
• 3rd Floor Terrace **190 sq.ft.**



3RD - 9TH FLOOR

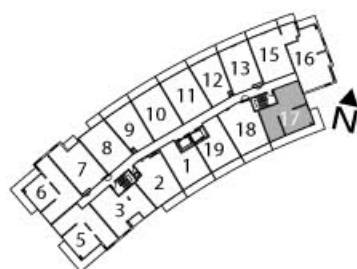
Celebration 2
CONDOMINIUMS AT BRIDLEWOOD MALL

Sizes and specifications subject to change without notice. Floor plans are approximate dimensions. Actual usable floor space may vary from the stated floor area. E. & O.E. 2011.

Festival H

2 Bedroom

Area **773 sq.ft.** • Balcony **208 sq.ft.**
 • 3rd Floor Terrace **330 sq.ft.**



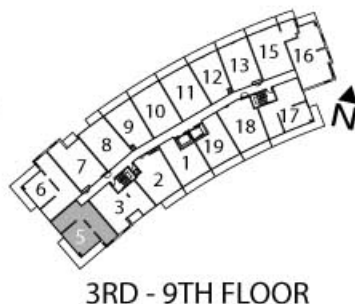
3RD - 9TH FLOOR

Celebration 2
 CONDOMINIUMS AT BRIDLEWOOD MALL

Festival D

2 Bedroom

Area **799 sq.ft.** • Balcony **170 sq.ft.**
• 2nd Floor Patio **440 sq.ft.**



Celebration 2
CONDOMINIUMS AT BRIDLEWOOD MALL

Festival E

2 Bedroom

Celebration 2
CONDOMINIUMS AT BRIDLEWOOD MALL

Area **815 sq.ft.** • Balcony **170 sq.ft.**
• Ground Floor Patio **450 sq.ft.**



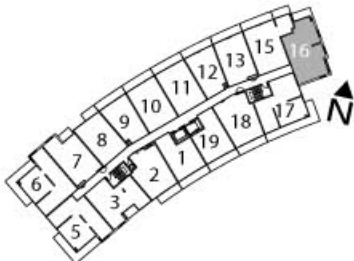
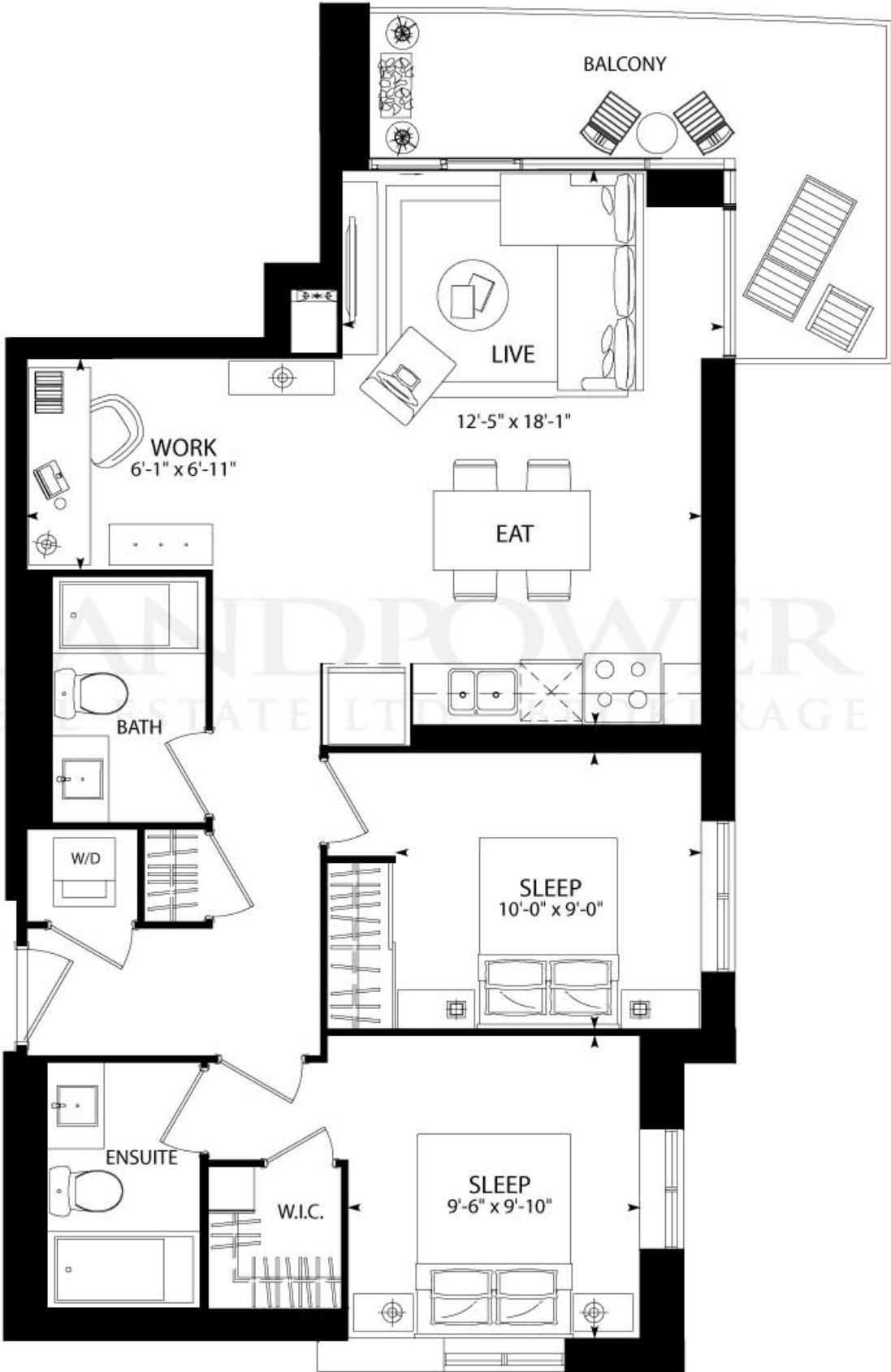
Unit 01, 05, 06 Reverse Plan



