



LANDPOWER

REAL ESTATE LTD. BROKERAGE

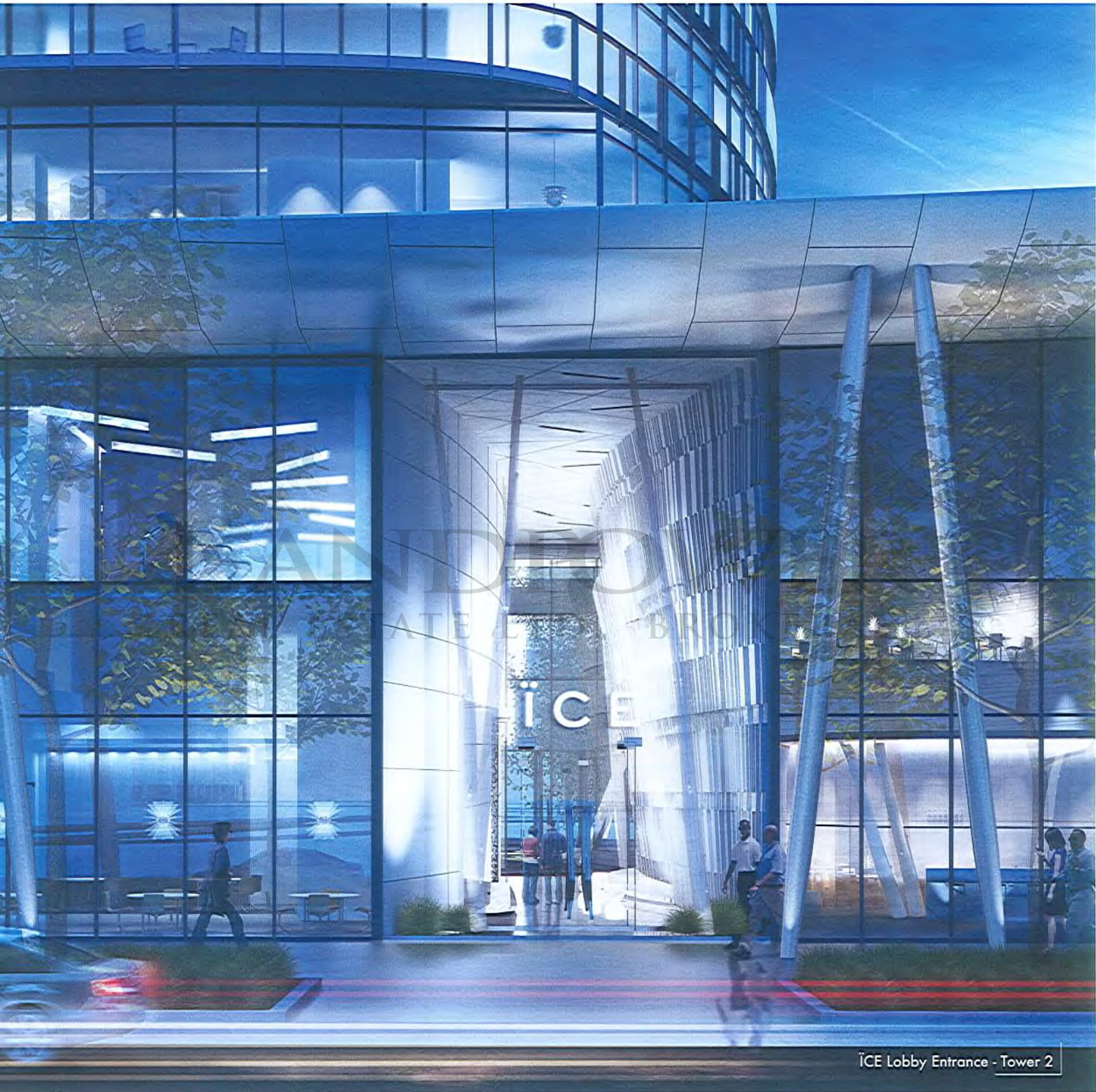


ICE2

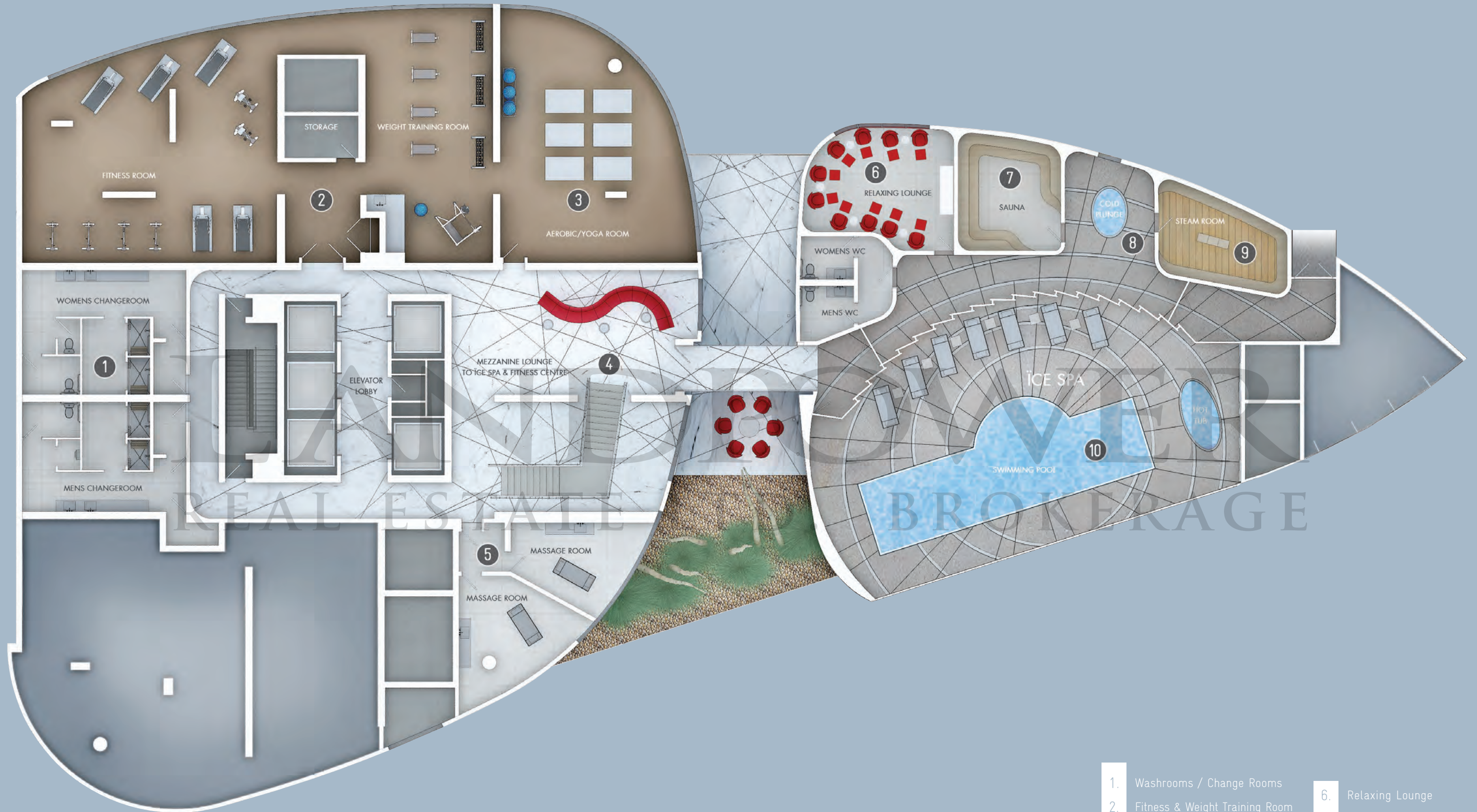
CONDOMINIUMS
AT YORK CENTRE



ANDERSON
REAL ESTATE LTD. BROKERAGE

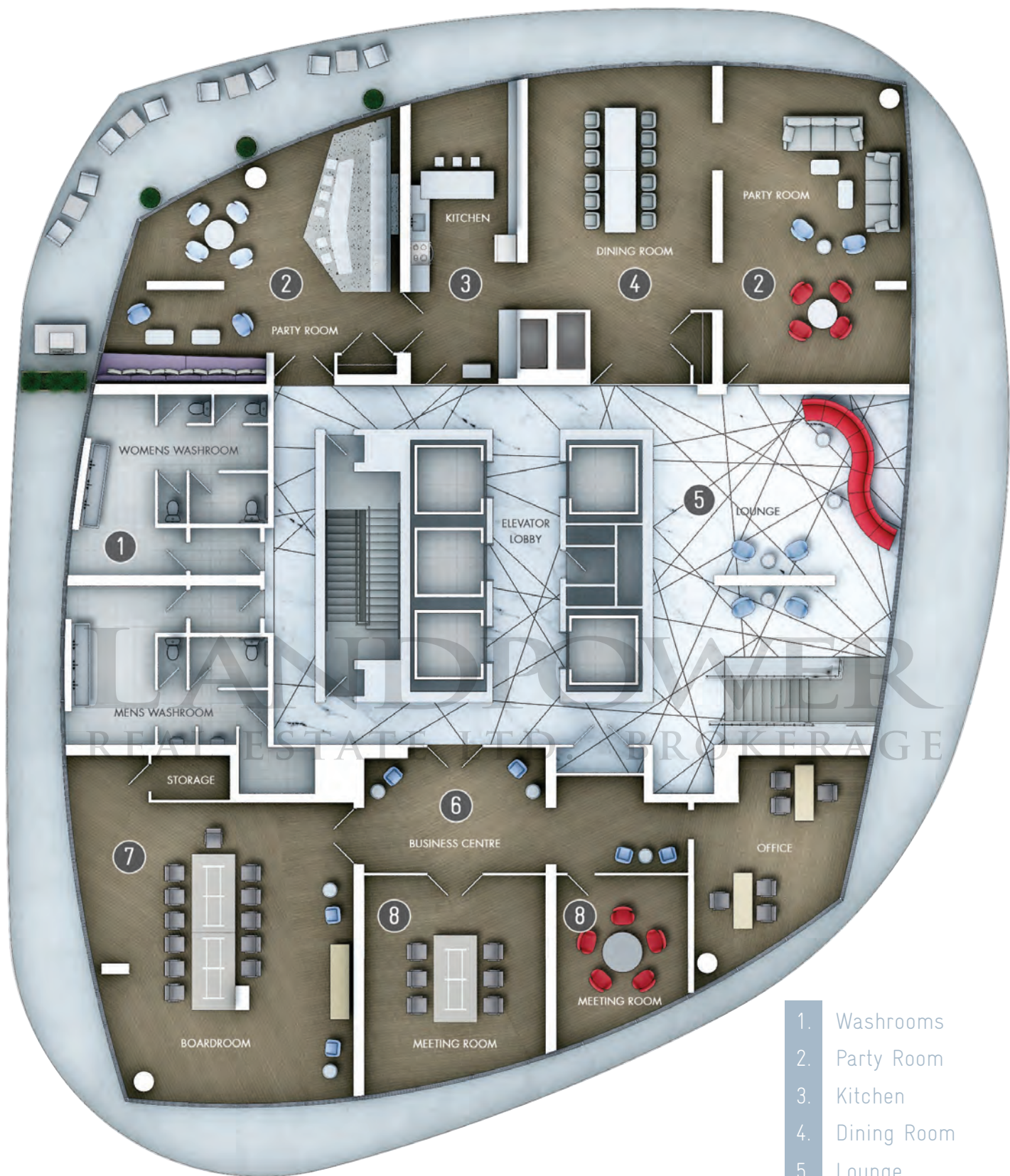


ICE Lobby Entrance - Tower 2



ICE Building Amenities - Mezzanine Level

- | | |
|---|-----------------------------|
| 1. Washrooms / Change Rooms | 6. Relaxing Lounge |
| 2. Fitness & Weight Training Room | 7. Sauna |
| 3. Aerobic / Yoga Room | 8. Cold Plunge |
| 4. Mezzanine Lounge to ICE Spa & Fitness Centre | 9. Steam Room |
| 5. Massage Rooms | 10. Swimming Pool & Hot Tub |



ICE Building Amenities - Second Level

Suites Features

BUILDING FEATURES

- Ground level entry lobby
- Two shuttle elevators providing service between the entry lobby and the parking levels
- Five high speed elevators. Each floor served by at least two elevators

MEZZANINE LEVEL AMENITIES INCLUDE:

- Equipped fitness centre
- Men and women washrooms and change rooms
- Aerobic Studio

SECOND FLOOR AMENITY LEVEL INCLUDE:

- Multi-purpose party room with kitchen facilities
- Lounging outdoor terrace with BBQ
- Management office
- Business centre with furnished boardroom

ICE SPA (TO BE SHARED WITH PHASE II)

- Indoor pool and hot tub
- Spa facility with dry sauna, steam room, bathrooms, showers, cold water plunge pool and relaxing lounge
- Children's furnished playroom
- 10 bicycles available for use by owners
- Individual storage/bicycle lockers**

COMPLEX FEATURES (1)

- Access to central landscaped courtyard
- Vehicular access via central covered drop off serving the complex
- Centralized loading and garbage serving both Phase I and Phase II residential building
- Access to PATH
- Iconic green roof canopy element connecting various components of the Complex

SUITE FINISHES

- Approximately nine foot ceilings*****
- Exterior glass sliding doors***
- Solid core entry door with hardware and security viewer
- Choice of multi strip engineered hardwood flooring, porcelain or ceramic in entry foyer
- Individually controlled heat pump heating and cooling system (2)
- 40 Ounce broadloom and upgraded under pad in bedrooms***
- Multi strip engineered hardwood flooring in den, living rooms, dining rooms and halls***
- Sliders or hinged doors on closet doors***
- In-suite smoke detector
- In-suite carbon monoxide detector
- Laundry with stacked washer/dryer vented to exterior
- Ceramic flooring in laundry area
- Interior walls painted off-white quality latex*

KITCHEN

- Choice of multi strip engineered hardwood flooring, porcelain or ceramic flooring*
- Selection of designer series kitchen cabinetry*
- Granite countertop*
- Designer series ceramic tile backsplash*
- Double bowl stainless steel sink with single lever faucet and pullout vegetable spray***
- Stainless steel refrigerator, dishwasher and range and microwave with built in fan hood vented to exterior
- Ceiling mounted lighting fixture*

MASTER ENSUITE BATHROOM

- Choice of marble, porcelain or ceramic flooring* ***
- Medicine cabinet **
- Marble counter with designer ceramic raised basin*
- Safety pressure-balancing valve in tub**
- 5' soaker tub or shower with glass panel with chrome faucets***
