



LIBERTY CENTRAL

BY THE LAKE



A MODERN OUTLOOK... A SIGNATURE STYLE

Liberty Central by the Lake creates its impact from the street level up. Consider a four-storey mixed-use podium containing a two-storey main lobby and retail spaces, and then, two levels up, a fully landscaped and amenity-filled rooftop terrace.

Dynamic in its conception, the podium is the base for our residential tower – and the framework for its integration into the community. To assist this the landscaping has been planned so the greenery and associated pathways act with the building's glass façade to blur definitions and create a lush sense of outside in. The entrance itself is sensually curved, this signature curve repeats itself throughout the tower. Predominantly glass, this is a building built to take every advantage of its location. With views always in mind, the balconies and windows naturally follow suit providing light-filled suites and views of the lake and the downtown.

Images for mood and impression only.



A STREAMLINED DESIGN THAT RESPONDS TO THE LIGHT

Strategically conceived to make the most of its location, we have created a residence dedicated to keeping its vistas – and your access to light – intact. This spacious central landscaped interior space will allow natural sunlight to spill into your suite. At night the top floors of the building will be subtly illuminated to highlight the boomerang shape of the tower. An element few will see but many will appreciate: the energy saving green roof.

THE DETAILS

With its Features and Finishes package Liberty Central by the Lake melds good design with high quality, eco-consciousness with functionality, style with practicality... All the concerns that are front-and-centre for today's modern lifestyle!

PROJECT AMENITIES

- Built in Phase I (to be shared with Phase II)
- 2-storey lobby
- 1 guest suite
- Fully-equipped fitness centre
- Men's and women's change rooms and steam rooms
- Multi-purpose party room with kitchen and lounge area
- Men's and women's washrooms
- Built in Phase II (to be shared with Phase I)
- Games room
- Media room
- 2 guest suites
- Yoga studio
- Aqua massage room
- Landscaped outdoor lounge with lap pool, hot tub, misting station and BBQ area
- Poolside party room and kitchen

INTERIOR DETAILS

- Principal rooms on floors 2-24 feature approximately 9' ceiling heights, approximately 9'6" ceiling heights on the penthouse level**
- Choice of strip laminate flooring in selected wood colours in living & dining room, kitchen, foyer, bedroom(s) and den*
- Slab interior doors with brushed chrome lever hardware
- Frosted glass sliding doors as per plan*
- Double-glazed thermal windows with screens for operating windows
- Decora style white electrical outlets and switches
- Modern paint grade baseboards and door casings
- Seasonally adjusted individually controlled heating and air conditioning system
- Exposed concrete columns as per plan

KITCHEN DETAILS

- Choice of European style custom designed kitchen cabinetry in a selection of door finishes
- Choice of granite countertops
- Breakfast bar as per plan
- Island as per plan
- Singe bowl undermount stainless steel sink with faucet with integrated vegetable spray
- Track lighting with halogen fixtures heads
- Stainless Steel 12 cu.ft refrigerator, 24" self clean glass top range, 18" built-in dishwasher, 24" chimney hood fan and microwave

BATHROOM DETAILS

- Choice of vanity cabinets
- Marble countertop in ensuite and main bath
- Single levered faucet and full height vanity mirror with wall sconce lighting
- Choice of porcelain or ceramic tile flooring
- Shower stall (as per plan) has framed glass partition and ceiling height ceramic wall tile
- Brand name white bathroom fixtures
- Tub surround (as per plan) has ceiling height ceramic wall tile
- Pressure balanced mixing valve for tub/shower controls

LAUNDRY DETAILS

- 24" stacked washer dryer vented to exterior
- White ceramic tile flooring in laundry closets

ELECTRICAL & TECHNICAL DETAILS

- Category 5 wiring for future high-speed connection to Internet, fax and email
- Pre-wired for cable TV and telephone in all bedrooms, living room and den*
- Smoke and heat detectors
- Contemporary ceiling light fixtures in foyer, hallway, kitchen, and walk-in closet*
- Capped ceiling outlets in dining area* and den*
- Carbon monoxide detector

SECURITY DETAILS

- Shared uniformed concierge/ security personnel on duty 24 hours
- Remote control access to underground parking
- FOB access from underground to elevator lobby
- FOB access to building
- All amenities and exterior doors monitored at concierge desk
- Enterphone system for guests
- All security cameras are linked to concierge desk for monitoring
- Coded suite intrusion alarm system monitored at concierge desk
- Underground security system complete with security key fob
- 2-way communication from underground garage to concierge desk
- Property management office on site
- Superintendent's suite
- Secure indoor bicycle parking

ENVIRONMENTAL FEATURES

- Building designed to meet City of Toronto's Green Building Standards
- Green roof
- Energy efficient window glazing
- Low-emitting paints/finishes
- Low flow water fixtures
- Energy Star appliances
- High efficiency lighting in public areas
- Rainwater collection/re-use for irrigation
- Motion sensed lighting for non-essential common areas
- Waste recycling system
- Individual suite metering – electrical and heating
- Programmable heating/ AC controls

Notes:

Floors and specific finishes will depend on Vendor's package as selected. All selections will be from the builder's standard samples. Floor areas measured in accordance with TARION Bulletin #22. All specifications dimensions and materials subject to change without notice.

* As per plan. All choices to be made from Vendor's selection of standard finishes. All specifications, dimensions and materials are subject to change without notice. Availability determined by suite design.

** Excluding areas where ceiling dropped down for mechanical requirements and overheads. The ceiling heights stated are approximate. The height is measured from the upper surface of the concrete floor slab. Where ceiling bulkheads are installed or where drop ceilings are necessary such as kitchen, foyer, closets, bathrooms, laundry rooms and hallways, the ceiling height will be less.

E. & O.E. February, 2011





Liberty Central

LVL	SE-Corner	SW-Corner	SW	SW	SW	SW	SW	NW-Corner	N	N	NE-Corner	E	E	SE	SE	SE	SE	SE
UNIT # MODEL TYPE SQ.FT. PRICE	23 2313 FAIRBANK-A 2B 816 \$377,900	2314 GIBSON 1B 618 \$299,900	2315 HOLDEN 1B 507 \$253,900	2316 JOSEPH 1B+D 642 \$316,900	2317 KELSO 1B 560 \$267,900	2301 BALSAM 1B 570 \$270,900	2302 BELLWOOD 1B+D 635 \$305,900	2303 BERNARD 1B 529 \$255,900			2305 CARSON 2B+D 786 \$378,900	2306 CHAMPLAIN 2B+D 769 \$373,900	2307 CHARLESTON 1B+D 751 \$356,900	2308 CLEARWATER 1B+D 644 \$327,900	2309 DIAMOND 1B+D 680 \$331,900	2310 DIAMOND 1B+D 678 \$333,900	2311 DIAMOND 1B+D 678 \$335,900	2312 CRANBERRY 1B 553 \$281,900
UNIT # MODEL TYPE SQ.FT. PRICE	22				2217 KELSO 1B 560 \$266,900						2205 CARSON 2B+D 786 \$377,900	2206 CHAMPLAIN 2B+D 769 \$372,900	2207 CHARLESTON 1B+D 751 \$355,900	2208 CLEARWATER 1B+D 644 \$326,900				
UNIT # MODEL TYPE SQ.FT. PRICE	18								1804 BIRCH (LOFT) 1B+D 783 \$387,900			1806 CHAMPLAIN 2B+D 769 \$368,900	1807 CHARLESTON 1B+D 751 \$351,900	1808 CLEARWATER 1B+D 644 \$322,900				
UNIT # MODEL TYPE SQ.FT. PRICE	17	1713 FAIRBANK-A 2B 816 \$371,900	1714 GIBSON 1B 618 \$293,900	1715 HOLDEN 1B 507 \$247,900	1716 JOSEPH 1B+D 642 \$310,900	1717 KELSO 1B 560 \$261,900	1701 BALSAM 1B 570 \$264,900	1702 BELLWOOD 1B+D 635 \$299,900	1703 BERNARD 1B 529 \$249,900		1705 CARSON 2B+D 786 \$372,900	1706 CHAMPLAIN 2B+D 769 \$367,900	1707 CHARLESTON 1B+D 751 \$350,900	1708 CLEARWATER 1B+D 644 \$321,900	1709 DIAMOND 1B+D 680 \$325,900	1710 DIAMOND 1B+D 678 \$327,900	1711 DIAMOND 1B+D 678 \$329,900	1712 CRANBERRY 1B 553 \$275,900
UNIT # MODEL TYPE SQ.FT. PRICE	12								1204 BIRCH (LOFT) 1B+D 783 \$381,900		1205 CARSON 2B+D 786 \$367,900	1206 CHAMPLAIN 2B+D 769 \$362,900	1207 CHARLESTON 1B+D 751 \$345,900					
UNIT # MODEL TYPE SQ.FT. PRICE	8							803 BERNARD 1B 529 \$239,900	804 BIRCH (LOFT) 1B+D 783 \$376,900				807 CHARLESTON 1B+D 751 \$340,900	808 CLEARWATER 1B+D 644 \$311,900	809 DIAMOND 1B+D 680 \$315,900			
UNIT # MODEL TYPE SQ.FT. PRICE	6				616 JOSEPH 1B+D 642 \$298,900			603 BERNARD 1B 529 \$237,900	604 BIRCH (LOFT) 1B+D 783 \$374,900		605 CARSON 2B+D 786 \$360,900	606 CHAMPLAIN 2B+D 769 \$355,900	607 CHARLESTON 1B+D 751 \$338,900	608 CLEARWATER 1B+D 644 \$309,900	609 DIAMOND 1B+D 680 \$313,900			
LVL	SE-Corner	SW-Corner	SW	SW	SW	SW	SW	NW-Corner	N	N	NE-Corner	NE	NE	NE	NE	NE	NE	NE
UNIT # MODEL TYPE SQ.FT. PRICE	3 301 FAIRBANK-B 2B 829 \$364,900	302 GIBSON 1B 618 \$278,900	303 TRIANGLE 1B 520 \$234,900	304 RIDEAU 1B+D 813 \$325,900	305 WINDERMERE 1B 762 \$305,900	306 WOLSEY 1B+D 771 \$309,900	307 SANDY 1B+D 838 \$336,900	308 ST. CLAIR 2B+D 1,174 \$458,900	309 YATES Studio 423 \$200,900	310 LOON 1B 489 \$230,900	311 CRANE 1B 615 \$277,900	312 MAPLE 1B 507 \$238,900	313 WHITESTONE 1B+D 846 \$338,900	314 YOUNG 1B+D 775 \$314,900	315 SPARROW 1B 505 \$232,900	316 SPENCE-A Studio 444 \$209,900	317 SPENCE-B Studio 461 \$209,900	
UNIT # MODEL TYPE SQ.FT. PRICE	2				201 WINDERMERE 1B 762 \$304,900	202 WOLSEY 1B+D 771 \$308,900	203 SANDY 1B+D 838 \$335,900	204 ST. CLAIR 2B+D 1,174 \$457,900	205 YATES Studio 423 \$199,900	206 LOON 1B 489 \$229,900	207 CRANE 1B 615 \$276,900	SUPERINTENDANT	209 EAGLE 2B+D 981 \$387,900					

