

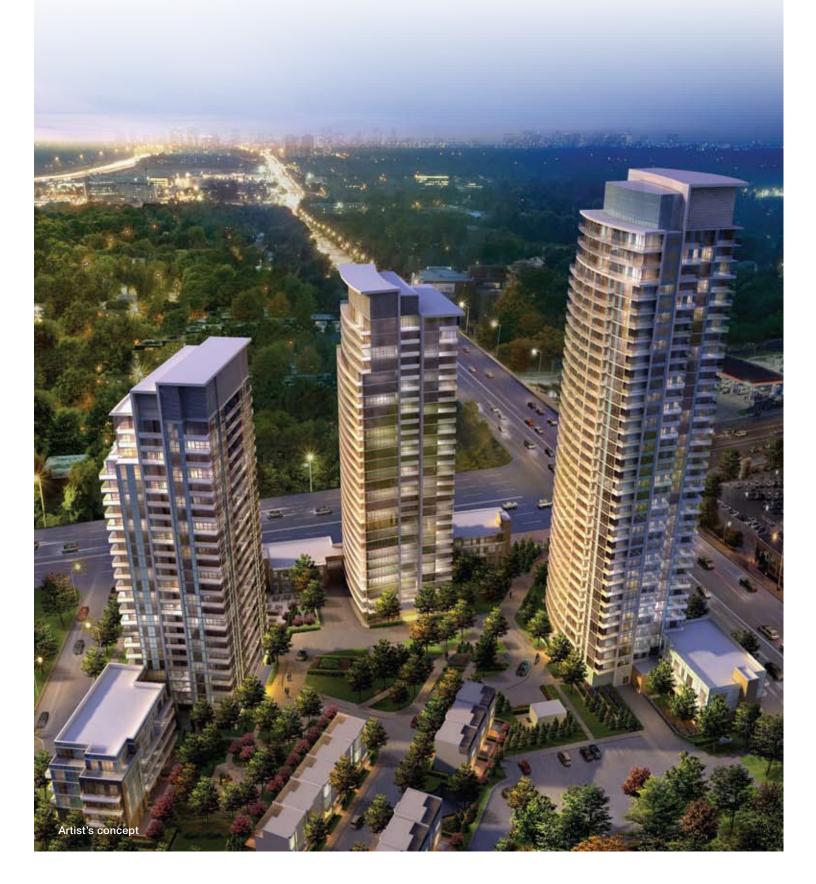


Artist's concept

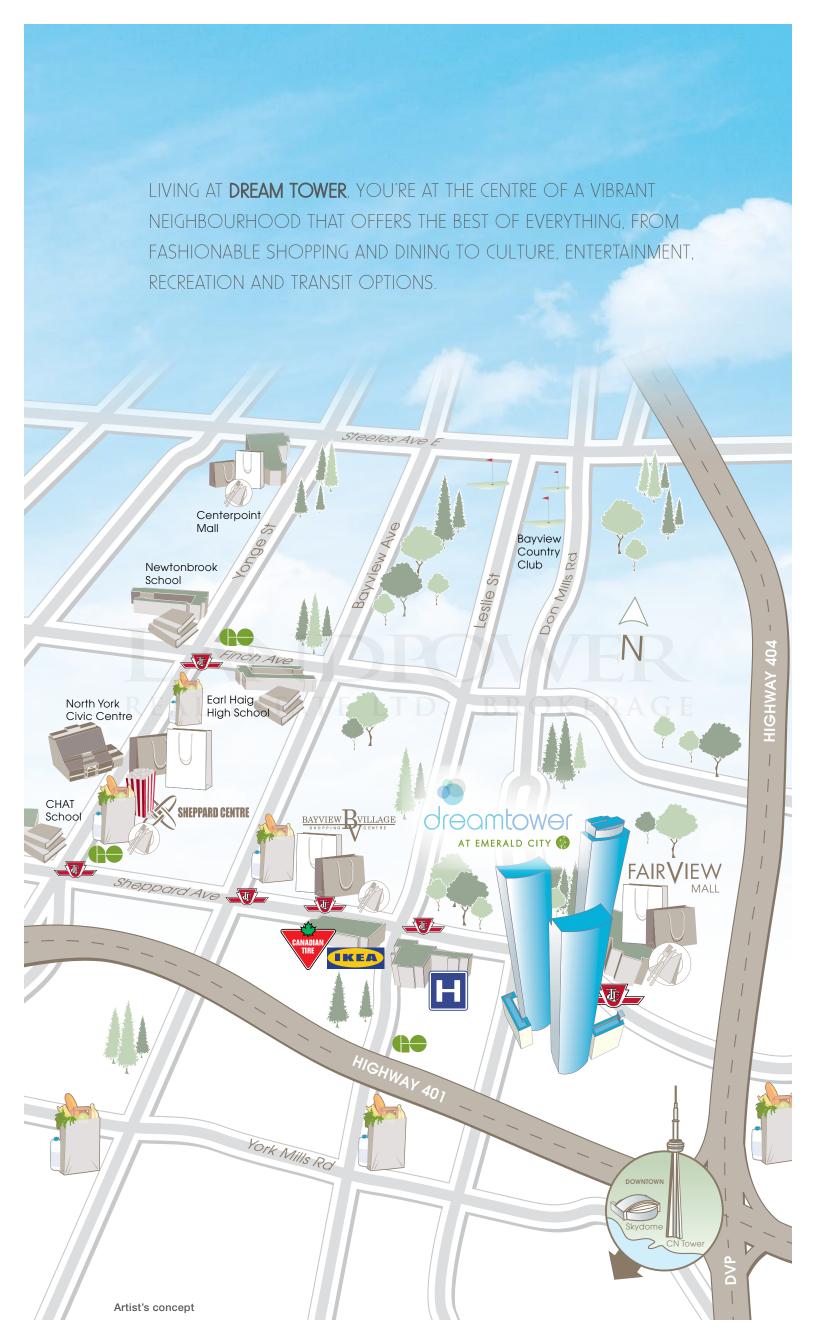
ELADCANADA

There's a new standard for luxury condominium living in North York. Welcome to **Dream Tower** at **Emerald City**. A fusion of cutting edge style, incredible location, magnificent amenities and master planned vision, Dream Tower is where your dream of chic urban living comes true. The dramatic focal point of a gorgeously landscaped community, centred around a new park and

pedestrian plaza at the southeast corner of Don Mills Road and Sheppard Avenue. The third tower in **ELAD CANADA'S** spectacularly successful **Emerald City community**, **Dream Tower** will be the defining feature of this prime North York neighbourhood, with easy underground access to the subway, across from Fairview Mall and two major highways offering speedy connections in every direction.









dreamy features and finishes

SPECTACULAR BUILDING FEATURES AND AMENITIES

- Splendid welcoming ground floor lobby with concierge services, an elegant sitting area and mail room
- Spectacular ground floor lifestyle amenities featuring gorgeous indoor pool and whirlpool, his and hers private change rooms and showers. Modern fitness center with cardio and weights as well as a separate Yoga Studio
- A warm and inviting party room complete with a kitchenette, private dining and lounge – with an access to the outdoor terrace
- Current theatre room with professional sound
- Outdoor terrace with landscaping; Patio with barbeque area
- One elegantly appointed guest suite
- Management office
- Garbage chute system with tri-sorter for refuse and recycling
- Secured residential parking and lockers
- Resident security card access throughout most common areas

MAGNIFICENT SUITE FEATURES

- Floors 2 to 25 have approximately 9' ceiling heights measured from the finished concrete floor slab to the underside of the concrete slab above; patio level and ground floors to have approximate 10' ceilings in principal living areas. In areas where bulkheads or dropped ceilings are required, the ceiling height will be less than the specified 9' or 10'.
- White stippled ceiling throughout except in kitchen and bathrooms
- Latex off-white paint throughout suite interiors
