

THE **ICON**

270 WELLINGTON WEST

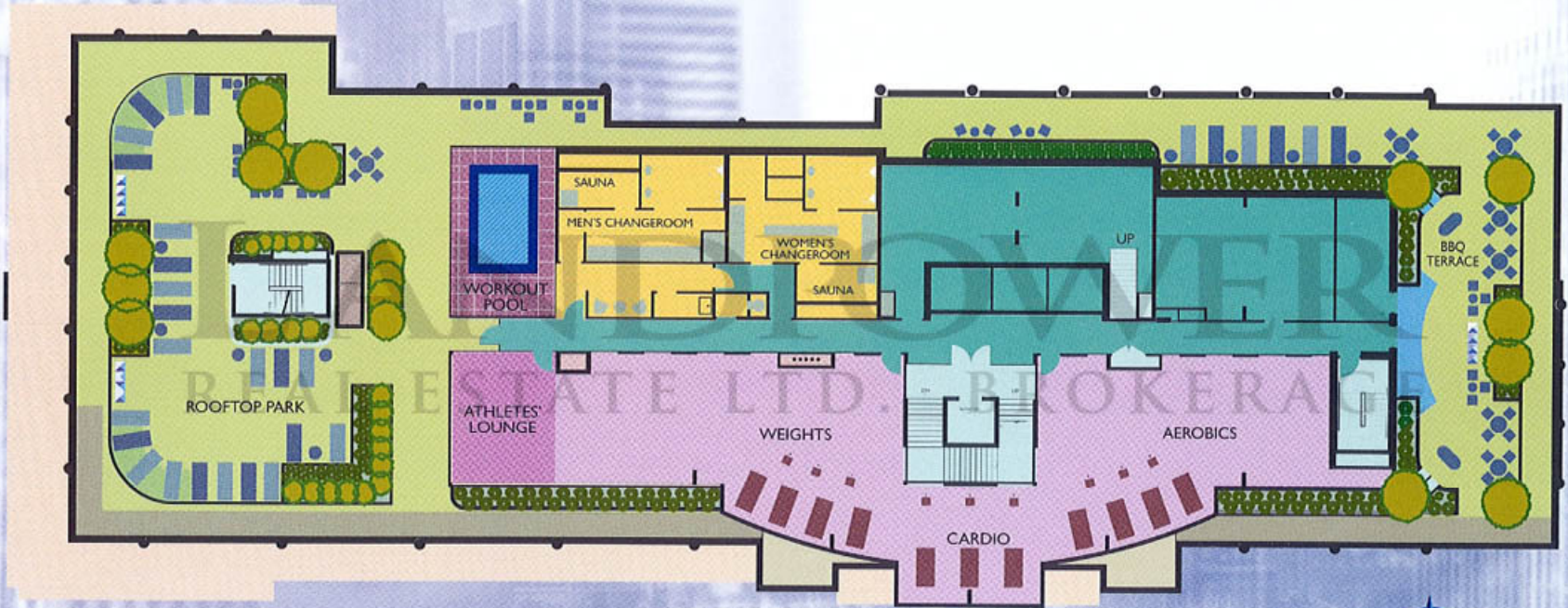


A World Class

**Real Estate Investment In
Downtown Toronto, Canada**

TRIDEL®

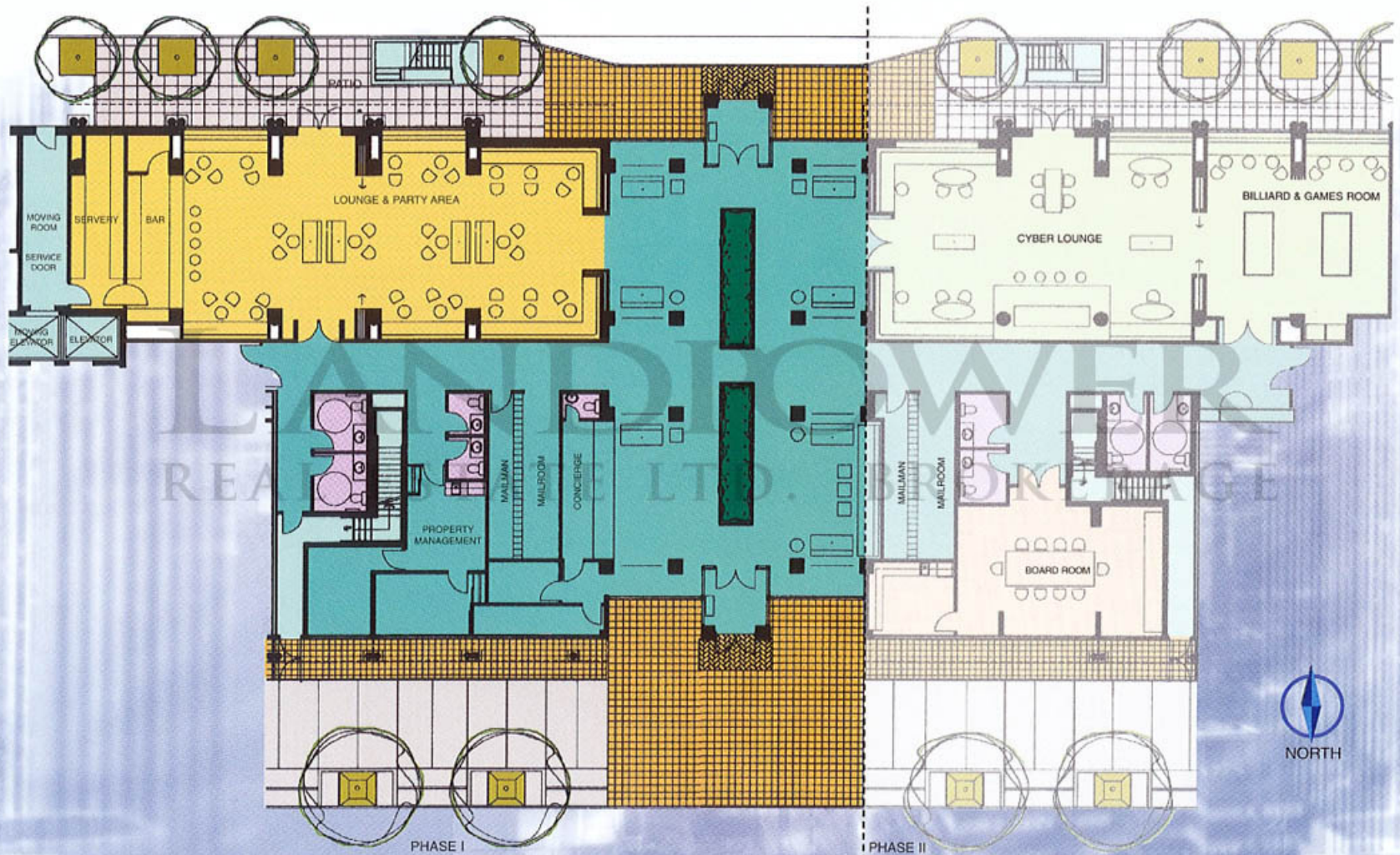
THE ICON FITNESS CLUB



TRIDEL

The photographs do not necessarily depict actual features but represent similar quality and design that will be offered at the ICON. The ICON will be built in two phases. Some elements of the common areas will be built in Phase II, see sales representative for details. Materials, specifications and floorplans are subject to change without notice. E.& O.E. Tridel and Built for Life are registered trademarks of Tridel Corporation.

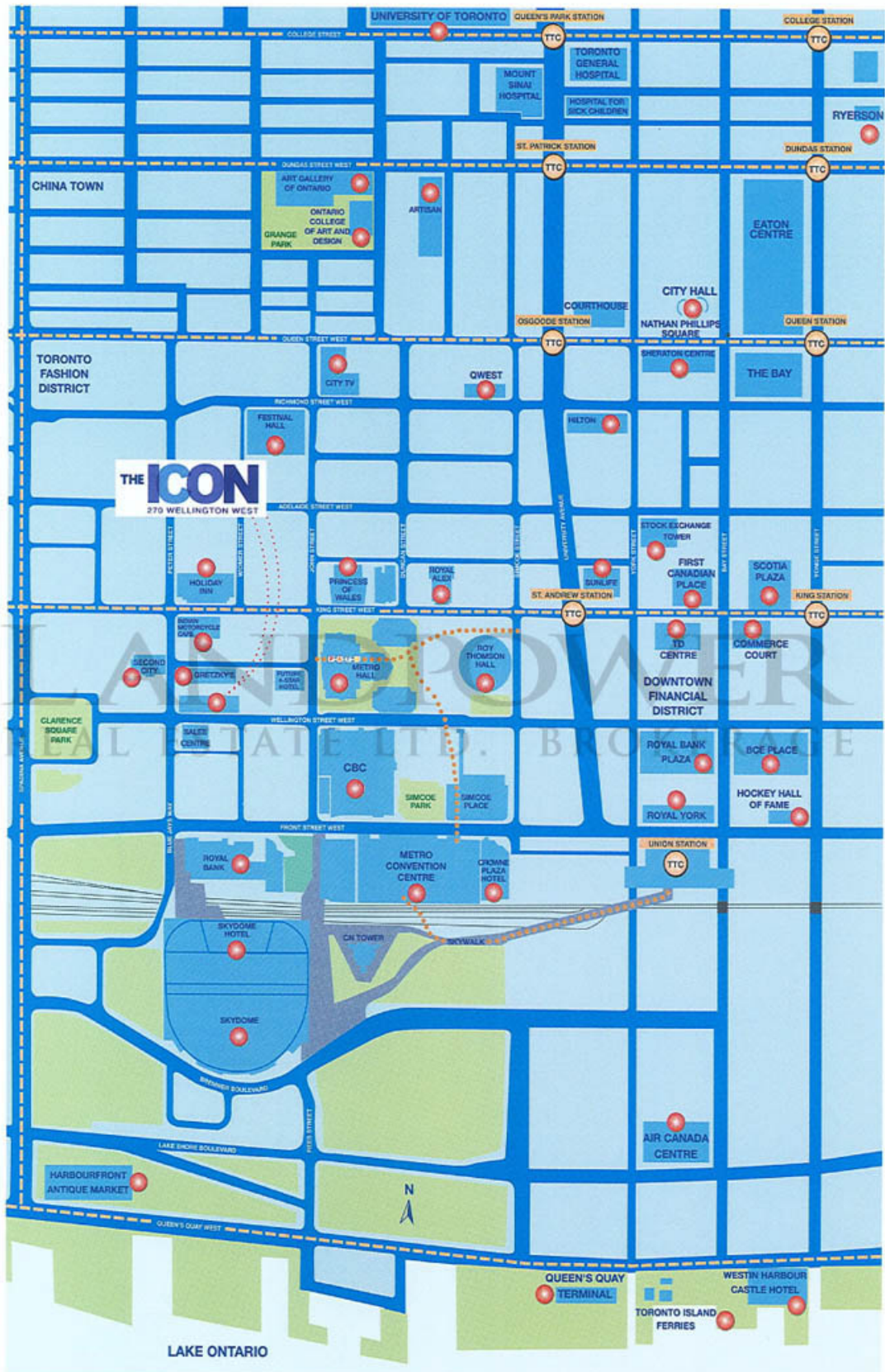
THE LOBBY



TRIDEL

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THE ICON NEIGHBOURHOOD



*Artist Concept Only E. & O.E.

TRIDEL

THE **ICON**

270 WELLINGTON WEST



FEATURES

THE ICON: EXCLUSIVE AREA FEATURES

- The ICON is an intimate 12 storey residence with a Rooftop Park and Barbeque Terrace.
- The ICON's facade is a fusion of high quality precast concrete and dramatic tinted windows highlighted by rich coloured brick, columns of iodized metal, French or walk out balconies.
- Urbane ground level streetscaping surrounds the building, and enhances The ICON's distinctive entranceway.
- The ICON Lobby is a Zen-like space with natural light and clean, flowing lines, highlighted by an indoor garden, intimate banquette seating areas, and 18 ft. grand columns flowing up to a vaulted ceiling. The floor is a timeless blend of stone, elegant marble and bronze set in an intricate motif.
- The attentive Concierge is on duty 24-hours a day receiving residents and guests in the Lobby, and monitoring suite intrusion alarm systems, Party Room, Fitness Club and other building access control systems.
- Each corridor features unique designer finishes and details.
- Technologically advanced, gracefully detailed, high speed elevators whisk you to your destination.

THE ICON: DOWNTOWN SOCIAL & RECREATION FACILITIES

- The ICON's Cyber Lounge is the hip place to meet, play video games, billiards or converse. Enjoy the large screen television, dance floor and comfortable seating areas.
- The distinctive Meeting Place is at your disposal for private functions and business meetings.
- The spectacular ICON Fitness Club is outfitted with state-of-the-art fitness equipment, a challenging

Workout Pool, Aerobics Room, and a relaxing Athletics Lounge...high above the city.

- Spacious His & Hers change rooms and cedar saunas complete your fitness regime.
- A separate and conveniently located Bike Room for your wheels.
- The extensively landscaped Rooftop Park with Sun Deck and Barbecue Terrace is perfect for catching some rays or entertaining friends.
- An impressive and elaborate Party Room comes complete with caterer's kitchen and private bar.

THE ICON: SUPERIOR SUITE FEATURES AND FINISHES

INCOMPARABLE FINISHES

- Pure white stippled ceilings in all areas except the kitchen, laundry area and bathrooms, which are smooth finished and painted with white semi-gloss paint.
- All interior walls are painted white with a fine quality latex paint. The kitchen, bathrooms, and all woodwork and trim are finished with enduring semi-gloss paint.
- Distinctive paneled interior doors with contemporary hardware.
- 4 1/4 inch baseboards are used in all areas except bathroom, laundry and storage.
- All sliding closet doors are mirrored.
- Cultured Marble window sills.

IMPRESSIVE FLOOR COVERINGS

- A selection of ceramic tiles** in bathroom(s), laundry and storage area.
- Pre-finished hardwood floors in living room, dining room, foyer, hallway, den and kitchen.
- 40 oz. broadloom** with foam underpad in bedroom(s).

Intown.

Interactive.

Incredible.

TRIDEL

THE ICON

270 WELLINGTON WEST



INCREDIBLE KITCHENS

- Exclusive Icon Signature Cabinetry with granite countertop**.
- Elegant double bowl stainless-steel ledge back sink with single-lever faucet.
- Ceramic tile backsplash**.
- Quality Whirlpool built-in 24-inch black dishwasher.
- Spacious Whirlpool 18 cubic foot frost-free black refrigerator.
- 30 inch black Whirlpool self clean stove.
- Whirlpool Microwave with built-in high capacity hood fan vented to exterior.

IN STYLE BATHROOMS

- Beautiful cultured marble countertops** with integrated basin.
- Full width mirror with recessed pot lighting.
- Discreet recessed medicine cabinets*.
- Exhaust fans vented to the outside.
- Exquisite ceramic tiling** for tub and shower walls.
- Classic white bathroom fixtures throughout.
- Luxurious deep soaker bathtub.

CONVENIENT LAUNDRY

- Durable Whirlpool full sized stacked washer and dryer installed in laundry room and vented to exterior.

SAFETY AND SECURITY

- Personally encoded intrusion alarm system.
- Smoke detectors.
- Heat detectors (connected to the fire annunciation panel).
- Electronic communication system located in the lobby vestibule permits visitors to communicate with suite from building entrance.

COMFORT SYSTEM

- Individually controlled heating and air conditioning for maximum comfort year round.

ELECTRICAL SERVICE AND FIXTURES

- White decorative receptacles and switches throughout.
- Distinctive ceiling light fixtures in foyer, kitchen* and hallway(s).
- Ceiling light outlet in dining room*, bedroom(s)* and den.
- Convenient switch-controlled split outlets in living room.
- Pre-wired telephone and television outlets.