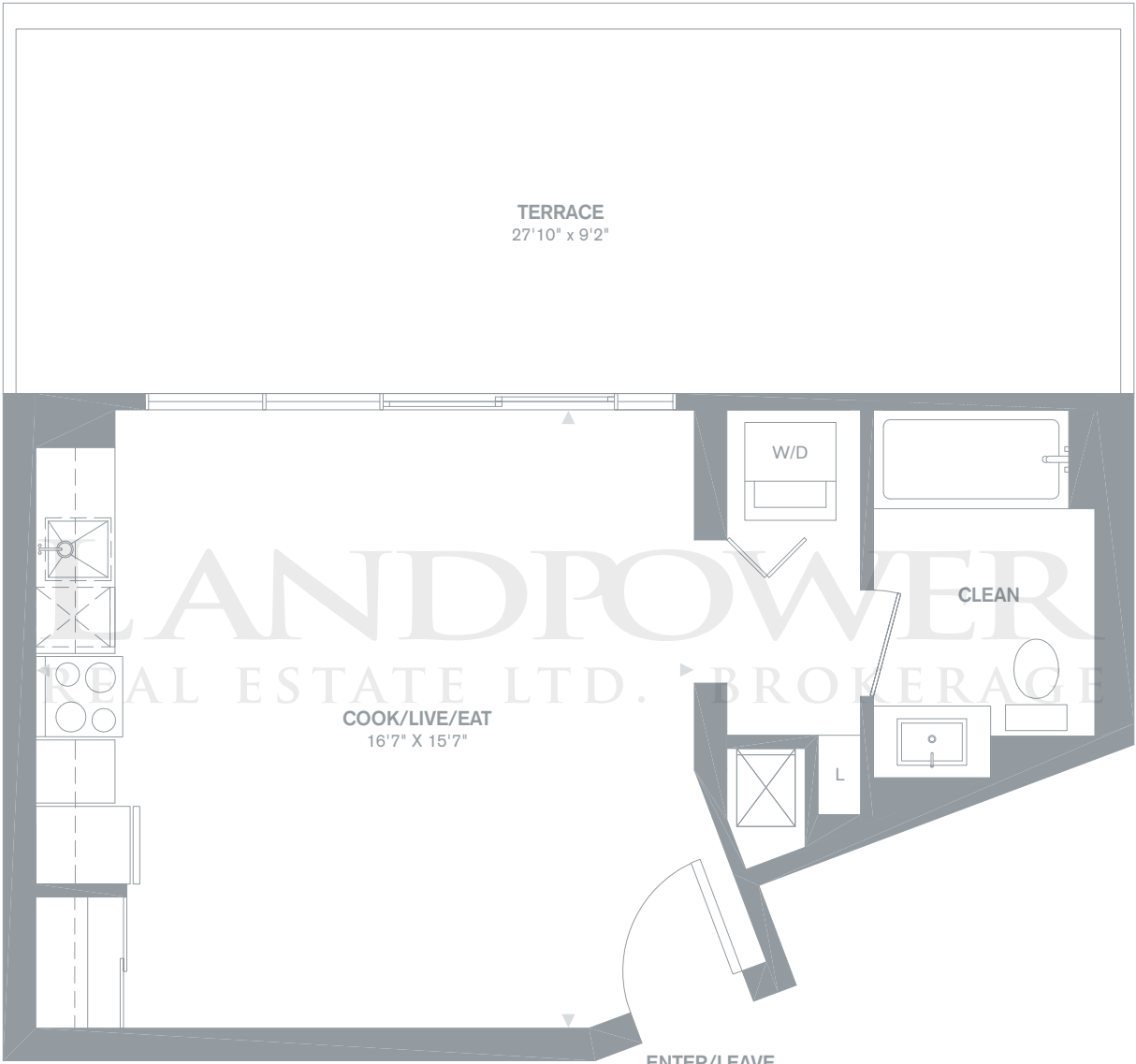




MANITOU

Studio

405 sq.ft. + Terrace 256 sq.ft.



