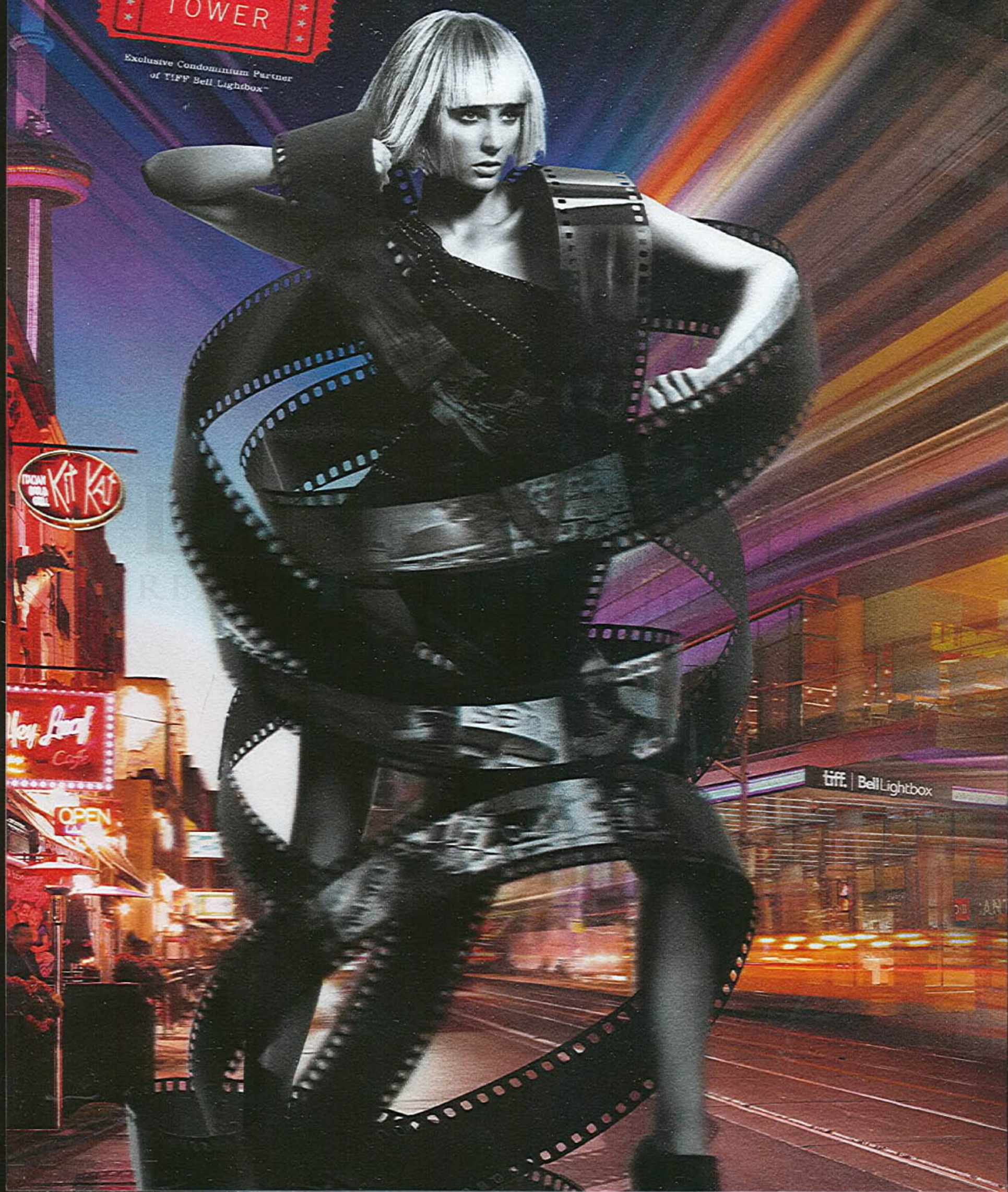


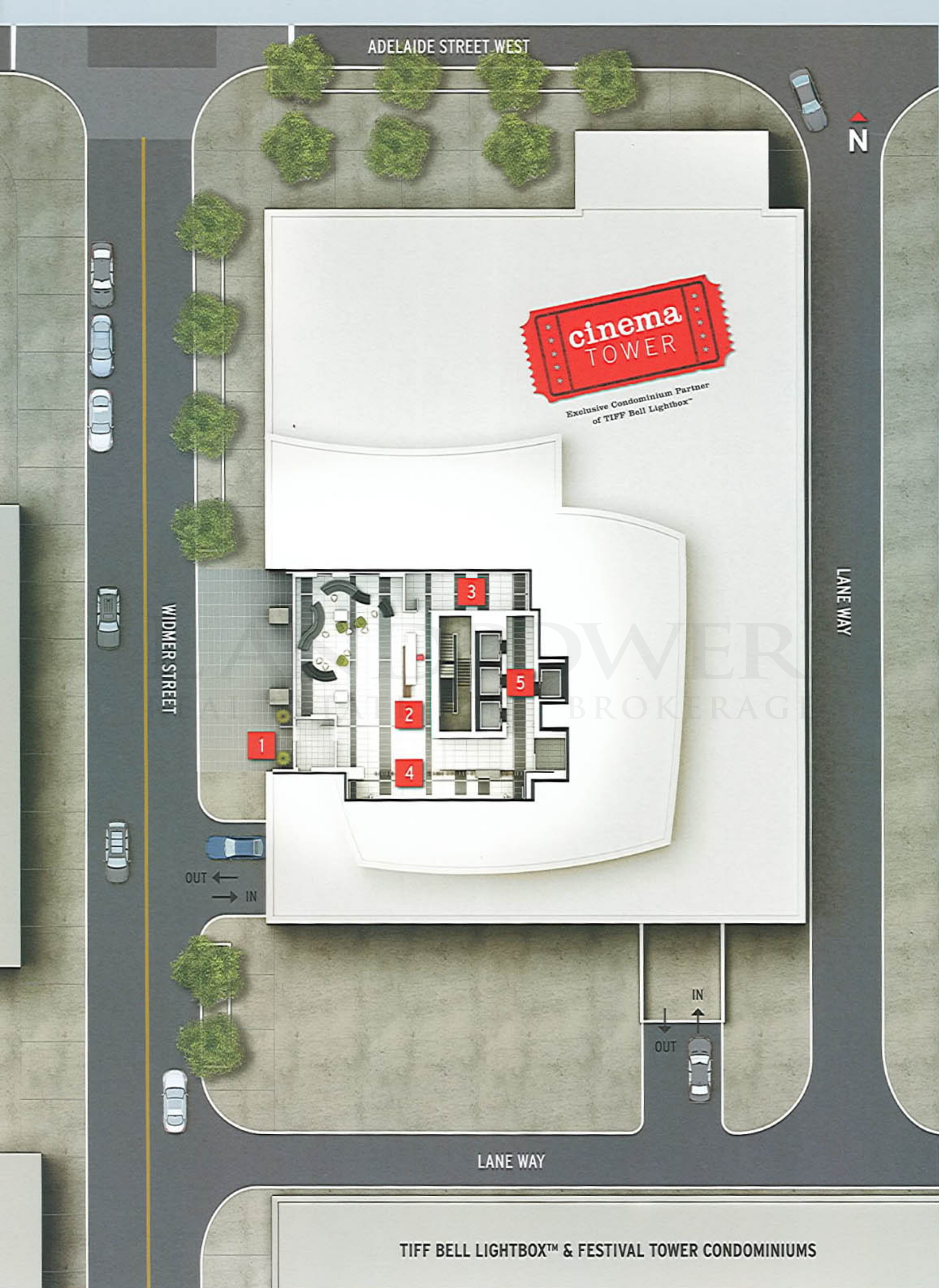
cinema
TOWER

Exclusive Condominium Partner
of TIFF Bell Lightbox™

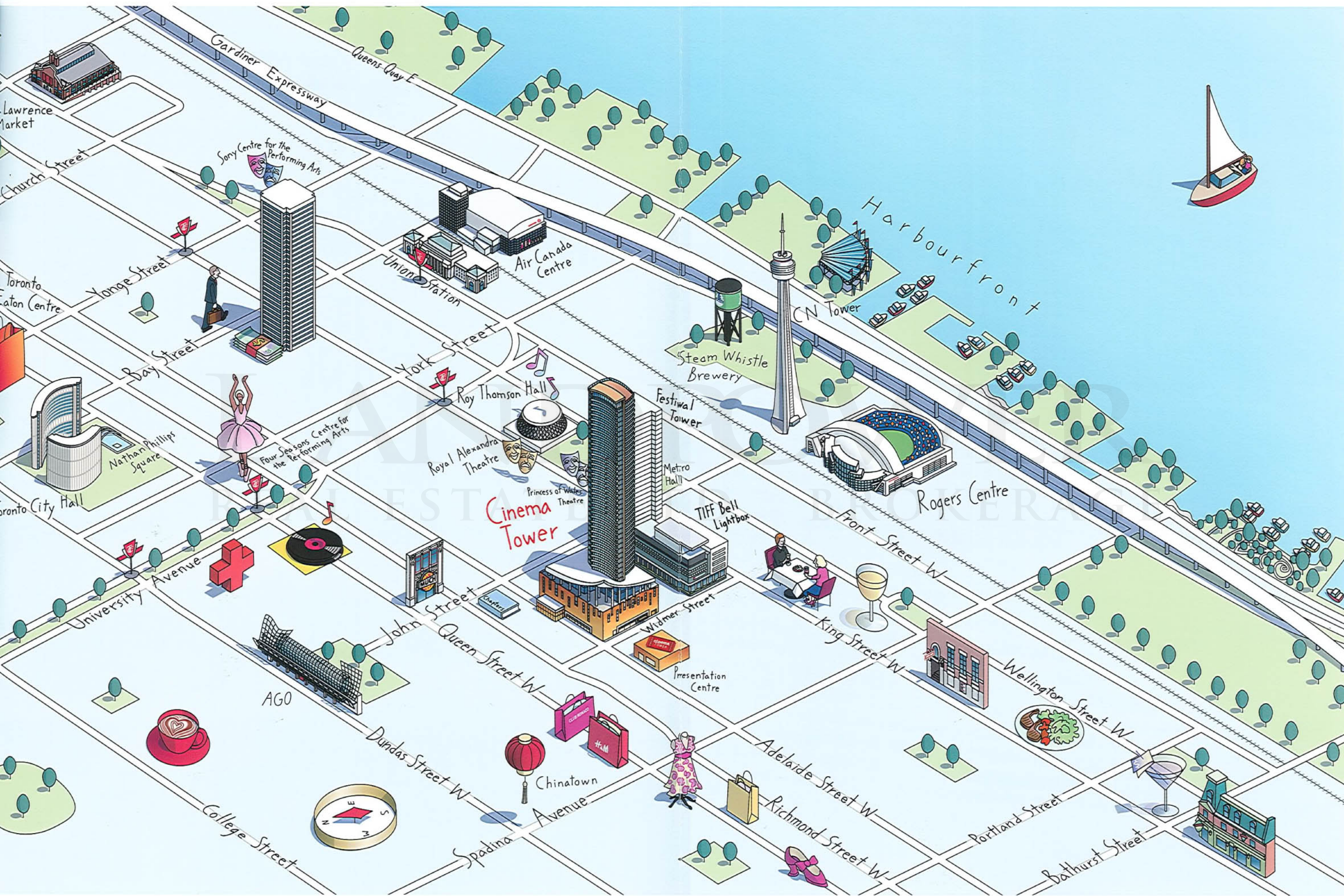




PLAN OVER
REAL ESTATE KERAGE



TIFF BELL LIGHTBOX™ & FESTIVAL TOWER CONDOMINIUMS





- 1 PARTY ROOM
- 2 CATERING KITCHEN
- 3 ALFRESCO KITCHEN
- 4 URBAN TERRACE LOUNGE
- 5 LOUNGE
- 6 BBQ AREA
- 7 TRANQUILITY FOUNTAIN
- 8 AMENITIES COORDINATOR DESK
- 9 SCREENING ROOM
- 10 FULL COURT GYMNASIUM
- 11 GYM STORAGE
- 12 SUN DECK
- 13 STEAM ROOM
- 14 HOT TUB
- 15 FITNESS STUDIO
- 16 CHANGE ROOMS
- 17 GUEST SUITES
- 18 PROPERTY MANAGEMENT OFFICE
- 19 RESIDENT SERVICES DIRECTOR'S SUITE

FEATURES & FINISHES

SPECTACULAR BUILDING FEATURES

- Clad in steel and glass, Cinema Tower is a dramatic 43-storey tower featuring a striking six storey podium and unique curved roofline.
- Ideally located in the heart of Toronto's World Class Entertainment District and just moments from fine dining, theatres and shopping.
- A luxurious two-storey Lobby, designed and furnished by HOK's Award-Winning interior design team, incorporates reclaimed artefacts and materials to pay homage to the history of the surrounding downtown neighbourhood.
- The exterior entrance of the Lobby is framed by a stunning sculptural metaphor – "Strata". Created by internationally renowned artist Peter Powning, "Strata" will act as a canopy over the entrance and will fuse an eclectic grouping of artefacts cast in bronze and illuminated aquifer veins made of reflecting slumped glass.
- **Cinema Tower is designed to achieve LEED® Certification standard.**
- The ground floor will feature an exciting retail space.
- Private 24-hour Concierge welcomes residents and guests and oversees the sophisticated building security measures.
- Resident Services Director provides on-site customer service for residents.
- Four high-speed elevators will whisk residents to their chosen destination.
- **A selection of parking spaces will be designated for electric vehicles.**
- **Convenient bike storage and car share program located in the parking garage.**