SOFTWIRE™

- SoftWire™ Network Centre (high-speed wiring connection point) that is fully upgradeable to accept future technologies.
- Advanced, star design in-suite structured wiring, where each telephone, cable or multi-port outlet within a suite connects directly to the SoftWire™ Network Centre.
- Pre-wired cable outlets in living room, bedroom(s) and den.*
- Pre-wired telephone outlets in living room, bedroom(s), den and kitchen.*
- One multi-port outlet (telephone and cable connections located on the same faceplate) will be located in the room of your choice.
- Upgraded coaxial cable (supports cable TV, video distribution and cable modems) to all cable outlets and multi-port.

* Availability determined by suite design.

** Choose from a selection of Vendor's samples.

All features and finishes subject to change without notice. E. & O.E.

Published date: December 18, 1999

In town.

Interactive.

Incredible.

TRIDEL

THE ICON

270 WELLINGTON WEST

Welcome to The ICON. An intimate 12-storey mid-rise residence with a Rooftop Park and Barbecue Terrace at the heart of everything the City has to offer. Fine dining, funky clubs, theatres, shopping, TTC and sports events – it's all just steps from The ICON.

Suite	Design Type	Starting Price From 4 th Floor	Approximate Square Feet	Estimated Maintenance Fee per/month	Estimated Property Tax per/month
S1	Studio with French Balcony	\$113,000	466	\$166	\$123
S2	Studio with Alcove and French Balcony	\$127,000	512	\$181	\$132
1E	1 Bedroom with French Balcony	\$155,000	633	\$225	\$165
1D	1 Bedroom with Den and Balcony	\$165,000	643	\$226	\$172
1F+D	1 Bedroom with Den and Balcony	\$175,000	701	\$245	\$182
1G+D	1 Bedroom with Den and Balcony	\$198,000	786	\$277	\$206
2A	2 Bedrooms with Balcony	\$216,000	889	\$311	\$225

The Building & Common Areas

- A new landmark comprised of 270 suites within a 12-storey setting
- A grand 2-storey lobby with diffused light, natural gardens, intimate seating areas and grand 18 foot columns.
- Tridel's advanced Softwire™ technology

Suite Features

- Expansive Window Walls
- Pre-finished hardwood flooring in living room, dining room, foyer, hallways, den and kitchen
- 40 oz broadloom in all bedrooms
- Cultured marble window sills throughout
- 4 top quality black Whirlpool kitchen appliances include frost-free fridge, self clean stove, dishwasher and built-in microwave, vented to exterior
- Premium quality white Whirlpool full sized stacked washer and dryer
- ICON Signature kitchen cabinetry with granite countertop
- Beautiful cultured marble countertops with integrated basins in bathrooms
- Luxurious soaker tubs
- Classic white bathroom fixtures throughout
- Individually controlled heating and air conditioning

Social & Recreational Facilities

- Rooftop Park with Sun Deck and Barbecue Terrace
- Cyber Lounge & Party Room
- Spectacular ICON Fitness Club with state-of-the-art fitness equipment and Workout Pool
- His & Her change rooms
- Cedar saunas
- Meeting Place for private social occasions or business
- Separate and conveniently located Bike Room

Safety & Security

- 24-hour concierge

Tentative Occupancy Date

- Fall 2001

The ICON Sales Office

277 Wellington Street West
(Corner of Wellington Street West and Blue Jays Way)
Phone: (416) 599-4266
Fax: (416) 599-4968
Internet: www.tridel.com/icon

Hours:

Monday – Thursday
11 a.m. – 7 p.m.
Friday – Sunday & Holidays
12 noon – 6 p.m.

Sales Manager

Winnie Chan

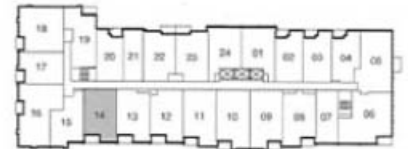
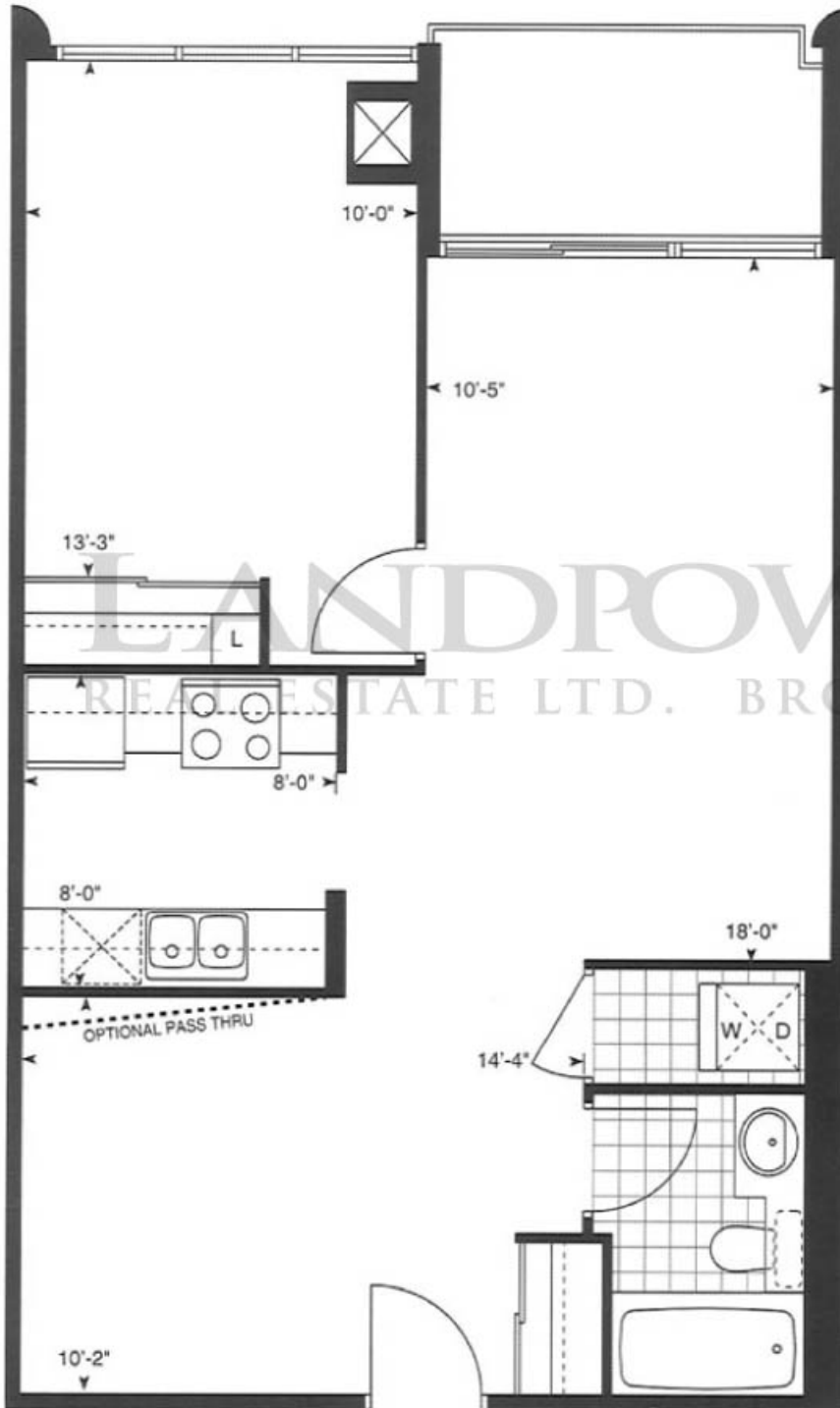
Sales Representatives

Kim Fraser
Marie Kirkby
Helena Wong (mobile) 930 8284

TRIDEL®

SUITE 1F+D

THE **ICON**
270 WELLINGTON WEST

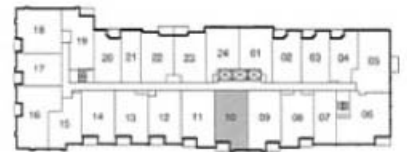
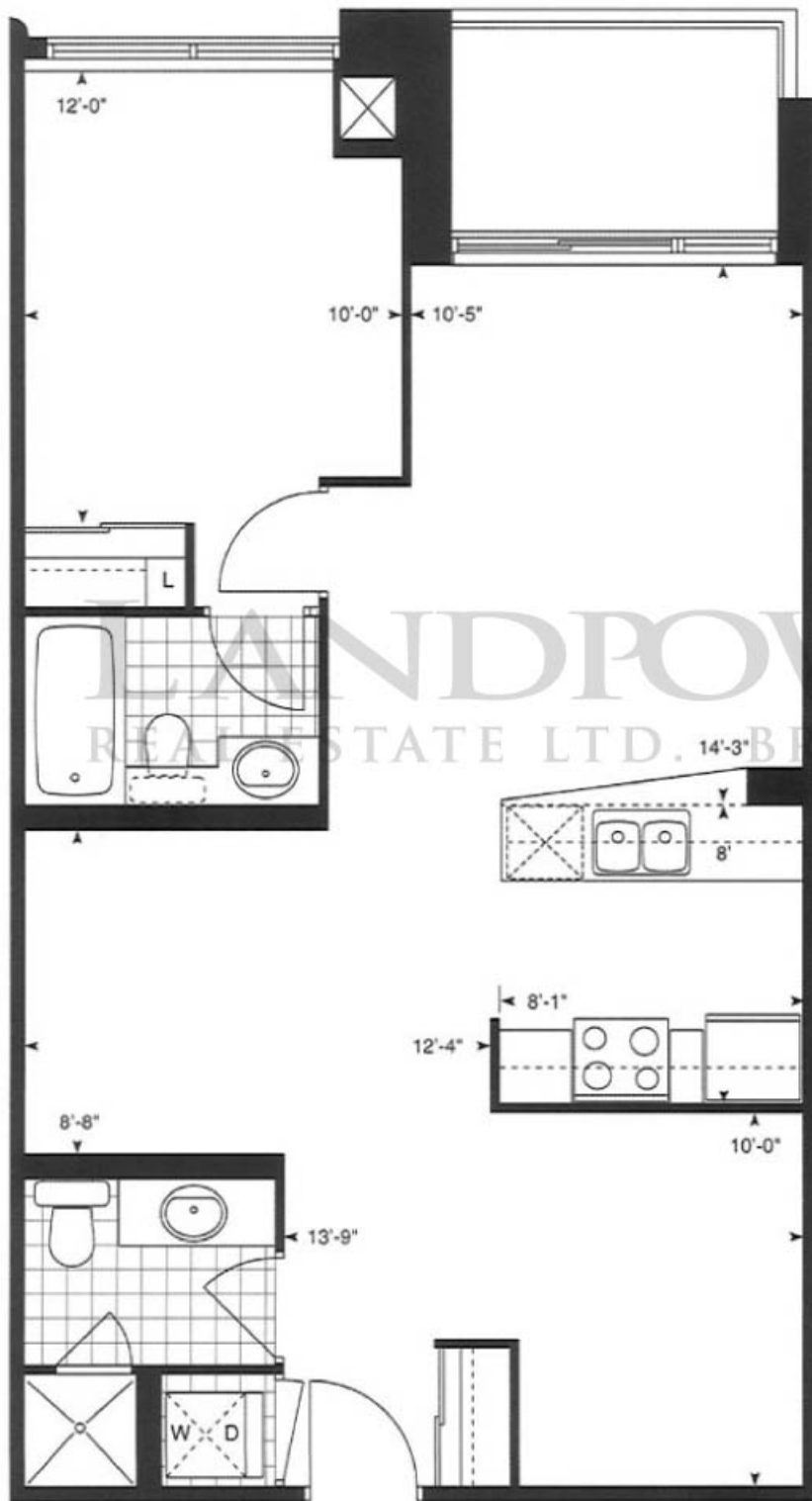


Typical Floor

TRIDEL

SUITE 1G+D

THE **ICON**
270 WELLINGTON WEST



Typical Floor

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THE ICON

270 WELLINGTON WEST

PRIME RESIDENTIAL INVESTMENT OPPORTUNITY - DOWNTOWN TORONTO

Location : 270 Wellington Street West, Toronto, Canada (Wellington/Blue Jays Way)
 Total # of Suites: 240 suites (12 storeys)
 Estimated Occupancy End 2001

Suite	Design	Sq.Ft. (Appx)	View	Estimated Maintenance Fee per/mnth.	Estimated Property Tax per/mnth.	Unit Starting Price (C\$)	Yearly Rental Leaseback (% of P.Price)
1B	1 Bedroom + Balcony	612	N (City)	\$215	\$165	\$158,000 (4/F)	9.5%
1C	1 Bedroom + Balcony	640	S	\$224	\$170	\$162,500 (3/F)	9.5%
1D	1 Bedroom, Den + Balcony	657	N (City)	\$230	\$172	\$166,500 (7/F)	9.5%
1E	1 Bedroom + Balcony	648	N (City)	\$227	\$162	\$154,500 (3/F)	9.5%
1F1	1 Bedroom, Den + Balcony	686	S	\$240	\$180	\$172,000 (4/F)	9.5%
1F3	1 Bedroom, Den + Balcony	745	S	\$261	\$190	\$180,000 (4/F)	9.5%
1GR	1 Bedroom, Den + Balcony	786	S	\$277	\$206	\$199,500 (7/F)	9.5%
2Z	2 Bedroom, 2Baths + Balcony	913	N(City)	\$320	\$229	\$218,500 (3/F)	9.5%

PAYMENT TERMS

5% at execution of Agreement of Purchase and Sale
 5% 60 days from signing of the Agreement
 10% 30 days from Notice of Construction
 10% 90 days from Notice of Construction
 70% Upon final closing (by way of mortgage)

**Purchase Price does not include parking space.

5 YEAR INVESTOR PROGRAM

The investor is offered to purchase a suite with a trouble free Leaseback Program for 5 years together with an optional* 5 year renewal. This Program will provide an annual gross return of 9.5% with the following benefits :

- 5 year rental guarantee without any loss of revenue due to vacancies.
- No monthly management fees.
- Promotion of property through the resources of the Tridel group of companies.

In addition to mortgage expenses, the purchasers will be responsible for the following fees :

- One time start-up fee of \$1,500.00 payable upon possession
- Monthly condominium maintenance fees and municipal property taxes
- One time 2 1/2 % G.S.T. payable to Canadian Government upon final closing.
- \$500 per annum for all repairs and maintenance

AREA AMENITIES

- Walk to the Financial District, theatres, clubs and restaurants including Wayne Gretzky's, Sky Dome, and the nearest subway station in minutes.
- Minutes drive to the Gardiner Expressway.

INCLUDED WITH SUITE

- Central heating and air conditioning systems.
- 4 top quality black Whirlpool kitchen appliances include frost-free fridge, self clean stove, dishwasher and a built in microwave vented to exterior.
- White Whirlpool full sized stacked washer/dryer.
- Tridel's superior quality features and finishes with strip hardwood floor (natural colour) in foyer, living/dining and kitchen, ICON signature kitchen cabinetry with granite countertop, cultured marble window sills, and 40 oz. broadloom in bedroom.

CONNECTED TO THE FUTURE

- Tridel's advanced Software technology offers a palette of communication services to each suite.

ACCESS CONTROL

- Enterphone connection to all suites from front foyer.
- 24 hour concierge.
- Individually encoded suite intrusion alarm with suite door contact and keypad connected to concierge.

SOCIAL & RECREATIONAL FEATURES

- Grand 2 story lobby with diffused light, natural gardens, intimate seating areas and grand 18 foot columns.
- Rooftop Park with Sun Deck and Barbecue Terrace, a spectacular ICON fitness club with state-of-art fitness equipments, a work out pool and his/ her saunas.
- Party Room, cyber lounge, conference room and a billiard room.