**LIBERTY
CENTRAL**
BY THE LAKE



5TH FLOOR

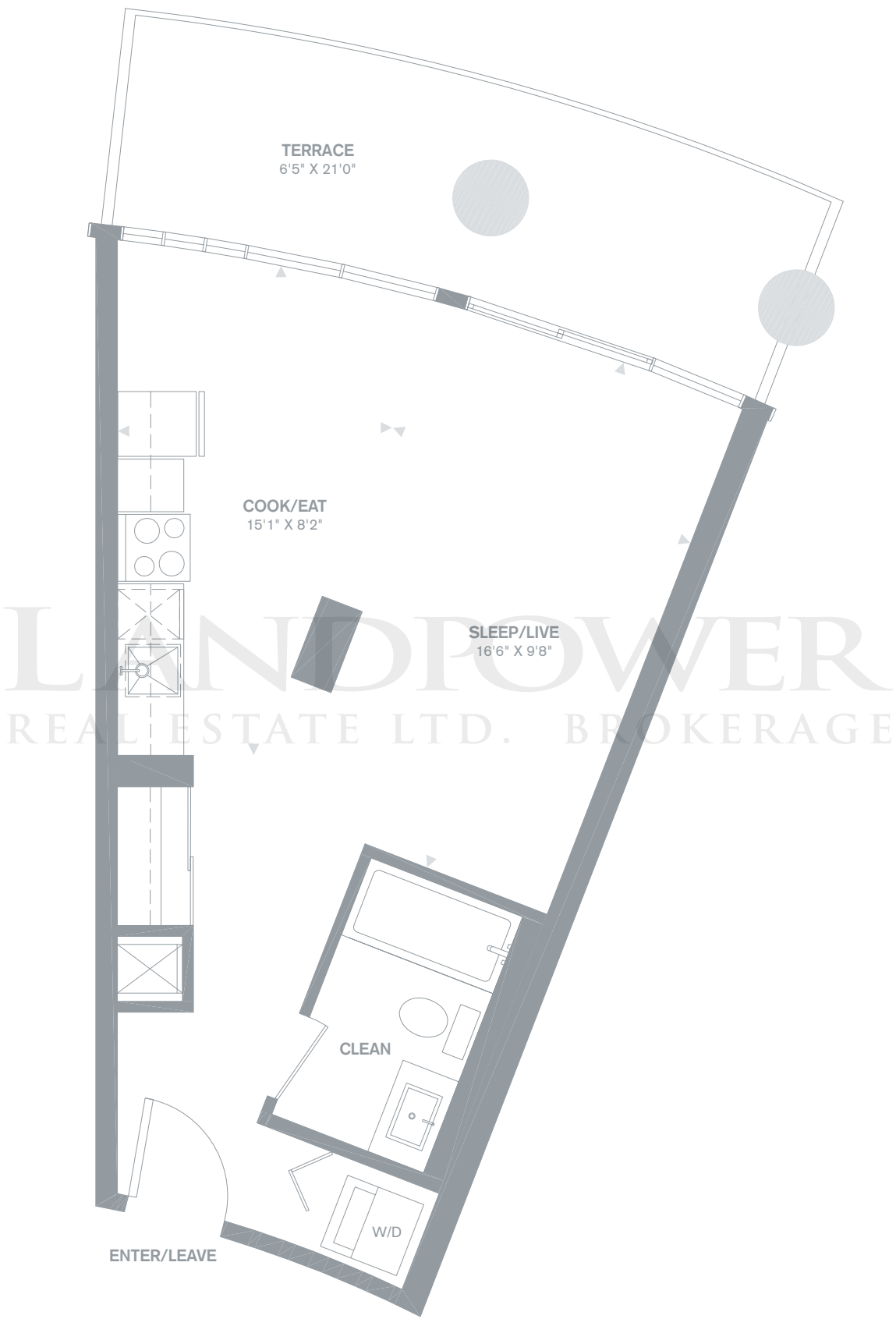
All areas and stated room dimensions are approximate. Floor area measured in accordance with Tarion bulletin #22. Actual living area will vary from floor area stated. Builder may substitute materials for those provided in the plans and specifications provided such materials are of quality equal to or better than the material provided for in the plans and specifications. Floorplans are subject to change without notice. E. & O.E. February, 2011.



Studio

PANACHE

454 sq.ft. + Terrace 135 sq.ft.



5TH FLOOR



**LIBERTY
CENTRAL**
BY THE LAKE

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. 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. Floorplans are subject to change without notice. E. & O.E. February, 2011.

1 BEDROOM

1 BEDROOM

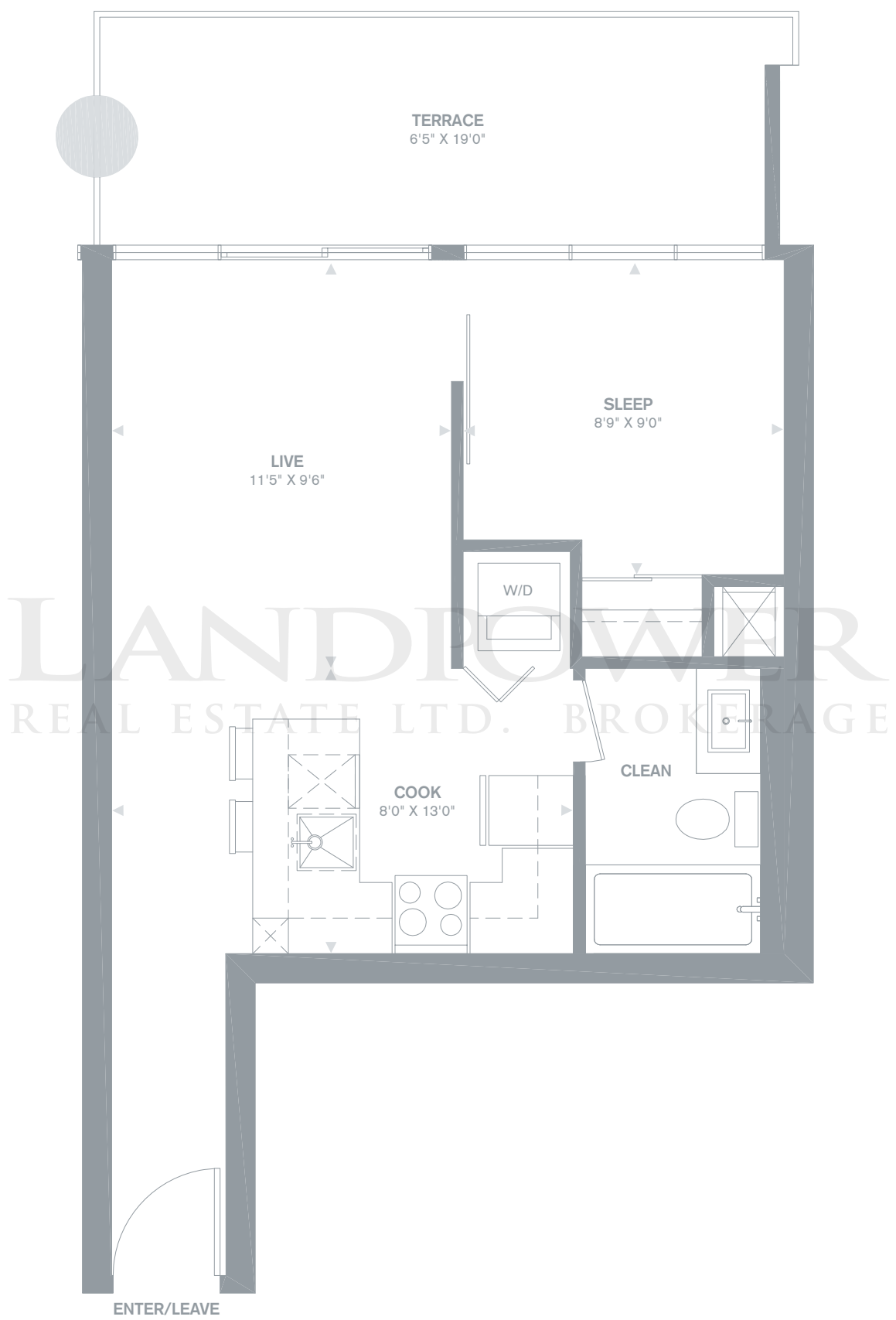
CLANDESTINE
REAL ESTATE LTD. BROKERAGE



SUPERIOR

One Bedroom

446 sq.ft. + Terrace 122 sq.ft.