- **Building Automation System designed to improve resident comfort and properly manage energy use.**
- **Twin garbage chute with bi-sorter for ease of refuse, recycling and organic waste disposal.**
- Carbon Monoxide monitoring system in parking garage.

INCREDIBLE CONNECTION TO TIFF BELL LIGHTBOX™

One of the most exciting advantages to owning a new home at Cinema Tower is the unique connection to TIFF Bell Lightbox. The exclusive perks and privileges include:

- A 3-year membership* to TIFF Bell Lightbox – including the opportunity to purchase tickets to the Toronto International Film Festival before the public.
- A resident's only screening at TIFF Bell Lightbox with special guests from the world of film in attendance.
- Director's Series screenings hosted by TIFF within Cinema Tower's state-of-the-art Screening Room and much more...

CLUB CINÉMATHEQUE

Located on the sixth floor, Club Cinémathèque offers residents a sophisticated level of unprecedented amenities including:

- The Urban Terrace Lounge – a central gathering space with cozy outdoor seating, an alfresco kitchen, bbq areas, a tranquility rock fountain and incredible views of the city.
- The Party Room – a place to gather with friends and celebrate in style in an exclusive venue, complete with a catering kitchen, bar, lounge seating and a direct connection to the Urban Terrace Lounge.
- The Screening Room – enjoy a private screening in this state-of-the-art professionally designed Screening Room, with genuine theatre quality sound and plush seating.
- Full Court Gymnasium – a complete sports and wellness destination offering a full court gym with the ability to accommodate everything from kickboxing to basketball games. Plus there is a direct connection to the outdoor sun deck.
- The Fitness Studio – offers residents a full range of state-of-the-art cardio and weight training equipment and has a designated yoga and Pilates zone. After a workout, residents will enjoy relaxing in the indoor steam room and hot tub.
- A full-time Amenities Coordinator will oversee Club Cinémathèque, providing a full range of programming.
- Overnight guests can be comfortably accommodated in two fully-decorated Guest Suites.

