

Courtyards

A GREATWISE COMMUNITY

A new residential experience in Ottawa.
An elegant collection of mid-rise condominium buildings with a central courtyard at its core.
Exquisite in design.
Exceptional in lifestyle amenities.

LANIER & OWER
REAL ESTATE LTD. BROKER/AGENT

**Greatwise**
DEVELOPMENTS



Courtyards
A GREATWISE COMMUNITY

At the centre

It is at the very heart of the community – this place at the core; this place where all who pass through or stop for a moment feel it, this inimitable sense of belonging. This attachment. This knowing that you are community and this is your place.

Courtyards One



LAND DEVELOPER
REAL ESTATE BROKERAGE

Artist's concept.



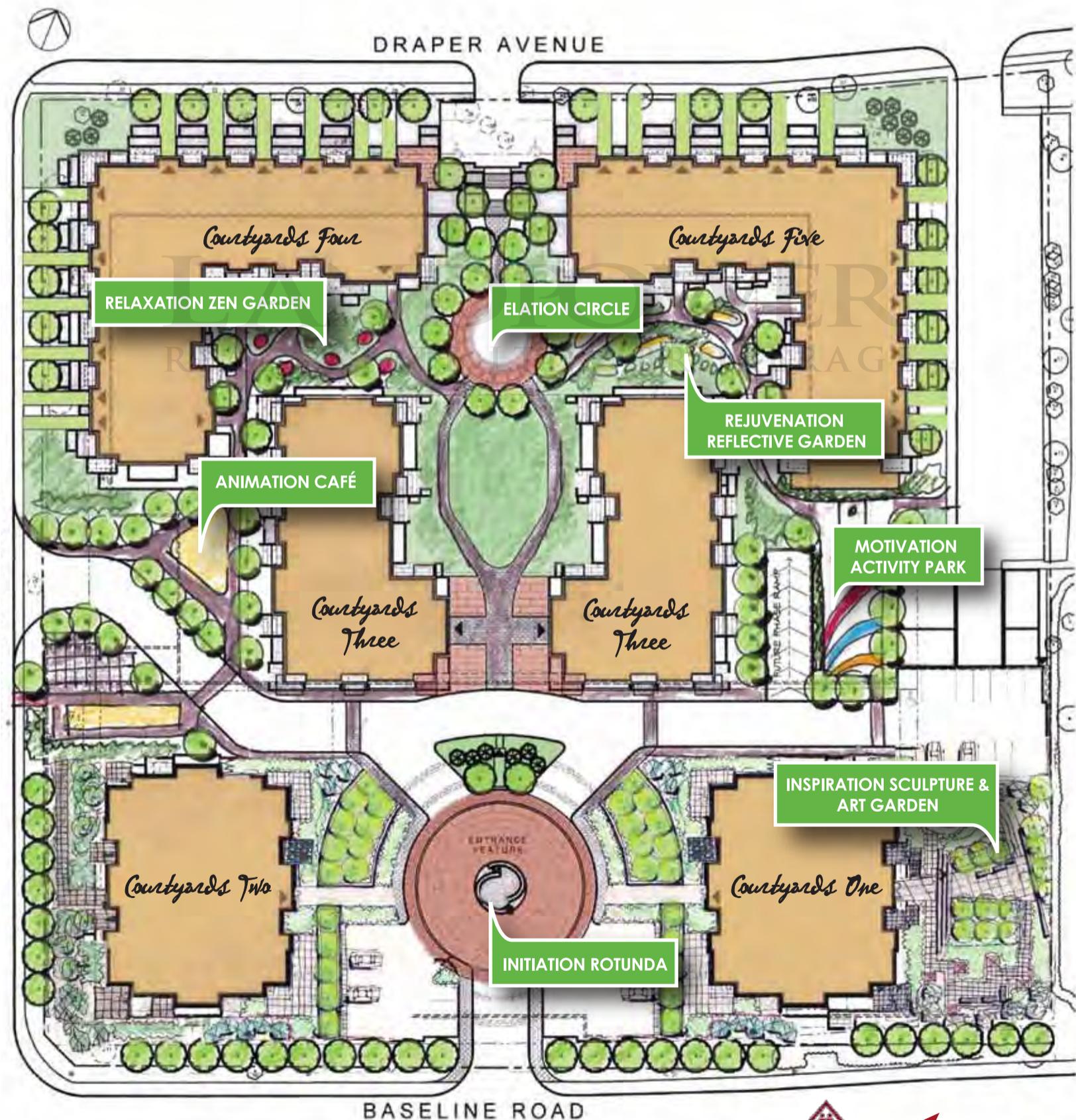
Greatwise
DEVELOPMENTS



A social hub

Courtyards
A GREATWISE COMMUNITY

In Italy, the concept is piazza. A central square that draws the locals. A place to meet. A place to return. A place that is familiar. A place everyone knows. A place where the energy of the people who live here ultimately defines the community. Your place is here.





A master planned community

Courtyards is a thoughtfully designed master plan that infuses high and low rise residences with lush gardens and beckoning community spaces. This is imaginative living close enough to the core to make it convenient, yet removed from the city's noise and clatter.

Courtyards
A GREATWISE COMMUNITY



Courtyards One

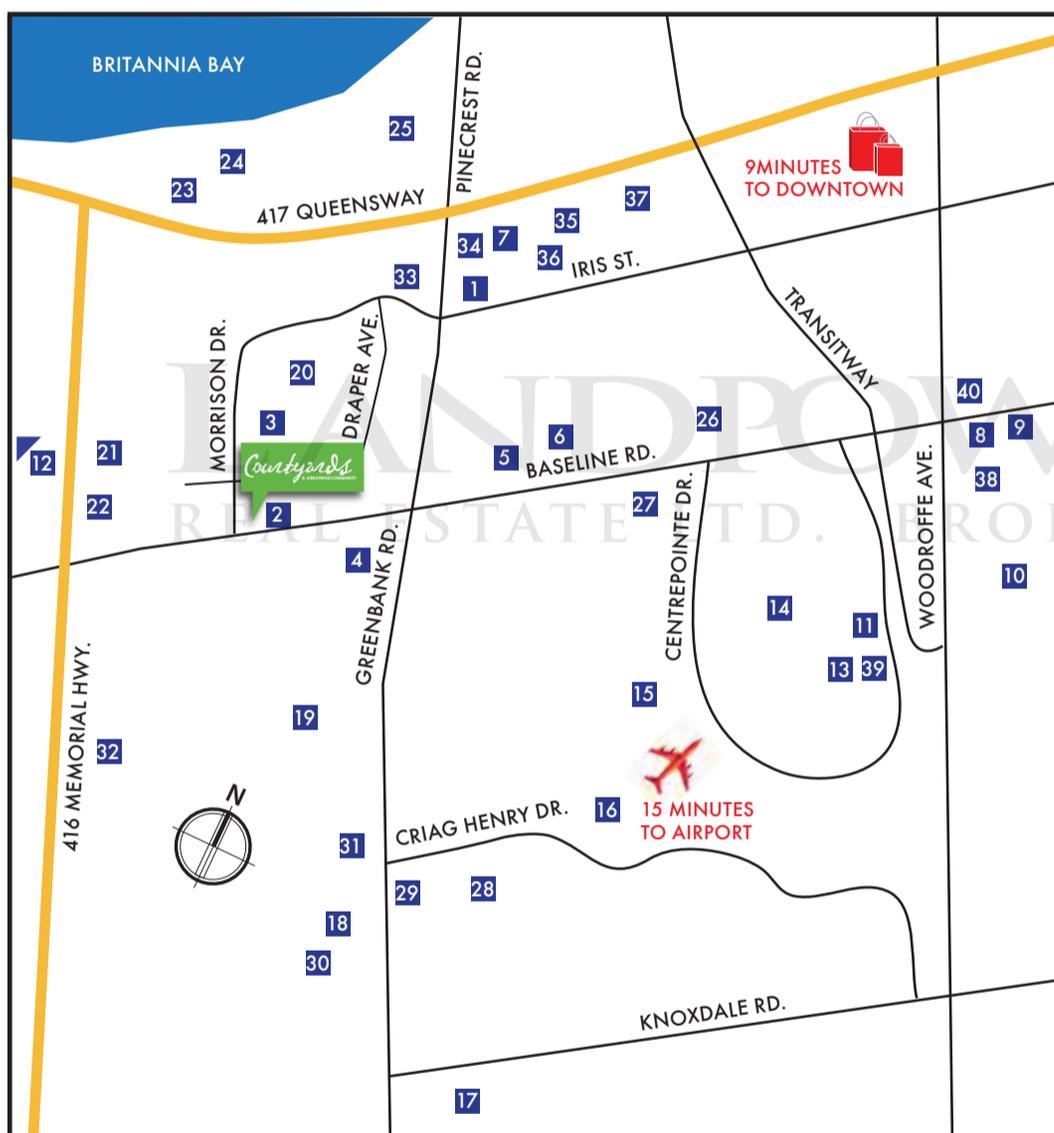
Artist's concept.



A friendly court

Courtyards
A GREATWISE COMMUNITY

Life grows around this hub that anchors the community; that connects its residents to each other and to the outside world. Here at the apex of the community is a passage to a world of possibilities. Stop and embrace it or move briskly through it – the choice is always individual. But at the end of the day, all is clear. And life is good. In a community that embraces vitality and the virtues of good living.



MAP NOT TO SCALE

- 1 Starbucks
- 2 St. Paul High School
- 3 St. Paul High School
- 4 Carleton Montessori School
- 5 Pine Crest Public School
- 6 Our Lady of Victory Elementary School
- 7 Ikea
- 8 Loblaws
- 9 Home Depot
- 10 Algonquin College
- 11 Centrepointe Theatre
- 12 Nortel Campus
- 13 Centrepointe Child Care Services
- 14 Centrepointe Park
- 15 Briar Green Park
- 16 Craig Henry Park
- 17 Ben Franklin Park
- 18 Trend Arlington Park
- 19 Leslie Park
- 20 Morrison Park
- 21 Valleststream Tennis Club & Park
- 22 Queensway Carleton Hospital
- 23 Bayshore Shopping Centre
- 24 Coliseum Ottawa Cinemas
- 25 Britannia Park
- 26 Barbara Ann Scott Arena
- 27 St. John The Apostle Church
- 28 Congregation Beth Shalom West
- 29 Woodvale Pentacostal Church
- 30 Arlington Woods Methodist Church
- 31 St Mary's Coptic Orthodox Church
- 32 Bruce Pit
- 33 Lee Valley Tools
- 34 Chapters
- 35 Montana's Steakhouse
- 36 Milano's Pizza
- 37 Milestones Restaurant
- 38 LCBO
- 39 Marshy's BBQ & Grill
- 40 Summerhay's Grill





5 Reasons to buy in Ottawa

Ottawa is a great place to invest in! A stable housing market, excellent employment, a normalized economy, steady population growth, low crime and demand for new product make it the official "Best Place to Live" in Canada, according to MoneySense magazine.



1.) OTTAWA MARKET STABILITY

The City of Ottawa's housing market has been one of the most stable environments within the country. The value of housing within the Ottawa marketplace has, over the years, shown strong appreciation. In 2010 the average price of a condominium apartment rose 13 percent over the previous year moving from \$252,913 (2009) to \$285,836 (2010) and has averaged 8% per year over the last 5 years. At the same time steady employment growth and an average household income which reached \$94,000 in 2010 bode well for new market opportunities.

2.) THE NEIGHBOURHOOD

The Courtyards project is located in the west-end of Ottawa (Nepean) in close proximity to Algonquin College (40,000 enrollment) and Queensway Carleton Hospital (1,800 employees). These two facilities present the development with a large potential rental "pool" from which to draw upon.

The community is also well served by a broad range of retail opportunities and is home to the largest IKEA store in Canada.

Transportation both local – OC Transportation – 8 minutes to downtown; as well as regional – Highways 416 and 417 are minutes away from the site.

3.) LEADERSHIP OPPORTUNITY

The Courtyards project is the first new condominium development to be launched in the Nepean community in some time. This presents a unique buying opportunity in an underserved market environment. The attraction of new product (i.e. better finishes and features) - to existing and potential renters is undeniable.

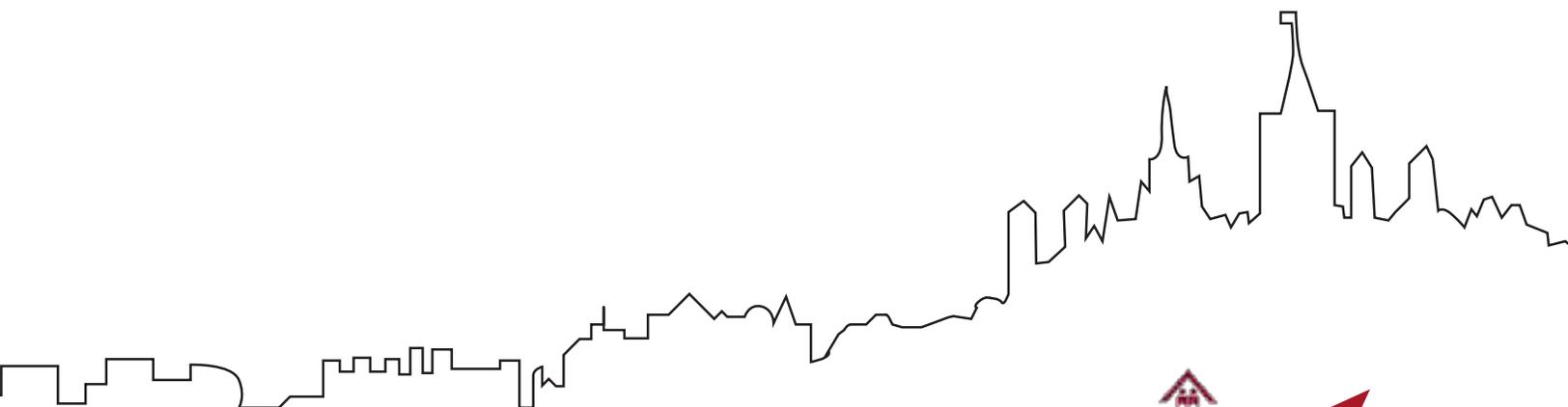
4.) RENTAL VACANCY RATE - LOWEST IN OTTAWA HISTORY

The current rental vacancy rate in Ottawa is found at 1.3% the lowest level ever recorded in the city. As such the potential opportunity for new rental housing is very good. In comparison the City of Toronto is 2.1% while the municipalities which comprise York Region (GTA) are 1.9%.

5.) 15,000 NEW EMPLOYEES MINUTES AWAY

The Federal Government – Department of National Defence has acquired the Nortel Campus lands which are situated immediately west of the Courtyards development. The Department of National Defence will be consolidating its dozens of offices in the city into one key location – "right next door". This move will result in the delivery of thousands of potential new renters into the community.