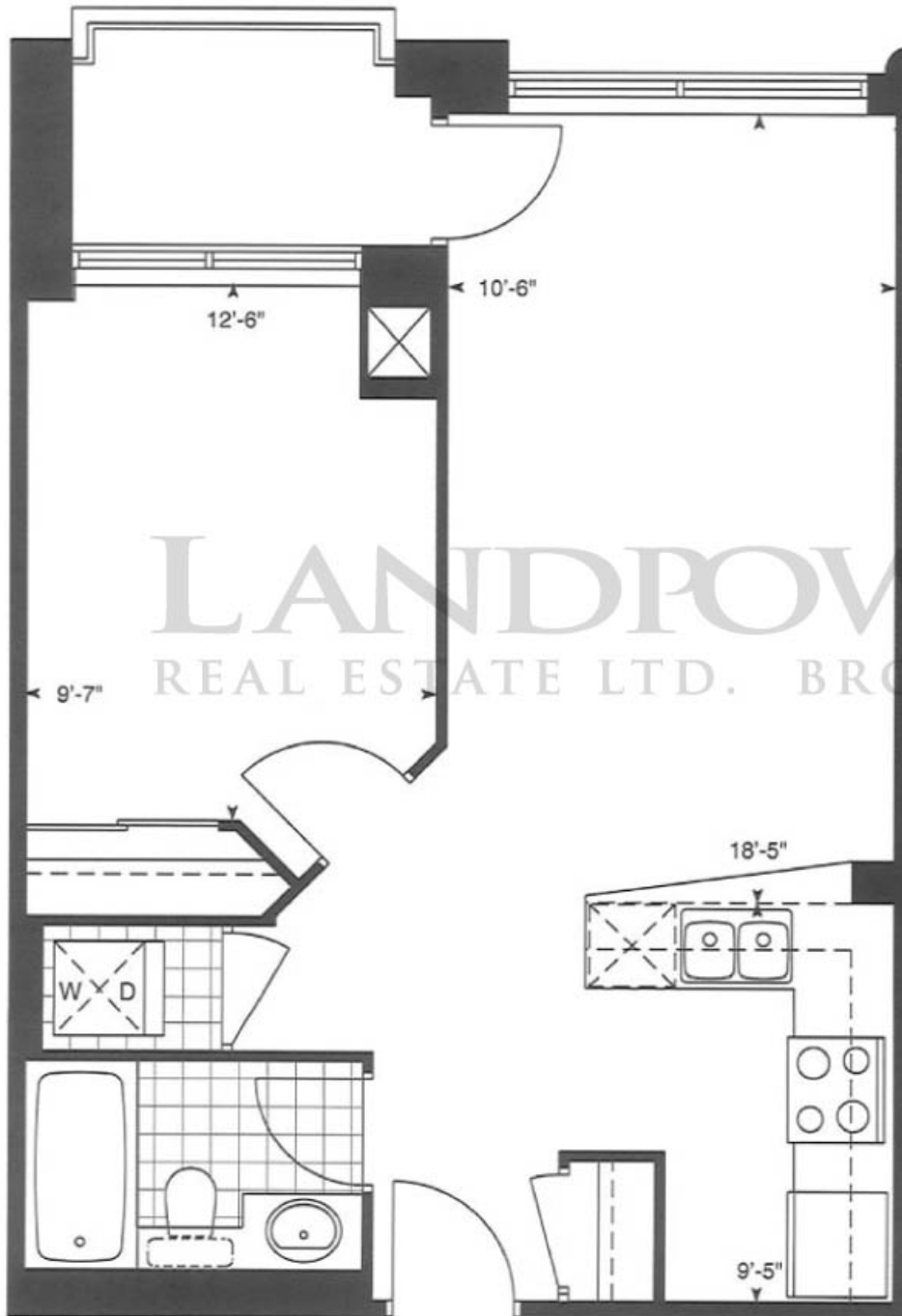
For more information, call Helena Wong (416) 930 8284 email: hwong@tridel.com
 Sam Fung (416) 930 3969 email: sfung@tridel.com

Prices and specifications subject to change without notice E. & O.E. - Dec. 20. 99 HW

