



AGE

menkes

FABRIK

FABRIK LOCATION - TION



A multicultural mélange of cafés, bistros, pubs and fine food emporiums line the neighbourhood streets.

The shopping never stops with Spadina, Kensington Market and Chinatown right there. The city never sleeps with the hottest nightclubs, bars and fashionable lounges nearby. The rich texture of the city weaves itself into your life, embracing you with its wide-eyed vitality.



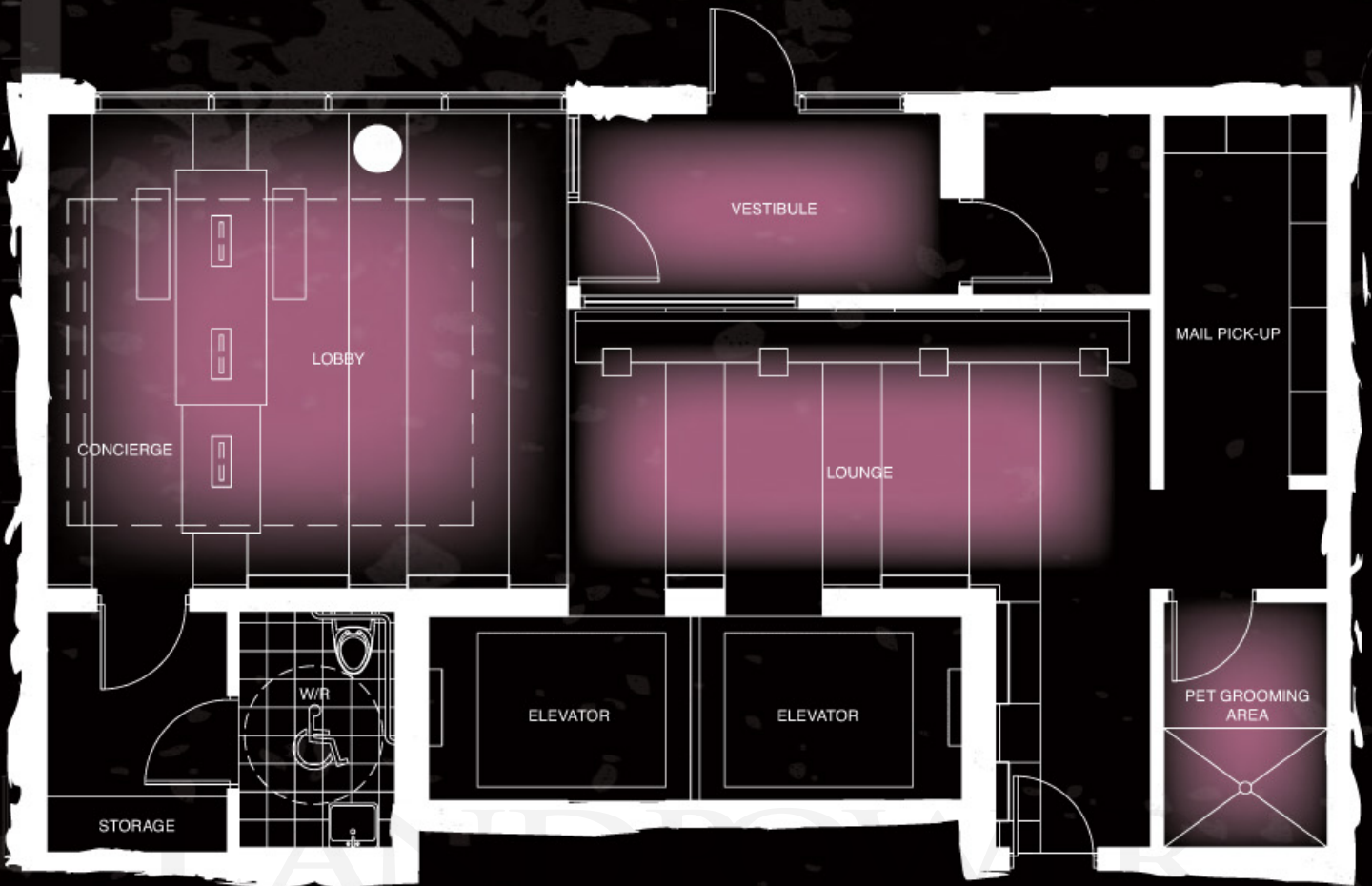
FABRIK

AMENITIES





RICHMOND STREET WEST



STREET LEVEL AMENITIES

ENTRANCE – An elegantly modern front entrance of gleaming glass says you've arrived. Step in with style.

LOBBY – A sophisticated lobby and lounge area with soaring ceilings, expansive windows and a friendly concierge welcomes you home.

ON-SITE PET SPA – Keep your four-legged friends looking their best. Pop into our grooming area to conveniently brush and bathe your furry pets.





2ND FLOOR AMENITIES

BOARDROOM – When business is the order of the day, meet in the comfortable refinement of our private boardroom.

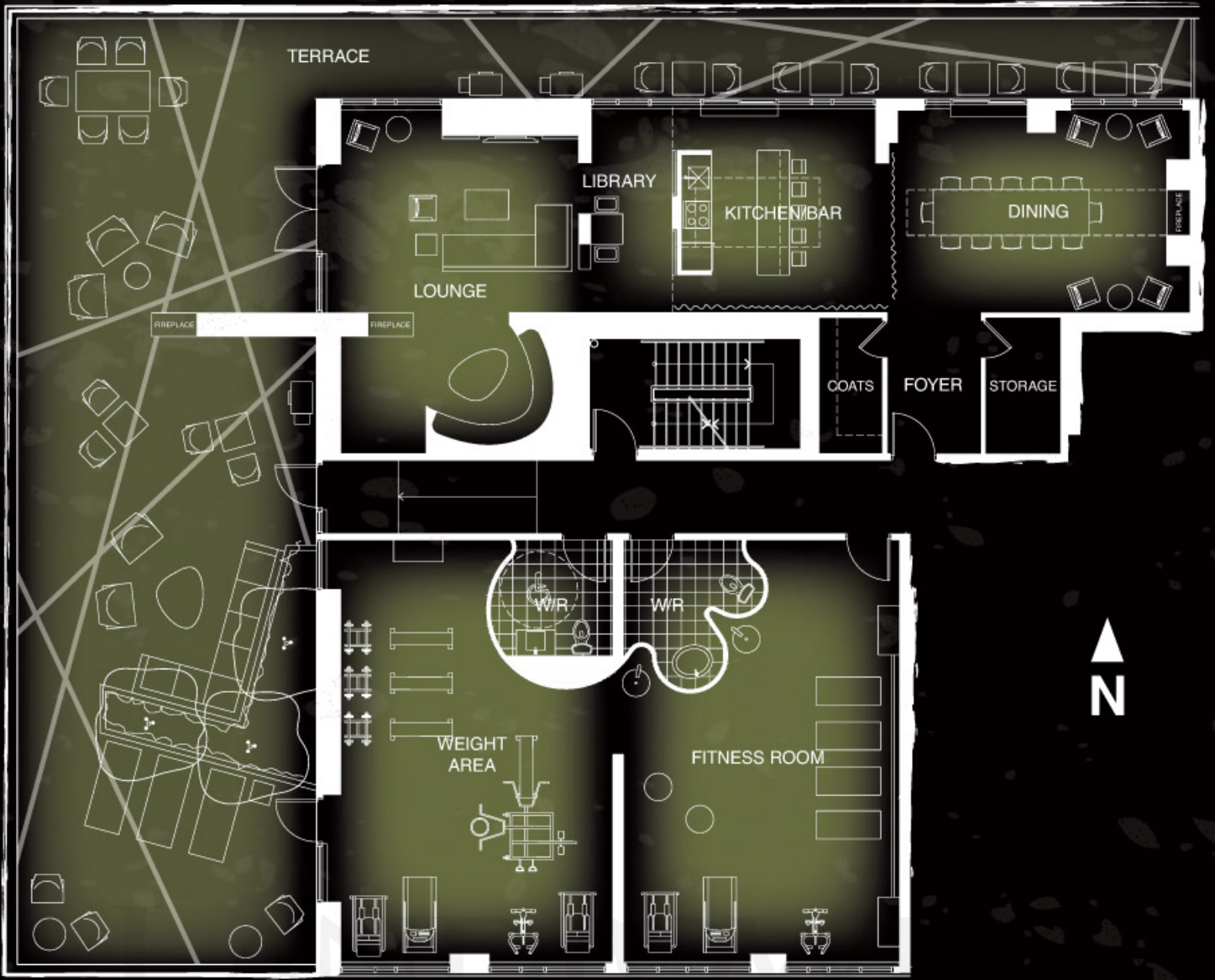
GAMES ROOM – Life is all fun and games in our games room with pool tables and poker tables. The games room conveniently opens up to an inviting outdoor terrace with lounge seating.

SCREENING ROOM – Box-office blockbuster or the big game. You and your friends will have the best seats in the house in our Hollywood-style screening room.

GUEST SUITE – A luxurious, hotel-style suite lets your guests experience all the fashion and flare that is life at FABRIK.



Lounge



11TH FLOOR LEVEL AMENITIES

PARTY ROOM – Host it and they will come. This versatile space includes a catering kitchen, bar, lounge, double-sided gas fireplace and walk-out to the beautiful outdoor terrace.

DINING ROOM – A cozy dining room with fireplace can be closed off separately for private functions and intimate dinner parties.

FITNESS ROOM – Separate cardio, stretching and weight areas with floor-to-ceiling mirrors reflect the rewards of getting ripped.

TERRACE – Step out onto the spacious outdoor terrace with double-sided gas fireplace and BBQ cooking area. Lounge in style on the 11th floor sundeck as you take in spectacular views of the city below.



Terrace

FABRIK VIEW



Where it is.



FABRIK

The Fabrik Collection

MODEL	FLOOR	TYPE	APPROX SUITE SIZE (SF)	EXPOSURE	PRICES FROM:	SPECIAL PREVIEW PRICESFROM:
Barton	2	Studio	502	North	\$312,990	\$308,990
Wellington	2	1 Bedroom + Den	639	South	\$399,990	\$395,990
Portland	2	2 Bedroom	672	South	\$419,990	\$413,990
Bloor	2, 3 - 10	1 Bedroom	516	North	\$320,990	\$316,990
Richmond	2, 3 - 10	1 Bedroom + Den	538	North	\$330,990	\$326,990
Camden	3 - 10	1 Bedroom + Den	538	North	\$333,990	\$329,990
Avenue	3 - 10	1 Bedroom + Den	549	North	\$337,990	\$333,990
Brant	3 - 10	1 Bedroom + Den	609	South	\$380,990	\$376,990
Augusta	3 - 10	1 Bedroom + Den	614	South	\$382,990	\$378,990
Widmer	3 - 10	2 Bedroom	614	South	\$389,990	\$383,990
Charlotte	3 - 10	2 Bedroom	639	South	\$402,990	\$396,990
Cameron	3 - 10	2 Bedroom	672	South	\$420,990	\$414,990
Crawford	3 - 10	2 Bedroom	769	North West	\$472,990	\$466,990
Morrison	3 - 10	2 Bedroom	774	North East	\$474,990	\$468,990
Sullivan	3 - 10	2 Bedroom	790	South West	\$490,990	\$484,990
Adelaide	3 - 10	2 Bedroom	791	South East	\$495,990	\$489,990
St. James	2, 3 - 10	2 Bedroom + Den	825	North	\$501,990	\$495,990
St. James	2, 3 - 10	3 Bedroom	825	North	\$505,990	\$499,990

(Subject to availability). Premiums apply to floors, views and ceiling heights**.

Suite Features

All suites will feature 9-ft ceilings in principal rooms; laminate wood flooring in foyer, living room, dining room, kitchen and den. Beautifully appointed kitchens with quartz counter tops and a choice of ceramic, porcelain or glass tile backsplash; six (6) brand name European-style appliances, including built-in Energy Star fridge with custom panel front matching kitchen cabinetry, self-cleaning, slide-in stainless steel range with glass cooktop, built-in Energy Star dishwasher with custom panel front matching kitchen cabinetry, stainless steel microwave oven, Integrated exhaust fan built into kitchen cabinetry and stacked Energy Star washer and dryer. Hotel-inspired master ensuite/main bath consists of a custom designed vanity with cultured marble vanity top with integrated sink basin and porcelain or ceramic tile flooring.

Building Features

Designed by Giannone Petricone Architects, Fabrik will be a stunning 16-storey building at the corner of Richmond & Spadina Rd. The fabulous amenities at Fabrik will include a welcoming lobby with a visitor seating lounge, 8-hour concierge, fully-equipped gym with separate cardio & weight areas, multi-purpose event room with catering kitchen, bar, lounge seating with a walkout to a spacious outdoor terrace with seating, double-sided gas fireplace, BBQ facilities and sundeck on the 11th floor. Hollywood style screening room and a games room with a walk-out to an outdoor terrace with lounge seating on the 2nd Floor. An on-site pet spa and a luxurious hotel-styled guest suite complete the lifestyle at Fabrik.

<p>Deposit Structure \$5,000 with Agreement Balance to 5% in 30 days 5% in 90 days 5% in 180 days 5% in 365 days</p> <p>Parking \$42,000 per parking spot (only available with units priced at \$417,990 and up)</p>	<p>Maintenance \$0.55 cents per square foot Hydro metered separately</p> <p>Taxes Estimated at approximately 1% of purchase price.</p> <p>All prices quoted include H.S.T.</p> <p>Tentative Occupancy Date: July 2015</p>
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The Fabrik Collection

MODEL	FLOOR	TYPE	APPROX SUITE SIZE (SF)	EXPOSURE	PRICES FROM:	SPECIAL PREVIEW PRICES FROM:
Shuter	12 & 14	Studio	424	North	\$269,990	\$265,990
Elm	12 & 14	1 Bedroom + Den	574	South	\$366,990	\$362,990
Mercer	12 & 14	1 Bedroom + Den	579	South	\$368,990	\$364,990
Glasgow	12 & 14	1 Bedroom + Den	605	South	\$383,990	\$379,990
Rosedale	12 & 14	1 Bedroom + Den	607	North	\$381,990	\$377,990
Gerrard	12 & 14	1 Bedroom + Den	637	North East	\$402,990	\$398,990
Beverley	12 & 14	1 Bedroom + Den	647	South	\$409,990	\$405,990
Ross	12 & 14	2 Bedroom	657	South West	\$421,990	\$415,990
Brunswick	12 & 14	2 Bedroom	685	North West	\$439,990	\$433,990
Croft	12 & 14	2 Bedroom	698	North	\$445,990	\$439,990
Cayley	12 & 14	2 Bedroom	741	South East	\$478,990	\$472,990

(Subject to availability). Premiums apply to floors, views and ceiling heights**.

