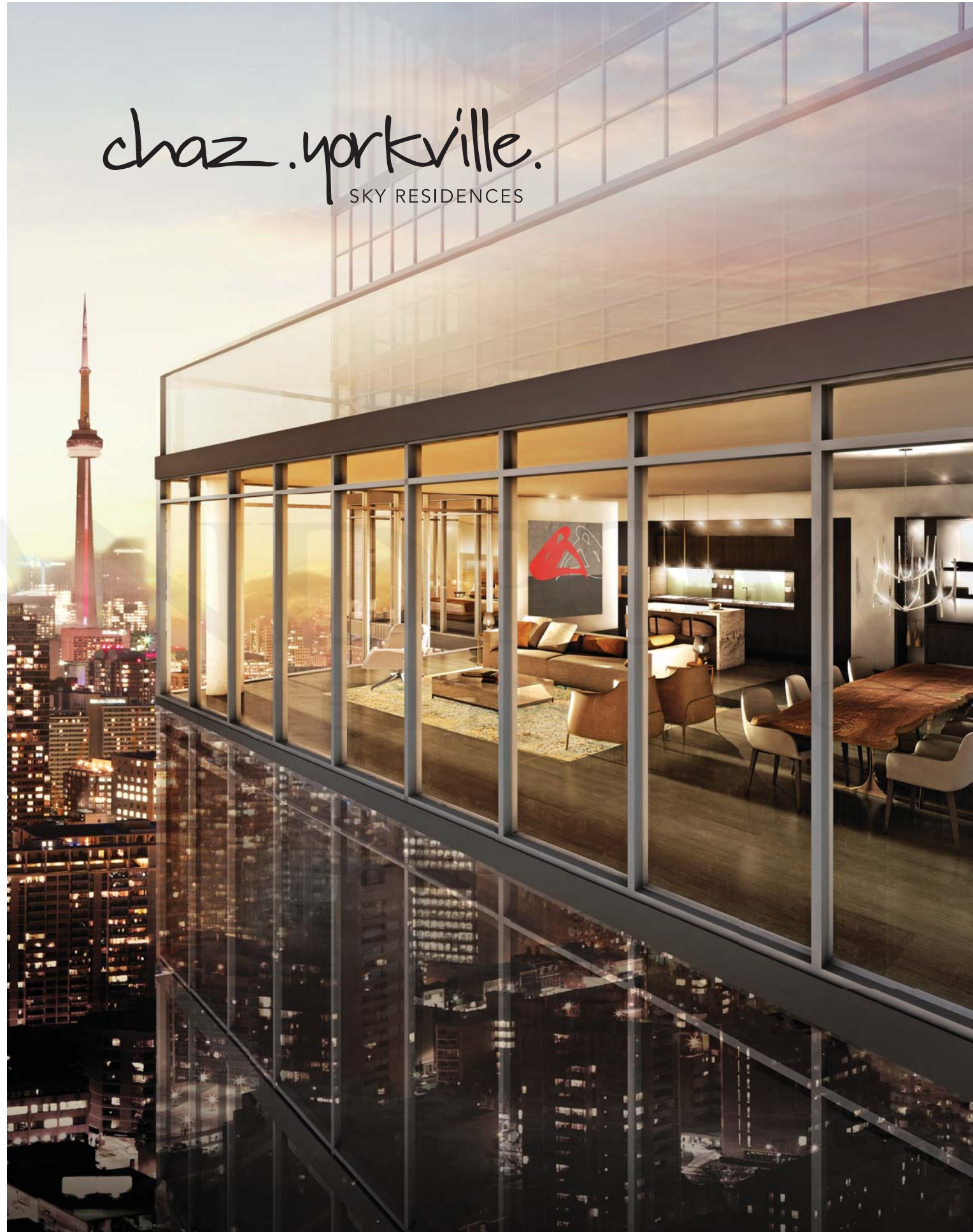


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SKY RESIDENCES



LA
REAL

ER
RAGE

OWN THE SKY

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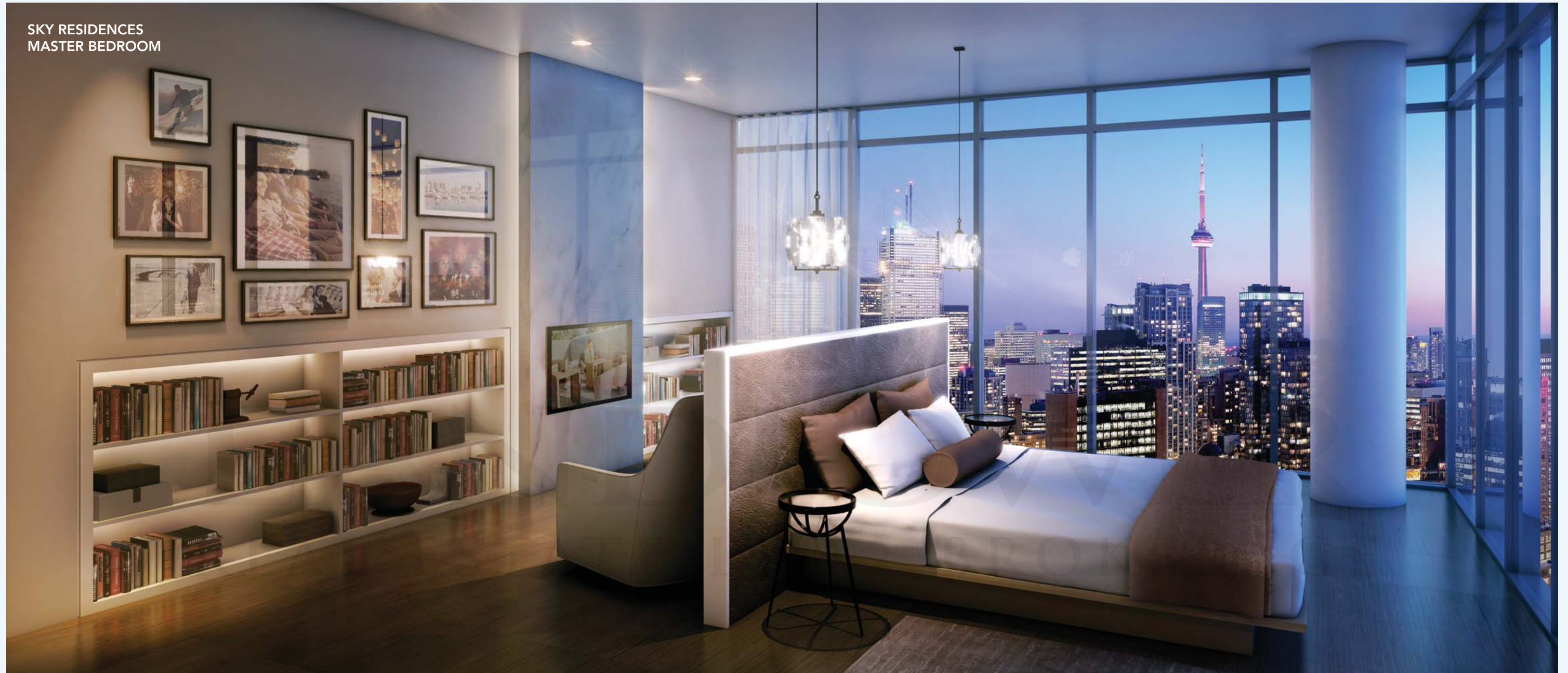
INTRODUCES THE
SKY RESIDENCES

PRESENTATION CENTRE
101 Yorkville Avenue
Toronto, ON M5R 1C1

For information call:
416.922.0045

chaz YORKVILLE.COM

SKY RESIDENCES
MASTER BEDROOM



WELCOME TO THE SKY RESIDENCES

SIGNATURE YORKVILLE LIVING ... RAISED TO A NEW HIGH UP HERE, THE AMBIENCE IS MORE SOPHISTICATED AND THE VIEWS EVEN MORE SPECTACULAR.

PICTURE YOURSELF STANDING IN FRONT OF A SOARING NINE-FOOT FLOOR-TO-CEILING GLASS WALL, GAZING AT THE INCREDIBLE PANORAMA UNFOLDING BEFORE YOUR EYES. HIGH ABOVE THE CITY IN A SKY RESIDENCE, LUXURIOUSLY APPOINTED WITH THE MOST EXQUISITE FEATURES AND FINISHES, THE INTERIORS ARE JUST AS PHENOMENAL AS THE VISTAS OUTSIDE. THINK ELEGANT WIDE-PLANK FLOORING, BEAUTIFUL CUSTOM DESIGNED CABINETRY, UPSCALE GRANITE COUNTERTOPS AND CONTEMPORARY, EURO STYLE APPLIANCES. YOUR SUITE IN THE SKY IS YOUR MAGNIFICENT RETREAT – BRIGHT, OPEN CONCEPT AND SPACIOUS, WITH AMPLE ROOM FOR LIVING AND ENTERTAINING AND ALL THE PRIVACY AND SECURITY YOU DESIRE.



