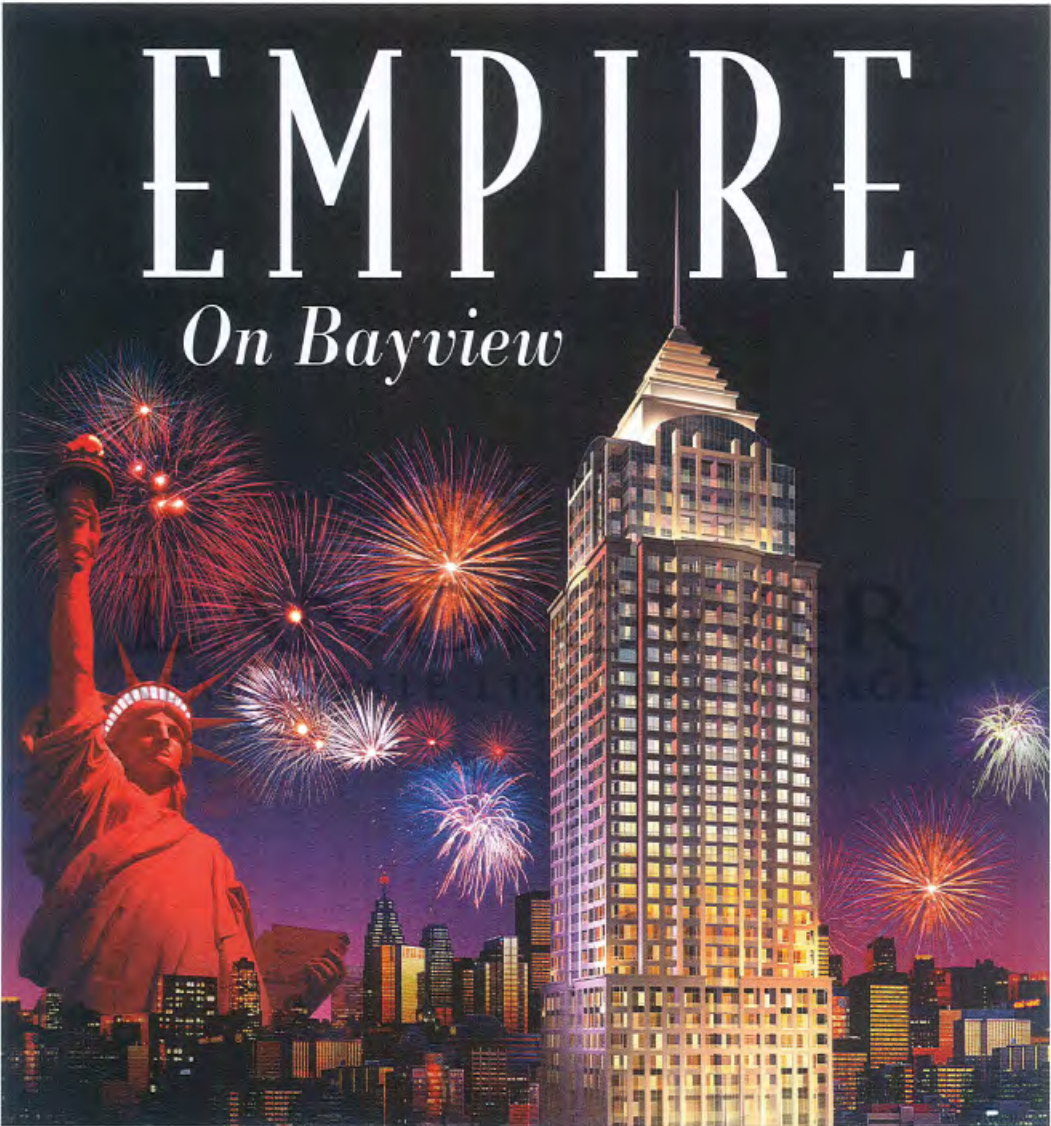


Join The Celebration

EMPIRE

On Bayview



Daniels
love where you live™



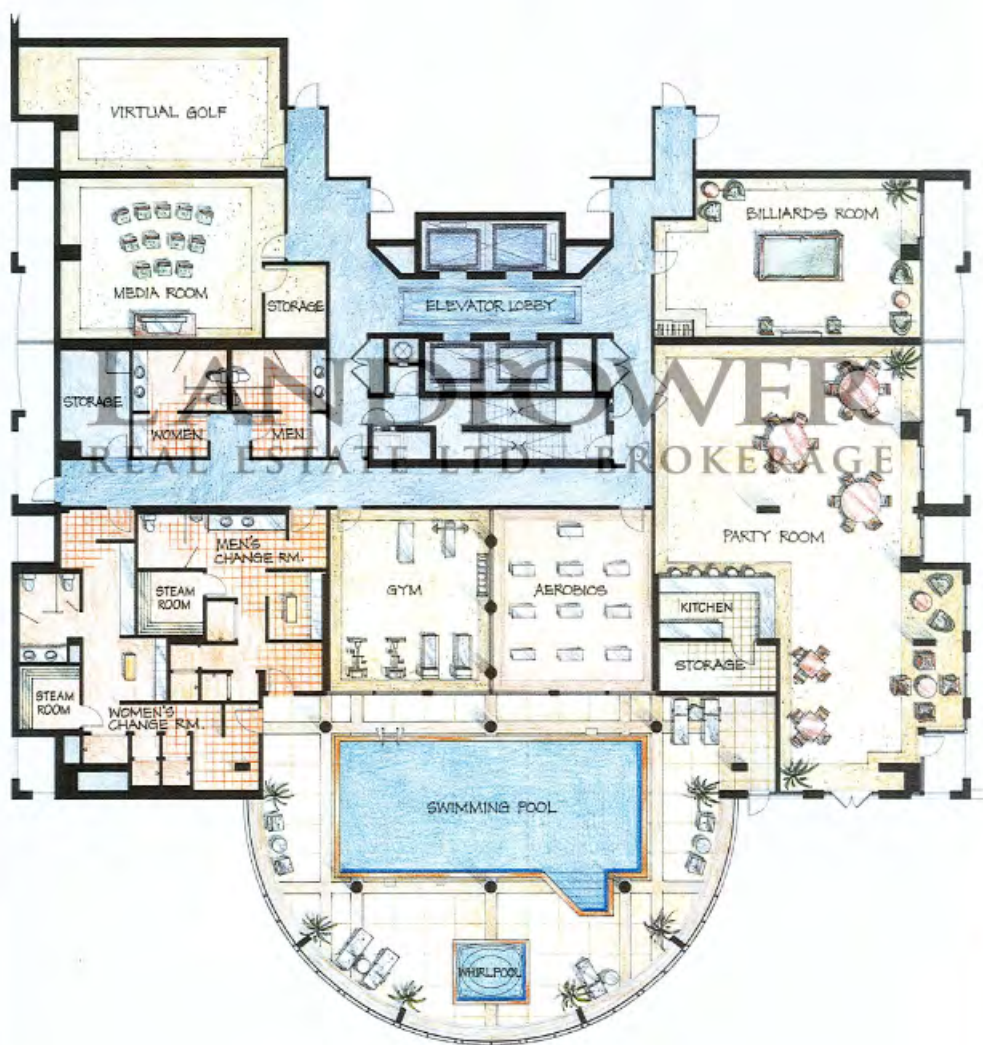
On Bayview

Co-Developed By:
EQUIVEST
CAPITAL GROUP

LOBBY



EXERCISE *your options*



CONDOMINIUMS
EMPIRE
AT NY TOWERS
On Bayview

SITE PLAN



COUTURE LIVING

on bayview



CONDOMINIUMS
EMPIRE
AT NY TOWERS
On Bayview

WORLD CLASS

luxury features



BUILDING FEATURES

- A fabulous point tower overlooking the spectacular views of North Toronto
- Port-a-cab here at main doors allowing passenger drop-off
- Grand lobby featuring designer detailed limestone floors, cornice moldings, fireplace and elegant furniture and appointments
- Open or covered terraces and balconies, as per plan
- Landscaped podium garden and terrace with BBQ housing
- Empire Spa and Club: aerobics room, exercise area equipped with step machines, stationary bicycles, treadmills, mirrored wall and free weights, indoor pool, hot tub, extensive sun deck, men's and women's steam room, showers and change room
- Virtual golf, media room, library, cards room and billiards room
- Expansive multi-purpose room complete with gourmet kitchen for entertaining in style
- Four custom designer detailed high speed elevators
- One assigned parking space and one assigned bicycle storage locker
- Convenient visitor parking
- Steps from Bayview Village Shopping Centre, TTC, Hwy 401, the subway and minutes to downtown

SUITE, GARDEN AND TOWNHOME FEATURES

- Individual climate control of centralized heating and air conditioning in each suite
- 36 sq. ft. balcony throughout living areas, bedrooms and dens with 1/2 inch foam underpad
- Textured ceilings throughout except for bathrooms, kitchen and laundry
- Efficient, vinyl coated wire shelving installed in all closets and storage areas, as per plan

KITCHEN FEATURES

- Custom designed quality kitchen cabinets, as per builders' samples
- Double stainless steel sink with single lever faucet
- Complete quality appliance package including 18 cu. ft. frost-free refrigerator, self-cleaning oven and built-in dishwasher
- Selection of laminate countertops to complement kitchen cabinets
- Choice of ceramic tile flooring from builders' samples
- Ceramic tile backsplash
- Exhaust hood fan vented to exterior

BATHROOM FEATURES

- Custom designed vanity cabinets from builders' samples
- White cultured marble vanity with integrated basin and single lever faucet
- Ceramic tile flooring
- Ceramic tiles floor-to-ceiling in all main bath and shower enclosures
- Pressure-balancing valves in showers
- All-white bathroom fixtures
- Exterior vented exhaust fan in all bathrooms
- Glass door in shower stall (where applicable)
- Mirrors above vanities, with marquee lighting

LAUNDRY

- Stacked full-size washer and dryer, vented to exterior
- Ceramic floor tile in laundry room
- Storage shelf where applicable

ELECTRICAL FEATURES

- Service panel with circuit breakers and copper wiring throughout
- Pre-wired for cable television in living room, master bedroom and den, where applicable
- Ceiling light fixtures in foyer, kitchen and all bedrooms
- Pre-wired telephone outlets in living room, den, and bedrooms

SECURITY FEATURES

- Interphone system
- Card access in common area's entry
- 24-hour concierge
- Security pre-wired to suite door for coded suite intrusion alarm system and balcony door where applicable
- Underground parking with security cameras in select garage areas along with two-way voice connections to concierge at communication stations

PENTHOUSE SUITE FEATURES

- Gas-burning fireplace with marble and wood surround
- Marble flooring in foyer and bathrooms from builders' samples
- Upgraded kitchen cabinetry and vanities from builders' samples
- Granite countertop in kitchen from builders' samples
- A selection of natural colour pre-finished engineered wood floors in living area and kitchen
- Gas fireplace outlets on balconies and terraces

GENERAL

- Two guest suites
- Ontario New Home 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 ONRHP Bulletin 923. 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 a 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. Plans and specific finishes will depend on VENDOR'S Drive Package as referred to in O.E. September 2002.