- Solid core entry door with contemporary hardware
- Composite hollow core interior doors, painted, with contemporary hardware
- Sliding closet doors where applicable based on individual floor plans
- Elegant white Décor style switches and receptacles
- Selection of laminate flooring in Living/Dining Room, Kitchen, Den, Media and Foyer, including Foyer closet
- Selection of broadloom for bedroom(s)

- Individual metering for hydro
- Fan coil heating/cooling system

ELECTRICAL AND TECHNICAL FEATURES

- Switched ceiling fixture in Foyer, Kitchen and Bedroom(s) as indicated on individual floor plans
- Capped switched ceiling outlet in Dining room as per plans
- Voice/data outlets as per plans
- Receptacle for both cable and internet connections as per plan

INSPIRED GOURMET KITCHENS

- Choose from a selection of exquisite granite countertops
- Selection of flat paneled contemporary cabinets
- Stainless steel under-mount sink and single lever chrome faucet
- Stainless steel appliances including 30" slidein stove, 18 cu.ft. refrigerator, dishwasher and combination microwave and hood fan located above the stove
- Back painted glass backsplash

LUXURIOUSLY APPOINTED BATHROOMS

- Frameless vanity mirror
- Decorative light fixture above vanity cabinet
- Shower stall with framed, clear glass door and acrylic base as per plan
- Luxurious deep soaker tub as per plan
- A selection of modern ceramic tile for tub or shower surrounds extending to the underside of ceiling
- Contemporary vanity with below sink storage and solid surface countertop
- Integrated sink
- Single lever chrome faucet
- Chrome shower/tub fixtures
- Contemporary accessories including toilet paper holder and towel bar
- Selection of porcelain tile flooring

IN-SUITE LAUNDRY

- Stacked, full-sized washer and dryer
- Standard tile flooring

Please note: Prices and specifications are subject to change without notice. Vendor shall have the right to substitute materials for those provided in the plans and specifications provided that such materials are of quality equal to or better than the material provided for in the plan and specifications. Colour, texture, appearance, etc. of feature and finishes installed in the unit may vary from vendor's samples as a result of normal manufacturing and installation processes.