5TH FLOOR



**LIBERTY
CENTRAL**
BY THE LAKE

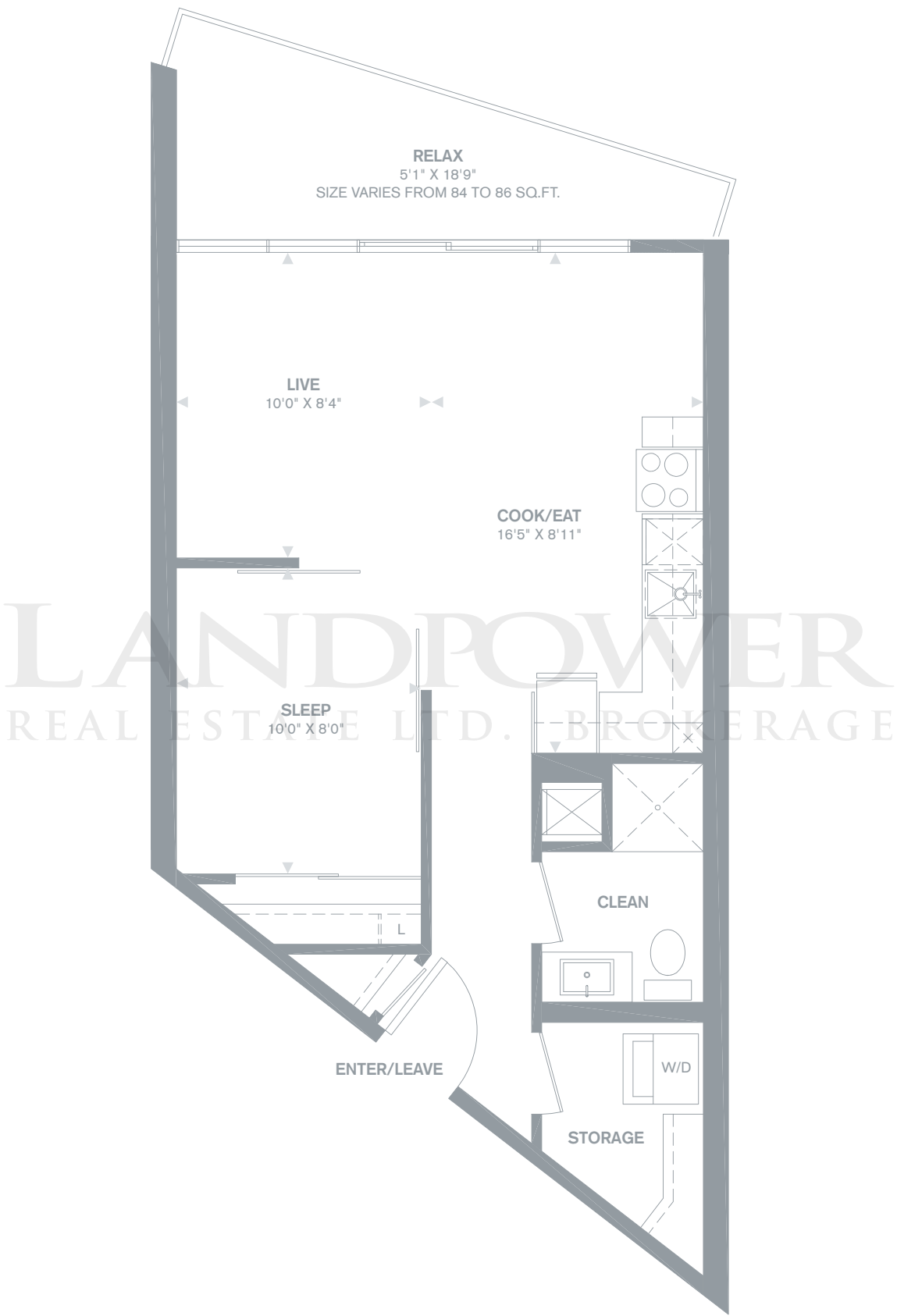
All areas and stated room dimensions are approximate. Floor area measured in accordance with Tarion bulletin #22. Actual living area will vary from floor area stated. Builder may substitute materials for those provided in the plans and specifications provided such materials are of quality equal to or better than the material provided for in the plans and specifications. Floorplans are subject to change without notice. E. & O.E. February, 2011.



HOLDEN

One Bedroom

507 sq.ft. + Balcony 84 – 86 sq.ft./
5th Floor Terrace 39 sq.ft.



**LIBERTY
CENTRAL**
BY THE LAKE



SUITE LOCATION 5-24



TYPICAL FLOORS 5-24



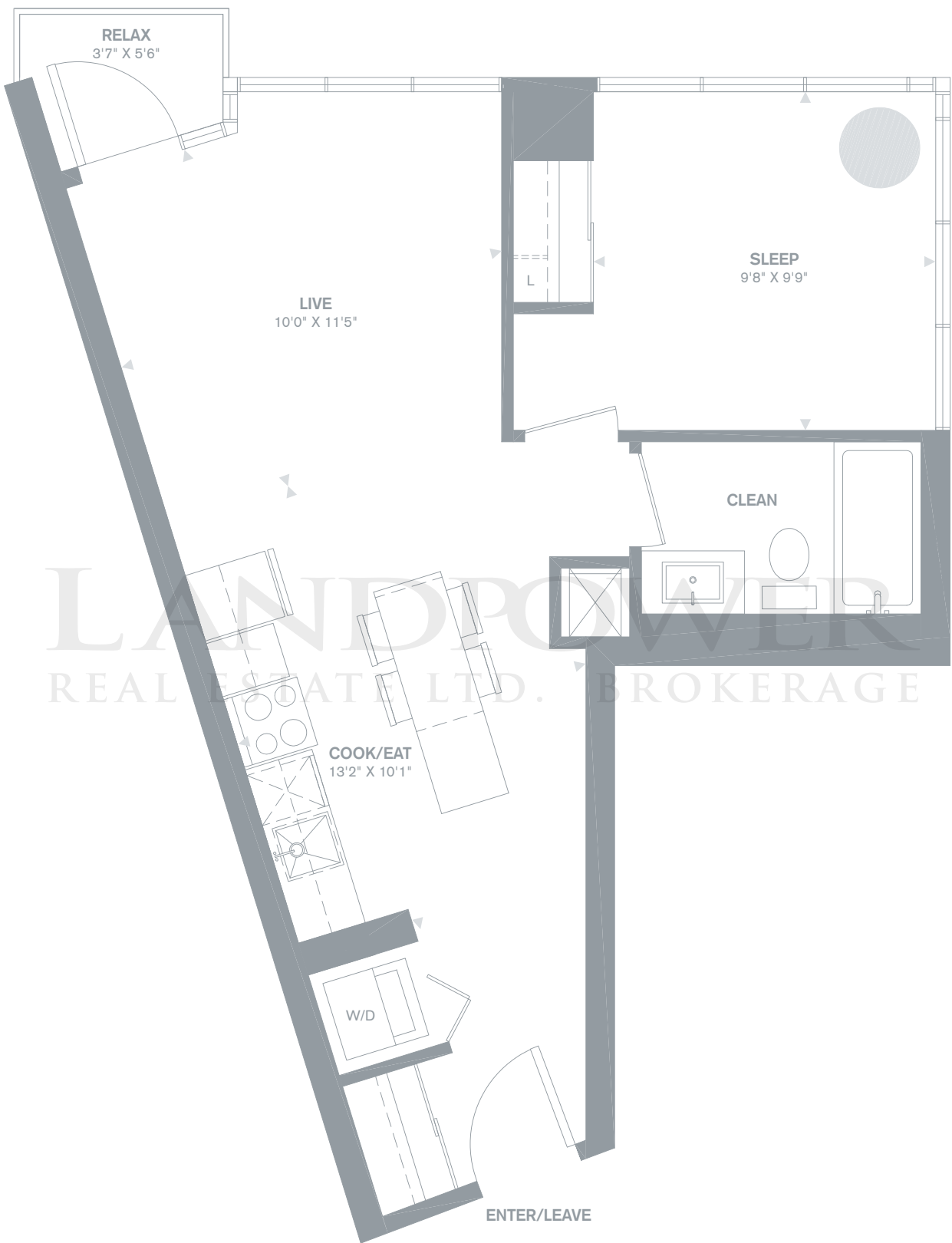
All areas and stated room dimensions are approximate. Floor area measured in accordance with Tarion bulletin #22. Actual living area will vary from floor area stated. Builder may substitute materials for those provided in the plans and specifications provided such materials are of quality equal to or better than the material provided for in the plans and specifications. Floorplans are subject to change without notice. E. & O.E. February, 2011.



BERNARD

One Bedroom

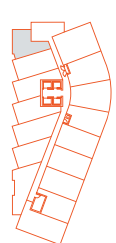
529 sq.ft. + Balcony 20 sq.ft./
5th Floor Terrace 646 sq.ft.