PREVIEW PRICING

(Subject to Availability)

MODEL	TYPE	FLOORS	EXPOSURE	APPROXIMATE SUITE SIZE	PRICED FROM
The Lexington	1 Bedroom	9-24	East	511 sq.ft.	\$152,900
The Lexington	1 Bedroom	9-24	West	511 sq.ft.	\$158,900
The Delancy	1 Bedroom	3-8	East	566 sq.ft.	\$144,900
The Delancy	1 Bedroom	4-8	West	566 sq.ft.	\$151,900
The Central	1 Bedroom	9-24	North West	571 sq.ft.	\$176,900
The Central	1 Bedroom	9-24	North East	571 sq.ft.	\$171,900
The Central	1 Bedroom	9-24	South East	571 sq.ft.	\$171,900
The Crystie	1 Bedroom	5-8	West	612 sq.ft.	\$166,900
The Varick	1 Bedroom	5-8	West	644 sq.ft.	\$184,900
The Astor	1 Bed + Den/2B	9-24	East	690 sq.ft.	\$195,900
The Astor	1 Bed + Den/2B	9-24	West	690 sq.ft.	\$202,900
The Bowery	1 Bed + Den/2B	5-8	East	733 sq.ft.	\$207,900
The Bowery	1 Bed + Den/2B	5-8	West	733 sq.ft.	\$211,900
The Vernon	1 Bed + Den/2B	9-24	South	745 sq.ft.	\$222,900
The Saratoga	1 Bed + Den/2B	9-24	North	765 sq.ft.	\$215,900
The Lafayette	1 Bed + Den/2B	5-8	South	784 sq.ft.	\$224,900
The Park Hall	1 Bed + Den/2B	5-8	North	802 sq.ft.	\$219,900
The Franklin	2 Bedroom	5-8	North East	852 sq.ft.	\$237,900
The Franklin	2 Bedroom	5-8	North West	852 sq.ft.	\$242,900
The Franklin	2 Bedroom	5-8	South East	852 sq.ft.	\$241,900
The Columbus	2 Bedroom	5-8	South West	902 sq.ft.	\$257,900
The New Yorker	2 Bedroom	9-24	South West	998 sq.ft.	\$297,900
✓ Garden Villas	1-3 Bedrooms	1-2	North & East	From 622 sq.ft.	From \$204,900
✓ Townhomes	2-3 Bedrooms	Ground	All views	From 1,195 sq.ft.	From \$304,900
Penthouses					
The Avenue	2 Bed+Den	25-28	North	1,005 sq.ft.	\$360,900
The Liberty	2 Bed+Den	25-28	North West	1,182 sq.ft.	\$404,900
The Liberty	2 Bed+Den	25-28	North East	1,182 sq.ft.	\$401,900
The Rockefeller	2 Bed+Den	25-28	South	1,402 sq.ft.	\$503,900
The Grand	2 Bed+Den	25-28	South East	1,450 sq.ft.	\$507,900
The Grand	2 Bed+Den	25-28	South West	1,450 sq.ft.	\$530,900

Note: Some premiums occur for direction, terraces and penthouses. Prices go up in general \$1,000 per floor.

Suite Features

Spectacular floor plans, most with balconies or terraces, five brand name appliances, solid core entry doors, 36 oz. broadband, choice of quality ceramic floor tiles for kitchen and bathrooms, individually controlled heating and air conditioning.

Penthouse Suites

Gas-burning fireplaces with marble and wood surround (available on top 4 floors), marble in foyer and bathrooms, a selection of natural colour pre-finished engineered wood flooring in living and dining areas, upgraded ceramic floor tiles in kitchen, upgraded kitchen cabinetry, granite counter tops in kitchen, exterior gas-line for barbeque with terraced suites.

Building Features

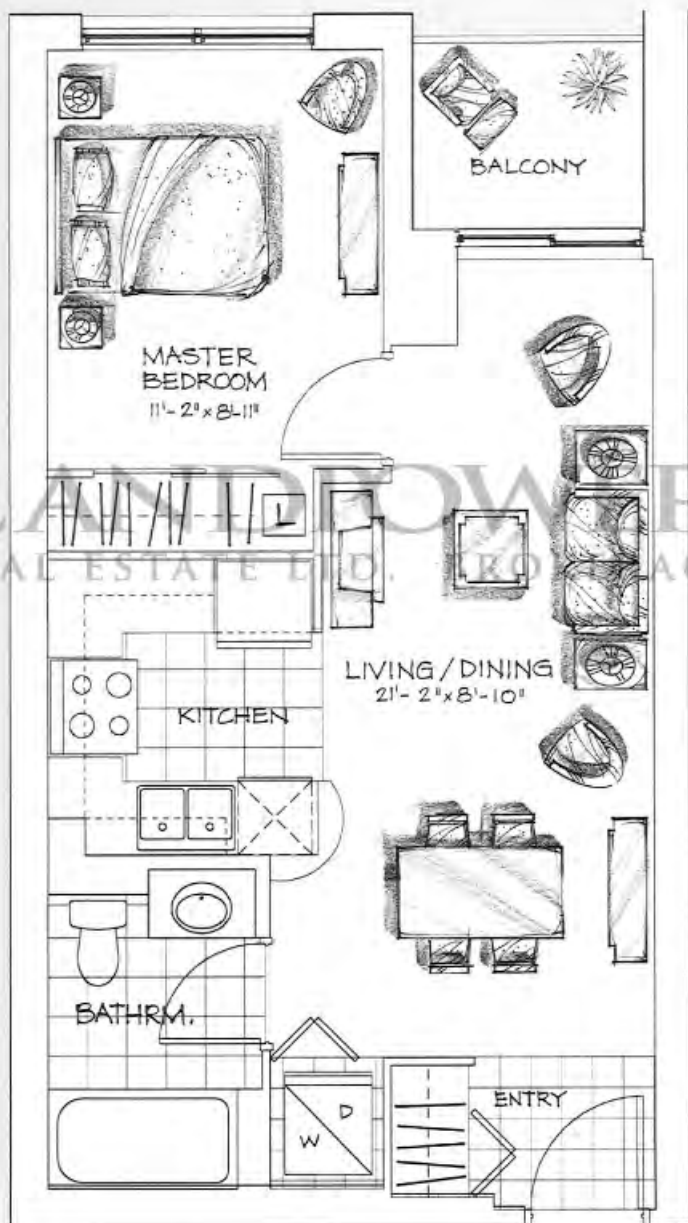
A porte-cochere at main doors allowing passenger drop off into a Grand lobby featuring designer detailed limestone floors, cornice mouldings, elegantly furnished with fireplace and 24 hour concierge. A European-style spa, virtual golf, media room and billiards room. The Empire club exercise area equipped with step machines, stationary bicycles, treadmills, mirrored wall and free weights, indoor pool, hot tub and showers. A fully landscaped expansive podium garden and terrace with BBQ hookup. Two guest suites and Superintendent suite.

Deposit Structure \$2,500 with offer Balance of 5% in 30 days 5% in 60 days 5% in 120 days 5% 30 days prior to construction 15% Total Deposit - One Day Only!!! Occupancy: November 2004 Prices Include G.S.T.*	Maintenance Approximately \$0.798 per square foot Taxes Estimated at approximately 1.25% of Purchase Price Locker Included in Purchase Price Parking Price Included in Purchase Price
---	--

One Bedroom

LANDPOWER
REAL ESTATE LTD. BROKERAGE

the
LEXINGTON
suite 1D 511 sq. ft.

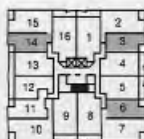
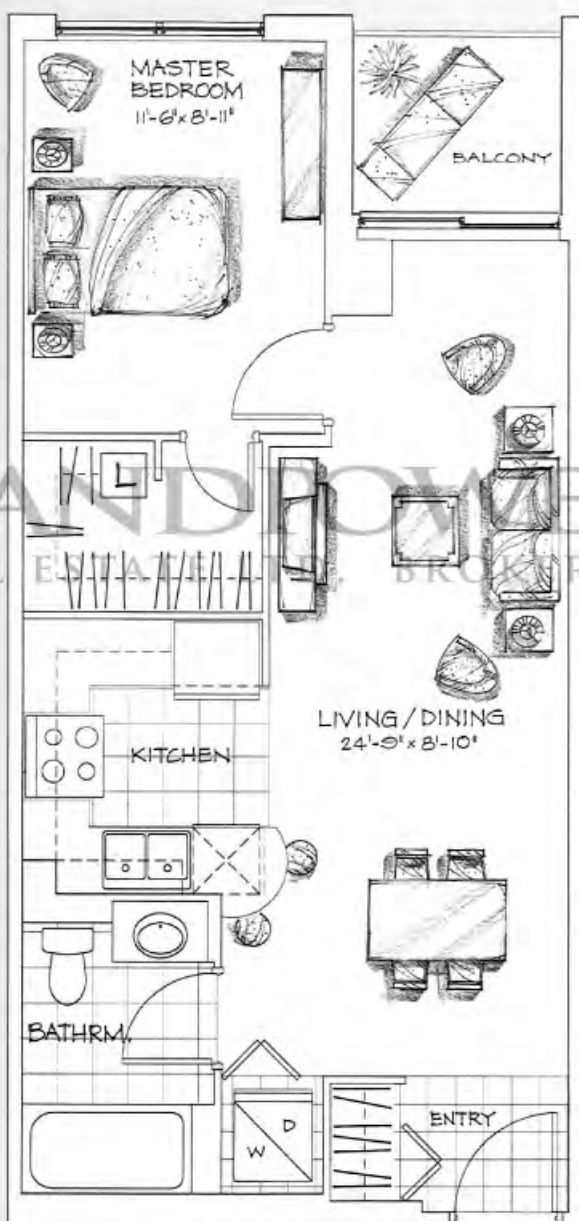


9th - 24th floors

All areas and stated room dimensions are approximate. Floor area measured in accordance with ONBWP bulletin #22. Actual living area will vary from floor area stated.