Decorative and upgrade items displayed in the model suite. Vignette and sales office are for display purpose only.



Exclusive Sales Opportunity for VIP Agents BEFORE WE OPEN TO THE GENERAL BROKERS & PUBLIC

YOUR DREAM IS ABOUT TO COME TRUE!

Tuesday, September 13, 2011

Agent Information Package

- o Procedure for Buying
- o Agents' Incentive Program
- o Preview Pricing
- o Broker Referral Form
- Worksheet
- Choice of Suite Form

Completed Worksheets to be submitted by fax to 416-492-9375
Please read your Procedure for Buying carefully.





For further enquiries, please call 416-492-0001



NEW SALES OPPORTUNITY

EXCLUSIVE TO VIP AGENTS

PROCEDURE FOR BUYING

- 1. As a VIP of ELAD Canada and Baker Real Estate, you are being given the first opportunity to sell suites at the newly-released Dream Tower at Emerald City. This invitation is extended to you as a VIP Agent and is not transferable. Agents will be limited to the sale of three (3) suites each.
- 2. The attached worksheet and Choice of Suite form should be completed for your Purchaser, once a purchaser is in place. In order to avoid spelling or information errors, your Purchaser's photo ID must also be faxed with your worksheet. Only one name change will be permitted during the 10-day rescission period.
- 3. The completed worksheets, photo ID and Choice of Suite forms should be faxed to 416-492-9375, and they will be numbered in the order they are received.
- 4. The fax line will open Tuesday, September 13, 2011 at 4 pm.
- 5. All Worksheets must be received by 11:59 PM on Tuesday September 20, 2011.
- 6. Each Purchaser may only buy one suite at Dream Tower at Emerald City.
- 7. You will be contacted by telephone with your suite assignment. An appointment will be arranged to meet with your clients for signing. All agreements must be signed before 6:00 PM on Monday, September 26, 2011.
- 8. <u>Purchaser must be present to purchase. Power of Attorneys will not be accepted.</u>
- 9. A deposit cheque from a financial institution in the amount of \$3,500 must be presented at time of purchase. <u>Counter cheques will not be accepted</u>. Cheques are payable to Robins, Appleby & Taub LLP in Trust.

Thank you for your co-operation,

Karen MacNaughton and Monika Ricard Sales Representatives 416-492-0001



AGENTS' INCENTIVE PROGRAM

For Clients

Special Agent Pricing*

A Free TTC Metropass for One Year
Included with Each Suite

Dream Tower at Emerald City
Presentation Centre
Sheppard Avenue East
Across from Fairview Mall
416-492-0001



WORK SHEET

FAX NUMBER: 416-492-9375

Company:	Sales Representative:						
SUITE # (the "Unit")	MODEL:						
BASE PURCHASE PRICE	\$						
LOCKER COST	\$						
TOTAL PURCHASE PRICE	\$						
DOWNPAYMENT	%						
	<u>PURCHASER</u>	INFORMATION:					
Purchaser Name:		Purchaser Name:					
Address:		Address:					
Suite #		Suite #					
City: Prov	ince:	City Province:					
Postal Code:		Postal Code:					
Residence Phone:		Residence Phone:					
Business Phone:		Business Phone:					
Date of Birth:		Date of Birth:					
S.I.N. #		S.I.N. #					
Drivers Licence #		Drivers Licence #					
Expiry Date:		Expiry Date:					
Email:		Email:					
PURCHASER PROFILE: (TO BE COMPLETED BY AGENT)							
Did You Register through the Web?							
How did you hear about us?							
Profession:		Marital Status:					
How Many Dependents Living with You? Their Ages:							
End User or Investor?							
Additional Notes							



CHOICE OF SUITE

Name of Sales Representative:

Company Name:		
Telephone Number:		
Name of Purchaser:		
	MODEL NAME	FLOOR
CHOICE #1		
CHOICE #2		
CHOICE #3		
CHOICE #4		
CHOICE #5		
CHOICE #6		
CHOICE #7		



For Your Clients

- Cashback representing 3 years Free Maintenance**
- A Free TTC Metropass for One Year Included with each suite
- BMO-On-Site Bankers offering 36 month capped rate and deposit loans***

Dream Tower at Emerald City **Presentation Centre**

Sheppard Avenue East Across from Fairview Mall 416-492-0001 www.dreamtower.ca

Incentives valid from January 29 - February 28, 2013.

See Sales Representative for Full Details

REAL

*2 % paid in 90 days after 10% deposit and mortgage approvals have been received by the Vendor. .