IMPRESSIVE SUITE FEATURES

- Approximately 9' ceiling height in principal rooms.**
- Solid core entry door with paint finish, custom door surround and polished chrome lever hardware.
- Contemporary 4" baseboards in all areas except bathroom(s) and laundry room which will have a tile baseboard.
- Contemporary 2 1/4" casings throughout.
- Flat interior doors with polished chrome lever hardware.
- Single tempered sliding glass door in bedroom(s), as per plan.
- Closets in foyer and bedroom(s) to receive swing doors or contemporary sliding doors with exposed track, as per plan.
- Heavy duty aluminum framed glass balcony swing door.
- Designer white Decora-style switches and receptacles throughout.
- Interior walls primed and painted in latex flat finish off-white paint. Kitchen, bathroom(s) and laundry room to have latex semi-gloss off-white paint. Latex semi-gloss off-white paint on all trims. **All paint is low in Volatile Organic Compounds (VOC's).**
- Smooth painted ceilings in all rooms.
- Poured concrete finish to all balconies. Seventh floor terraces to receive pavers; paint finished underside to all balconies.
- **Heat Recovery Ventilator (HRV) provides fresh air circulation for every suite and improves energy efficiency.**

FLOORING FEATURES

- A selection of engineered wood flooring in the hallway, bedroom(s), living/dining room, study, kitchen, foyer and foyer closet, as per plan.
- Porcelain floor tiles in the bathroom(s), ceramic floor tile in the laundry room.

GOURMET KITCHEN FEATURES

- Irpinia designed flat slab paneled kitchen cabinetry.
- Under-cabinet lighting, with recessed xenon pucks.
- Quartz countertop with self-rimming single bowl stainless steel sink.
- **Contemporary polished chrome single-lever water efficient faucet with pull out hand spray.**
- Porcelain mosaic tile backsplash.
- Complete MIELE kitchen appliance package:
 - Studio, one bedroom, one bedroom plus study and two bedroom suites to receive 24" Fully-Integrated Refrigerator, 24" Fully-Integrated Dishwasher, 24" Built-In Oven, 24" Electric Cooktop, 24" Fully-Integrated Ventilation Hood and 24" Built-In Microwave.
 - Three bedroom and three bedroom plus studio suites to receive 30" Fully-Integrated Refrigerator, 24" Fully-Integrated Dishwasher, 30" Built-In Oven, 30" Electric Cooktop, 30" Fully-Integrated Ventilation Hood and 24" Built-In Microwave.
- Custom designed kitchen island with quartz countertop, under-counter storage and seating area, as per plan.
- **Energy Star® appliances that reduce energy consumption include dishwasher, refrigerator and washing machine.**

LUXURIOUS BATHROOM FEATURES

- Irpinia designed comfort-height cabinetry.
- Quartz countertop and backsplash with undermount porcelain sink.
- **Contemporary polished chrome single-lever water efficient faucet.**
- Luxurious acrylic deep soaker tub with ceramic tile tub skirt and surround up to ceiling and quartz tub ledge, as per plan.
- Frameless, clear tempered glass shower stall, with ceramic tile base and full-height surround, as per plan.
- Decorative vanity mirror with metal shelf.
- **Dual-flush, low consumption toilet with stylish elongated, comfort height design.**
- Chrome bathroom accessories including towel bar and toilet paper holder.
- Exhaust fan vented to the exterior through HRV.

CONVENIENT LAUNDRY ROOM FEATURES

- Full-size, stackable front loading washer and dryer vented to exterior and water control safety slide.

ELECTRICAL FEATURES

- Individual service panel with circuit breakers.
- Pre-wired CAT 5 outlets for telephone and/or internet connections in living/dining room, bedroom(s) and study, as per plan.
- Pre-wired RG6 cable outlets for television and/or internet connections in living/dining room, bedroom(s) and study, as per plan.
- **Energy efficient ceiling light fixtures provided in foyer and kitchen, as per plan.**
- Capped ceiling outlet in living/dining room, bedroom(s) and above kitchen island, as per plan.
- Switched wall outlet in living/dining room and study, as per plan.
- Wall sconce and shower/tub potlight provided in bathroom(s).
- **Master "all off" switch for suite lighting, located in foyer.**
- All appliances connected and ready to use.
- **Suite hydro individually metered using "Smart Meter" technology.**
- Exterior electrical receptacle(s) on balcony.

ADVANCED SECURITY FEATURES

- Enter-phone and cameras at main entrance allowing for in-suite viewing through cable television connection direct to suite.
- Resident Key Fob access throughout all common areas.
- Convenient parking with cameras in the garage at pre-selected locations, along with two-way voice communication to concierge or monitoring station.
- Suite entry door to have rough-in for keypad and door contacts for intrusion alarm system.

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Tarion Warranty Program Warranty for new construction

Please note: Prices and specifications are subject to change without notice. All areas and stated room dimensions are approximate. Floor area measured in accordance with Tarion bulletin #22. Actual living area will vary from floor area stated. Builder may substitute materials for those provided in the plans and specifications provided such materials are of quality equal to or better than the material provided for in the plans and specifications. Decorative and upgraded items displayed in the furnished model suites and sales office are for display purposes only and are not included in the purchase price. E & O.E. May 2011.

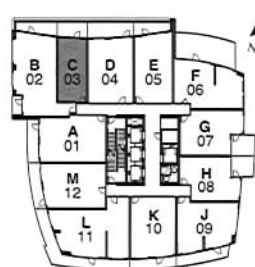
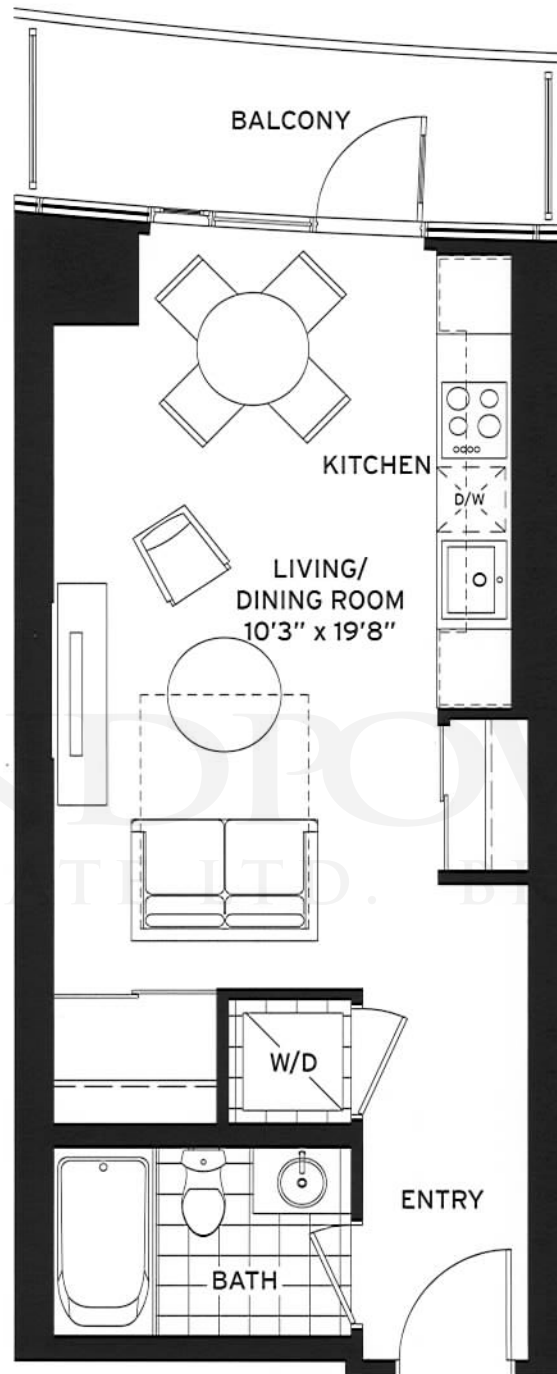
* Certain conditions, restrictions and blackout periods apply. Please see Sales Representative for full details.