LANDPOWER
REAL ESTATE LTD. BROKERAGE





Central to living

Architecture that is elegant yet friendly – a vision of tradition infused with contemporary touches, resplendent with lifestyle options and at its base, a courtyard that draws the community in.

KITCHEN FEATURES

- Granite countertops from vendor's standard samples
- Custom style kitchen cabinetry from vendor's standard samples
- Single stainless steel undermount sink with single lever faucet
- Ceramic tile backsplash from vendor's standard samples
- Island or breakfast bar as per plan
- Silver mist refrigerator, stove and dishwasher
- Standard exhaust hood fan

BATHROOM FEATURES

- Granite countertop with white sink from vendor's standard samples
- Vanity mirror and light
- Ceramic tile on floors, tub surround and wall and shower floors from vendor's standard samples
- Choice of cabinetry from vendor's standard samples
- 5' white acrylic soaker tub as per plan
- Single lever faucets
- Pressure balanced valves in tub and shower
- Bathroom exhaust vented to exterior

FLOORING

- Laminate flooring in living, dining room, den, kitchen, foyer and bedroom(s)
- Ceramic tile in bathroom(s) and laundry area

CONTEMPORARY SUITE FINISHING

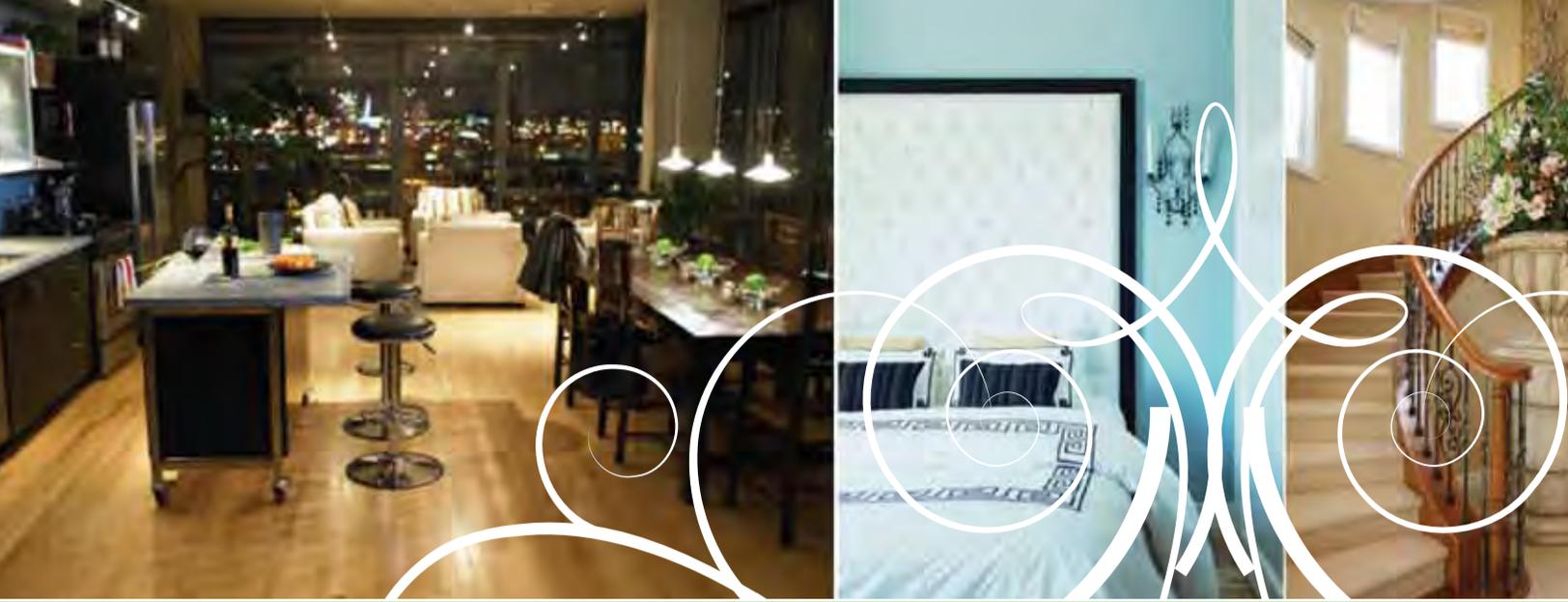
- Solid core wood veneer suite entry door with privacy viewer
- Contemporary paneled interior doors
- Standard chrome finish lever hardware
- Mirrored sliding closet doors in foyer
- Contemporary white 4" baseboards and 2 1/4" trim casings
- White textured ceilings throughout, except in kitchen, bathroom(s) and laundry areas which are finished with white semi-gloss latex paint
- Interior walls painted with two coats of flat latex paint (kitchen, bathroom(s), all interior doors and all trim painted with semi-gloss latex paint)
- Glass and rail treatment on balconies
- Floor to ceiling height excluding bulkheads of 9' in principal rooms
- Space efficient stacking electric washer/dryer (white)
- Capped ceiling outlet in dining room and den
- Paint colour off-white
- Stacked white washer/dryer

MECHANICAL AND ELECTRICAL SYSTEMS

- Individually controlled central heating and cooling system – seasonal
- White Decora-style receptacles and light switches throughout the suite
- Light fixtures provided in kitchen, all bedrooms, dining room and den, bathroom(s) and walk-in closet
- Heavy-duty wiring and receptacle for washer/dryer
- 100 amp electrical service with circuit breaker panel

STATE OF THE ART WIRING

- Suites pre-wired using CAT 5 wiring, for telephone outlets in living room, bedroom(s), kitchen and den
- RG6 rough-in wiring for cable television outlets in living room, bedroom(s) and den
- Rough-in for wall mounted television in living room



GreatWise Developments

One of the things that distinguishes GreatWise Developments from other builders, is the company's total commitment to cutting edge design and architecture.

Every GreatWise project begins with excellent design and planning to ensure that the people who will eventually reside in a GreatWise community will enjoy an outstanding home and an equally exceptional lifestyle.

GreatWise Developments embraces ethical practices in every aspect of the building business.

From extraordinary environmental policies to truly exemplary customer service, GreatWise is setting new standards of excellence in this highly competitive arena.

The company has a grass roots commitment to sustainable, low-impact building and voluntarily incorporates practices that consistently exceed government standards in order to save consumers energy costs through the construction of tighter building envelopes.

Great Wise is also a major community supporter whose philanthropic activities have impacted vital charities throughout the province, creating a kinder, better world for the people of Ontario.



Greatwise
DEVELOPMENTS



Team Story

RODERICK LAHEY ARCHITECT INC. – ARCHITECT

Founded in 1991, Roderick Lahey Architect Inc. focuses on urban architecture and design for residential, commercial, and institutional interests. Roderick Lahey Architect Inc.'s staff of dedicated architects and technologists has been working together as a team for more than fifteen years on a multitude of projects across the National Capital Region. Dedicated to responding to the context of the site and the interests of the public, Roderick Lahey Architect Inc. balances these often diversifying influences to develop an urban architecture that is both engaging and sustainable.

LAROCQUE LEVSTEK CONSULTING SERVICES – LANDSCAPE ARCHITECT

Larocque Levstek Consulting Services combines art and science to reconcile human intervention with the natural, social and economic forces that shape our world.

Member registration in the Ontario Association of Landscape Architects and the Canadian Society of Landscape Architects complements the firm in providing a full scope of service, from conceptual planning and design to contract administration, to the public and private sectors.

The team takes pride in offering the best possible solution to fit clients' needs.

PMA BRETHOUR REALTY GROUP – SALES

The acronym PMA stands for "Positive Mental Attitude". This enthusiastic corporate philosophy is embodied in the Group's corporate culture. These qualities have earned the PMA Brethour Realty Group a sales and marketing leadership position in the vibrant building and development industry.

GUIDELINES ADVERTISING – ADVERTISING & INTERIOR DESIGN

For over thirty-five years, Guidelines Advertising has provided specialized advertising to a wide range of builder/developers across Ontario. The company counts several of the country's most successful builder/developers among its roster of clients – many of whom have been with Guidelines for several decades. Guidelines' Interior Design division specializes in sales centres and model suites/homes and has created memorable spaces for highly visible projects throughout the province.

SOLOWAY, WRIGHT LLP – LEGAL SERVICES

The law firm now known as Soloway, Wright LLP, first opened its doors in 1945. The firm specialized in commercial, criminal and litigation law. By 1960, Soloway, Wright had become the largest real estate practice in Ottawa as a result of a merger with Greenberg, Gorsky. The company's tradition of excellence continues and today the firm is considered to be a prominent player in the legal landscape of Eastern Ontario.

LLOYD PHILLIPS & ASSOCIATES – URBAN PLANNING

Lloyd Phillips & Associates Ltd. is an independent planning consulting firm based in Ottawa, Ontario. The firm provides land use planning, urban design, research and land development consulting services to public-sector and private sector clients in the Ottawa area and Eastern Ontario.



Rental investment opportunity

MARKET RENTAL OVERVIEW

- THE CURRENT LOCAL RENTAL RATES ARE IN THE \$2 -\$2.20/SQ. FT. RANGE
- RENTAL VACANCY RATES ARE AT 1.3% WHICH ARE THE LOWEST IN OTTAWA'S HISTORY
- AS THE COURTYARDS IS THE FIRST NEW CONDOMINIUM DEVELOPMENT IN NEPEAN IN A DECADE THE POTENTIAL FOR RENTAL INVESTOR SUITES IS QUITE SIGNIFICANT
- THE RENTAL MARKET OPPORTUNITY WITHIN A ONE MILE RADIUS IN THE COURTYARDS DEVELOPMENT IS SUBSTANTIAL... ALGONQUIN COLLEGE, QUEENSWAY HOSPITAL AND THE CONSIDERATION OF 15,000 EMPLOYEES BY THE DEPARTMENT OF NATIONAL DEFENSE ON THE FORMER NORTEL CAMPUS

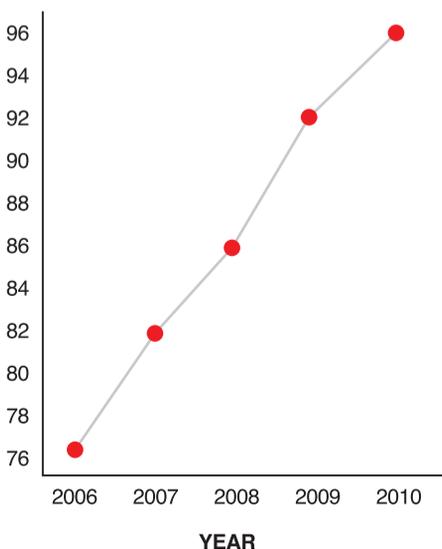
GREATWISE RENTAL MANAGEMENT PROGRAM

The Greatwise Rental Management program allows you to take a carefree approach toward your real estate investment as our program will handle all aspects of tenant management allowing the investor to be at ease knowing that their property is fully taken care of.

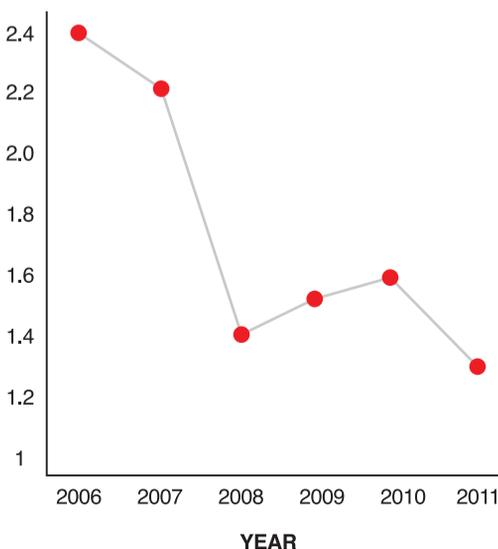
- TENANT ACQUISITION AND SCREENING
- AGREEMENT TO LEASE
- COORDINATION OF INSURANCE COVERAGE
- RENT COLLECTION AND BILL PAYMENT
- TENANT MOVE-IN OR MOVE-OUT INSPECTIONS
- TENANT COMMUNICATION
- RENT INCREASES AND RENEWALS
- REGULAR PROPERTY INSPECTIONS, REPAIR AND MAINTENANCE
- MONTHLY ACCOUNTING STATEMENTS AND YEAR END SUMMARY

OTTAWA MARKET STATISTICS

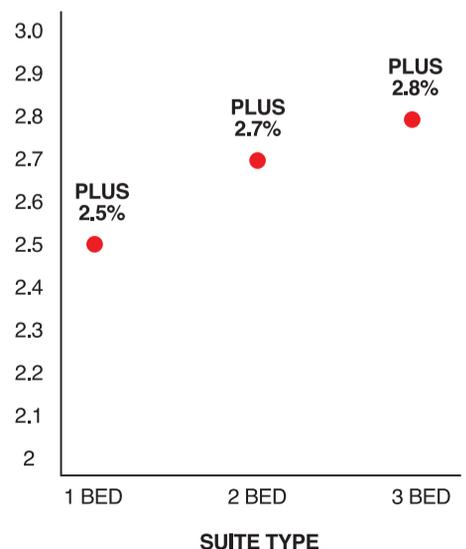
AVERAGE HOUSEHOLD INCOME (\$000)



VACANCY RATES (%)



2009/2010 PERCENTAGE CHANGE IN RENTAL RATES





GREATWISE RENTAL ASSURANCE & MANAGEMENT PROGRAM

The Greatwise Rental Assurance & Management Programs allows investors to take a hands off approach towards their real estate investment, as our program will handle all aspects of tenant and unit management. Our services allow our client investors to be at ease knowing that their real estate investment is fully taken care of.

1. Rental Assurance Program

Our program includes a unique option, called the Rental Assurance Program. This program has been designed to protect investors from lost revenue due to vacancy during the first year of the program, for a maximum of two months.

Based on our research of the Ottawa and area rental market, new condominium units are estimated to rent in the range of \$2.00/sq. foot¹ (including parking and a locker). The Rental Assurance Program will protect investors up to two months to market rent for a maximum of \$2.00/sq. ft. per month starting 60 days after taking occupancy of the unit, which is typically before the condominium corporation is registered.

Only original investor purchasers can benefit from this unique program, as it is not transferable.

The property management company will set aside the maximum payable amount of \$2.00/sq. foot for two months of rent and these funds will be held in a Trust Fund. During the first year of this program, 90 days after a unit has been vacant, investors can request to be paid out from the Trust Fund.

The Trust funds remain the property of Greatwise, unless paid out to investors from the Rental Assurance Program.