**Cashback based on estimated maintenance of \$.52/sq.ft., estimated Parking Maintenance at \$38.00/month and estimated Locker Maintenance at \$12.00/month.

***Subject to meeting the Bank's requirements for approval.



DREAM BIG

PATIO SUITE PRICING

Model	Түре	FLOOR	APPROXIMATE SUITE SIZE	EXPOSURE	PREVIEW PRICES STARTING FROM:	
Vista	1 Bedroom	Patio Level	552 sq. ft.	South	\$259,900	
Sublime	2 Bedroom	Patio Level	797 sq. ft.	South	\$371,900	
Muse	2 Bedroom	Patio Level	801 sq. ft.	South	\$371,900	
Imagine	2 Bedroom	Patio Level	930 sq. ft.	South East	\$431,900	
Dawn 1 Bedroom + Den		Patio Level	1008 sq. ft.	South	\$471,900	

TOWER PRICING

Model	Түре	FLOORS	APPROXIMATE SUITE SIZE	Exposure	PREVIEW PRICES STARTING FROM:
Charisma	1 Bedroom	4-22	530 sq. ft.	North	\$262,900
Inspire	1 Bedroom	4-5	546 sq. ft.	South	\$270,900
Vista A	1 Bedroom	E G T	552 sq. ft.	South	\$272,900
Artistry	1 Bedroom + Den	2-22	624 sq. ft.	East	\$314,900
Mystique	1 Bedroom + Den	2-18	630 sq. ft.	South	\$317,900
ldyll	1 Bedroom + Den	3-22	646 sq. ft.	South	\$337,900
Symphony	1 Bedroom + Den	2-5	654 sq. ft.	West	\$328,900
Melody	1 Bedroom + Den	2-22	693 sq. ft.	North	\$326,900
Romance	nance 2 Bedroom		711 sq. ft.	North	\$352,900
Passion	2 Bedroom	G-2	741 sq. ft.	North	\$352,900
Sublime	2 Bedroom	G-4	797 sq. ft.	South	\$380,900
Journey 2 Bedroom + Den (Terrace)		2	839 sq. ft.	South	\$427,900
Charm	2 Bedroom	2-20	861 sq. ft.	NE/NW	\$411,900
Amour	Amour 2 Bedroom		871 sq. ft.	South East	\$429,900
Saga 2 Bedroom		G-3	877 sq. ft.	South East	\$420,900
Bliss	2 Bedroom	2-13	901 sq. ft.	South West	\$442,900
Epitome	2 Bedroom + Den (Terrace)	2	990 sq. ft.	South	\$506,900
Legend	2 Bedroom	G-4	996 sq. ft.	North East	\$483,900
Enchant	2 Bedroom (Terrace)	5	1149 sq. ft.	South East	\$578,900
Felicity	2 Bedroom (Terrace)	5	1265 sq. ft.	North East	\$643,900



DREAM BIG

PENTHOUSE PRICING

Model	Түре	FLOORS	APPROXIMATE SUITE SIZE	Exposure	PREVIEW PRICES STARTING FROM:
Essence	2 Bedroom	23-24	865 sq. ft.	North	\$440,900
Reflect	Reflect 2 Bedroom		901 sq. ft.	North	\$461,900
Blossom	2 Bedroom	23-25	955 sq. ft.	South	\$493,900
Bloom	2 Bedroom + Den	23-25	1018 sq. ft.	South East	\$529,900
Impulse	Impulse 2 Bedroom + Den		1155 sq. ft.	NE/NW	\$599,900
Fantasy	Fantasy 2 Bedroom + Den		1209 sq. ft.	South West	\$634,900

Prices increase approximately \$1,000 per floor. Exceptions Apply. Premiums apply to views, terraces and patios. Please speak to a Sales Representative for details.

Building Features

Dream Tower at Emerald City is the third tower in the most exciting project on the Sheppard corridor. This 25 storey building with approximately 316 suites features a ground floor Lobby with concierge services, an elegant sitting area and mail room. Also featured are a Theatre Room and Guest Suite. The Ground floor amenities will include an indoor swimming pool and whirlpool, his and hers private change rooms and showers, a fitness studio with cardio and weights as well as a separate Yoga Studio. Outside, a terrace with landscaping and a patio with barbeque area will provide the perfect venue for outdoor entertaining and relaxing.

Suite Features

A selection of modern ceramic tile is offered in the bathroom for tub or shower surrounds extending to the underside of the ceiling with porcelain tile flooring. Stunning flat paneled contemporary cabinets in the Kitchen with granite countertops, stainless steel appliances including 30" slide-in stove,18 cu. ft. refrigerator, dishwasher and combination microwave and hood fan. A stacked full-sized washer and dryer completes the in-suite laundry.