A MAGNIFICENT OASIS OF LUXURY, LEISURE AND RECREATION

FROM THE ELEGANT AND INVITING LOBBY TO THE TRANQUIL PRIVATE COURTYARD GARDEN TO THE DAZZLING CHAZ CLUB IN THE SKY, THE AMENITIES ARE SIMPLY SPECTACULAR.

ENJOY A TRANQUIL MOMENT IN THE COURTYARD GARDEN WITH TWO CALMING WATER FEATURES AND PRIVATE FIRESIDE LOUNGE AREAS. THE WARM AND INVITING LOBBY WELCOMES YOU AND YOUR GUESTS IN PERFECT STYLE. CELEBRATE THE GOOD TIMES AT THE CHAZ CLUB, WHICH FEATURES A SPLENDID TWO-STOREY GRAND ROOM WITH BAR AND LOUNGE AND PANORAMIC VIEWS OF THE DOWNTOWN SKYLINE.

COME HOME TO YORKVILLE, TORONTO'S MOST COVETED ADDRESS

OPULENT BUILDING AMENITIES CREATE AN EXTRAORDINARY LIFESTYLE

CHAZ PUTS YOU IN THE VERY CENTRE OF SO MUCH CULTURE AND EXCITEMENT

- Chaz is just a short walk to the University of Toronto, the Royal Ontario Museum, Queen's Park, Yorkville fashion retail, and trendy restaurants
- Intersection of the Yonge and Bloor subway lines, and the Village on Church Street are all within a short stroll
- A five minute subway ride on the Yonge line south takes you to the Financial District, and five minutes on the Bloor line takes you west to Korea Town and east to Greek Town
- Less than a kilometer from Toronto's outstanding major hospitals
- Convenient to everything else in downtown Toronto

AN ICONIC EXTERIOR WITH BEAUTY, QUALITY AND FUNCTION

- Building designed by great condominium architect Sol Wassermuhl of Page + Steele/IBI Group Architects
- Distinct illuminated exposed columns on four corner units makes the building a Toronto architectural icon
- Eight corner units on every full floor
- Almost every apartment has its own balcony with translucent glass protective sidewalls
- Grand five storey podium with heavy Ontario limestone exterior that sets a high standard of quality
- Green tinted glass for appearance, views and increased energy efficiency

GROUND FLOOR RECREATIONAL AMENITIES

- Cozy, warm and inviting living room-style lobby with fireplaces that welcomes you and your guests in perfect style
- Inspired dining room with wet bar and catering kitchen offers a new dimension in private entertaining
- 24-hour Concierge is on hand to take care of all your needs
- Convenient self-serve Pet Spa to take care of your four-legged friends' grooming needs
- Authentic Billiards Room is an ideal place to unwind after a stressful day

PRIVATE WALLED COURTYARD GARDEN

- Exquisite landscaping designed by Land Art
- Sumptuous outdoor space offering both secluded and social furnished lounge areas
- BBQ area for enjoying al fresco dining

- Beautiful Green Zone with two water features lets you enjoy the great outdoors in privacy
- Private fireside lounge areas - urban "camping" at its finest

SECOND FLOOR RECREATIONAL AMENITIES

- State-of-the-art computer Gamers Arena, powered by the latest on-line computer gaming environment
- Magnificent 3-D Screening Room featuring the very latest in 3-D viewing technology
- Sports Theatre – the ideal place to watch the big game
- Fitness Room, perfectly balanced with a variety of exercise equipment including a Spinning, Yoga/Pilates studio
- Men's and Women's Change Rooms with Steam Rooms
- Pampering Relaxation Room with massage chairs and hydra massage bed to relieve, relax and rejuvenate
- Fully-equipped Business Room provides a venue for your important meetings
- Three bedroom guest suites to accommodate your overnight guests in luxury

"CHAZ CLUB" ON THE THIRTY-SIXTH AND THIRTY-SEVENTH LEVELS

- Every resident of Chaz is a member of the private Chaz Club which features a magnificent two-storey high Grand Room with Lounge and Bar that offers panoramic views of Toronto's downtown city core
- The Chaz Club is the perfect venue for entertaining both large and small groups with panache
- Your own private 5-Star Dining Room with Demonstration Kitchen
- Spectacular double height open Terrace offers breathtaking views of the city



FEATURES AND FINISHES

"THE BELLAIR COLLECTION"

YOUR HOME-IN-THE-SKY: PERSONALIZE YOUR PRINCIPAL LIVING AREAS

- Eight corner suites on every floor give you a bigger choice of these sought-after homes with panoramic views
- Nine-foot floor-to-ceiling height in principal rooms (excluding mechanical system bulkheads) adds an element of spaciousness and light to Chaz's unique suite layouts
- Floor-to-ceiling windows offer abundant natural light and views in the well-appointed suites
- European-style smooth ceilings throughout the suite create an ambiance of graciousness and sophistication
- Select from custom colour palettes to create the perfect backdrop for your cherished furnishings

MASTER CHEF-DESIGNED KITCHEN FEATURES FOR THE CREATION OF CULINARY MASTERPIECES

- Custom-designed Cecconi Simone kitchen cabinetry and backsplash in your choice of exceptional finishes selected by the designer for their beauty, durability and function
- Innovative backsplash storage with fashionable glass shelves maximizes the kitchen's beauty and practicality
- Luxurious, easy-care Granite counter top with stainless steel sink that includes a handsome single faucet with pull-out spray
- Contemporary halogen lighting creates a sophisticated ambiance



EXCEPTIONAL EUROPEAN-STYLED APPLIANCE PACKAGE INCLUDES:

- 24" energy-efficient refrigerator with integrated matching cabinetry door to create a sleek urban kitchen
- 24" or 18" quiet operation, dual zone stainless steel dishwasher
- 24" ceramic cook top with intelligent control and auto shutoff
- 24" stainless steel self-cleaning oven
- Stainless steel microwave
- Integrated range hood
- 24" stacked energy efficient front loading washer/dryer

CHAZ'S BATHROOMS ARE AN OASIS OF INDULGENCE AND PAMPERING

- Breathtaking Cecconi Simone-designed bathroom cabinetry adds flair and elegance as well as the ultimate in functionality with marble accents
- Luxurious marble flooring and wall tiles
- Custom-designed vanity mirrors feature integrated cosmetic lighting, a real luxury on busy mornings
- Custom-created Corian sinks and counter tops reflect a truly contemporary character
- The elegant wall-mounted faucet gracing your bathroom(s) is both beautiful and ultimately functional
- Convenient under-sink storage cabinet will hold all of your pampering items
- Custom-designed six foot-high recessed medicine cabinet with adjustable shelves and custom integrated towel bar for all your storage needs
- Elegant white bathroom fixtures are timeless in their appeal
- Magnifying mirror in every bathroom makes meticulous grooming easier
- Modern floating vanity with under cabinet lighting

chaz.yorkville.

Sky Residences Release
Elite Purchaser Incentives

Credit on Closing

\$5,000 < 500 sq. ft.

\$10,000 - 500-599 sq. ft.

\$15,000 - 600-700 sq. ft.

\$20,000 > 700 sq. ft.

OR

2 Year Leaseback

An annual rent of 5% of Purchase Price, payable in 24 equal monthly payments starting at final closing day

PLUS...

Assignment

\$1,000 on 95% of sales

Capx Amendment

~~\$10,000~~ - \$6,000 for 1+S or smaller

~~\$15,000~~ - \$9,000 for 1+D and larger

AND MORE...

Additional credit on closing on Sky Residences !!!

(***Only if Cumberland finishes are selected***)

\$8,000 Credit on Closing for suites with one bathroom

(Units 01, 03, 05, 06, 07, 08, 15)

\$12,000 Credit on Closing for suites with more than one bathroom

(Units 02, 09, 10, 11, 12)

SALES OFFICE HOURS:

Monday to Thursday 12 – 6 p.m.

Saturday and Sunday 12 – 5 p.m.

Fridays/ Statutory Holidays Closed

CONTACT INFORMATION:

TEL: 416.922.0045

FAX: 416.922.0055

sales@chazyorkville.com

WWW.CHAZYORKVILLE.COM

EXCLUSIVE AGENT:

Milborne Real Estate Inc.

www.milborne.com

May 31st , 2012

chaz.yorkville.