To be eligible to participate in this unique program, investors will be required to have a firm Agreement of Purchase and Sale for a unit with a minimum deposit of 35% of the Purchase Price (inclusive of extras) to be made by no later than the Occupancy Date and execute a standard form Unit Management Agreement.

2. RENTAL MANAGEMENT PROGRAMS

Program/Features	Management Program
Program 1: Unit Rental Includes: <ul style="list-style-type: none"> • Advertising unit on rental and other web sites³; • Responding to prospect inquiries; • Showings; • Application and qualification of suitable tenants; • Reviewing and executing leases; and • Lease renewals and expirations. 	Fee ² : 1 month's rent ³
Program 2: Unit Management	Monthly Fee ⁴ : 6% of rent or \$90.00 ⁵
Rent Collections and Bill Payments on behalf of Owner <small>(condominium fees, taxes, mortgage, insurance, etc.)</small>	✓
Tenant Move-In or Move-Out Inspection	✓
On-Going Communication with Tenant	✓
Financial Reporting (quarterly)	✓
Tenant Orientation to Condominium Living <small>(review by-laws, rules & regulations within condominium declaration)</small>	✓
Negotiating Lease Renewals with Existing Tenant	✓

First-Year Promotion

We are pleased to offer our investor clients a special 25% discount off the monthly management fee for the first year of the rental management program. This special promotion is available for a limited time, so please contact us immediately to reserve your services.

3. UNIT MANAGEMENT PROGRAMS - ADDITIONAL SERVICES

Program/Features	Management Program
Unit Inspections on an as-needed basis <small>(Site Inspection Report included)</small>	\$75 (each)
Completing Pre-Delivery Inspection (PDI) for Owner	\$75 (each)
Non-Resident Tax Assistance	\$25 (Monthly)
Attendance at a Condominium Corporation meeting <small>(with Summary Report)</small>	\$75 (each)
Appearance at Landlord & Tenant Board	\$75 (each visit, plus Tribunal fees)

With our understanding and presence in the Ottawa rental market, we are uniquely positioned to provide excellent service to investors, whether they live nearby or overseas.

We look forward to working on your behalf to manage your real estate investment.

[Click Here](#) to Download VIP Brochure

[Click Here](#) to Download Worksheet & Pricelist

CONTACT US...

For Ottawa inquiries, please call Alexandra Kwong at (613) 627-4843.

For Toronto inquiries, please call at Kathie Anderson (416) 479-9573.



1 This is an estimate only, as rental rates may vary depending upon market conditions when units are available. A Market Rental background report is available upon request. 2 All fees noted are subject to HST. 3 As of June 2011, vacant apartments are advertised on rental web sites such as viewit.ca, rentseeker.ca, acerenting.com, hometrader.ca, Craigslist (Ottawa), and newspapers such as the Ottawa Citizen and Renters News. 4 Management fee not charged when unit is vacant. 5 Whichever is higher.

Courtyards

by Greatwise Developments Corporation

“EXCLUSIVE VIP SELLING EVENT”

INCENTIVE PROGRAM & SELLING OPPORTUNITY

BY APPOINTMENT ONLY

Telephone: 613-627-4843; 416-479-9573

FAX: 1-877-410-8544

SPECIAL BONUS FOR YOUR CLIENTS

1) \$2,500 OFF 1 BEDROOM SUITES

2) \$2,500 OFF FOR 1 BEDROOM PLUS DEN SUITES

**3) \$5,000 OFF FOR 2 BEDROOM SUITES
(To be applied as a reduction off the purchase price)**

Courtyards

Toronto 416-479-9573

Ottawa 613-627-4843

*Valid only on Exclusive VIP Sales

*Some conditions apply; ask the Vendor's sales representative about the Vendor's standard policies and procedures with respect to the payment of commissions and the assigning of sales contracts.

**Eligible on confirmation of firm sale, receiving mortgage approval and clearance of the 1st and 2nd deposit. Developer reserves the right to change, modify and amend terms and conditions without prior notice. E & OE

Courtyards

by GreatWise Developments Corporation

“EXCLUSIVE VIP SELLING EVENT”

F.A.Q.s

BY APPOINTMENT ONLY

- Allocation of Suites:** Exclusive VIP member Agents may fax the Suite Reservation Request Form/Worksheet directly to Fax: 1-877-410-8544.
- Power of Attorney:** Agents are allowed to purchase on behalf of clients via Power of Attorney (P.O.A.) Must use specified valid P.O.A. form and must present photocopy of Purchaser ID. P.O.A. must provide valid ID also.
- Deposit Structure:** 5% upon signing of the Agreement of Purchase and Sale (“APS”)
5% 90 days after Date of Agreement, via post-dated cheque
5% 180 days after Date of Agreement, via post-dated cheque
5% to be paid upon occupancy
- Proof of Identity:** Every named purchaser on the agreement must have a valid photo I.D. and S.I.N. number (if applicable). If the purchasing is done via P.O.A., a photocopy of these two pieces of information must be presented.
- Assignment*:** The named purchaser(s) will be allowed to assign the suite once sales are at 85% or at least 30 days with notice prior to Interim Occupancy. The assignment fee is \$3,500* plus taxes, however, the purchaser is not permitted to advertise the suite for sale on MLS or any other public medium.
- Taxes:** Estimated at 1.28% of the Purchase Price (P.P. net of HST).
- Maintenance Fee:** Estimated at \$0.40 per square foot
- Parking Maintenance Fee:** \$30 per month
Locker Maintenance Fee: \$7.50 per month
Bicycle Maintenance Fee: \$5.00 per month
- Tentative Occupancy Date:** Summer 2013
- Parking:** One parking per unit can be purchased for a limited time only at \$25,000.
- Locker:** \$3,500 each
Bicycle Locker: \$1,500 each

Named Purchaser(s) on Agreement of Purchase and Sale will be allowed to change name(s) within the 10 day Rescission Period.

No change of Brokerage permitted within the 10 day Rescission period.

Only 2 suites allowed per purchaser name. Unless otherwise authorized by the Vendor.

*Valid only for Exclusive VIP Sales

*Some conditions apply; ask the Vendor’s sales representative about Vendor’s standard policies and procedures with respect to the payment of commissions and the assigning of sales contracts.

Vendor reserves the right to change, modify and amend the terms and conditions of the sales procedures without prior notice. E&OE.

COURTYARDS CONDOMINIUMS

Total Suites = 73

Price List: 5 - Effective May 30, 2011

Date: MAY 30, 2011

View	NW - corner	N	N	NE-corner	E	E	SE-corner	S	S	SW-corner	W	W		
Suite	01	02	03	04	05	06	07	08	09	10	11	12		
Size	885	594	673	852	683	683	852	673	594	885	743	743		
Balcony	balcony	balcony	balcony	balcony	balcony	balcony	balcony	balcony	balcony	balcony	balcony	balcony		
Total Size	885	594	673	852	683	683	852	673	594	885	743	743		
Type	2 B	1 B	1 B+D	2B	1 B+D	1 B+D	2 B	1 B+D	1B	2B	1 B+D	1 B+D		
Model														
6	\$379,900	\$256,900	\$288,900	\$364,900		\$289,900	\$364,900	\$286,900	\$256,900	\$380,900	\$311,900	\$311,900		6
5			\$278,900	\$354,900	\$279,900	\$279,900	\$354,900	\$276,900	\$246,900	\$370,900		\$301,900		5
4	\$367,900	\$244,900	\$276,900		\$277,900	\$277,900		\$274,900		\$368,900		\$299,900		4
3	\$365,900	\$242,900	\$274,900	\$350,900	\$292,900 Ter	\$292,900 Ter	\$378,900 Ter	\$272,900	\$242,900	\$366,900	\$297,900	\$297,900		3

View	NW - corner	N	N	NE-corner	E	E	SE-corner	S	S	S	SW-corner	W	W	W
Suite	01	02	03	04	05	06	07	08	09	10	11	12	13	14
Size	885	594	673	852	796	796	726	429	740	594	885	439	697	439
Balcony	balcony	balcony	balcony	balcony	balcony	balcony	balcony	balcony	balcony	balcony	balcony	balcony	balcony	balcony
Total Size	885	594	673	852	796	796	726	429	740	594	885	439	697	439
Type	2 B	1 B	1 B+D	2 B	1 B+D	1 B+D	1 B+D	Studio	1 B+D	1 B	2 B	Studio	1 B+D	Studio
Model														
2	\$363,900	\$240,900		\$348,900	\$319,900		\$299,900	\$179,900		\$240,900	\$361,900	\$179,900	\$282,900	\$179,900

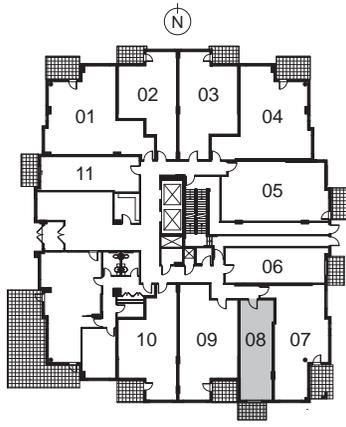
View	NW - corner	N	N	NE-corner	E	E	SE-corner	S	S	S			W
Suite	01	02	03	04	05	06	07	08	09	10			11
Size	885	594	673	852	821	470	726	429	740	660			454
Balcony	Patio	Patio	Patio	Patio	Patio	Patio	Patio	Patio	Patio	Patio			Patio
Total Size	885	594	673	852	821	470	726	429	740	660			454
Type	2 B	1 B	1 B+D	2 B	1 B+D	Studio	1 B+D	Studio	1 B+D	1 B			Studio
Model													
1	\$373,900	\$250,900		\$358,900	\$332,900	\$195,900	\$307,900	\$189,900	\$307,900	\$275,900			\$189,900

Prices subject to change without notice E.& O.E.

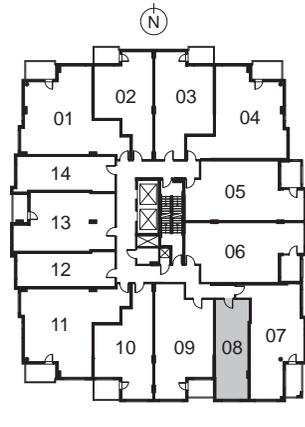
- SOLD

M

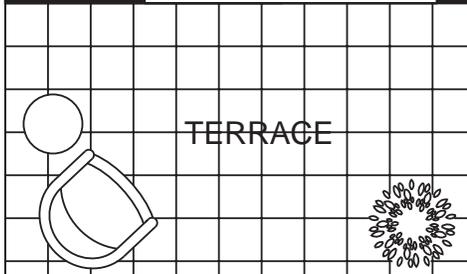
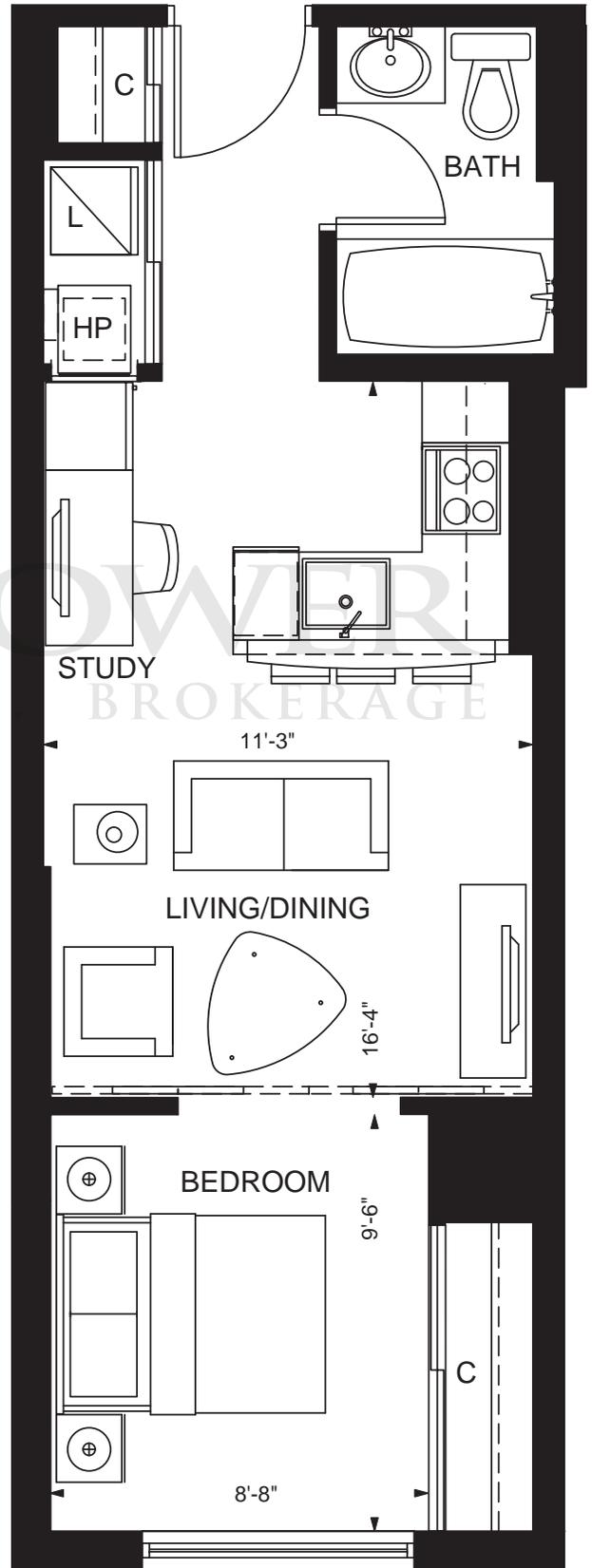
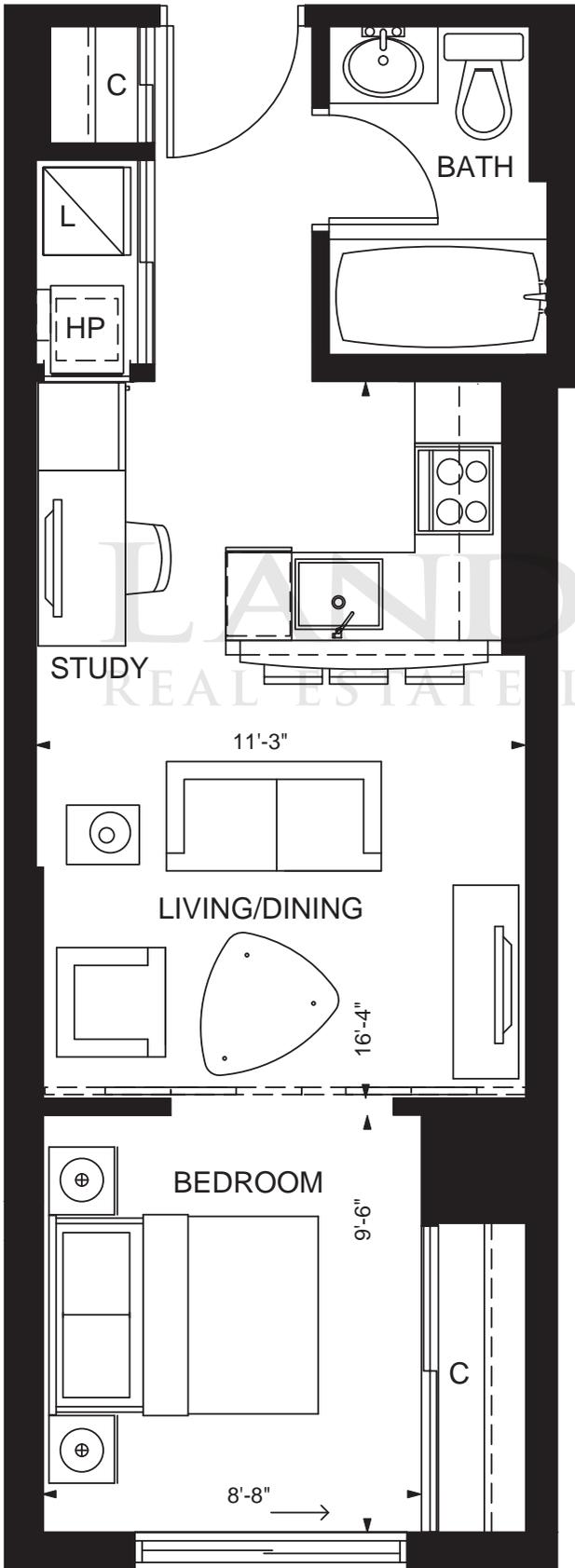
studio
429 sq.ft.
plus 55 sq.ft. terrace
on ground floor
484 sq.ft. total