Patio and Ground Level Suites feature approximately 10' ceiling heights in principal living areas. Floors 2 to 25 feature approximately 9' ceiling heights.

Deposit Structure

\$3,500 with Agreement Balance of 5 % in 30 days 5% in 90 days 5% in 210 days 5% in 365 days 5% on Occupancy

Occupancy Commencing: December, 2014

Parking: \$28,000
*Available for all suites

Locker: \$2,900

Maintenance

Approximately \$.52 per square foot (hydro separately metered) Parking Maintenance fee - \$38.00/ month Locker Maintenance fee - \$12.00/month

Taxes

Estimated at approximately 1 % of Purchase Price

Prices Include H.S.T.

All prices, figures and materials are preliminary and are subject to change without notice E. &O. E. Note: 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. January 29, 2013

*Please see a Sales Representative for details.

Exclusive Listing: Baker Real Estate Incorporated, Brokerage. Brokers Protected E. & O.E.

Emerald City Presentation Centre: T. 416-492-0001 Fax: 416-492-9375 www.dreamtower.ca



VIP AGENT PRICING

(Subject to Availability)

Model	Түре	FLOORS	APPROXIMATE SUITE SIZE	Exposure	PREVIEW PRICES STARTING FROM:	AGENT PRICES STARTING FROM:
Vision	1 Bedroom	G	523 sq. ft.	South	\$272,900	\$269,900
Charisma	1 Bedroom	2-22	530 sq. ft.	North	\$275,900	\$272,900
Mirage	1 Bedroom	G	534 sq. ft.	South	\$278,900	\$275,900
Icon	1 Bedroom	2-4	540 sq. ft.	South	\$282,900	\$279,900
Inspire	1 Bedroom	3-5	546 sq. ft.	South	\$284,900	\$281,900
Vista	1 Bedroom	G	552 sq. ft.	South	\$287,900	\$284,900
Artistry	1 Bedroom + Den	2-22	624 sq. ft.	East	\$326,900	\$323,900
Mystique	1 Bedroom + Den	2-22	630 sq. ft.	South	\$331,900	\$328,900
ldyll	1 Bedroom + Den	3-22	646 sq. ft.	South	\$340,900	\$337,900
Symphony	1 Bedroom + Den	2-22	654 sq. ft.	West	\$340,900	\$337,900
Delight	1 Bedroom + Den	2-22	693 sq. ft.	North	\$361,900	\$358,900
Romance	2 Bedroom	G-4	711 sq. ft.	North	\$356,900	\$351,900
Passion	2 Bedroom	G-5	741 sq. ft.	North	\$372,900	\$367,900
Sublime	2 Bedroom	G-4	797 sq. ft.	South	\$400,900	\$395,900
Cherish	2 Bedroom	5	797 sq. ft.	South	\$404,900	\$399,900
Intrigue	2 Bedroom	5	806 sq. ft.	South	\$409,900	\$404,900
Journey	2 Bedroom + Den (Terrace)	2	839 sq. ft.	South	\$447,900	\$442,900
Charm	2 Bedroom	2-22	861 sq. ft.	North East/North West	\$431,900	\$426,900
Amour	2 Bedroom	6-22	871 sq. ft.	South East	\$448,900	\$443,900
Saga	2 Bedroom	G-4	877 sq. ft.	South East	\$440,900	\$435,900
Bliss	2 Bedroom	2-22	901 sq. ft.	South West	\$461,900	\$456,900
Epitome	2 Bedroom + Den (Terrace)	2	990 sq. ft.	South	\$525,900	\$520,900
Legend	2 Bedroom	G-4	996 sq. ft.	North East	\$502,900	\$497,900
Enchant	2 Bedroom (Terrace)	5	1149 sq. ft.	South East	\$596,900	\$591,900
Felicity	2 Bedroom (Terrace)	5	1265 sq. ft.	North East	\$ 660,900	\$655,900

Prices increase approximately \$1,000 per floor. Exceptions Apply. Premiums apply to views, terraces and patios. Please speak to a Sales Representative for details.

Building Features

Dream Tower at Emerald City is the third tower in the most exciting project on the Sheppard corridor. This 25 storey building with approximately 316 suites features a ground floor Lobby with concierge services, an elegant sitting area and mail room. Also featured are a Theatre Room and Guest Suite. The Ground floor amenities will include an indoor swimming pool and whirlpool, his and hers private change rooms and showers, a fitness studio with cardio and weights as well as a separate Yoga Studio. Outside, a terrace with landscaping and a patio with barbeque area will provide the perfect venue for outdoor entertaining and relaxing.

Suite Features

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18 cu. ft. refrigerator, dishwasher and combination microwave and hood fan. A stacked full-sized washer and dryer completes the in-suite laundry.

Patio and Ground Level Suites feature approximately 10' ceiling heights in principal living areas. Floors 2 to 25 feature approximately 9' ceiling heights.