CONDOMINIUMS
EMPIRE
 AT NY TOWERS
On Bayview

the
DELANCY
suite 1J 566 sq. ft.

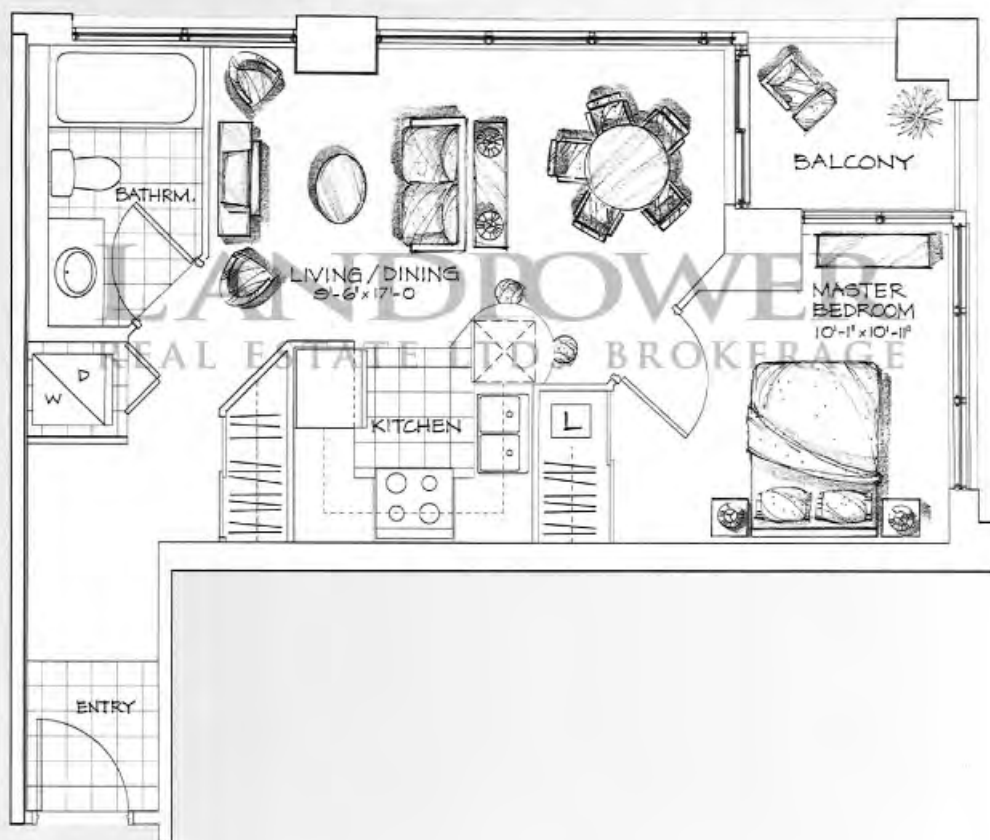


5th - 8th floors

All areas and stated room dimensions are approximate. Floor area measured in accordance with ONIWP bulletin #22. Actual living area will vary from floor area stated.

CONDOMINIUMS
EMPIRE
 AT NY TOWERS
On Bayview

the
CENTRAL
suite 1F 571 sq. ft.



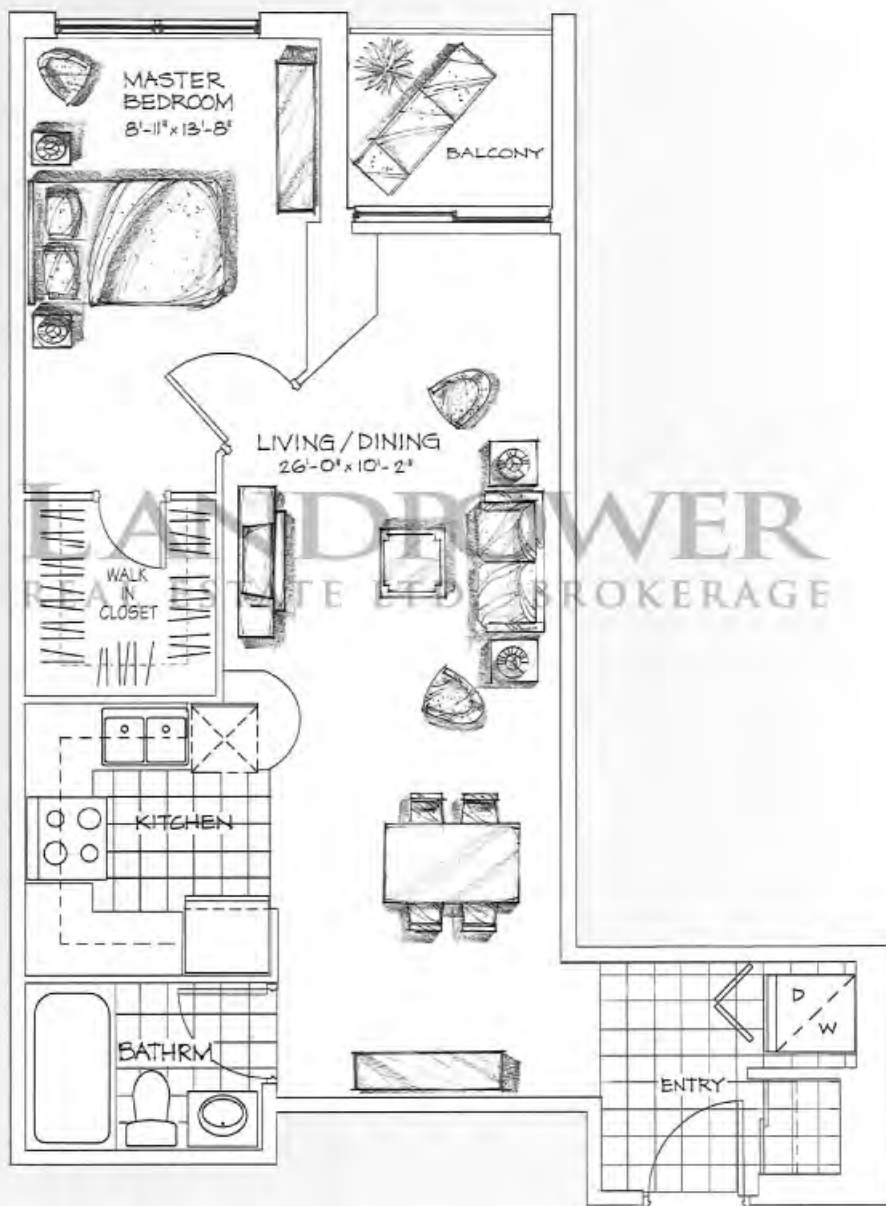
9th - 24th floors

All areas and stated room dimensions are approximate. Floor area measured in accordance with ONHWP bulletin #22. Actual living area will vary from floor area stated.



On Bayview

the
CHRISTIE
suite 1H 612 sq. ft.

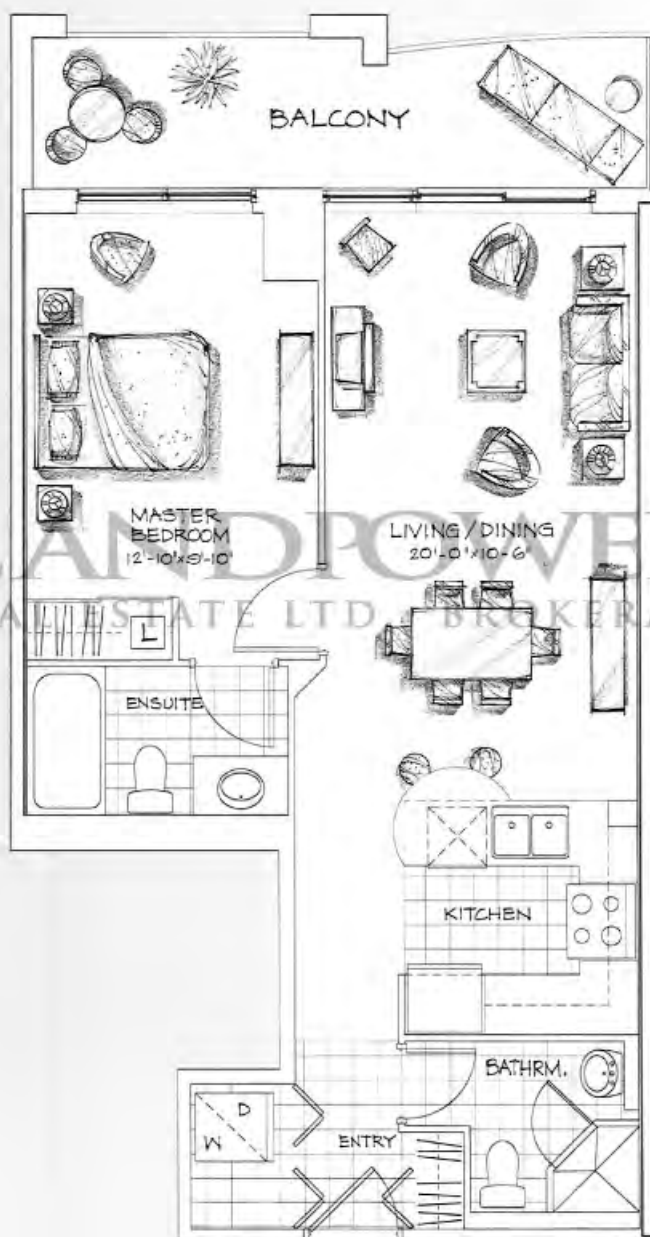


5th - 8th floors

All areas and stated room dimensions are approximate. Floor area measured in accordance with ONDWP Bulletin #22. Actual living area will vary from floor area stated.

CONDOMINIUMS
EMPIRE
AT NY TOWERS
On Bayview

the
VARICK
suite 1M 644 sq. ft.