Suite Features

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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.**Please see a Sales Representative for details.

Suite features are available as per plan from Vendor's samples. January 31, 2012
Exclusive Listing: Milborne Real Estate Inc, Brokerage. Brokers Protected.

MENKES CONDO CENTRE
770 Bay Street, Toronto

Phone Number: 416.591.7700 Fax Number: 416.591.9779



www.menkes.com

FABRIK

EXCLUSIVE VIP BROKER SALES EVENT

January 31, 2012

CLIENT INCENTIVES

**\$ 4,000 off Studios,
1-Bedrooms & 1-Bedroom + Dens**

**\$6,000 off 2-Bedrooms,
2-Bedroom + Dens & 3-Bedrooms**

**Development Charges / Levies
Capped at \$2,500**

**Connection / Meter Charges
Capped at \$875**

Special \$2,000 Assignment Clause

FABRIK SALES TEAM

Phone Number: 416-591-7700 Email: FABRIK@menkes.com

Hours of Operation: Mon. to Thurs. 12pm-6pm, Fridays Closed, Sat. & Sun. 12pm-5pm

Terms and Conditions of Offer are subject to change without prior notice. E.&O.E.



www.menkes.com

FABRIK

EXCLUSIVE VIP BROKER SALES EVENT

January 31, 2012

PROCEDURE FOR BUYING

EMAIL fabrik@menkes.com or FAX the completed Suite Request Form, along with a copy of each Purchaser's photo I.D. to our Sales Office at **416-591-9779**, where they will be numbered, dated and time stamped as received.

All worksheets must be received by: **February 8th at 5pm.**

Once the suites are allocated you will be contacted by one of our Sales Representatives to set up an appointment. You must accompany your client into the Menkes Condo Centre, 770 Bay St. on the date and time of their appointment in order to verify Buyer Representation. Appointment times are as follows:

February 11, 2012 (Saturday) 10am - 5pm
February 12, 2012 (Sunday) 10am - 5pm

Every Purchaser must have a valid photo I.D. and S.I.N. number (if applicable) presented at the time of contract writing.

An initial deposit cheque in the amount of **\$5,000.00CAD**, along with **ALL POST-DATED CHEQUES** must be presented at time of purchase, made payable to **Fraser Milner Casgrain LLP in Trust**

A Mortgage Pre-Approval (minimum amount of 80% of the Total Purchase Price) must be received within the 10 days cooling off period.

The Agreement of Purchase and Sale will be prepared in advance of the appointment. Please ensure the Suite Request Form is **accurately and legibly** completed as any errors or missing information will result in lengthy waits for your client and yourself.

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

Thank you for your cooperation.

FABRIK SALES TEAM

Phone Number: 416-591-7700 Email: FABRIK@menkes.com

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FABRIK

FABRIK FINISHES

Perfection is in the details. Discover a new texture for life. Unique features and finishes. Fashioned to fit your passion.

Building Features & Amenities

- Stylish 16-storey glass and pre-cast building
- Welcoming lobby with visitor seating lounge
- Daily 8-hour Concierge
- Multi-purpose event room with catering kitchen, bar, lounge seating, double-sided gas fireplace and walk-out to outdoor terrace.
- Adjacent dining room with fireplace that can be closed off separately for private functions.
- Games room with walk-out to private outdoor terrace with lounge seating on 2nd floor
- Spacious private landscaped outdoor terrace with seating, double-sided gas fireplace, BBQ facilities, and sundeck on the 11th floor, offering spectacular city views
- Fully-equipped gym with separate cardio and weight areas
- Hollywood style screening room
- On-site pet spa
- Management office and private boardroom
- One luxurious hotel-styled guest suite
- Two passenger elevators
- Convenient on-site bicycle storage

General Suite Finishes

- 9' ceilings in all Principal Rooms with lower bulkheads in some areas to accommodate mechanical and electrical distribution systems
- Ceiling heights are measured from the concrete floor slab to the underside of the finished ceilings above
- Full-height*, thermally-insulated energy efficient windows
- Awning-style operable windows
- Solid core security entry door with designer hardware
- Interior hollow core swing doors or barn-style sliding doors*
- Wood baseboards and coordinated door casings
- Laminate flooring** in foyer, living room, dining room, kitchen, den* and bedroom*
- Porcelain or ceramic tile flooring in bathroom**
- Ceramic tile flooring in laundry area
- Six (6) brand name appliances, including in-suite laundry with stacked Energy Star washer and dryer
- Individually controlled centralized heating and cooling comfort system

Kitchen

- Unique custom-designed kitchen cabinetry** by Giannone Petricone Associates
- Quartz countertop** with ceramic**, porcelain** or glass** tile backsplash
- Stainless steel under-mounted sink with single lever pull-out spray faucet
- European-style appliances, including:
 - Built-in Energy Star refrigerator with custom panel front matching kitchen cabinetry
 - Self-cleaning, slide-in stainless steel range with glass cooktop
 - Built-in Energy Star dishwasher with custom panel front matching kitchen cabinetry
 - Stainless steel microwave oven
 - Integrated exhaust fan built into kitchen cabinetry
- Designer selected pendant lighting and decorative track lighting

Master Ensuite / Main Bathroom

- Custom-designed vanity** by Giannone Petricone Associates with cultured marble vanity top**, integrated sink basin and single lever faucet
- Full width vanity mirror
- Soaker tub or shower*
- Chrome-trimmed clear glass shower door*
- Full height ceramic wall tiles** in tub / shower enclosure
- Temperature-controlled pressure balance shower faucet
- Designer selected white plumbing fixtures

- Wall mounted decorative light fixture
- Separate vapour resistant ceiling light in shower*
- Exhaust fan vented to exterior

Second Bathroom

- Custom-designed vanity** By Giannone Petricone Associates with cultured marble vanity top**, integrated sink basin and single lever faucet
- Full width vanity mirror
- Shower with chrome-trimmed clear glass door
- Full height ceramic wall tiles** in shower enclosure
- Designer selected white plumbing fixtures
- Temperature-controlled pressure balance shower faucet
- Wall mounted decorative light fixture
- Separate vapour resistant ceiling light in shower
- Exhaust fan vented to exterior

In-Suite Laundry

- 24" front-loading Energy Star washer and dryer

Life Safety and Monitoring Systems

- Concierge monitoring system includes strategically placed surveillance cameras and two-way voice communication stations with call buttons in common areas and garage
- Personally coded suite intrusion alarm system, with suite door contact and keypad connected to Concierge desk for the ultimate in security
- Personal remote panic alarm on key chain for use in garage
- Controlled access to the amenity area floors
- Hardwired in-suite smoke detectors
- In-suite sprinkler system

Electrical and Multi-Media Features

- Individual service panel with circuit breakers
- Pre-wired for cable T.V. and telephone
- White Decora designer series receptacles and switches throughout
- Distinctive ceiling fixture in foyer, kitchen, den* and hallways*
- Capped ceiling outlet in dining room*

Green Features

Suites

- Individual hydro meters for separate hydro billing and resident control over hydro consumption
- Individually controlled centralized heating and cooling system for resident control over energy consumption
- Energy saving construction materials, including superior wall insulation and double-glazed windows
- Low VOC (Volatile Organic Compound) paints and adhesives
- High pressure, low flow showerheads, faucets and dual flush toilets for water efficiency in bathrooms
- Premium quality Energy Star appliances, including
 - front-loading washing machine designed to conserve water and detergent
 - refrigerator
 - dishwasher

Community

- Green roof system with stormwater management to reduce the urban heat island effect
- Energy efficient lighting in common areas, including motion sensors to reduce electricity use
- Timed carbon monoxide monitoring in parking garages to increase efficiency of fans used for fresh air distribution
- Convenient building facilities for sorting household recyclables
- On-site car sharing program
- Easily accessible and secure bicycle parking areas

* As per plan. ** Colours and/or materials to be selected from Vendor's standard sample packages. Principle Rooms consist of the Living Room, Dining Room, Den* and Bedroom. Specifications are subject to change without notice. All room measurements and sizes are approximate. Builder may substitute materials for those provided in the plans and specifications provided such materials are of quality equal to or better than the material provided for in the plans and specifications. Decorative and upgraded items displayed in furnished model suites and sales office are for display purposes only and are not included in the purchase price. E. & O. E.



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FABRIK

VIP BROKER SUITE REQUEST SUITE REQUEST DEADLINE FEBRUARY 8, 2012

EMAIL: Fabrik@menkes.com

FAX: 416-591-9779

DATE: _____

	Select Model:	Select Floor Range:	View/Exposure: N, S, E, W
1st Choice:			
2nd Choice:			
3rd Choice:			
PARKING:	YES / NO \$42,000		
PURCHASER INFORMATION:			
PURCHASER 1:		PURCHASER 2:	
FIRST NAME	LAST NAME	FIRST NAME	LAST NAME
SIN #		SIN #	
DOB (MM/DD/YY)		DOB (MM/DD/YY)	
ADDRESS	SUITE #	ADDRESS	SUITE #
CITY	PROVINCE	CITY	PROVINCE
POSTAL CODE		POSTAL CODE	
HOME: _____		HOME: _____	
OFFICE: _____		OFFICE: _____	
E-MAIL: _____		E-MAIL: _____	
OCCUPATION: _____		OCCUPATION: _____	
COOPERATING BROKER:		NOTES:	
<p>ATTACH A BUSINESS CARD (OR FILL OUT BELOW)</p> <p>Name: _____</p> <p>Brokerage: _____</p> <p>Address: _____</p> <p>Phone _____</p> <p>Fax _____</p> <p>Email _____</p>			

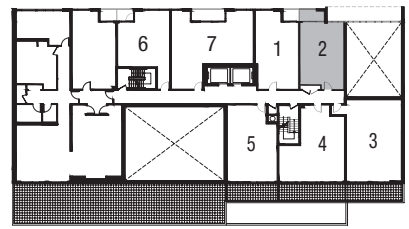
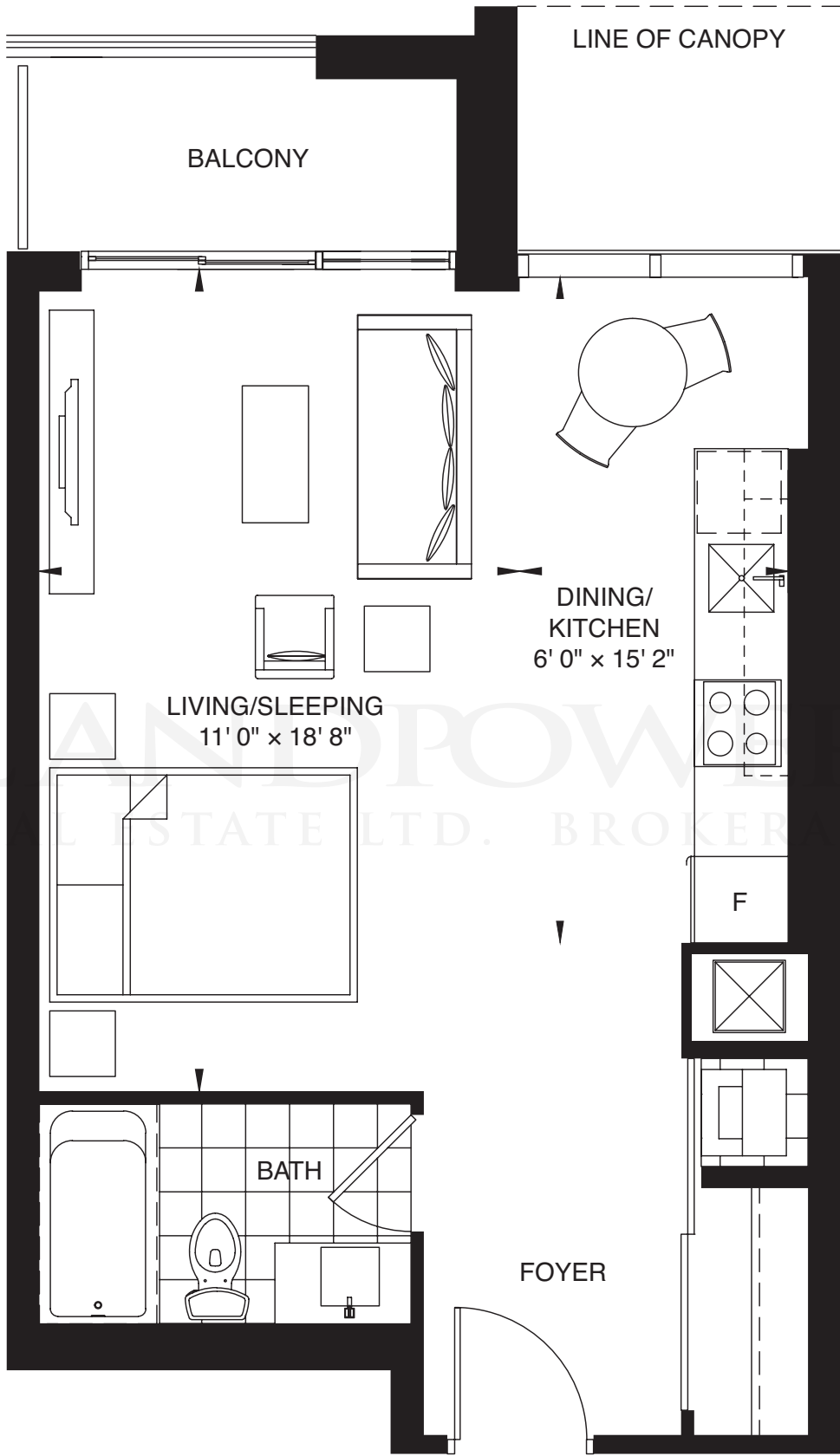
PLEASE MAKE CHEQUES PAYABLE TO:

Fraser Milner Casgrain LLP in Trust

Sales Office Use Only			
Date Received: _____	Time: _____	Sales Rep: _____	
Model: _____	Suite #: _____	Type: Studio, 1B, 1B+D, 2B, 2B+D, 3B	
Sale Price: \$ _____	Parking: Y / N	Parking Price \$ _____	