Deposit Structure

\$3,500 with offer Balance of 5 % in 30 days 5% in 90 days 5% in 210 days 5% in 365 days 5% on Occupancy

Occupancy Commencing: December, 2014

Parking: Included in Purchase Price

Locker: \$2,900

Maintenance

Approximately \$.52 per square foot (hydro separately metered) Parking Maintenance fee - \$38.00/ month Locker Maintenance fee - \$12.00/month

Taxes

Estimated at approximately .8 % of Purchase Price (City of Toronto tax rate 2011)

Prices Include H.S.T.

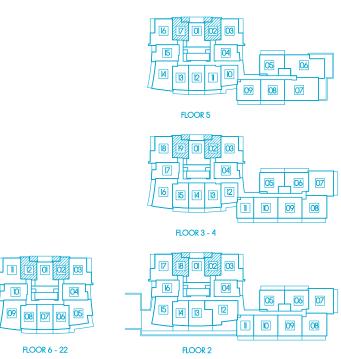
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*Please see a Sales Representative for details.

CHARISMA 530 SQ.FT.

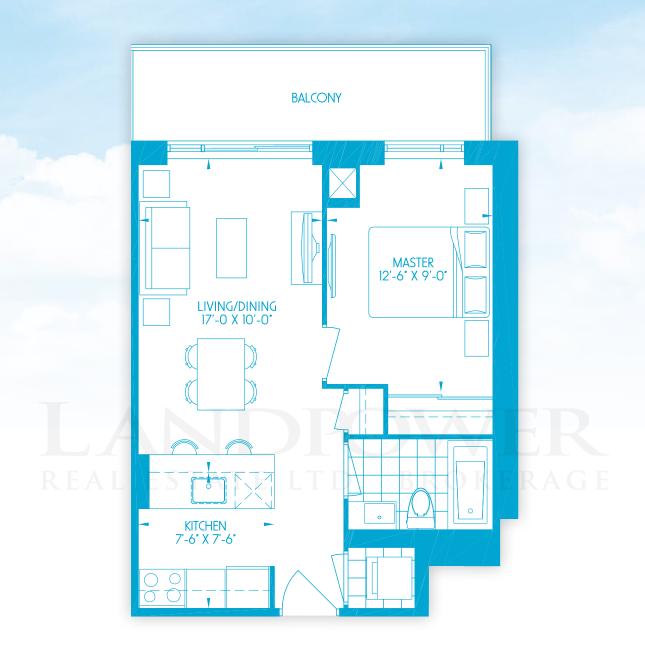
ONE BEDROOM (IB) BALCONY 54 SQ.FT.

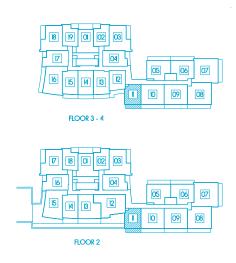




ICON 540 SQ.FT.

ONE BEDROOM (ID) BALCONY 93 SQ.FT.

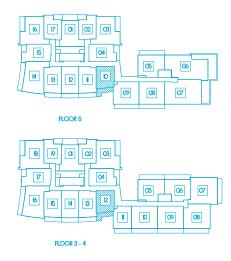




INSPIRE 546 SQ.FT.

ONE BEDROOM (1E) BALCONY 91 SQ.FT.

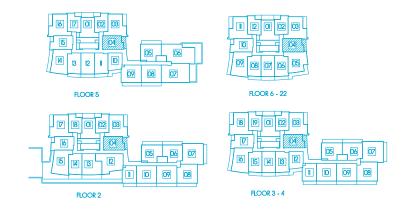




ARTISTRY 624 SQ.FT.

ONE BEDROOM+DEN (IA+D) BALCONY 80 SQ.FT.



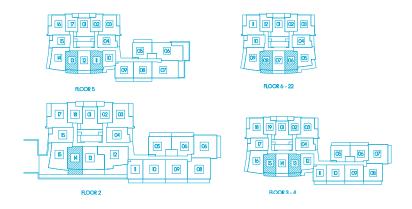


MYSTIQUE 630 SQ.FT.

ONE BEDROOM+DEN (1B+D) BALCONY 100 SQ.FT.



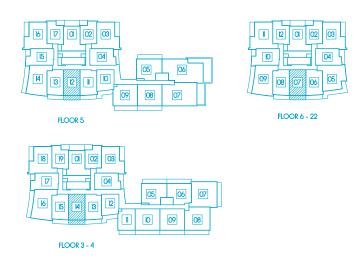
FLOOR 2 TERRACE 201 SQ.FT.



IDYLL 646 SQ.FT.

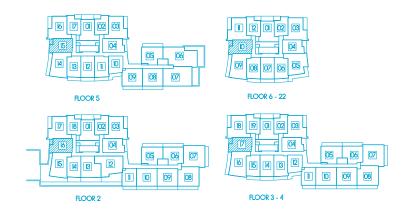
ONE BEDROOM+DEN (IC+D) BALCONY 100 SQ.FT.