Festival J

2 Bedroom + Den

Area 841 sq.ft. • Balcony 109 sq.ft.



3RD - 9TH FLOOR

Celebration 2
CONDOMINIUMS AT BRIDLEWOOD MALL

Viva B

2 Bedroom

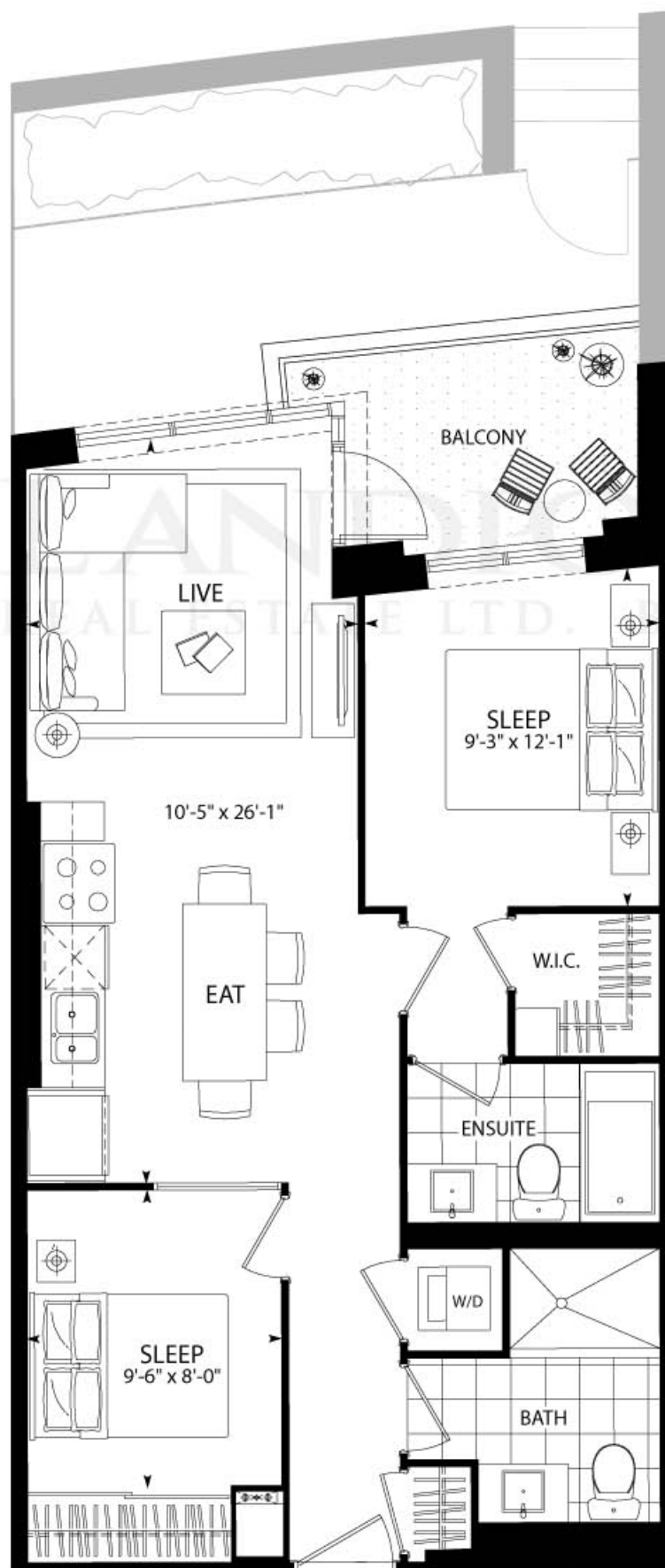
Celebration 2
CONDOMINIUMS AT BRIDLEWOOD MALL