** Principal rooms include living/dining rooms and kitchens

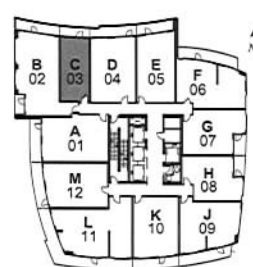
the cameron_c

STUDIO

SUITE AREA: 421 SQ.FT.
OUTDOOR AREA: 63 SQ.FT.*
TOTAL AREA: 484 SQ.FT.



FLOOR 7



FLOORS 8-43



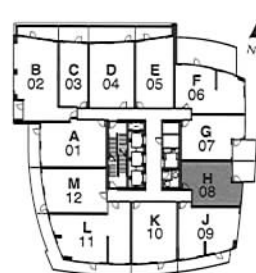
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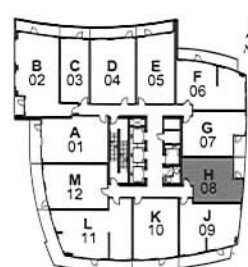
the hitchcock_H

ONE BEDROOM

SUITE AREA: 536 SQ.FT.
OUTDOOR AREA: 46 SQ.FT.*
TOTAL AREA: 582 SQ.FT.



FLOOR 7



FLOORS 8-43



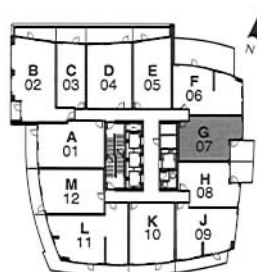
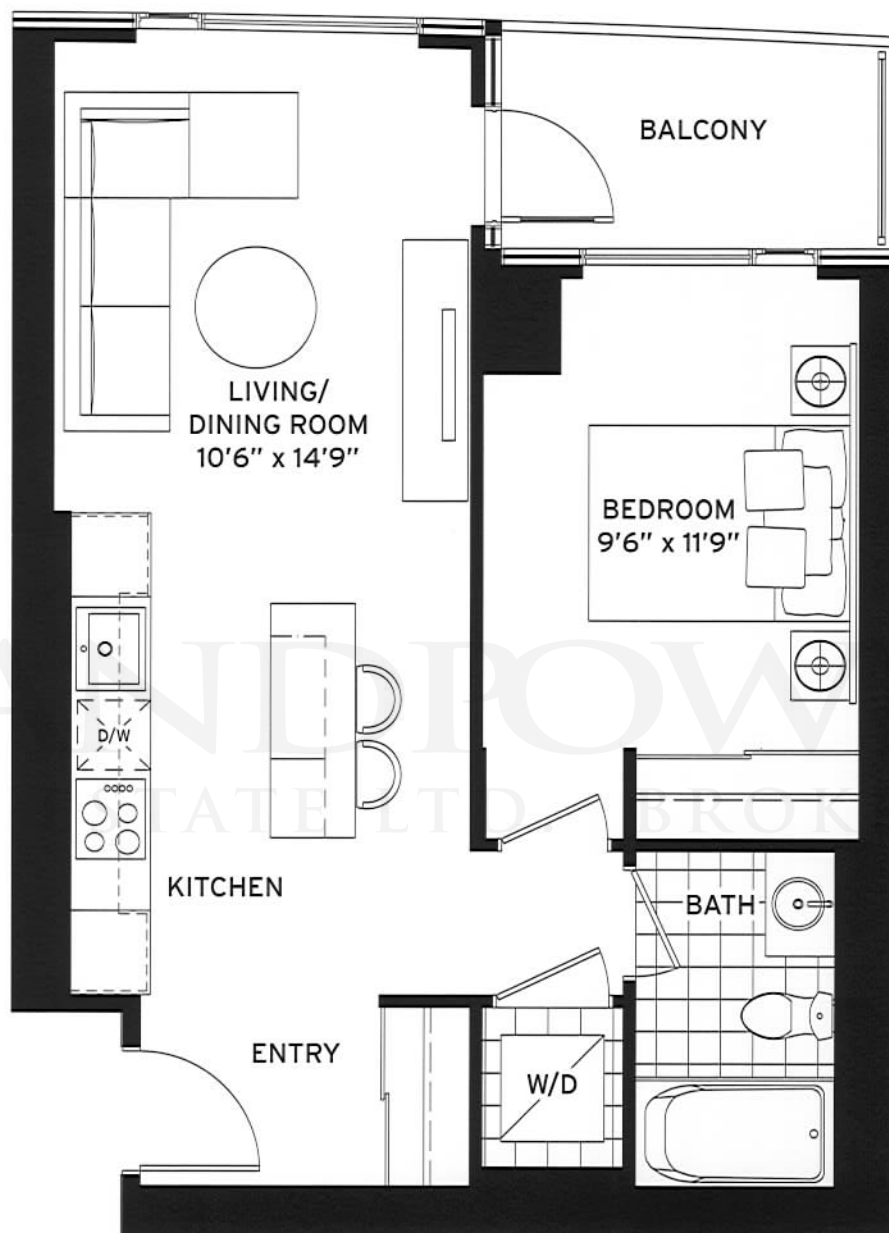
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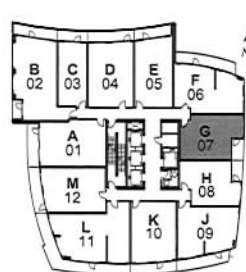
the scorsese_G

ONE BEDROOM

SUITE AREA: 585 SQ.FT.
OUTDOOR AREA: 51 SQ.FT.*
TOTAL AREA: 636 SQ.FT.



FLOOR 7



FLOORS 8-43



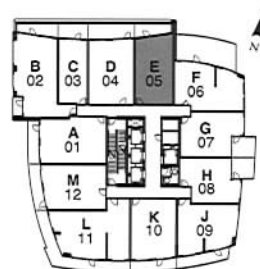
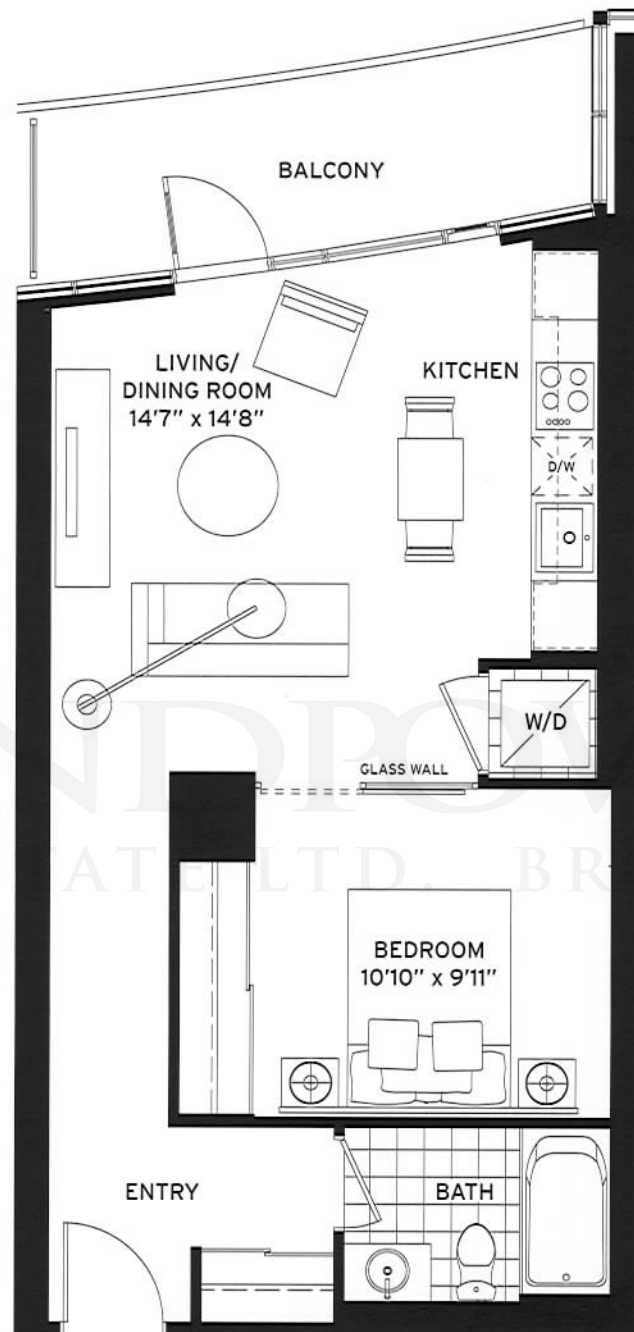
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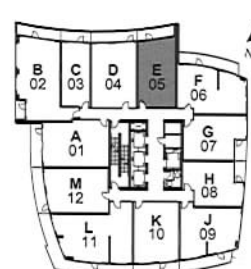
the welles_E