SYMPHONY ONE BEDROOM+DEN (ID+D) 654 SQ.FT. BALCONY 40 SQ.FT.

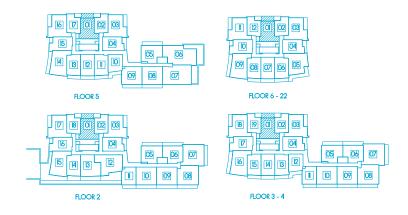




DELIGHT 693 SQ.FT.

ONE BEDROOM+DEN (IE+D) BALCONY 108 SQ.FT.

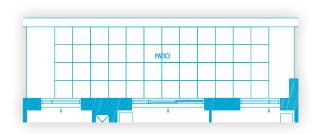




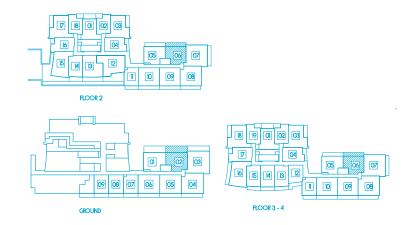
ROMANCE 711 SQ.FT.

TWO BEDROOM (2B) BALCONY 143 SQ.FT.



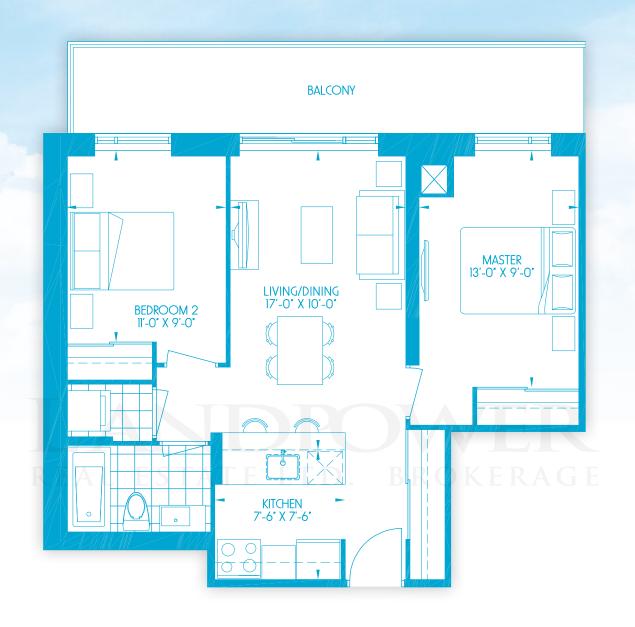


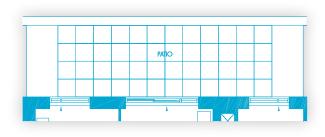
GROUND LEVEL PATIO 231 SQ.FT.



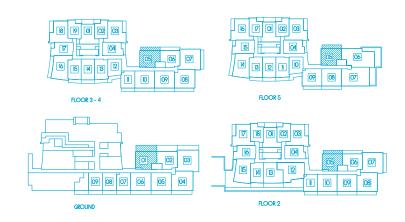
PASSION 741 SQ.FT.

TWO BEDROOM (2BX) BALCONY 145 SQ.FT.



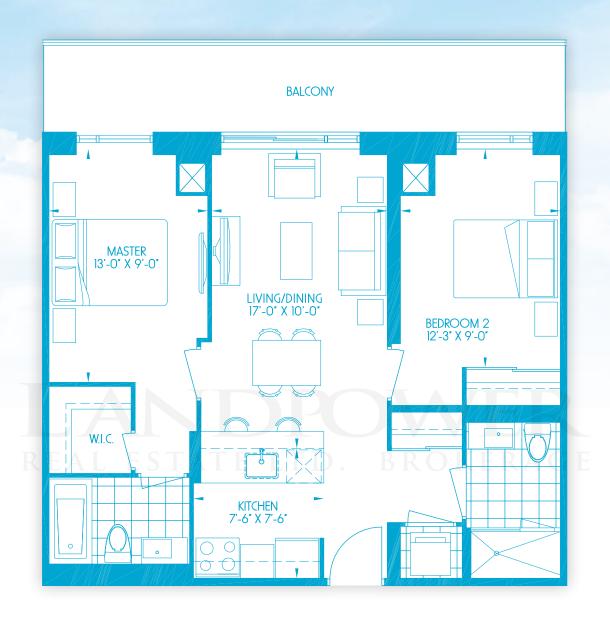


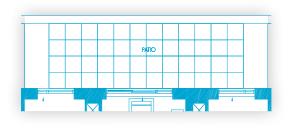
GROUND LEVEL PATIO 235 SQ.FT.