5th - 8th floors

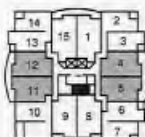
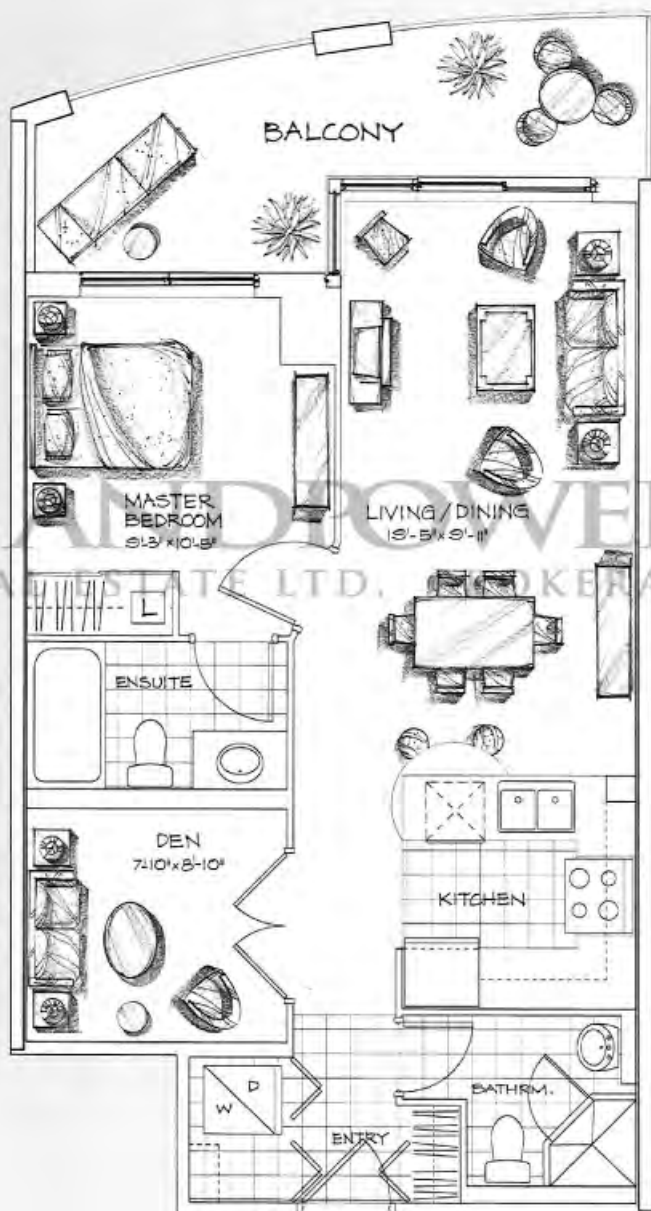
All areas and stated room dimensions are approximate. Floor area measured in accordance with ONIWP bulletin #22. Actual living area will vary from floor area stated.

CONDOMINIUMS
EMPIRE
 AT NY TOWERS
 On Bayview

One Bedroom + Den

LANDPOWER
REAL ESTATE LTD. BROKERAGE

the
ASTOR
suite 1C 690 sq. ft.

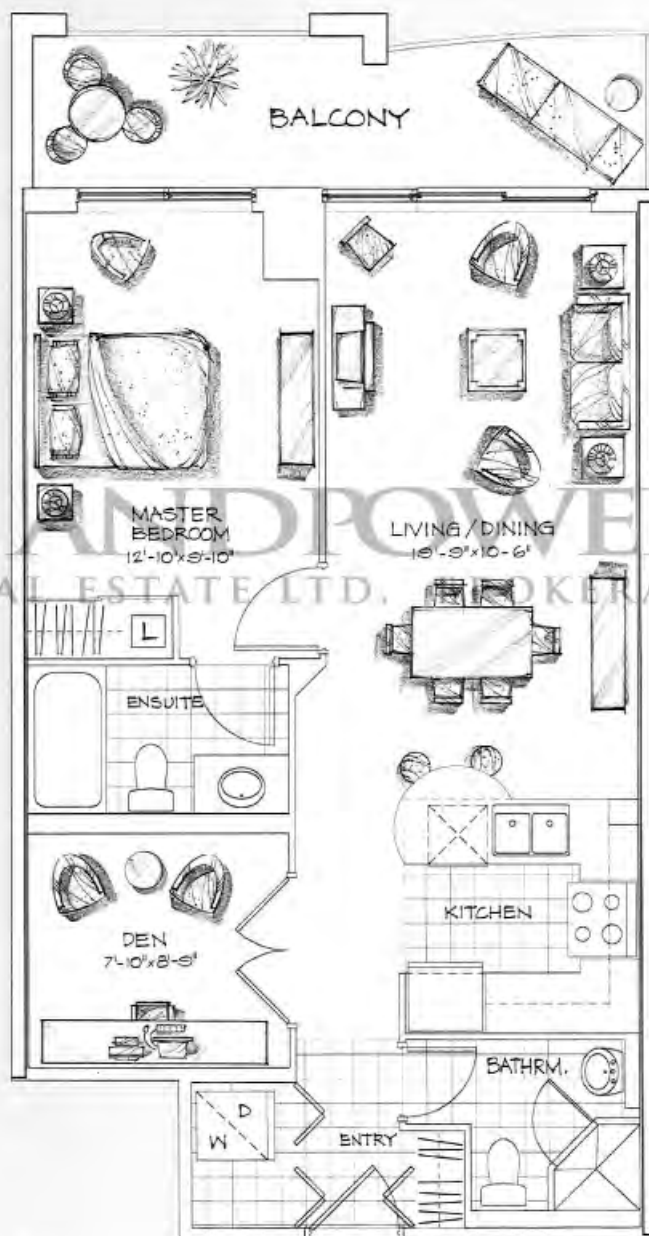


9th - 24th floors

All areas and stated room dimensions are approximate. Floor area measured in accordance with ONWFP bulletin #22. Actual living area will vary from floor area stated.

CONDOMINIUMS
EMPIRE
AT NY TOWERS
On Bayview

the
BOWERY
suite 1K 733 sq. ft.

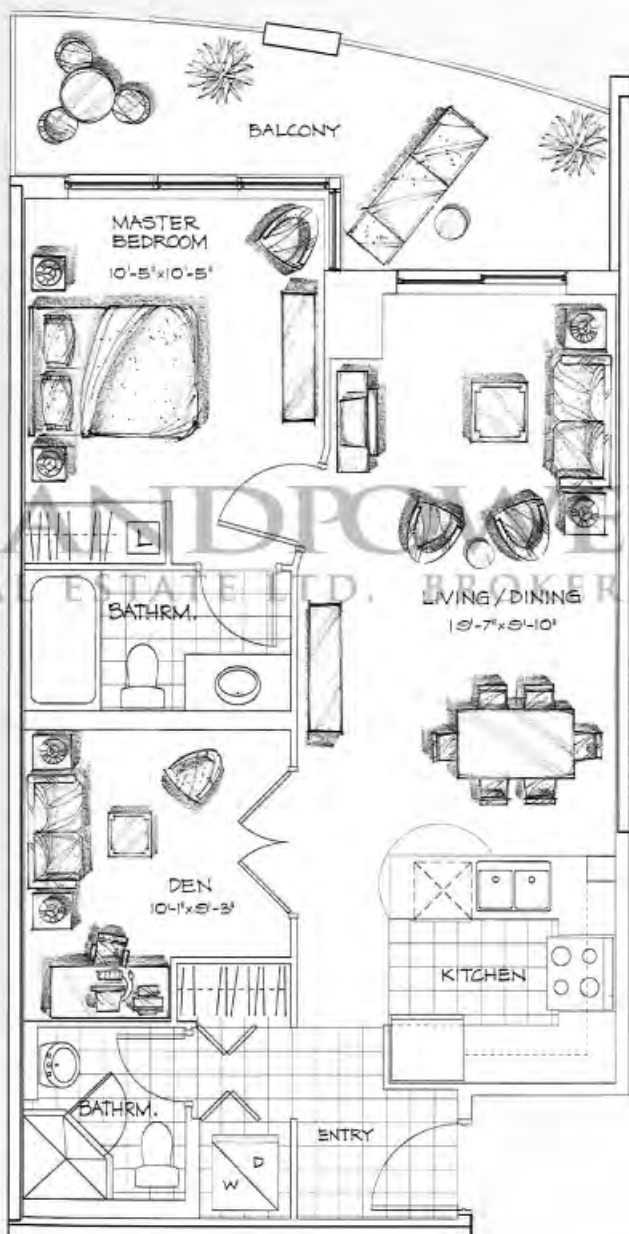


5th - 8th floors

All areas and stated room dimensions are approximate. Floor area measured in accordance with ONIWP Bulletin #21. Actual living area will vary from floor area stated.

CONDOMINIUMS
EMPIRE
 AT NY TOWERS
On Bayview

the
VERNON
suite 1E 745 sq. ft.

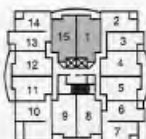
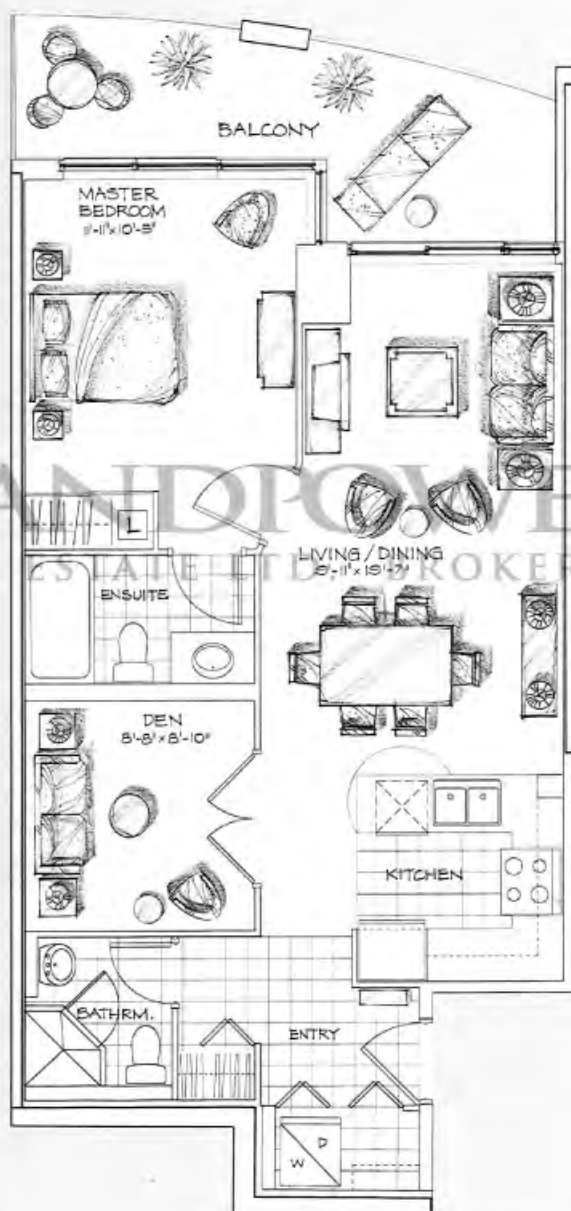


9th - 24th floors

All areas and stated room dimensions are approximate. Floor area measured in accordance with ONRWP bulletin #22. Actual living area will vary from floor area stated.