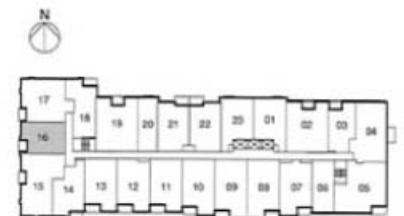
TRIDEL®

SUITE 1A

THE **ICON**
270 WELLINGTON WEST



LANDPOWER
REAL ESTATE LTD. BROKERAGE

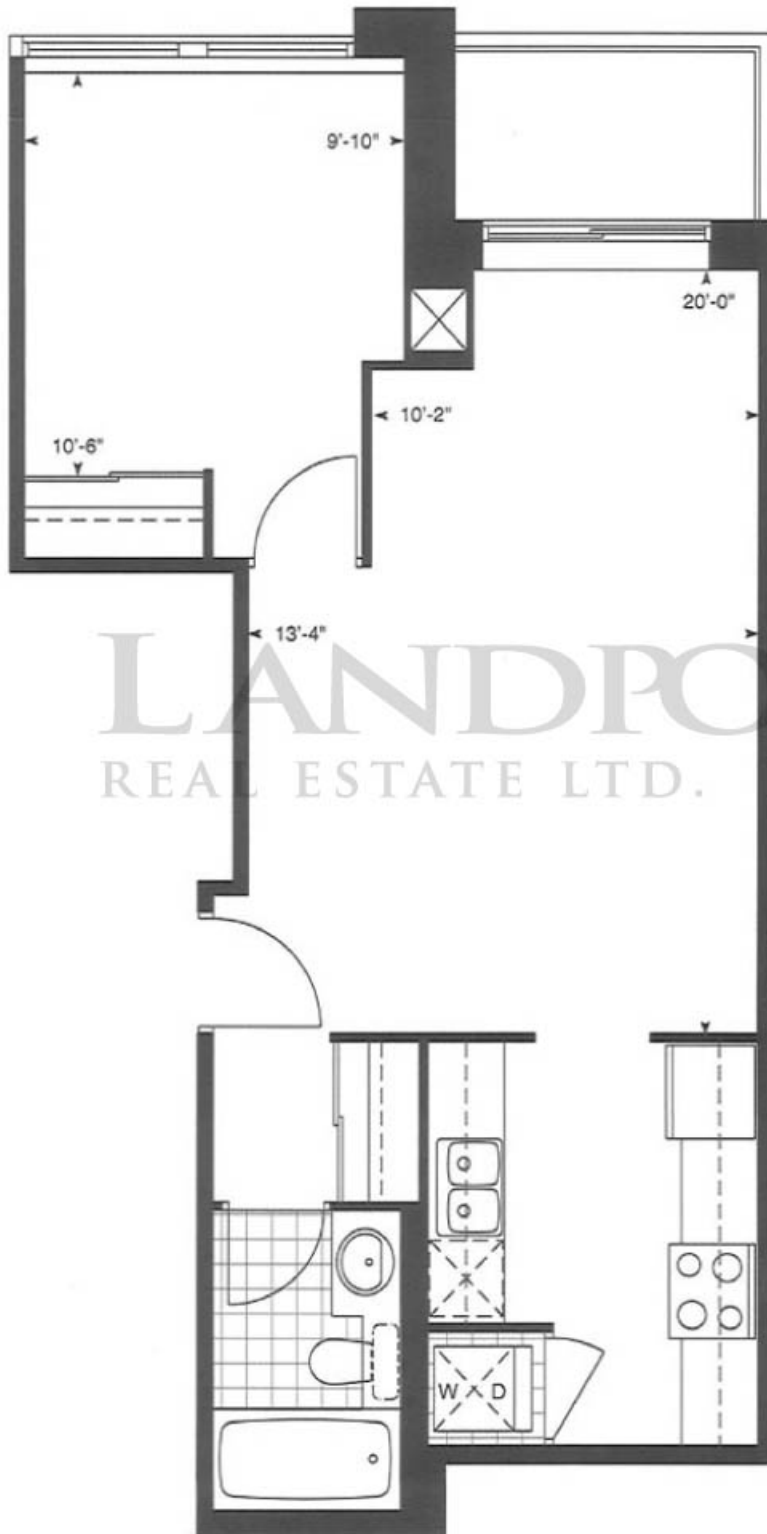


Typical Floor

TRIDEL

SUITE 1B

THE **ICON**
270 WELLINGTON WEST



LANDPOWER
REAL ESTATE LTD. BROKERAGE

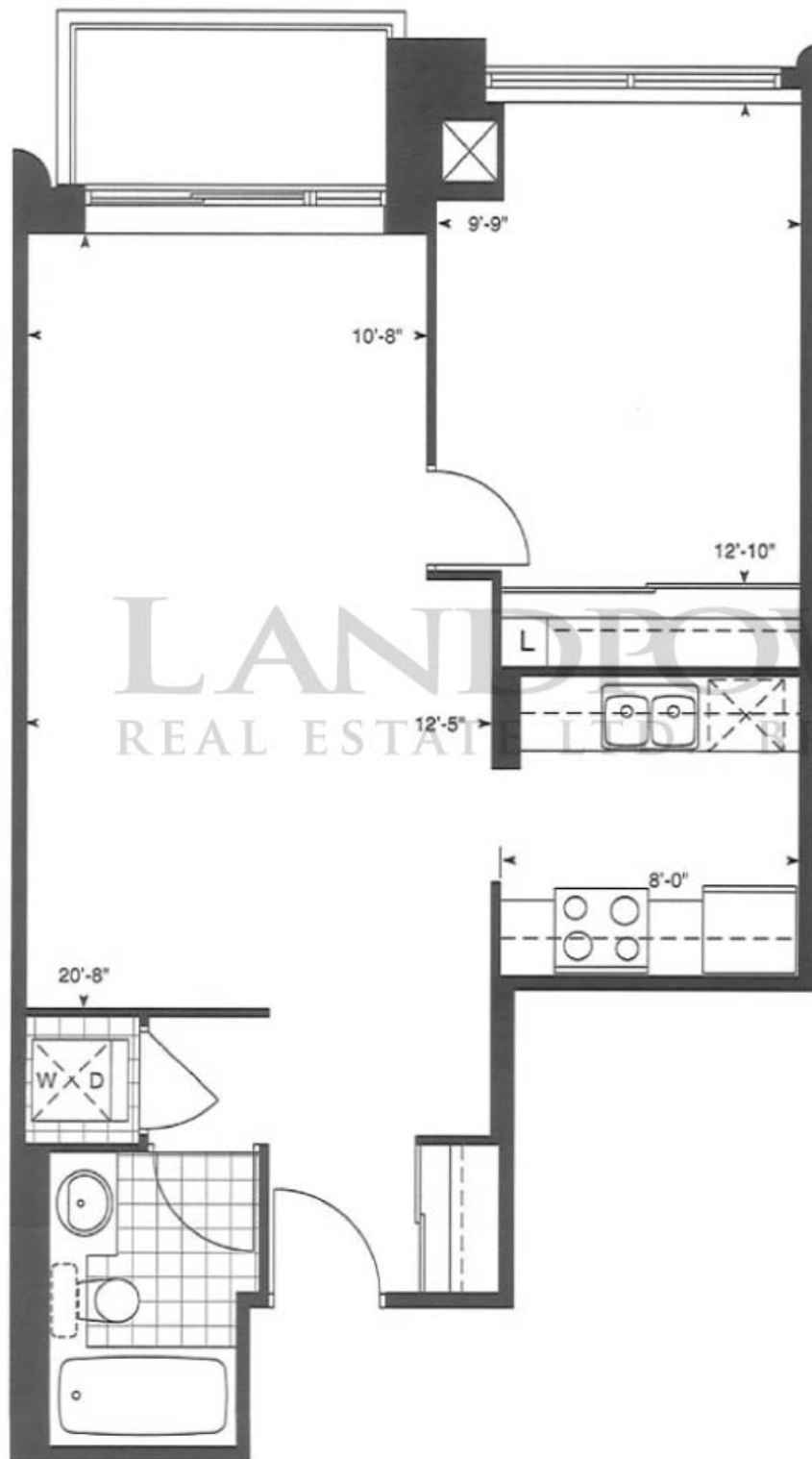


Typical Floor

TRIDEL

SUITE 1C

THE **ICON**
270 WELLINGTON WEST



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REAL ESTATE BROKERAGE

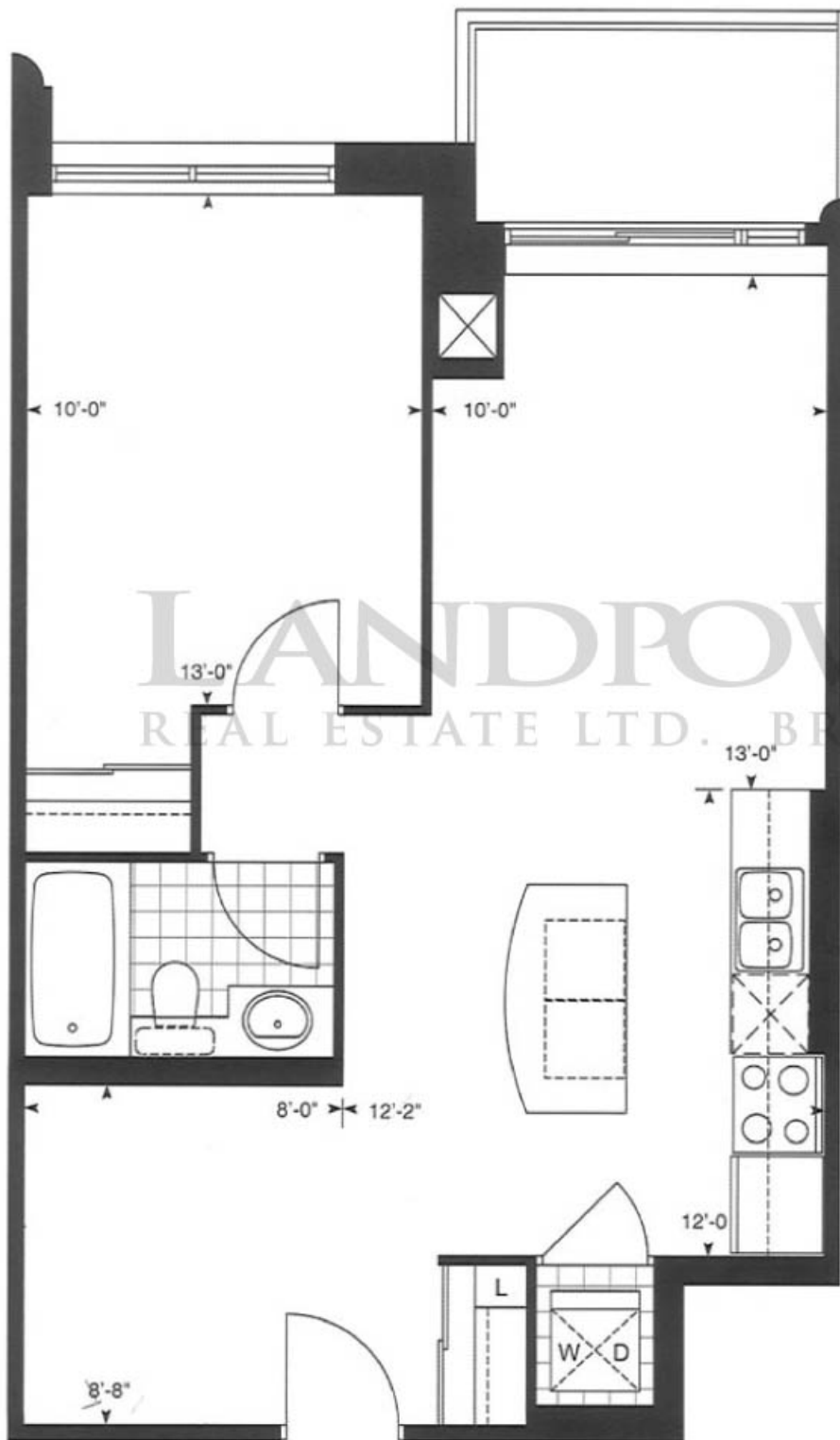


Typical Floor

TRIDEL

SUITE 1D

THE **ICON**
270 WELLINGTON WEST

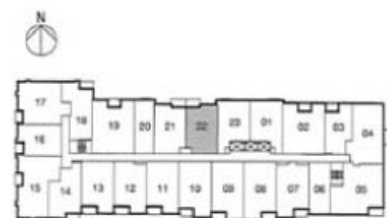


Typical Floor

TRIDEL

SUITE 1DR

THE **ICON**
270 WELLINGTON WEST

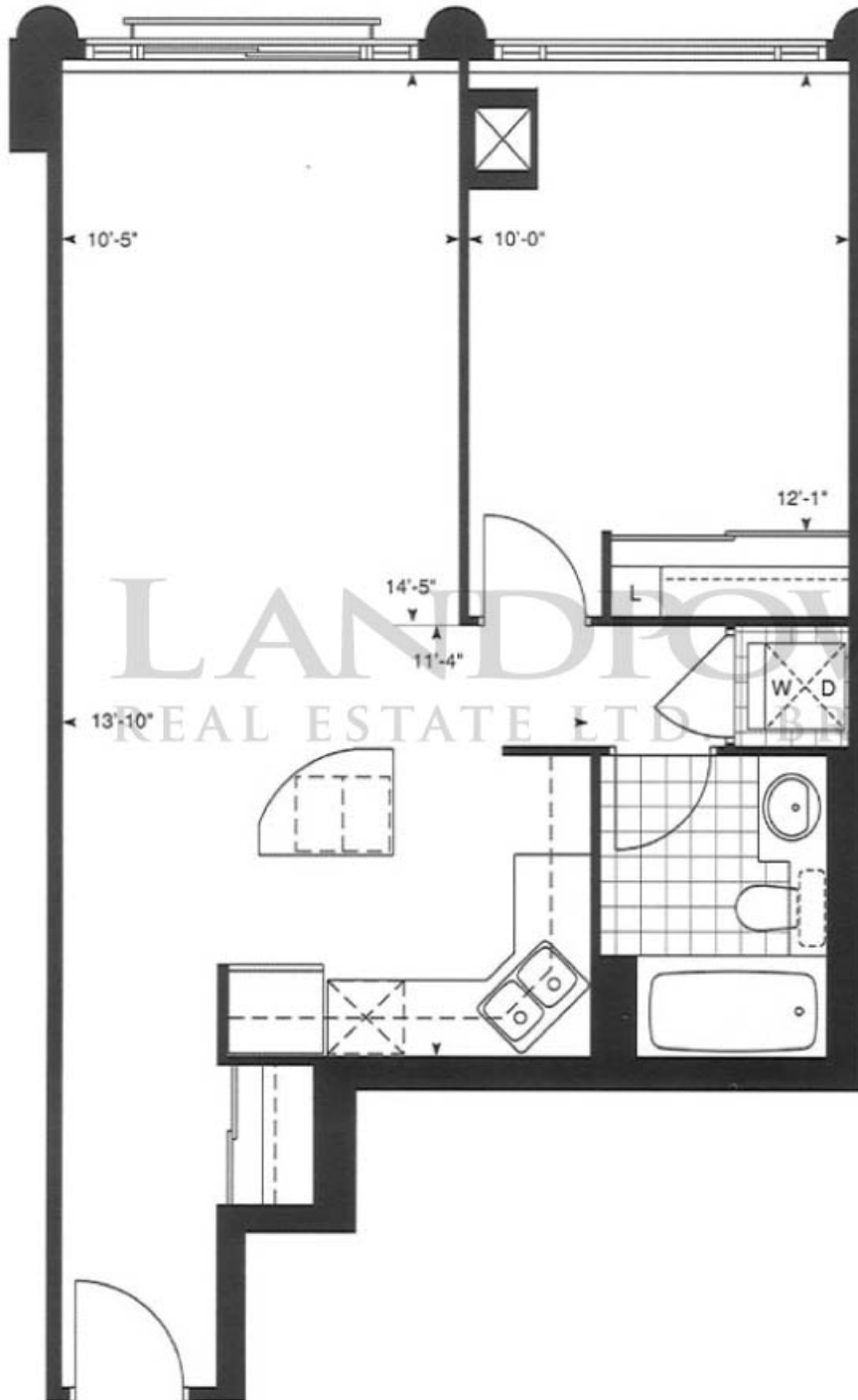


Typical Floor

TRIDEL

SUITE 1E

THE **ICON**
270 WELLINGTON WEST



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REAL ESTATE LTD. BROKERAGE

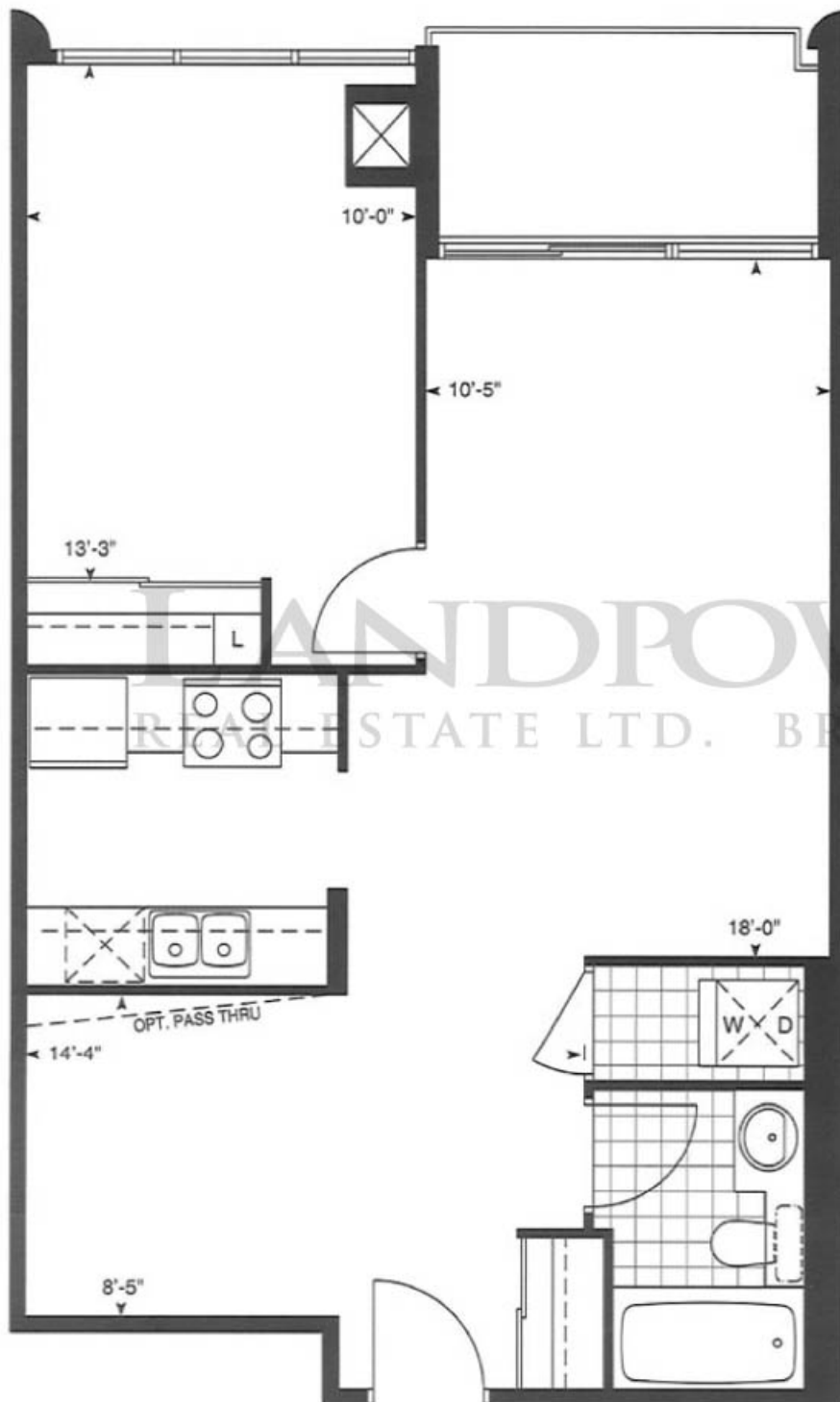


Typical Floor

TRIDEL

SUITE 1F1+D

THE **ICON**
270 WELLINGTON WEST

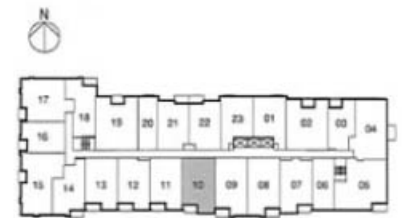
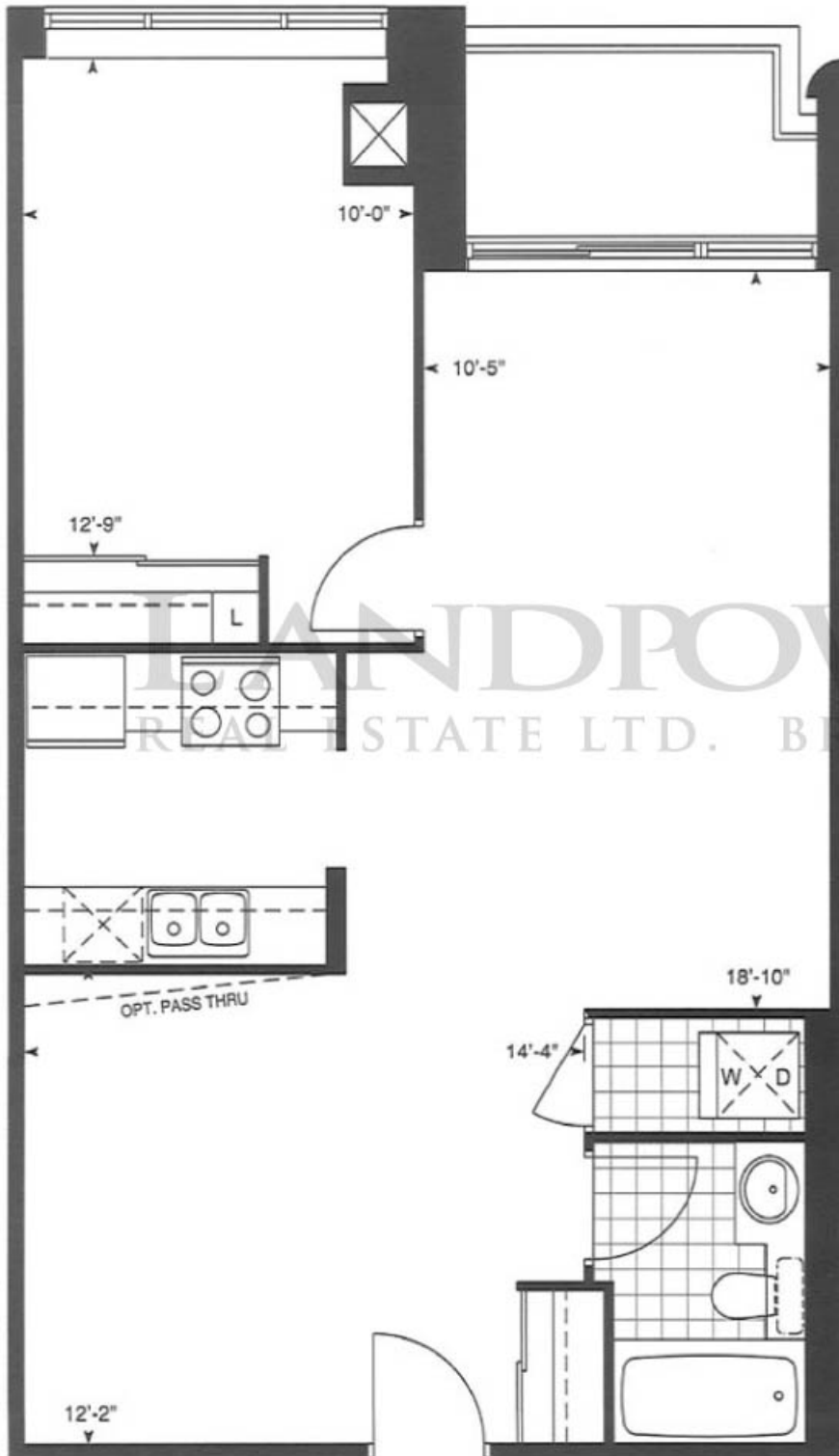