ONE BEDROOM

SUITE AREA: 622 SQ.FT.
OUTDOOR AREA: 90 SQ.FT.*
TOTAL AREA: 712 SQ.FT.



FLOOR 7



FLOORS 8-43



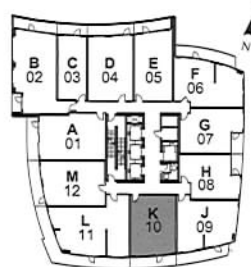
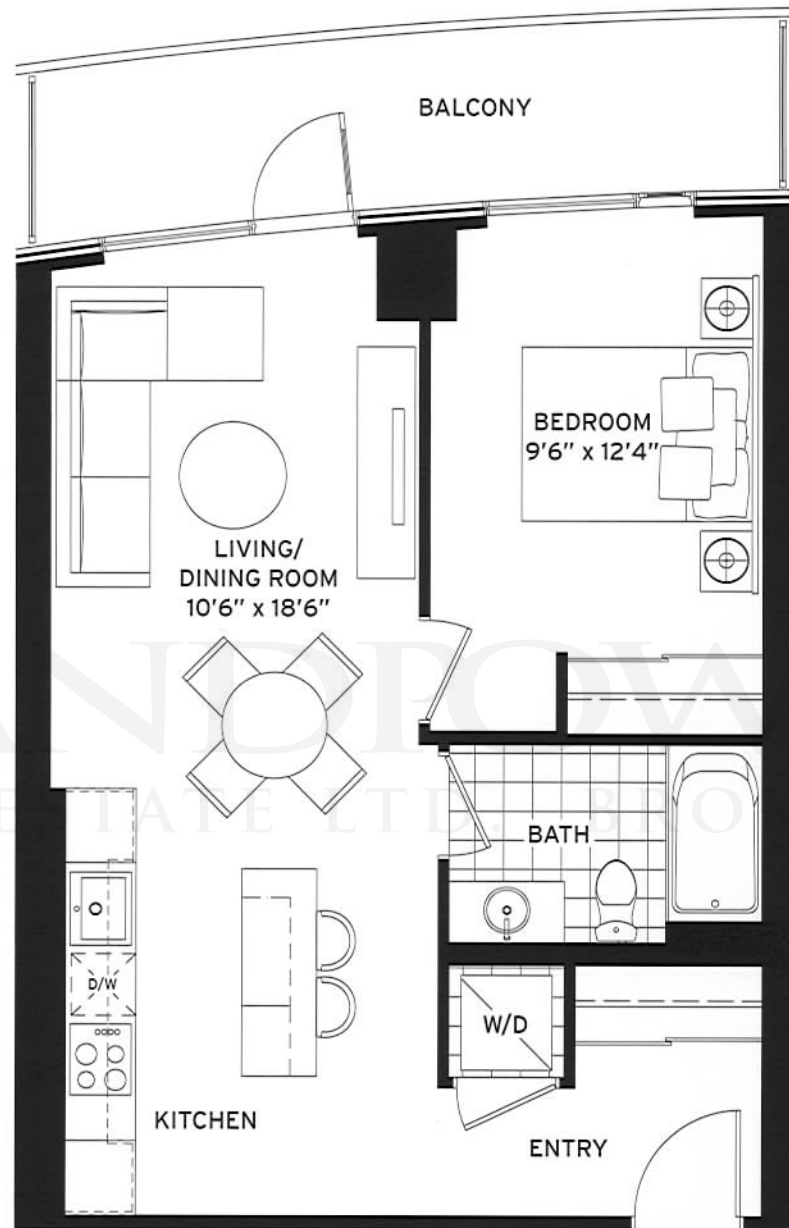
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the scott _K

ONE BEDROOM

SUITE AREA: 617 SQ.FT.
OUTDOOR AREA: 105 SQ.FT.
TOTAL AREA: 722 SQ.FT.



FLOORS 7-43



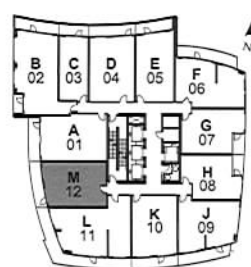
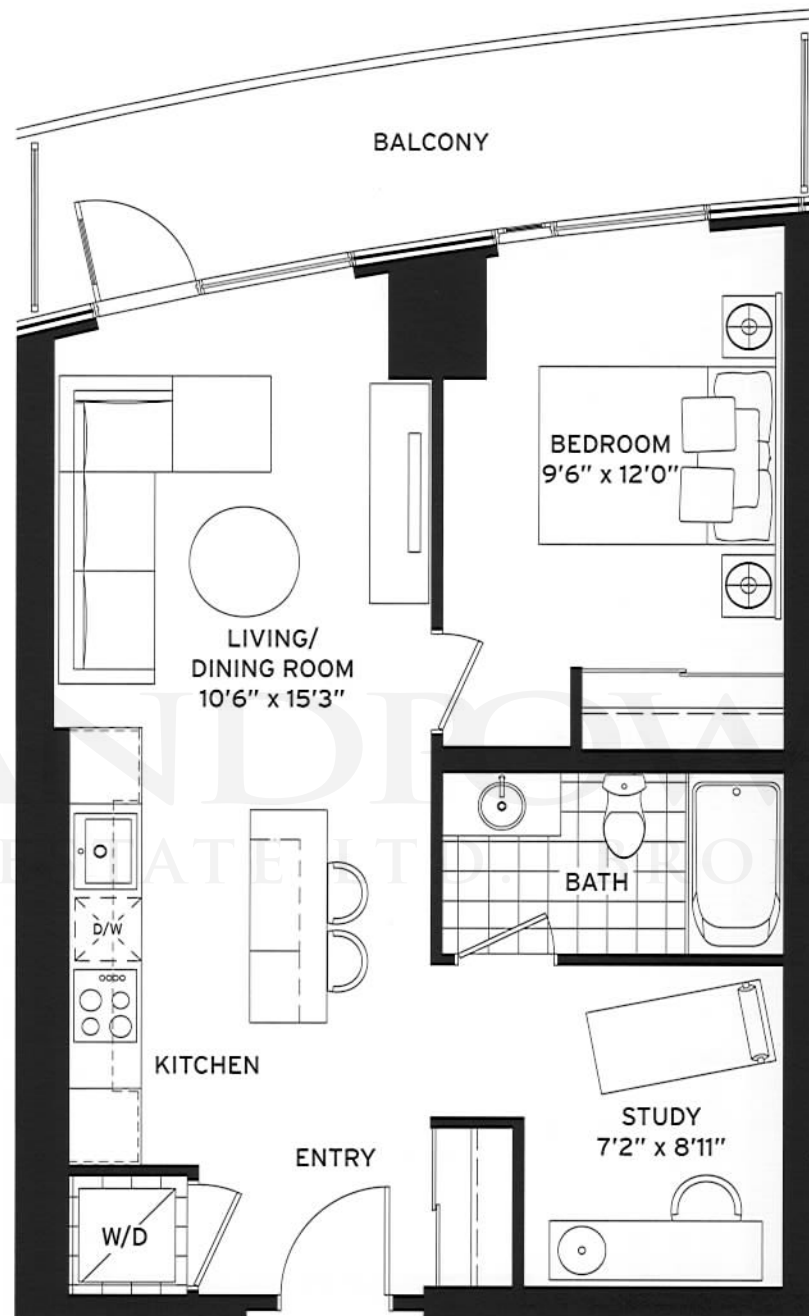
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the capra_M

ONE BEDROOM + STUDY

SUITE AREA: 634 SQ.FT.
OUTDOOR AREA: 106 SQ.FT.
TOTAL AREA: 740 SQ.FT.