CONDOMINIUMS
EMPIRE
AT NY TOWERS
On Bayview

the
SARATOGA
suite 1A 765 sq. ft.



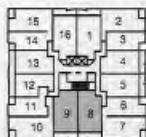
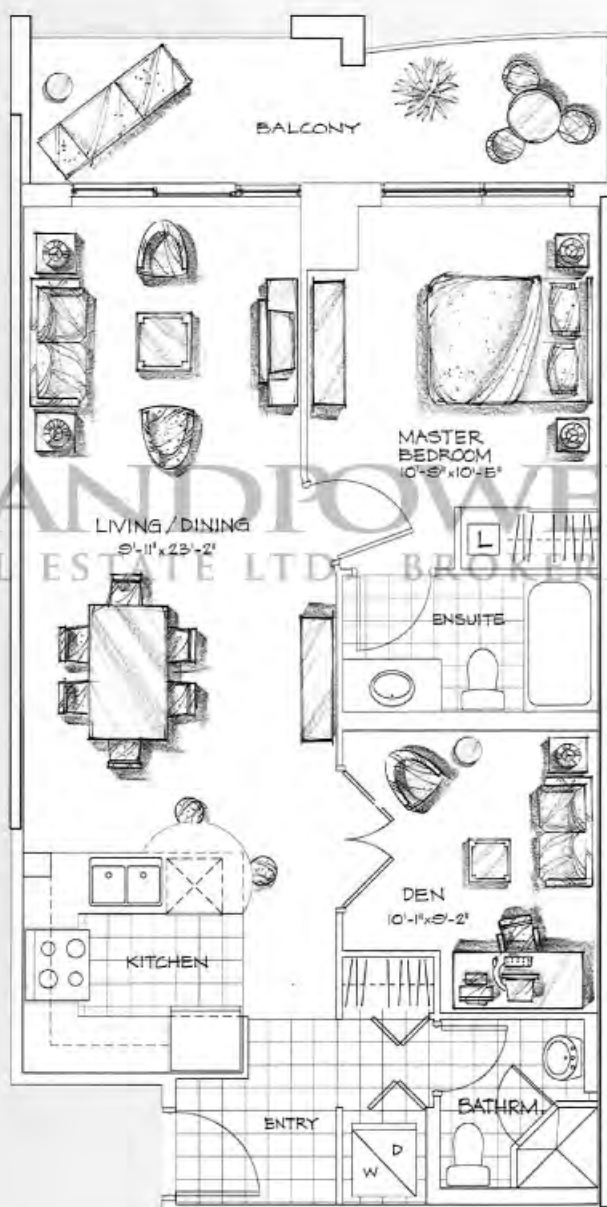
9th - 24th floors

All areas and stated room dimensions are approximate. Floor area measured in accordance with ONHP bulletin #22. Actual living area will vary from floor area stated.



On Bayview

the
LAFAYETTE
suite 1G 784 sq. ft.

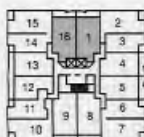
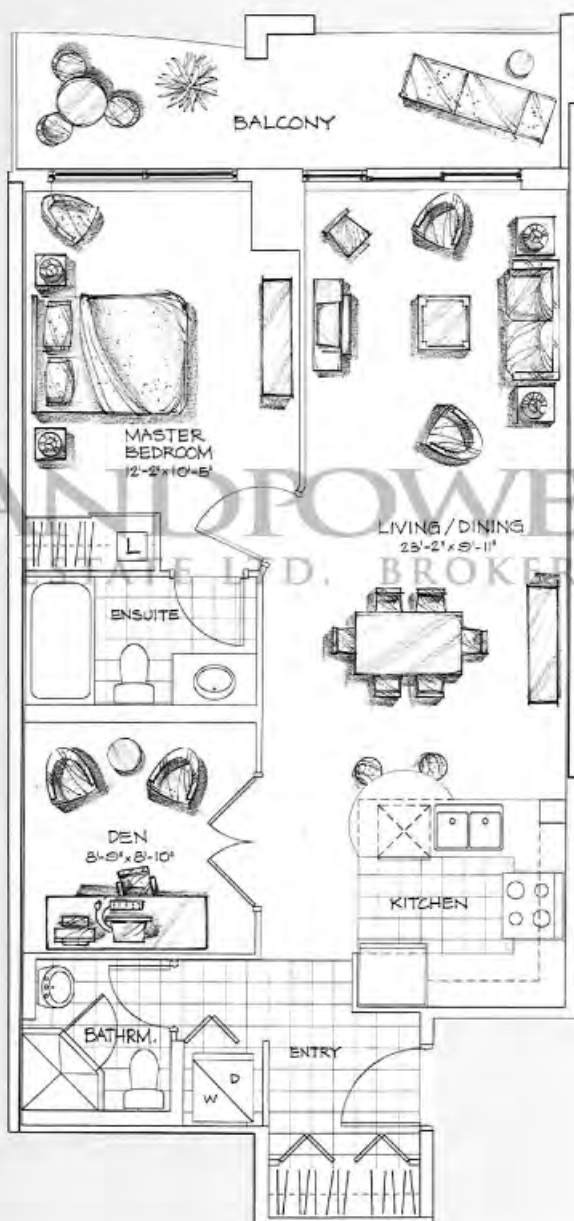


5th - 8th floors

All areas and stated room dimensions are approximate. Floor area measured in accordance with ONIWP bulletin #22. Actual living area will vary from floor area stated.



the
PARK HALL
suite 1L 802 sq. ft.



5th - 8th floors

All areas and stated room dimensions are approximate. Floor area measured in accordance with ONHWP bulletin #22. Actual living area will vary from floor area stated.

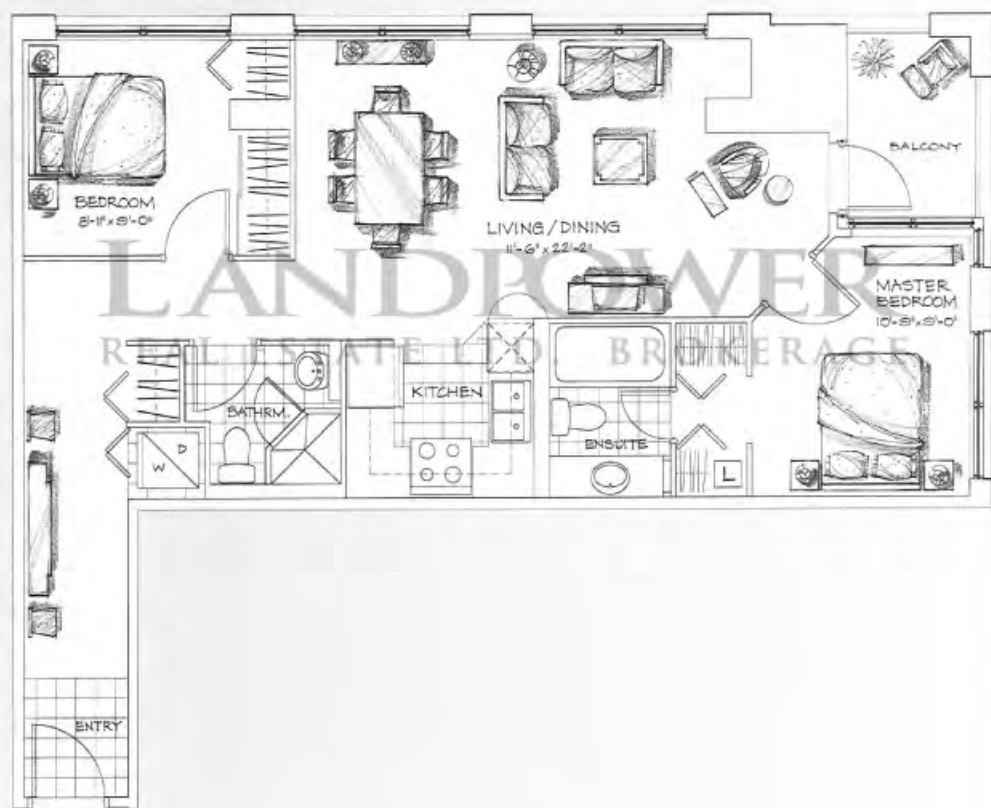


On Bayview

Two Bedroom

LANDPOWER
REAL ESTATE LTD. BROKERAGE

the
FRANKLIN
suite 2F 852 sq. ft.