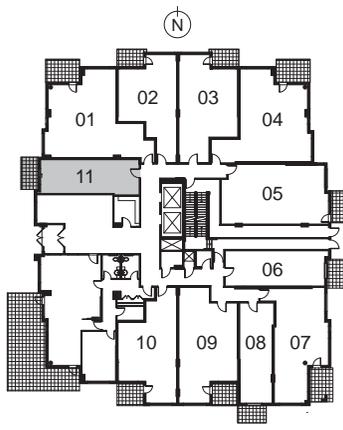
GROUND FLOOR PLAN - BUILDING G



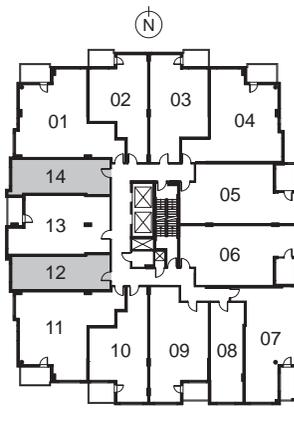
SECOND FLOOR PLAN - BUILDING G



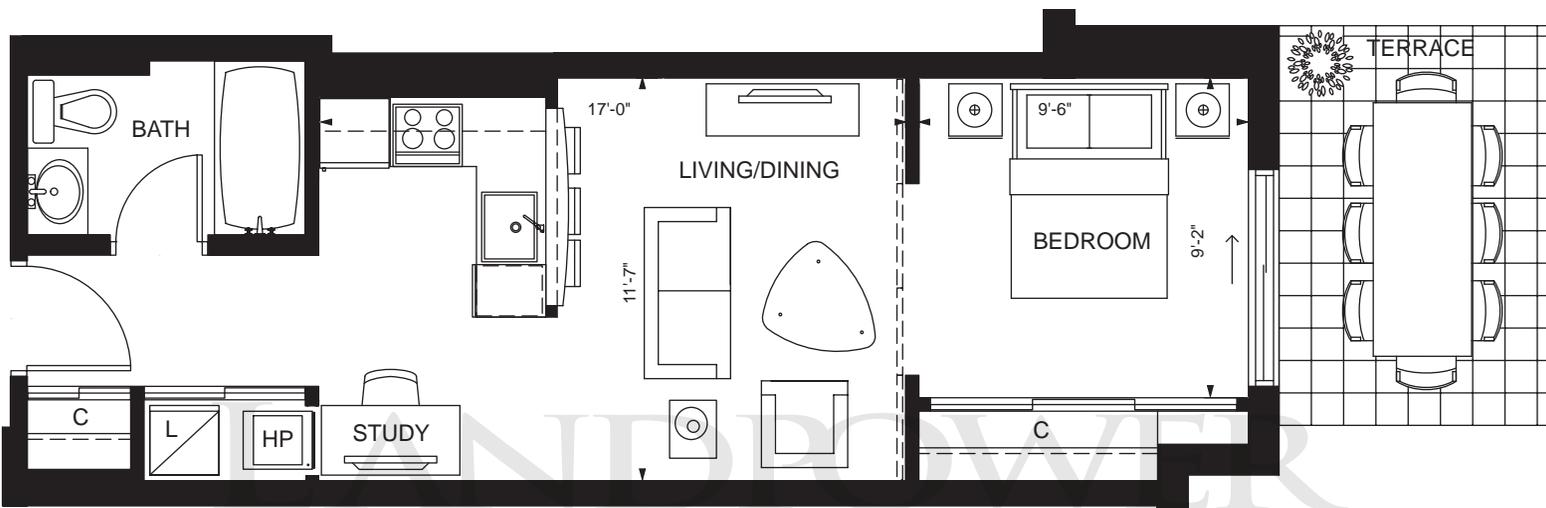
1
studio
454 sq.ft.
 plus 65 sq.ft. terrace
 on ground floor
519 sq.ft. total



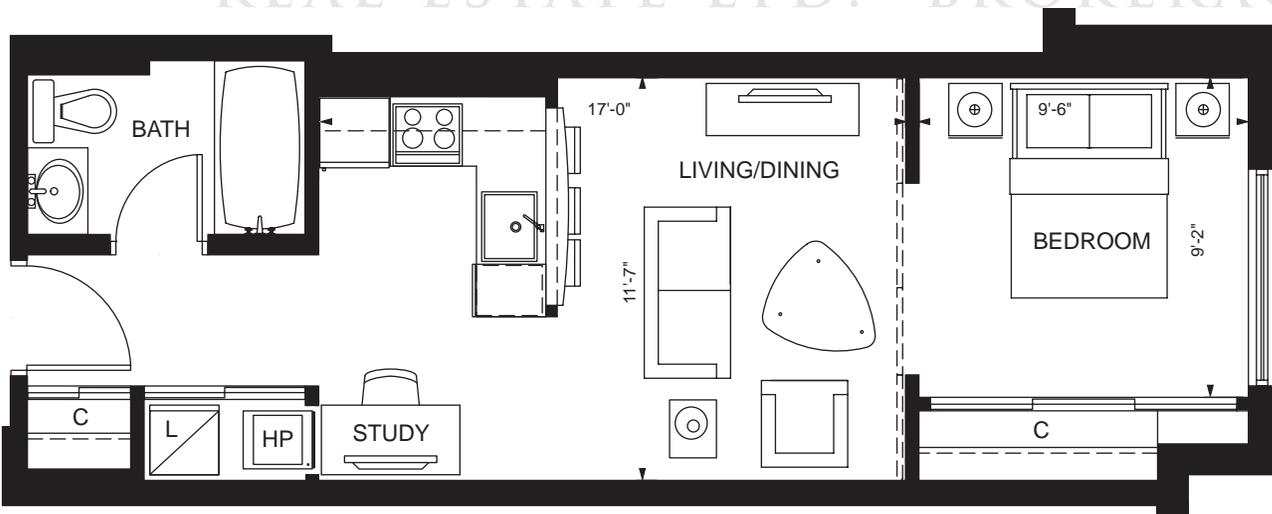
GROUND FLOOR PLAN - BUILDING G



SECOND FLOOR PLAN - BUILDING G

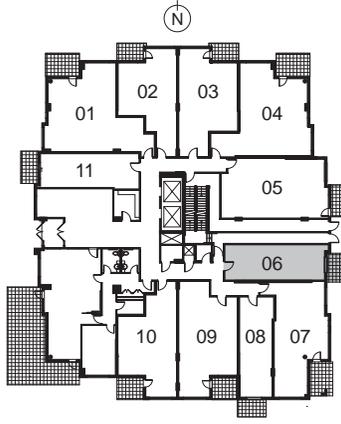


REAL ESTATE LTD. BROKERAGE

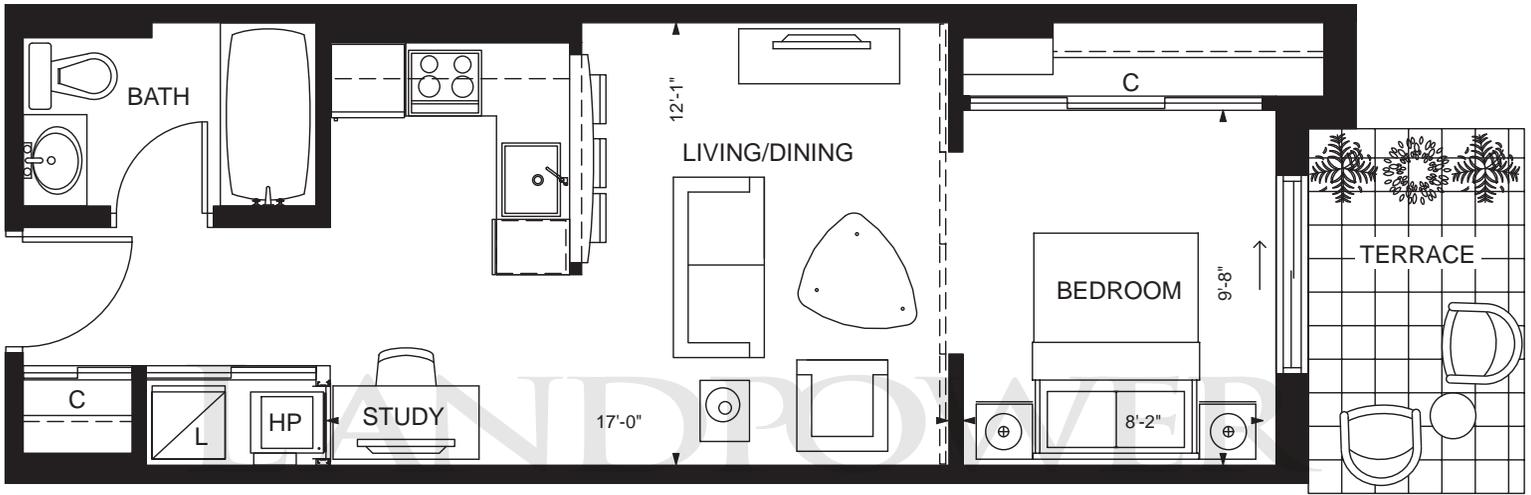


1-2

studio
470 sq.ft.
plus 50 sq.ft. terrace
on ground floor
520 sq.ft. total



GROUND FLOOR PLAN - BUILDING G



REAL ESTATE LTD. BROKERAGE

G

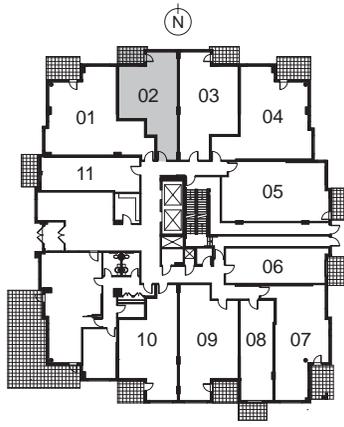
one bedroom

594 sq.ft.

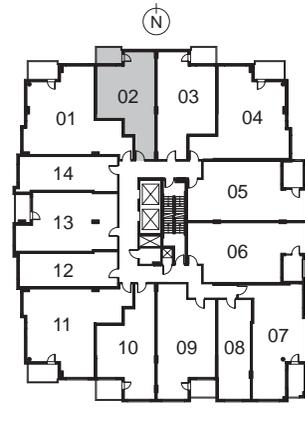
plus 53 sq.ft. balcony

647 sq.ft. total

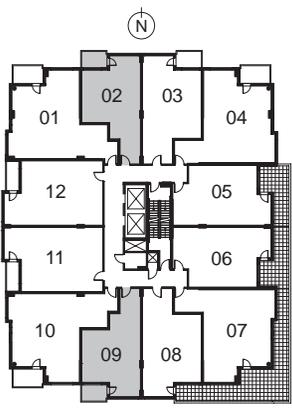
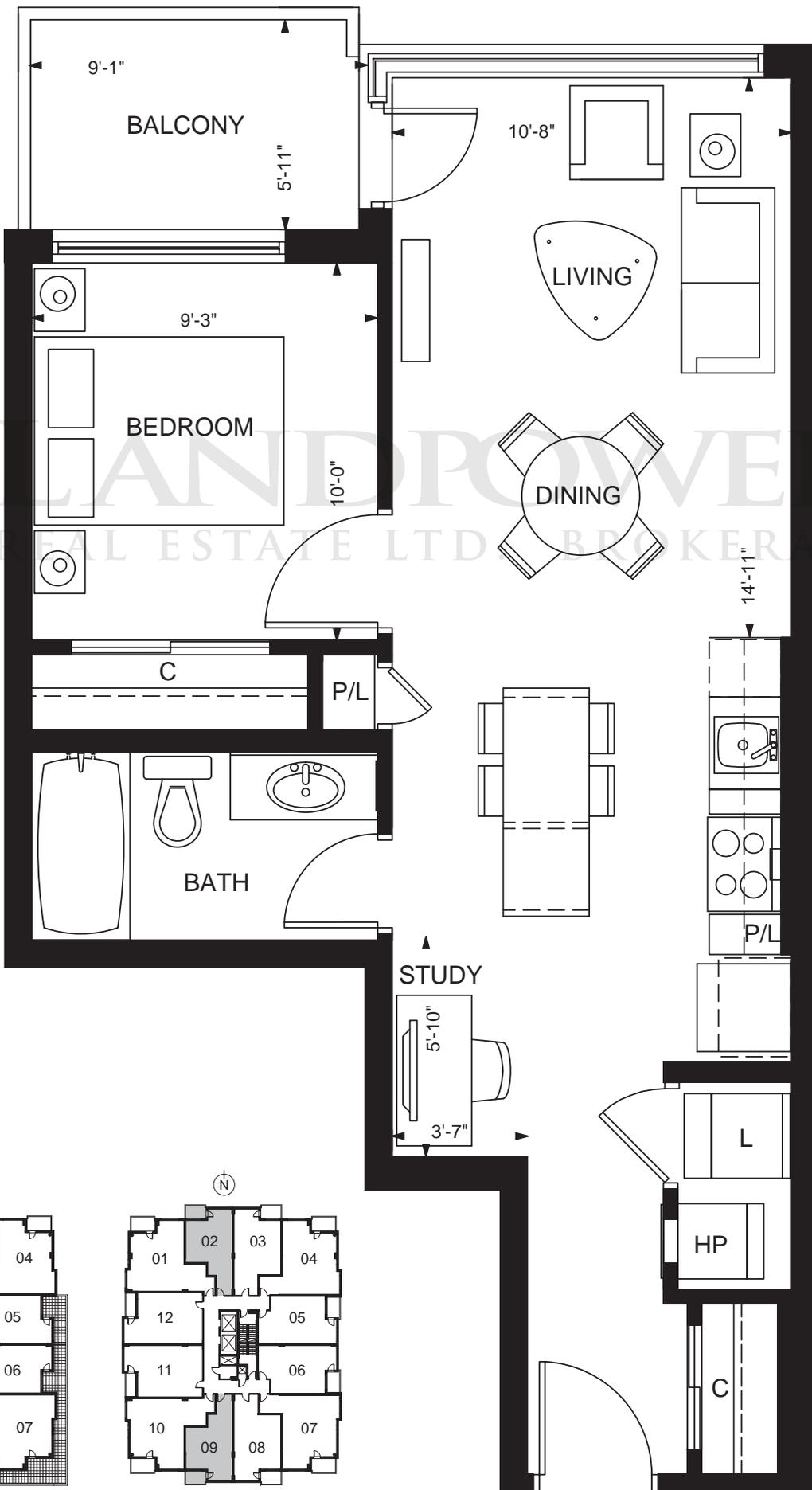
(plus 55 sq.ft. terrace on ground floor
649 sq.ft. total)