Unit 106, 107 Area **774 sq.ft.** • Patio **170 sq.ft.**

Unit 209, 210 Area **774 sq.ft.** • Balcony **61 sq.ft.**

Unit 110 Area **782 sq.ft.** • Patio **170 sq.ft.**

Unit 213 Area **782 sq.ft.** • Balcony **61 sq.ft.**



Units 106, 107, 209, 210 Shown

Units 110, 213 Live 10'5" x 26'11"
Sleep 9'3" x 12'7"



2ND FLOOR



GROUND FLOOR

ALL UNITS Reverse Plan

Viva D

2 Bedroom

Celebration 2
CONDOMINIUMS AT BRIDLEWOOD MALL

Unit 03 Area **742 sq.ft.** • Patio **170 sq.ft.**

Unit 07 Area **742 sq.ft.** • Balcony **60 sq.ft.**

Unit 09 Area **723 sq.ft.** • Patio **170 sq.ft.**

Unit 12 Area **723 sq.ft.** • Balcony **60 sq.ft.**



Viva F

1 Bedroom + Den

Area **659 sq.ft.** • Balcony **60 sq.ft.**

• Ground Floor Patio **175 sq.ft.**



Celebration 2
CONDOMINIUMS AT BRIDLEWOOD MALL



FACT SHEET

VIP PROMOTION FOR CELEBRATION 2

Purchasers Receive:

1. SPECIAL "CASH BACK" \$4,000 CASH BACK ON ANY 1 BEDROOM UNIT
\$5,000 CASH BACK ON ANY 2 BEDROOM UNIT
"CASH BACK" WILL BE PAID AS AN ADJUSTMENT ON CLOSING.

STAINLESS STEEL KITCHEN APPLIANCES
 2. Parking included in
Purchase price
 4. Cap on Levies & \$4,500
Development charges
 5. Assignment 1 free assignment allowed up to 90 days before occupancy.
 6. Free Name Change 1 free name change allowed within the 10 day rescission period.
-

Deposit Structure

5% of purchase price with offer
Further 5% payable in 90 days
Further 5% payable in 270 days
Further 5% payable on Occupancy