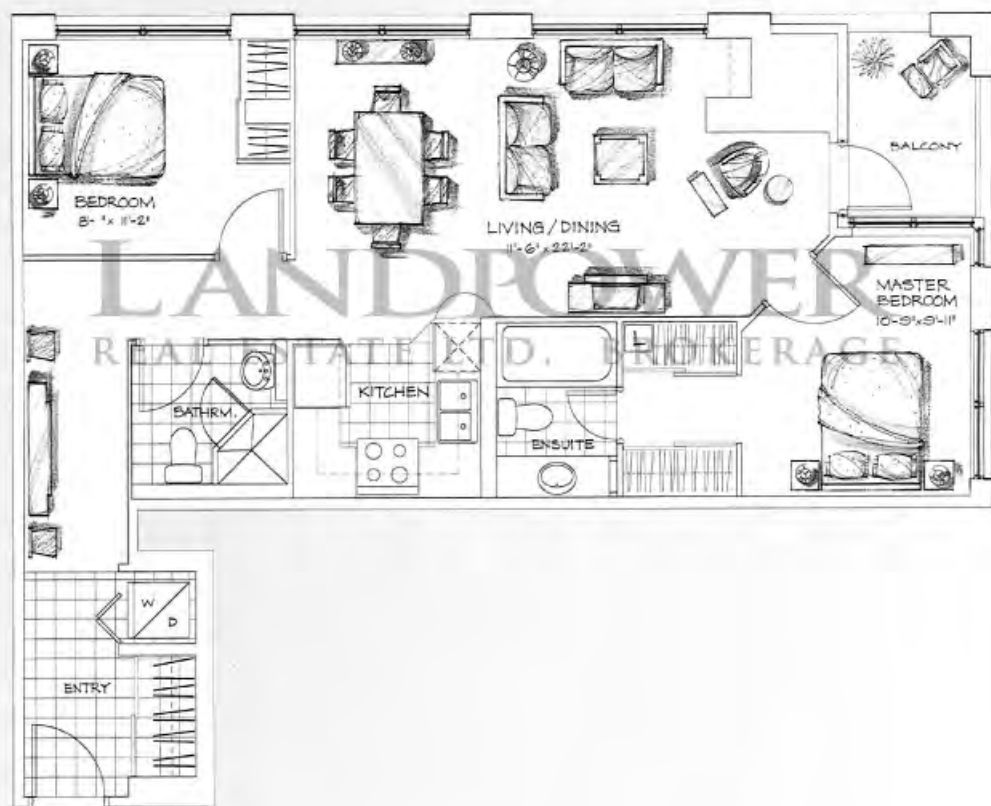


5th - 8th floors

All areas and stated room dimensions are approximate. Floor area measured in accordance with ONHWP bulletin #22. Actual living area will vary from floor area stated.

CONDOMINIUMS
EMPIRE
 AT NY TOWERS
On Bayview

the
COLUMBUS
suite 2G 902 sq. ft.

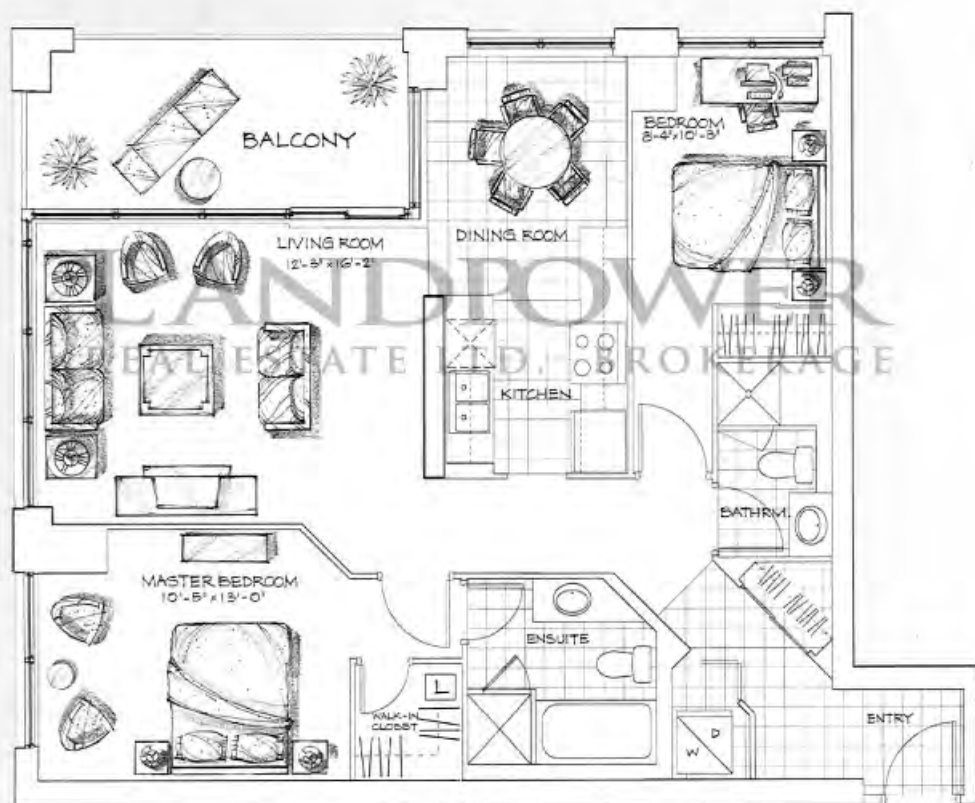


5th - 8th floors

All areas and stated room dimensions are approximate. Floor area measured in accordance with ONHWP bulletin #22. Actual living area will vary from floor area stated.

CONDOMINIUMS
EMPIRE
 AT NY TOWERS
On Bayview

the
NEW YORKER
suite 2A 998 sq. ft.



9th - 24th floors

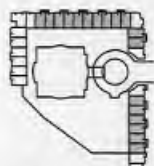
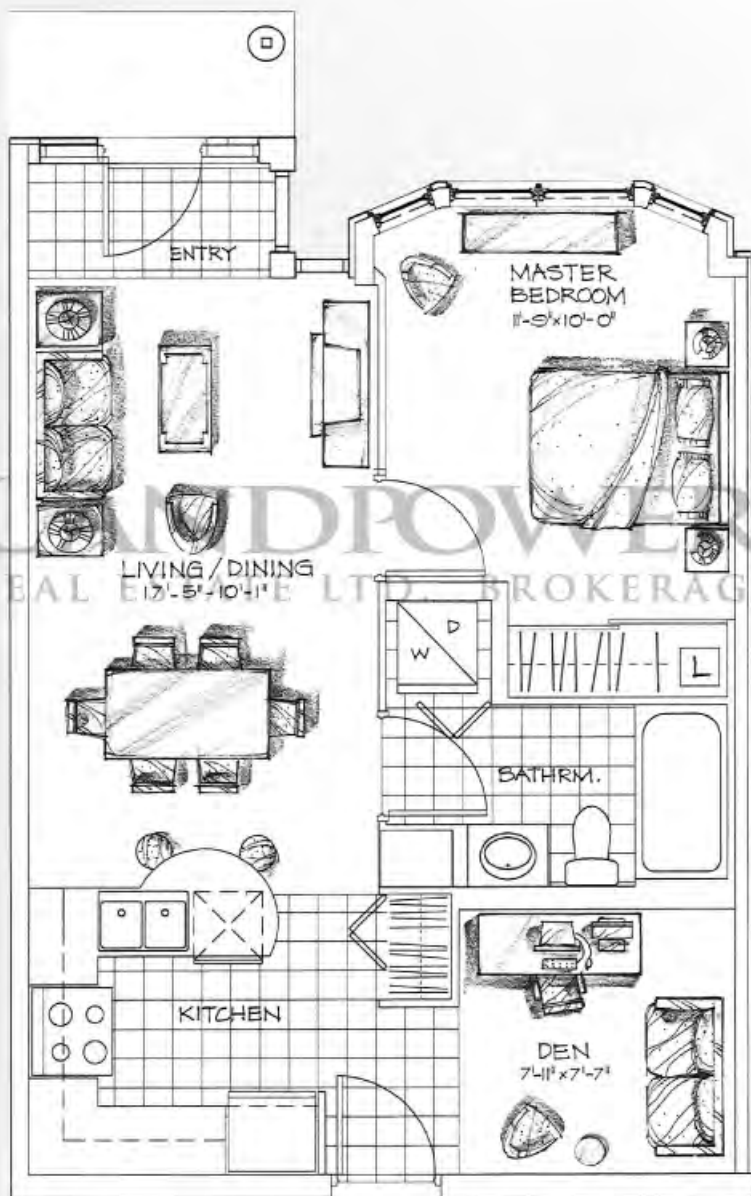
All areas and stated room dimensions are approximate. Floor area measured in accordance with ONHWP bulletin #22. Actual living area will vary from floor area stated.

CONDOMINIUMS
EMPIRE
 AT NY TOWERS
On Bayview

Garden Villas & Townhomes

LANDPOWER
REAL ESTATE LTD. BROKERAGE

the
KERR
garden villa 1B 622 sq. ft.

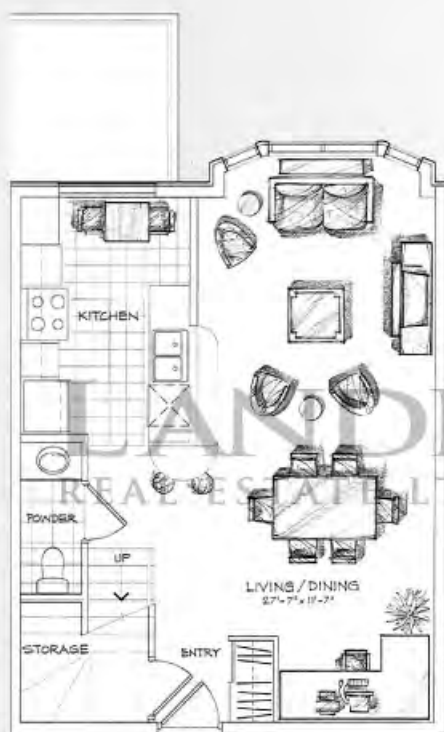


ground level

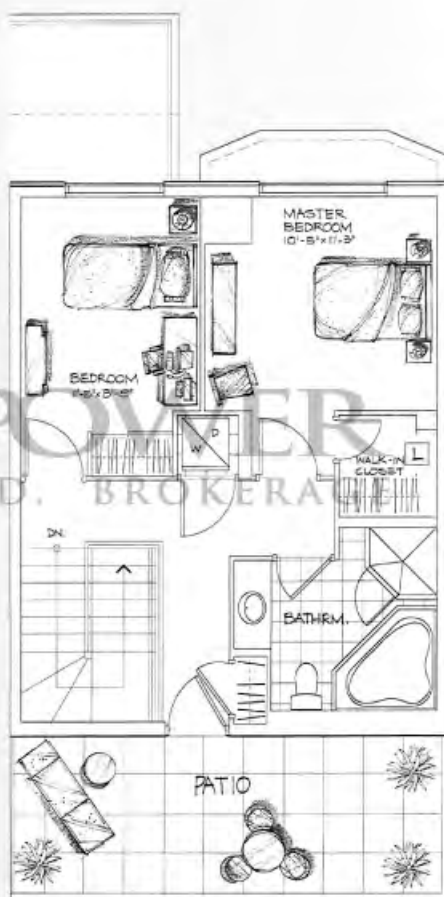
All areas and stated room dimensions are approximate. Floor area measured in accordance with ONHWP bulletin #22. Actual living area will vary from floor area stated.