FLOORS 7-43



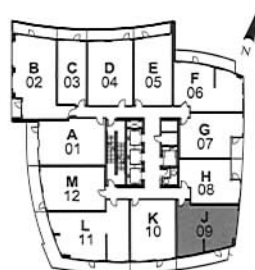
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the coppola

ONE BEDROOM

SUITE AREA: 651 SQ.FT.
OUTDOOR AREA: 120 SQ.FT.
TOTAL AREA: 771 SQ.FT.



FLOORS 7-43



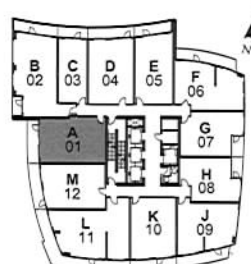
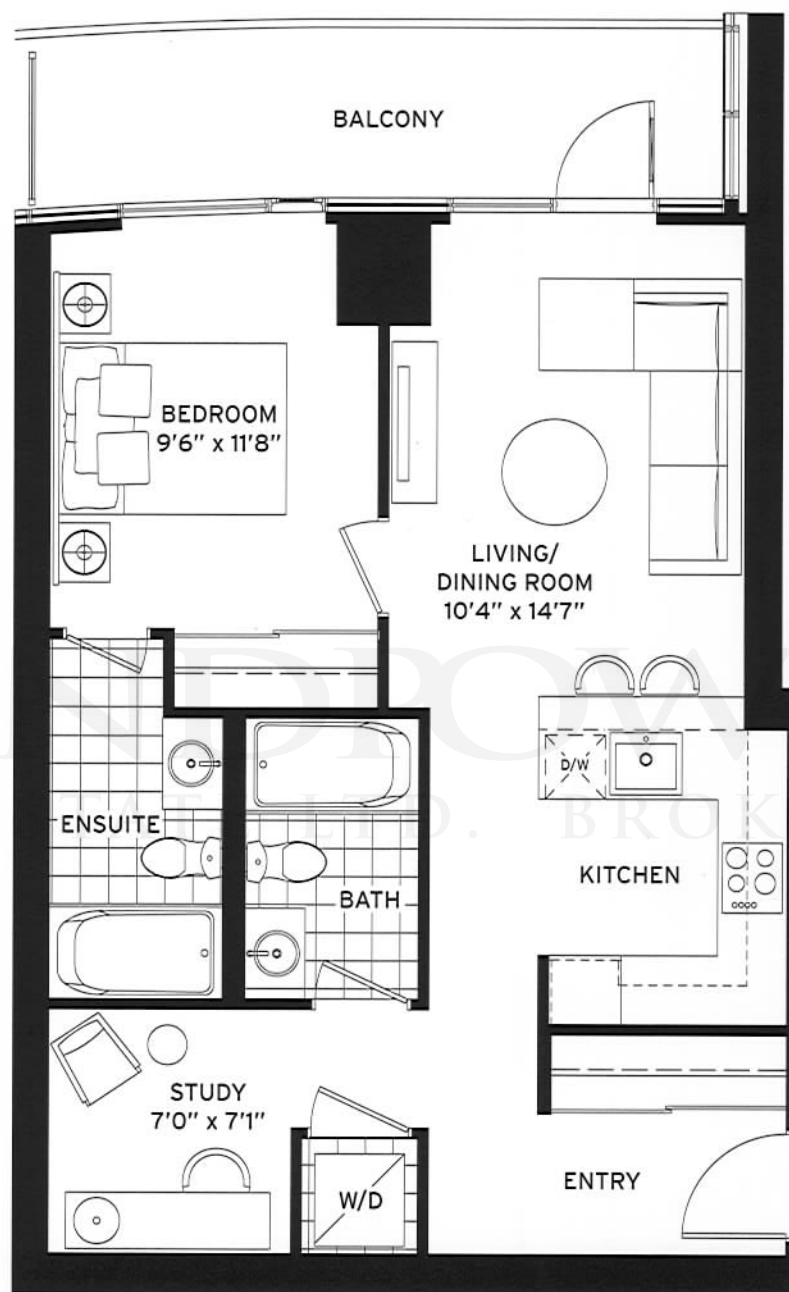
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the lucas ^A

ONE BEDROOM + STUDY

SUITE AREA: 692 SQ.FT.
OUTDOOR AREA: 99 SQ.FT.
TOTAL AREA: 791 SQ.FT.



FLOORS 7-43



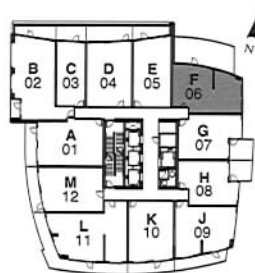
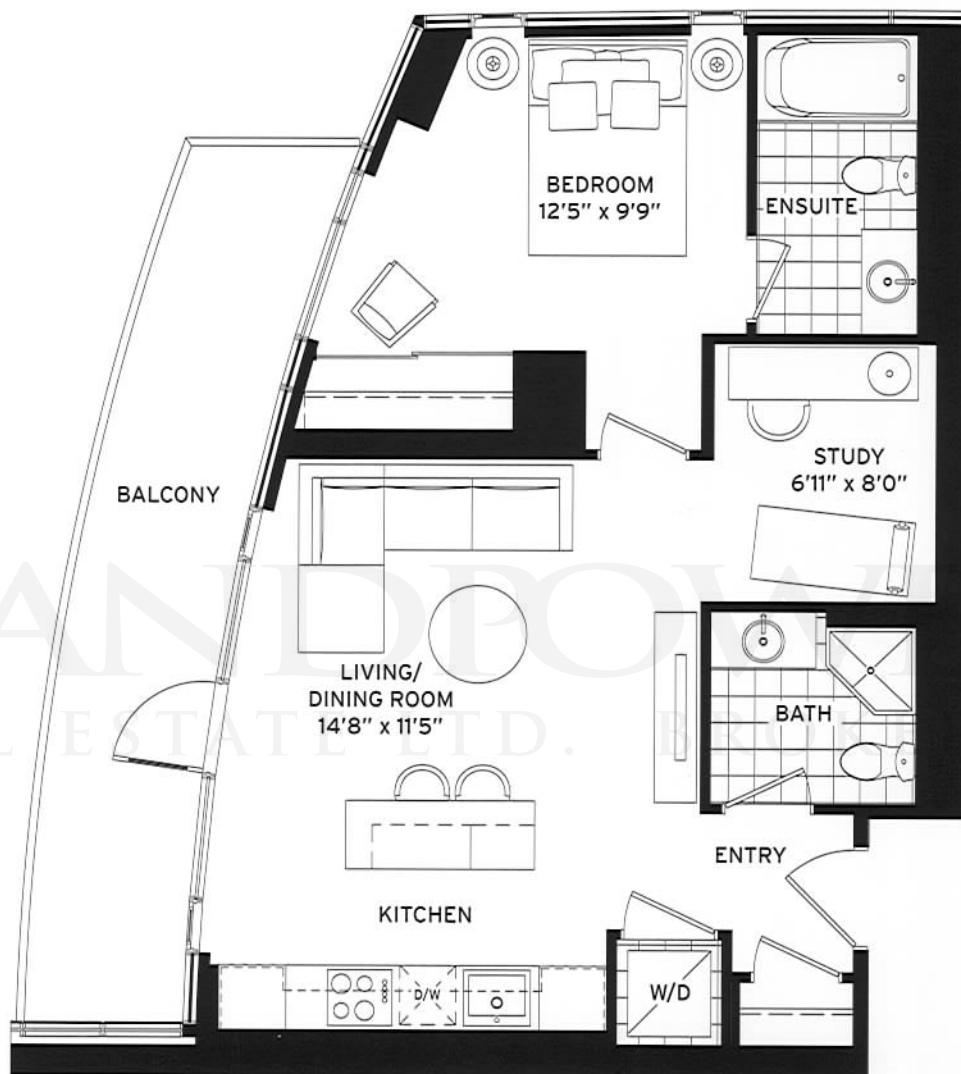
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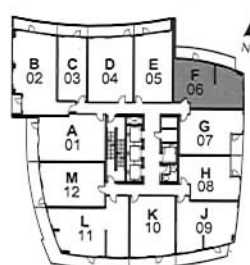
the spielberg^F