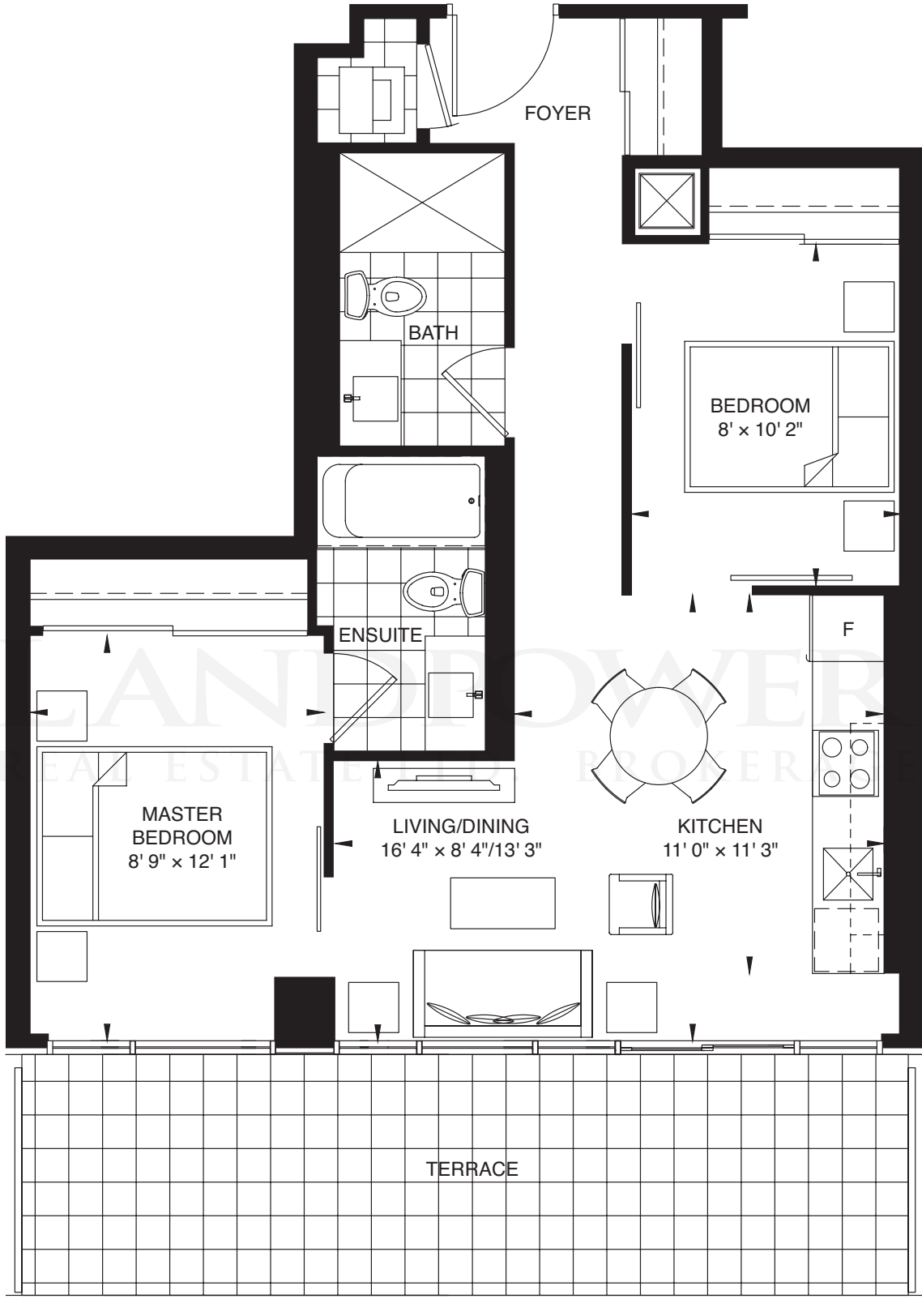


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2ND FLOOR



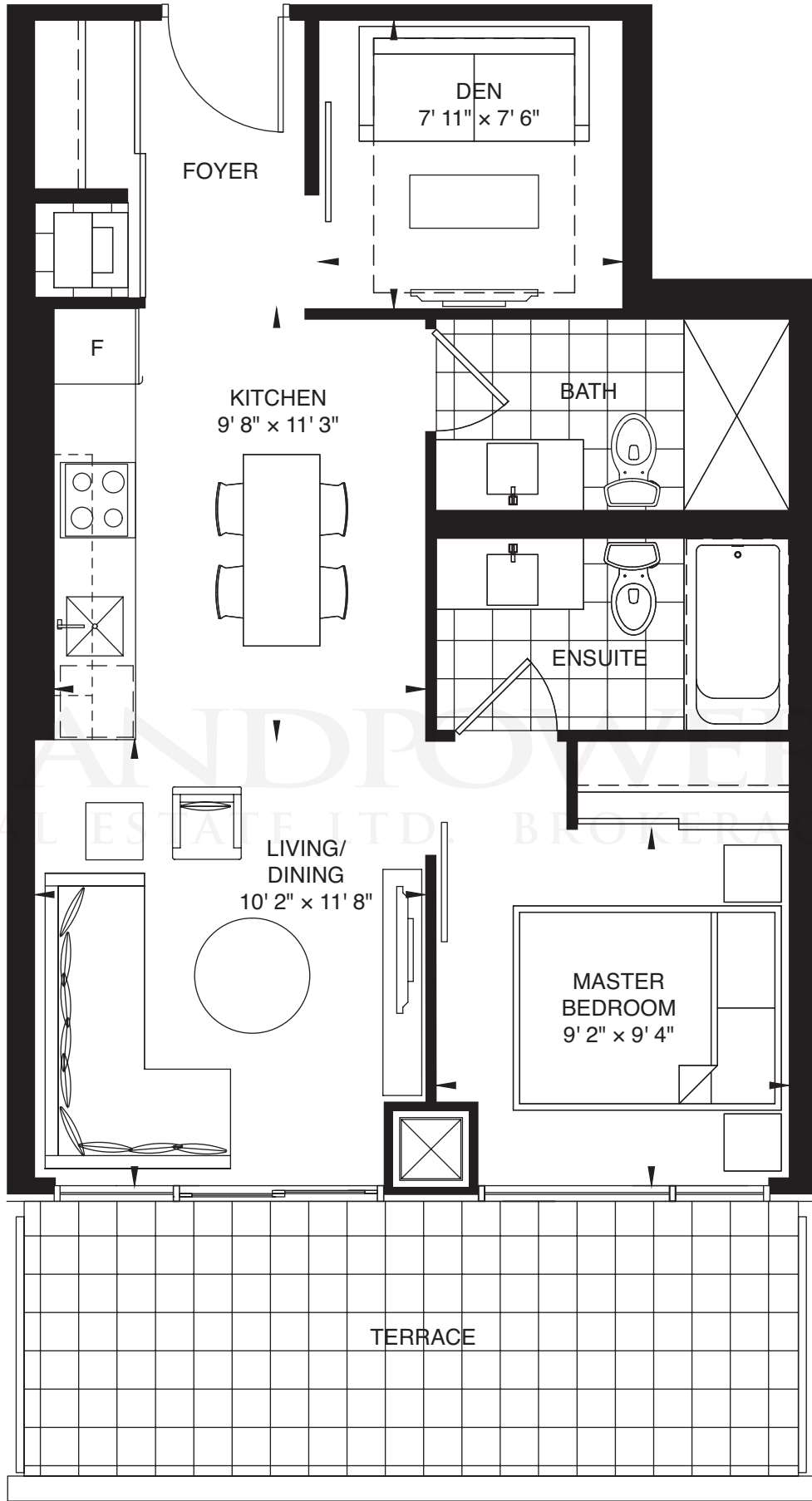


Prices and specifications subject to change without notice. E.&O.E. The dimensions shown on this plan are approximate only. Actual useable floor space within the unit may vary from any stated floor areas or dimensions on this plan. For more information on the method used for calculating the floor area of any unit, reference should be made to Builder Bulletin No. 22 published by Tarion.

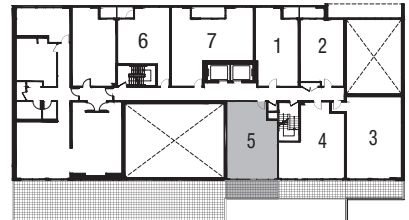


2ND FLOOR

639 sq.ft. | 1 Bedroom + Den



LANDPROVER
REAL ESTATE LTD BROKERAGE



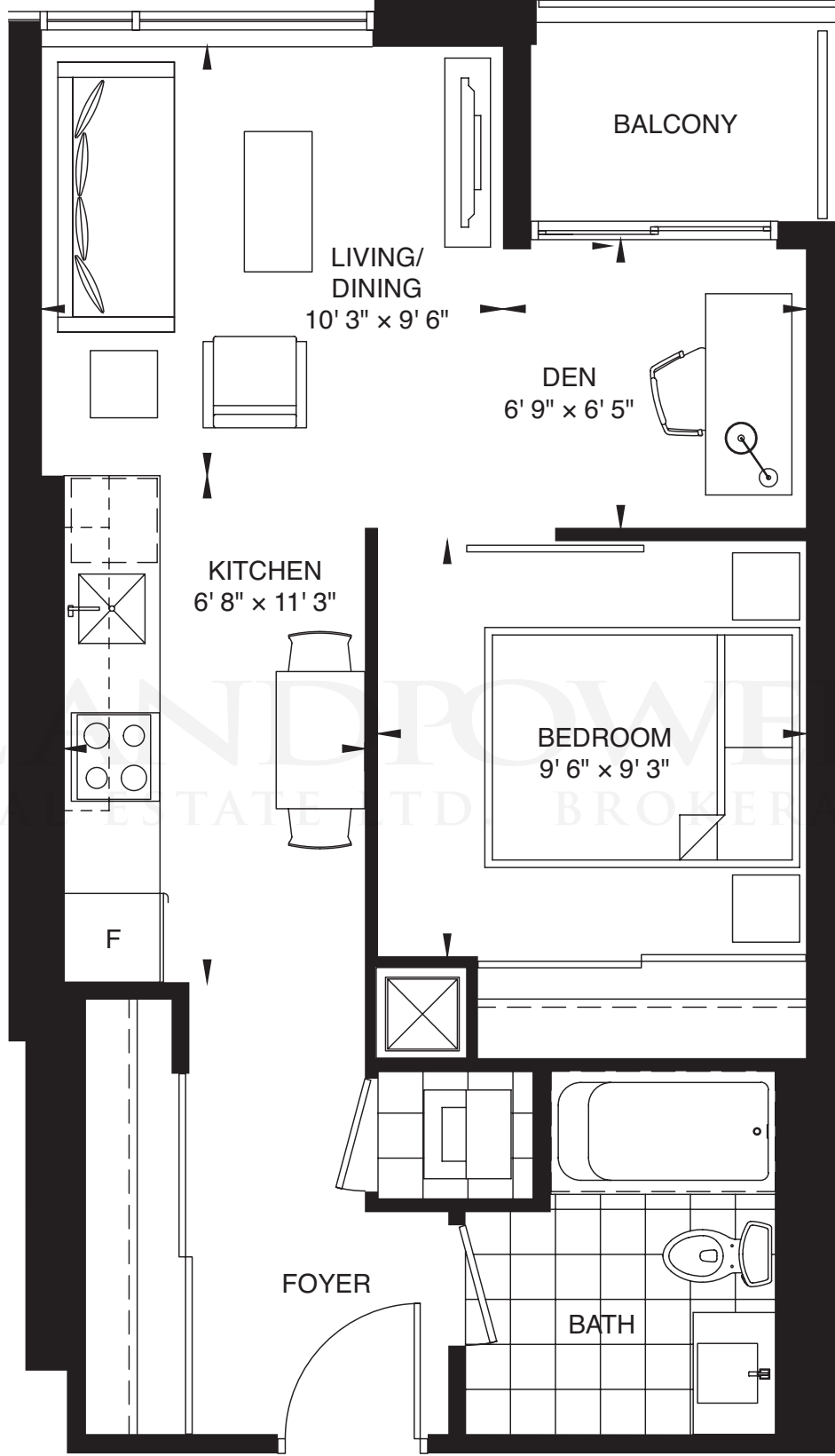
2ND FLOOR



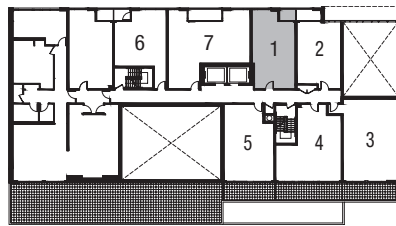
WELLINGTON

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538 sq.ft. | 1 Bedroom + Den