Typical Floor

TRIDEL

SUITE 1F3+D

THE **ICON**
270 WELLINGTON WEST

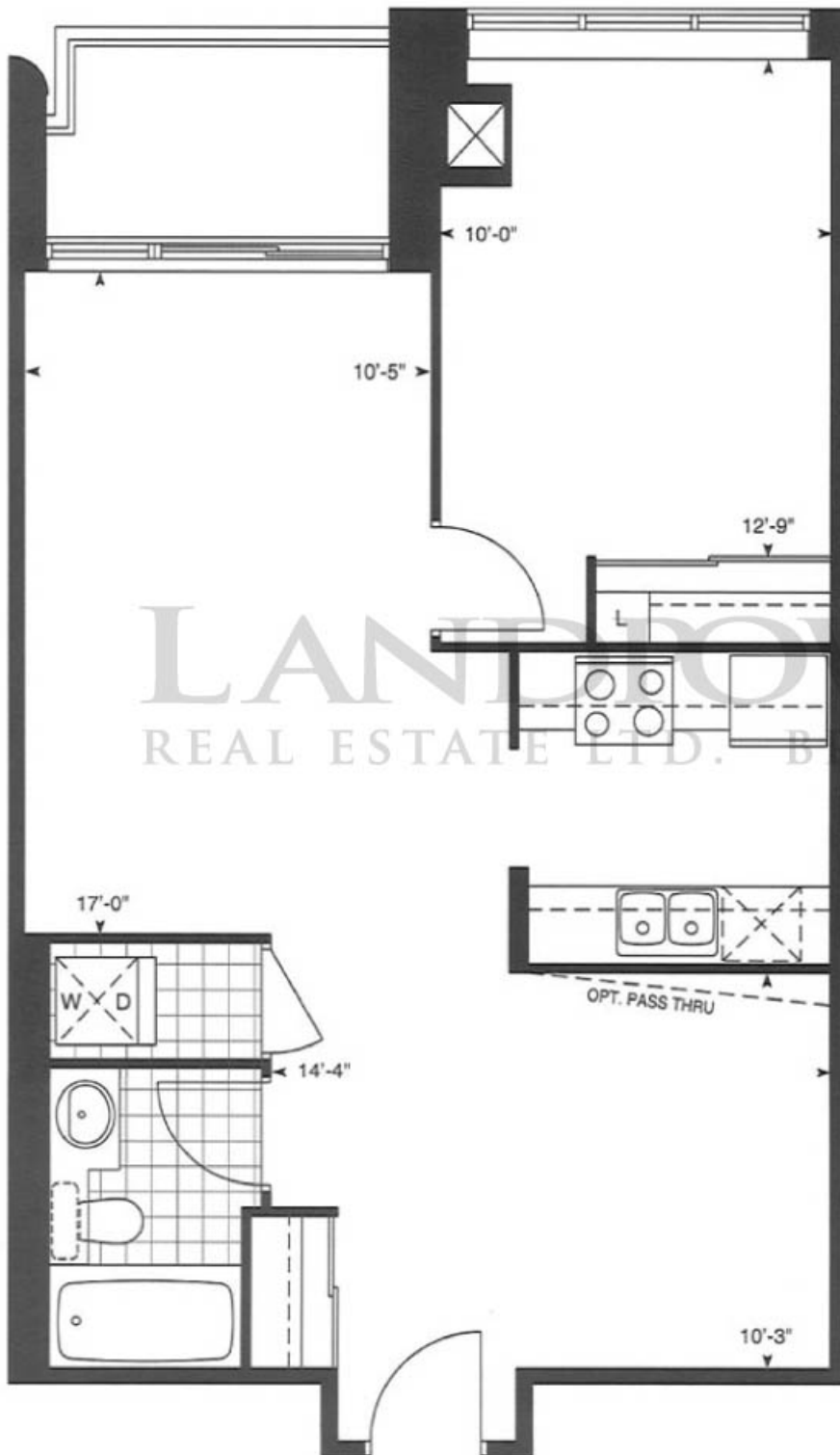


Typical Floor

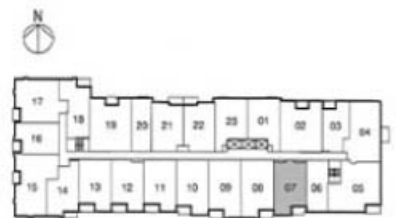
TRIDEL

SUITE 1F4+D

THE **ICON**
270 WELLINGTON WEST



LANDPOWER
REAL ESTATE LTD. BROKERAGE

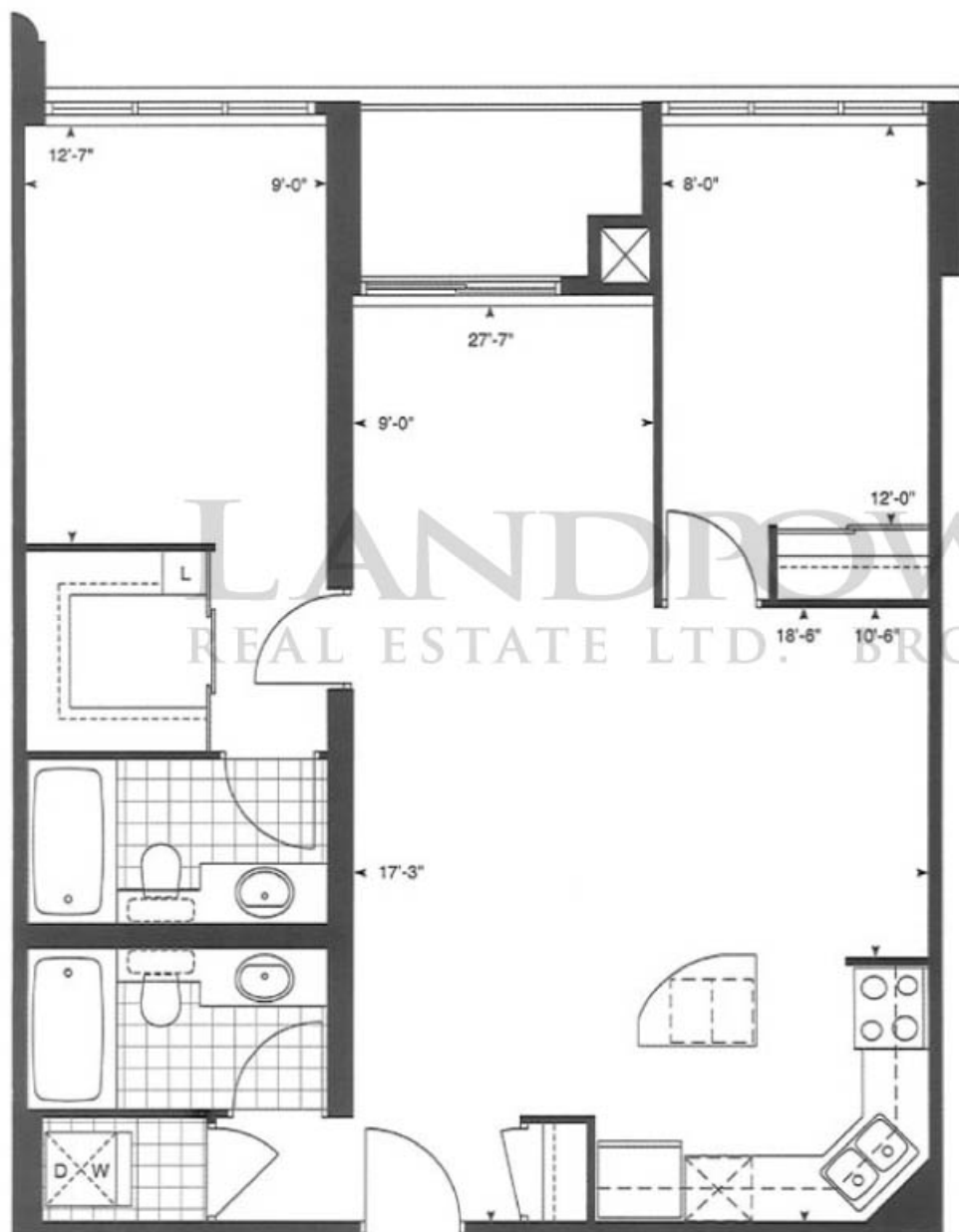


Typical Floor

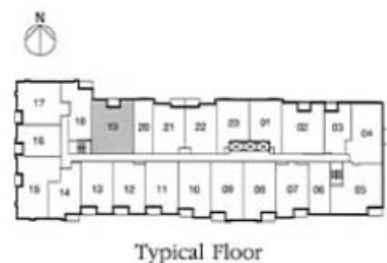
TRIDEL

SUITE 2Z

THE **ICON**
270 WELLINGTON WEST



LANDPOWER
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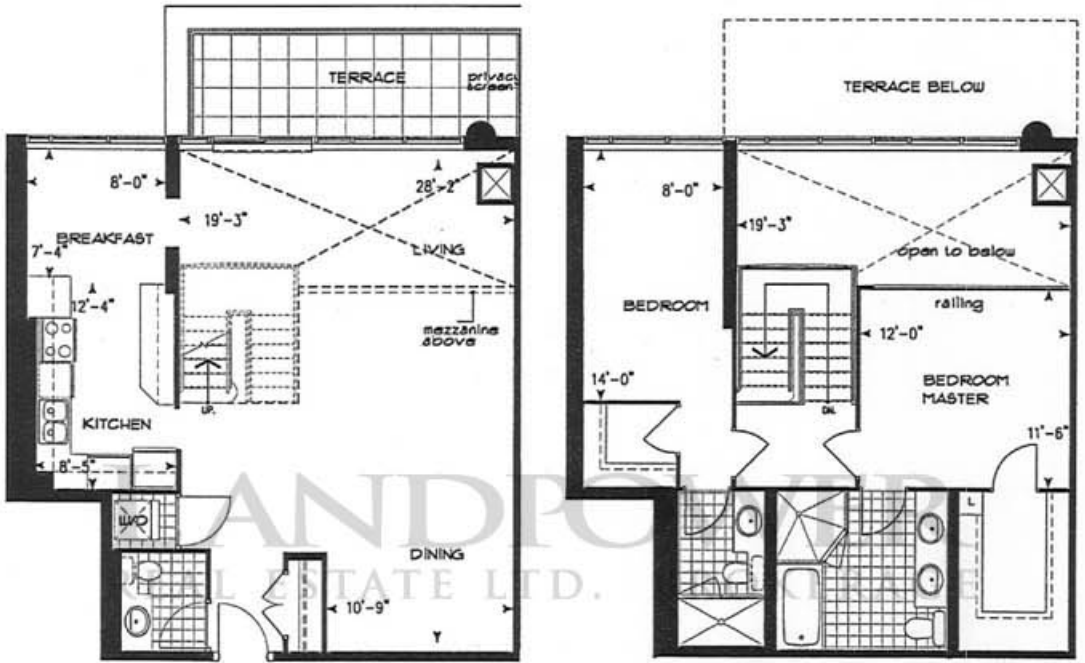
Typical Floor

TRIDEL

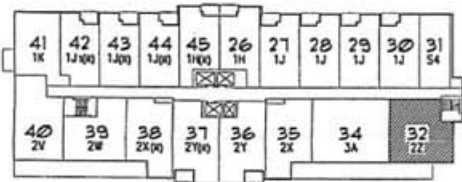
THE ICON₂

250 WELLINGTON WEST

SCHEDULE C



27
32



15th FLOOR PLAN



16th FLOOR PLAN

Purchaser Acknowledgement _____ Date _____
 (Municipal) No. _____
 Level _____ Unit No. _____

Dimensions, specifications, layouts and materials are approximate only and are subject to change without notice. E. & O.E.
 Tile patterns may vary.

THE ICON

270 WELLINGTON WEST

Welcome to **The ICON**. An intimate 12-storey mid-rise residence with a Rooftop Park and Barbecue Terrace at the heart of everything the City has to offer. Fine dining, funky clubs, theatres, shopping, TTC and sports events – it's all just steps from **The ICON**.

Suite	Design Type	Starting Price From 4 th Floor	Approximate Square Feet	Estimated Maintenance Fee per month	Estimated Property Tax per month
1T	1 Bedroom	\$157,000	597	\$262 \$209	\$162
1C	1 Bedroom and Balcony	\$165,000	640	\$258 224	\$172
1E	1 Bedroom with French Balcony	\$160,000	648	\$247 \$225	\$165
1D	1 Bedroom with Den and Balcony	\$167,000	657	\$254 \$226	\$172
X	1 Bedroom, Media Room and Balcony <i>Sold out</i>	\$169,000	691	-	\$175
1F+D	1 Bedroom with Den and Balcony	\$176,000	686-701	\$256 \$245	\$182
1G+D	1 Bedroom with Den and Balcony	\$199,000	786	\$253 \$277	\$206
2B	2 Bedrooms with Balcony	\$219,000	863	\$253 \$302	\$228
2C	2 Bedrooms with Balcony	\$246,000	968	\$254 \$338	\$256

The Building & Common Areas

- A new landmark comprised of 255 suites within a 12-storey setting
- A grand 2-storey lobby with diffused light, natural gardens, intimate seating areas and grand 18 foot columns.
- Tridel's advanced Softwire™ technology

Suite Features

- Expansive Window Walls
- Pre-finished hardwood flooring in living room, dining room, foyer, hallways, den and kitchen
- 40 oz broadloom in all bedrooms
- Cultured marble window sills throughout
- 4 top quality black Whirlpool kitchen appliances include frost-free fridge, self clean stove, dishwasher and built-in microwave, vented to exterior
- Premium quality white Whirlpool full sized stacked washer and dryer
- ICON Signature kitchen cabinetry with granite countertop
- Beautiful cultured marble countertops with integrated basins in bathrooms
- Luxurious soaker tubs
- Classic white bathroom fixtures throughout
- Individually controlled heating and air conditioning

Social & Recreational Facilities

- Rooftop Park with Sun Deck and Barbecue Terrace
- Cyber Lounge & Party Room
- Spectacular ICON Fitness Club with state-of-the-art fitness equipment and Workout Pool
- His & Her change rooms
- Cedar saunas
- Meeting Place for private social occasions or business
- Separate and conveniently located Bike Room

Safety & Security

- 24-hour concierge

Tentative Occupancy Date

- Fall 2001

Deposit Structure

- \$1,000 on signing
- Balance of 5% due 10 days after signing
- 5% due 30 days after construction start
- 5% due 90 days after construction start
- 10% due upon occupancy
- 5% plan available for 1st time buyers only

The ICON Sales Office

277 Wellington Street West
(Corner of Wellington Street West and Blue Jays Way)
Phone: (416) 599-4266
Fax: (416) 599-4968
Internet: www.tridel.com/icon

Hours:

Monday – Thursday
11 a.m. – 7 p.m.
Friday – Sunday & Holidays
12 noon – 6 p.m.

Sales Manager

Winnie Chan

Sales Representative

Kim Fraser

Sales Associate

Corina Nuca

FOE April 22, 2000

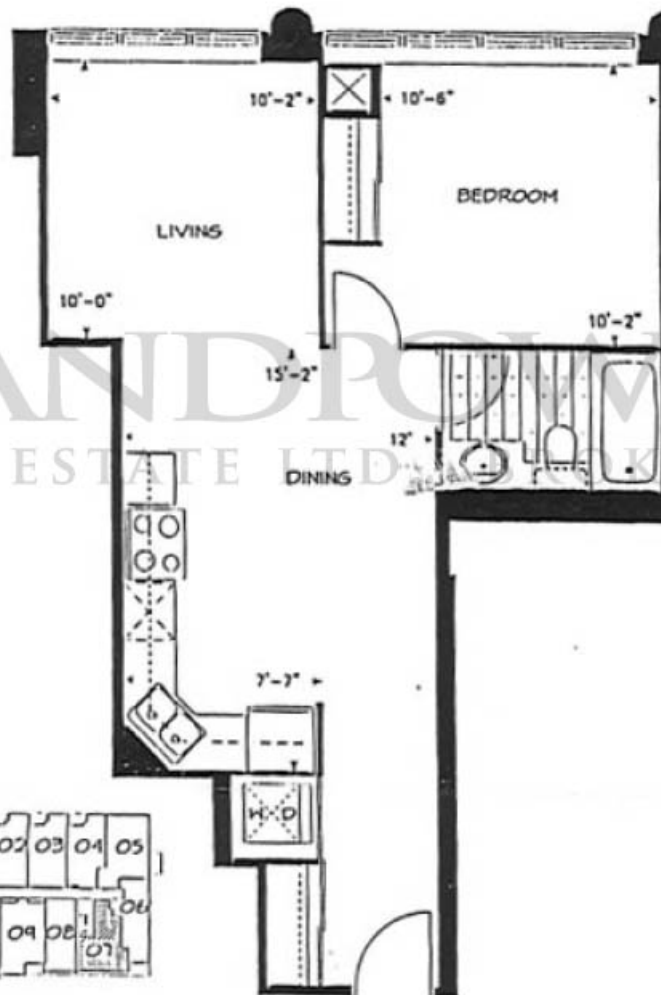
Specifications and prices are subject to change without prior notice.