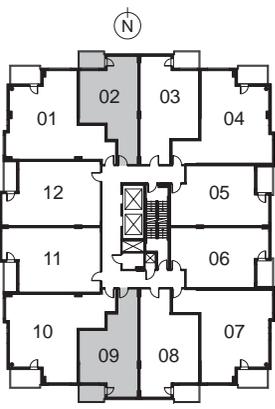
GROUND FLOOR PLAN - BUILDING G



SECOND FLOOR PLAN - BUILDING G



3RD FLOOR PLAN - BUILDING G



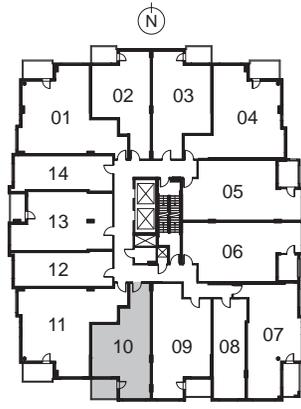
TYPICAL FLOOR PLAN (FLOORS 4-6)
BUILDING G

Greatwise
DEVELOPMENTS

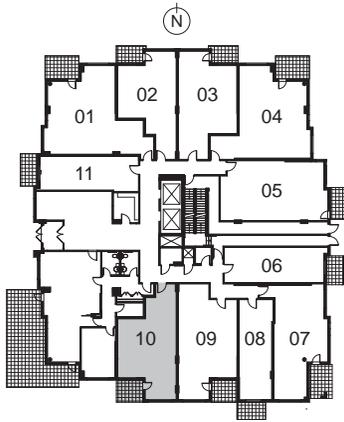
Materials, specifications and floor plans are subject to change without notice. All floor plans are approximate dimensions. Actual usable floor space may vary from the stated floor area. E.&O.E.

G-2

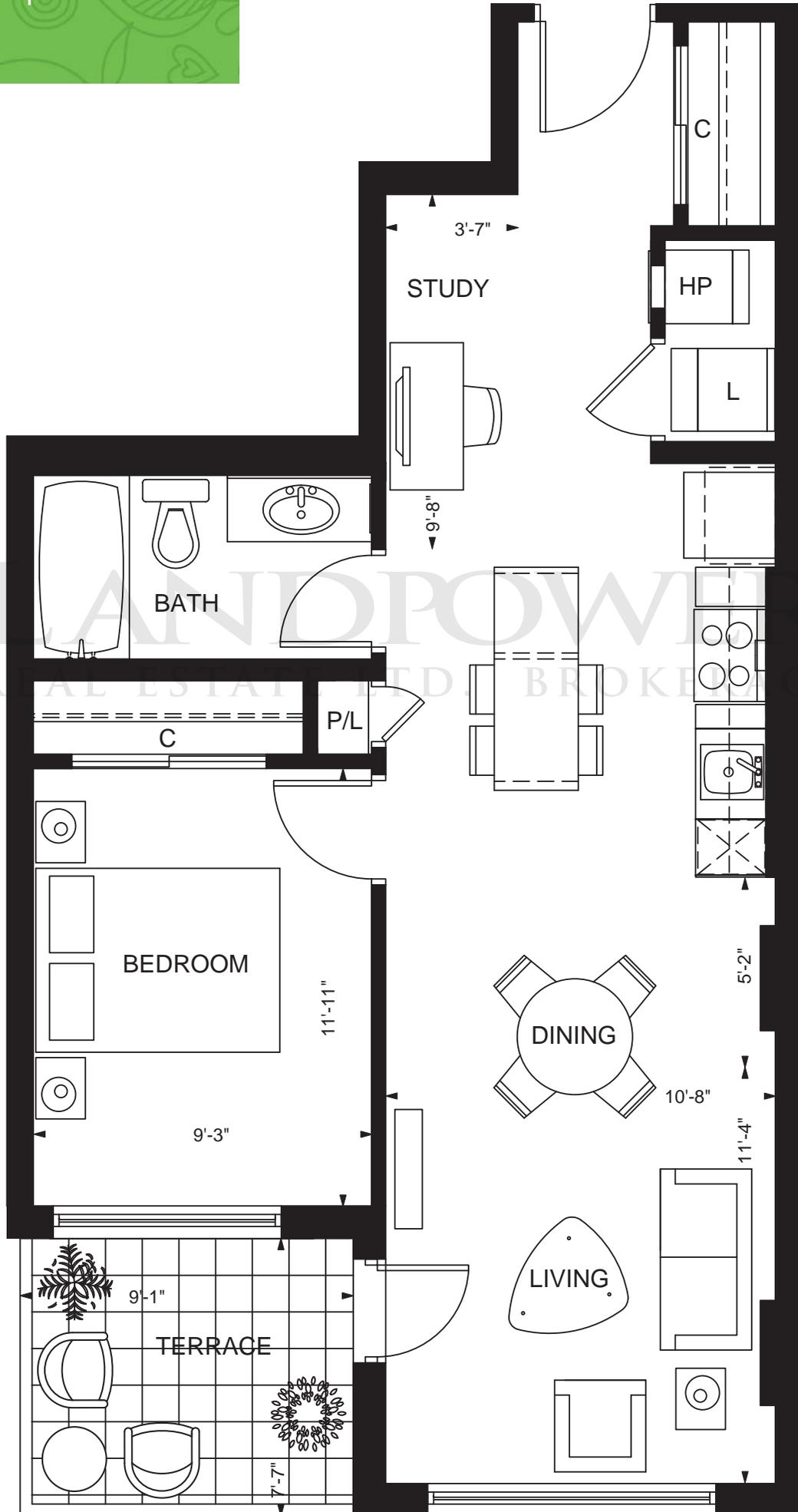
one bedroom
625 sq.ft.
plus 53 sq.ft. balcony
678 sq.ft. total



T
 one bedroom + den
 660 sq.ft.
 plus 65 sq.ft. terrace
 725 sq.ft. total

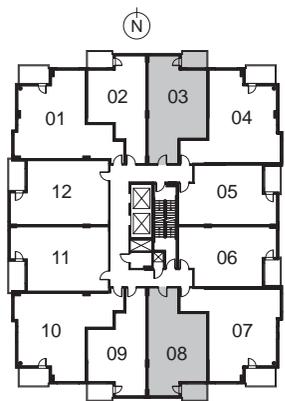
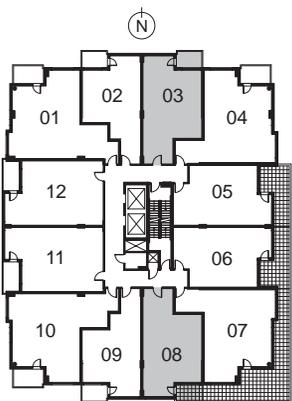
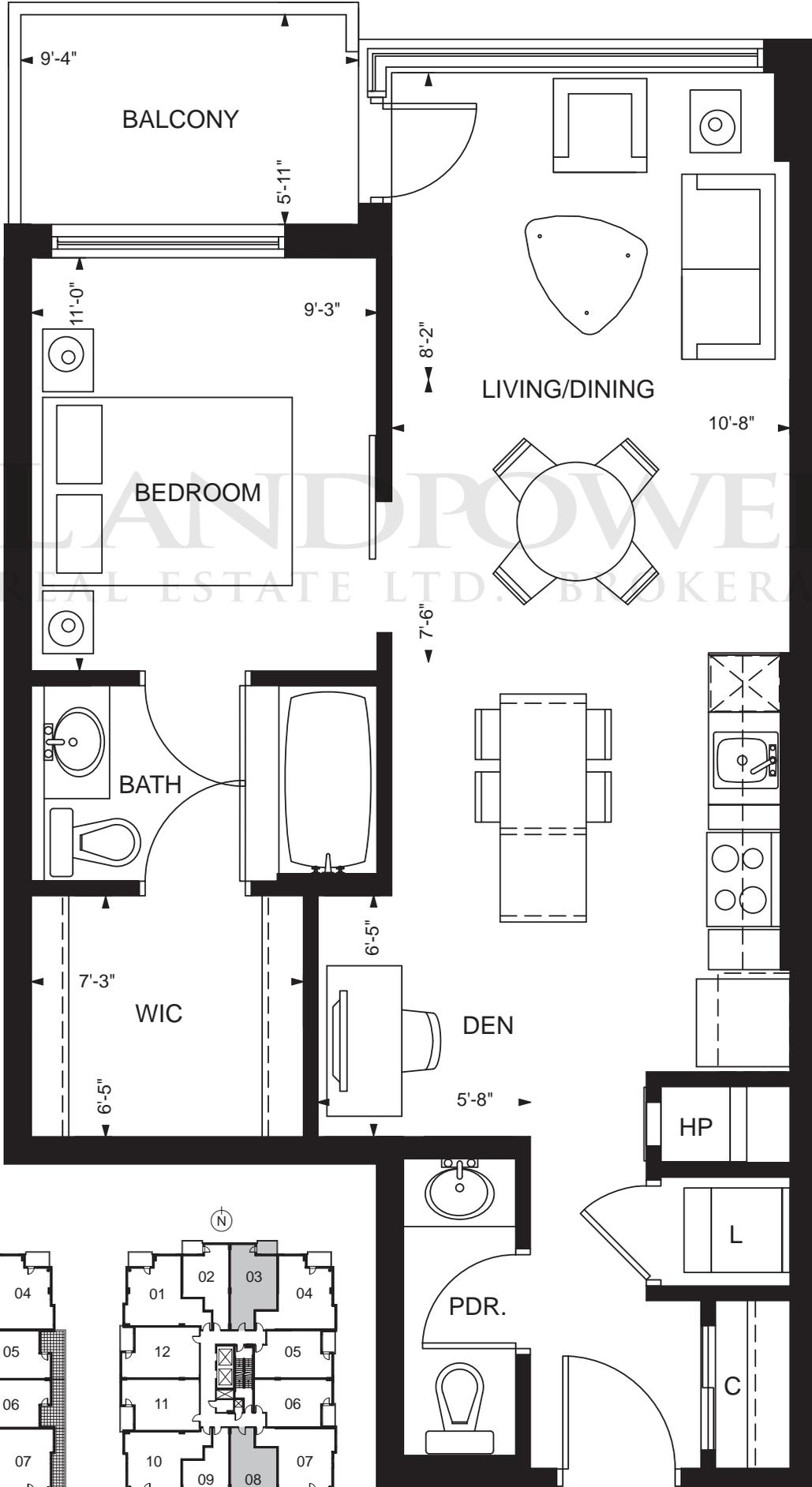
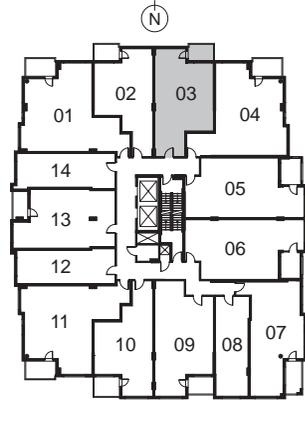
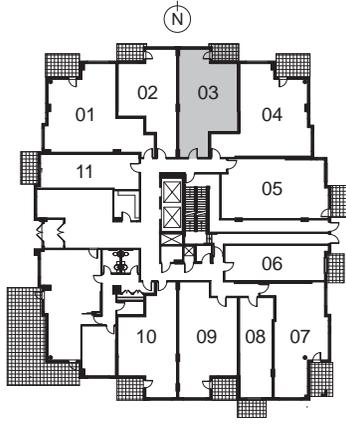