ONE BEDROOM + STUDY

SUITE AREA: 683 SQ.FT.
OUTDOOR AREA: 138 SQ.FT.*
TOTAL AREA: 821 SQ.FT.



FLOOR 7



FLOORS 8-43



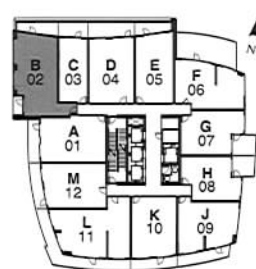
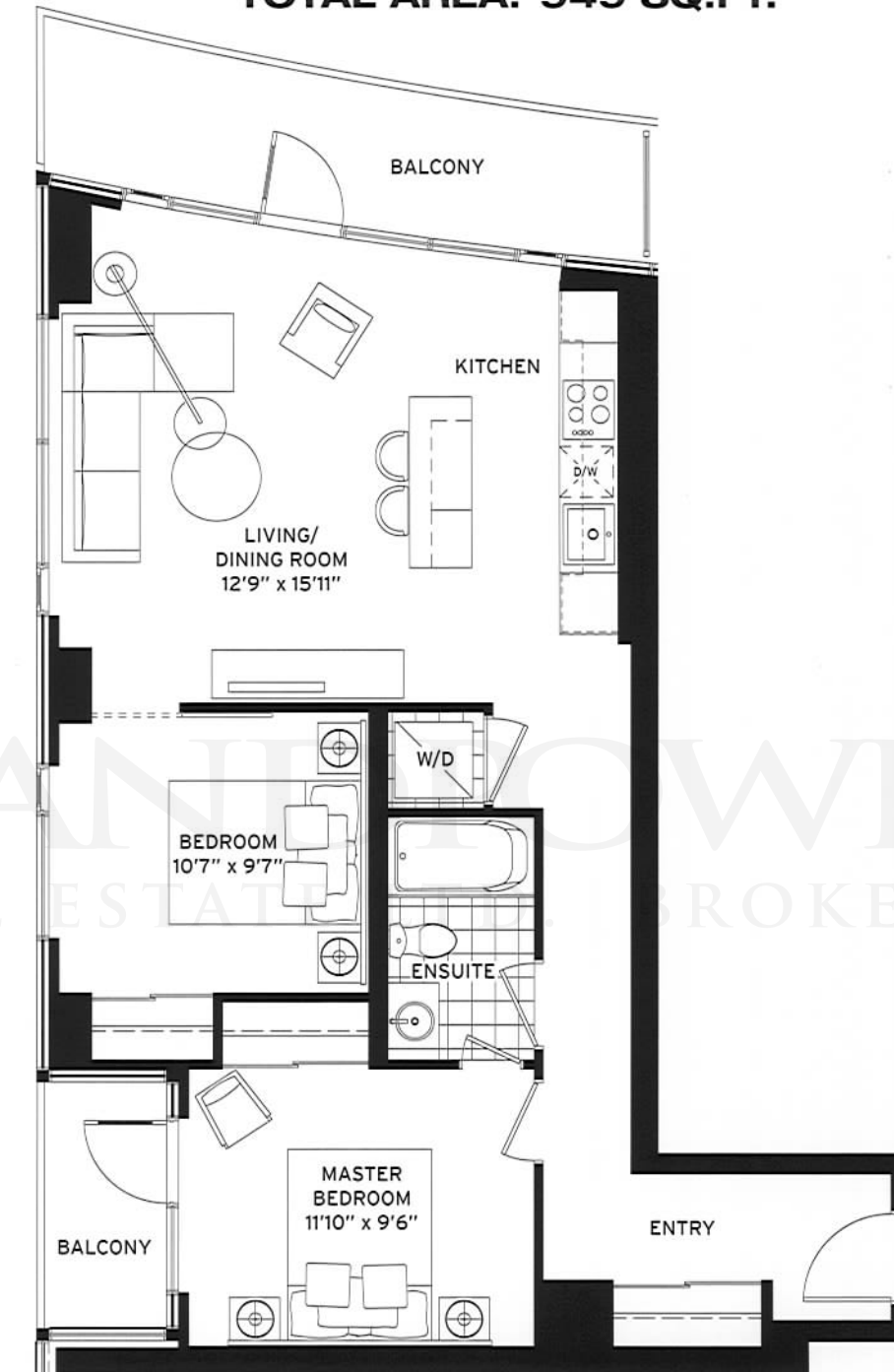
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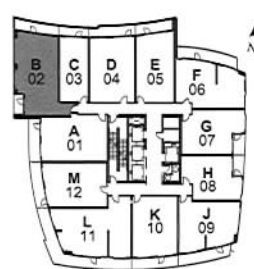
the stone ^B

TWO BEDROOM

SUITE AREA: 845 SQ.FT.
OUTDOOR AREA: 104 SQ.FT.*
TOTAL AREA: 949 SQ.FT.