**LIBERTY
CENTRAL**
BY THE LAKE



SUITE LOCATION 5-24



TYPICAL FLOORS 5-24



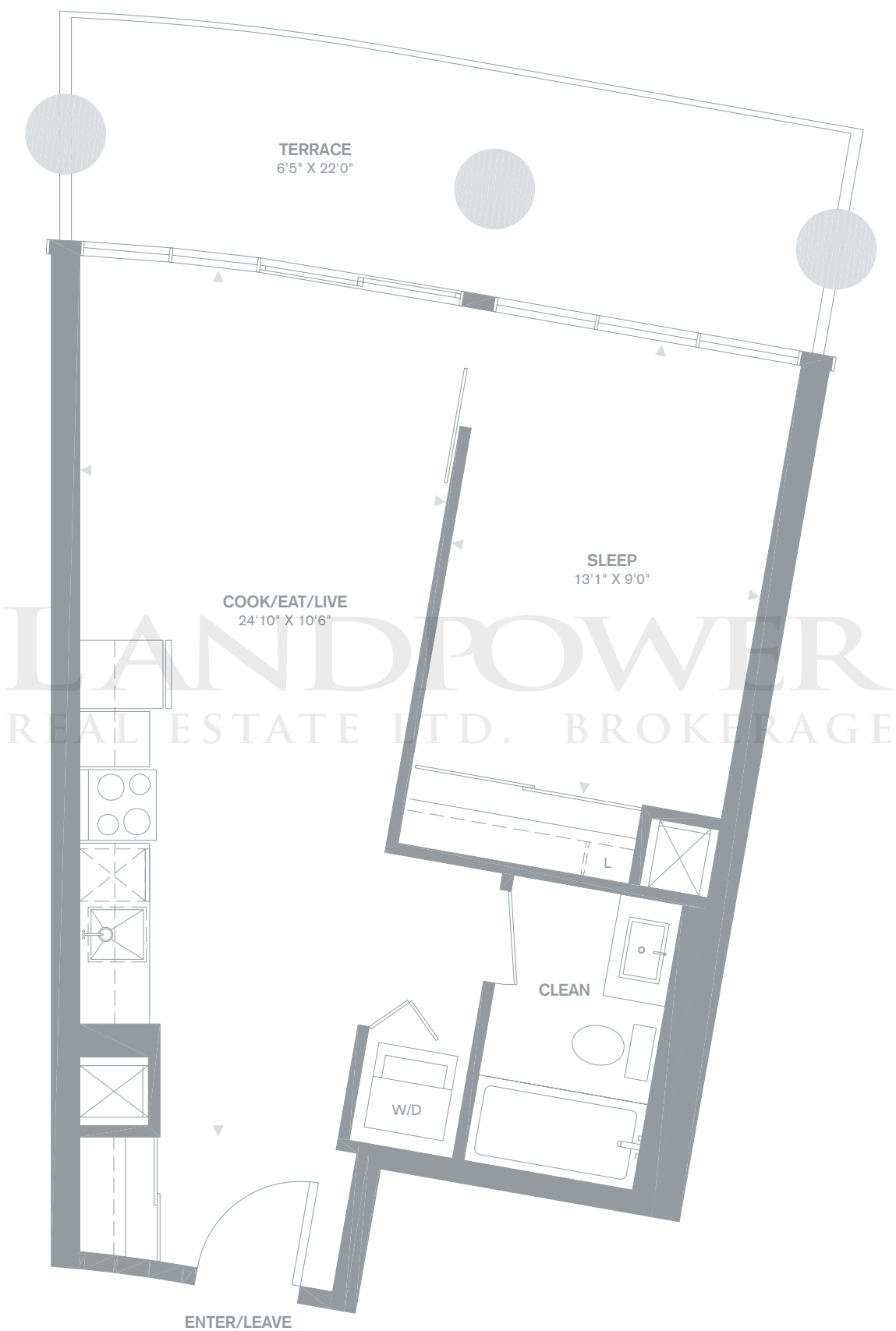
All areas and stated room dimensions are approximate. Floor area measured in accordance with Tarion bulletin #22. Actual living area will vary from floor area stated. Builder may substitute materials for those provided in the plans and specifications provided such materials are of quality equal to or better than the material provided for in the plans and specifications. Floorplans are subject to change without notice. E. & O.E. February, 2011.



RAMSEY

One Bedroom

531 sq.ft. + Terrace 141 sq.ft.



5TH FLOOR



**LIBERTY
CENTRAL**
BY THE LAKE

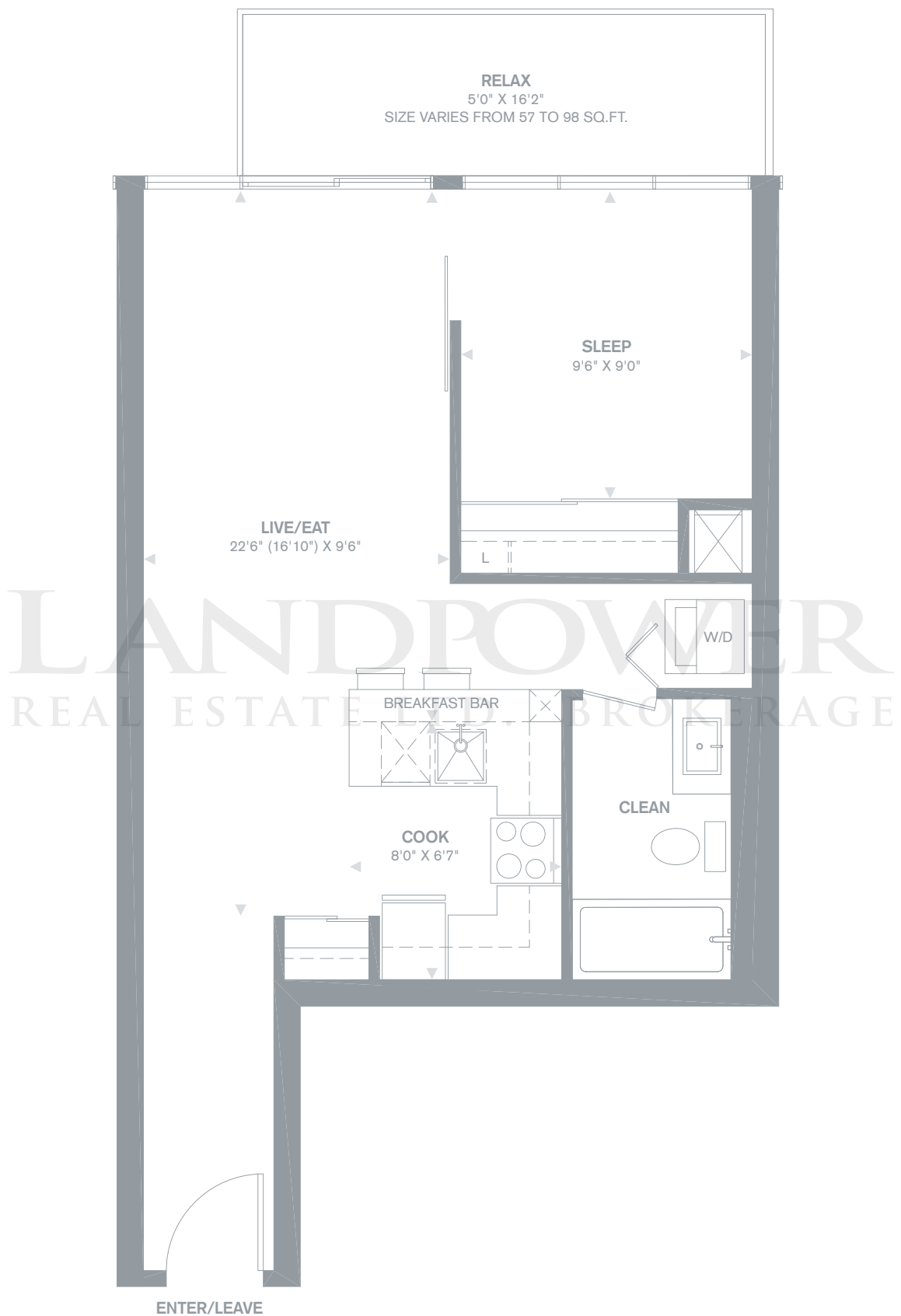
All areas and stated room dimensions are approximate. Floor area measured in accordance with Tarion bulletin #22. Actual living area will vary from floor area stated. Builder may substitute materials for those provided in the plans and specifications provided such materials are of quality equal to or better than the material provided for in the plans and specifications. Floorplans are subject to change without notice. E. & O.E. February, 2011.



CRANBERRY

One Bedroom

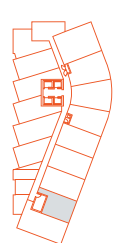
553 sq.ft. + Balcony 57 – 98 sq.ft.