GROUND FLOOR PLAN - BUILDING G



B

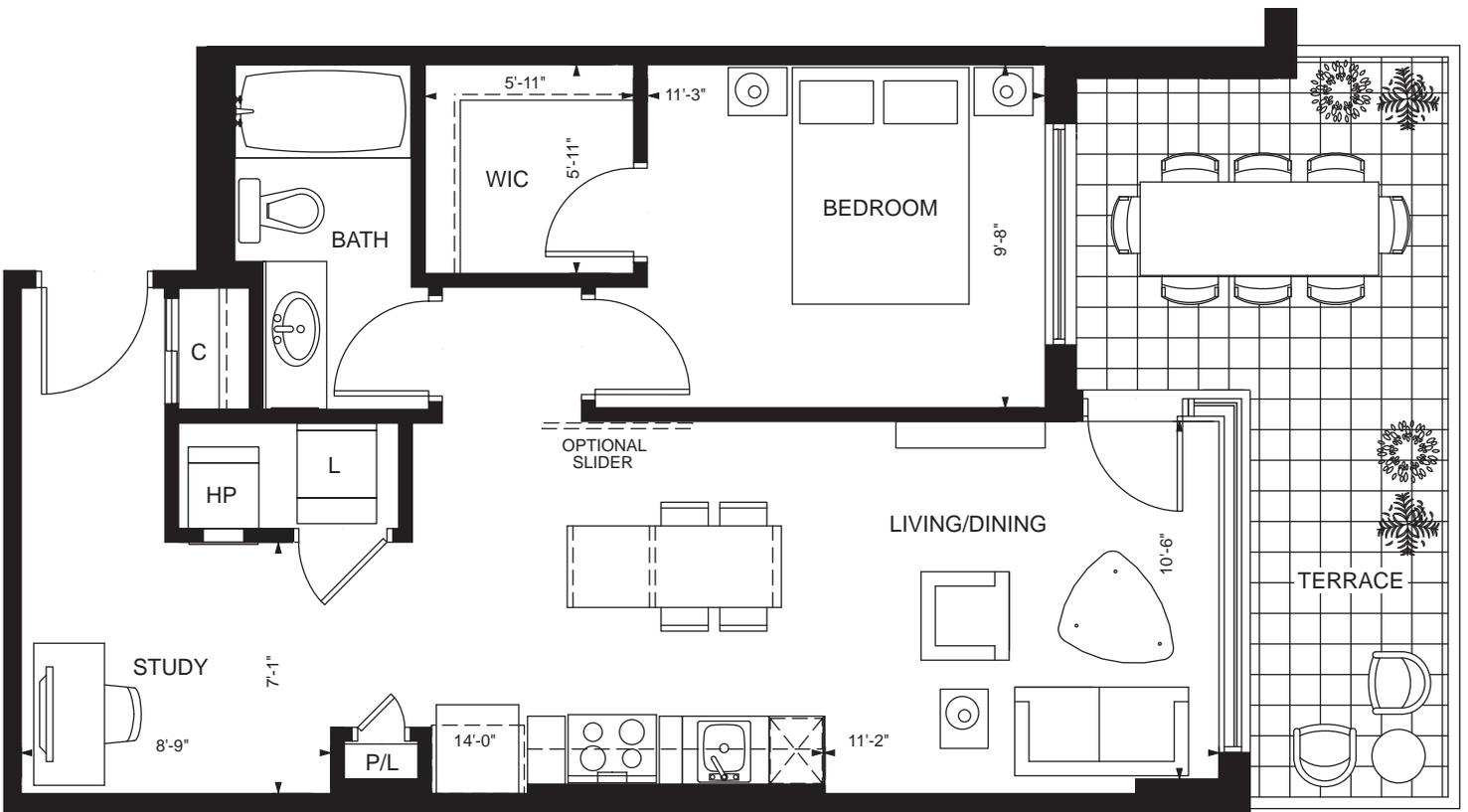
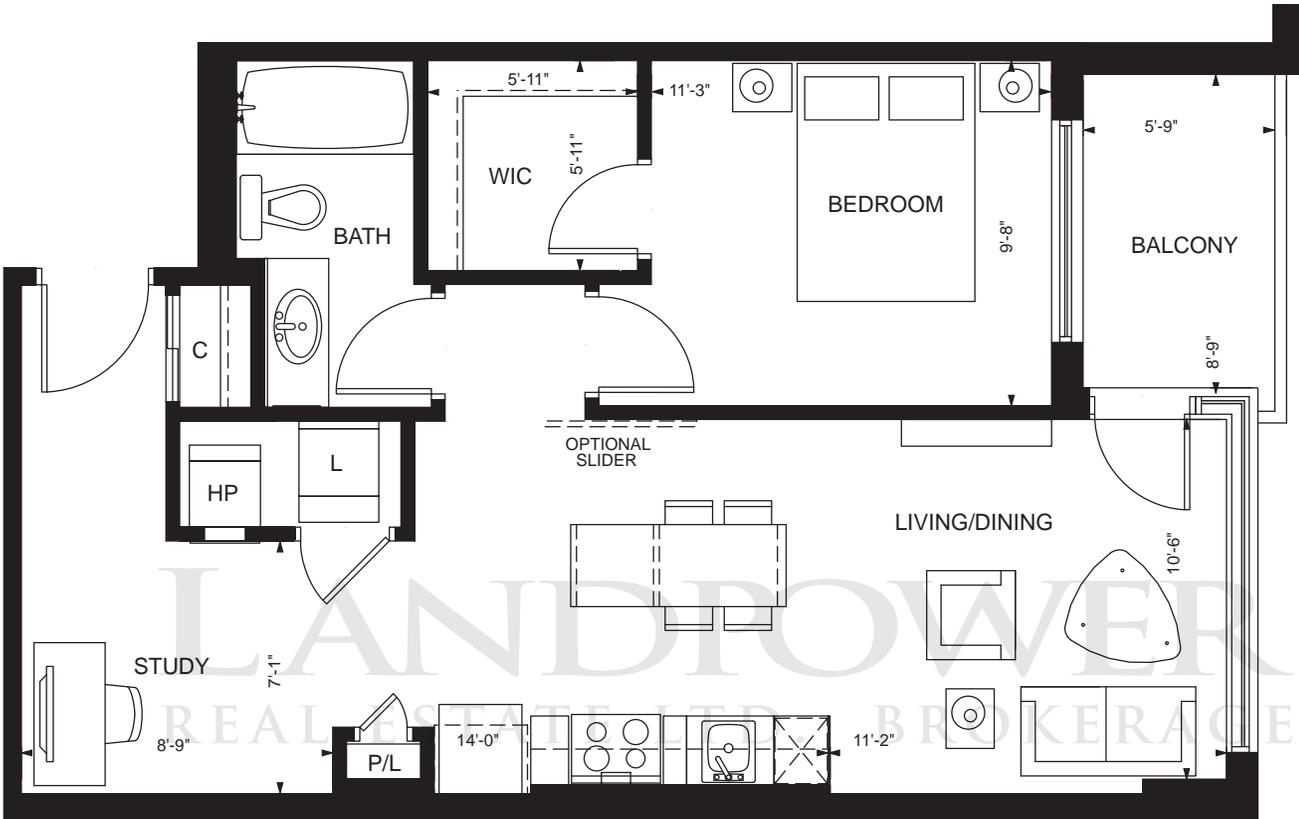
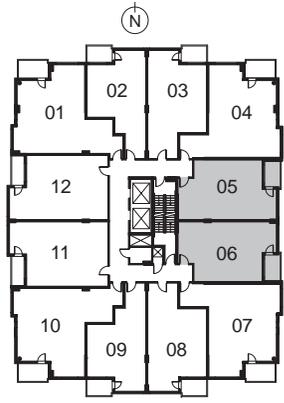
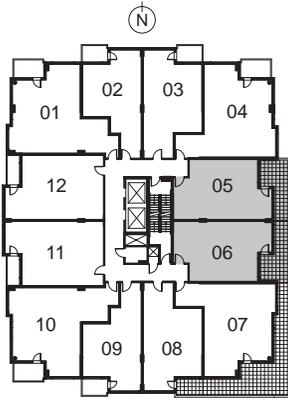
one bedroom + den
673 sq.ft.
plus 55 sq.ft. balcony
728 sq.ft. total
(plus 55 sq.ft. terrace on ground
& 3rd floor)



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

E

one bedroom + den
 683 sq.ft.
 plus 50 sq.ft. balcony
 733 sq.ft. total
 (plus 154 sq.ft. terrace on 3rd floor
 837 sq.ft. total)



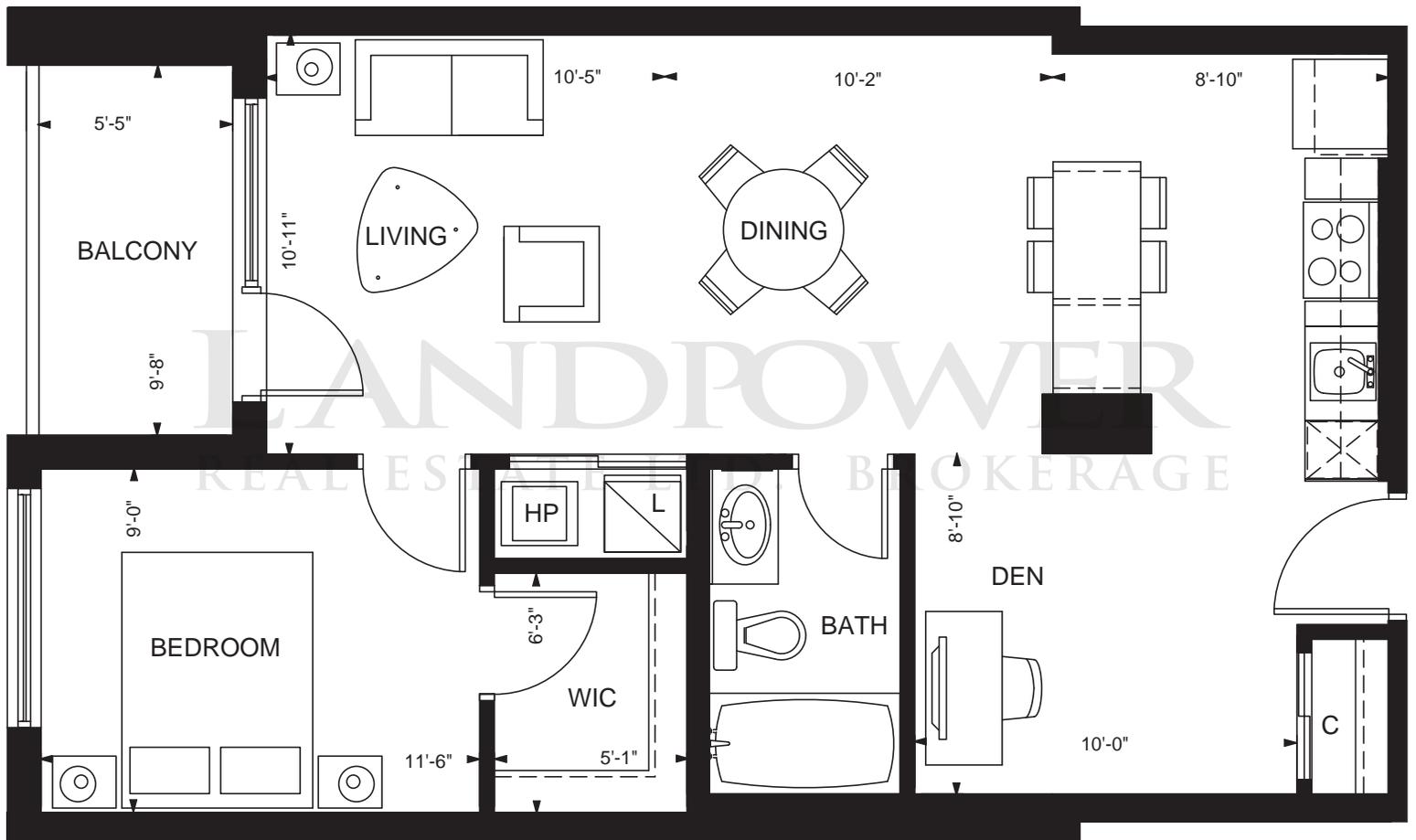
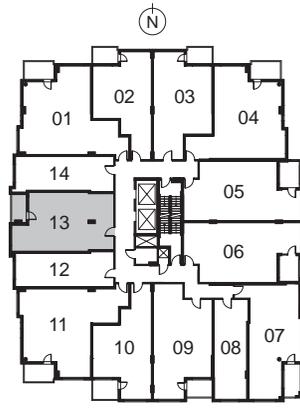
J

one bedroom + den

697 sq.ft.

plus 52 sq.ft. balcony

749 sq.ft. total





 one bedroom + den

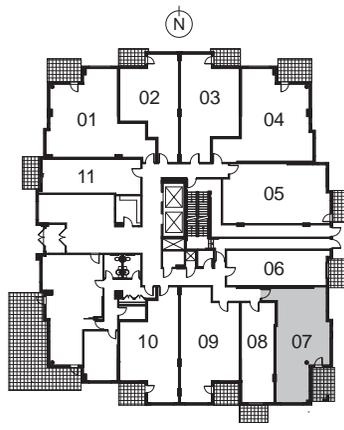
 726 sq.ft.

 plus 66 sq.ft. balcony

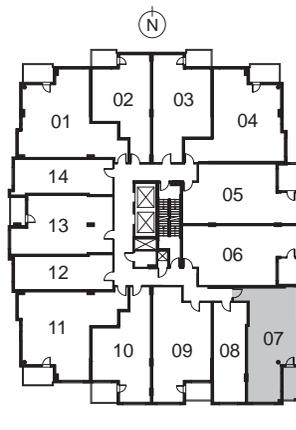
 792 sq.ft. total

 (plus 90 sq.ft. terrace on ground floor

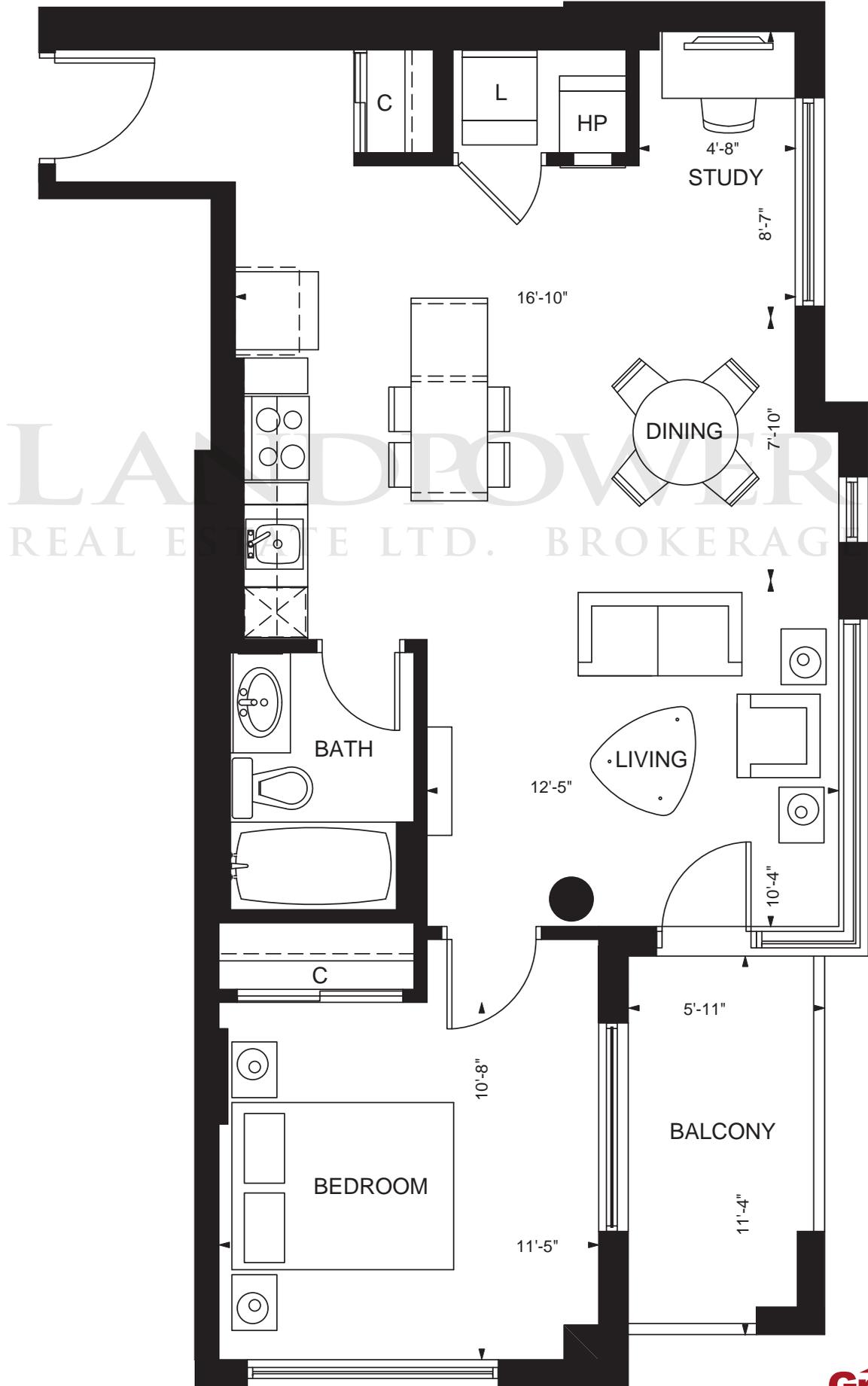
 816 sq.ft. total)