TRIDEL

THE **ICON**

270 WELLINGTON WEST

SCHEDULE C



LANDPOWER
REAL ESTATE LTD. BROKERAGE



3-rd FLOOR



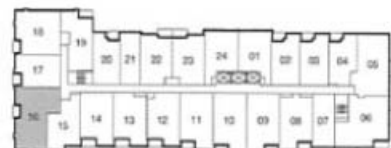
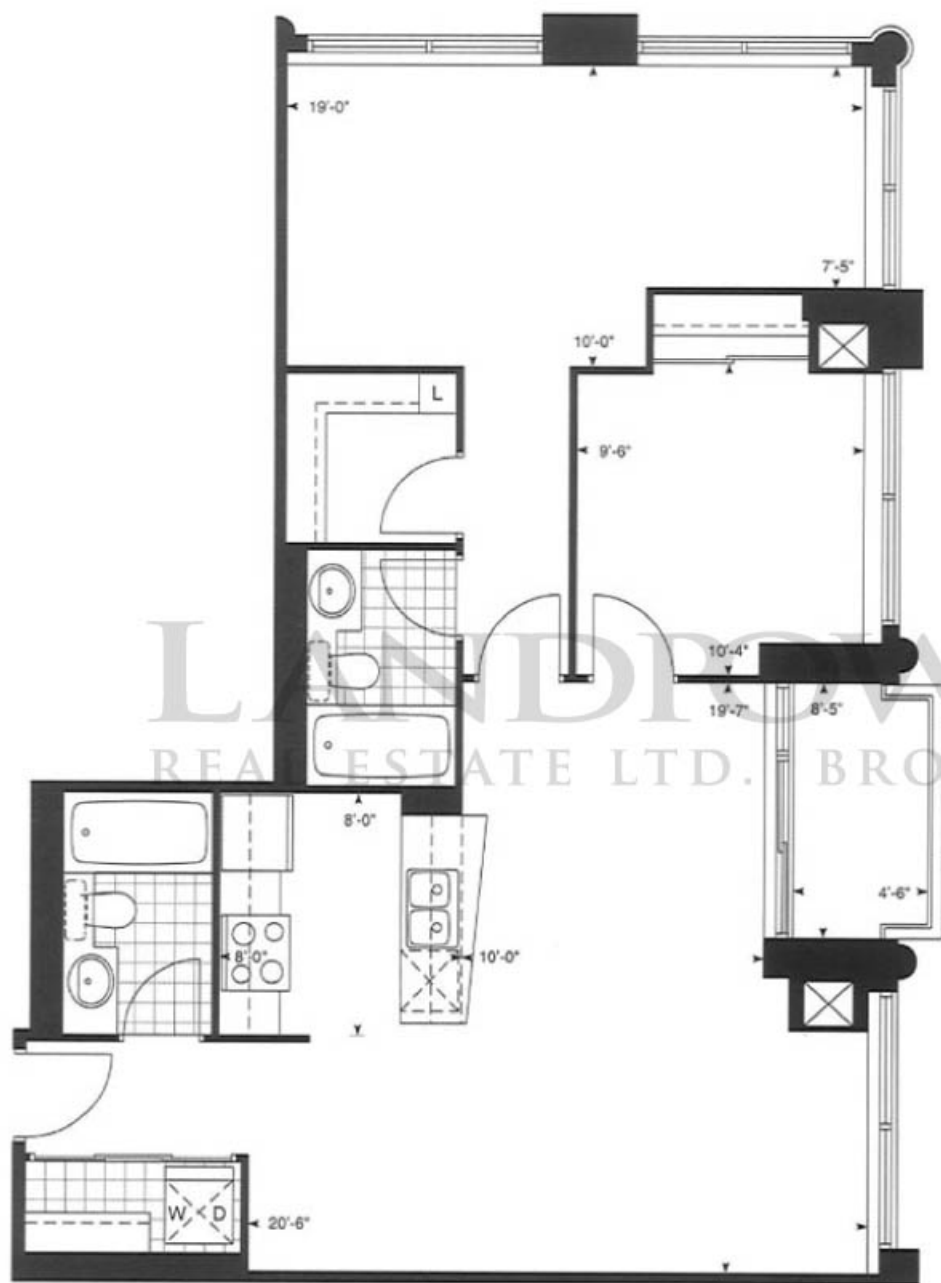
4th-8th FLOOR

1T
07

TRIDEL

SUITE 2C

THE **ICON**
270 WELLINGTON WEST



Typical Floor

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THE ICON²
250 WELLINGTON WEST

Welcome to **The ICON2**. An intimate residence with a Rooftop Park and Barbecue Terrace at the heart of everything the City has to offer. Fine dining, funky clubs, theatres, shopping, TTC and sports events - it's all just steps from **The ICON2**.

Suite	Design Type	Starting Price From 5th Floor	Approximate Square Feet	Estimated Maintenance Fee per/month	Estimated Property Tax per/month
S4	Studio with French Balcony	\$128,000	516	\$171	\$133
1H	1 Bedroom with Balcony	\$145,000	572	\$190	\$150
1J	1 Bedroom with Den and Balcony	\$155,000	588	\$195	\$158
1K	1 Bedroom with Den and Balcony	\$178,000	691	\$230	\$183
1L-D	1 Bedroom with Den and Balcony	\$188,000	715	\$237	\$195
2F	2 Bedroom with Den and Balcony	\$231,000	879	\$291	\$241
2S	2 Bedrooms with Balcony	\$236,000	885	\$293	\$246

The Building & Common Areas

- A new landmark comprised of 303 suites
- A grand 2-storey lobby with diffused light, natural gardens, intimate seating areas and grand 18 foot columns.
- Tridel's advanced Softwire™ technology

Suite Features

- Pre-finished engineered hardwood flooring in livingroom, dining room, foyer, hallways, den and kitchen
- 40 oz broodloom in all bedrooms
- Cultured marble window sills throughout
- 4 top quality black Whirlpool kitchen appliances include frost-free fridge, self clean stove, dishwasher and built-in microwave, vented to exterior
- Premium quality white Whirlpool full sized stacked washer and dryer
- ICON Signature kitchen cabinetry with granite countertop
- Beautiful cultured marble countertops with integrated basins in bathrooms
- Luxurious soaker tubs
- Classic white bathroom fixtures throughout
- Individually controlled heating and air conditioning

Social & Recreational Facilities

- Rooftop Park with Sun Deck and Barbecue Terrace
- Cyber Lounge & Party Room
- Spectacular ICON Fitness Club with state-of-the-art fitness equipment and Workout Pool
- His & Her change rooms
- Cedar scunas
- Meeting Place for private social occasions or business
- Separate and conveniently located Bike Room

Safety & Security

- 24-hour concierge

Tentative Occupancy Date

- December 2002

Deposit Structure

- \$1,000 on signing
- Balance of 5% due 10 days after signing
- 5% due 30 days after construction start
- 5% due 60 days after construction start
- 10% due upon occupancy

*5% plan available for first-time buyers. See Sales Representatives for details.

The ICON2 Sales Office

277 Wellington Street West
(Corner of Wellington Street West and Blue Jays Way)
Phone: (416) 599-4266
Fax: (416) 599-4968
Internet: www.tridel.com/icon

Hours:

Monday - Thursday
11 a.m. - 7 p.m.
Friday - Sunday & Holidays
12 noon - 6 p.m.

Sales Manager

Winnie Chan

Sales Representatives

Kim Fraser
Andrea Davidson

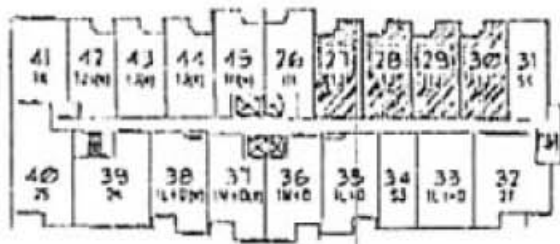
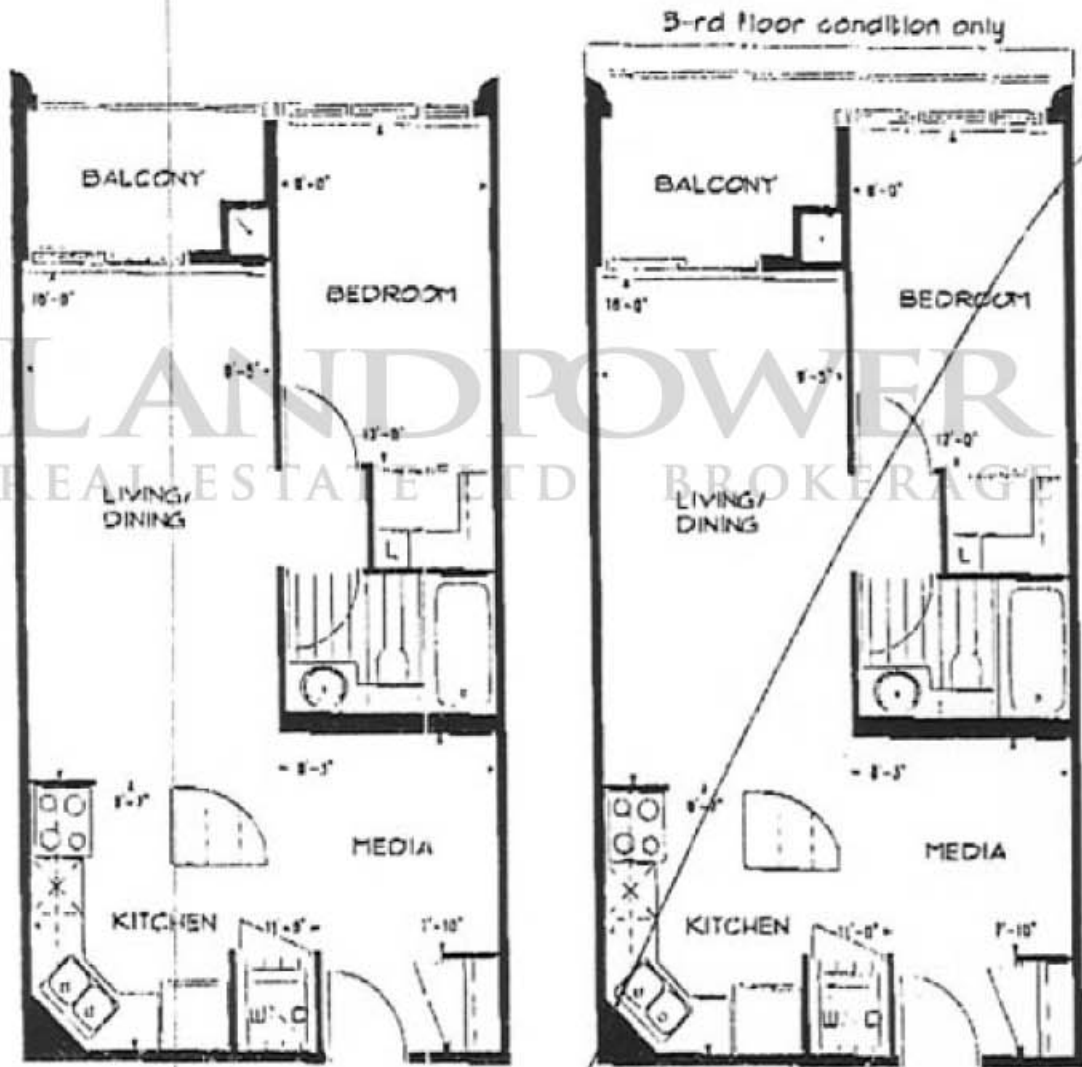
The ICON2 will be built in two phases. Some elements of the renovation will be built in Phase II. See Sales Representatives for details. Specifications subject to change without notice. © & O © October 25, 2000

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THE **ICON**²

250 WELLINGTON WEST

SCHEDULE C



Typical Floor Plan 2nd to 17th FLOOR

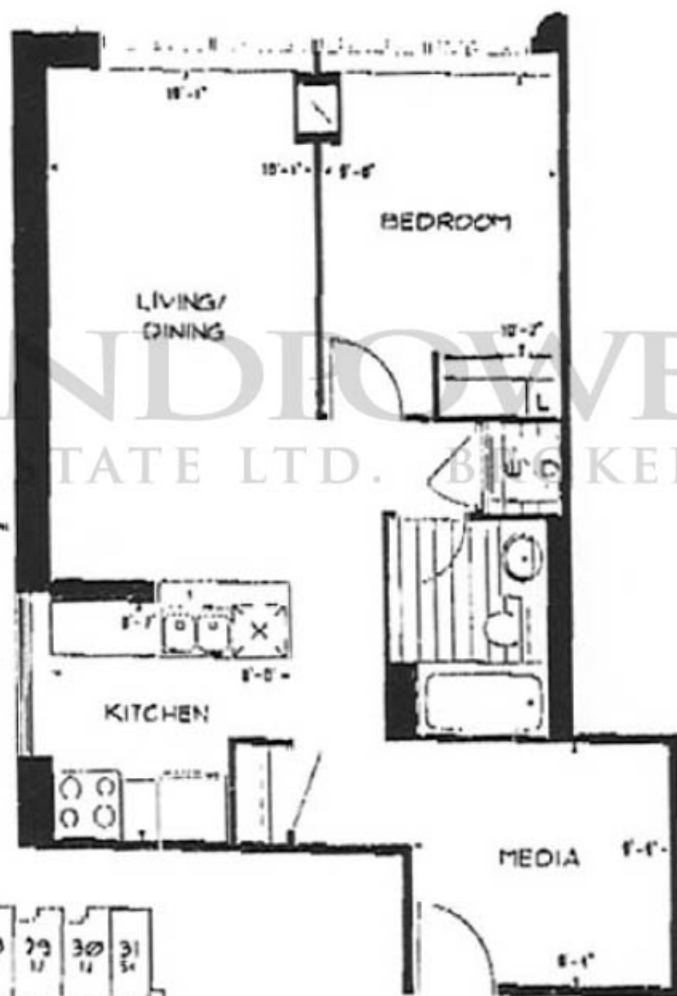
1J
27, 28, 29, 30

TRIDEL

THE ICON 2

250 WELLINGTON WEST

SCHEDULE C



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REAL ESTATE LTD. BROKERAGE



Typical Floor Plan 3rd to 16th FLOOR

1K

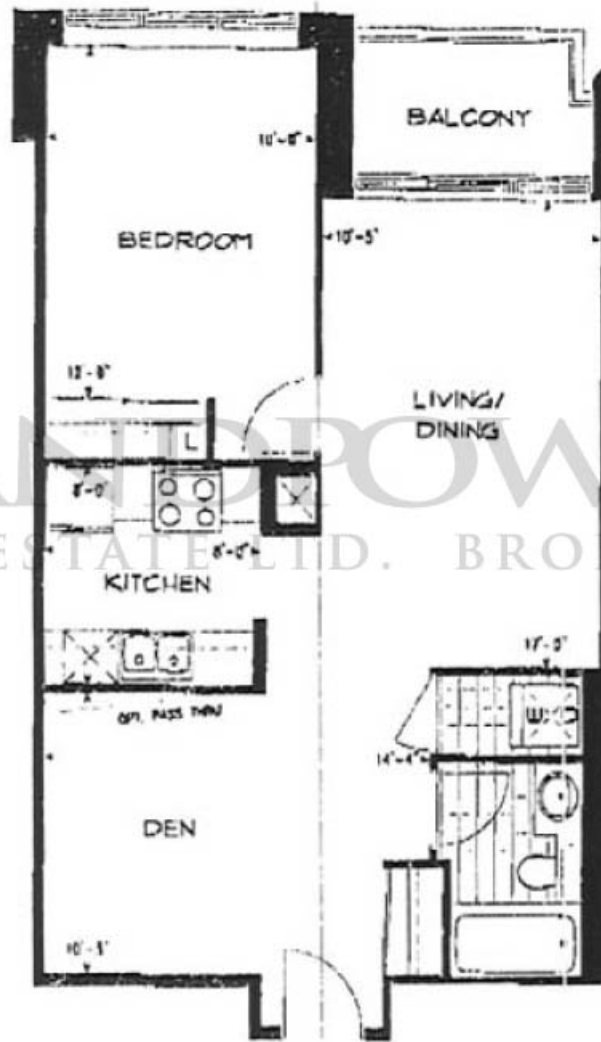
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TRIDEL

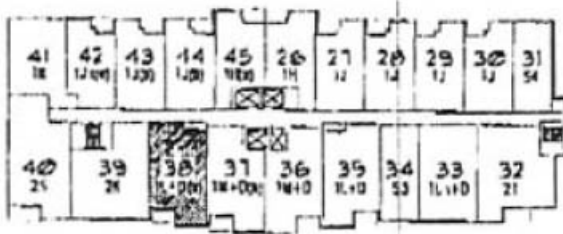
THE ICON²

250 WELLINGTON WEST

SCHEDULE C



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REAL ESTATE LTD. BROKERAGE



1 L + D (R)

38

TRIDEL

Typical Floor Plan 3rd to 14th FLOOR



Welcome to **The ICON2**. An intimate residence with a Rooftop Park and Barbecue Terrace at the heart of everything the City has to offer. Fine dining, funky clubs, theatres, shopping, TTC and sports events – it's all just steps from **The ICON2**.