**LIBERTY
CENTRAL**
BY THE LAKE



SUITE LOCATION 6-24



TYPICAL FLOORS 6-24

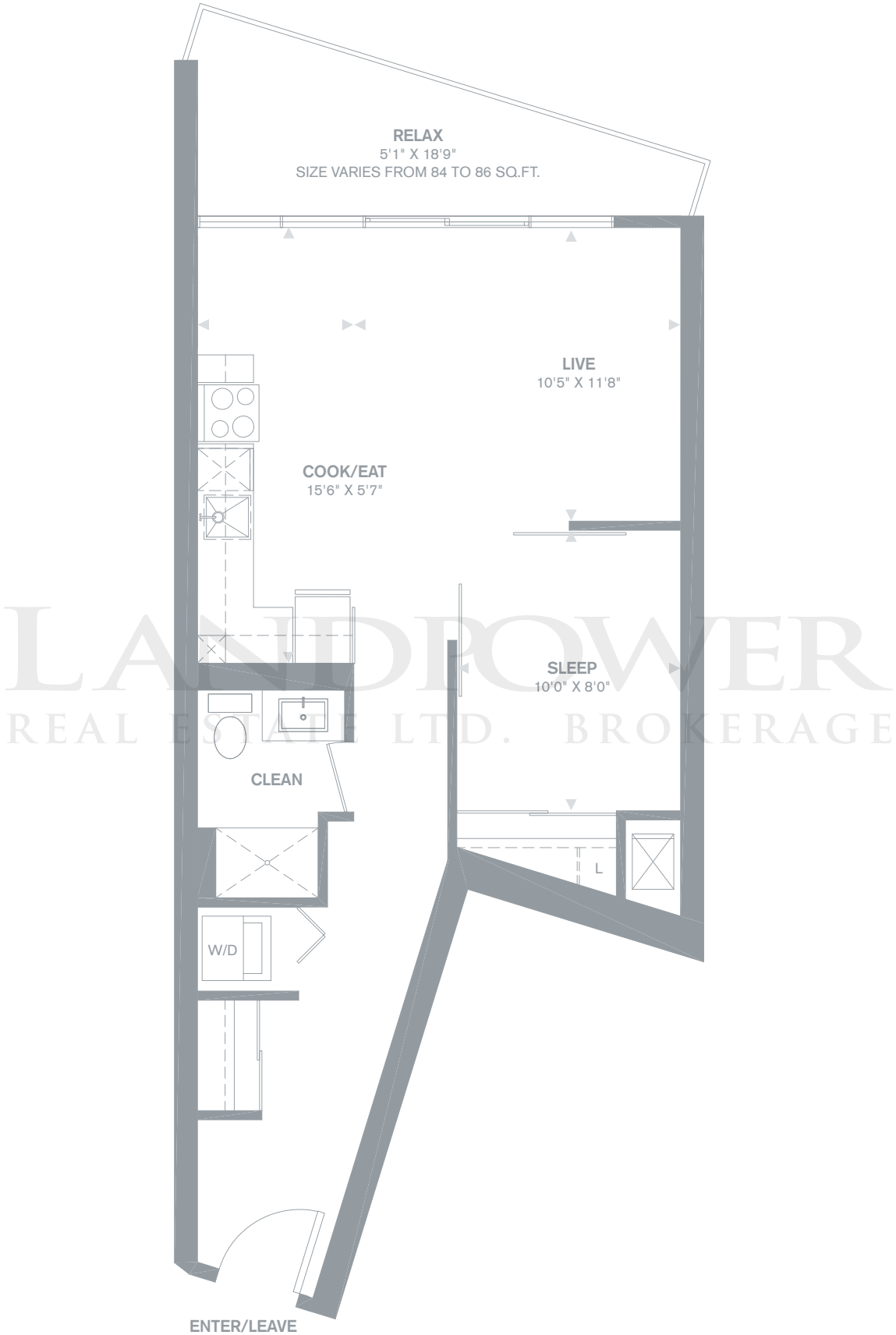
All areas and stated room dimensions are approximate. Floor area measured in accordance with Tarion bulletin #22. Actual living area will vary from floor area stated. Builder may substitute materials for those provided in the plans and specifications provided such materials are of quality equal to or better than the material provided for in the plans and specifications. Floorplans are subject to change without notice. E. & O.E. February, 2011.



KELSO

One Bedroom

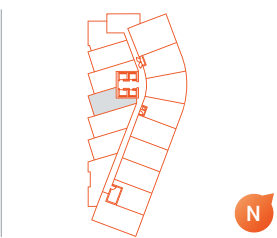
560 sq.ft. + Balcony 84 – 86 sq.ft./
5th Floor Terrace 220 sq.ft.



**LIBERTY
CENTRAL**
BY THE LAKE



SUITE LOCATION 5-24



TYPICAL FLOORS 5-24

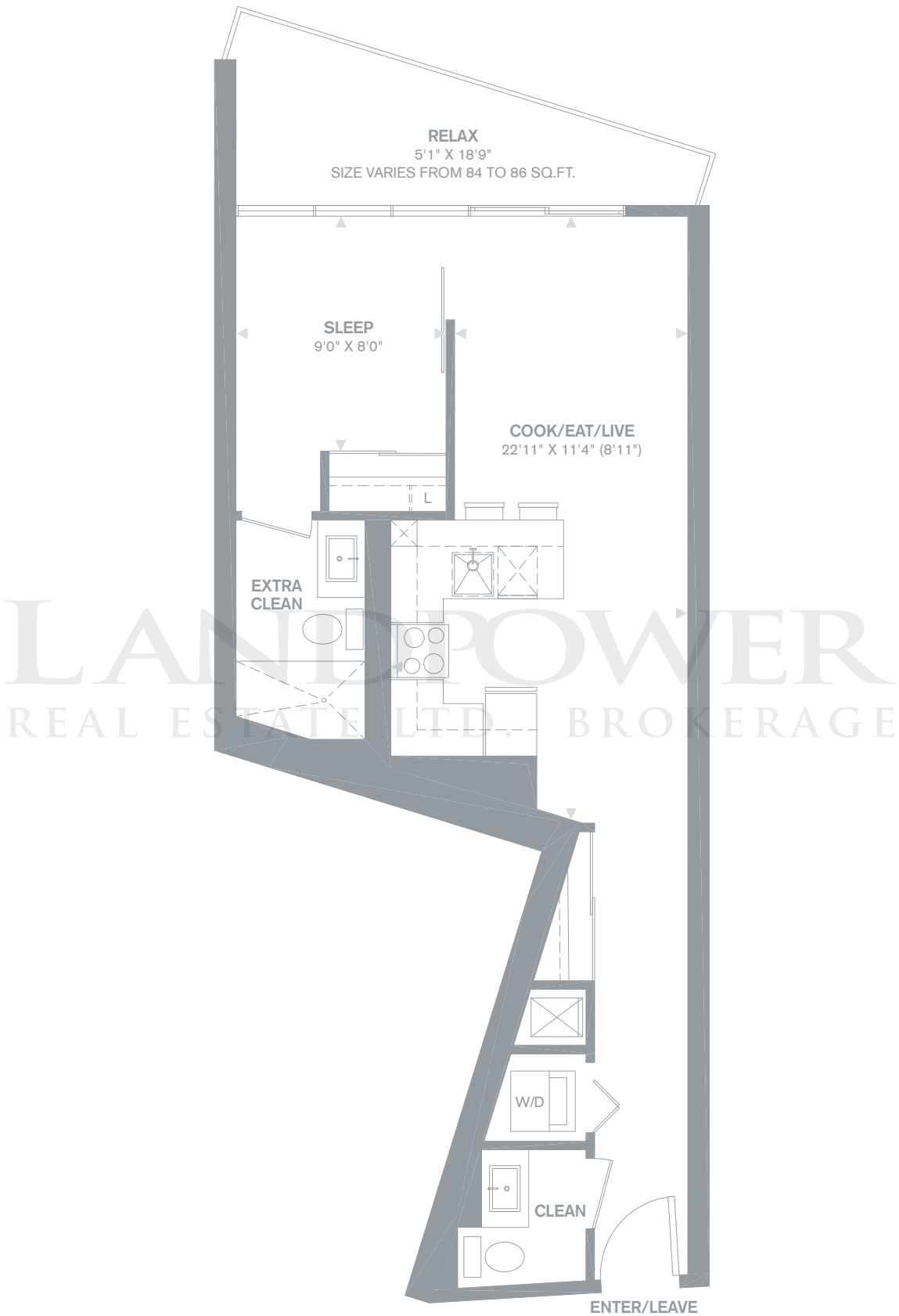
All areas and stated room dimensions are approximate. Floor area measured in accordance with Tarion bulletin #22. Actual living area will vary from floor area stated. Builder may substitute materials for those provided in the plans and specifications provided such materials are of quality equal to or better than the material provided for in the plans and specifications. Floorplans are subject to change without notice. E. & O.E. February, 2011.



BALSAM

One Bedroom

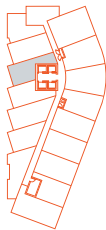
570 sq.ft. + Balcony 84 – 86 sq.ft./
5th Floor Terrace 220 sq.ft.