- Designer selected white plumbing fixtures and cabinetry**
- Choice of marble, porcelain or ceramic wall tile to co-ordinate floor tile where tub/shower combined***
- Exterior vented exhaust fan
- Entry privacy lock

MAIN BATHROOM

(Note: In units with one bathroom, the bathroom will be outfitted with ensuite bathroom finishes.)

- Choice of ceramic or porcelain flooring* ***
- Laminate countertop with ceramic basin*
- Safety pressure-balancing valve in tub**
- 5' soaker tub or shower with glass panel with chrome faucets***
- Designer selected white plumbing fixtures and cabinetry**
- Choice of porcelain or ceramic wall tile to co-ordinate floor tile where tub/shower combined***
- Exterior vented exhaust fan
- Entry privacy lock

ELECTRICAL FEATURES

- Rough in ceiling light outlets in dining room, bedroom and den
- Lighting fixtures in bathrooms**
- Lighting fixture in hallway
- Cable television outlets in den, living room and master bedroom**
- Telephone outlets in living room and master bedroom**
- Service panel with circuit breaker

GENERAL:

Please see provisions in Schedule A relating to Purchaser's rights to select finishes and Vendor's rights to install substitute materials and finishes

* Colours and/or materials to be selected from Vendor's standard sample packages, as provided for below.

Vendor shall not be responsible for shade differences occurring from different dye lots.

** If applicable

*** As per plan

**** As displayed in presentation centre

***** Except bathrooms, laundry, bulkheads and drop ceilings for mechanical systems, as required

(1) Some or all of the Complex Amenities will be available as the Phase II Residential component or the Commercial Component is constructed as the case may be.

(2) This Schedule C contemplates the provision of heating and cooling by way of conventional heat pumps. As indicated in the Disclosure Statement, the Vendor reserves the right to provide heating and cooling alternatively through a long term steam and cooling agreement with the local district heating and cooling utility or provide all or part of the heating and cooling in the building by way of geothermal heating and cooling. Please see the Disclosure Statement.

(3) The Vendor shall have the right to make alterations to the selection and specifications relating to Energy Efficient Features.

Price List

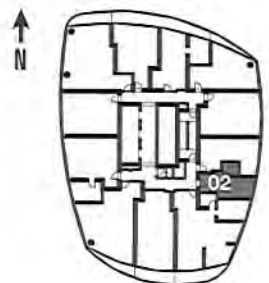
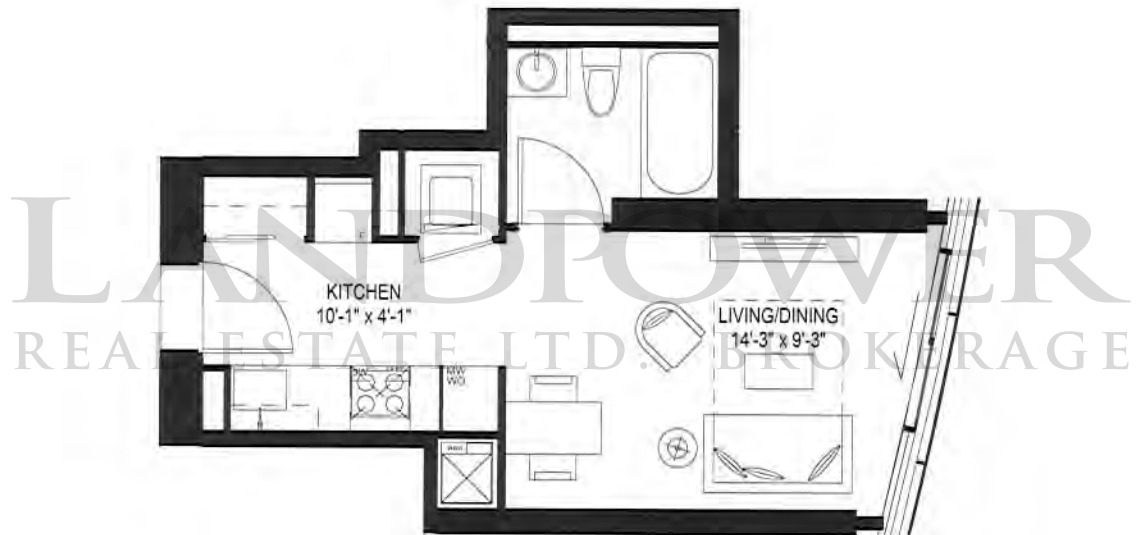
<u>Model</u>	<u>Exposure</u>	<u>Type</u>	<u>From Floors</u>	<u>Sq.Ft</u>	<u>Price From</u>
Ski	E	Studio	30 - 65	308	\$189,900
Salo	E	Studio	30 - 65	425	\$249,900
Bardo	N	1B+S	3 - 55	505	\$308,900
Kolding	N/E	1B	3 - 65	514	\$328,900
Stavanger	W	1B+S	3 - 45	546	\$334,900
Tervola	W	1B+S	46 - 65	529	\$362,900
Bergen	N	1B+D	3 - 55	528	\$316,900
Oyen	E	1B+D	3 - 65	579	\$345,900 ⁵⁹¹
Dalum	S	1B+D	3 - 65	614	\$359,900 ⁵⁸⁶
Tampere	W	1B+D	46 - 65	677	\$411,900 ⁶⁰⁸
Loviisa	W	2B	3 - 45	669	\$399,900
Trondheim	N/W	2B	3 - 45	753	\$464,900
Kuhmo	S/E	2B	3 - 29	781	\$482,900
Hamina	S/W	2B+D	3 - 65	746	\$462,900
Parkano	N/W	2B+S	46 - 65	1017	\$692,900
Valhalla	E	3B	3 - 29	934	\$572,900
Armena	S/E	3B+S	30 - 65	983	\$638,900
Helsingborg	N	3B+S	56 - 65	1042	\$749,900