Phase	Suite	Design Type	Starting Price	Approximate Square Feet	Estimated Maintenance Fee per/month	Estimated Property Tax per/month
II	L/W+D Suite 128	Live/Work Studio with Patio	\$245,000	720	\$257	\$255
II	L/W+D Suite 130	Live/Work Studio with Patio	\$248,000	740	\$265	\$258
II	L/W+D Suite 134	Live/Work Studio with Patio	\$280,000	832	\$289	\$291

* Maintenance Fee \$0.35 per square feet including Hydro, Water and Gas

Icon Phase	Suite	Design Type	Purchase Price	Approximate Square Feet	Estimated Maintenance Fee per/month	Estimated Property Tax per/month
II	2V	2-Level Terrace Suite	\$515,000	1465	\$499	\$536
II	2X	2-Level Terrace Suite	\$458,000	1322	\$450	\$477
II	2Y	2-Level Terrace Suite	\$511,000	1470	\$515	\$532
II	3A	2-Level Terrace Suite	\$630,000	1896	\$645	\$656

Parking space for sale at additional \$20,000 for Icon Phase II suites.

The Building & Common Areas

- A new landmark comprised of 311 suites
- A grand 2-storey lobby with diffused light, natural gardens, intimate seating areas and grand 18 foot columns
- Tridel's advanced Softwire™ technology

Suite Features

- Pre-finished engineered oak hardwood flooring in living room, dining room, foyer, hallways, den, kitchen and all bedrooms
- Cultured marble window sills throughout
- 4 top quality stainless steel Whirlpool kitchen appliances include frost-free fridge, self clean stove, dishwasher and built-in microwave/hoodfan vented to exterior
- Premium quality white Whirlpool full sized stacked washer and dryer
- ICON Signature kitchen cabinetry with granite countertop
- Elegant granite countertops in the powder room
- Beautiful cultured marble countertops with integrated basins in the main and master bathrooms
- Luxurious soaker tubs
- Classic white bathroom fixtures throughout
- Individually controlled heating and air conditioning

Social & Recreational Facilities

- Rooftop Park with Sun Deck and Barbecue Terrace
- Cyber Lounge & Party Room
- Spectacular ICON Fitness Club with state-of-the-art fitness equipment and Workout Pool
- His & Her change rooms
- Cedar saunas
- Meeting Place for private social occasions or business
- Separate and conveniently located Bike Room

Safety & Security

- 24-hour concierge

Tentative Occupancy Date

- Phase II – August 2003-Fall 2003

Deposit Structure

- 5% due on signing
- 5% due 30 days after signing
- 5% due 60 days after signing
- 10% due upon occupancy

The ICON 2 Sales Office

270 Wellington Street West
Ground Level, Suite # 105
Phone: (416) 599-4266
Fax: (416) 599-4968
Internet: www.tridel.com/icon

Hours:

Monday – Thursday
11 a.m. – 7 p.m.
Friday – Sunday & Holidays
12 noon – 6 p.m.

Sales Representatives

Candyce Charles
ccharles@tridel.com
Louise Sabino
lsabino@tridel.com

The ICON will be built in two phases. Some elements of the common areas will be built in Phase II. See Sales Representative for details. Specifications subject to change without notice. E. & O. E. Nov. 18, 2003

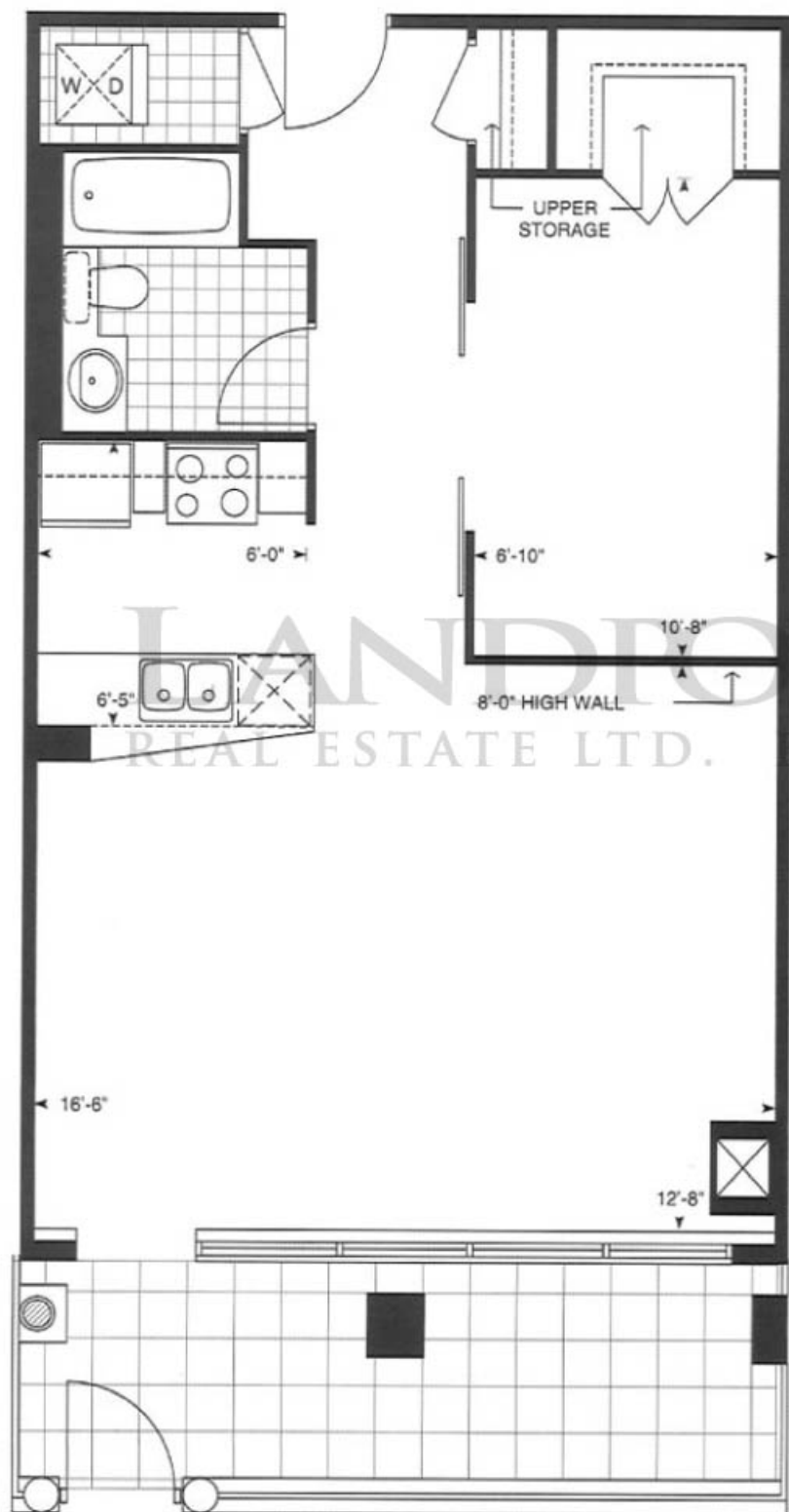
c/o Tridel 4800 Dufferin Street • Toronto, ON M3H 5S9 • tel: 416-599-ICON (4266) • fax: 416-599-4968

email: icon@tridel.com • www.tridel.com

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LOFT LW2

THE **ICON**
270 WELLINGTON WEST



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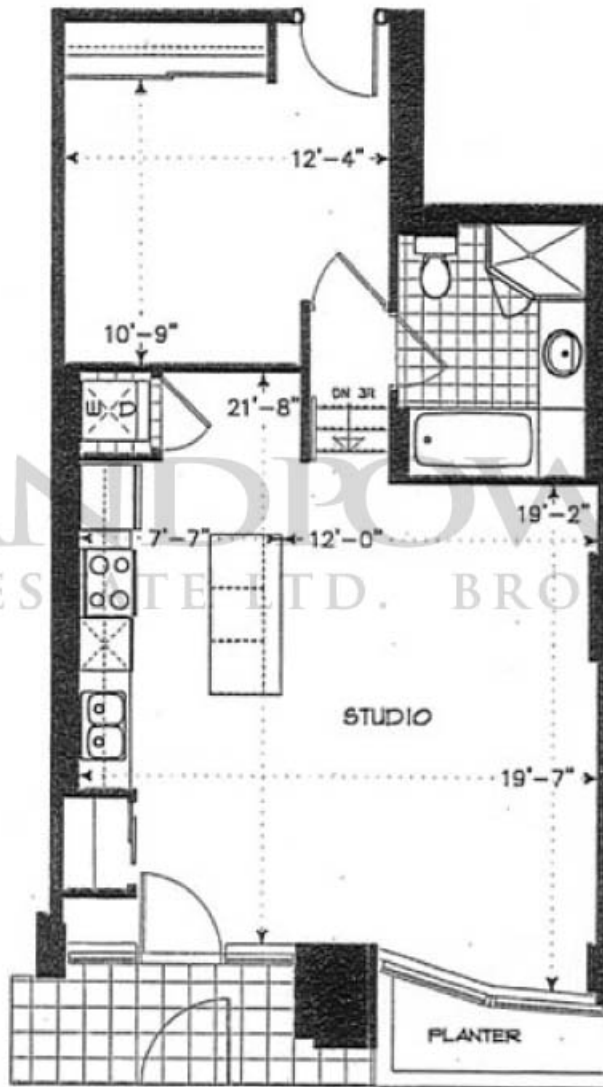
Ground Floor

TRIDEL

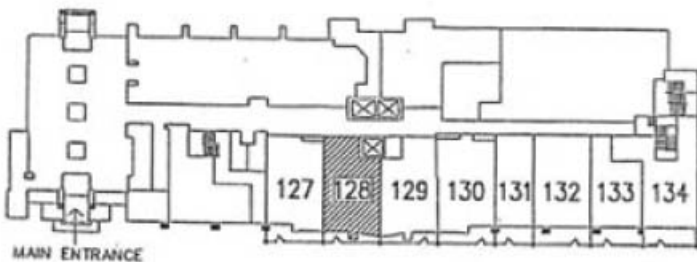
THE ICON 2

250 WELLINGTON WEST

SCHEDULE C



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GROUND FLOOR

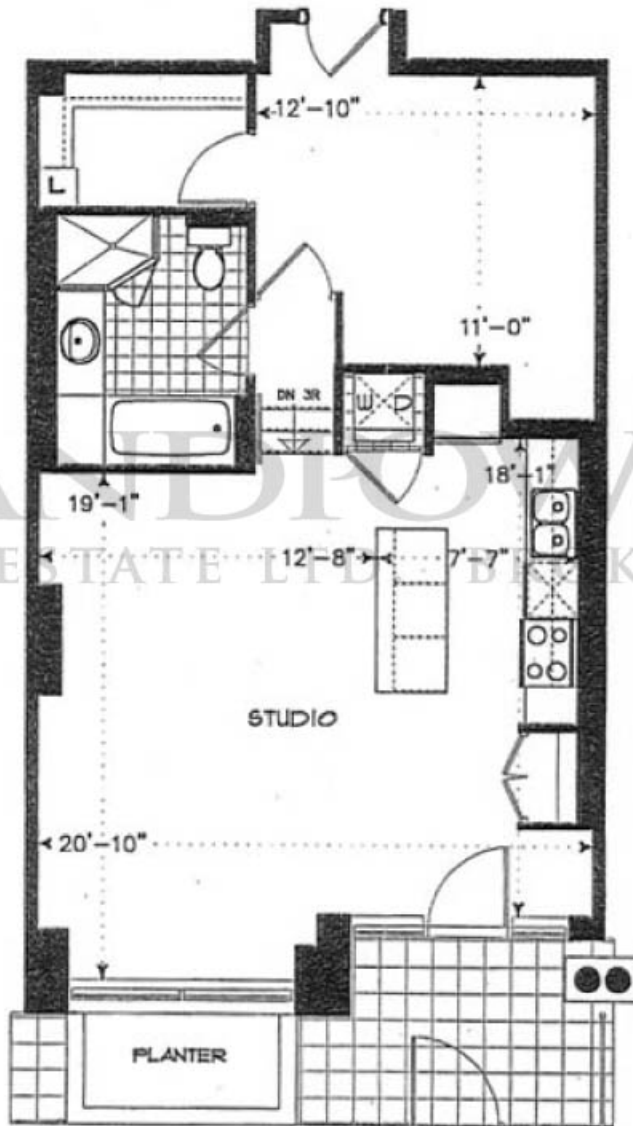
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128

TRIDEL

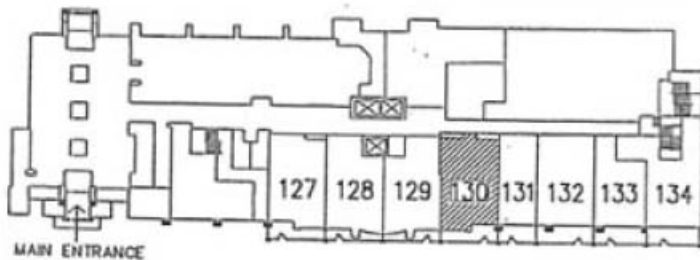
THE ICON 2

250 WELLINGTON WEST

SCHEDULE C



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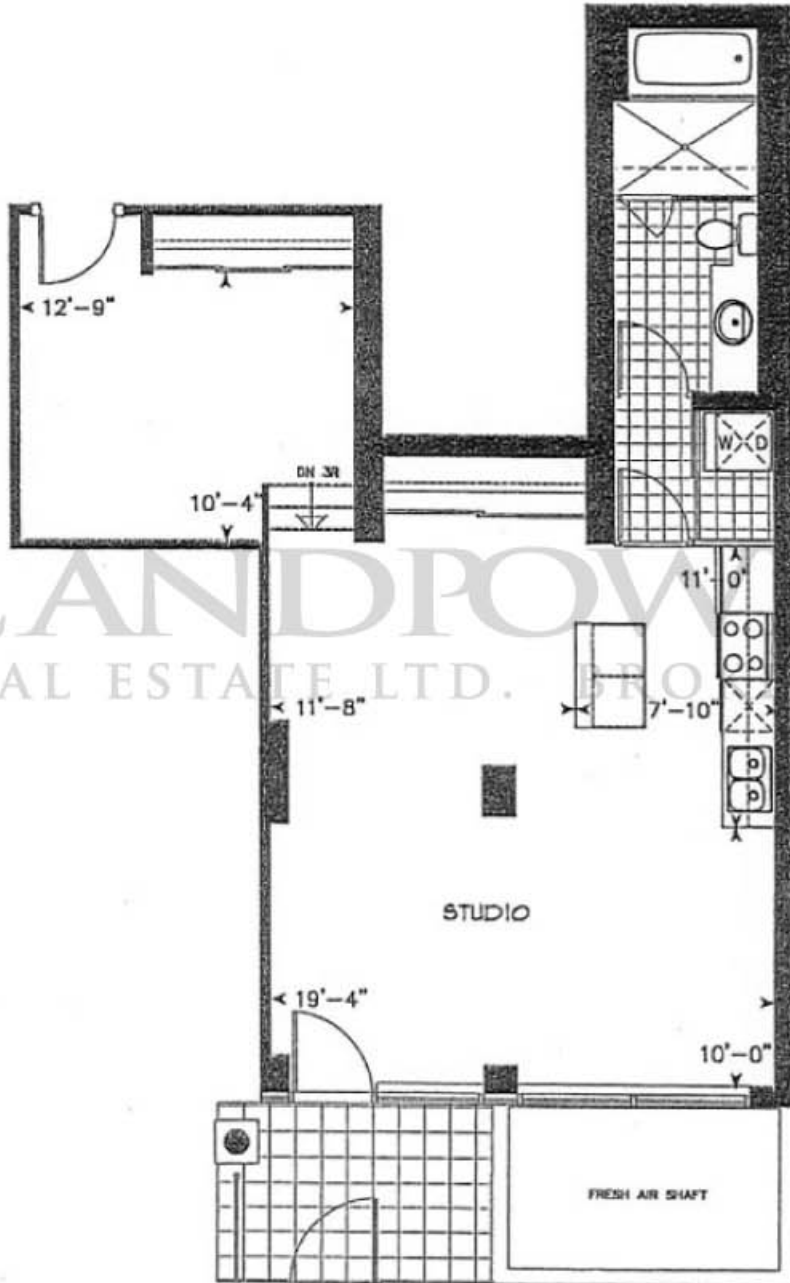
$L/W + D_2$
130