SKY RESIDENCES COLLECTION

Building Features

- Cozy and warm living-room inspired lobby with fireplaces
- Private dining room with bar and Caterer's kitchen
- 24 hour Concierge services
- A self-serve Pet Spa with washer and dryer facilities
- A stylish Billiards Lounge
- Social and secluded lounge areas
- BBQ area with alfresco dining
- A green zone with water feature
- Private fireside lounge areas
- Car Wash Bay

Suite Features

- 9 foot ceilings in principal rooms
- Floor to ceiling windows
- European style smooth ceiling
- **Imported high-performance, wide-plank engineered wood flooring**
- Custom-designed solid core suite entry doors
- Custom-designed Cecconi Simone kitchens
- Unique backsplash storage with glass shelf
- **Luxurious, easy-care Granite counter top with stainless steel sink**
- Stylish 24" stainless steel kitchen appliances
- Cecconi Simone customized bathroom cabinetry
- **Luxurious marble flooring and wall tiles (*)**
- Cecconi Simone vanity mirrors with integrated cosmetic lighting
- Wall mounted faucet
- Under sink storage cabinet
- Custom-milled 6 foot vanity cabinet with adjustable shelves and built-in towel bar
- In-suite security system

Chaz Club Features

- State-of-the-art Computer Gaming Arena
- Theatre style Screening Room with 3-D viewing technology
- A Sports Theatre
- A Fitness Room featuring Spin room and Yoga and Pilates Studio
- Men's and Women's Change Rooms with steam rooms
- One and two bedroom Guest Suites
- Oasis rooms with massage chairs and beds
- Fully equipped Business Centre (for Home Office)
- "Chaz Club" on the thirty-sixth and thirty-seventh floors
- 36th Floor : two-storey high Grand Room with Lounge, Bar and Open Terrace
- 37th Floor: Five Star Dining Room with Demo Kitchen

Tower Suites	Suite Number	Suite Type	Interior Sq. Ft.	Balcony Sq. Ft.	Exposure	Suite	Prices Starting From
ALIA	03	Studio	378	72	W	42 nd Floor	\$337,900
BOCCA	05	1 Bedroom	428	90	W	42 th Floor	\$387,900
CABANA	06	1 Bedroom	510	36	NW	42 nd Floor	\$403,900
DIVA	08	1 Bedroom	516	42	N	42 nd Floor	\$405,900
FRINGE	11	1 + Study	580	123	E	42 nd Floor	\$511,900
DECO	07	1 + Study	592	28	NW	42 nd Floor	\$459,900
LAVISH	10	1 + Den	678	62	NE	42 nd Floor	\$523,900
TONIK	09	1 + Den	718	28	NE	42 nd Floor	\$556,900
SARTI	01	1 + Den	757	55	SW	42 nd Floor	\$592,900
LAMARO	15	1 + Den	757	55	SE	42 nd Floor	\$595,900
RIVA	02	2 Bedroom	718	45	SW	42 nd Floor	\$549,900
SYRAH	12	2 Bedroom	797	58	SE	42 nd Floor	\$642,900

Parking / Locker	Deposit Structure	Tentative Occupancy Date	Maintenance Fees / Taxes
Parking \$60,000 Locker \$7,000 Bicycles Units \$6,000 (sold in pairs only) (Only available on 1B+D or Larger)	\$5,000 on Signing Balance of 5% in 30 days 5% in 120 days 5% in 210 days 5% in 300 days 5% on Occupancy	May 15 th , 2014	49 cents/sq. ft. Includes Building Insurance & Amenities Taxes: Estimated 1% of Purchase Price

Included In Purchase Price: H.S.T. and Six Appliances. Please speak to a Sales Representative for details.

*As per plan from Vendor's Samples. Please see a Sales Representative for details. Prices are subject to change without notice E. & O.E.
Please see a Sales Representative for a full list of standard features, parking, locker and bike unit options.

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Saturday and Sunday 12 – 5 p.m.
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Statutory Holidays Closed

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TEL: 416.922.0045
FAX: 416.922.0055
sales@chazyorkville.com

EXCLUSIVE AGENT:
Milborne Real Estate Inc.
www.milborne.com

May 31st, 2012

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Chaz Yorkville Worksheet

Suite No _____
Unit No _____
Level No _____

DATE: _____

Sky Residences Release

PRICE: \$ _____

Sales Rep. _____

PARKING: \$60,000 yes no Available on certain units (01,02,09,12,15)
(circle one)

LOCKER: \$7,000 yes no Available on certain units (01,02,09,12,15)
(circle one)

BIKE UNIT: \$6,000 yes no Available on certain units (01,02,09,12,15)
(circle one) (Purchased in pairs)

TOTAL PRICE \$ _____

Incentives:

SPECIAL CREDIT

- \$5,000 < 500 sq.ft.
- \$10,000 < 600 sq. Ft.
- \$15,000 < 700 sq. Ft.
- \$20,000 > 700 sq. Ft.

Option for Cumberland Finishes
\$8,000 (Units 1,3,5,6,7,8,15)

\$12,000 (Units 2,9,10,11,12)

Assignment Rights

Caps

PURCHASER 1:

PURCHASER 2:

LEGAL NAME AS PER ID

LEGAL NAME AS PER ID

SIN # (Must Be Filled IN)

SIN # (Must Be Filled IN)

D.O.B.

D.O.B.

ADDRESS

ADDRESS

CITY/PROV. POSTAL CODE

CITY/PROV. POSTAL CODE

OCCUPATION (Must Be Filled IN)

OCCUPATION (Must Be Filled IN)

HOME () -

HOME: () -

OFFIC () -

OFFICE: () -

CELL: () -

CELL: () -

E-MAIL:

E-MAIL:

DEPOSITS:

1st DEPOSIT: _____ \$5,000 Signing _____

2nd DEPOSIT: _____ Balance of 5% in 30 Days _____

3rd DEPOSIT: _____ 5% in 120 Days(4 Months) _____

4th DEPOSIT: _____ 5% in 210 Days (7 Months) _____

5th DEPOSIT: _____ 5% in 300 Days(10 Months) _____

6th DEPOSIT: _____ 5% on Int. Occupancy _____

SPECIAL INSTRUCTIONS:

PURCHASER PROFILE:

of Dependants: _____
 Age Range: _____
 Deciding Factors: _____
 Purpose of Buying: _____

**PLEASE MAKE CHEQUES PAYABLE TO:
AIRD & BERLIS LLP IN TRUST**

- Required Documents:
 1) Copy of Driving License/Passport 2) All Post-Dated Cheques
 3) Mortgage Pre-Approval from a Tier One Bank

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Saturday & Sunday 12 - 5 p.m.
Fridays & Statutory Holidays
Closed

Contact Information
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FAX: 416-922-0055
sales@chazyorkville.com
www.chazyorkville.com