Prices increase \$1000 per floor with + or - adjustments where necessary for such matters as balconies added or deleted, view clearances etc.

Prices and Specifications subject to change without notice. E.& O. E. Oct. 7, 2009

Ski

Studio 308 SF

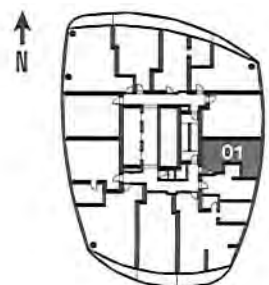
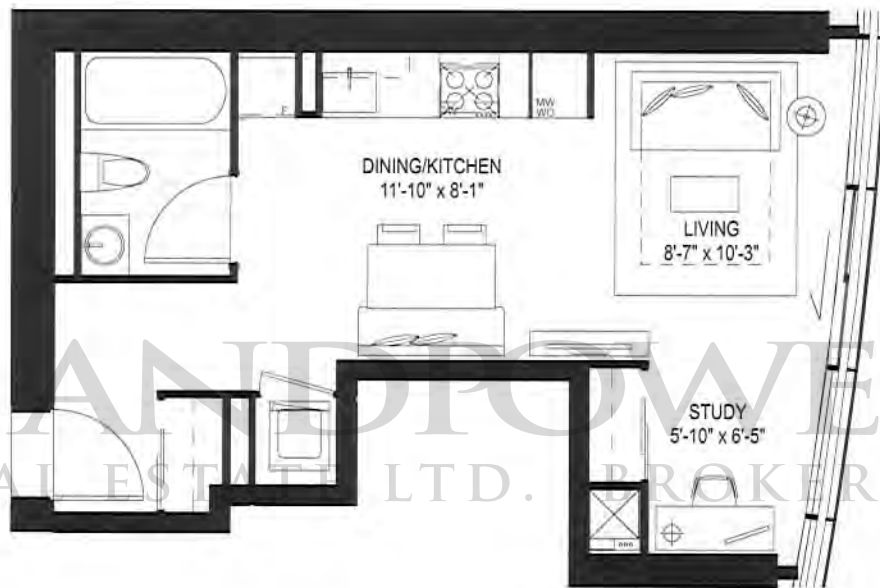


All dimensions, specifications and drawings are approximate. Furniture not included.
Actual square footage may vary from the stated floor plan. E. & O. E.

30-65

Salo

Studio 425 SF

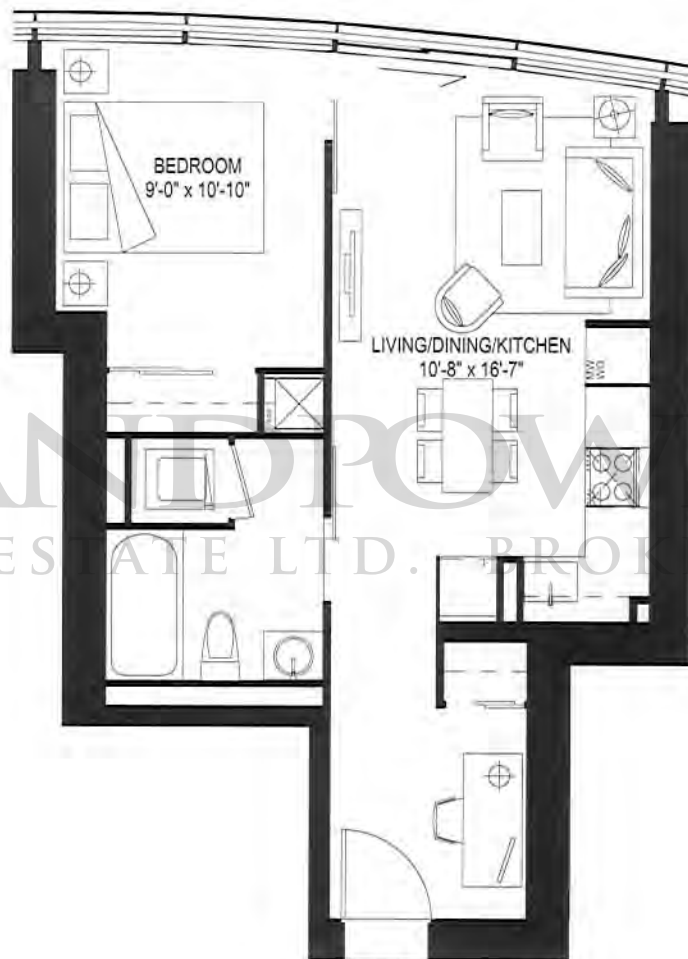


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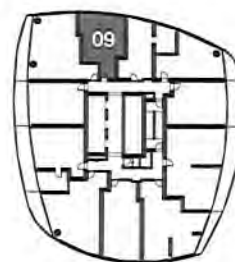
30-65

Bardo

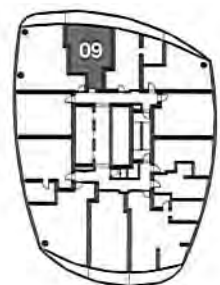
1 Bedroom+Study 505 SF



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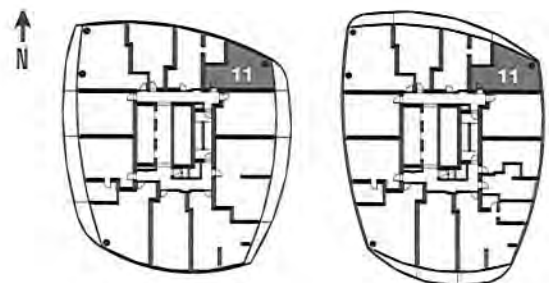
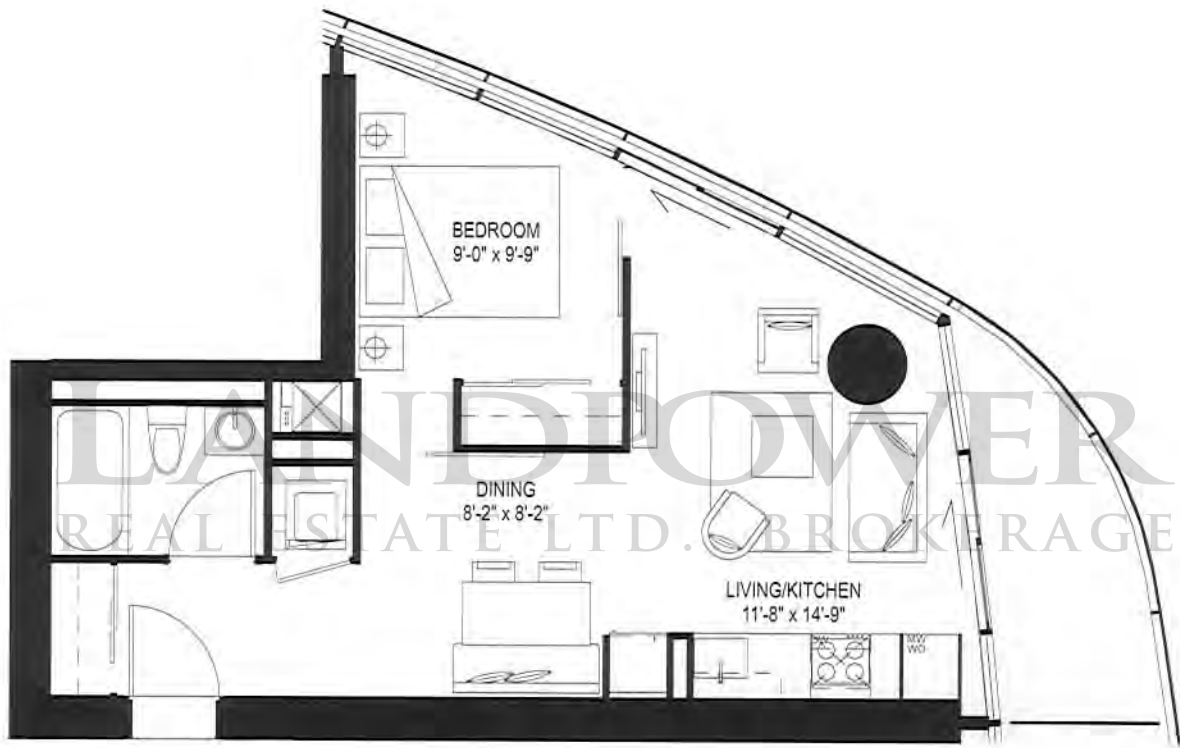