TRIDEL

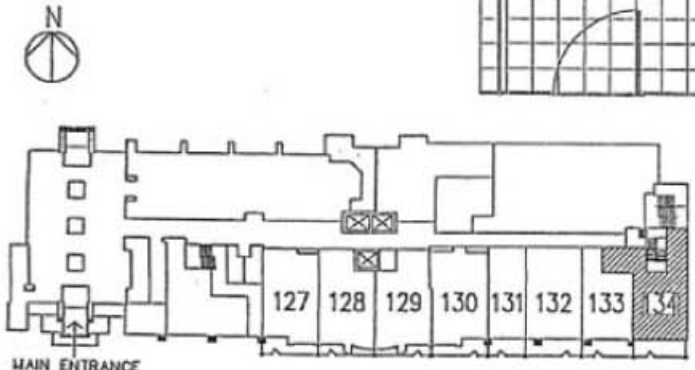
THE ICON 2

250 WELLINGTON WEST

SCHEDULE C



LANDPOWER
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GROUND FLOOR

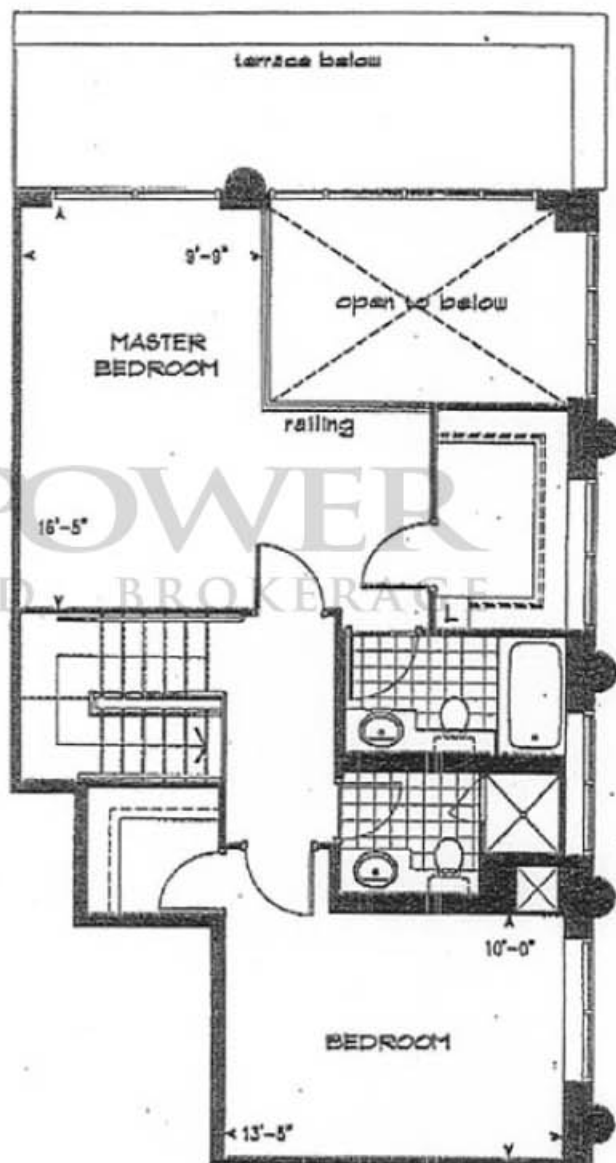
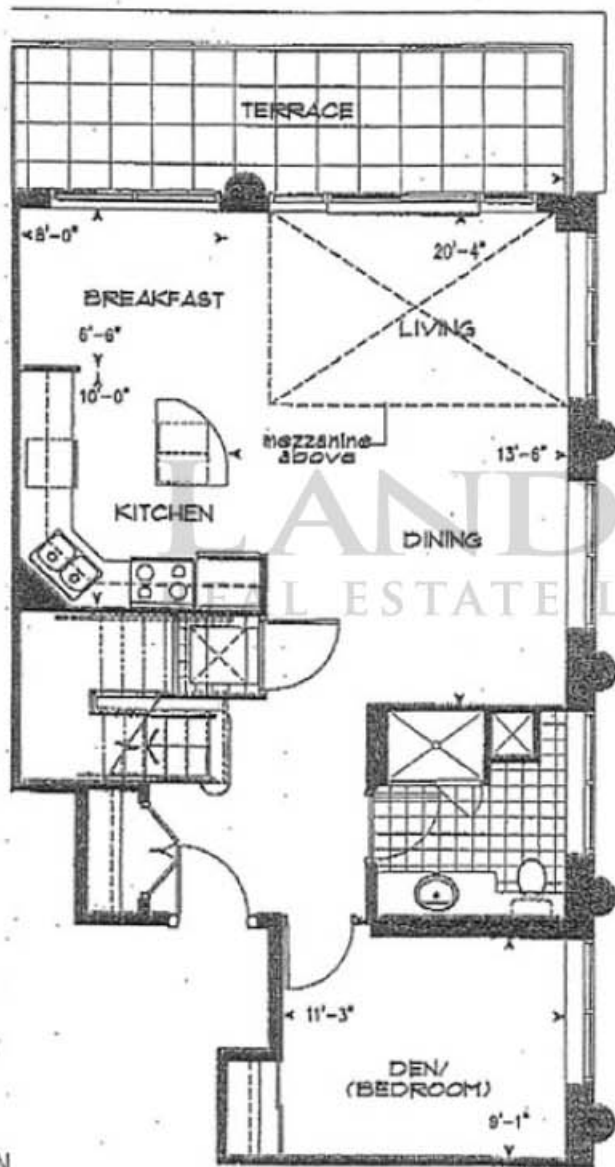
$L/W + D_6$
134

TRIDEL

THE KOON

250 WELLINGTON WEST

SCHEDULE C



15th FLOOR PLAN

2V
40

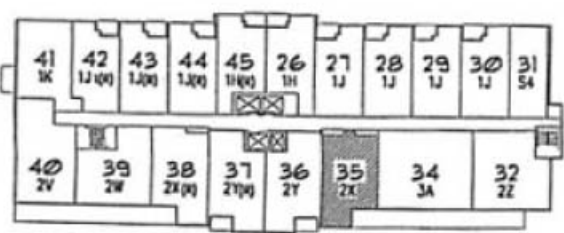
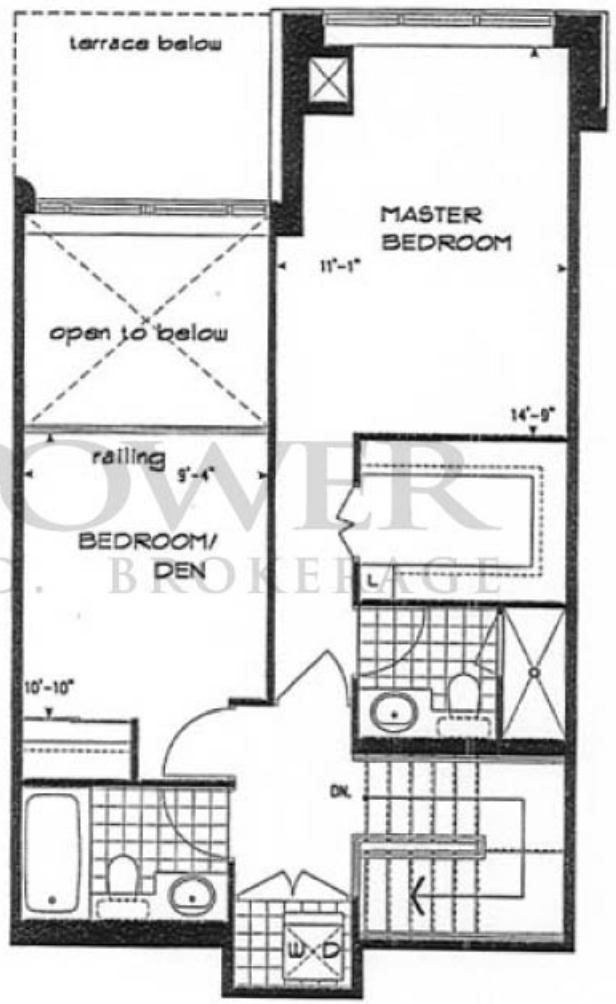
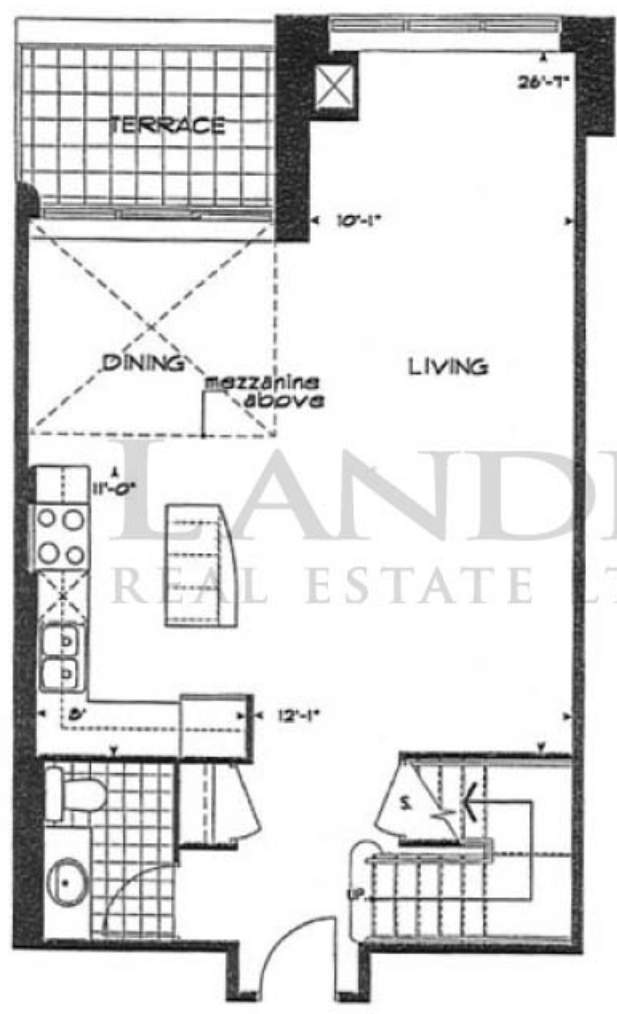


16th FLOOR PLAN

THE ICON₂

250 WELLINGTON WEST

SCHEDULE C



15th FLOOR PLAN

2X
35



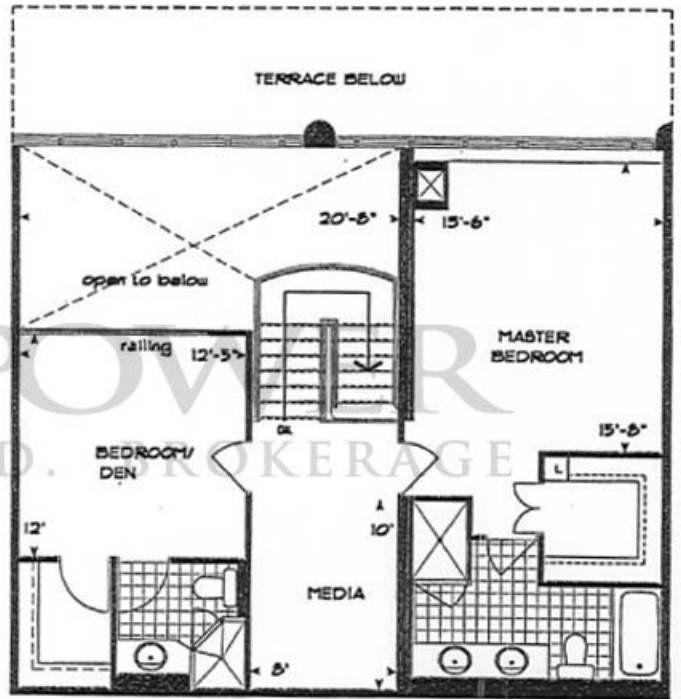
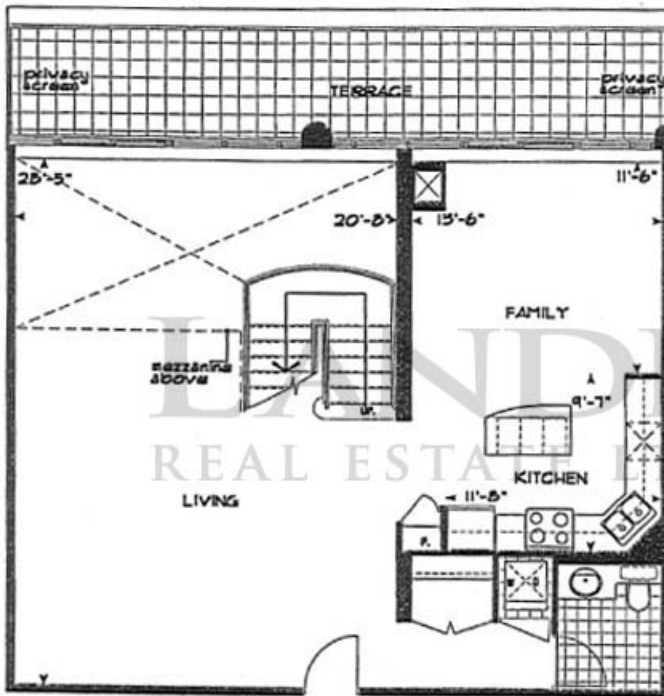
16th FLOOR PLAN

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THE ICON₂

250 WELLINGTON WEST

SCHEDULE C

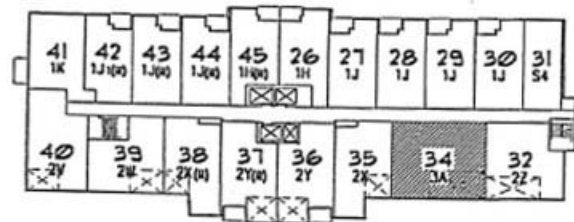


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15th FLOOR PLAN

3A
34



16th FLOOR PLAN

TRIDEL®

IN TOWN



The **ICON** is situated right in Toronto's Entertainment Mecca, with easy access to:

- Restaurants & Clubs on King, Queen & John Streets, Blue Jays Way & Front St.
- Theatre & Concerts at The Princess of Wales Theatre, Royal Alexandra Theatre & Roy Thomson Hall
- Music & Opera at The Opera House
- Sports & Concerts at Skydome & Air Canada Centre
- Shopping & Fashion all around
- Sailing, Antiques & Events at Harbourfront
- TTC, GO, Union Station and PATH System just steps away
- Gardiner Expressway minutes away



A JOINT VENTURE BY
TRIDEL AND DORSAY DEVELOPMENT CORPORATION
www.tridel.com/icon

THE ICON, c/o Tridel, 4800 Dufferin Street, Toronto ON, Canada M3H 5S9
Helena Wong • Mobile: (416) 930-8284 • email: hwong@tridel.com
Sam Fung • Mobile: (416) 930-3969 • email: sfung@tridel.com

The photographs do not necessarily depict actual features but represent similar quality and design that will be offered at The ICON. The ICON will be built in two phases. Some elements of the common areas will be built in phase II, see sales representative for details. Materials, specifications and floorplans are subject to change without notice, E.& O.E. Tridel and Built for Life are registered trademarks of Tridel Corporation.

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