LANDPOWER REAL ESTATE LTD BROKERAGE



2ND FLOOR



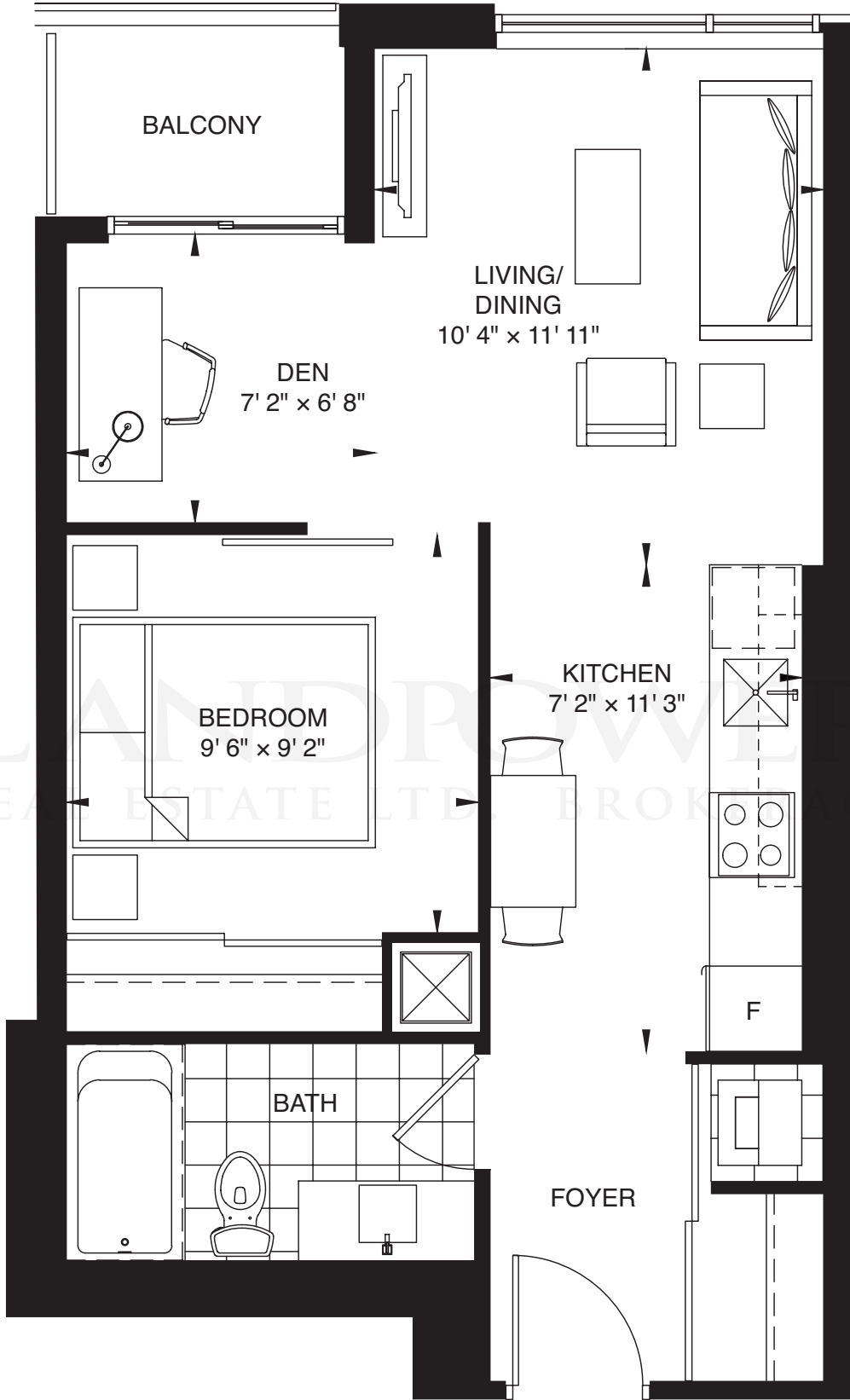
LOWER TYPICAL FLOOR



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RICHMOND

538 sq.ft. | 1 Bedroom + Den



LANDPOWER REAL ESTATE BROKER



LOWER TYPICAL FLOOR

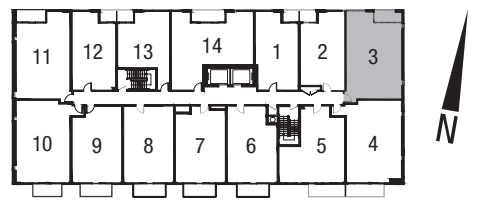


CAMDEN

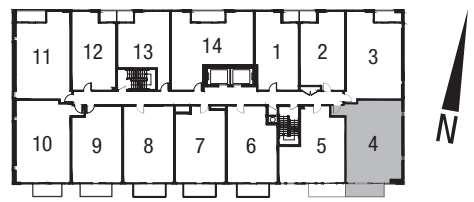
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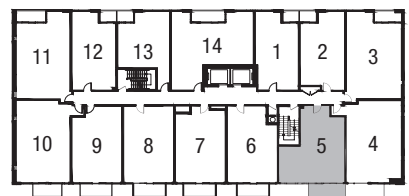
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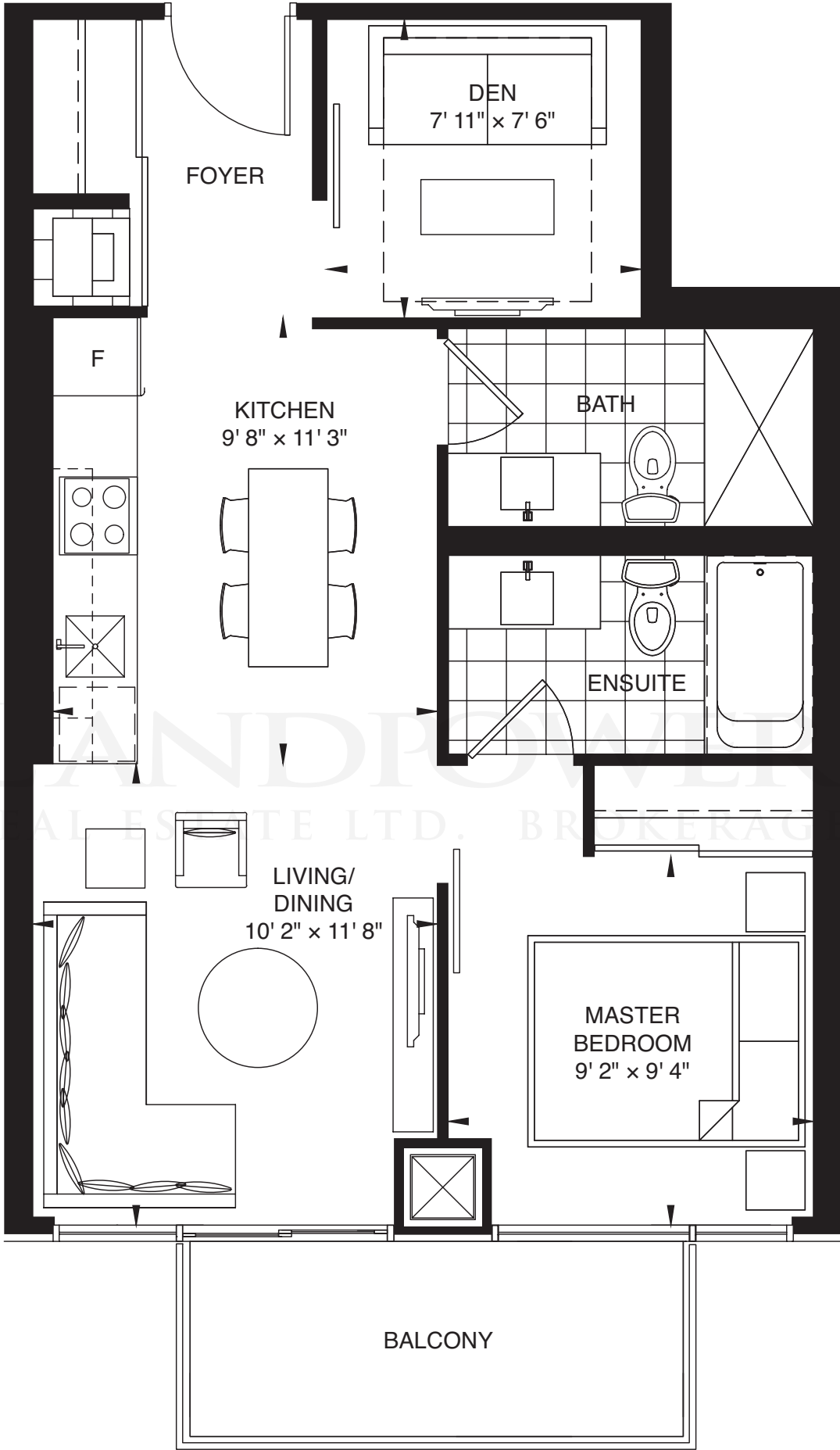


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LOWER TYPICAL FLOOR

614 sq.ft. | 1 Bedroom + Den



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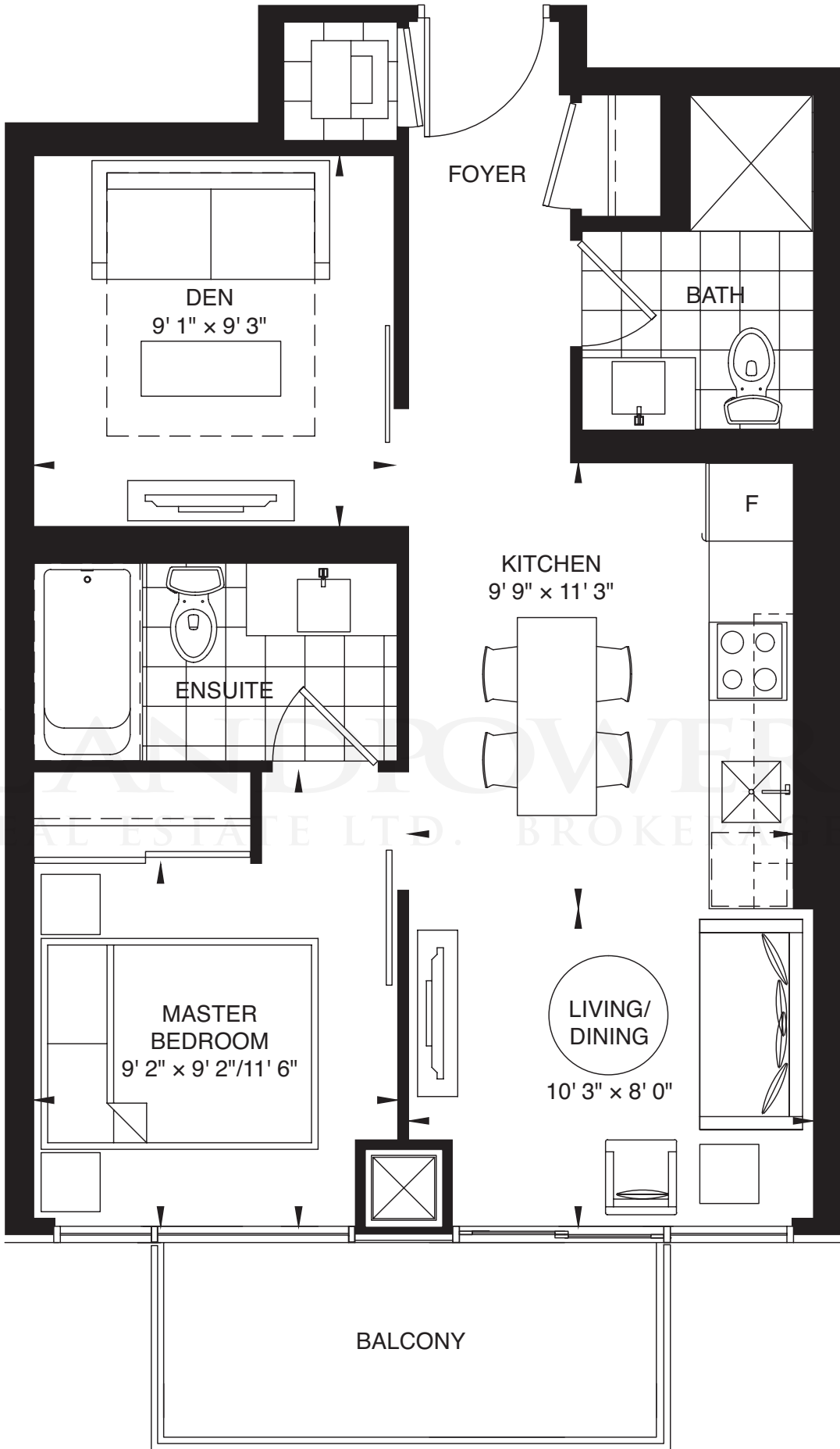
LOWER TYPICAL FLOOR



AUGUSTA

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609 sq.ft. | 1 Bedroom + Den



LANDPROVET REAL ESTATE LTD. BROKER

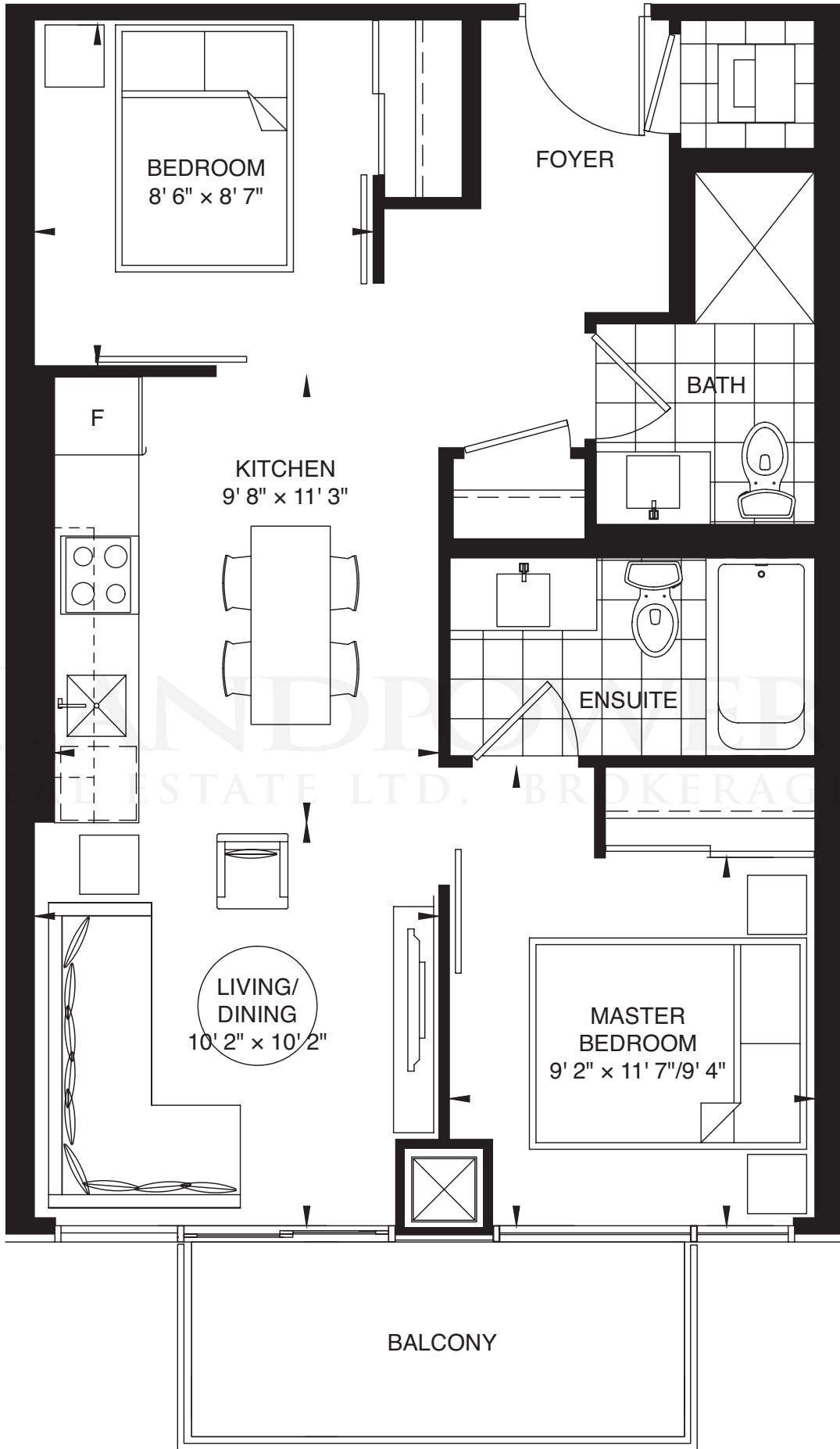


LOWER TYPICAL FLOOR



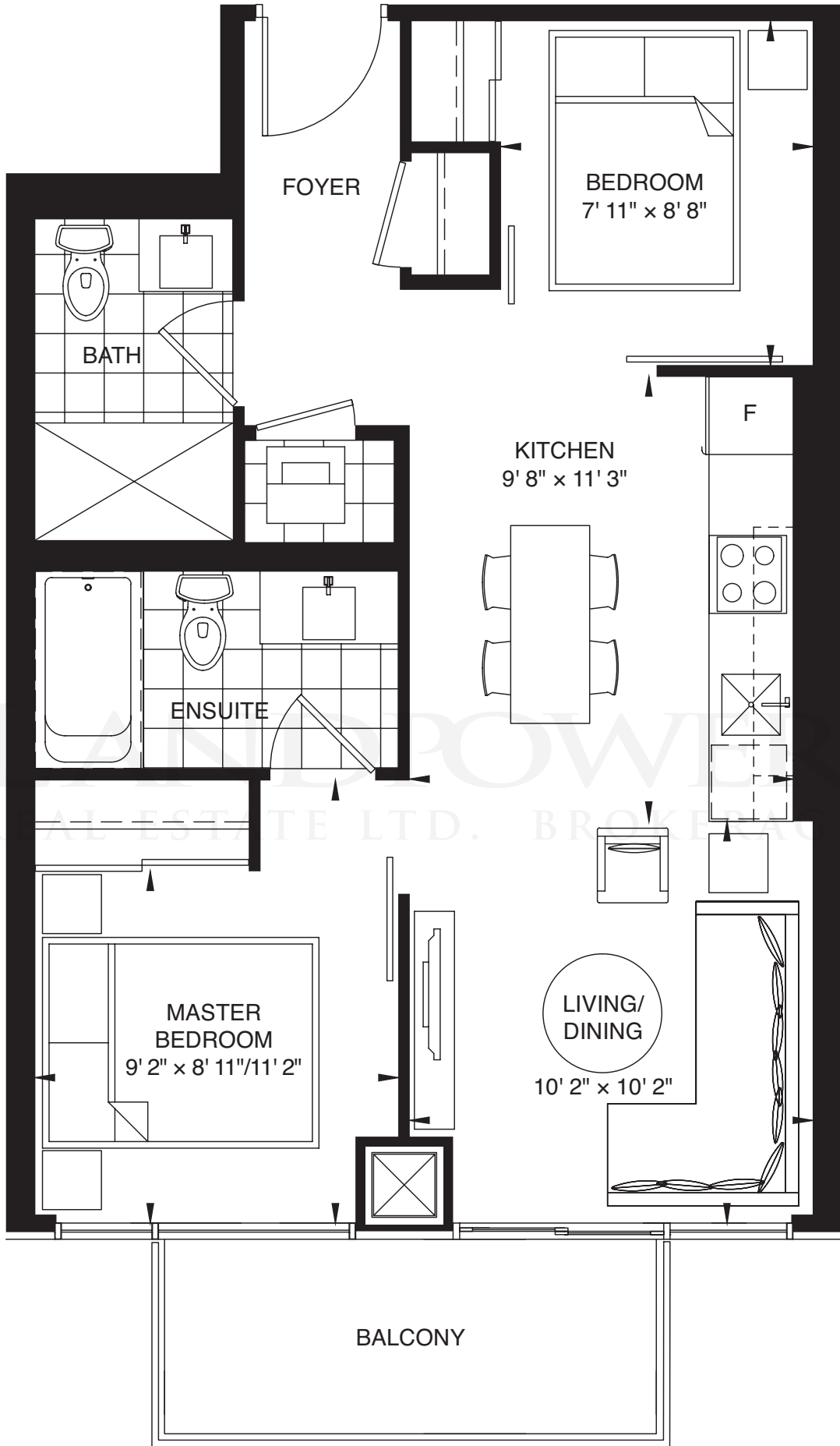
BRANT

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LOWER TYPICAL FLOOR

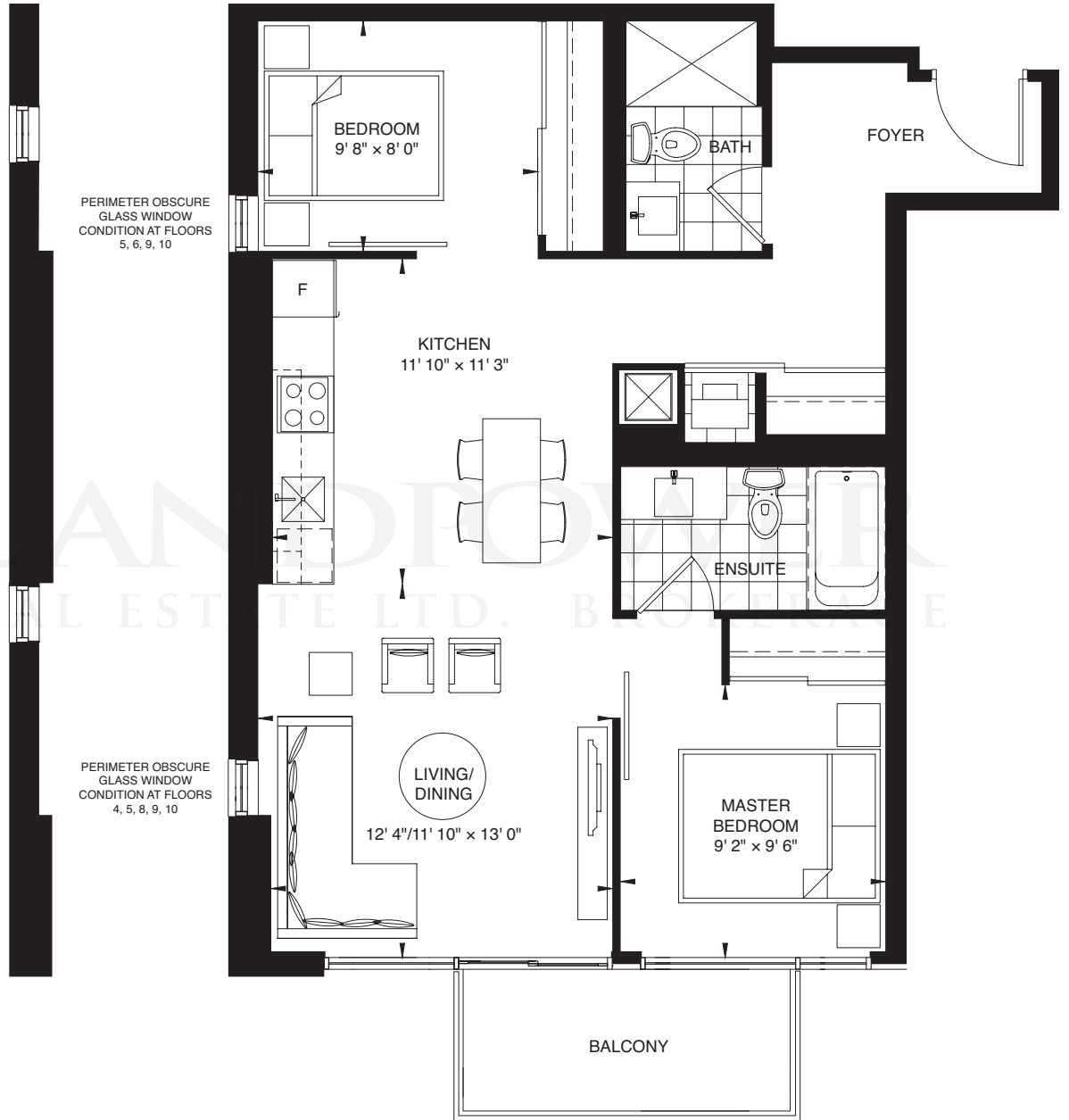
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PERIMETER OBSCURE
GLASS WINDOW
CONDITION AT FLOORS
3, 4, 7, 8

PERIMETER OBSCURE
GLASS WINDOW
CONDITION AT FLOORS
5, 6, 9, 10

PERIMETER OBSCURE
GLASS WINDOW
CONDITION AT FLOORS
3, 6, 7

PERIMETER OBSCURE
GLASS WINDOW
CONDITION AT FLOORS
4, 5, 8, 9, 10



LOWER TYPICAL FLOOR

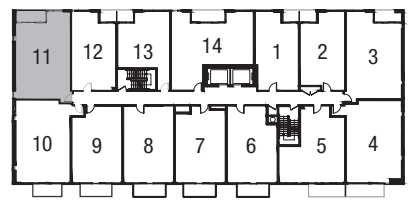
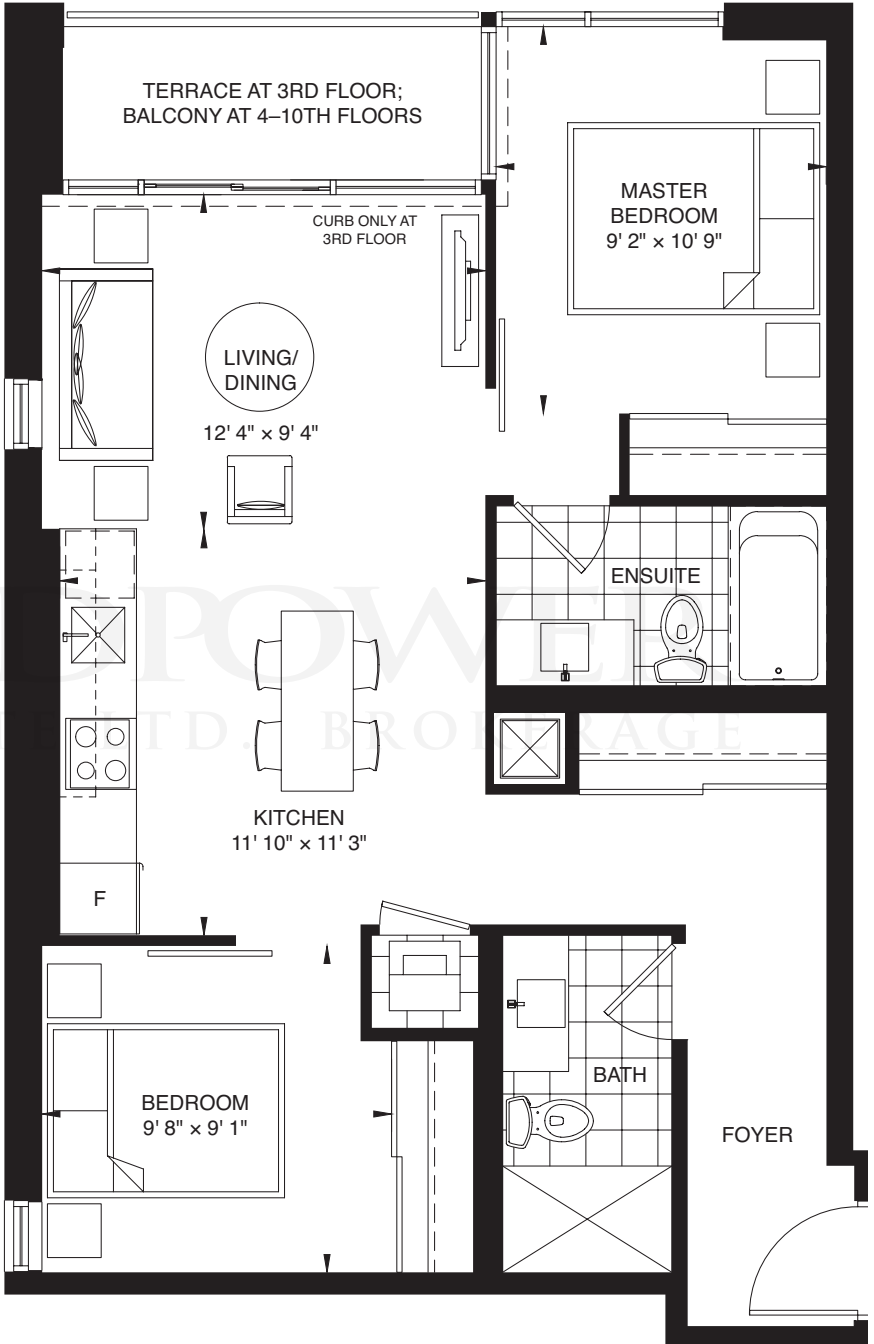


PERIMETER OBSCURE GLASS WINDOW CONDITION AT FLOORS 5, 6, 7, 8

PERIMETER OBSCURE GLASS WINDOW CONDITION AT FLOORS 3, 4, 9, 10

PERIMETER OBSCURE GLASS WINDOW CONDITION AT FLOORS 3, 6, 7

PERIMETER OBSCURE GLASS WINDOW CONDITION AT FLOORS 4, 5, 8, 9, 10

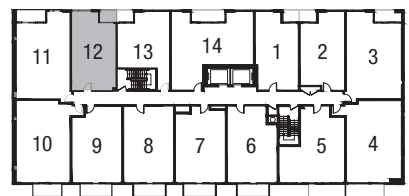
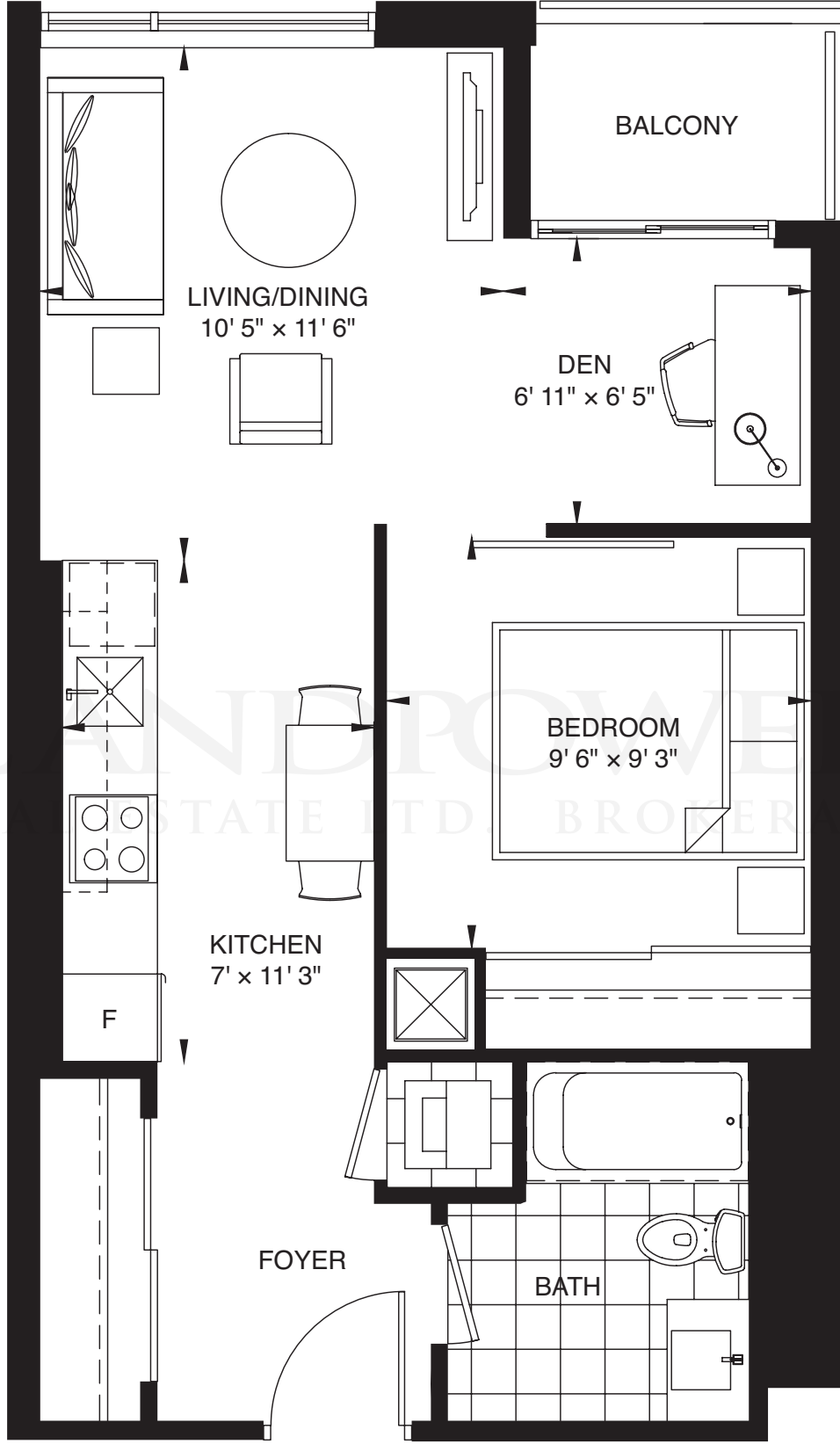


LOWER TYPICAL FLOOR



549 sq.ft. | 1 Bedroom + Den

AVENUE

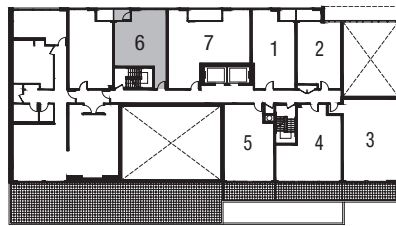
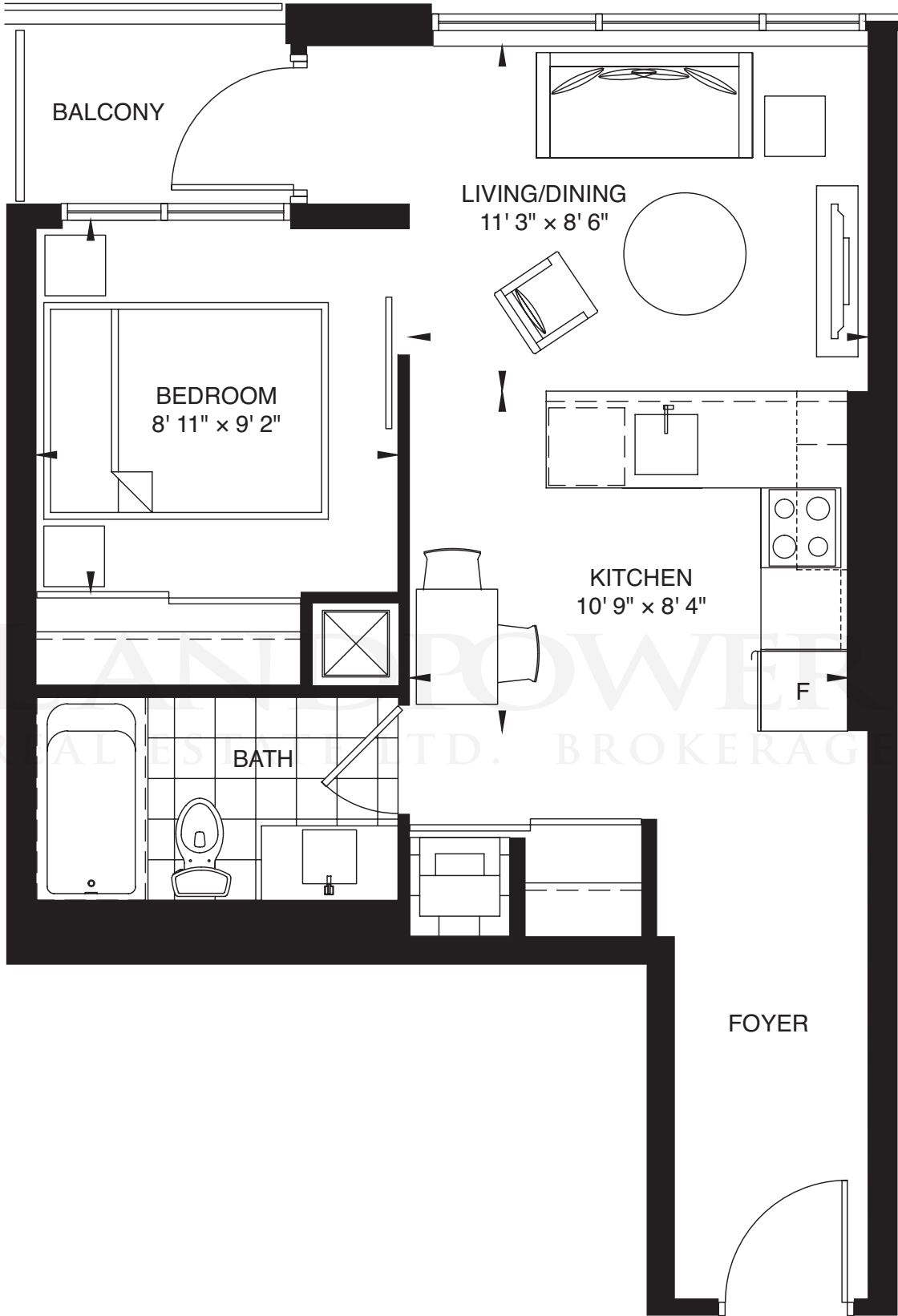


LOWER TYPICAL FLOOR



Prices and specifications subject to change without notice. E.&O.E. The dimensions shown on this plan are approximate only. Actual useable floor space within the unit may vary from any stated floor areas or dimensions on this plan. For more information on the method used for calculating the floor area of any unit, reference should be made to Builder Bulletin No. 222 published by Tarion.

516 sq.ft. | 1 Bedroom



2ND FLOOR



LOWER TYPICAL FLOOR

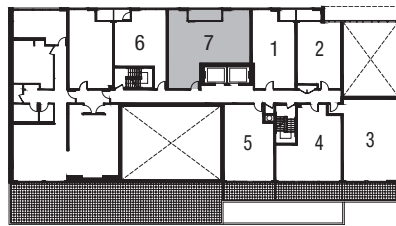


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BLOOR



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2ND FLOOR



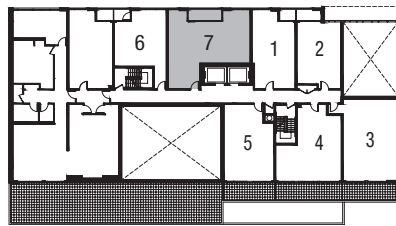
LOWER TYPICAL FLOOR



825 sq.ft. | 3 Bedroom



ST. JAMES (OPTIONAL)

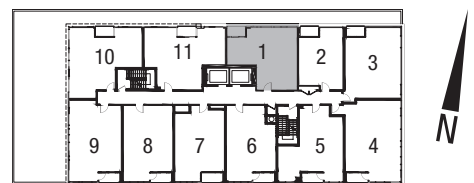
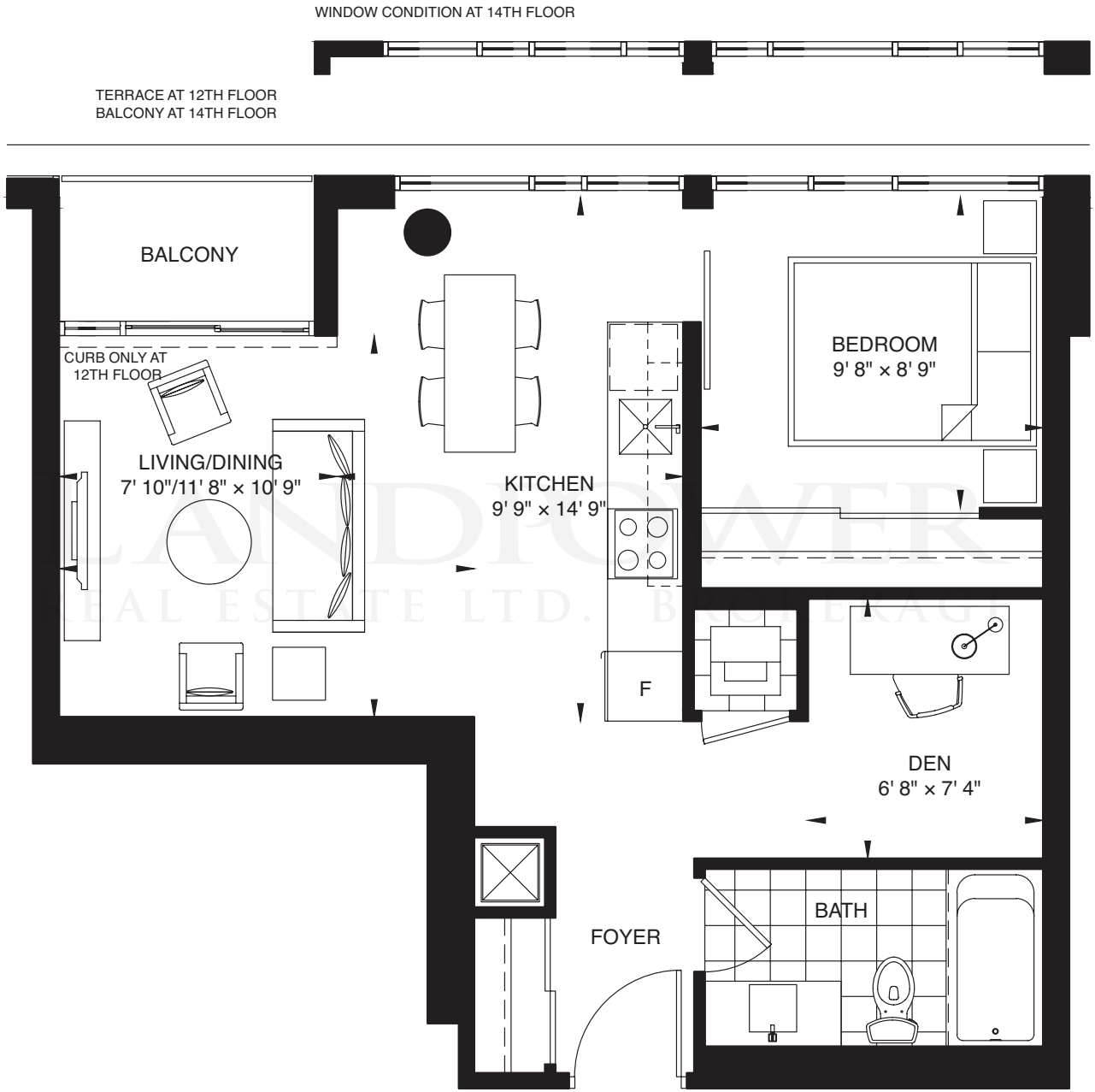


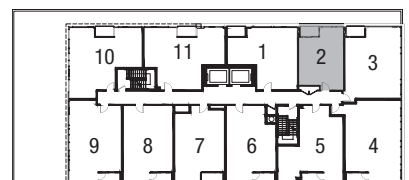
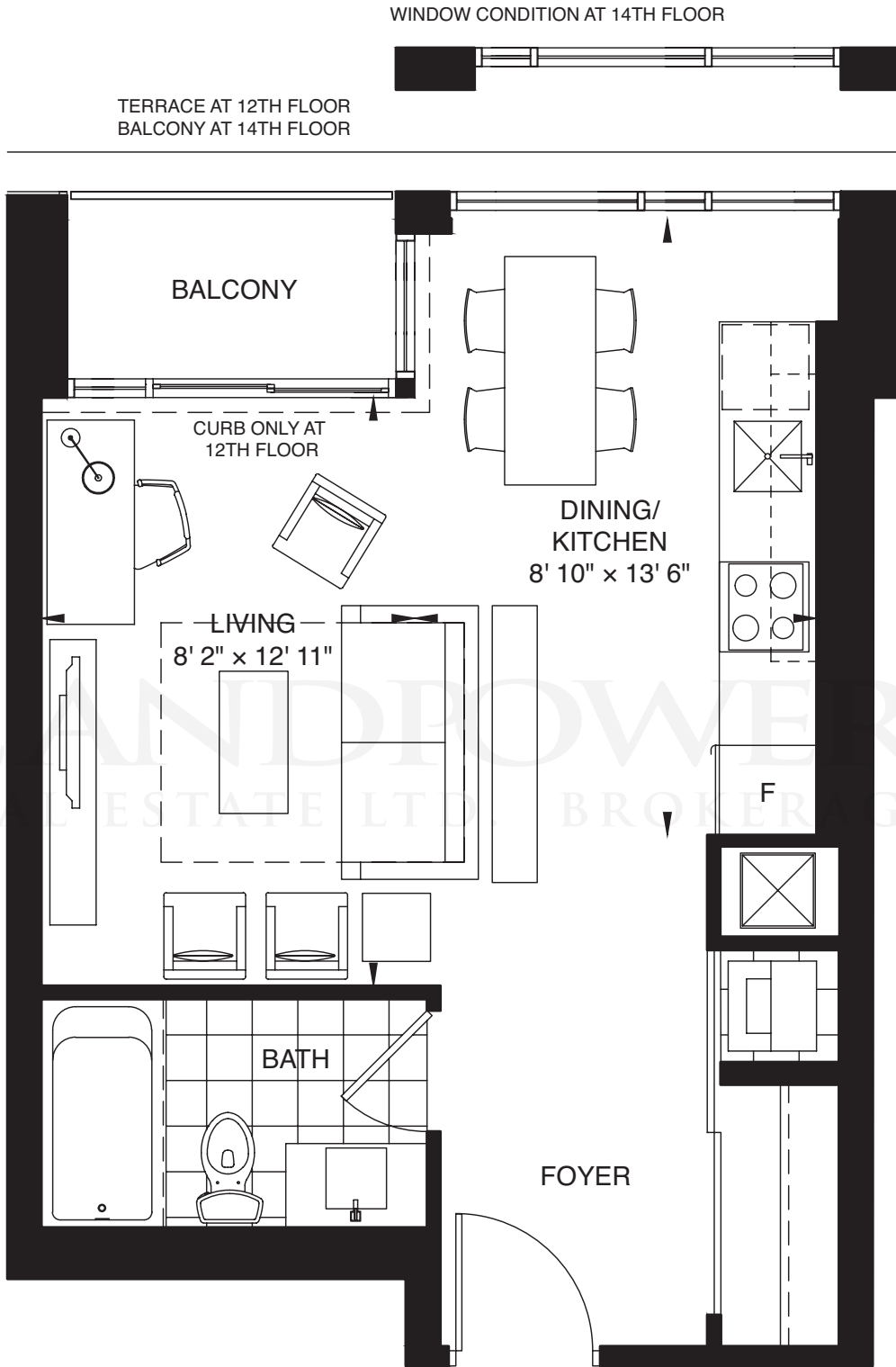
2ND FLOOR



LOWER TYPICAL FLOOR

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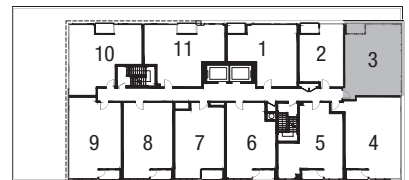
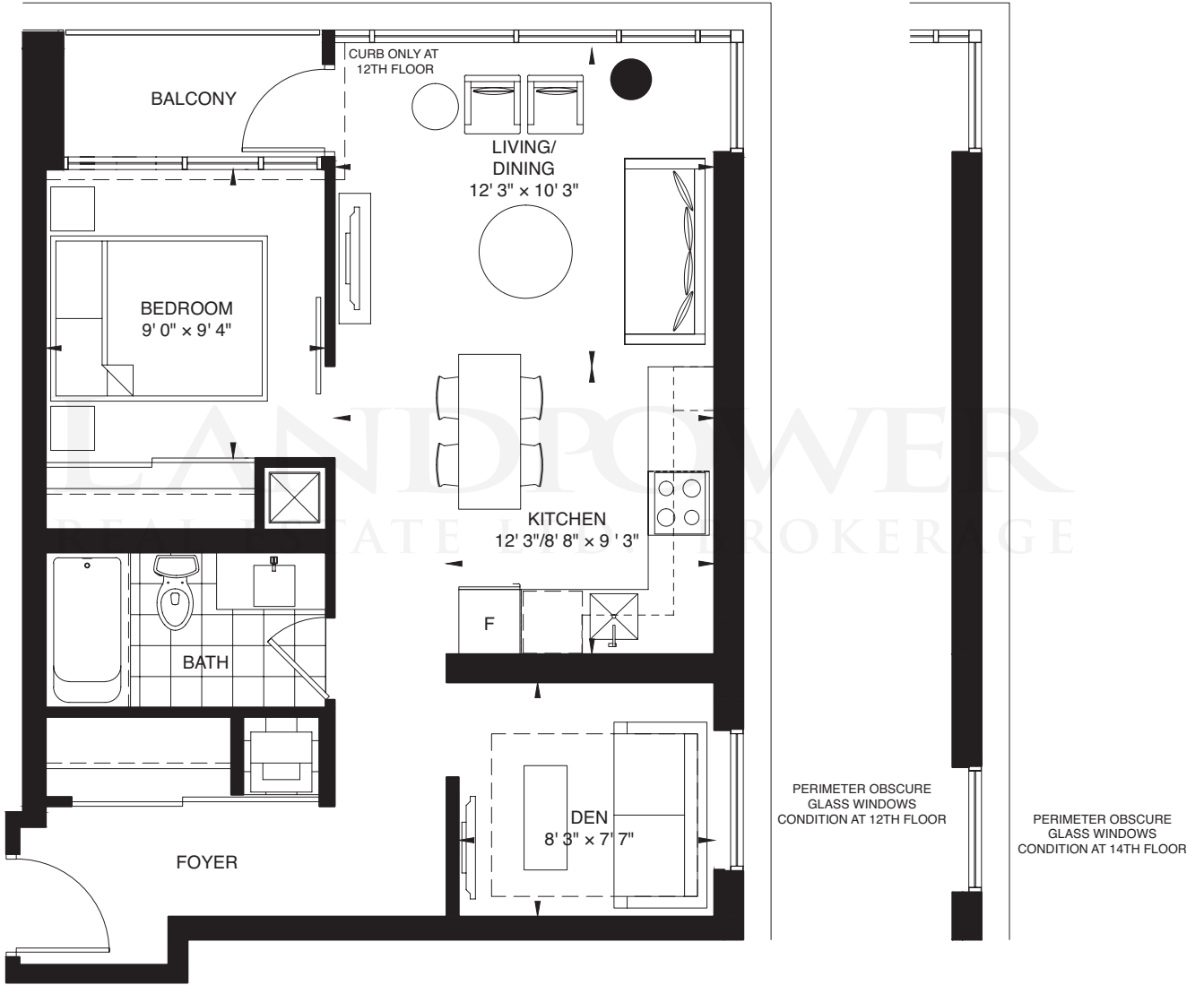


UPPER TYPICAL FLOOR



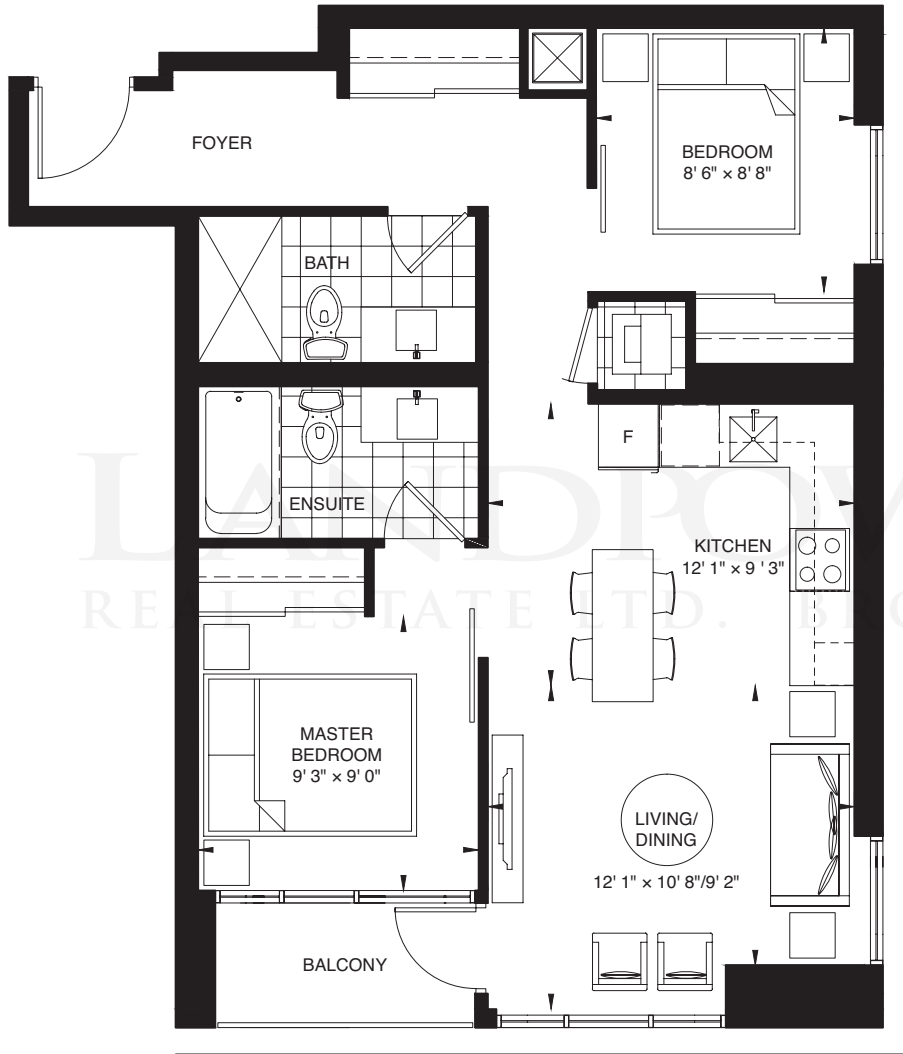
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TERRACE AT 12TH FLOOR
BALCONY AT 14TH FLOOR



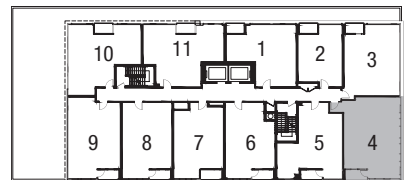
UPPER TYPICAL FLOOR





PERIMETER OBSCURE
GLASS WINDOWS
CONDITION AT 12TH FLOOR

PERIMETER OBSCURE
GLASS WINDOWS
CONDITION AT 14TH FLOOR



UPPER TYPICAL FLOOR



647 sq.ft. | 1 Bedroom + Den



WINDOW CONDITION
AT 14TH FLOOR

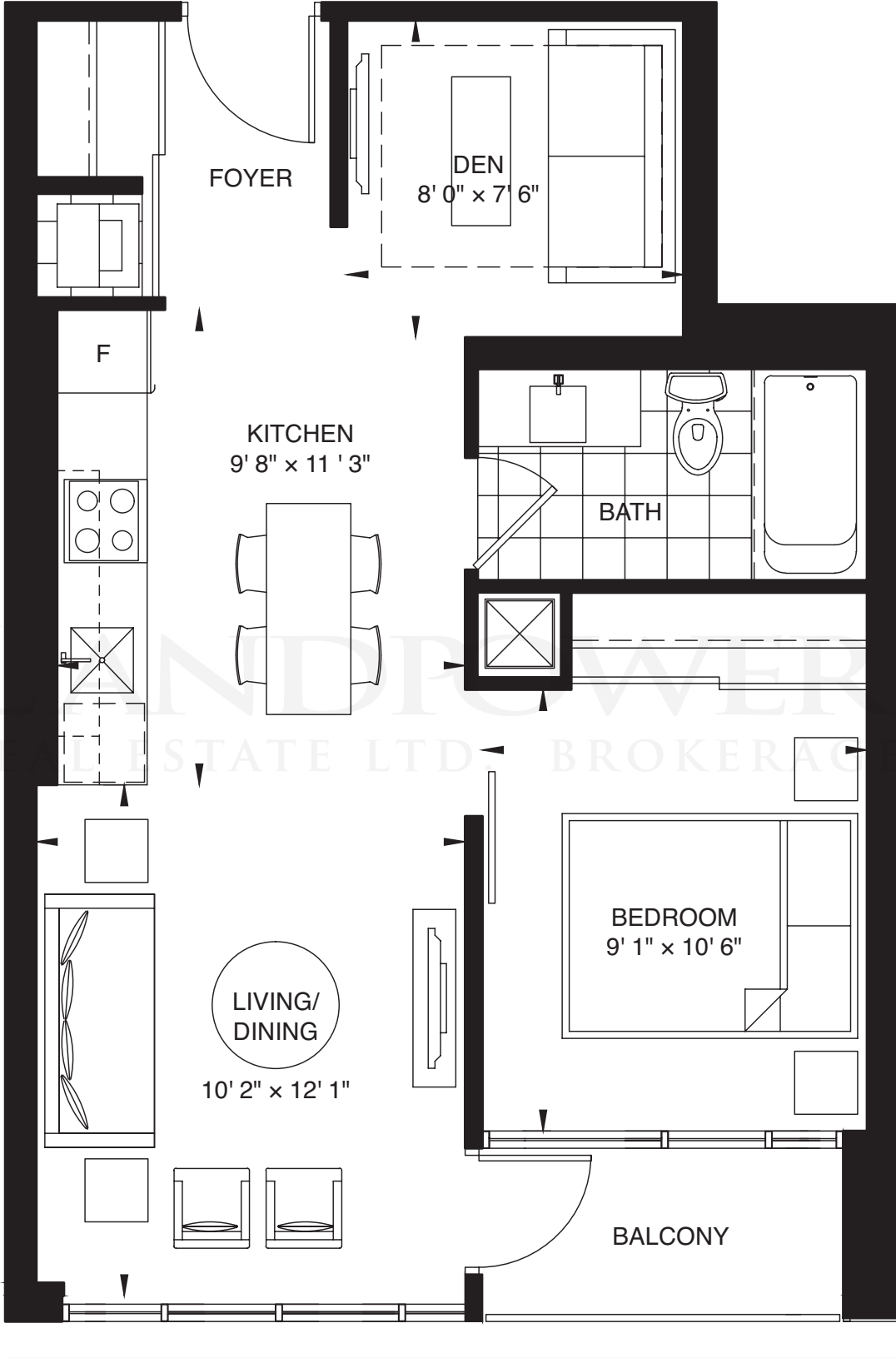


UPPER TYPICAL FLOOR



BEVERLEY

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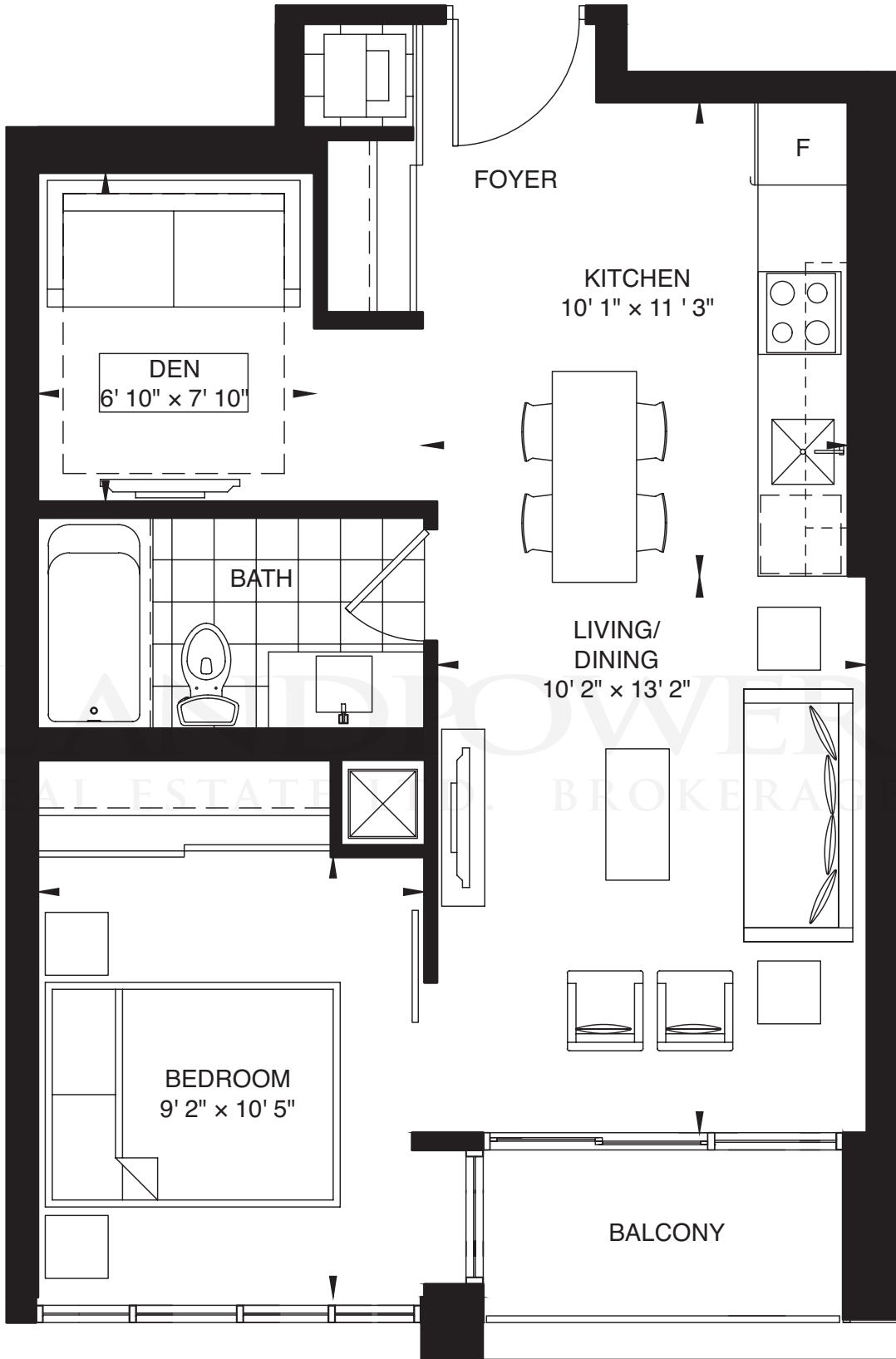


INDY POWER REAL ESTATE LTD. BROKERAGE



UPPER TYPICAL FLOOR

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UNAPPROVED
REAL ESTATE BROKERAGE

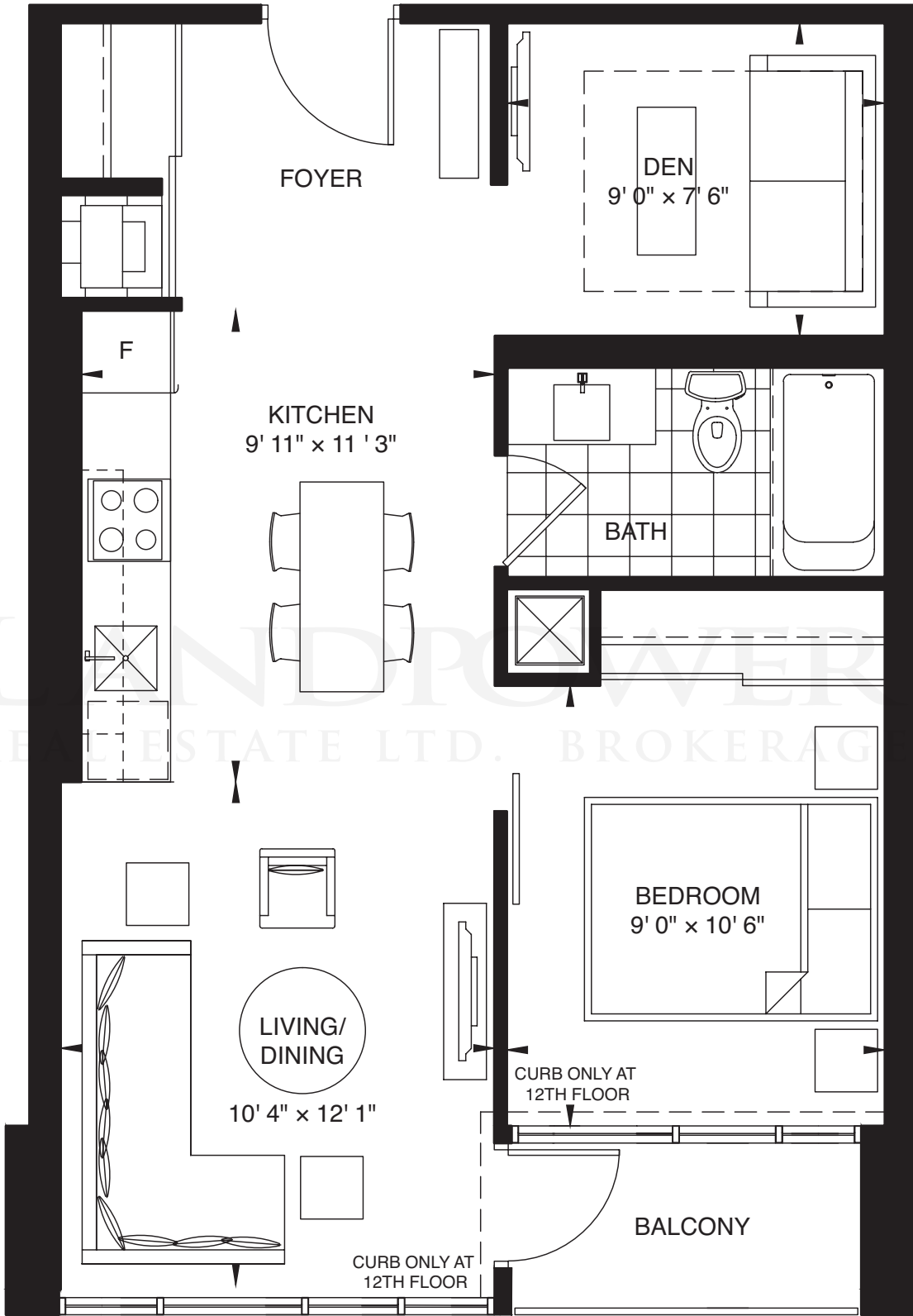


UPPER TYPICAL FLOOR



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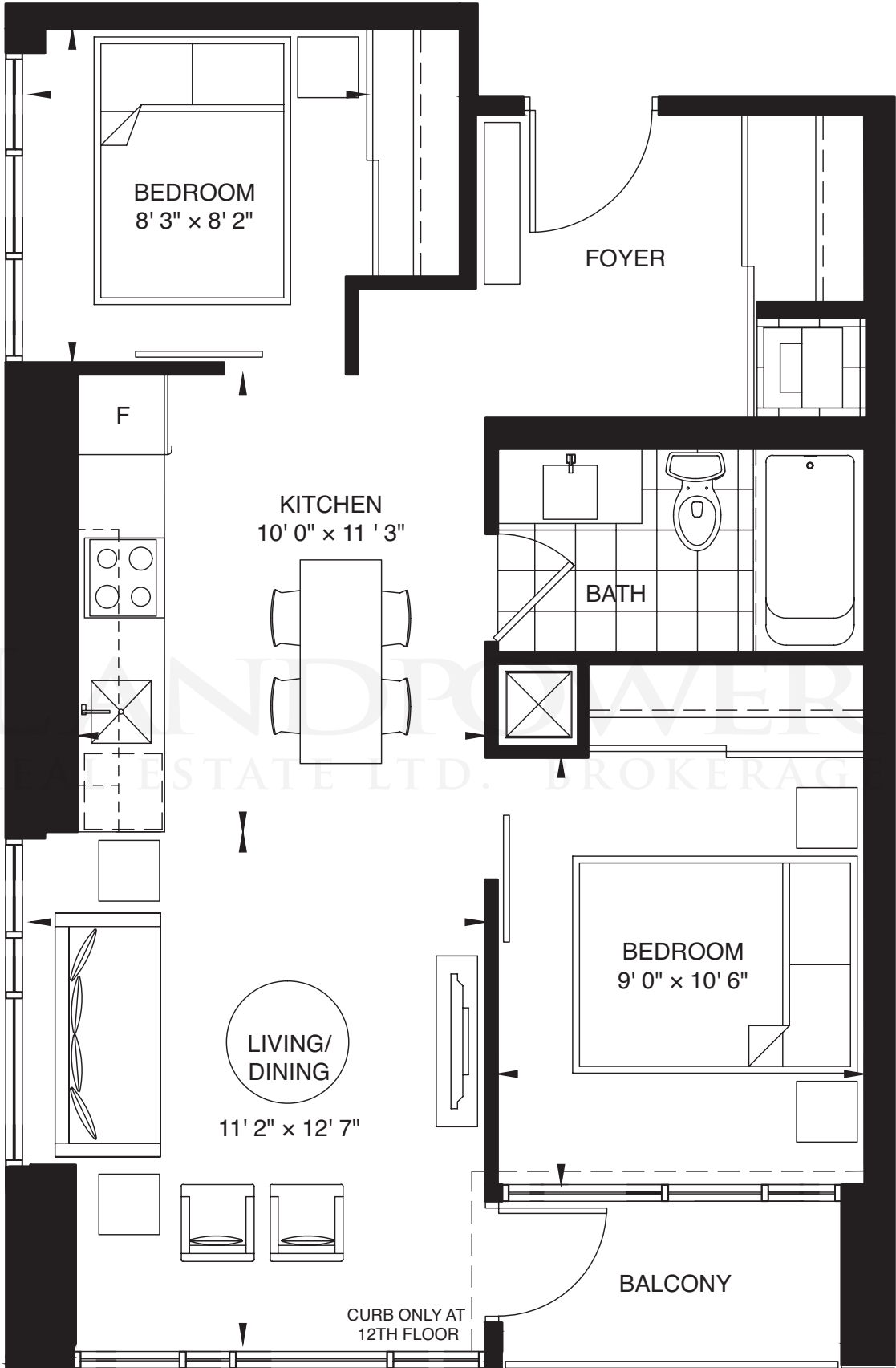


TERRACE AT 12TH FLOOR
BALCONY AT 14TH FLOOR

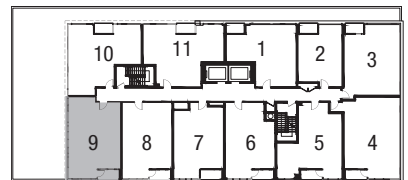


UPPER TYPICAL FLOOR



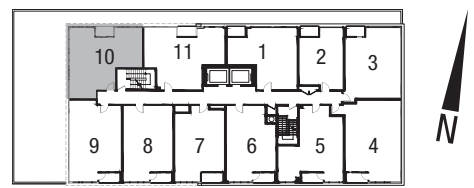


TERRACE AT 12TH FLOOR
BALCONY AT 14TH FLOOR



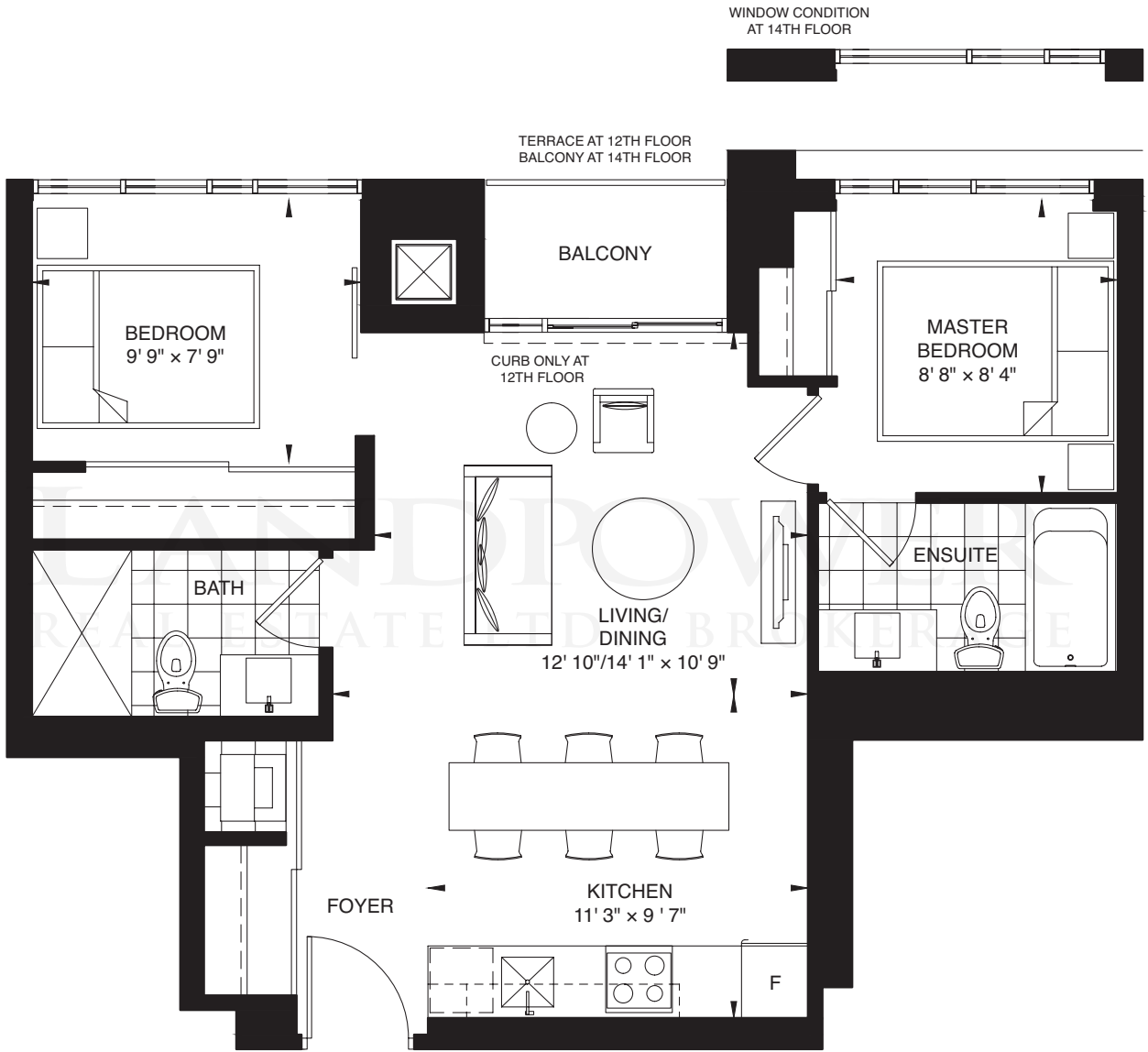
UPPER TYPICAL FLOOR





UPPER TYPICAL FLOOR

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UPPER TYPICAL FLOOR