EXCLUSIVE AGENT:
Milborne Real Estate Inc.
www.milborne.com

SARTI 812

ONE BEDROOM + DEN757 SQ FT
 BALCONY.....55 SQ FT
 TOTAL LIVING SPACE812 SQ FT

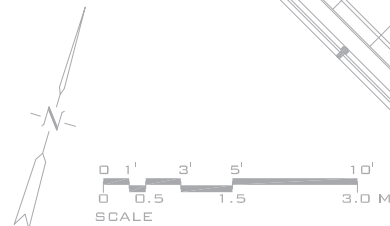
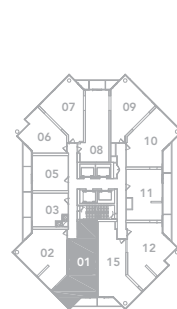
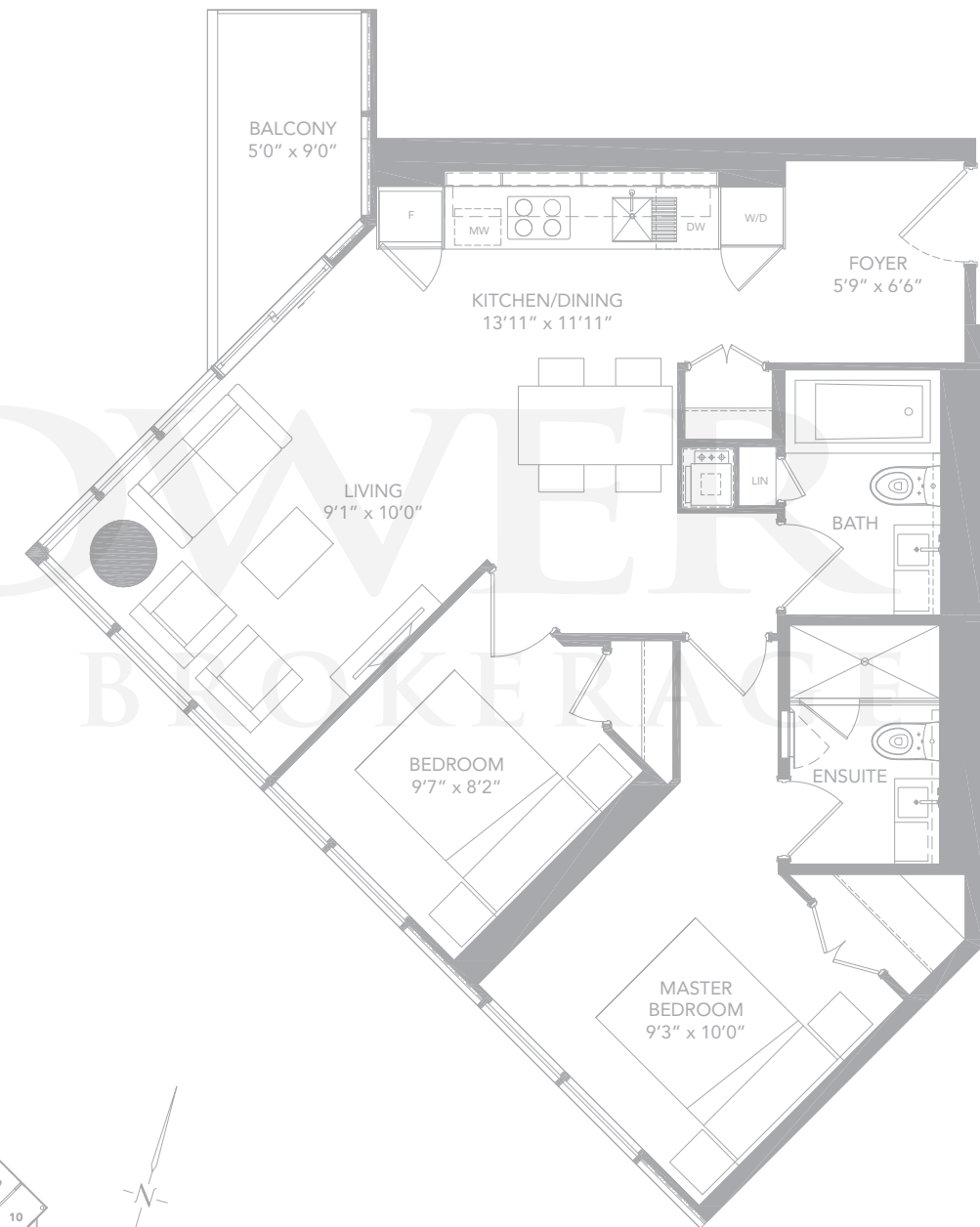
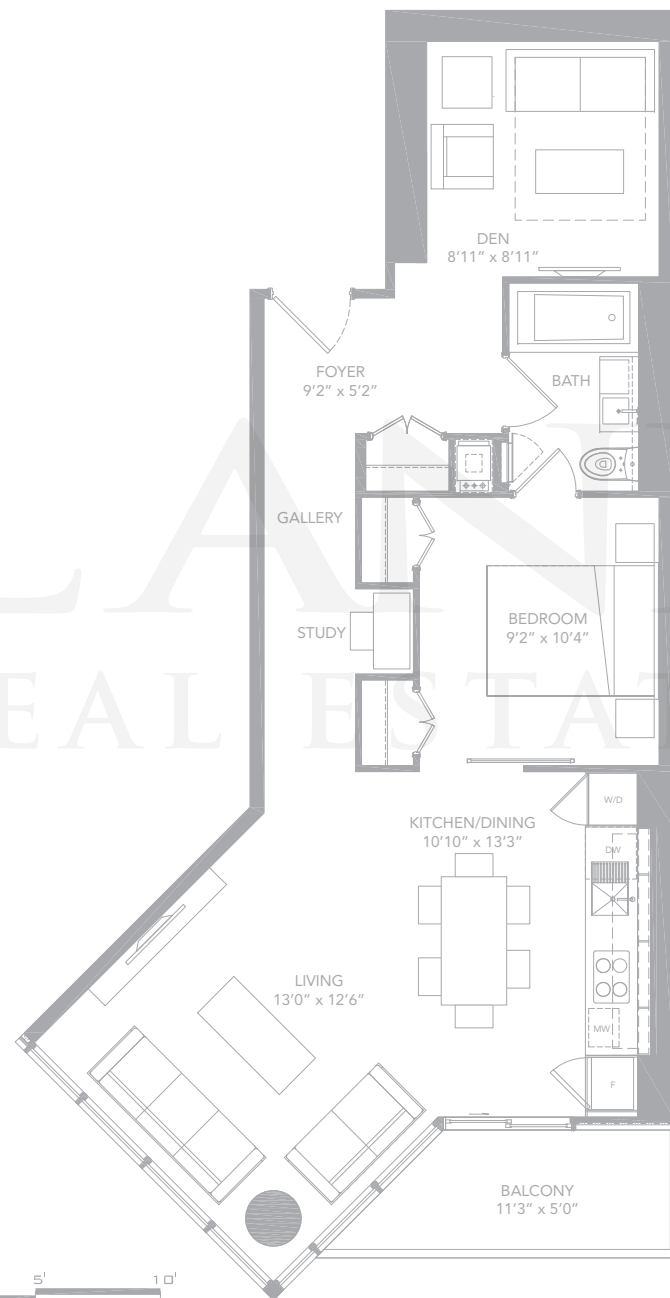
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 SKY RESIDENCES

RIVA 763

TWO BEDROOM718 SQ FT
 BALCONY.....45 SQ FT
 TOTAL LIVING SPACE763 SQ FT

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 SKY RESIDENCES

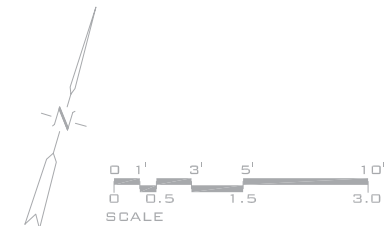
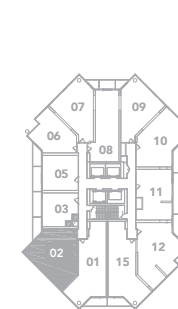
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 WEBSITE: chaz.yorkville.com PHONE: 416.922.0045

Prices and specifications subject to change without notice. E & O.E. The dimensions shown on this plan are approximate only. Actual usable floor specs within the unit may vary from any stated floor areas or dimensions on this plan. For more information on the method use for calculating the floor area of any unit references should be made to builder bulletin no. 22 published by Tarion.