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Kolding

1 Bedroom 514 SF



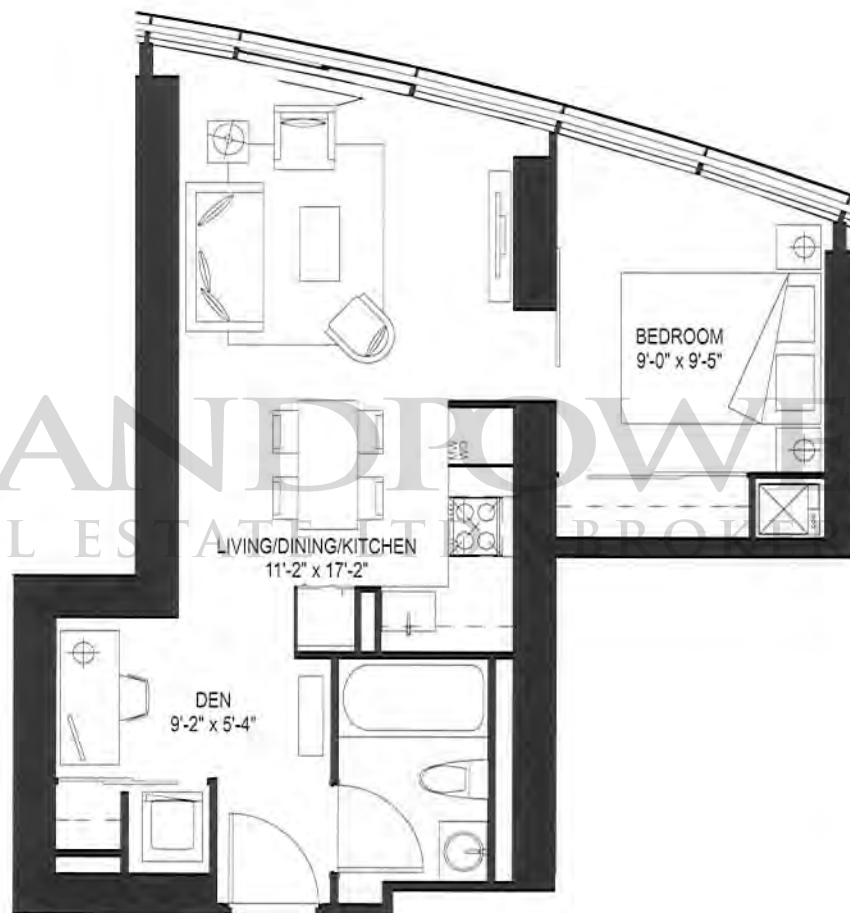
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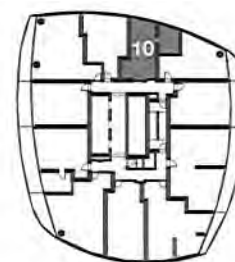
30-65

Bergen

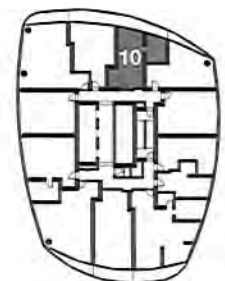
1 Bedroom+Den 528 SF



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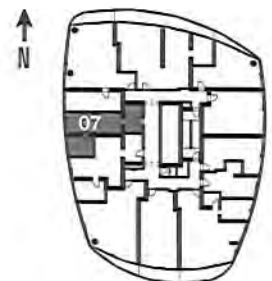
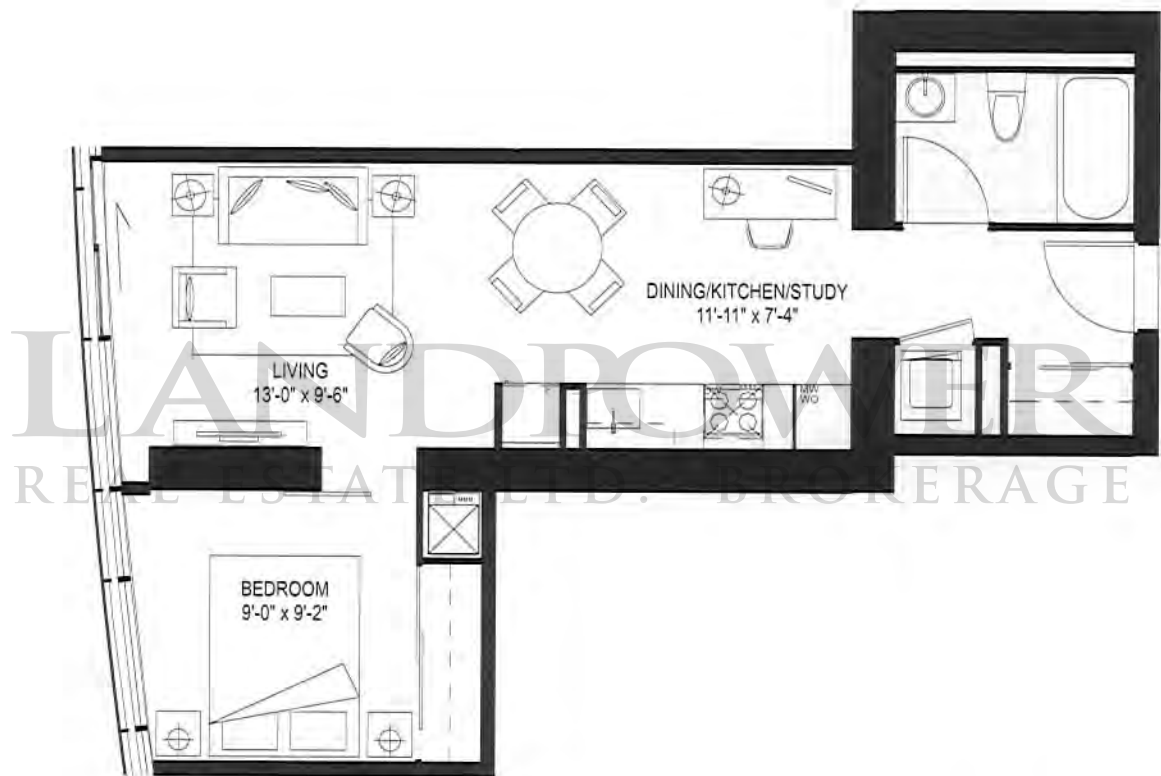


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Tervola

1 Bedroom+Study 529 SF

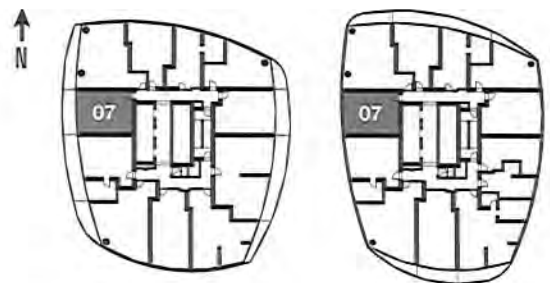


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46-65

Stavanger

1 Bedroom+Study 546 SF



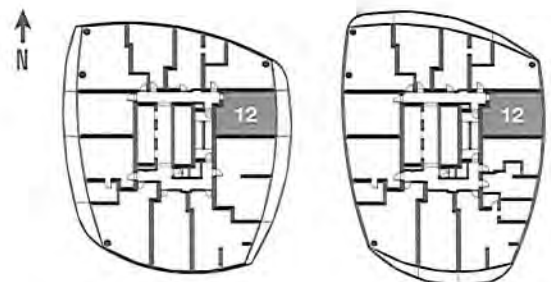
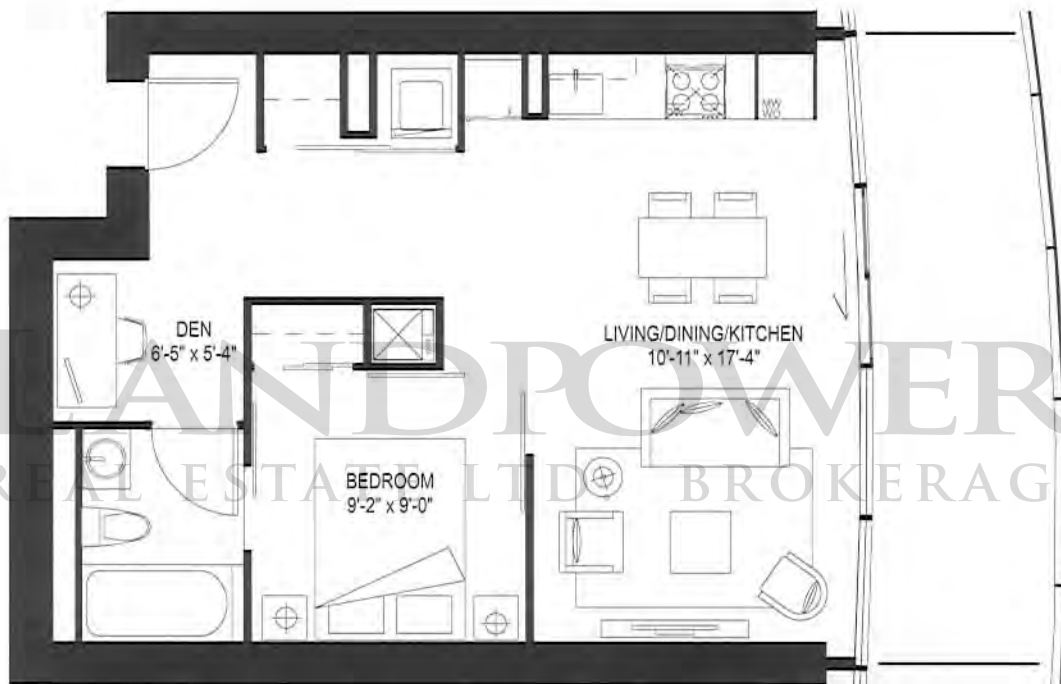
All dimensions, specifications and drawings are approximate. Furniture not included.
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30-45