GROUND FLOOR PLAN - BUILDING G



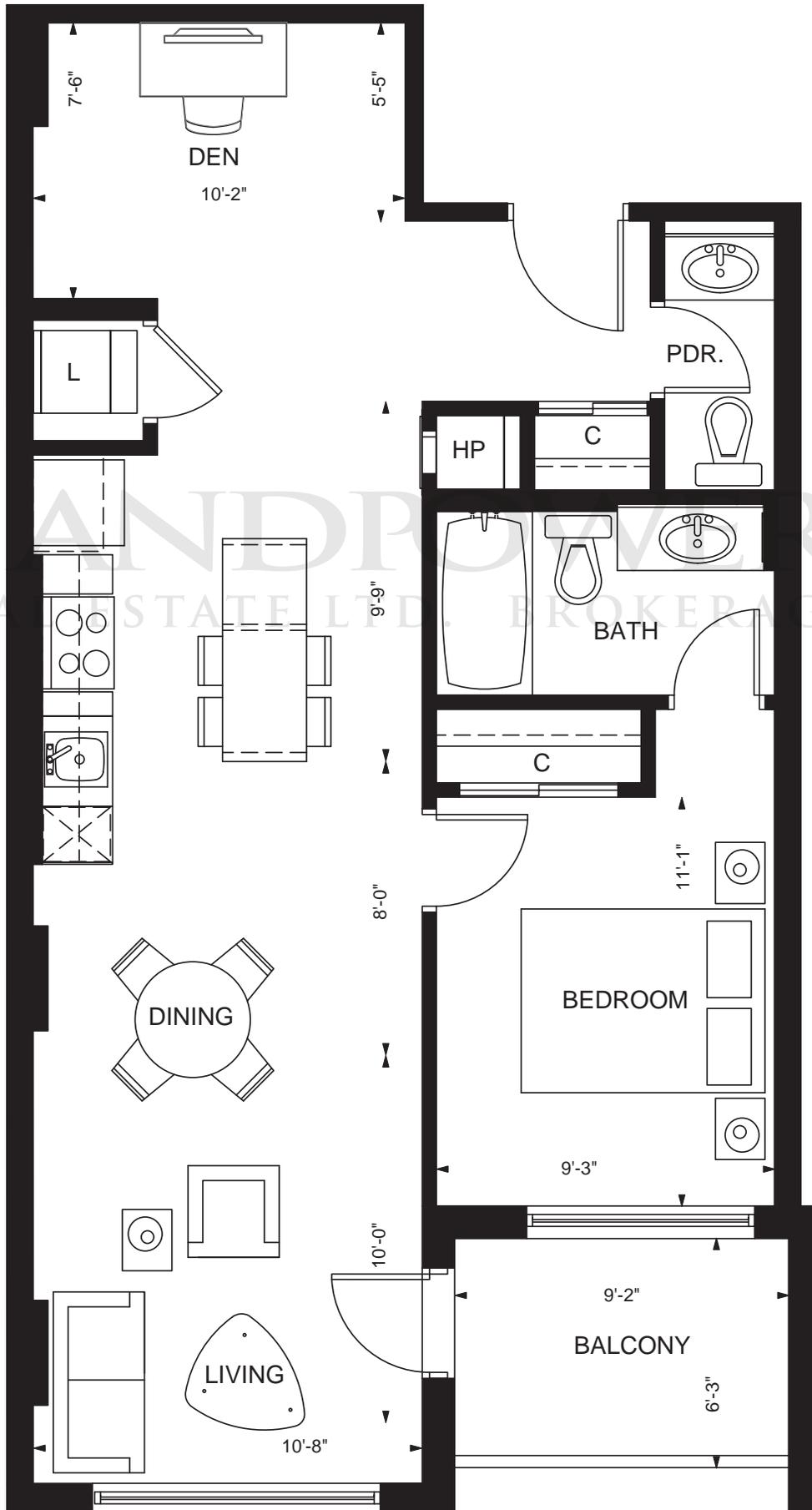
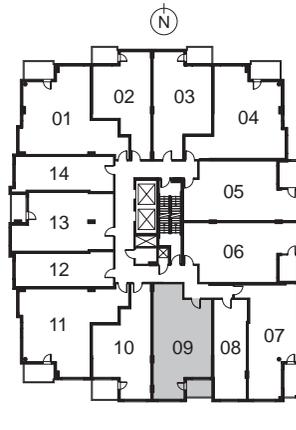
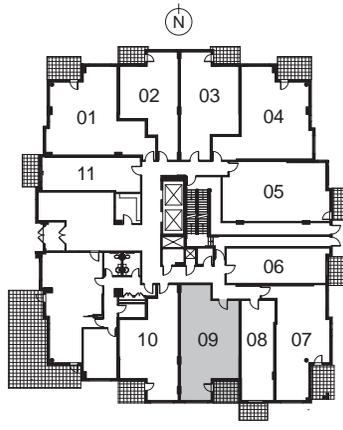
SECOND FLOOR PLAN - BUILDING G



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

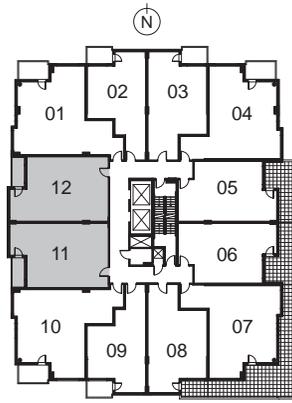
N

one bedroom + den
740 sq.ft.
plus 56 sq.ft. balcony
796 sq.ft. total
(plus 65 sq.ft. terrace on ground floor
805 sq.ft. total)

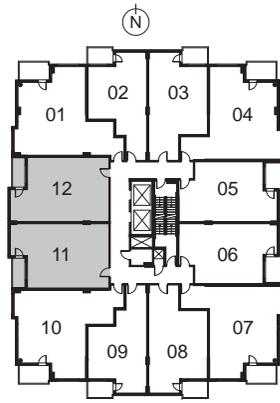


F

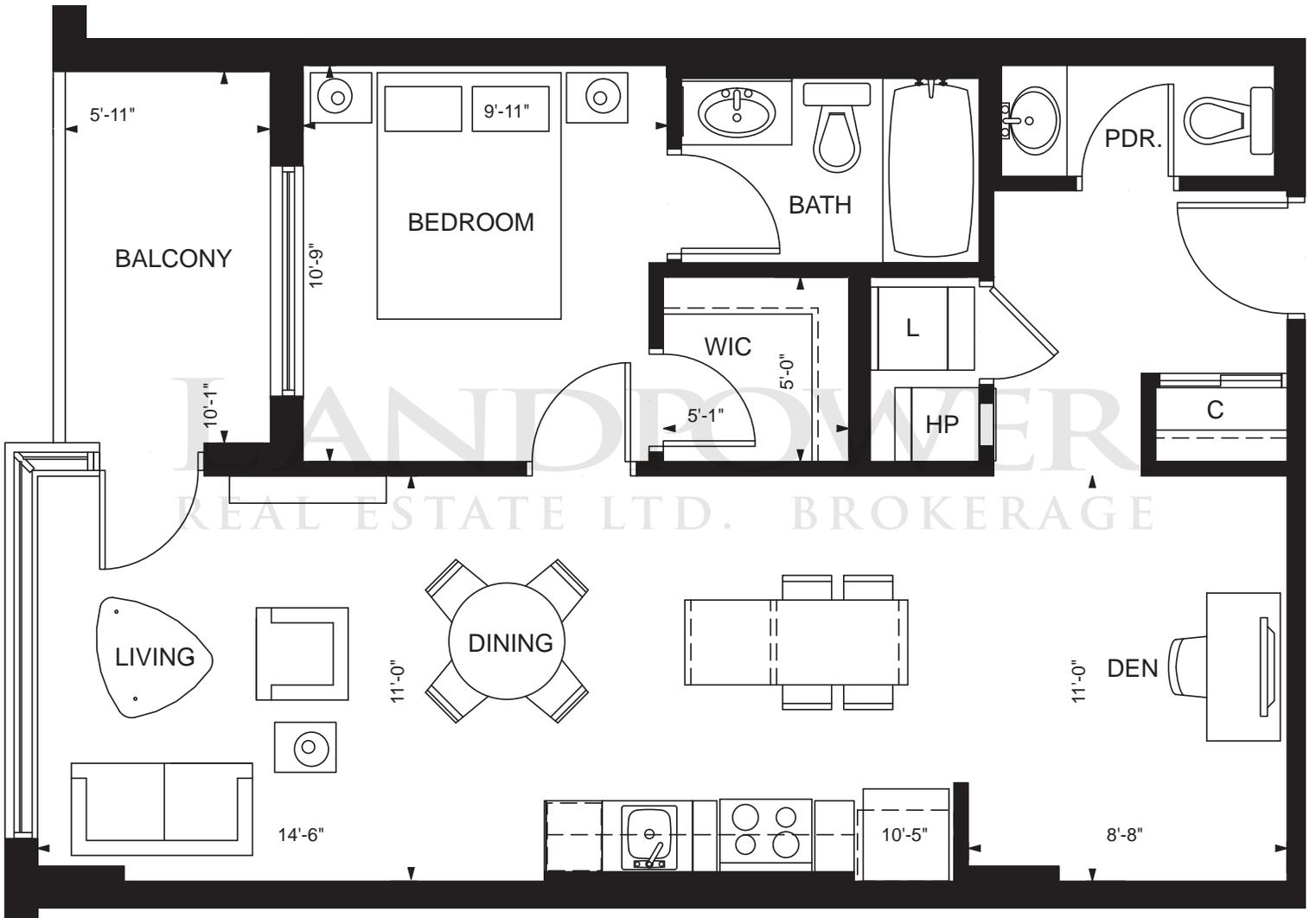
one bedroom + den
 728 sq.ft.
 plus 60 sq.ft. balcony
 788 sq.ft. total



3RD FLOOR PLAN - BUILDING G

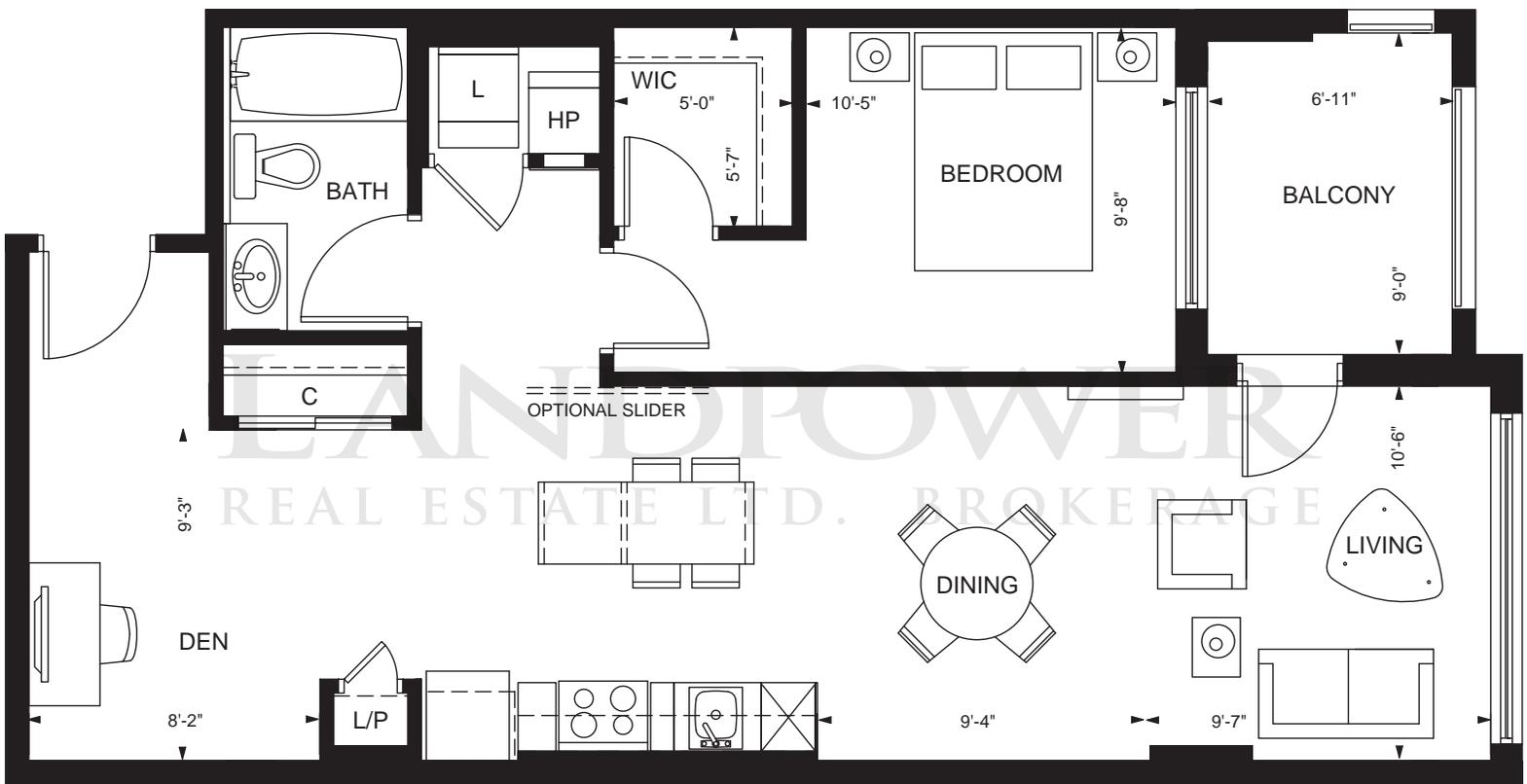
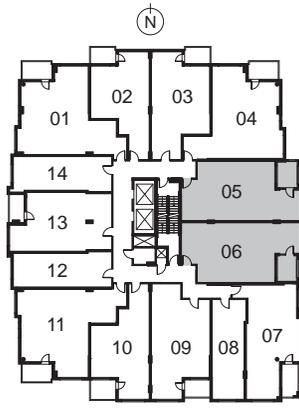