FLOORS 42 - 50



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FLOORS 42 - 50

ALIA 450

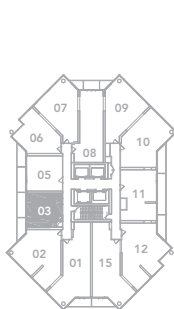
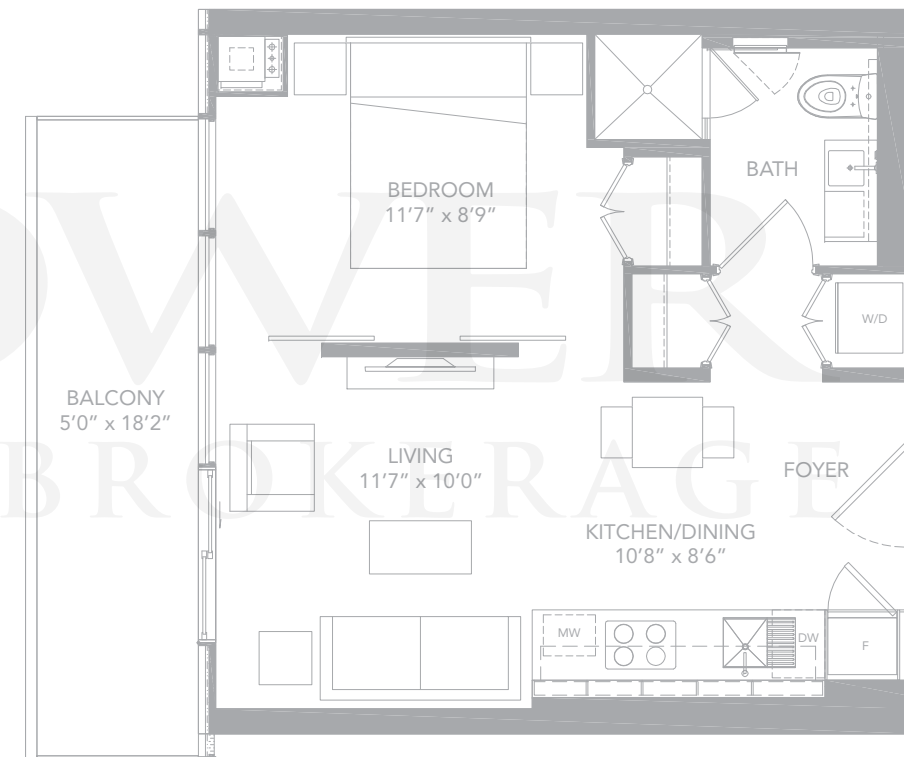
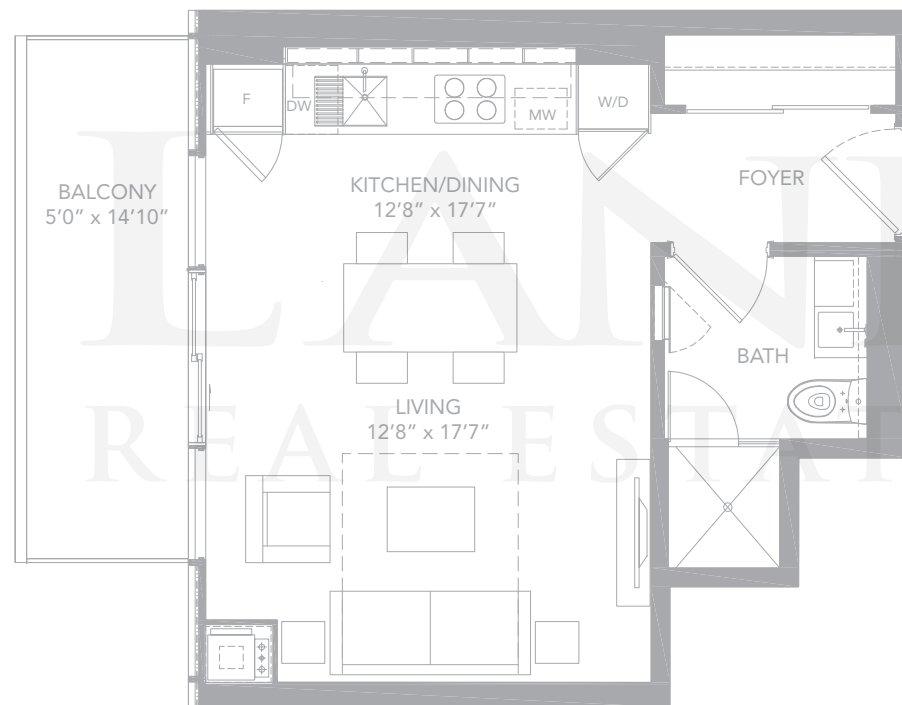
STUDIO 378 SQ FT
 BALCONY..... 72 SQ FT
 TOTAL LIVING SPACE 450 SQ FT

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 SKY RESIDENCES

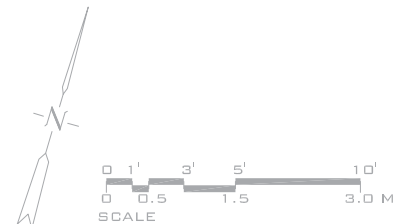
BOCCA 518

ONE BEDROOM 428 SQ FT
 BALCONY..... 90 SQ FT
 TOTAL LIVING SPACE 518 SQ FT

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 SKY RESIDENCES

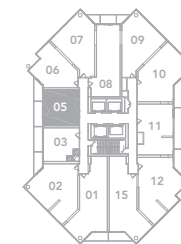


FLOORS 42 - 50

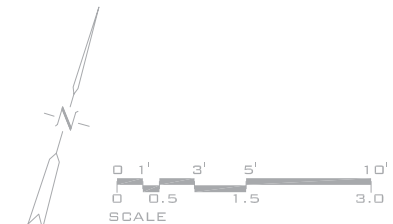


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FLOORS 42 - 50



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CABANA 546

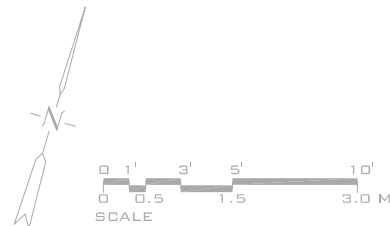
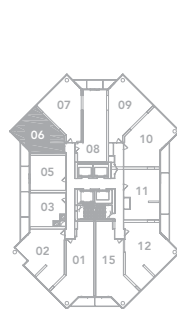
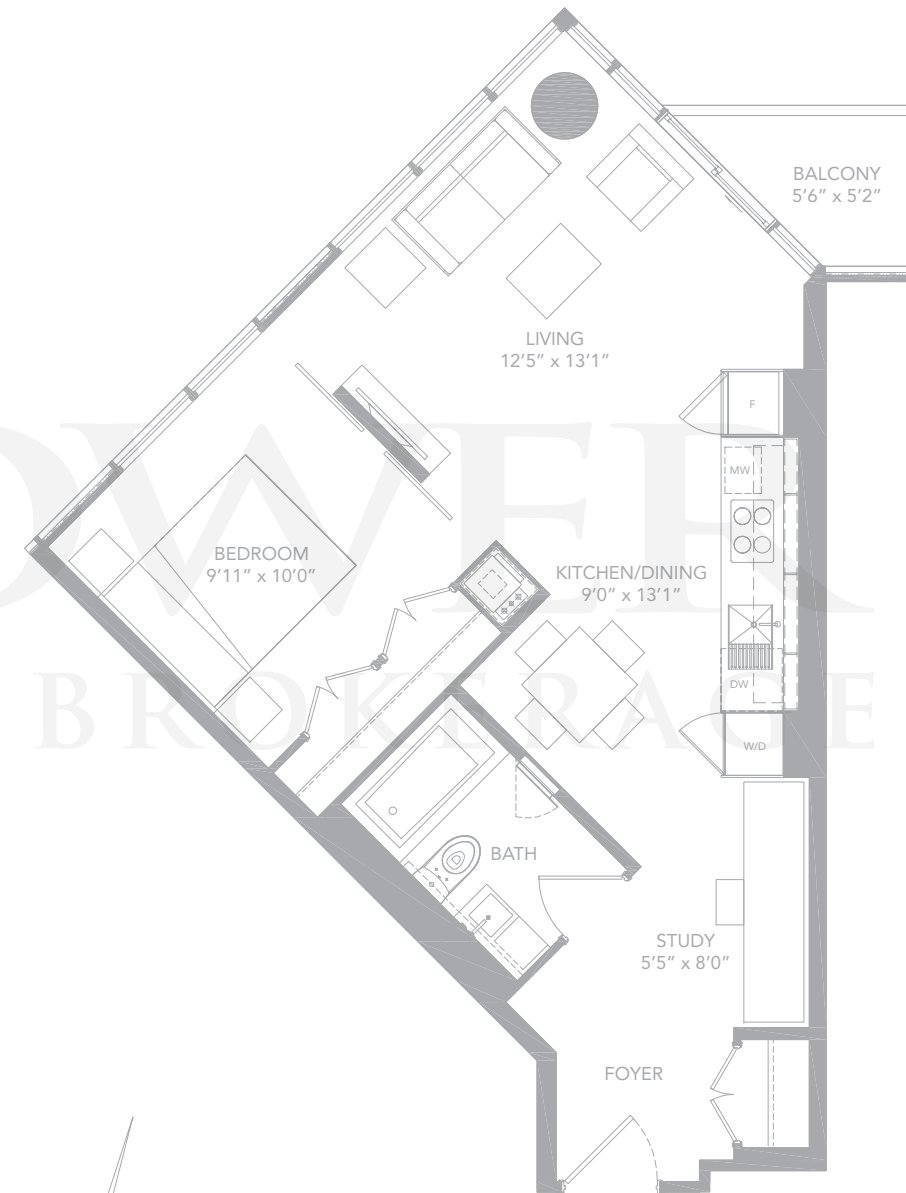
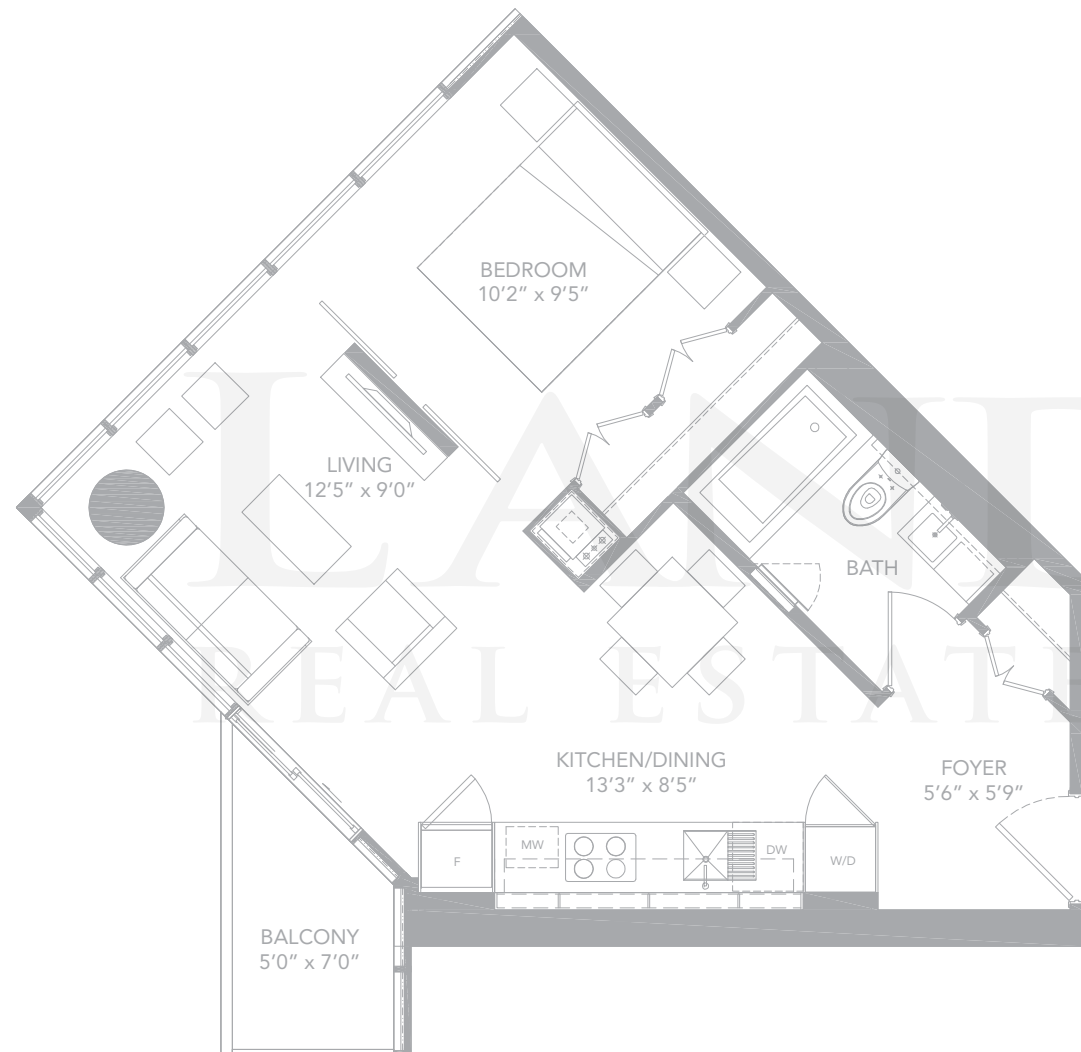
ONE BEDROOM510 SQ FT
 BALCONY.....36 SQ FT
 TOTAL LIVING SPACE546 SQ FT

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 SKY RESIDENCES

DECO 620

ONE BEDROOM + STUDY592 SQ FT
 BALCONY.....28 SQ FT
 TOTAL LIVING SPACE620 SQ FT

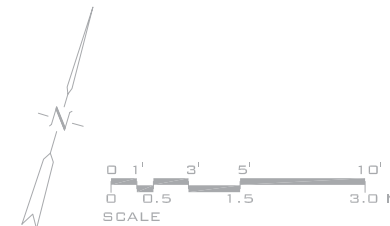
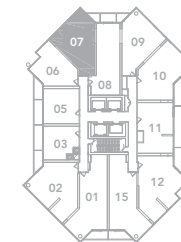
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FLOORS 42 - 50



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FLOORS 42 - 50

DIVA 558

ONE BEDROOM516 SQ FT
 BALCONY.....42 SQ FT
 TOTAL LIVING SPACE558 SQ FT

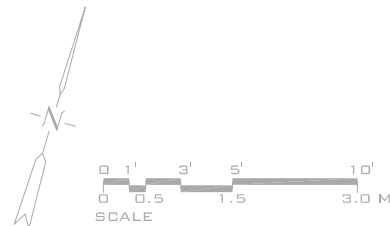
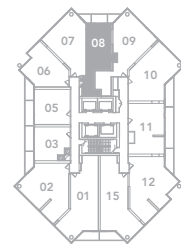
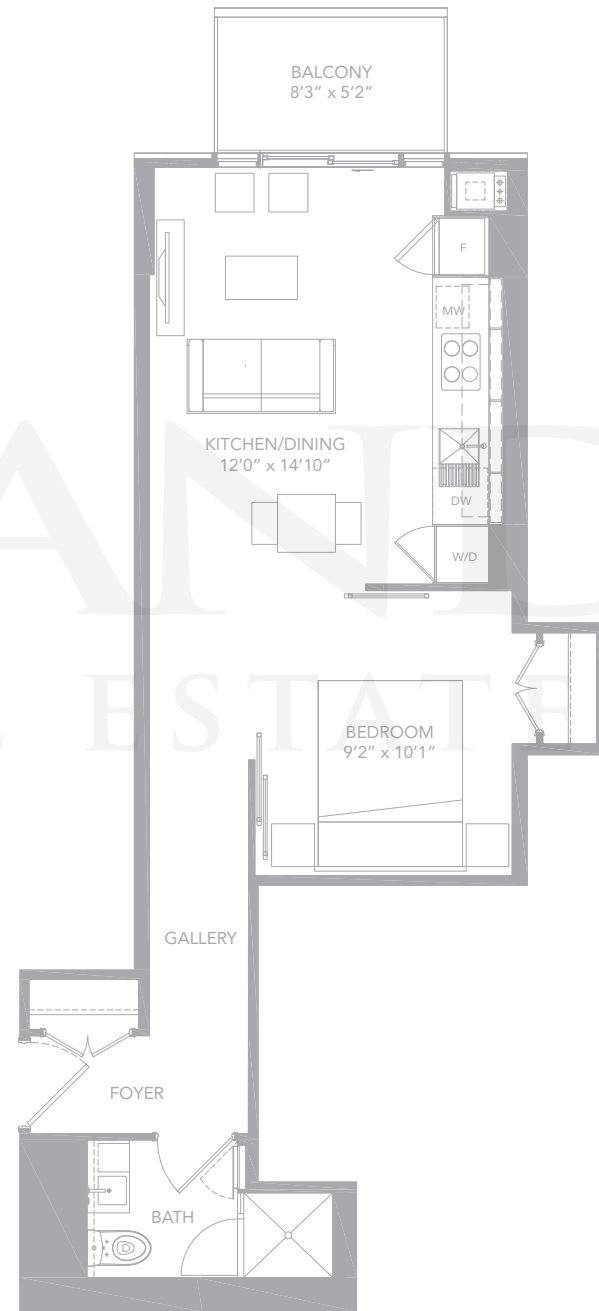
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 SKY RESIDENCES