Oyen

1 Bedroom+Den 579 SF



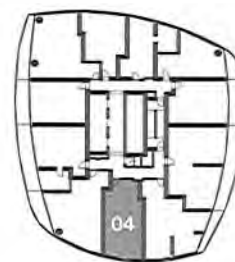
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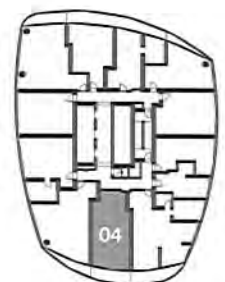
30-65

Dalum

1 Bedroom+Den 614 SF



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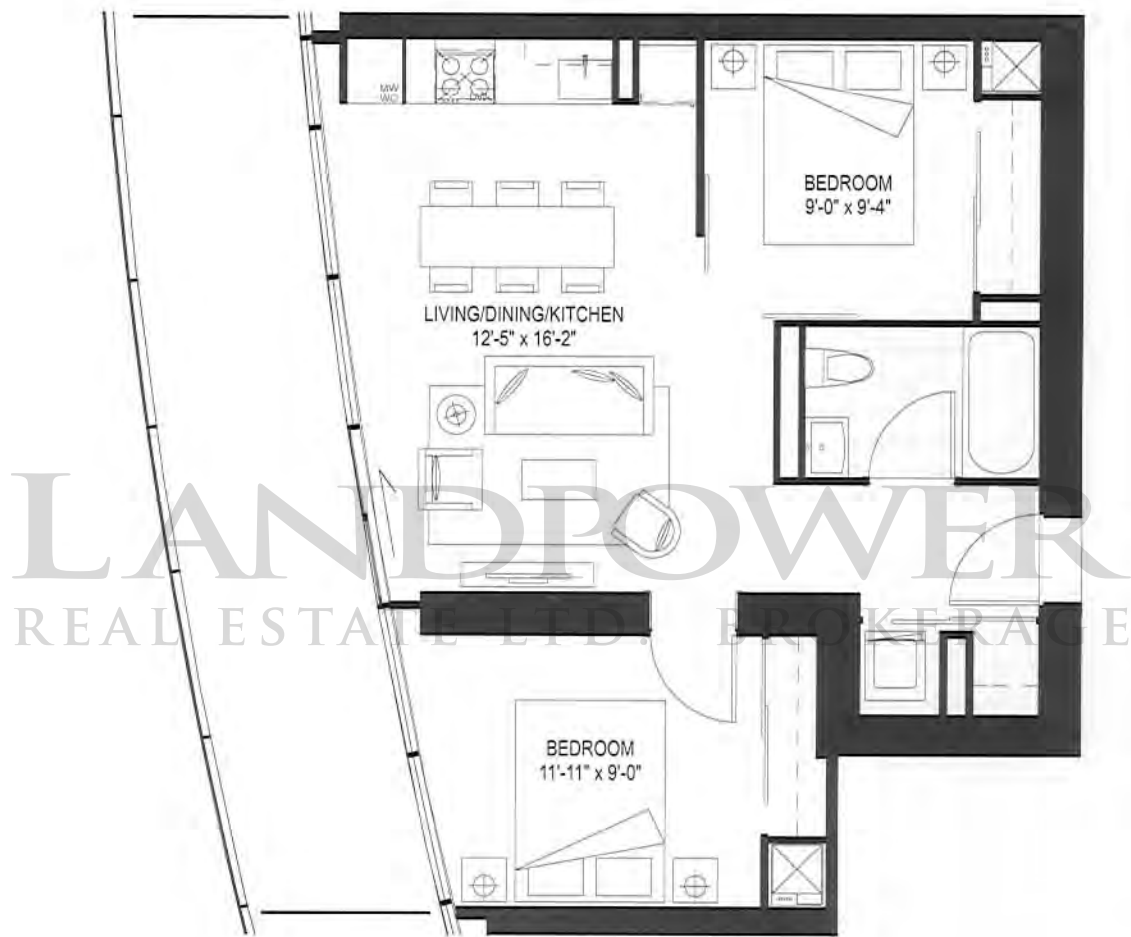


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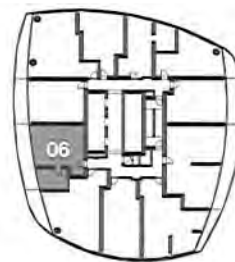
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Loviisa

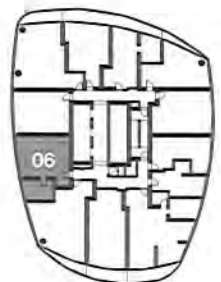
2 Bedroom 669 SF



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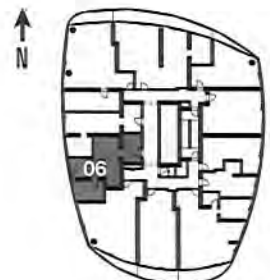
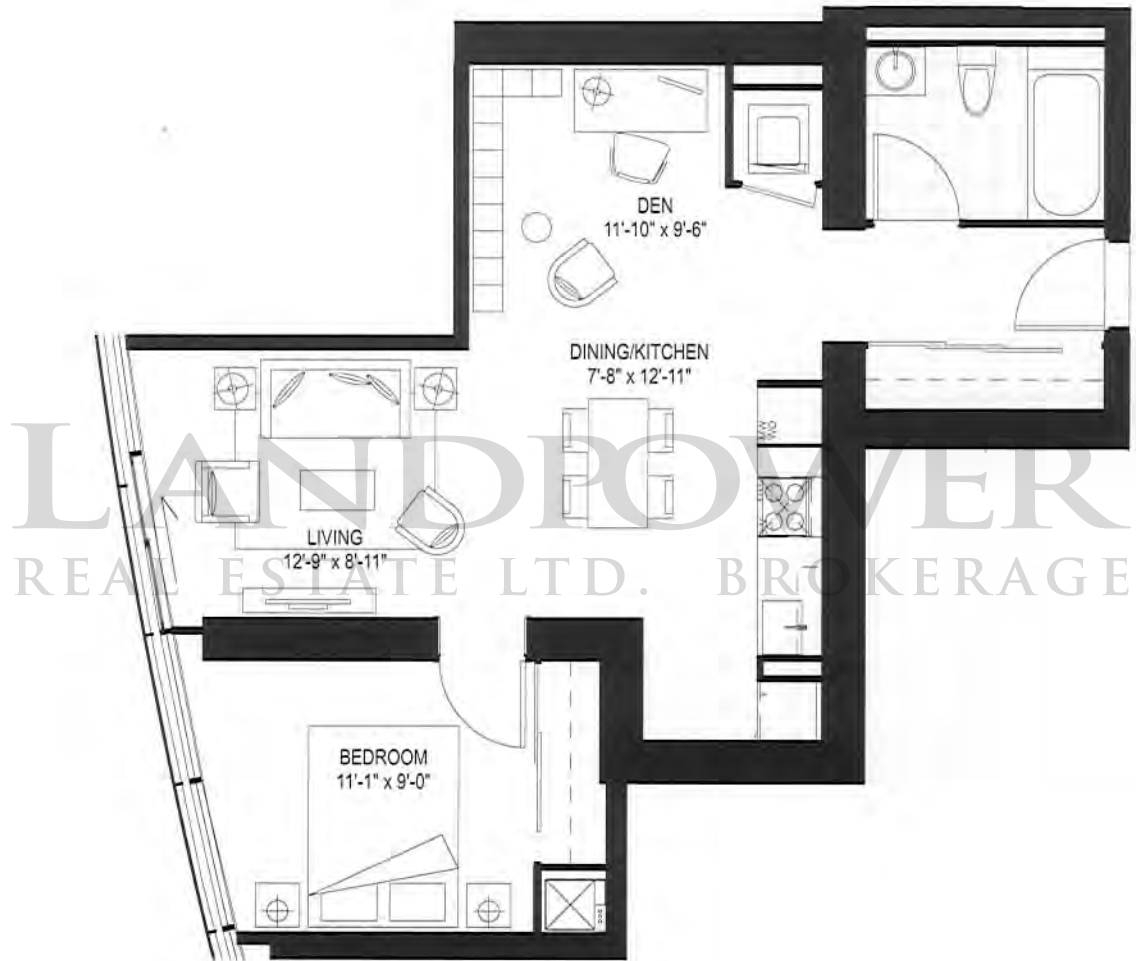


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All dimensions, specifications and drawings are approximate. Furniture not included.
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Tampere