CONDOMINIUMS
EMPIRE
AT NY TOWERS
On Bayview

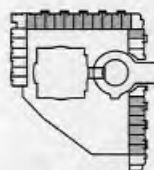
the
RIVERSIDE
garden villa 2B 1170 sq. ft.



1st floor



2nd floor



2nd level

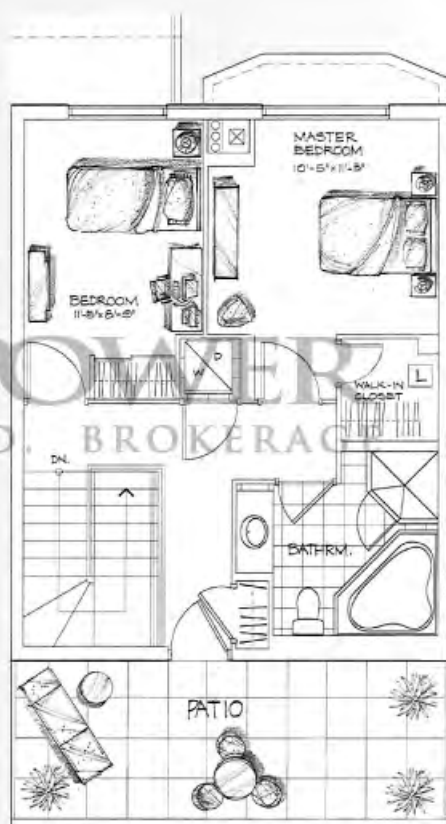
All areas and stated room dimensions are approximate. Floor area measured in accordance with ONIWP bulletin #22. Actual living area will vary from floor area stated.

CONDOMINIUMS
EMPIRE
 AT NY TOWERS
On Bayview

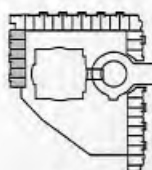
the
W H I T N E Y
townhome 2A 1195 sq. ft.



1st floor



2nd floor



2nd level

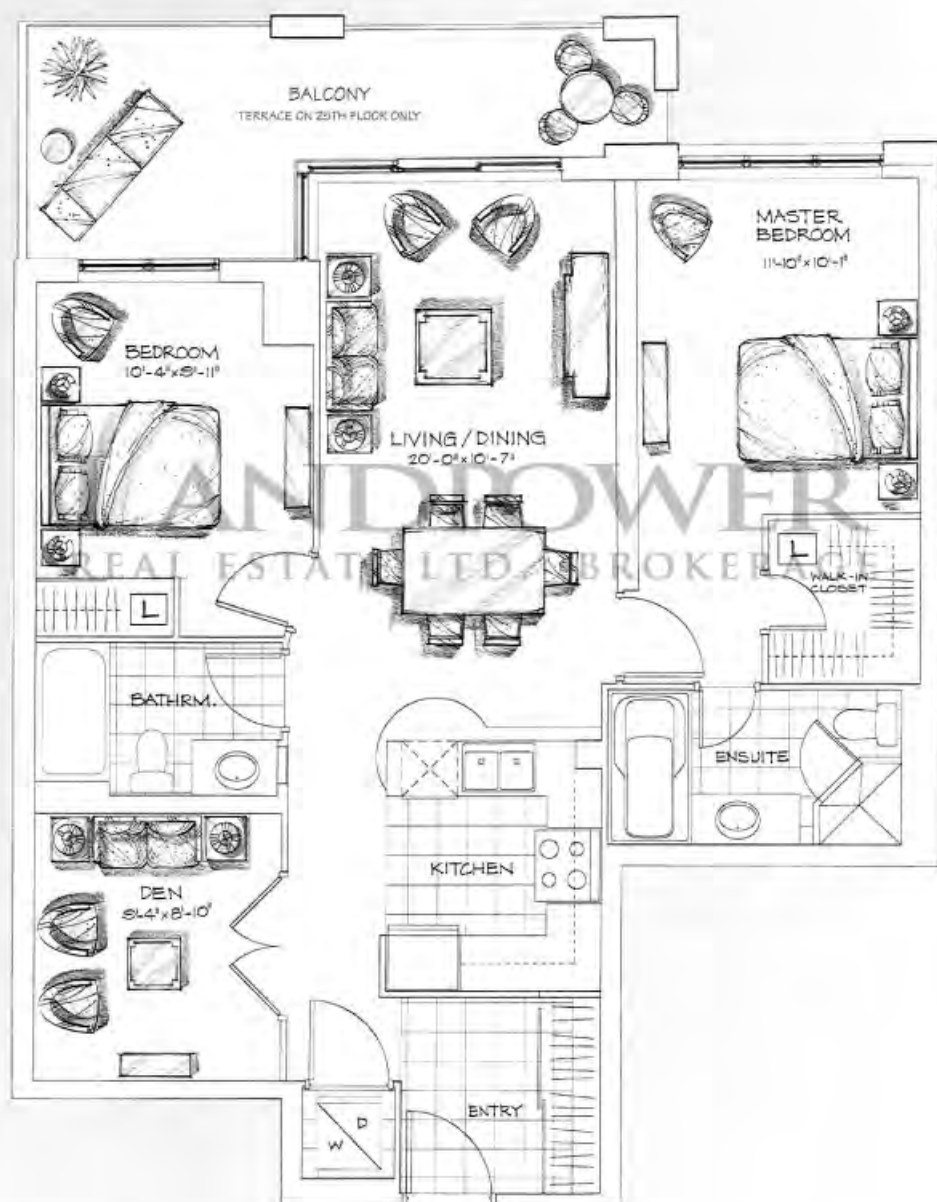
All areas and stated room dimensions are approximate. Floor area measured in accordance with ONHWP bulletin #22. Actual living area will vary from floor area stated.

CONDOMINIUMS
EMPIRE
 AT NY TOWERS
On Bayview

Penthouse

LANDPOWER
REAL ESTATE LTD. BROKERAGE

the
AVENUE
penthouse suite 2E 1005 sq.ft.



25th - 28th floors

All areas and stated room dimensions are approximate. Floor area measured in accordance with ONHWP bulletin #22. Actual living area will vary from floor area stated.

CONDOMINIUMS
EMPIRE
AT NY TOWERS
On Bayview

the
LIBERTY
penthouse suite 2C 1182 sq. ft.

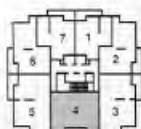
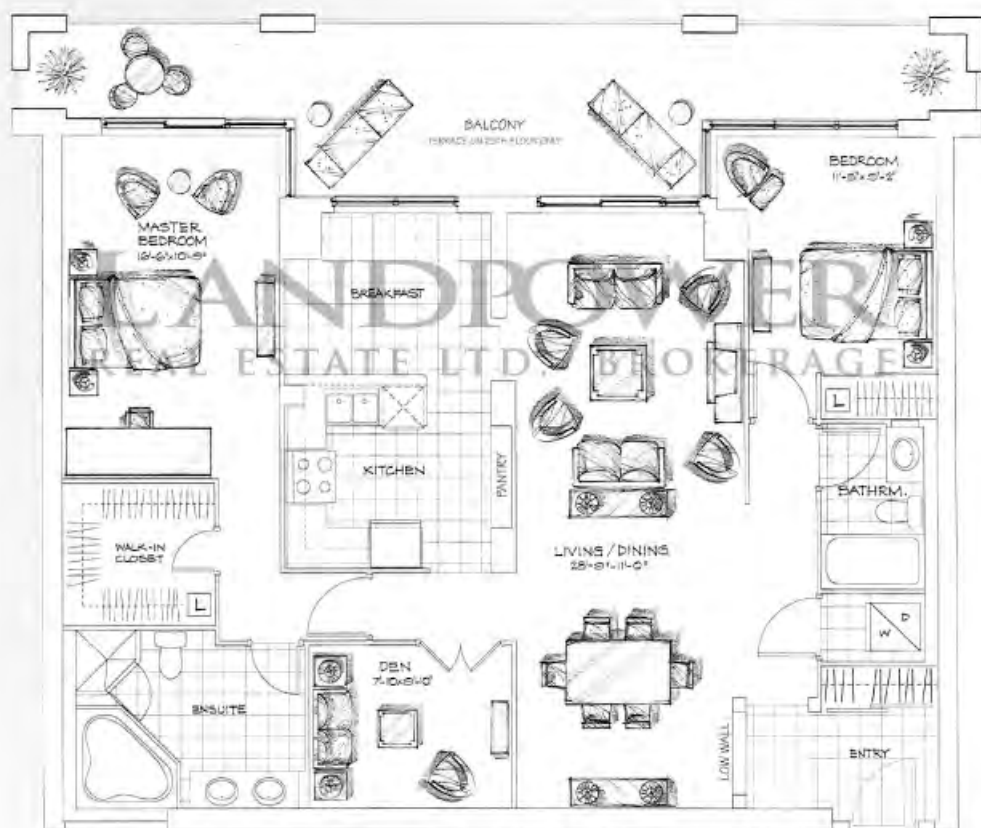


25th - 28th floors

All areas and stated room dimensions are approximate. Floor area measured in accordance with ONHP Bulletin #22. Actual living area will vary from floor area stated.

CONDOMINIUMS
EMPIRE
 AT NY TOWERS
On Bayview

the
ROCKEFELLER
penthouse suite 2B 1402 sq. ft.