FLOOR 7



FLOORS 8-43



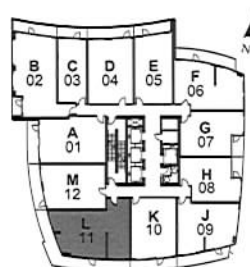
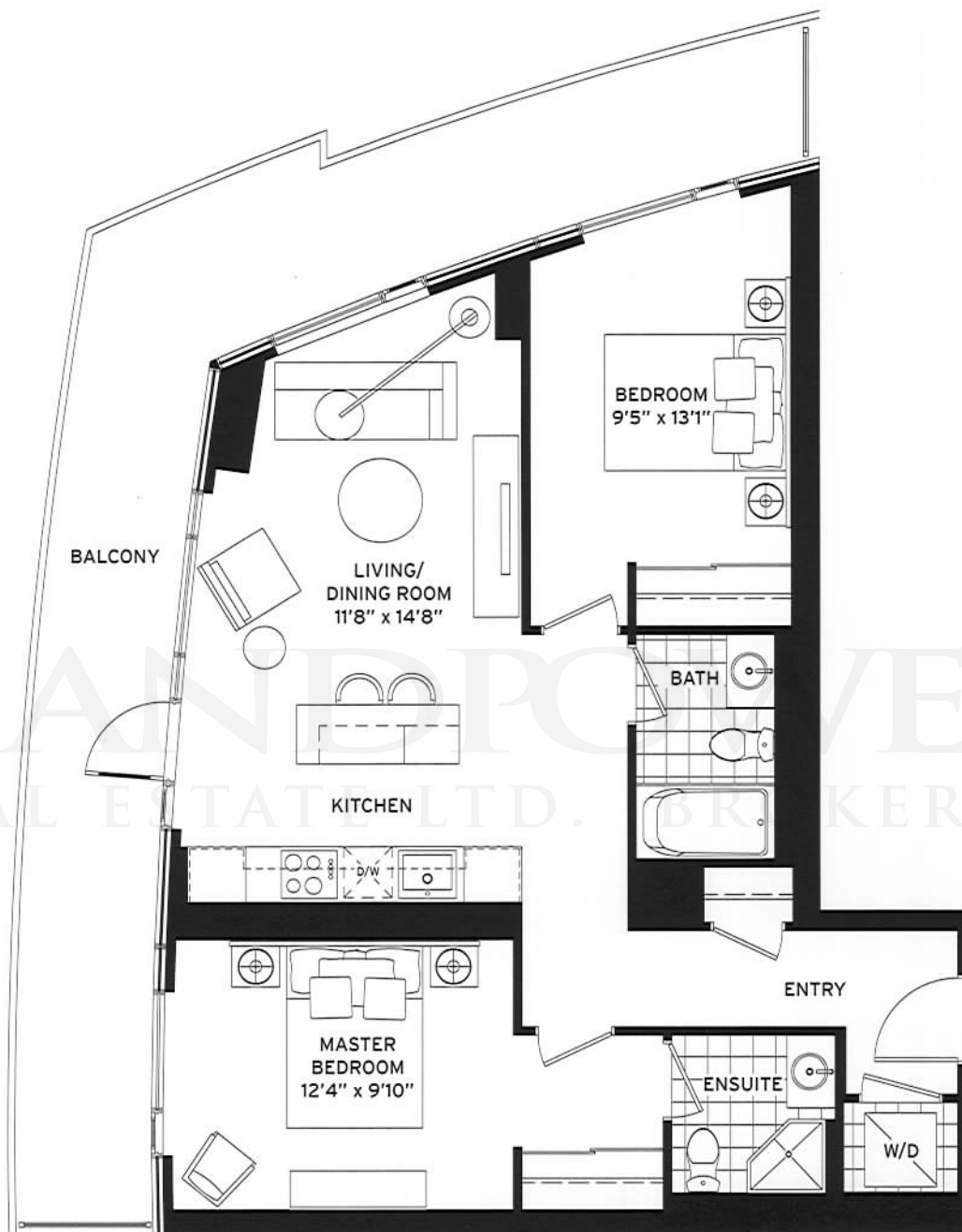
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the tarantino.

TWO BEDROOM

SUITE AREA: 869 SQ.FT.
OUTDOOR AREA: 297 SQ.FT.
TOTAL AREA: 1,166 SQ.FT.



FLOORS 7-43



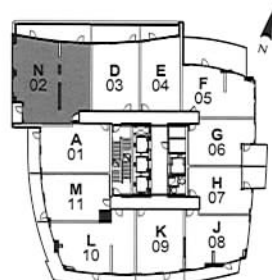
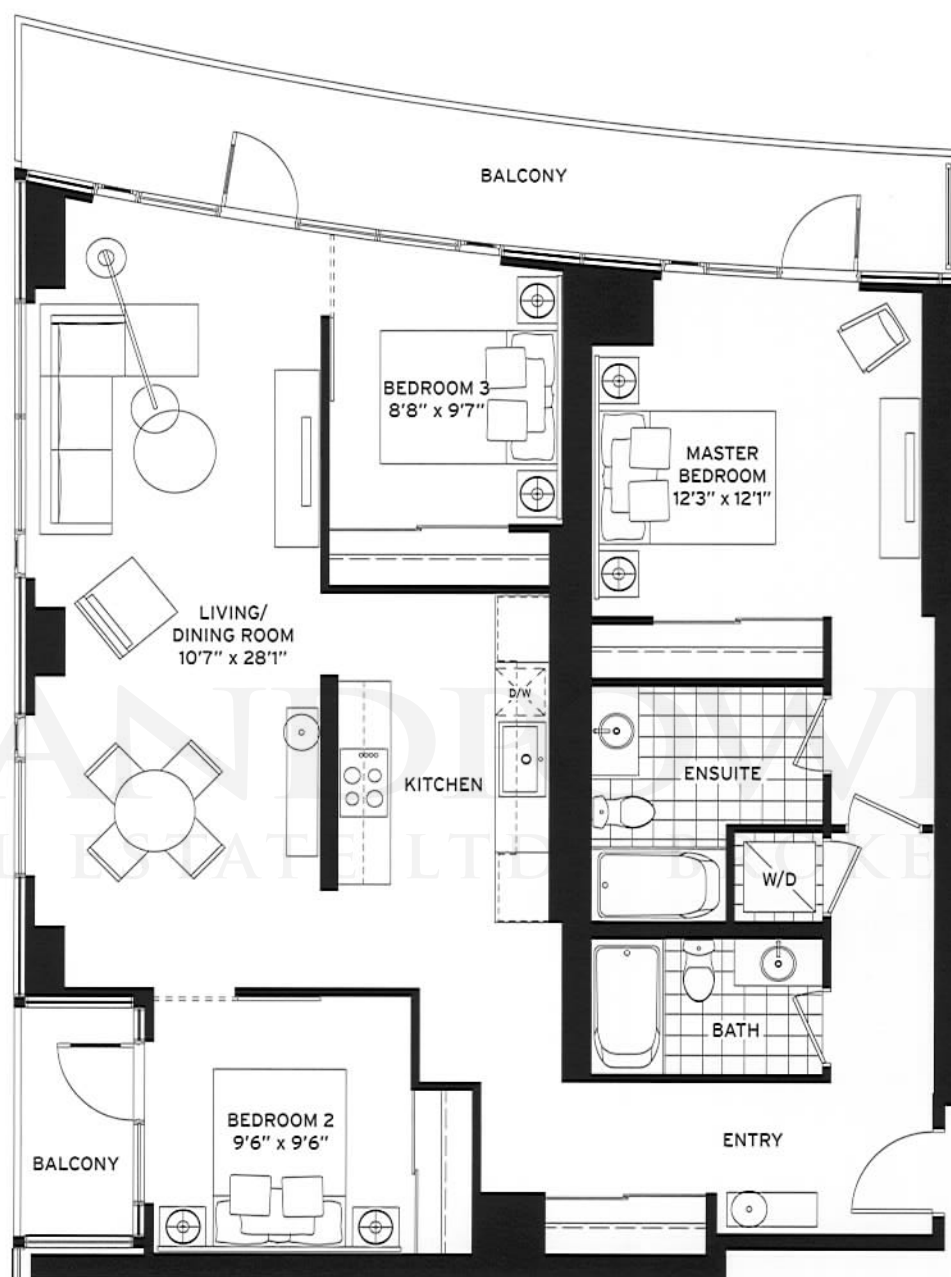
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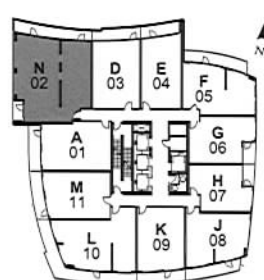
the bergman^N

THREE BEDROOM

SUITE AREA: 1,290 SQ.FT.
OUTDOOR AREA: 167 SQ.FT.*
TOTAL AREA: 1,457 SQ.FT.



FLOOR 7



FLOORS 8-43



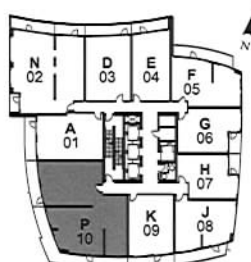
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the brooks _P

THREE BEDROOM + STUDY

SUITE AREA: 1,503 SQ.FT.
OUTDOOR AREA: 415 SQ.FT.
TOTAL AREA: 1,918 SQ.FT.



FLOORS 7-43



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