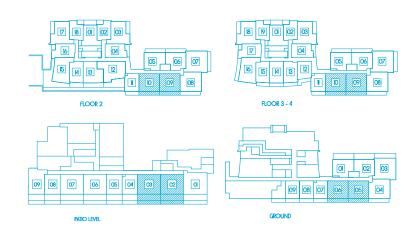
SUBLIME 797 SQ.FT.

TWO BEDROOM (2C) BALCONY 150 SQ.FT.





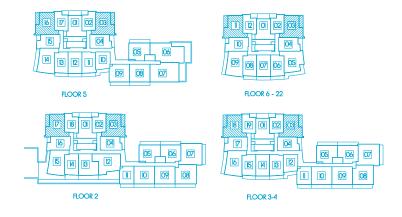
PATIO LEVEL AREA 232 SQ.FT.



CHARM 861 SQ.FT.

TWO BEDROOM (2F) BALCONY 93 SQ.FT.





AMOUR 871 SQ.FT.

TWO BEDROOM (2H) BALCONY 187 SQ.FT.



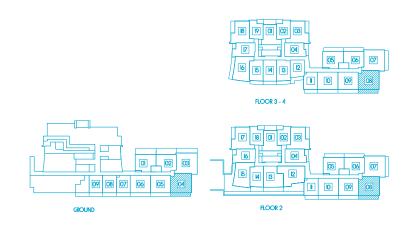


FLOOR 6 - 22

SAGA 877 SQ.FT.

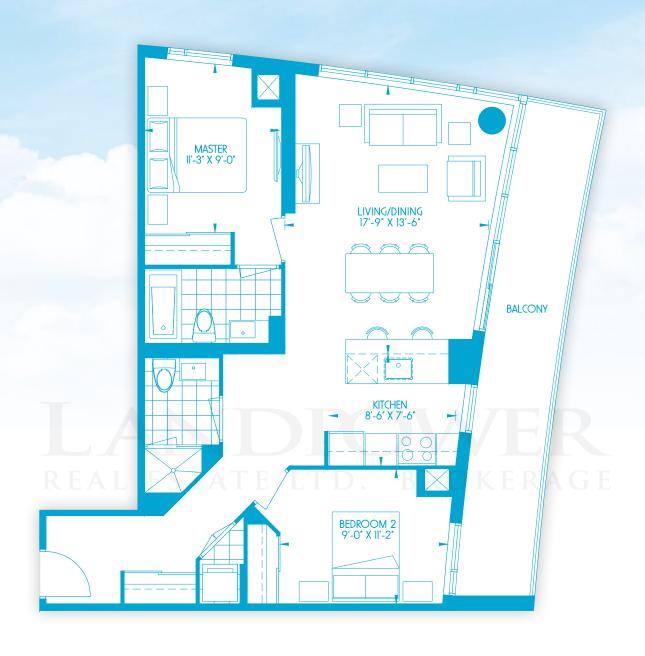
TWO BEDROOM (21) BALCONY 145 SQ.FT.

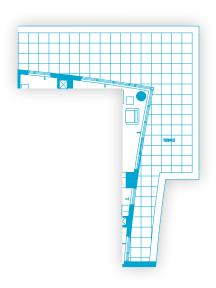




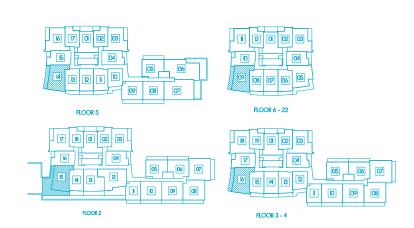
BLISS 901 SQ.FT.

TWO BEDROOM (2L) BALCONY 155 SQ.FT.





FLOOR 2 TERRACE 511 SQ.FT.



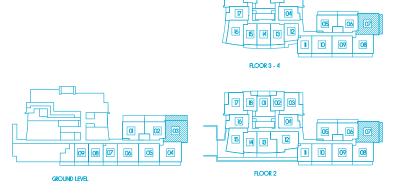
LEGEND 996 SQ.FT.

TWO BEDROOM (2P) BALCONY 143 SQ.FT.





GROUND LEVEL 235 SQ.FT.

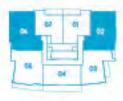


IMPULSE 1,155 SQ.FT.

TWO BEDROOM+DEN (2D+D) BALCONY 128 SQ.FT.







FANTASY 1,209 SQ.FT.

TWO BEDROOM+DEN (2E+D) BALCONY 194 SQ.FT.





TERRACE FLOOR 23 260 SQ.FT.

All creas and room dimensions are approximate. Floor area measured in accordance with faton Warranty Corporation bulletin #22. Actual living areas will vary from floor area stated. Window sizes may vary slightly the purchaser acknowledges that the actual unit purchased may be a reverse layout to the plan shown. Hustration is artist concept. E. &. O. E.





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