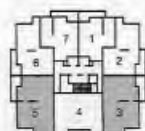
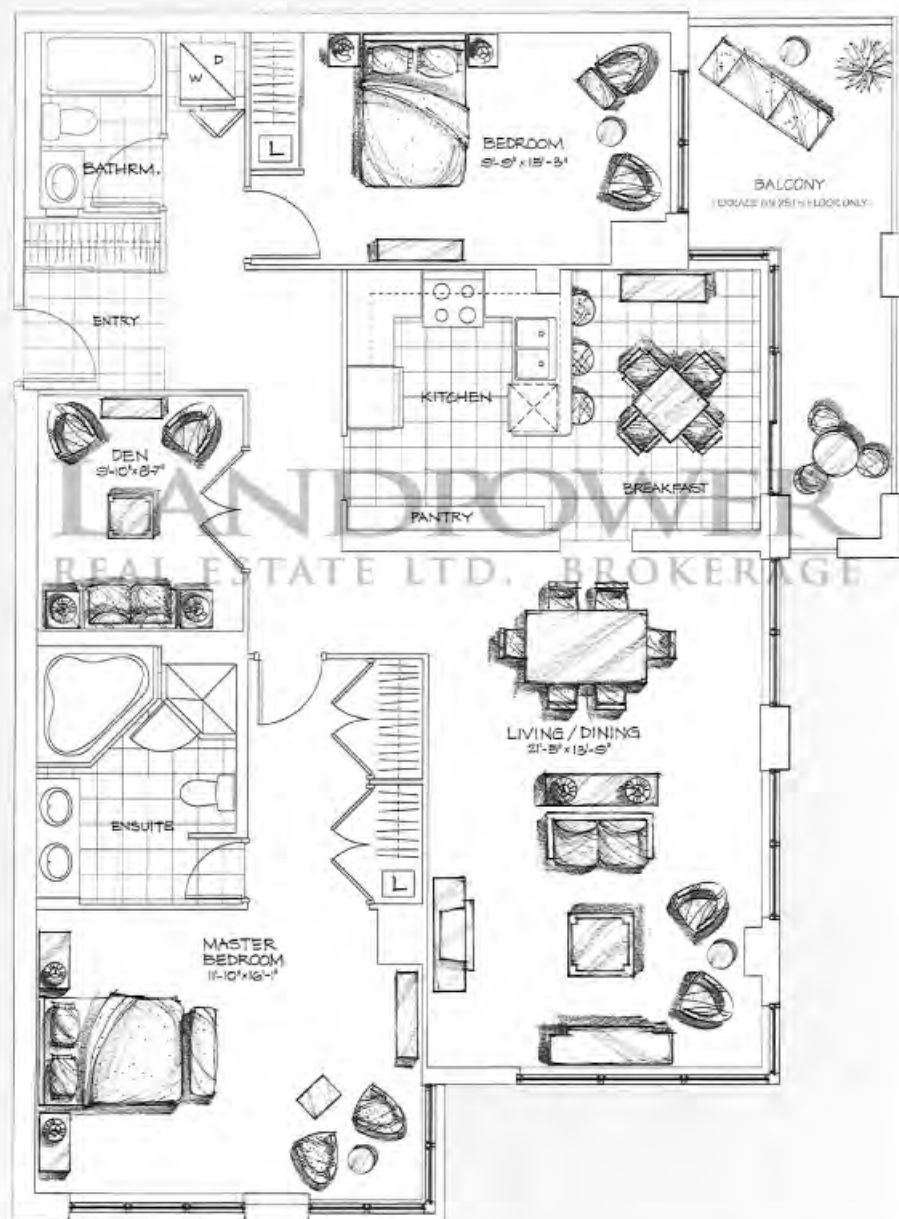
25th - 28th floors

All areas and stated room dimensions are approximate. Floor area measured in accordance with ONIWP bulletin #22. Actual living area will vary from floor area stated.



On Bayview

the
GRAND
penthouse suite 2D 1450 sq. ft.



25th - 28th floors

All areas and stated room dimensions are approximate. Floor area measured in accordance with ONHWP bulletin #22. Actual living area will vary from floor area stated.

CONDOMINIUMS
EMPIRE
AT NY TOWERS
On Bayview



On Bayview

N.Y. TOWERS TOWN HOMES

NY Towers is now introducing unique New York Loft Town homes to what will already be one of the most exclusive residential neighbourhoods in Toronto with restaurants, fabulous shopping and upscale lifestyle and the subway just a few steps away.

CHRYSLER EAST & WEST TOWER

P R E V I E W P R I C I N G

(Subject to Availability)

MODEL	TYPE	APPROXIMATE SUITE SIZE	PRICED FROM
The Rochelle	Two Bedroom	1281 sq.ft.	\$349,900
The Gotham	Two Bedroom	1348 sq.ft.	\$339,900
The Greenwich	Three Bedroom	1610 sq.ft.	\$399,900

LANDPOWER
REAL ESTATE LTD. BROKERAGE

TOWN HOME FEATURES

Spectacular floor plans, some with private terraces, six brand name appliances, gas-burning fireplace with marble and wood surround, designer kitchens with granite counter tops, luxurious marble flooring in foyer and bathrooms, soaring 17 foot ceiling and private elevator option

Building Features

Elegantly designed lobby, 24 hour concierge. A European- style spa, virtual golf, indoor pool, multipurpose room with kitchen, equipped fitness facility and even putting green. Smart wiring for high-speed internet access. Plus billiards and library. Two guest suites and Superintendent suite. One parking space and one personal storage locker included

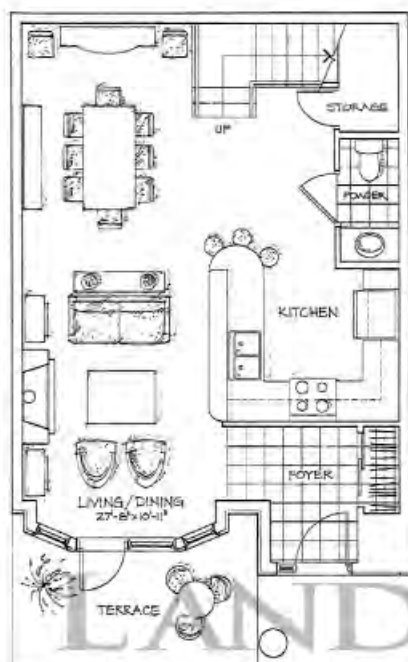
Deposit Structure \$2,000 with offer	Maintenance Approximately \$0.35 per square foot
Balance of 5% in 30 days 5% in 60 days 5% in 90 days 5% in 120 days	Taxes Estimated at approximately 1.25% of Purchase Price
Occupancy January, 2003	Locker Included in Purchase Price
Prices include G.S.T.*	Parking Included in Purchase Price

All prices, figures and materials are preliminary and are subject to change without notice to, & O. E. Actual usable floor space may vary from the stated floor area. *See Sales Representative for details.

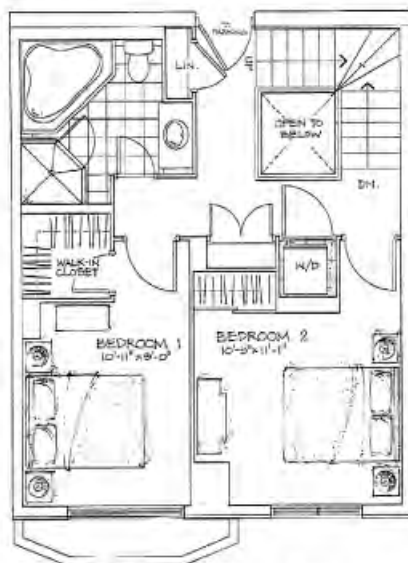
The Greenwich

townhome unit 2B1- 1627 Sq. Ft.

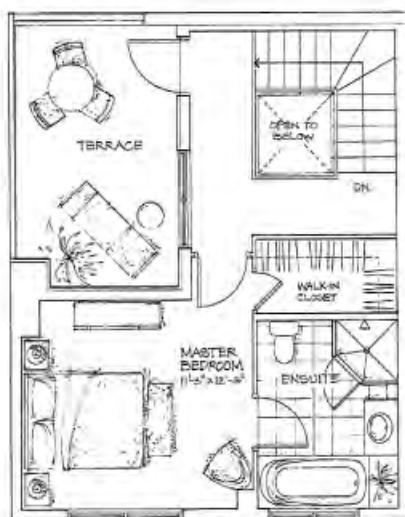
terrace area 305 sq. ft. | total living space 1932 sq. ft.



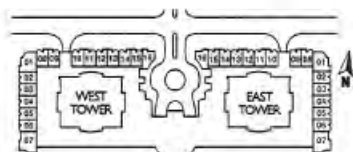
Townhome unit 2B1 main



Townhome unit 2B1 second floor



Townhome unit 2B1 third floor



ground floor townhome
Chrysler East & West

All areas and stated room dimensions are approximate.
Floor area measured in accordance with ONRHP bulletin 822. Actual living area will vary from floor area stated.

New
TOWNHOMES
York

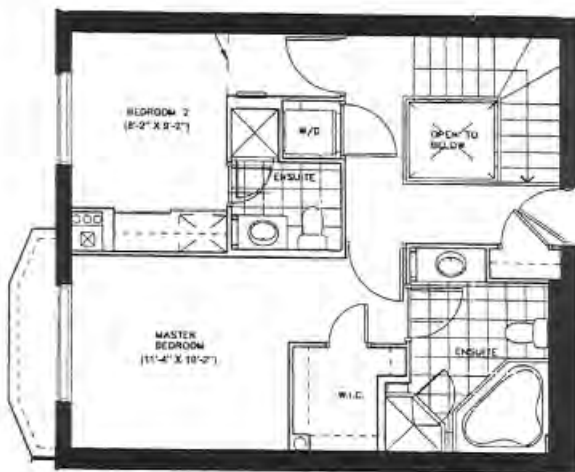


The Rochelle 1,300 sq. ft.

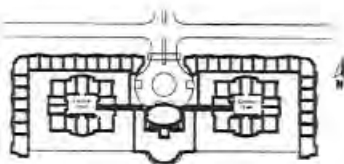
Welcome to The Rochelle, a two-bedroom townhome with 2 1/2 bathrooms, 9 foot main floor ceiling height, open concept kitchen complete with breakfast bar, living/dining room with walk out to terrace, master bedroom luxury ensuite, second floor laundry and indoor parking conveniently located steps from the back door.



Ground Floor



Second Floor



All features and finishes in this home are standard with the exception of a few luxury upgrades, which include:

- mirrored closet sliders in the front foyer and bedroom two
- upgraded ceramic tile backsplash in kitchen installed on 45 degree angle
- upgraded vanity cabinetry in powder room and bedroom two ensuite
- listello tub border in master bedroom

Please note that all paint finishes, including walnut stain on floors, pickets and rails, and all track lighting are designer finishes and are not included in the purchase price.

Daniels
love where you live™

EQUIVEST
CAPITAL GROUP

Note: All areas and stated room dimensions are approximate. Floor area measured in accordance with ONHWP Bulletin #23. Actual living area will vary from floor area stated.

Daniels
love where you live™



Co-Developed By:
EQUIVEST
CAPITAL GROUP

On Bayview
LANDPOWER
REAL ESTATE LTD. BROKERAGE