1 Bedroom+Den 677 SF

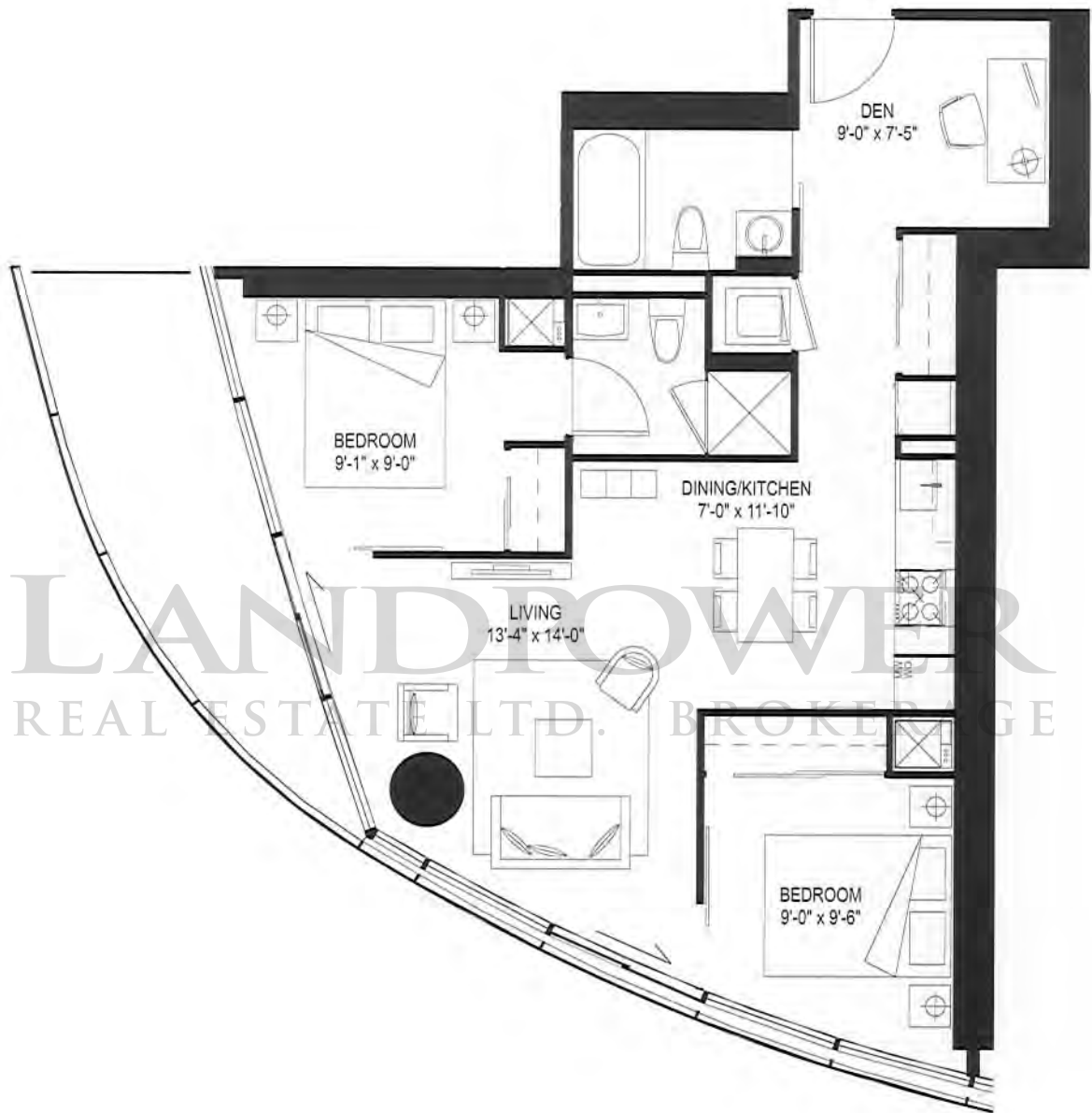


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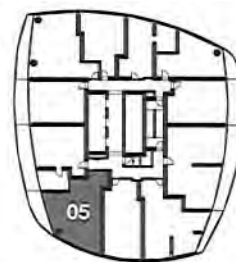
46-65

Hamina

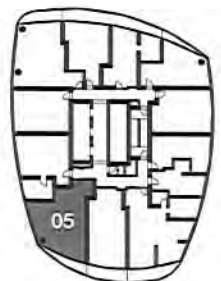
2 Bedroom+Den 746 SF



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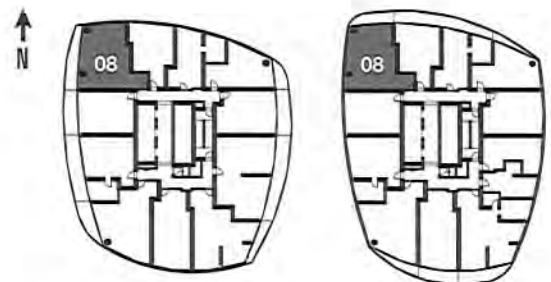
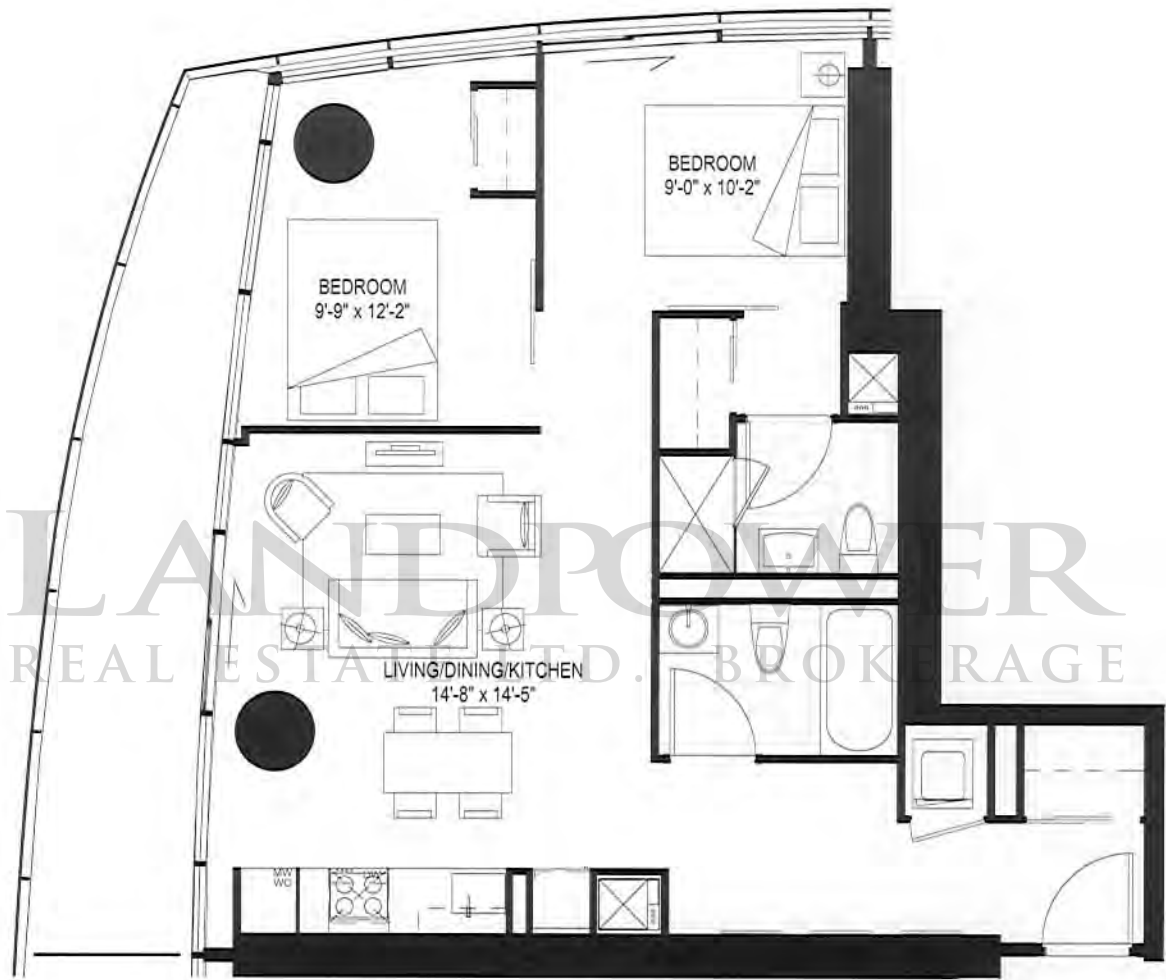


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All dimensions, specifications and drawings are approximate. Furniture not included.
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Trondheim