No more than 1 purchase per individual name is allowed

The above promotional package is valid for sales done on or before July 10, 2011



Rules and Procedures

1. Each sale **MUST** be in a different purchasers name (No Companies or Trusts)
2. **DEADLINE FOR WORKSHEETS IS SUNDAY JULY 3, 2011 AT 6 PM.**
3. Please ensure that you show your preferences for more than 1 suite type. Make a second and third choice for your unit request to avoid disappointing your clients. We will do our best to try and accommodate one of your 3 choices.
4. Maximum of 2 sales per agent.
5. **Brokers/Managers, please MUST initial all worksheets.**
6. When you have been allocated a unit(s) you will be contacted by one of our staff to arrange an appointment for you and your client to sign the Agreements of Purchase and Sale. Signing will take place between Wednesday, July 6th and Sunday, July 10th at the Celebration Sales office located on the lower level of the Bridlewood Mall across from the Library.
7. Before you arrive with your clients at the Sales Office to sign your Agreements, please ensure that your client brings
 - I. Government issued photo Identification
 - II. 4 cheques. All cheques will be made payable to "Robins, Appleby & Taub LLP in Trust". We will fill in the amounts of the deposits for you at the Presentation Centre.
 - III. S.I.N. number
 - IV. Client Email address
8. **Please ensure that your worksheets are filled in legibly, clearly and ALL purchaser information is included.**
9. Please note that we require a bona fide mortgage approval from a financial institution that is a mortgage lender or a mortgage lender within the 10-day recession period. The mortgage approval must be on letterhead of the financial institution or lender.
10. If you require additional hard copies of the brochures, please call 905-475-6000.

Please note:

**WORKSHEETS TO BE FAXED TO 905-475-8212
ATTN. ELLIOTT TAUBE**



Mortgage Approval Requirements: Celebration 2

Mortgage Approval Requirements

Please find enclosed a copy of the Vendor's Mortgage Approval Requirements information sheet. This is meant to assist you and your financial institution or lender. Your mortgage approval must be from a financial institution that is a mortgage lender or from an accredited lender and it must be on the institution's letterhead and signed. It must confirm that you have obtained a valid mortgage commitment. This is a requirement of the Agreement of Purchase and Sale.

CELEBRATION MORTGAGE APPROVAL REQUIREMENTS*

In order to complete this Agreement of Purchase and Sale, all purchasers must provide a valid mortgage approval. Your client(s) will need to contact their financial institution immediately as written mortgage approval is required within 10 days. All mortgage approvals must contain the following information:

1. Building/Address TO BE DETERMINED
2. Suite No. (e.g. Suite 303)
3. Unit No. (e.g. Unit 3)
4. Level No. (e.g. Level 3)
5. Purchasers Name (e.g. John Smith, PLEASE NOTE THE NAME ON THE AGREEMENT OF PURCHASE AND SALE MUST BE THE SAME ON THE MORTGAGE APPROVAL)
6. Purchase Price (e.g. \$209,900)
7. Mortgage Approval Amount (e.g. \$167,920, AT LEAST 80% OF THE PURCHASE PRICE AND YOUR MORTGAGE APPROVAL AND YOUR DEPOSIT MUST ADD UP TO THE PURCHASE PRICE OF THE UNIT)
8. Interest Rate (e.g. 5.00 %)
9. Term of Mortgage (e.g. 5 years)
10. Contact name and phone number of mortgage representative at financial institution issuing the mortgage pre-approval:

Name

Bank

Phone Number

Celebration 2

CONDOMINIUMS AT BRIDLEWOOD MALL

IF YOU DO NOT PROVIDE A MORTGAGE APPROVAL AS ABOVE

The Vendor requires a reference letter from your bank, on bank letterhead and signed, to include the following information:

1. The number of years that you have been a client with your current financial institution.
2. Your bank must indicate/demonstrate that you have the financial ability to cover the purchase price as written on the first page of the Agreement of Purchase and Sale.

Additional Information

All of the information required for your mortgage approval can be found on the first page of the Agreement of Purchase and Sale. Please take your APS along with this checklist to your financial institution when making your mortgage arrangements. Please note that these items are all minimum requirements of the Vendor. If you or your financial institution has any questions, please feel free to contact the Sales Office at 416-490-8887

*The Vendor reserves the right to change or supplement this information or requirement at any time E. & O. E.