**LIBERTY
CENTRAL**
BY THE LAKE



SUITE LOCATION 5-24



TYPICAL FLOORS 5-24



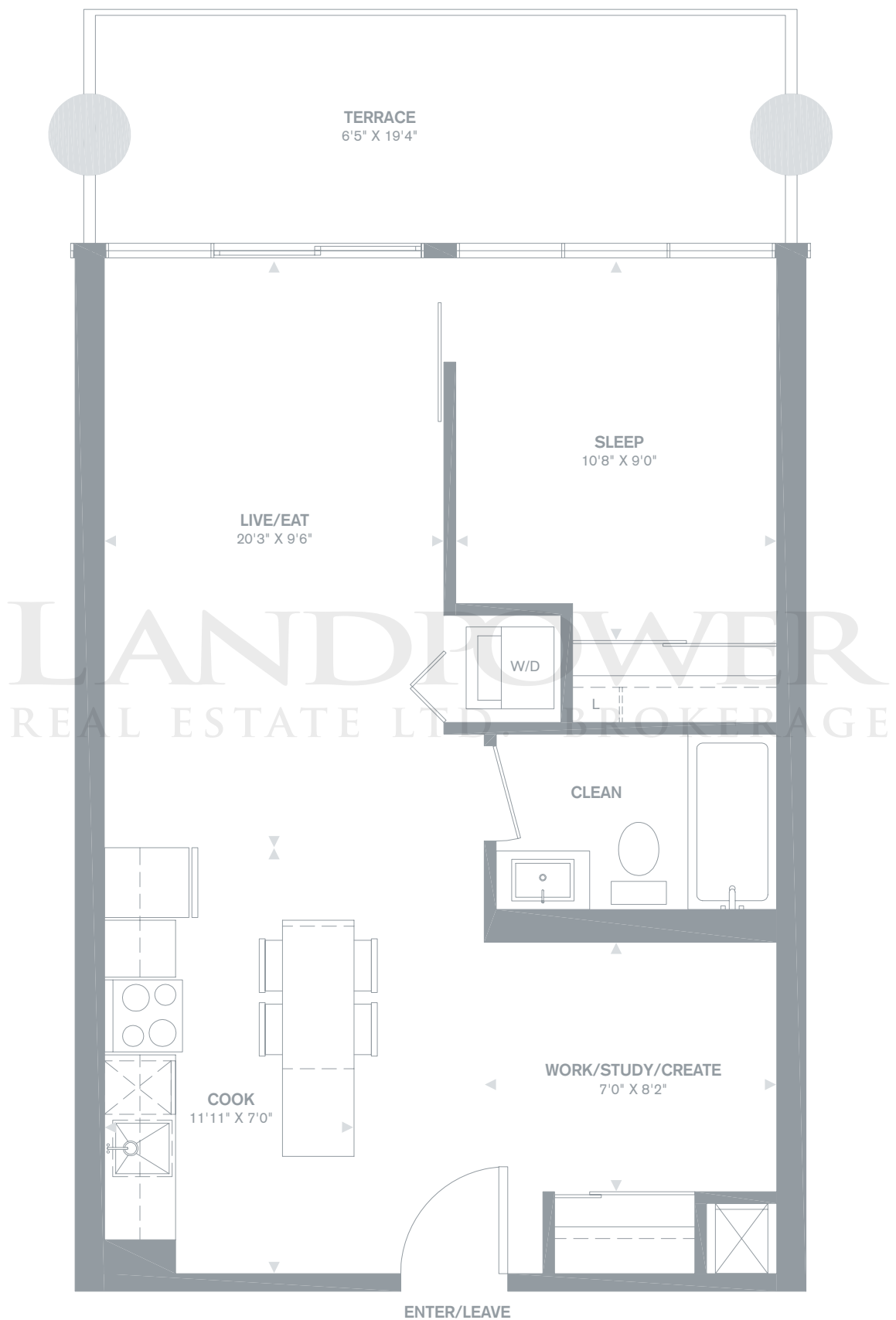
All areas and stated room dimensions are approximate. Floor area measured in accordance with Tarion bulletin #22. Actual living area will vary from floor area stated. Builder may substitute materials for those provided in the plans and specifications provided such materials are of quality equal to or better than the material provided for in the plans and specifications. Floorplans are subject to change without notice. E. & O.E. February, 2011.



SIMCOE

One Bedroom + Den

579 sq.ft. + Terrace 124 sq.ft.



5TH FLOOR



LIBERTY
CENTRAL
BY THE LAKE

Note: Suite 9 – 580 sq.ft., Suite 10 & 11 – 579 sq.ft.

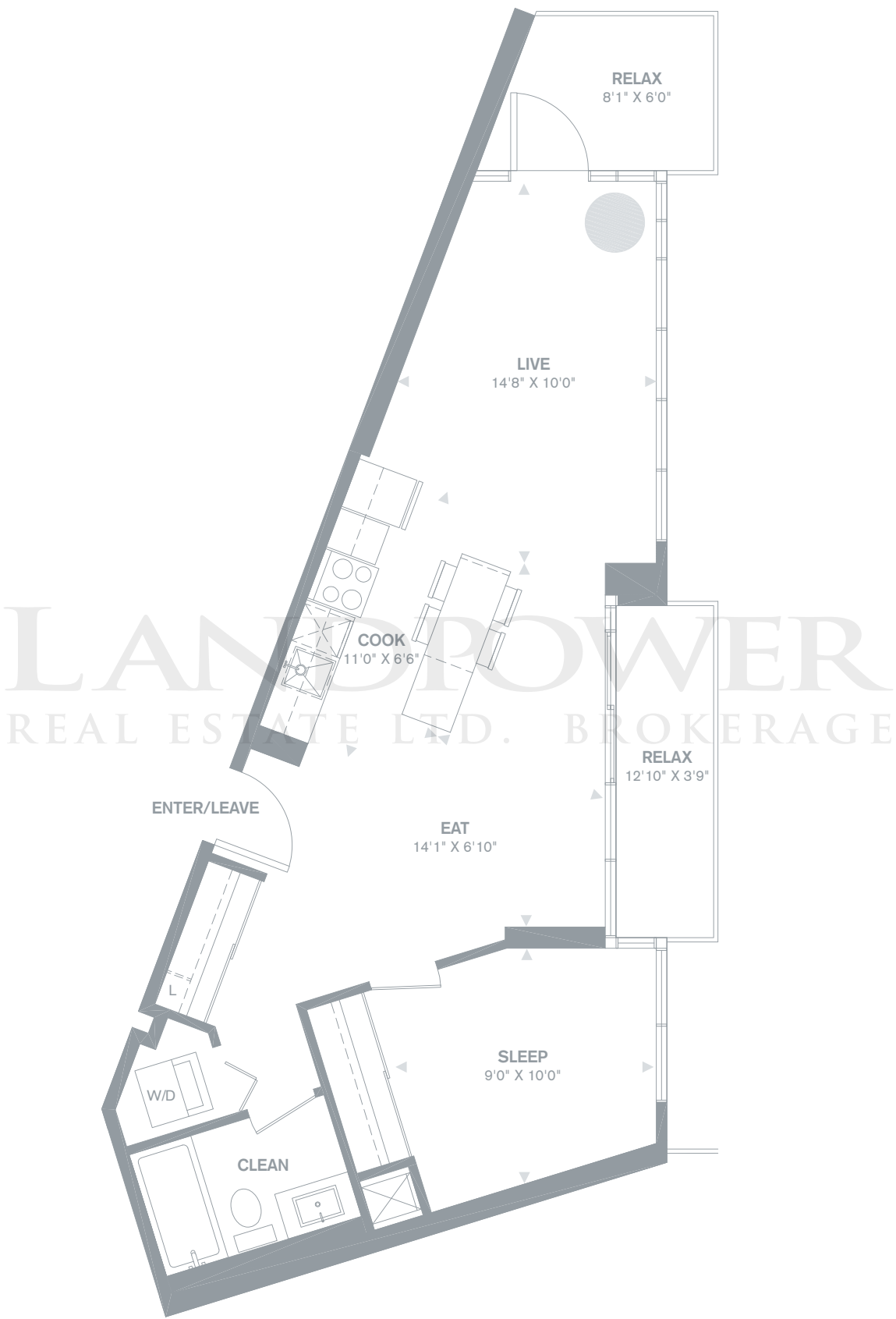
All areas and stated room dimensions are approximate. Floor area measured in accordance with Tarion bulletin #22. Actual living area will vary from floor area stated. Builder may substitute materials for those provided in the plans and specifications provided such materials are of quality equal to or better than the material provided for in the plans and specifications. Floorplans are subject to change without notice. E. & O.E. February, 2011.



GIBSON

One Bedroom

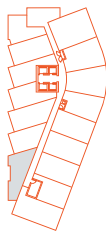
618 sq.ft. + Balcony 95 – 113 sq.ft.