2 Bedroom 753 SF



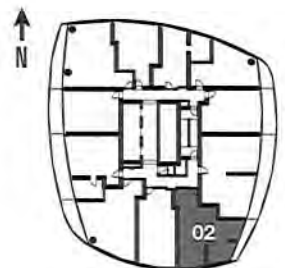
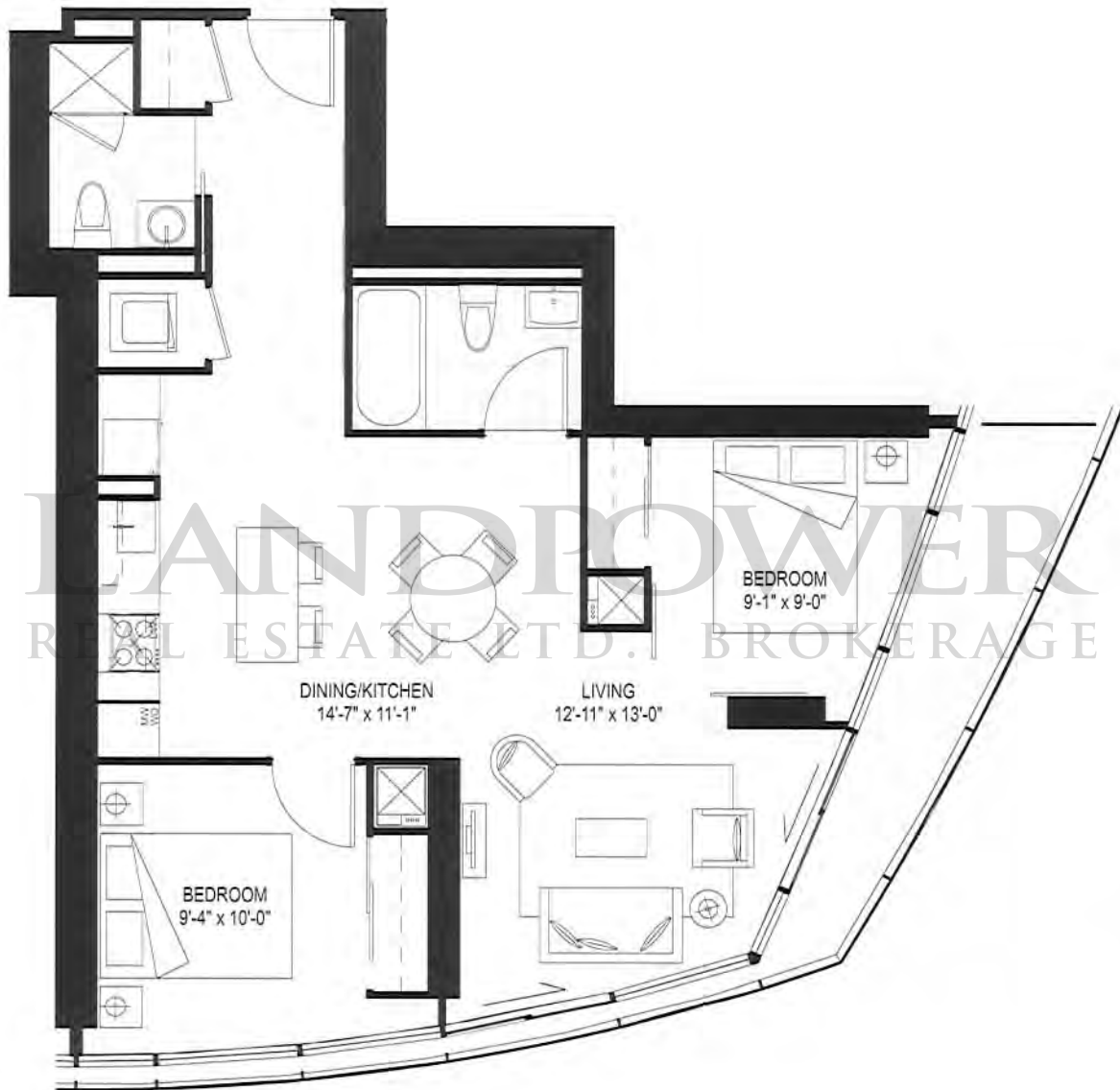
All dimensions, specifications and drawings are approximate. Furniture not included.
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30-45

Kuhmo

2 Bedroom 781 SF

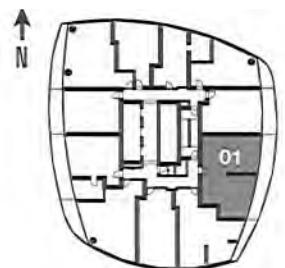
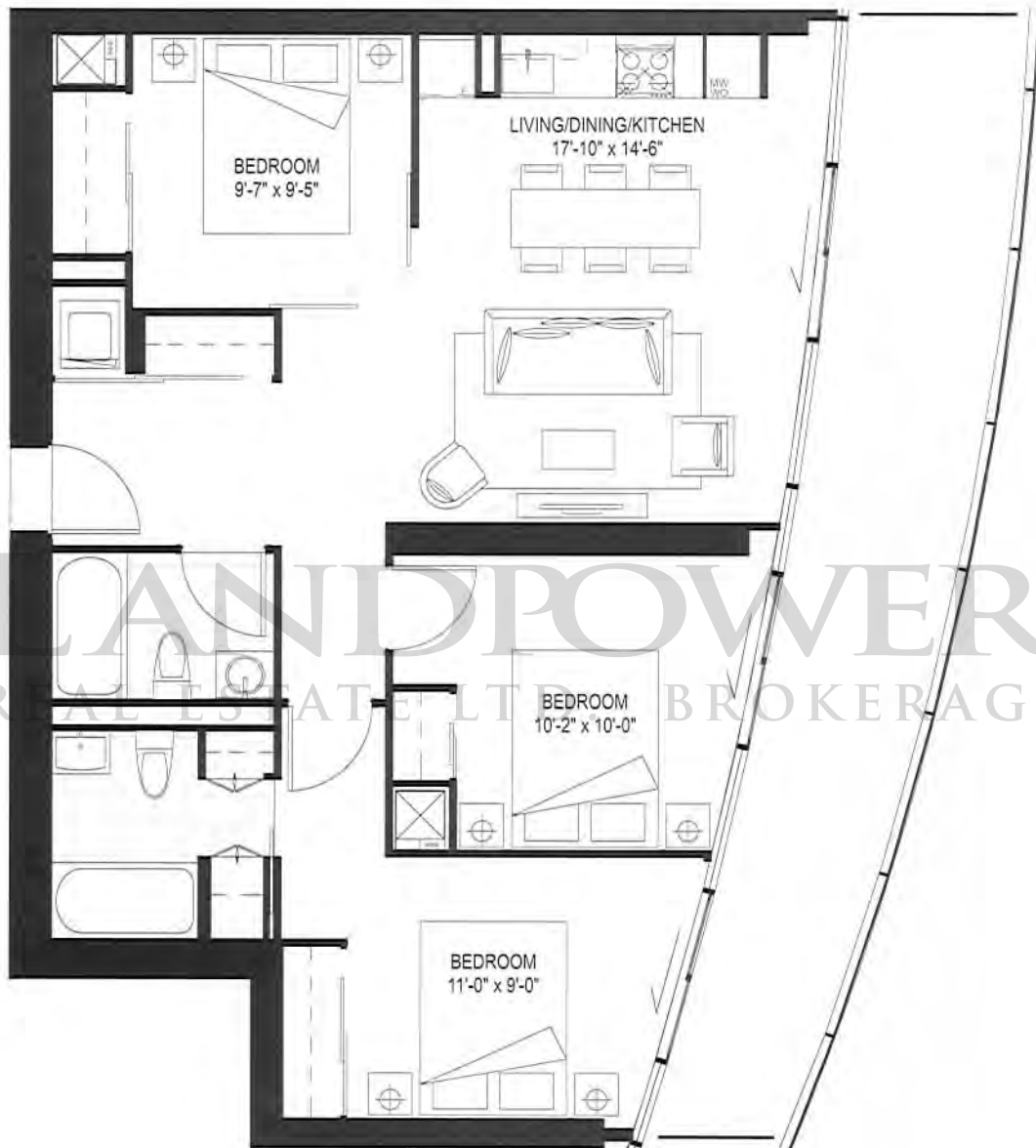


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Valhalla

3 Bedroom 934 SF

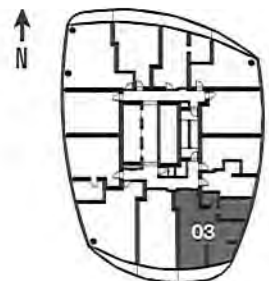
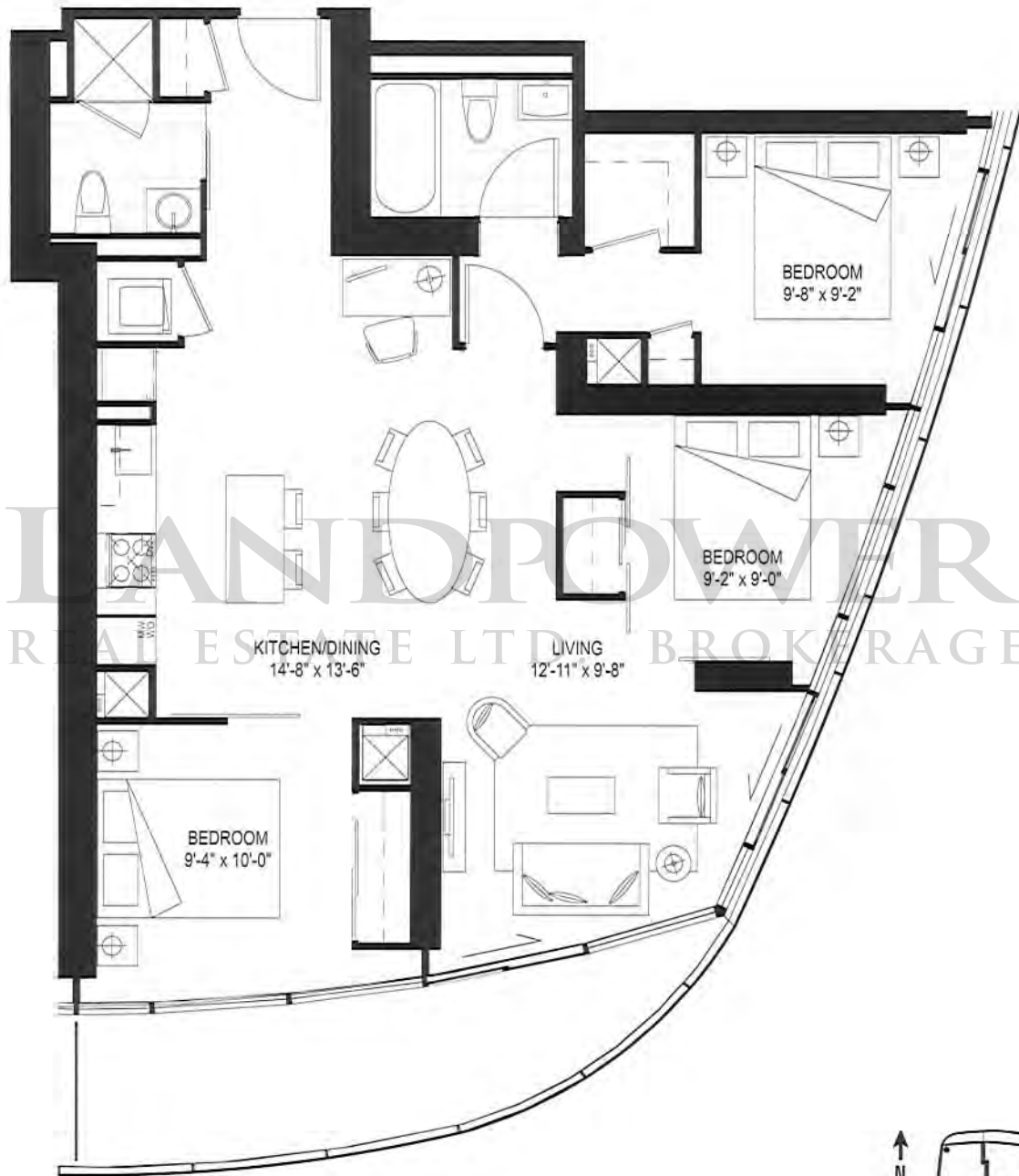