TONIK 746

ONE BEDROOM + DEN718 SQ FT
 BALCONY.....28 SQ FT
 TOTAL LIVING SPACE746 SQ FT

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 SKY RESIDENCES

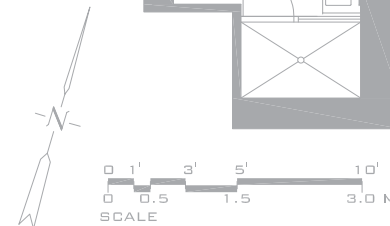
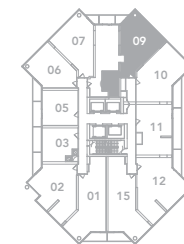
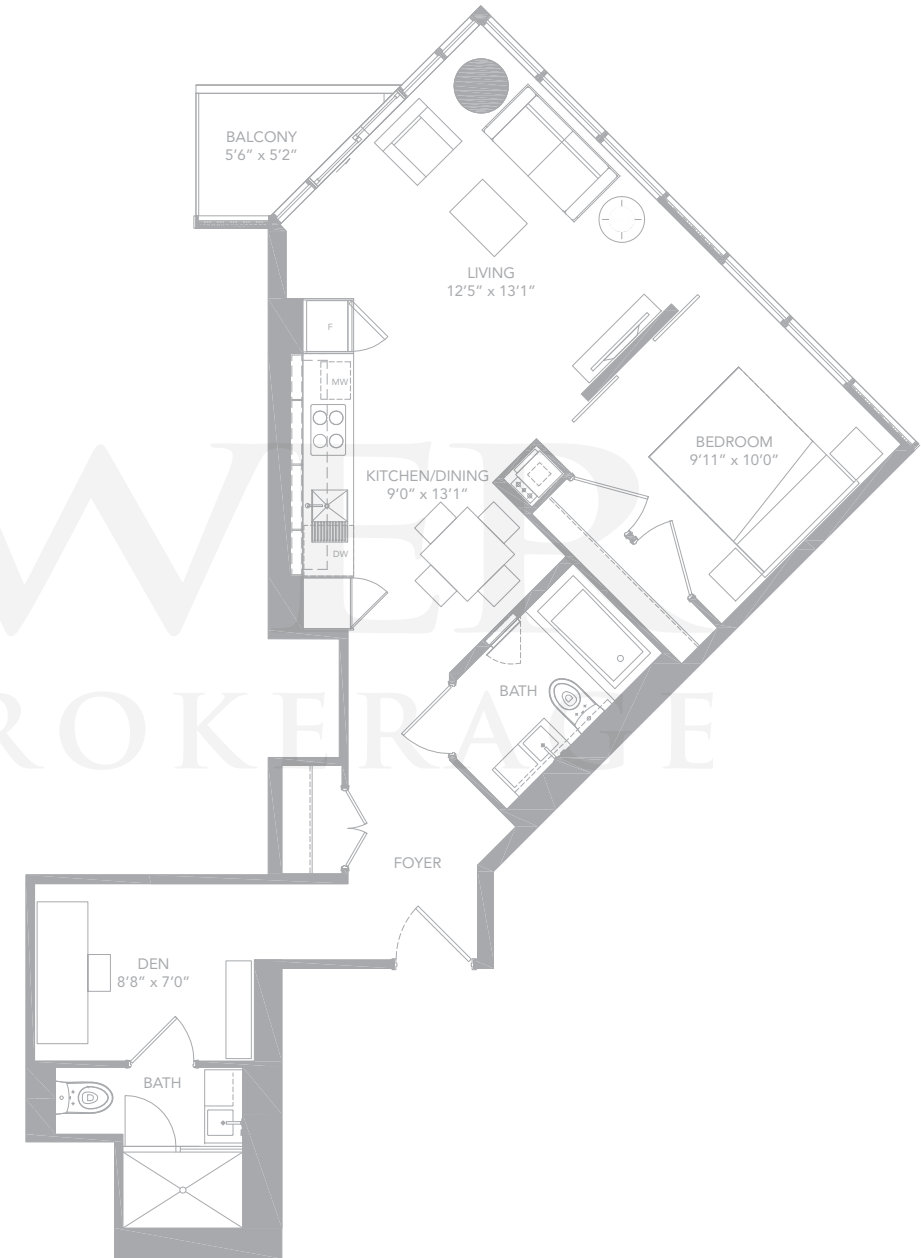
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FLOORS 42 - 50



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FLOORS 42 - 50

LAVISH 740

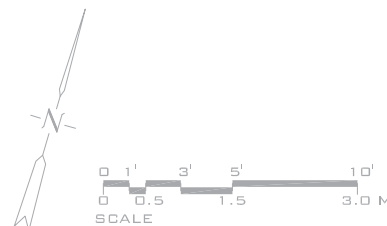
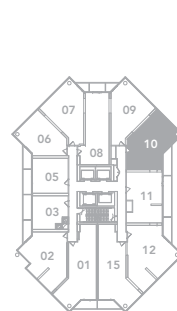
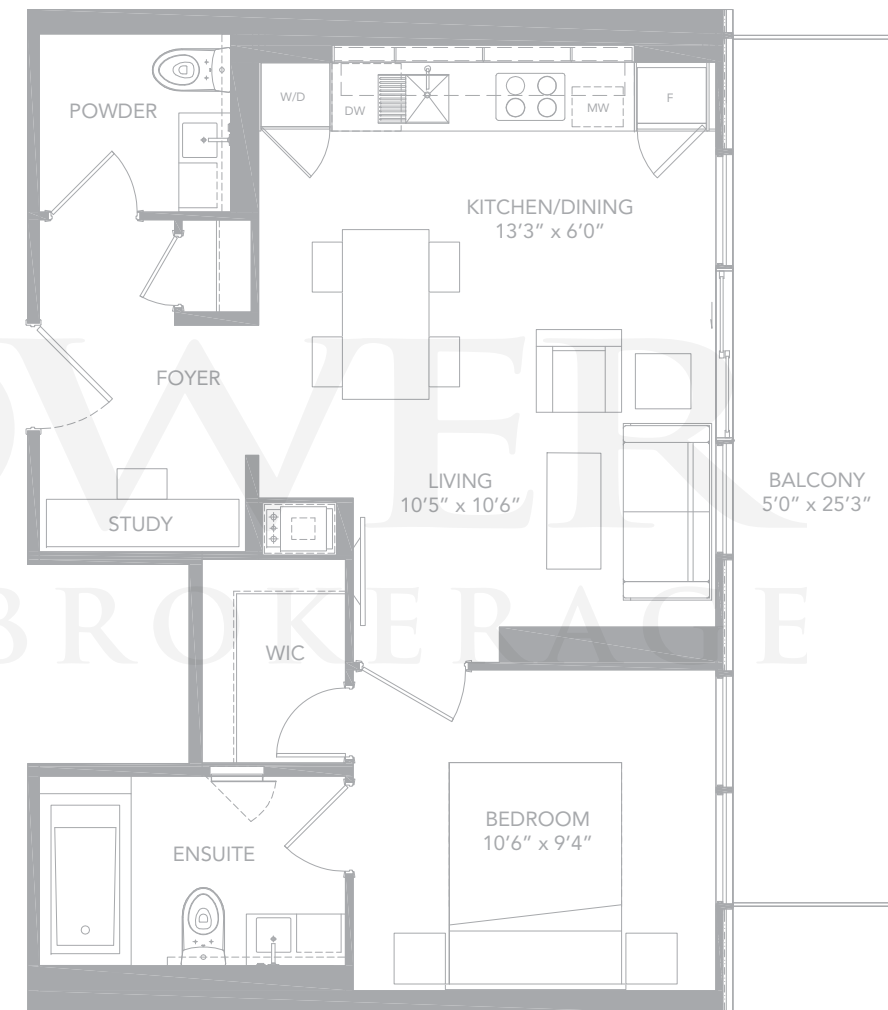
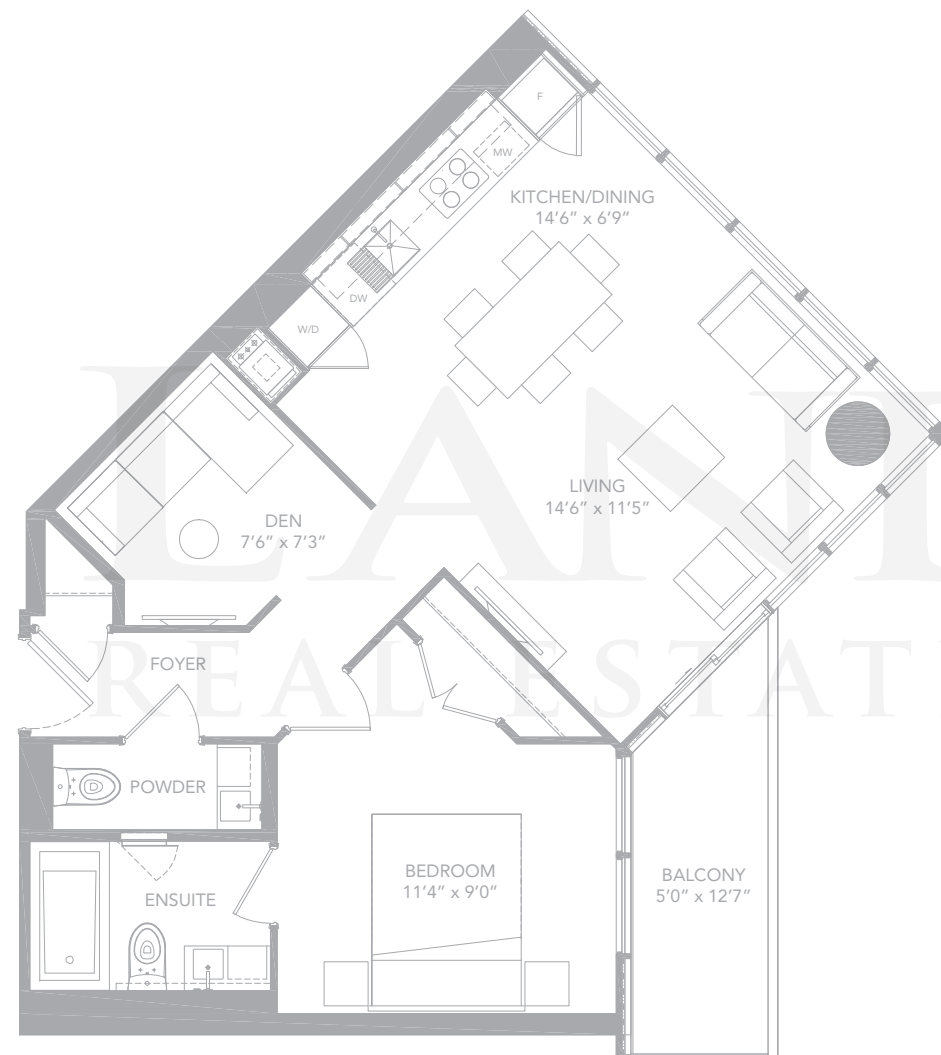
ONE BEDROOM + DEN678 SQ FT
 BALCONY.....62 SQ FT
 TOTAL LIVING SPACE740 SQ FT