TYPICAL FLOOR PLAN (FLOORS 4-6)
 BUILDING G



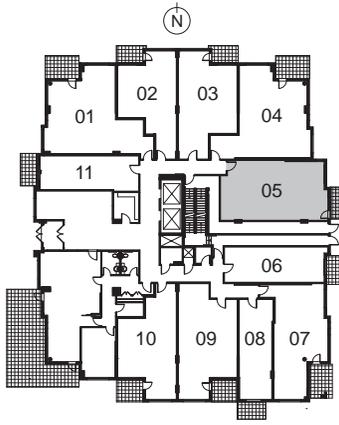
K

one bedroom + den
796 sq.ft.
plus 62 sq.ft. balcony
858 sq.ft. total

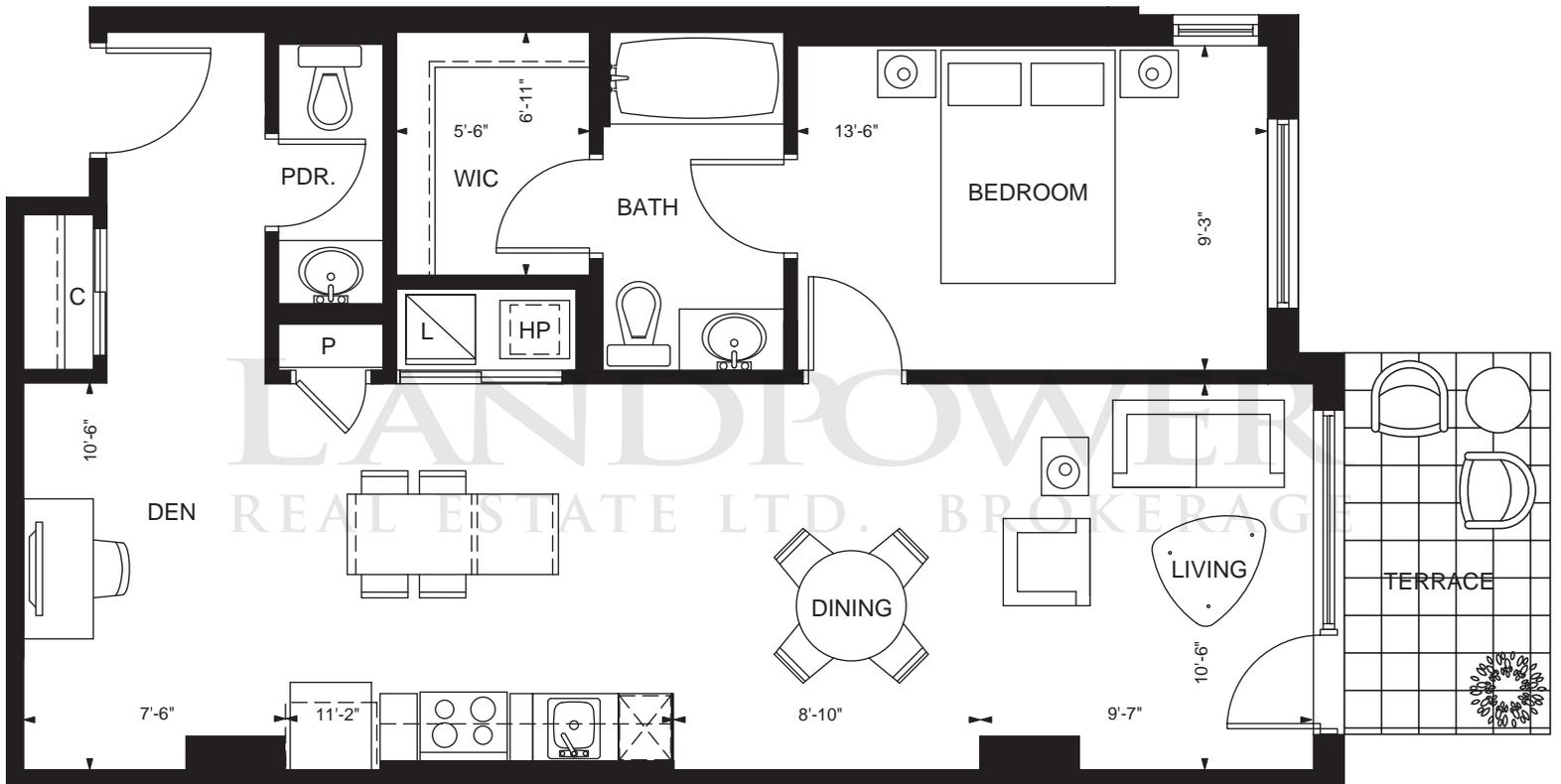


0

one bedroom + den
821 sq.ft.
plus 65 sq.ft. terrace
886 sq.ft. total



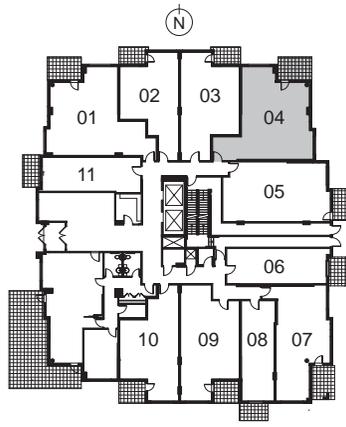
GROUND FLOOR PLAN - BUILDING G



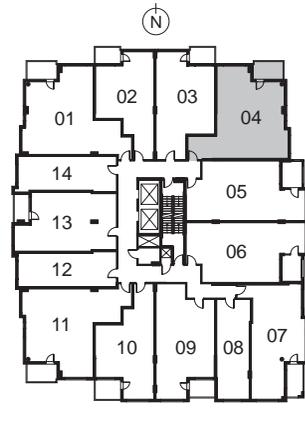
A

two bedroom
852 sq.ft.
plus 68 sq.ft. balcony
920 sq.ft. total

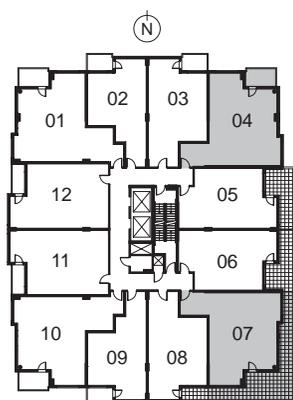
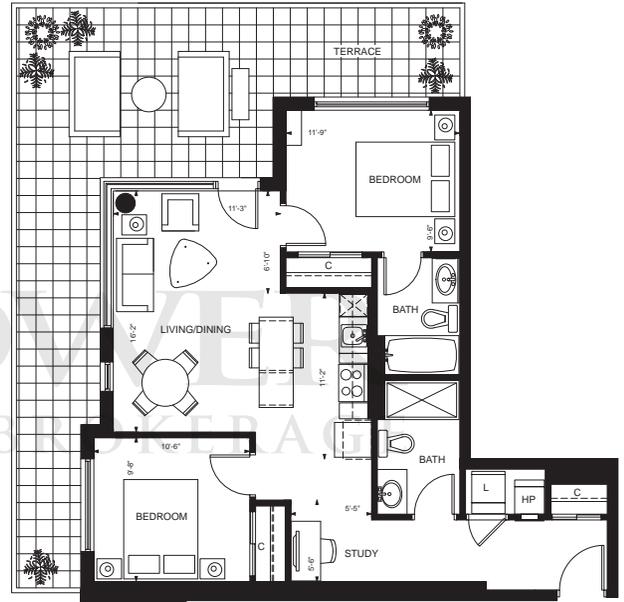
(plus 388 sq.ft. terrace on 3rd floor 1240 sq.ft. total)
(plus 90 sq.ft. terrace on ground floor 942 sq.ft. total)



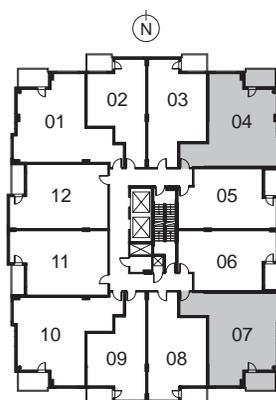
GROUND FLOOR PLAN - BUILDING G



SECOND FLOOR PLAN - BUILDING G



3RD FLOOR PLAN - BUILDING G



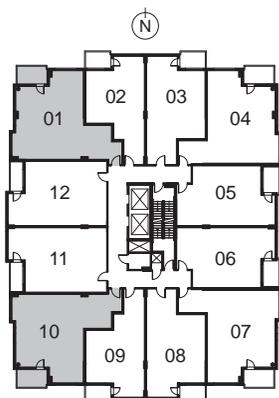
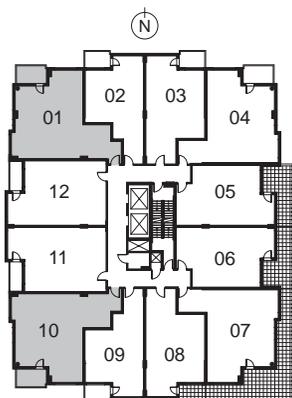
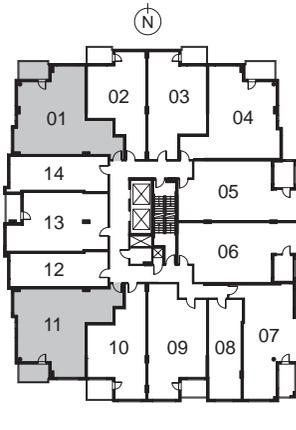
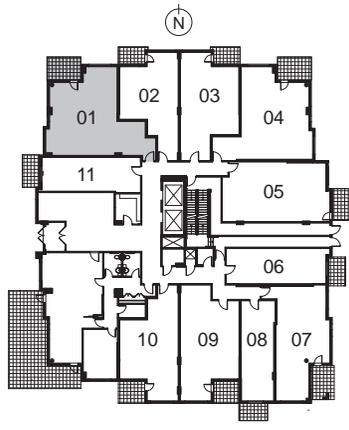
TYPICAL FLOOR PLAN (FLOORS 4-6)
BUILDING G



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

H

two bedroom
885 sq.ft.
plus 68 sq.ft. balcony
953 sq.ft. total
(plus 90 sq.ft. terrace on ground floor
975 sq.ft. total)



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

COURTYARDS**Suite Reservation Request Form - Worksheet**

FAX to 1-877-410-8544

Brokerage Name: _____ Phone: _____

Brokerage Address: _____

Agent Name: _____ Cell No. _____

Agent Email: _____ Fax No. _____

Please print your contact email clearly as you will be contacted via email for your unit requests

Purchaser must bring original government issued picture ID with them at time of purchase.

Please make deposit cheques payable to Soloway Wright LLP, in Trust

			Date: _____
1st Choice	Suite No. _____	Sq ft _____	Price _____
2nd Choice	Suite No. _____	Sq ft _____	Price _____
3rd Choice	Suite No. _____	Sq ft _____	Price _____

PURCHASER NO. 1**PURCHASER NO. 2**

First, Middle & Last Name

First, Middle & Last Name

Date of Birth: (M / D / Y)

Social Insurance No.

Date of Birth: (M / D / Y)

Social Insurance No.

Address

Suite No.

Address

Suite No.

City

Postal Code

City

Postal Code

Home ()

Home ()

Office ()

Office ()

Cell ()

Cell ()

Email Address:

Fax Number

PURCHASER'S SOLICITOR**COOPERATING BROKER INFORMATION**

Solicitor's Name

Firm

Address / Suite

City

Postal Code

()

()

Phone Number

Fax Number

*** STAPLE COOPERATING BROKER CARD*****PLEASE MAKE CHEQUES PAYABLE TO: Soloway Wright LLP, in Trust****OFFICE USE: DO NOT WRITE BELOW THIS LINE****ASSIGNED SUITE:**

UNIT: _____	BASE PRICE	_____
	Exclusive VIP Broker Day Discount	_____
	NET Purchase Price	_____
LEVEL: _____	PARKING	_____
	LOCKER	_____
	BICYCLE LOCKER	_____
SUITE: _____	PURCHASE PRICE	_____

DEPOSITS:

1st Deposit	\$ _____	5% on signing	Date: _____
2nd Deposit	\$ _____	5% in 90 days	Date: _____
3rd Deposit	\$ _____	5% in 180 days	Date: _____
4th Deposit	\$ _____	5% on occupancy	Date: _____

Courtyards

Broker Co-operation Programme

Suite / Model: SUITE NO _____ Courtyards 1 (The "Unit")

Purchase Price _____

Purchaser Name: _____

GREATWISE DEVELOPMENTS CORPORATION (The "VENDOR") agrees to pay:

The "BROKER" a full co-operating fee (the "FEE") of **Four Percent** (4%) of the Purchase Price (net of H.S.T. and incentive values) stated in the Agreement of Purchase and Sale dated:

_____ (The "AGREEMENT") between the Vendor and the Purchaser listed below:

The commission payment will sent to your Broker once your client has delivered their financial qualification letter and all post dated cheques to the sales centre.

The Fee is payable as follows:

- Twenty-Five Percent (25%) of the fee is to be payable in 90 days after deal is firm
- Balance of Commission to Seventy-Five Percent (75%) of the fee is payable at the Final Closing of "The Unit"

This offer will only be considered firm at the end of the rescission period, after all post-dated cheques have been received, when first cheque clears the Vendors banking institution and an acceptable financial qualification letter is on file at the sales office.

"You must be a licensed and registered real estate agent in the province of Ontario with the authority to act on your client's behalf. Should you falsely represent to GreatWise that you have such authority, or falsely represent that you accompanied a purchaser on their first visit to our sales office, GreatWise will not pay any commission to you under this program, and may report your conduct to the Registrar of the Real Estate and Business Brokers Act"

Notwithstanding any advance herein all commissions are earned on final closing.

Please note that should the above transaction not close, any commission monies paid to date are to be refunded to GREATWISE DEVELOPMENTS CORPORATION (The "Vendor")

PURCHASER(S) NAME:

COOPERATING BROKER:

ADDRESS:

TELEPHONE:

FAX:

REGISTERED SALESPERSON: