

THE CONDO CODE

A Guide To Living Big.

THE CONDO CODE

A Guide To Living Big.

LANDPOWER
REAL ESTATE LTD. BROKERAGE

INDEX
BAY + ADELAIDE CONDOS

*Dedicated to all the players,
ballers and shot-callers. Keep livin' big baby.*

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- INTRODUCTION -

**IT'S TIME TO REWRITE
THE BOOK ON CONDO LIVING.
WE CALL IT THE CONDO CODE.**

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fig.1 INDX Condos

- PREFACE -

All of us are governed by a set of rules. A code of conduct, if you will. Living in a condo is no different and should provide for a full, rich and optimistic existence. A code that embraces this philosophy has been around since the beginning of time (or at least since the very first condominium was ever built). We call it The Condo Code. Previously it existed as hearsay, scribbles on napkins, coasters and matchbooks or graffiti on restroom stalls.

Before dismissing this exercise as superficial, needless or ignoble, let us ask you, what kind of condo do you want to live in? Do you want it to fit the awesomeness of your lifestyle? Should it rethink condo-ness? Should it create time and space for you? Should your condo answer your every whim – to suit up, eat out, wear wingtips or Louboutin shoes, to club or swing a club? Does it make you hungry, for a bigger life? If you can say yes to all, or forty-two percent of these questions, you need to find out more about INDX Condos. Make no mistake, The Condo Code can be lived at INDX Condos in the heart of the Financial District. It's also about success, power and over indulging in poutine or Red Bull. Centuries† from now, The Condo Code will live as an example of how to relax on a faux** zebra rug and how to look hot in a kitchen you've never, ever cooked in. In the meantime, live by The Condo Code at INDX Condos.

* So they say, whoever "they" are. †Approximately **Because real zebra would be cruel. Illustrations are artist's concept. A really good artist.

ARTICLE
{01}

CONDOS BEFORE BONGOS.

Going up? Buy into INDX Condos and don't waste your money on bongos. Introducing INDX, a stunning 54-storey condo at Bay & Adelaide that's next to the historic Graphic Arts building. Impossibly close to work and filled with every play-hard amenity you could imagine, this actually is, where work meets life. So before you buy more toys or waste a dolla on eye candy, secure your home base. Your pad should be slick & dressed to the nines. A great view and awesome amenities are mandatory too.

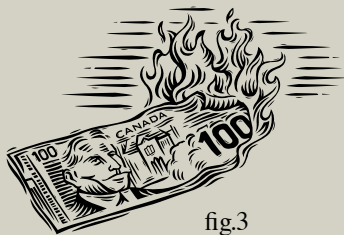


fig.3





ARTIST'S CONCEPT

 STREET VIEW

ARTICLE
{07}

WORK HARD. LIVE BIG.

Uptown. Downtown. Work. Play. They're all here for you. Your Bay Street proximity doesn't mean you own the city – it just feels that way. Survey the area from this sparkling 54-storey tower. There's no downtime when you live here, just downtown time. Convenience meets style. The Lobby Concierge will take grocery and dry cleaning drop-offs. And you'll always look the part with a shoe-shine station right in the lobby for a quick buff on your way out the door. This is the spot you've been waiting for. Enjoy stunning city views, the ultimate location and designer interior amenities so you can buy & sell 'til your heart's content.



fig.5




ARTIST'S CONCEPT

View from Nathan Phillips Square.



ARTIST'S CONCEPT

 LOBBY



REMEMBER. IT'S WHO YOU KNOW.

* Lifetime Developments

For over three decades, Lifetime Developments has had the foresight to know which land to develop, the vision to select neighbourhoods across the Greater Toronto Area that are poised to thrive, and the residential and commercial expertise to create the places you want to live, work and dream in. From conception to completion, Lifetime continues to set new benchmarks for design innovation, architectural excellence and customer satisfaction.

Today, Lifetime is responsible for some of the city's most notable residences including Bisha Hotel and Residences, Four Seasons Hotel and Private Residences Toronto, Lumiere Condominiums on Bay, WaterParkCity, Liberty Market Lofts, Victory Condos on King, M5V Condominiums, X2 Condos, The Yorkville, The Bond and Karma Condos. And now, there's INDX.

* CentreCourt Developments

CentreCourt is committed to the development of real estate projects with the highest standards of design, integrity and commitment to excellence. The founder and President of CentreCourt, Andrew Hoffman, was previously Chief Operating Officer of Menkes Developments Ltd. where he played a pivotal role in some of Toronto's major real estate projects including Four Seasons Hotel

and Private Residences, 25 York Street and Lumiere Condominiums. CentreCourt is currently developing Peter Street Condominiums, a 40-storey tower at the north-east corner of Peter Street and Adelaide Street West, as well as Karma Condos, a 50-storey tower at Yonge and College Street. And now, there's INDX.

* Page + Steele / IBI Group Architects

Page + Steele is proud to be the architectural design firm behind INDX. Founded in 1926, Page + Steele has established an award-winning tradition of excellence and professionalism. The firm has recently become a subsidiary of IBI Group, a multidisciplinary global practice headquartered in Toronto. They have extensive expertise in the design of hotel, residential, office and retail spaces. P+S / IBI's experience in these areas has led to the emergence of the firm as the pre-eminent Canadian firm engaged in the design of mixed-use developments. Their reputation for hotel and residential design has led P+S / IBI to many Canadian and International commissions and projects for some of the largest developers in North America. Recent projects by Page + Steele include The Ritz-Carlton Toronto, Maple Leaf Square, WaterParkCity and Chaz on Charles.

* Cecconi Simone

Cecconi Simone is proud to be the interior design firm behind INDX. Cecconi Simone is an internationally renowned interior design consulting firm based in Toronto. Under the direction of Anna Simone and Elaine Cecconi, the firm has completed major projects throughout North America, China, Italy and Dubai.

Their award-winning interiors for clients in hospitality and restaurant, corporate and financial, government and residential, have been featured in numerous national and international design publications. Cecconi Simone's diverse range of work and multidisciplinary design philosophy gives them a unique understanding of how people live their lives and what design solutions are required to enhance their lifestyle. Recent projects by Cecconi Simone include Peter Street Condominiums, One Bloor, Five Condos, Tableau, Chaz on Charles, Nicholas Residences and Karma Condos.

ARTICLE
{14}

THOU SHALL BE REALLY WELL CONNECTED.

Go here, there and everywhere. The underground PATH & Subway are right here. See, you are sooo connected.

Everything is nearby, because you are at the centre of it all. This means no down-time, no traffic-time and more face-time. Get to work in a minute. Get to play in a minute. And then be home in a minute. Get back to your suite and get out of your suit. And in the rare case that you are ever in need of wheels, INDX has car share vehicles. Go forth, quickly.



fig.7

PAT



DUNDAS ST.

LEGEND

- INDX CONDOS
- ENCLOSED PATH WALKWAY
- FUTURE INDX PATH WALKWAY
- FUTURE PATH WALKWAY
- WALKWAY OUTDOOR CONNECTION
- SUBWAY
- HOTEL
- CULTURAL BUILDING
- SPORTS VENUE
- MAJOR ATTRACTIONS

QUEEN ST.

RICHMOND ST.

ADELAIDE ST.

KING ST.

WELLINGTON ST.

FRONT ST.

LAKESHORE BLVD.

QUEENS QUAY

UNIVERSITY AVE.

BAY ST.

YONGE ST.

ST. PATRICK SUBWAY STATION

OSHOODE SUBWAY STATION

UNIVERSITY SUBWAY LINE

ST. ANDREW SUBWAY STATION

SIMCOE ST.

YORK ST.

UNION SUBWAY STATION

DUNDAS SUBWAY STATION

QUEEN SUBWAY STATION

YONGE SUBWAY LINE

KING SUBWAY STATION

HARBOURFRONT CENTRE

LAKE ONTARIO

MAP NOT TO SCALE

ARTICLE
{19}

**URBANITE,
KNOW THY CITY
INSIDE AND OUT.**

LA BOWEN
REAL ESTATE LTD. BROKERAGE

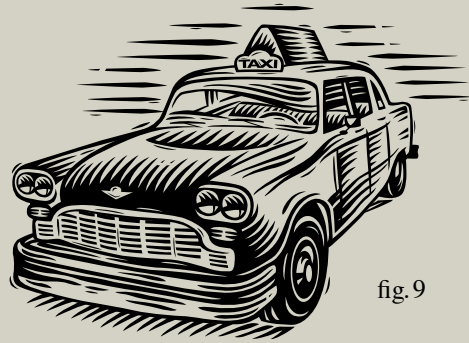


fig. 9

We all know Toronto is a great city. It has so much to offer. The hard part is getting to it all. But when you live in the heart of the city you can actually get to know it all. The quick routes, hot-spots, restaurants, the best bars, attractions and entertainment. Live here and enjoy it all.



Restaurants. Restaurants. And more restaurants. Think of it, mention it, just imagine what you're hungry for and you can get it when you live at the center of it all.



Quick bite or power lunch. Steak dinner or romantic bistro. Late night burrito or drinks at the bar. It's all here to fit your schedule and your appetite. Bon appetite.



Your eating out options are just too numerous to mention them all, but we can try. Just a few of the great food joints not pictured include Hy's Steakhouse, Reds, Mercatto, Queen Mother Café, Irish Embassy, BeerBistro and that's just to name a very few.

Of course, everything business is within reach when you live at INDX. Whether you need to get to a meeting or meet some co-workers. Do you need to get to one of the financial centres or one of the several exchanges? It's all close to home.



This is where the rest of Toronto, nay, the rest of the country comes to shop. And it's your neighbourhood. Eaton Centre is a mecca for shoppers, with every retail option you can think of. Then there are the funkier areas like the west end – Queen, King and Dundas and even Yorkville is within easy reach.



**STREET
CRED
WHERE
* IT
COUNTS.**





* GET OUT.



Grocery options have blossomed in recent years too. Imagine shopping for milk and eggs at what was previously Maple Leaf Gardens (now Loblaws) or at another one of the many other convenient spots that have sprouted-up, like Longo's at the Air Canada Centre, the boutique Fresh & Wild or grocers located underground on your way through the PATH.



Of course your routine wouldn't be complete without a night on the town. Sports, events, shows, bars, hot-spots are all at your disposal from here. Indulge and enjoy all the city has to offer.



The real time saver is that all of this is accessible via the PATH system. You are totally plugged-in my friend. Underground you can cover all the eating, shopping, entertainment and socializing you could ever want. All we can say is: go, go, go, go. Go forth and be all that you can be. Or just get out and have fun.



{ AREA }

RESTAURANTS

- 01 Rodneys By Bay
- 02 Reds Bistro
- 03 Earls Kitchen & Bar
- 04 The Keg
- 05 Quinn's Steak House
- 06 Blowfish on Bay
- 07 South of Temperance
- 08 Terroni Restaurant
- 09 Rosewater Supper Club
- 10 Canoe Restaurant
- 11 Ki Restaurant
- 12 Real Sports Bar & Grill
- 13 Nota Bene Restaurant
- 14 Joey Restaurant
- 15 elleven
- 16 Jump
- 17 Hy's Restaurant
- 18 Mercatto on Bay
- 19 Irish Embassy
- 20 Beer Bistro

ENTERTAINMENT

- 21 Hockey Hall of Fame
- 22 Air Canada Centre
- 23 Rogers Centre
- 24 Princess of Wales Theatre
- 25 Royal Alexandra Theatre
- 26 TIFF Bell Lightbox
- 27 Art Gallery of Ontario
- 28 Four Seasons Centre
- 29 Cloud Garden
- 30 AMC Theatres
- 31 Dundas Square
- 32 Scotiabank Theatre

SERVICES

- 33 Old City Hall
- 34 Nathan Phillips Square
- 35 Ryerson University
- 36 Exchange Tower & TSX
- 37 The Adelaide Club
- 38 TRUMP Hotel
- 39 Design Exchange
- 40 The Fairmont Royal York Hotel
- 41 Union Station
- 42 Toronto Athletic Club
- 43 City Hall
- 44 Toronto Coach Terminal
- 45 Shangri-La
- 46 The Ritz-Carlton

SHOPPING

- 47 College Park
- 48 Eaton Centre
- 49 The Bay
- 50 First Canadian Place
- 51 Longo's
- 52 Commerce Court
- 53 Brookfield Place
- 54 Bay Adelaide Centre
- 55 St. Lawrence Market
- 56 Chapters Festival Hall



ARTICLE
{21}

**KEEP YOUR
FRIENDS CLOSE. AND
YOUR CUE CLOSER.**

LAURENCE
REAL ESTATE LTD. BROKERAGE

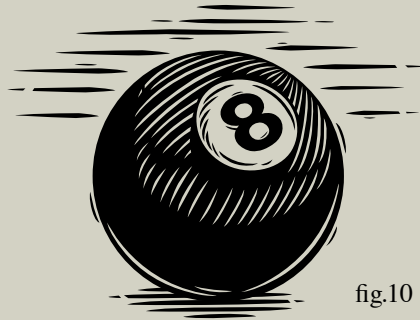
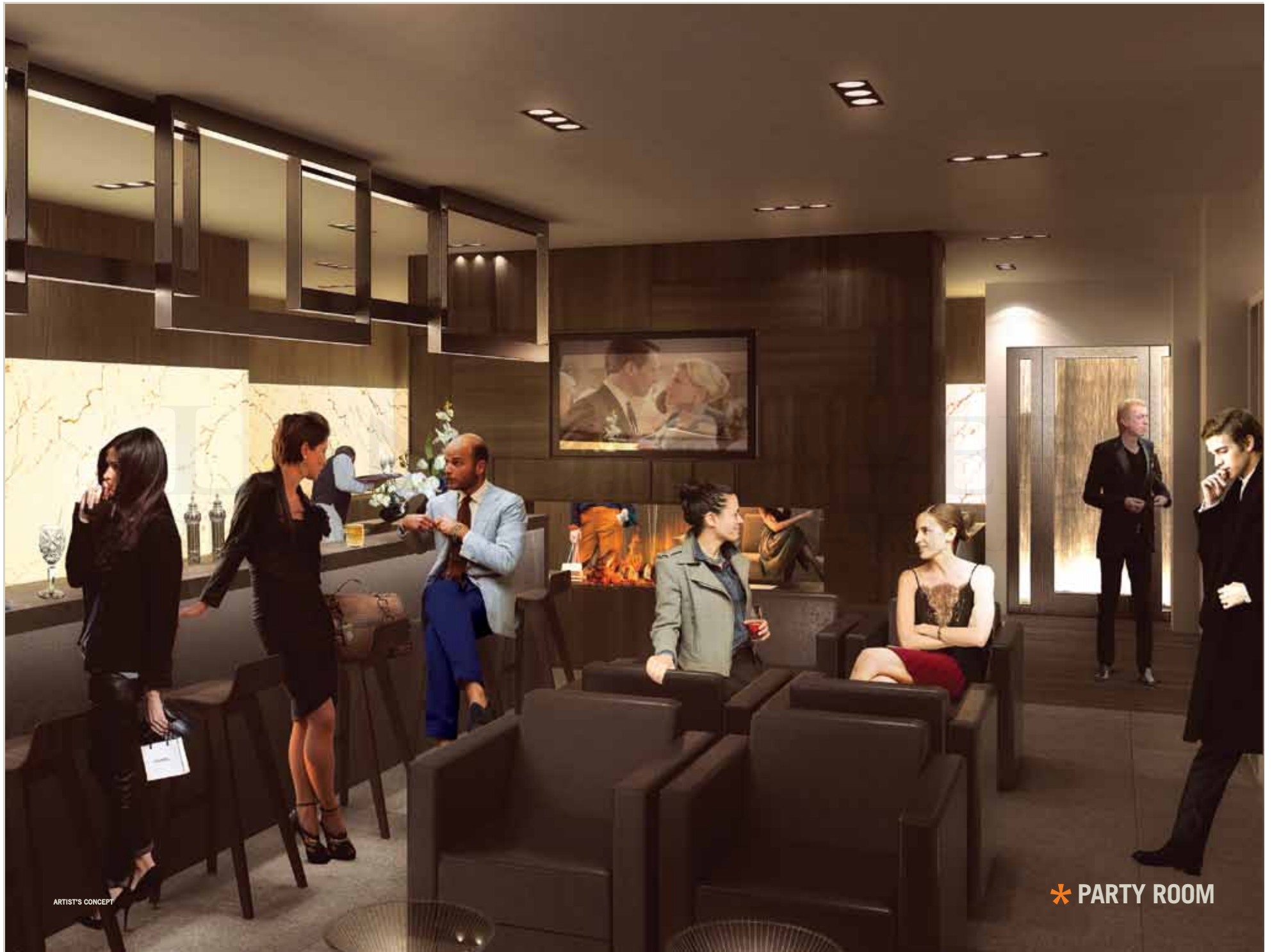


fig.10

W elcome to your world. INDX amenities are close by, for friends and those that are more than friends. True condo-ness should cater to all your fave-must-haves: like a Pro-style Poker Room (with not one, but two finely-felted-tourney-tables), a Sporting Room with Billiards and Foosball games, a Golf Simulator Room complete with a Putting Green, a Movie Theatre (for those very rare times that you're not out and about) and more. Of course, you can have good times that are good for you too. Enjoy the 3,000 square foot state-of-the-art fitness centre with weights, cardio and a yoga/spin studio, a walk-out terrace with cabana booths and an attached indoor urban party room – all to create a relaxing atmosphere. Truly, all your needs and wants will be satisfied. Need we say more? We certainly can.

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ARTIST'S CONCEPT

* PARTY ROOM

ARTICLE
{23}

**ALWAYS SHARE
YOUR CABANA.
UNLESS ON A DATE.**

LAMBERT
REAL ESTATE LTD. BROKERAGE



fig.12

Gathering, laughing, blue-steeling, chilling are all equally fine pastimes here. Especially since the amenities at INDX have been designed with you in mind. Of course, the lounge is both indoor and outdoor. There are private banquette cabanas for some private time. There's a full-length bar to mingle at. And the urban space is filled with the warmth of a fireplace and the slick outdoor terrace is accented with a cool illuminated water-feature wall and an even cooler light-strip that accents the outdoor space with a wonderful glow that's further enhanced by LED lighting. Wow, that's a long sentence about reflective light. The trendiest hot-spots in Toronto may get very, very jealous. So have a friend over or someone who's more than a friend or have more than just a few friends.

However you roll, this space will give you the right vibe for a great time. We haven't even mentioned The Boardroom that may even improve your upward mobility or any of the other exceptionally appointed amenity areas. Date or no date, wing-man or not, you'll certainly have the space to entertain. What you do with it is entirely up to you.



ARTIST'S CONCEPT

 TERRACE

AMENITY SPACES DESIGNED TO ROCK * YOUR WORLD.

Your world of high finance can mix with moody lighting. Train for the corporate ladder in a well-appointed fitness centre. Power lunches can be practice for playing poker. Practice tees make for perfect rounds with the boss. These unique amenities were created by Cecconi Simone to maximize your returns.

SECOND FLOOR



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THIRD FLOOR



RENDERINGS ARE ARTIST'S CONCEPT

ARTICLE
{36}

**A KITCHEN
SHALL BE HOT,
COOKED IN OR NOT.**

LAMONTAGNER
REAL ESTATE LTD. BROKERAGE

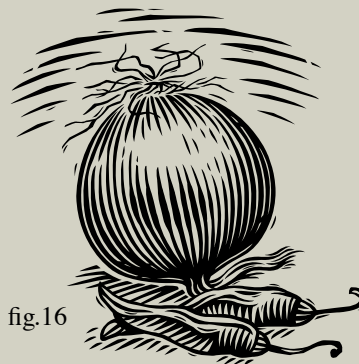


fig.16

Yes, INDX interiors are thoughtfully conceptualized and designed to be the awesome-est by world-renowned interior design firm Cecconi Simone. These luxuriously appointed suites let you live big. It all revolves around you.

Enter the kitchen area. You'll notice your busy life means food flexibility. Eat out, order in, cook up a storm or change your mind altogether and run out for a sizzling steak. High contrast wood grain and gloss cabinetry is striking. A wine fridge is (of course) a necessity for you, so it comes standard at INDX. Or go for the low-maintenance all-out-on-the-town optional kitchen equipped with a smaller one-rack oven and high-speed dishwasher. This allows for less clean-up and more storage cabinetry.

Along with other designer touches you can also opt for the Bay Street pro-closet. It's double hung to fit suits, tie racks, belts and even felt-lined drawers for styling cuff-links and your watch collection. Then there's the starched shirt cubbie, shoe rack and laundry hamper. Suit up is an understatement.

All this attention to detail makes your space extra special. Entertain, rest-up or just get ready for the next ladder to climb.



ARTIST'S CONCEPT

* SUITE INTERIOR

ARTICLE

{42}

AWESOMENESS IS IN THE FEATURES AND FINISHES.

Going up? Again? Living at the center of the city, happens to come with style. A 54-storey statement of living big has been designed to suit your upwardly mobile lifestyle. The lobby, amenities and stylish interior design have been meticulously conceptualized by the famed designers at Cecconi Simone.

* Amenities

24 HOUR, 7 DAY A WEEK CONCIERGE • SECURITY CODED ACCESS FOB FOR ALL RESIDENTS

MERGE FITNESS CENTRE: weights, cardio equipment and yoga/spin area

LIQUID TERRACE:
an open-air outdoor terrace with lounge, water feature wall, cabana seating and BBQ facilities

COMMON SHARE ROOM:
with a bar, modern fireplace, dining area and servery

CRUSH GOLF ROOM:
with a golf simulator and practice putting green

BULLS VS BEARS ROOM:
with billiards, foosball and TVs

THEATRE ROOM:
screening room

BENJAMIN'S POKER ROOM:
with two felted poker tables and a modern fireplace

THE BANK LOUNGE:
library and tasting lounge

THE BOARDROOM:
a business boardroom

GUEST SUITES:
two guest suites provided for residents' use

* Kitchens

Contemporary kitchen cabinetry custom designed by Cecconi Simone in a variety of materials and colours, from builder's standard samples

Choice of natural or composite stone countertops from builder's standard samples

One capped ceiling outlet, as per plans

Under-mount sink with integrated pull-out faucet head

Energy Star integrated refrigerator

Energy Star 24" smooth top drop-in electric cook top

Energy Star 24" built-in oven

Built-in microwave oven

Integrated cabinet covered dishwasher

Integrated hood fan with halogen lights

Undercounter wine fridge

* Suites

Ceiling heights of 9' in principal rooms (excluding areas with dropped ceilings and bulkheads)

Floor-to-ceiling glazing/window systems as per plan

Choice of designer selected engineered wood or laminate flooring in entry, corridor, kitchen, living/dining areas and bedrooms, from builder's standard samples

Custom designed solid core entry door with security view-hole

Smooth finished ceilings throughout

Contemporary sliding doors and/or swing doors to balcony, as per plan

TV/Telephone outlets in principal rooms

Thermostat controlled heating and cooling

Built-in smoke detectors and in-suite water sprinkler system

In-suite controlled energy efficient air-conditioning and energy recovery ventilation system

Front loading stacked washer/dryer

All suites protected under the
TARION Warranty Corporation

* Bathrooms

Contemporary bathroom cabinetry, custom designed by Cecconi Simone, in a variety of colours and materials, from builder's standard samples

Choice of natural or composite stone countertops, from builder's standard sample

Choice of porcelain flooring, from builder's samples

Designer sink

Soaker tub with chrome faucets, as per plan

Glass shower stall with chrome fixtures, as per plan

Chrome accessory package including towel bar and toilet paper holder, where applicable

ARTICLE
{47}

**A SUITE IS LIKE A
FINE SUIT. IT'S ALL ABOUT
FINDING THE RIGHT ONE.**

REAL ESTATE LTD. BROKERAGE

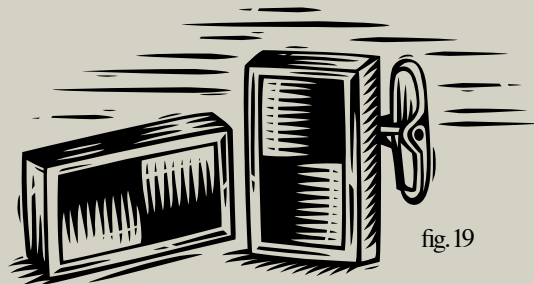


fig. 19

INDX suites will be legen..., wait for it,...dary. The suites at INDX are designed with you in mind. In fact, you can say that one of the leading Interior Design companies in the world, Cecconi Simone, fashioned your suite. However, try not to brag when you mention the designer kitchen or bathroom touches. It's far better if you can slip "designer sink" or "custom designed cabinetry" naturally into a sentence when talking about your new digs, or better yet, into general conversation. Every space is efficiently maximized, with some areas smartly serving a dual purpose and other layouts using every available foot to the fullest. Everything is in its place, meaning that you can live neatly and organized, while also enjoying the fact that it's all really well thought out. Floor plans are designed with intention. This is a true nod to your lifestyle with specific thought given to flow, shared space and where you spend time living. Of course, the INDX features and finished will make every layout feel like home with a tendency towards being appointed with modern finesse. Living in the Financial District has never been so stylish, yet comfortable. Your friends will be jealous. Your competitors will be envious. Your boss will be worried. It's time to step into a fresh new era and reinvent how urban, modern space is used. You have the right shoes, watch, bracelet, rings, cufflinks. You've always dressed the part, now it's time to live it.



Update July 10, 2012

SUITE DETAILS AND TOP PRODUCER PRICING

MODEL	STARTING FROM LEVEL	TYPE	SIZE (SF)	VIEW	STARTING FROM PRICE	CASH CREDIT
INDX 361	51	Studio	361	East	\$306,900	\$5,000
INDX 372	42	Studio	372	East	\$302,900	\$5,000
INDX 708	10	2B +S	708	North	\$480,900	\$20,000
INDX 721	14	2B	721	North West	\$491,900	\$20,000
INDX 740	5	2B or 3B	740	South East	\$505,900	\$20,000
INDX 746	10	2B +S	746	North	\$488,900	\$20,000
INDX 821	5	2B+S or 3B	821	South West	\$550,900	\$20,000
INDX 845	6	2B + S	845	North West	\$517,900	\$20,000

NEW RELEASE SUITE DETAILS AND TOP PRODUCER PRICING

MODEL	LEVEL	TYPE	SIZE (SF)	VIEW	PRICE	CASH CREDIT
INDX 660	3	1B+D	660	South	\$438,900	\$15,000
INDX 661	3	1B+D	661	North East	\$438,900	\$15,000
INDX 776	4	2B	776	North West	\$469,900	\$20,000
INDX 800	4	2B or 3B	800	South East	\$506,900	\$20,000
INDX 841	4	2B+S or 3B	841	South West	\$555,900	\$20,000
INDX 856	3	2B or 3B	856	South East	\$510,900	\$20,000
INDX 979	3	2B+S or 3B	979	South West	\$575,900	\$20,000
INDX 1030	PH	2B	1030 + 597 (terrace)	North West	\$944,900	\$20,000
INDX 1035	PH	2B	1035 + 624 (terrace)	North	\$894,900	\$20,000

Floor premiums: \$1,000 per floor.

Special Deposit Structure	Parking*	Tentative Occupancy	Maintenance Fees	Taxes
\$5,000 on Signing Balance of 5% in 30 days 5% in 90 120 days 5% in 150 270 days 5% in 270 540 days	\$69,900	December 2015	\$0.50 / sq. ft. (Hydro metered separately) Parking Maintenance fee \$99.95/ month	Estimated at approximately 1% of Purchase Price Prices Include H.S.T

SALES CENTRE: 70 Temperance Street (near Bay and Richmond)

Monday – Thursday 12PM – 6PM, Saturday and Sunday 12 PM – 5 PM.

Phone Number: 416-987-4639 (**INDX**) Fax: 416-987-4640

www.INDXcondos.com



Exclusive Listing: Baker Real Estate Incorporated, Brokerage. Brokers Protected.
All prices, terms and incentives are subject to change without notice E. & O. E. June 24, 2012



FEATURES & FINISHES

Living at the centre of the city happens to come with style. This statement of perfect urban living is designed by the award winning firm Page + Steele / IBI Group Architects and world renowned interior design firm Cecconi Simone. With a striking exterior and a sophisticated lobby, amenities and suite designs and finishes, INDX will be a remarkable building.

INDX AMENITIES

- Merge Fitness Center: weights, cardio equipment and yoga/spin area
- Liquid Terrace: an open-air outdoor terrace with lounge, water feature wall, canopy seating and BBQ facilities
- Common Share Room: with a bar, modern fireplace, dining area and servery
- Crush Golf Room: with a golf simulator and practice putting green
- Bulls vs Bears Room: with billiards, foosball and TVs
- HQ Room: movie screening room
- Benjamin's Poker Room: with two felted poker tables and a modern fireplace
- The Bank Lounge: library and tasting lounge
- The Boardroom: a business boardroom
- Two guest suites provided for residents' use

INDX: THE BUILDING

- 24 hour, 7 day a week concierge
- Security coded access for all residents
- Individual suite hydro metering
- 5 high-speed elevators serving all amenity and residential floors

INDX SUITES

- A wide variety of unit types and sizes with ceiling heights of 9' (excluding areas with dropped bulkheads)
- Floor-to-ceiling glazing/window systems
- Choice of designer selected engineered wood or laminate flooring in entry, corridor, kitchen, living/dining areas and bedrooms, from builder's standard samples
- Custom designed solid core entry door with security view-hole
- Smooth finished ceilings throughout.
- Contemporary sliding doors and/or swing doors to balcony, as per plan
- TV/Telephone outlets in principal rooms
- Thermostat controlled heating and cooling
- Built-in smoke detectors and in-suite water sprinkler system
- In-suite controlled energy efficient air-conditioning and energy recovery ventilation system
- Front loading stacked washer and dryer
- All suites protected under the TARION Warranty Corporation

INDX KITCHENS

- Contemporary kitchen cabinetry custom designed by Cecconi Simone in a variety of materials and colours, from builder's standard samples
- Choice of natural or composite stone countertops from builder's standard samples
- One capped ceiling outlet, as per plans
- Under-mount sink with integrated pull-out faucet head Energy Star integrated refrigerator
- Energy Star 24" smooth top drop-in electric cook top
- Energy Star 24" built-in oven
- Built-in microwave oven
- Integrated cabinet covered dishwasher
- Integrated hood fan with halogen lights
- Undercounter wine fridge

INDX BATHROOMS

- Contemporary bathroom cabinetry, custom designed by Cecconi Simone, in a variety of colours and materials, from builder's standard samples
- Choice of natural or composite stone countertops, from builder's standard sample
- Choice of porcelain flooring, from builder's samples
- Designer sink
- Soaker tub with chrome faucets, as per plan
- Glass shower stall with chrome fixtures, as per plan
- Chrome accessory package including towel bar and toilet paper holder, where applicable

All features and finishes are subject to change without notice E. & O. E. March 29, 2012
Phone Number: 416-987-4639 Fax: 416-987-4640

www.bakerrealtypartners.com/INDX





BROKER REFERRAL AGREEMENT

THIS AGREEMENT is made between: Temperance Residences Inc. (the “Vendor”) and _____ (the “Co-operating Broker”).

The Vendor agrees to pay the Co-operating Broker a referral fee (the “Commissions”) of Four (4%) Percent of the purchase price (excluding upgrades and net of HST) (the “Purchase Price”) in respect of the sale of the Unit(s) identified in the table below as a full co-operating fee in consideration for the successful completion and closing of the transaction of purchase and sale in respect of the Unit(s) plus applicable Taxes on such Commissions.

<u>Suite No.</u>	<u>Agreement</u> <u>Date</u>	<u>Purchase Price (excluding</u> <u>Upgrades and net of HST)</u>	<u>Purchaser(s)</u>
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The Commissions shall be paid as follows:

1. 2 % (Two Percent) of the Purchase Price in respect of each agreement of purchase and sale shall be payable 120 days after each deal going firm, successful mortgage approval from a Tier One bank, receipt of all post-dated cheques and the first and second deposit (bringing the total deposits paid up to 10% of the total Purchase Price) have been paid to the Vendor and have cleared;
2. 2 % (Two Percent) of the Purchase Price in respect of each agreement of purchase and sale shall be payable upon final Unit Transfer Date(s).

To be eligible for the Commissions, the Purchaser(s) must be accompanied by the Real Estate Salesperson on his/her first visit to the Baker Real Estate office and both the Real Estate Salesperson must complete a worksheet for the Purchaser(s); and the Purchaser(s) shall not have previously registered with the Vendor, failing which the Parties agree that there shall be no Commissions payable.

For greater certainty, the Co-operating Broker acknowledges and agrees that the Commissions shall be calculated and based on the Purchase Price of the Unit as stated in the Agreement of Purchase and Sale less: (i) the HST which is included in such Purchase Price; and (ii) any payments for extras or upgrades. The amount of the HST which is included in the Purchase Price is dependent on whether the Purchaser qualifies for the Rebate as set out in the Agreement of Purchase and Sale, and consequently, the final amount of the Commissions will be determined on the final Unit Transfer Date(s) (as defined in the Agreement of Purchase and Sale).

The Co-operating Broker acknowledges and agrees that neither the Co-operating Broker nor any sales agent employed by the Co-operating Broker is authorized by the Vendor to make any representations or promises to the Purchaser regarding the Project or the Unit. In this regard, the Co-operating Broker covenants and agrees to indemnify and save the Vendor harmless from and against any actions, claims, demands, losses, costs, damages and expenses arising directly or indirectly as a result of any misrepresentations made by the Co-operating Broker (or any sales agent employed by the Co-operating Broker) to the Purchaser with respect to the Project or the sale of a Unit. This Agreement to Co-operate shall be binding upon the parties hereto and their respective successors and assigns

We agree to the terms and conditions as set out herein and acknowledge this date having received a true copy of this Agreement.

Date at Toronto, this _____ day of _____, 2012.

Per:

Witness

Authorized Signatory

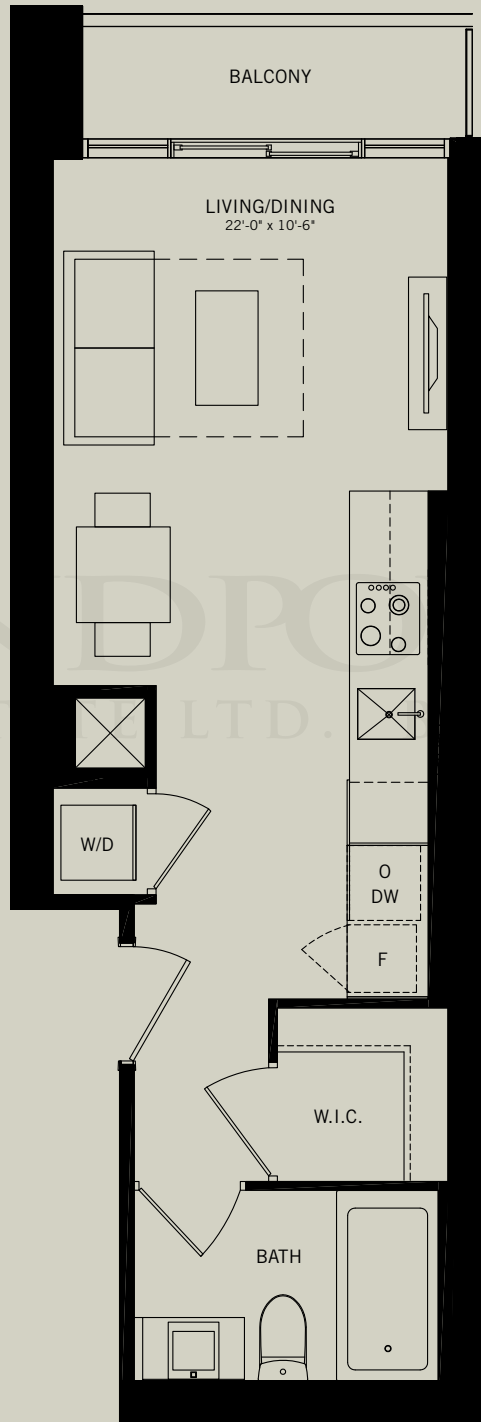
Real Estate Salesperson(s) Name: _____

Temperance Residences Inc.
Per:

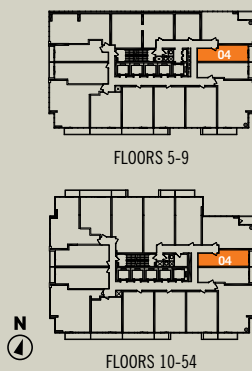
Authorized Signatory

Invoicing: _____
22 St. Clair Avenue East, Suite 1010 Toronto, ON M4T 2S3

INDX
{361} STUDIO
 361 sq.ft.



LANDPOVER
 REAL ESTATE LTD. BROKERAGE



Refer to building keyplate for actual unit orientation.

All dimensions, areas and drawings are approximate. Sizes and specifications are subject to change without notice. Actual useable floor space may vary from the stated floor area. E.&O.E.

INDX
{372} **STUDIO**
 372sq.ft.

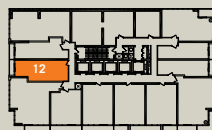
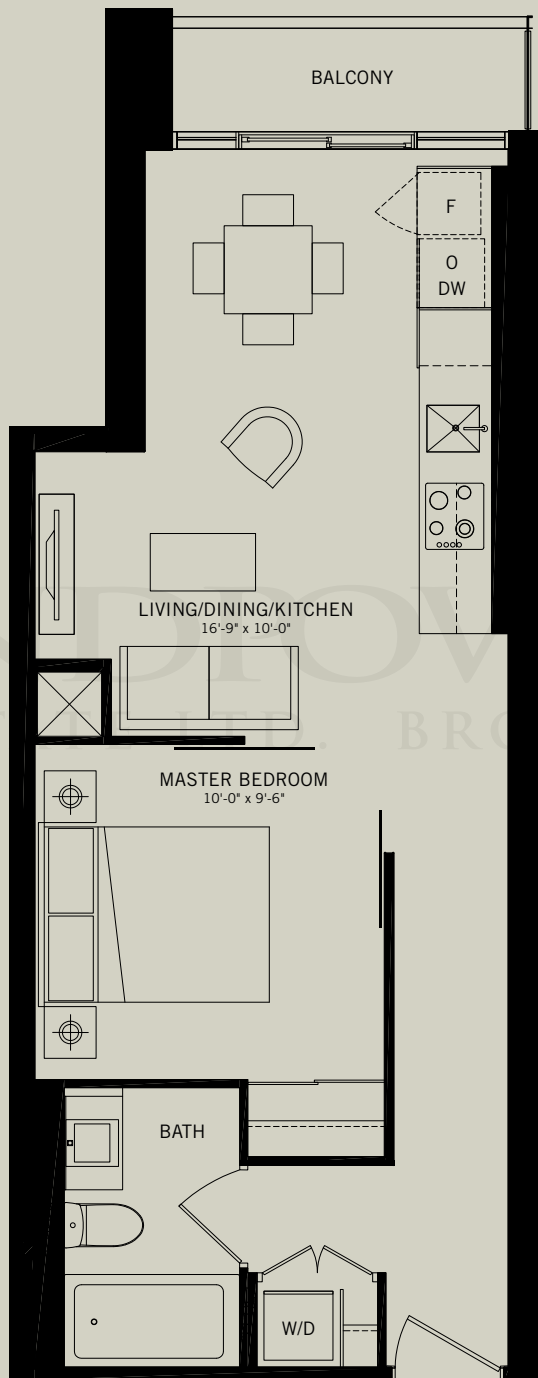
LAND POWER
 REAL ESTATE D. BROKERAGE



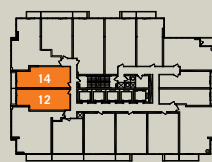
Refer to building keyplate for actual unit orientation.

All dimensions, areas and drawings are approximate. Sizes and specifications are subject to change without notice. Actual useable floor space may vary from the stated floor area. E.&O.E.

INDX
{492} **1 BEDROOM**
 492sq.ft.



FLOORS 5-9



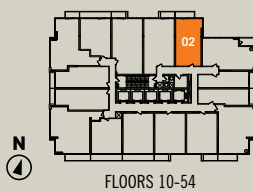
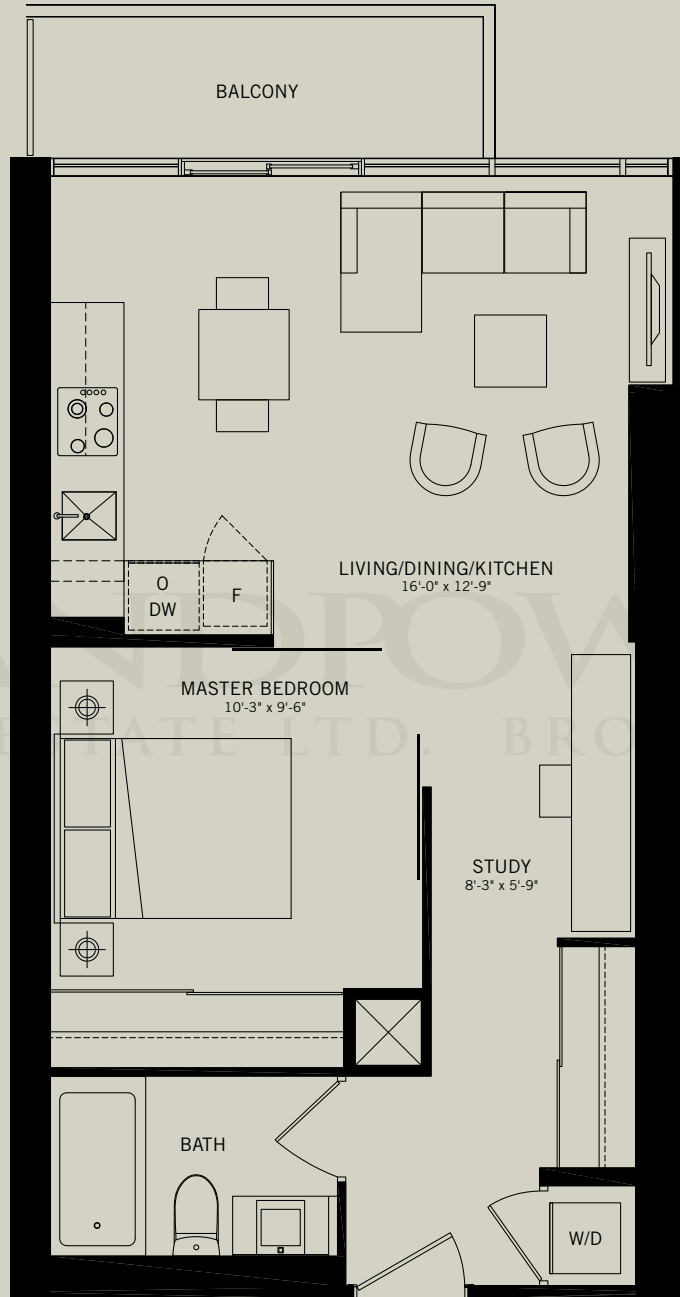
FLOORS 10-54



Minor variations between suites 12 and 14.
 Actual suite may be a reverse mirror image of the plan presented.
 Refer to building keyplate for actual unit orientation.

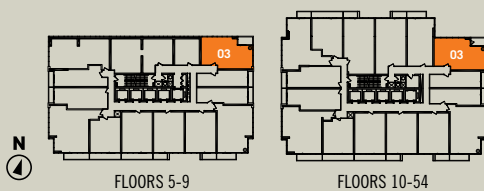
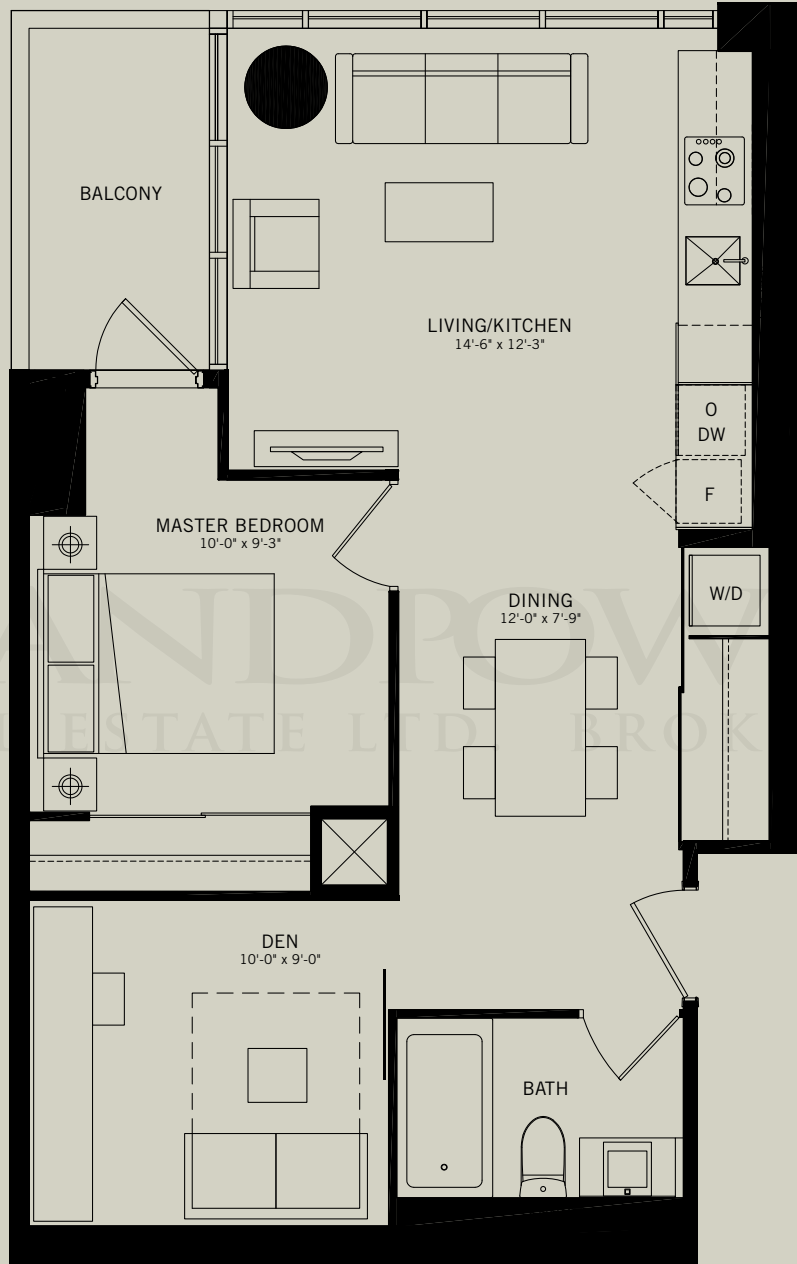
All dimensions, areas and drawings are approximate. Sizes and specifications are subject to change without notice. Actual useable floor space may vary from the stated floor area. E.&O.E.

INDX
{563} 1 BEDROOM + STUDY
 563sq.ft.



All dimensions, areas and drawings are approximate. Sizes and specifications are subject to change without notice. Actual useable floor space may vary from the stated floor area. E.&O.E.

INDX
{661} **1 BEDROOM + DEN**
 661 sq.ft.



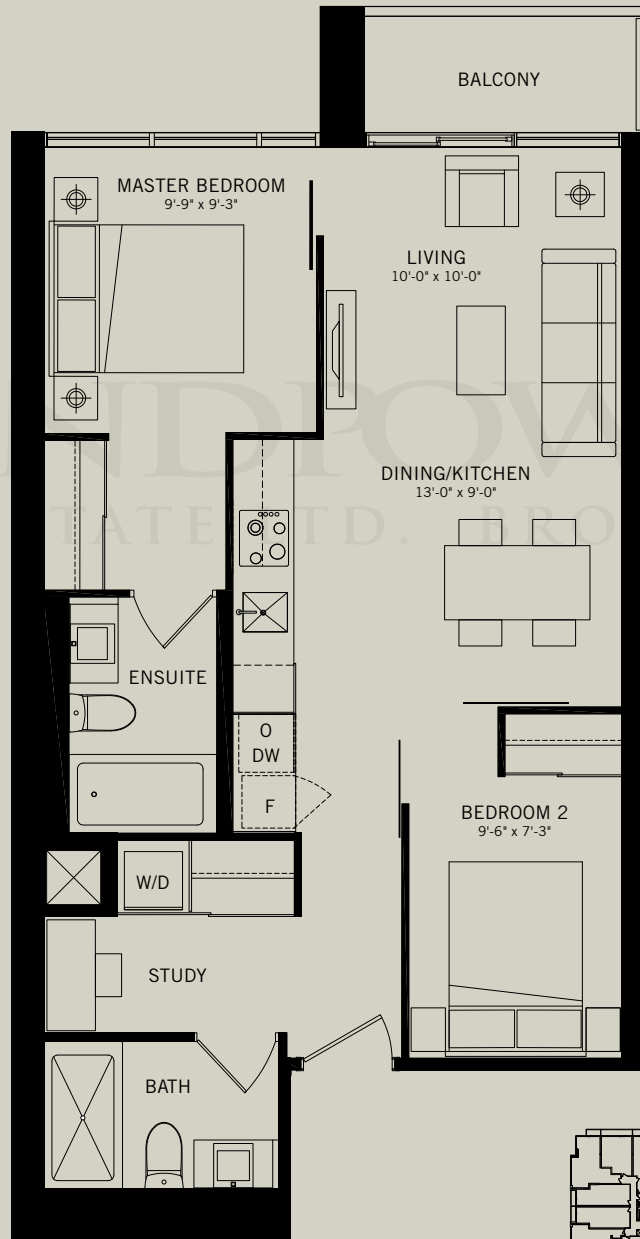
Refer to building keyplate for actual unit orientation.

All dimensions, areas and drawings are approximate. Sizes and specifications are subject to change without notice. Actual useable floor space may vary from the stated floor area. E.&O.E.

INDX
{708} 2 BEDROOM + STUDY
 708sq.ft.



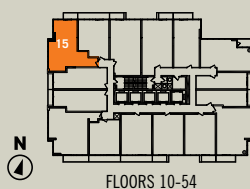
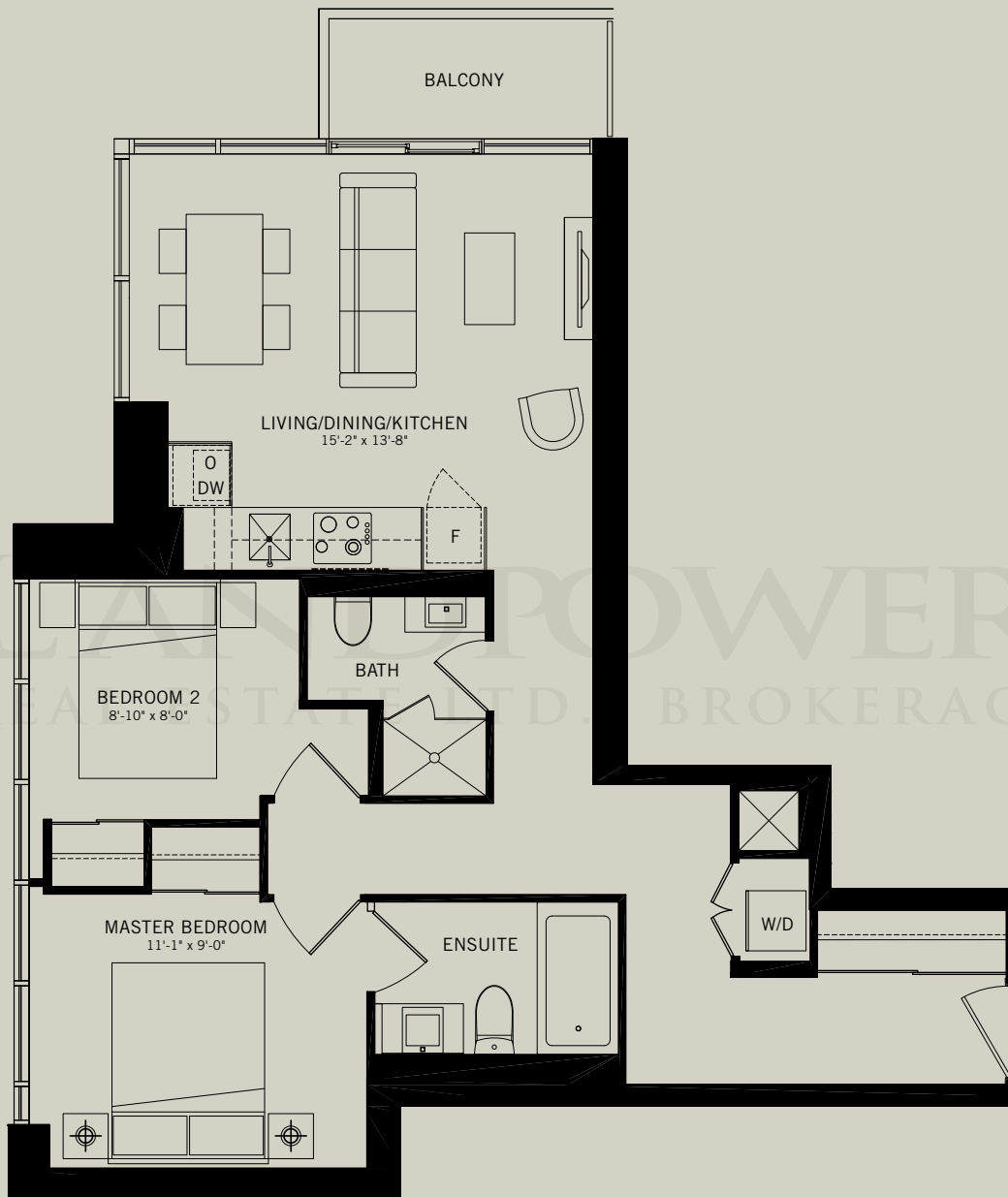
FLOORS 10-12, 21-23, 31-33, 41-43, 51-54



FLOORS 10-54

All dimensions, areas and drawings are approximate. Sizes and specifications are subject to change without notice. Actual useable floor space may vary from the stated floor area. E.&O.E.

INDX
{721} **2 BEDROOM**
721sq.ft.

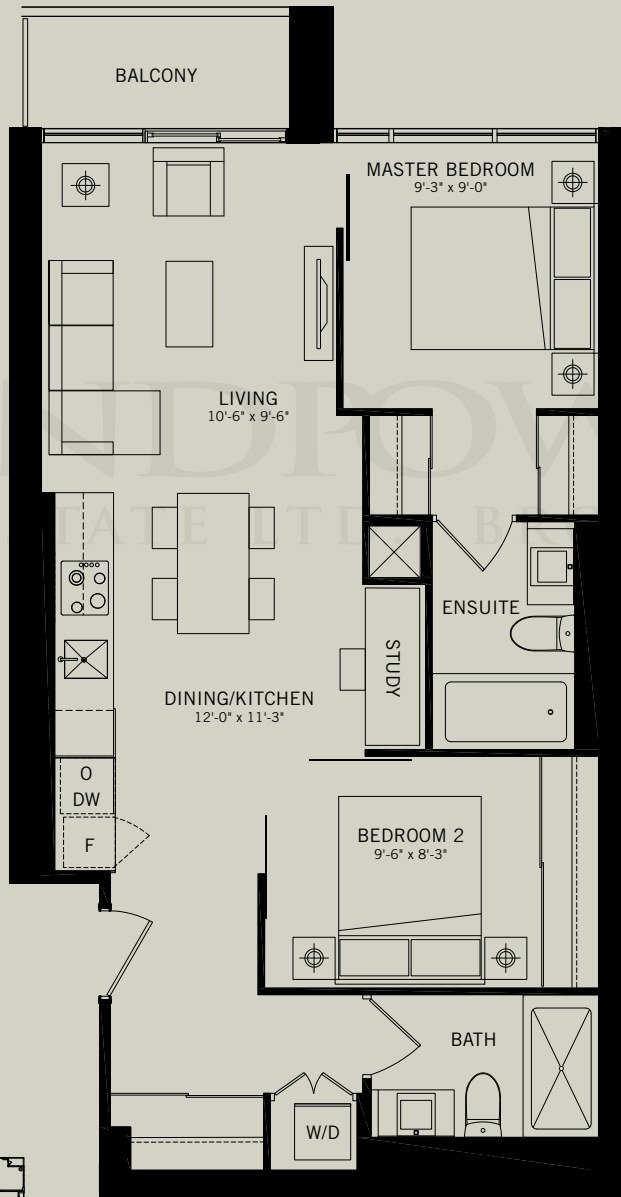


All dimensions, areas and drawings are approximate. Sizes and specifications are subject to change without notice. Actual useable floor space may vary from the stated floor area. E.&O.E.

INDX
{746} **2 BEDROOM + STUDY**
 746sq.ft.



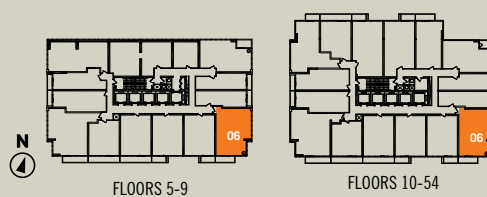
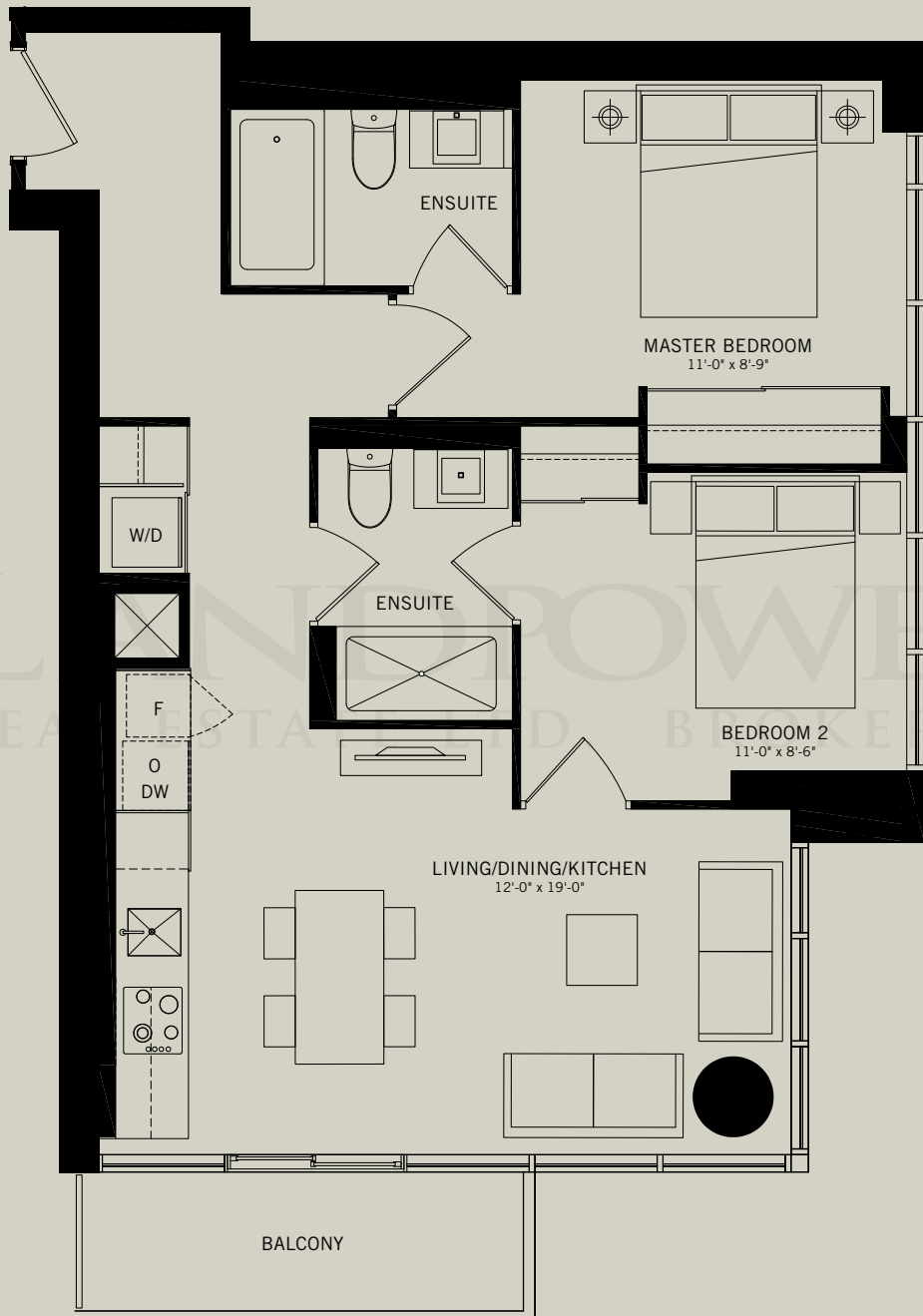
FLOORS 10-12, 21-23, 31-33, 41-43, 51-54



FLOORS 10-54

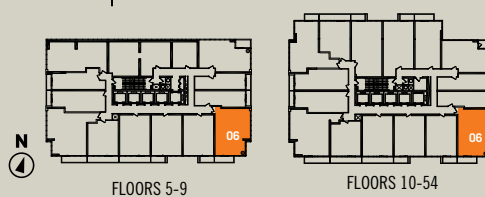
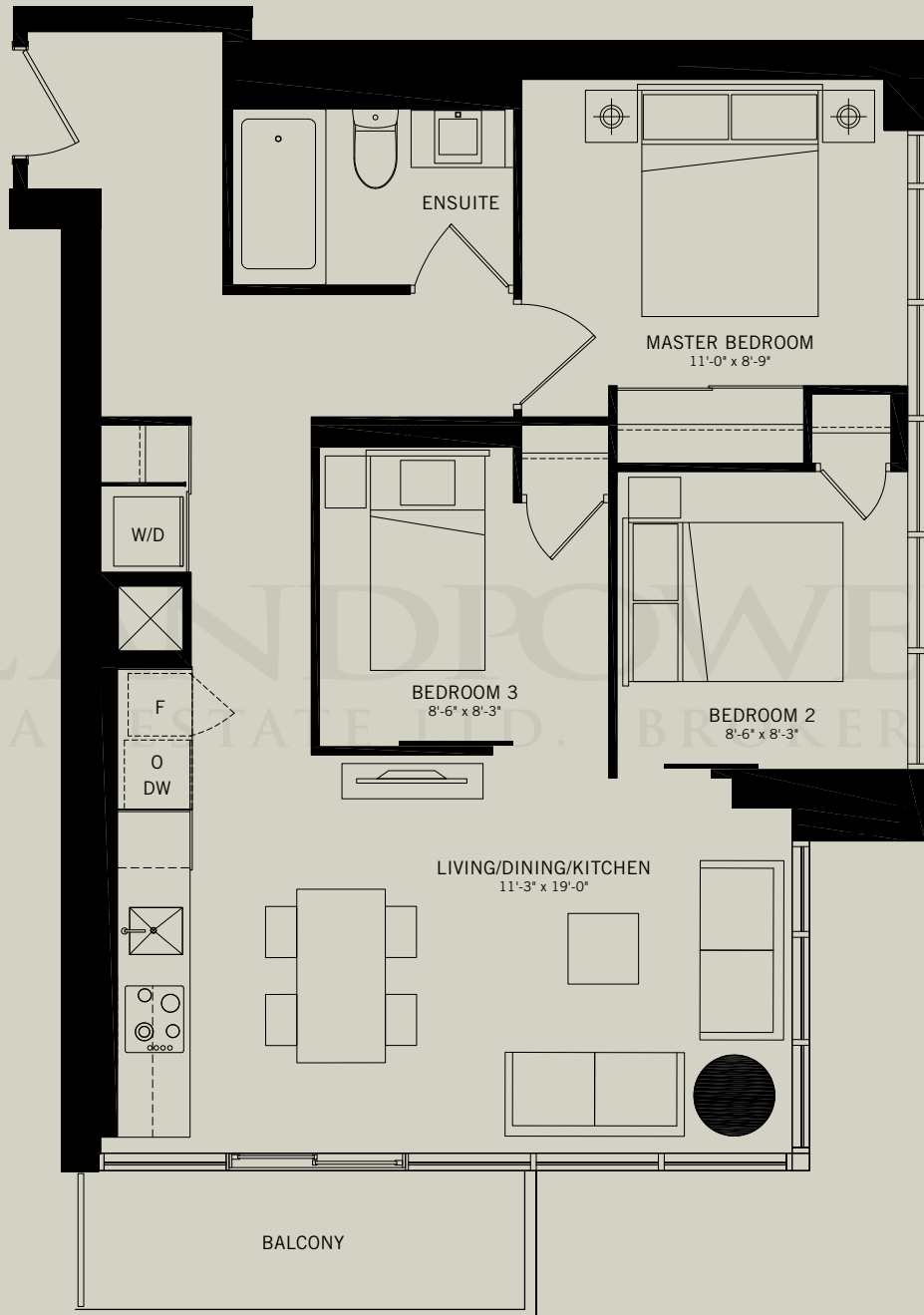
All dimensions, areas and drawings are approximate. Sizes and specifications are subject to change without notice. Actual useable floor space may vary from the stated floor area. E.&O.E.

INDX
{740} 2 BEDROOM
 740sq.ft.



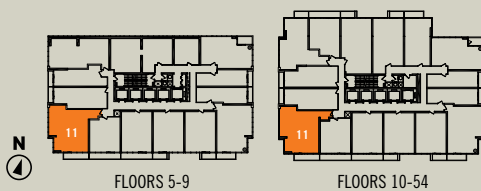
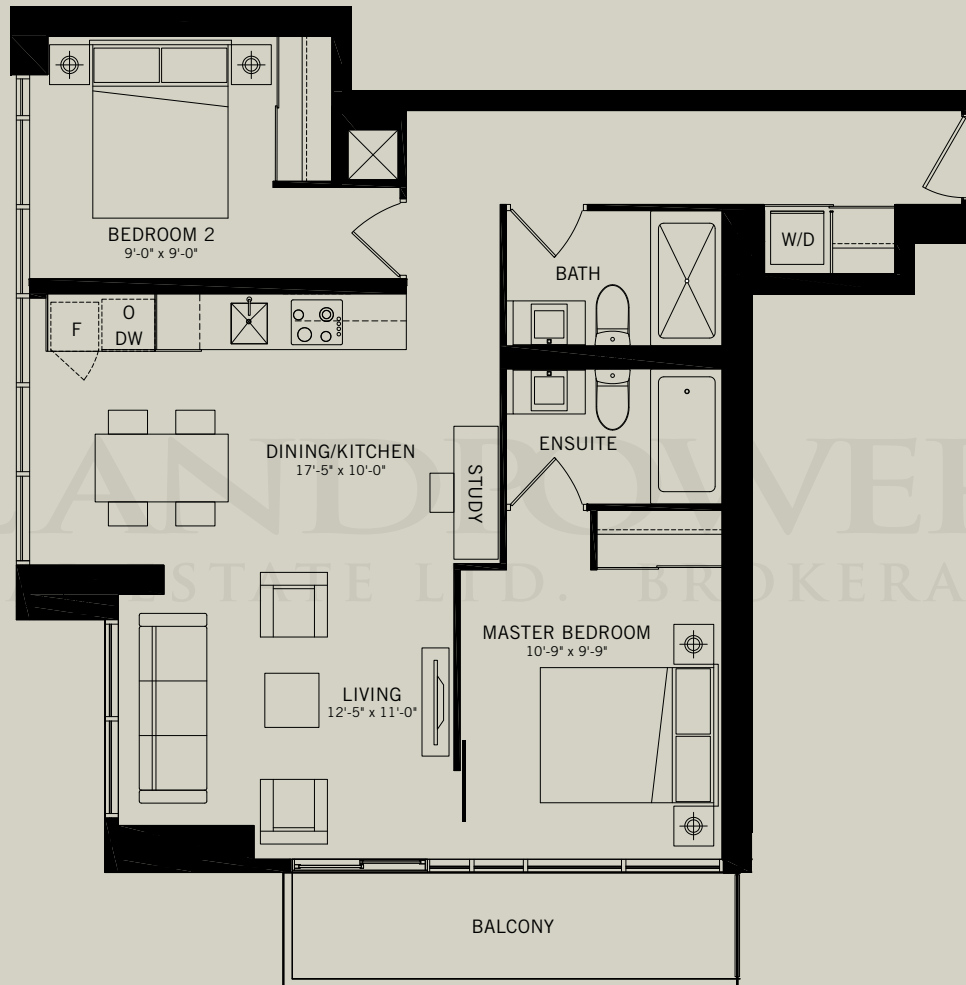
All dimensions, areas and drawings are approximate. Sizes and specifications are subject to change without notice. Actual useable floor space may vary from the stated floor area. E.&O.E.

INDX
{740} 3 BEDROOM
 740sq.ft.



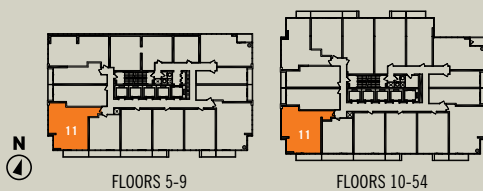
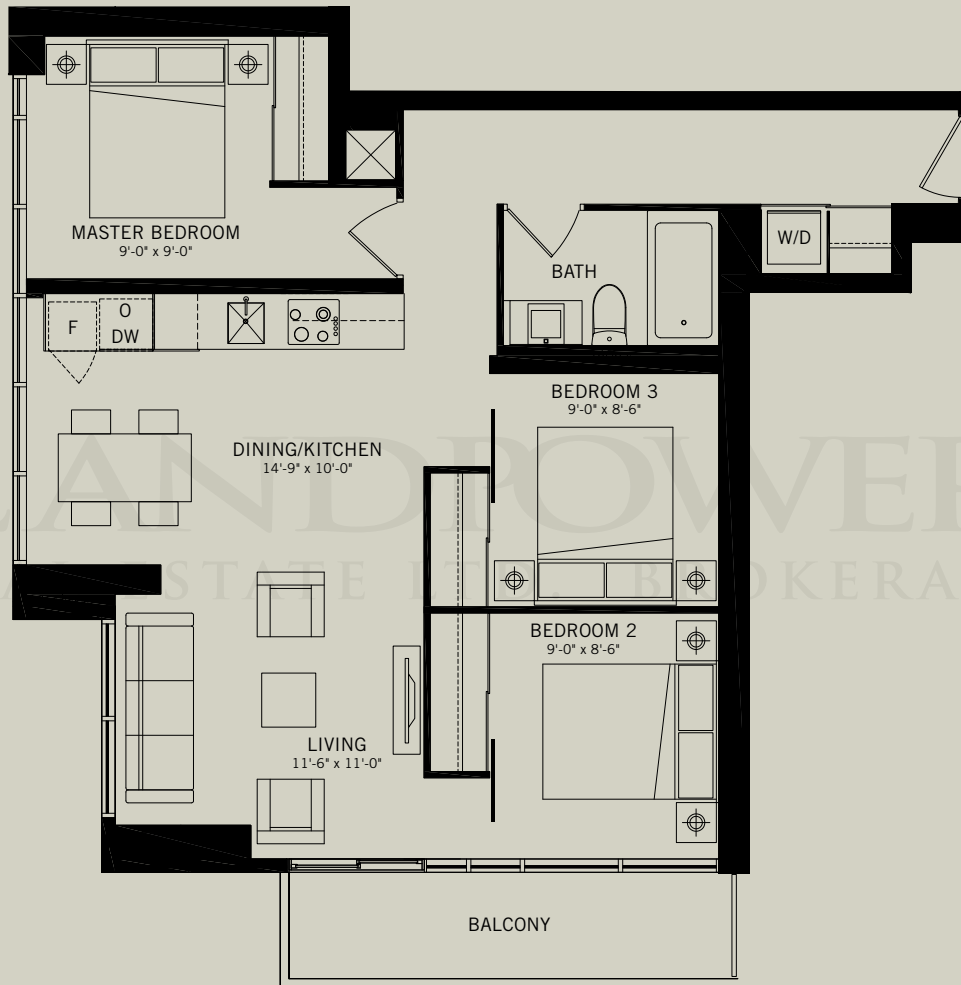
All dimensions, areas and drawings are approximate. Sizes and specifications are subject to change without notice. Actual useable floor space may vary from the stated floor area. E.&O.E.

INDX
{821} 2 BEDROOM + STUDY
821sq.ft.



All dimensions, areas and drawings are approximate. Sizes and specifications are subject to change without notice. Actual useable floor space may vary from the stated floor area. E.&O.E.

INDX
{821} **3 BEDROOM**
 821sq.ft.



All dimensions, areas and drawings are approximate. Sizes and specifications are subject to change without notice. Actual useable floor space may vary from the stated floor area. E.&O.E.



BAY + ADELAIDE CONDOS

WORK SHEET

PRINT CLEARLY AND INCLUDE PHOTO ID

Brokerage: _____ Sales Representative: _____

Model: _____ Floor: _____

Purchase Price: \$ _____

PURCHASER INFORMATION:

Purchaser Name: (Mr. Mrs. Ms.)	Purchaser Name: (Mr. Mrs. Ms.)
Address:	Address:
Suite #	Suite #
City: Province:	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:
Profession:	Profession:
Did You Register through the Web?	How did you hear about us?



CHOICE OF MODEL/SUITE
SUBMIT WITH A COMPLETED WORKSHEET AND PHOTO ID

Name of Agent: _____

Name of Client: _____

	MODEL	FLOOR
CHOICE #1		
CHOICE #2		
CHOICE #3		
CHOICE #4		
CHOICE #5		

INDX

BAY + ADELAIDE CONDOS



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