**CONTINUING POWER OF ATTORNEY
FOR PROPERTY - (SHORT FORM)**

THIS CONTINUING POWER OF ATTORNEY FOR PROPERTY is given

by _____ [Grantor]

of the _____, in the _____

APPOINTMENT

1. I APPOINT _____

to be my attorney for property, and I authorize my attorney to do, on my behalf, any and all acts, which I could do if capable, except make a will, subject to any conditions and restrictions contained herein. My attorney shall have the authority to act as my litigation guardian, if one is required to commence, continue, defend or represent me in any court proceeding.

SUBSTITUTION

2. INTENTIONALLY DELETED

CONTINUING POWER

3. This is a continuing power of attorney. It is my intention and I so authorize my attorney(s) that the authority given in this continuing 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

4. If my spouse disposes of or encumbers 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 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.

CONDITIONS AND RESTRICTIONS

5. This power of attorney may only be used by the named attorney for property to do any and all acts, on my behalf, which I could do, if capable, with respect to the purchase of a proposed unit(s) in a condominium, to be registered against those lands and premises situate in the City of Toronto, and which are currently municipally known as (hereinafter called the " **Property**"), together with an undivided interest in the common elements appurtenant to such unit(s) and the exclusive use of those parts of the common elements attaching to such unit(s).

EFFECTIVE DATE

6. This continuing power of attorney for property comes into effect upon the date hereof and is effective until revoked by me.

REVOCATION

7. 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.

COMPENSATION

8. I authorize 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 power of attorney for property.

Executed at Toronto this _____ day of _____, 2011 in the presence of **both witnesses**, each present at the same time.

)
)
_____)
Witness)
)
)
)
Address:)
)
)
)
)
_____)
Witness)
)
)
)
Address:)
)



Offer Worksheet

MUST BE FAXED BACK TO ELLIOTT TAUBE AT 905-475-8212

1st Choice	2nd Choice	3rd Choice
Model: _____	Model: _____	Model: _____
Type: _____	Type: _____	Type: _____
Level: _____	Level: _____	Level: _____

PURCHASE PRICE*: _____

LOCKER YES / NO (\$4,500): _____

TOTAL PRICE: _____

PURCHASER'S INFORMATION

1ST PURCHASER	2ND PURCHASER
FIRST NAME	FIRST NAME
LAST NAME	LAST NAME
SIN# OR DRIVER'S LICENSE INCLUDING EXPIRY DATE	SIN# OR DRIVER'S LICENSE INCLUDING EXPIRY DATE
DATE OF BIRTH (MM/DD/YYYY)	DATE OF BIRTH (MM/DD/YYYY)
ADDRESS	ADDRESS
CITY	CITY
POSTAL CODE	POSTAL CODE
PRINCIPAL BUSINESS OR OCCUPATION	PRINCIPAL BUSINESS OR OCCUPATION
TEL (CELL):	TEL (CELL):
TEL (WORK):	TEL (WORK):
TEL (HOME):	TEL (HOME):
EMAIL ADDRESS:	EMAIL ADDRESS:

AGENT / BROKERAGE

AGENT NAME	BROKERAGE NAME
AGENT CELL #:	BROKERAGE #:
	BROKERAGE FAX #:
AGENT'S EMAIL	

VENDOR'S OFFICE USE ONLY, DO NOT FILL IN BELOW

VENDOR SALES AGENT / REPRESENTATIVE

Purchaser information - NOTE - ALL purchasers must bring the following to qualify for purchase at point of sale: (a) an original government issued Photo Identification at time of purchase; (b) FIVE deposit cheques to be made payable to "Robins Appleby & Taub LLP In Trust".

Vendor will determine final choice of suite and availability for purchase at its sole and unfettered discretion; completion of this form does not constitute any binding purchase and sale reservation.

Please print CLEARLY & LEGIBLY & fax to: Attention: Elliott Taube, at 905-475-8212

This document is privileged and may contain confidential information intended only for the addressee. Any unauthorized disclosure is strictly prohibited.

LANDPOWER
REAL ESTATE LTD. BROKERAGE

Celebration
CONDOMINIUMS AT BRIDLEWOOD MALL



mycelebrationcondos.com
416.490.8887



FISHMAN GROUP