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 SKY RESIDENCES

FRINGE 703

ONE BEDROOM + STUDY580 SQ FT
 BALCONY.....123 SQ FT
 TOTAL LIVING SPACE703 SQ FT

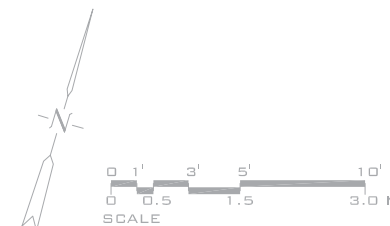
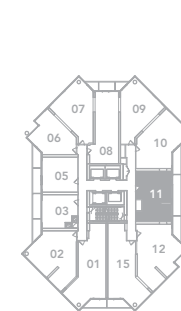
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 SKY RESIDENCES



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FLOORS 42 - 50



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FLOORS 42 - 50

SYRAH 855

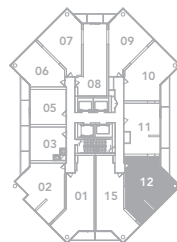
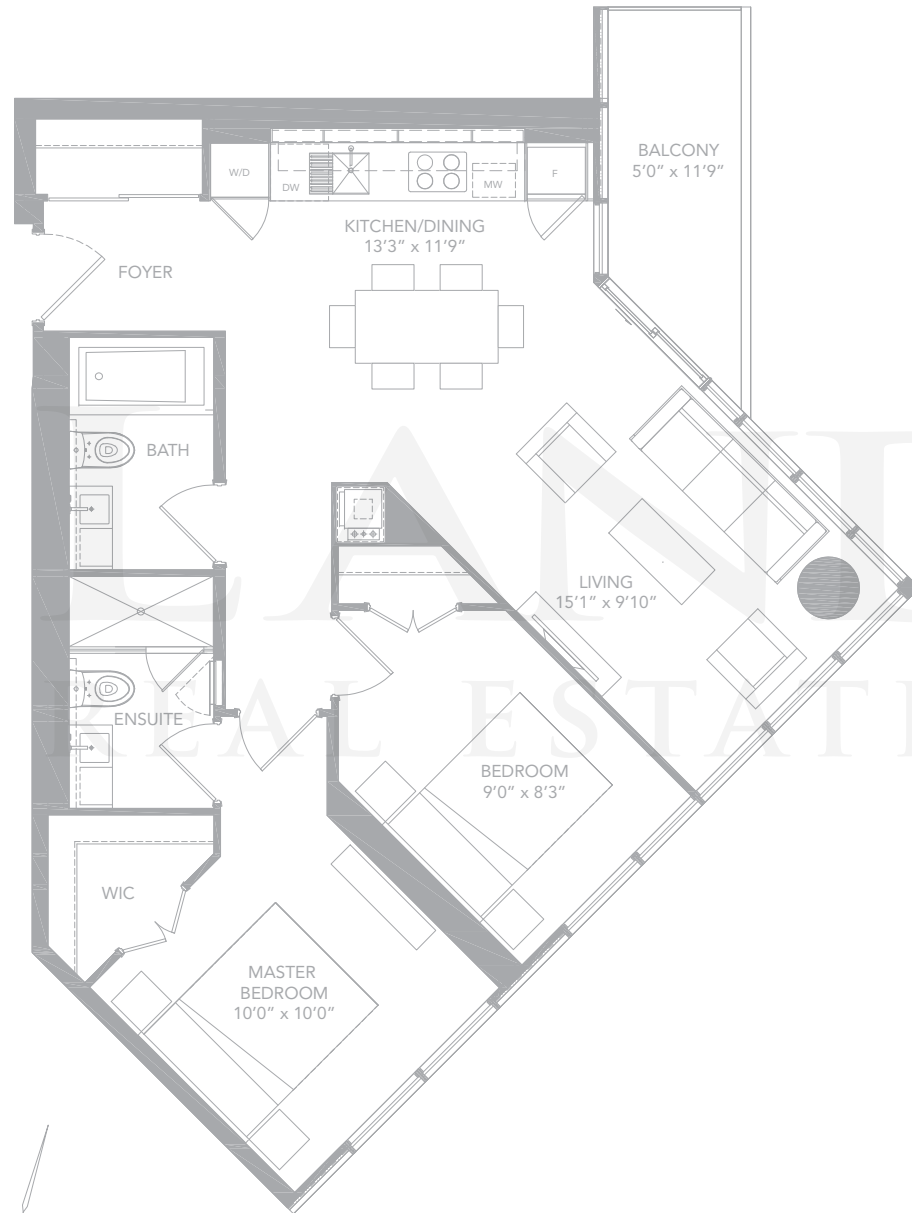
TWO BEDROOM797 SQ FT
 BALCONY.....58 SQ FT
 TOTAL LIVING SPACE855 SQ FT

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 SKY RESIDENCES

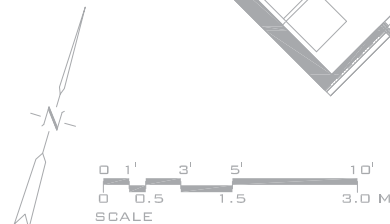
LAMARO 812

ONE BEDROOM + DEN757 SQ FT
 BALCONY.....55 SQ FT
 TOTAL LIVING SPACE812 SQ FT

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 SKY RESIDENCES

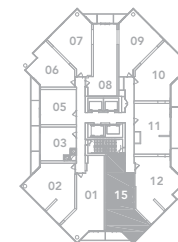
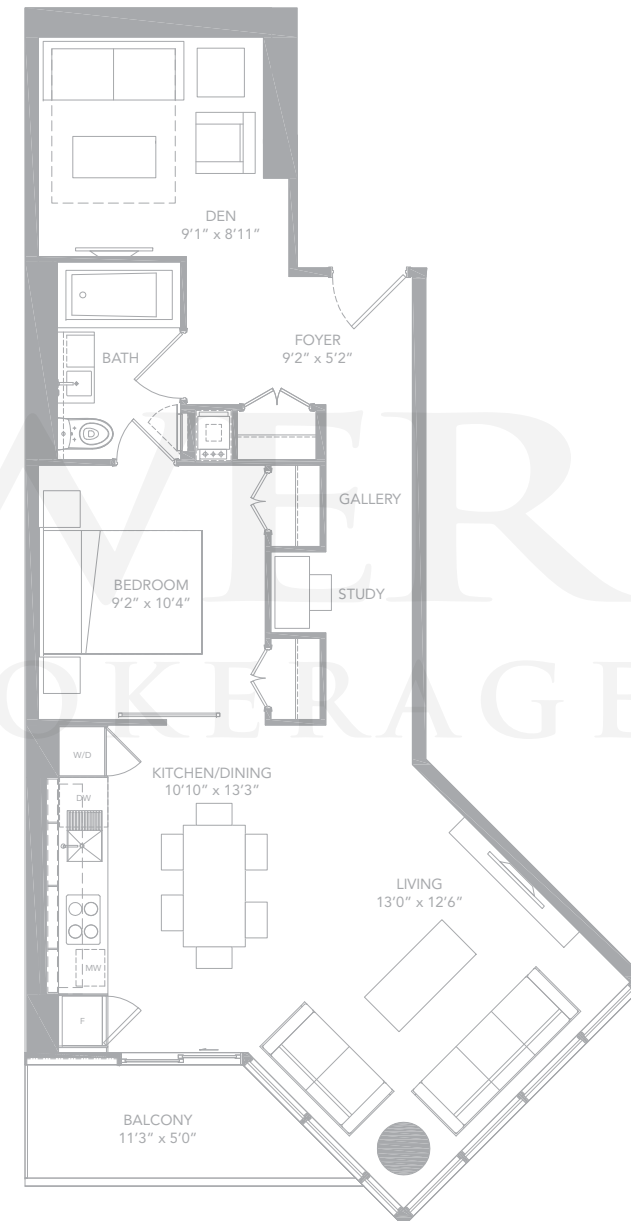


FLOORS 42 - 50

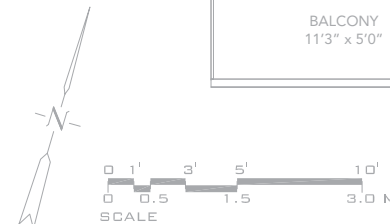


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