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Armena

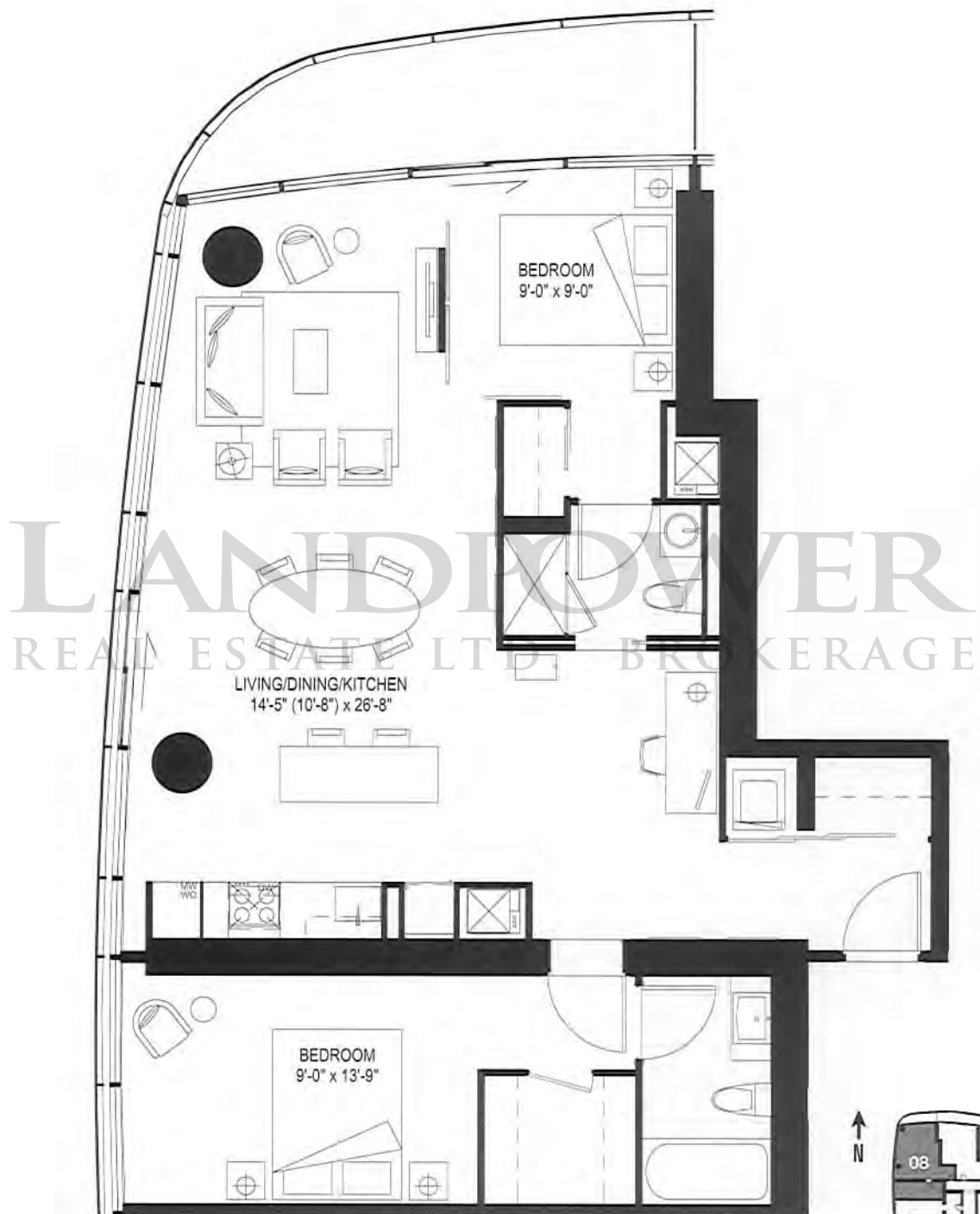
3 Bedroom+Study 983 SF



All dimensions, specifications and drawings are approximate. Furniture not included.
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30-65

2 Bedroom+Study 1017 SF

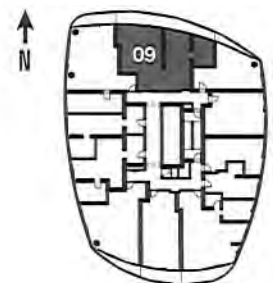
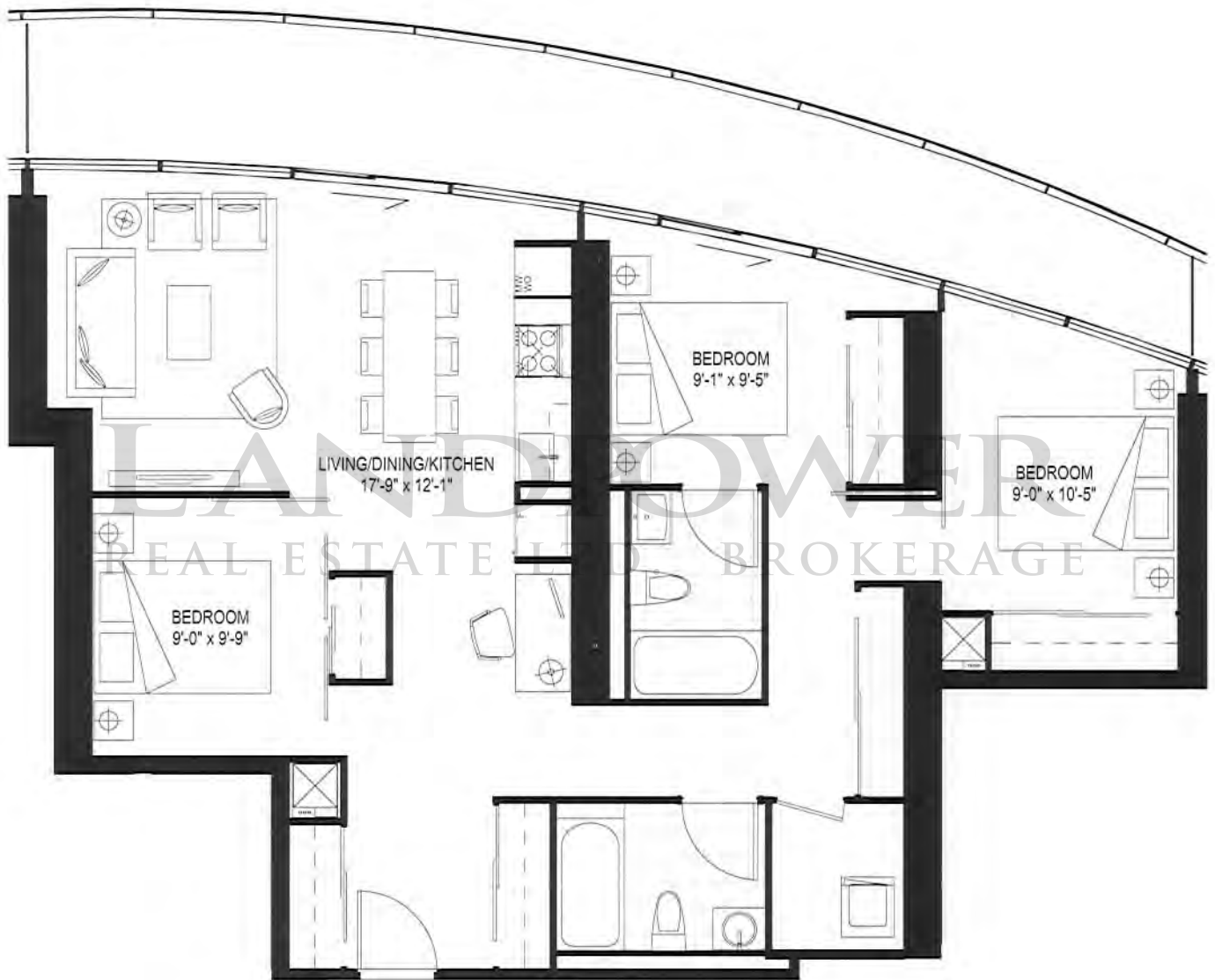


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46-65

Helsingborg

3 Bedroom+Study 1042 SF



All dimensions, specifications and drawings are approximate. Furniture not included.
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56-65

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