LIBERTY
CENTRAL
BY THE LAKE



SUITE LOCATION 3-24



TYPICAL FLOORS 3-24

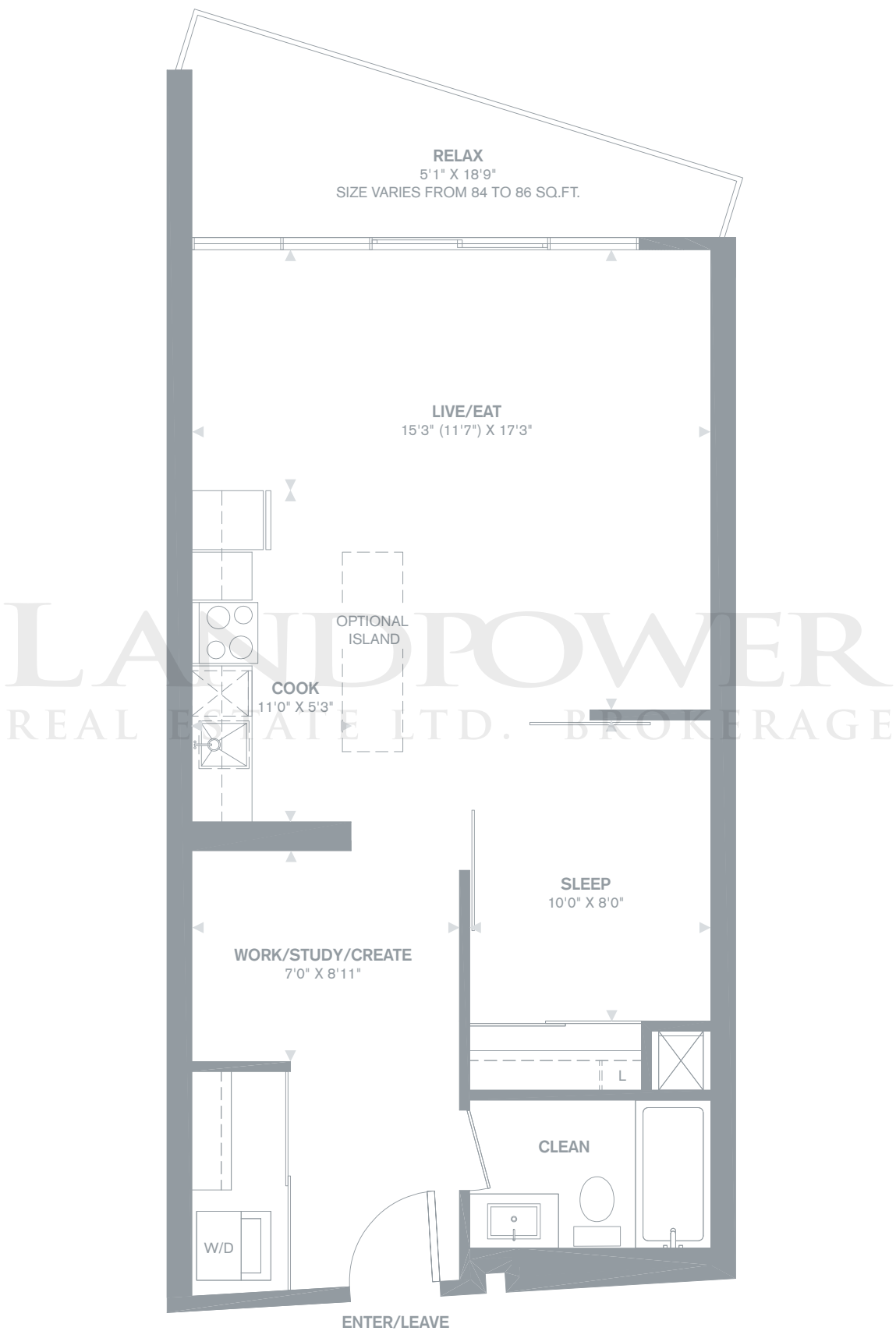
All areas and stated room dimensions are approximate. Floor area measured in accordance with Tarion bulletin #22. Actual living area will vary from floor area stated. Builder may substitute materials for those provided in the plans and specifications provided such materials are of quality equal to or better than the material provided for in the plans and specifications. Floorplans are subject to change without notice. E. & O.E. February, 2011.



BELLWOOD

One Bedroom + Den

635 sq.ft. + Balcony 84 – 86 sq.ft./
5th Floor Terrace 220 sq.ft.



**LIBERTY
CENTRAL**
BY THE LAKE



SUITE LOCATION 5-24



TYPICAL FLOORS 5-24



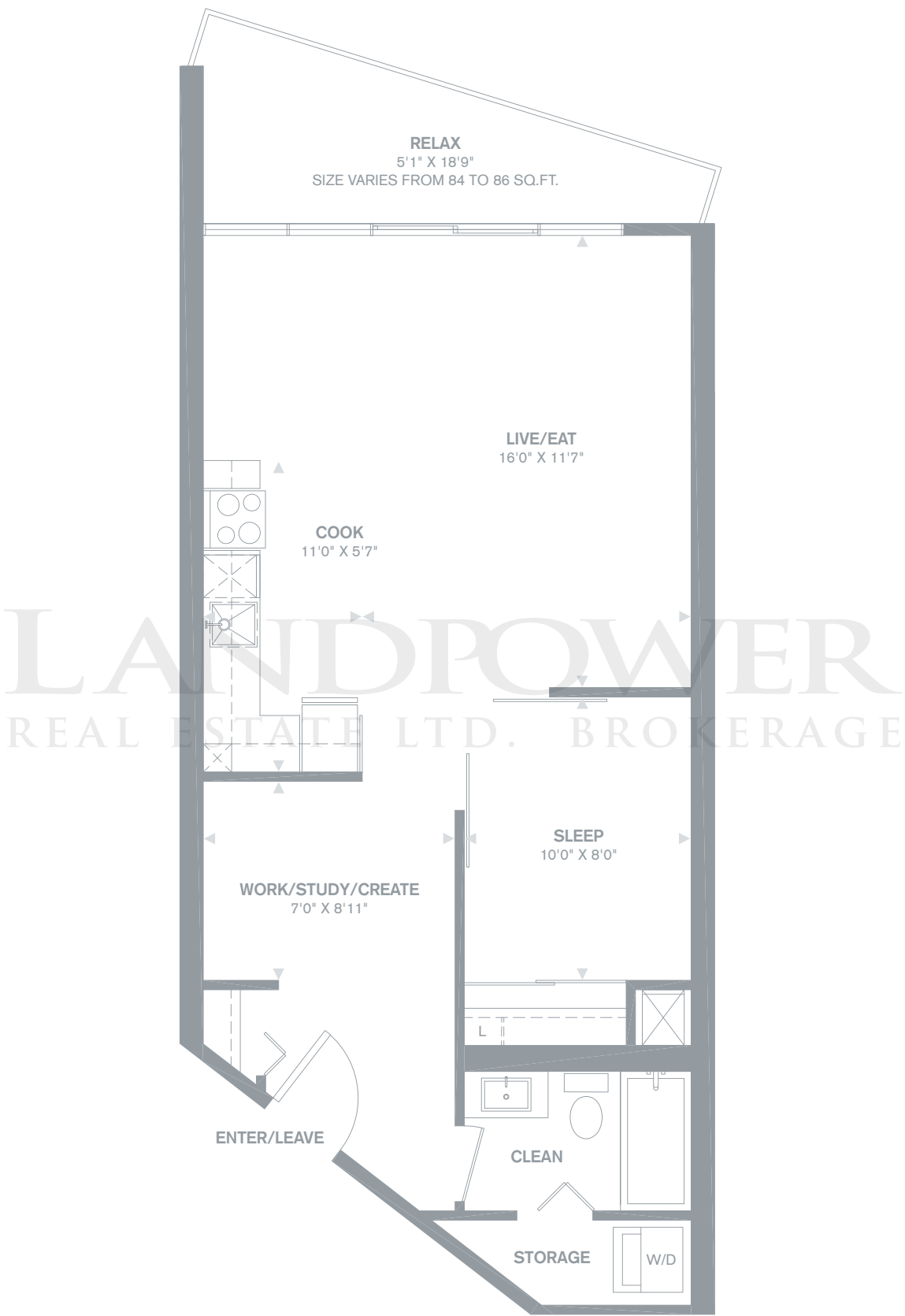
All areas and stated room dimensions are approximate. Floor area measured in accordance with Tarion bulletin #22. Actual living area will vary from floor area stated. Builder may substitute materials for those provided in the plans and specifications provided such materials are of quality equal to or better than the material provided for in the plans and specifications. Floorplans are subject to change without notice. E. & O.E. February, 2011.



JOSEPH

One Bedroom + Den

642 sq.ft. + Balcony 84 – 86 sq.ft./
5th Floor Terrace 220 sq.ft.



LIBERTY
CENTRAL
BY THE LAKE



SUITE LOCATION 5-24



TYPICAL FLOORS 5-24



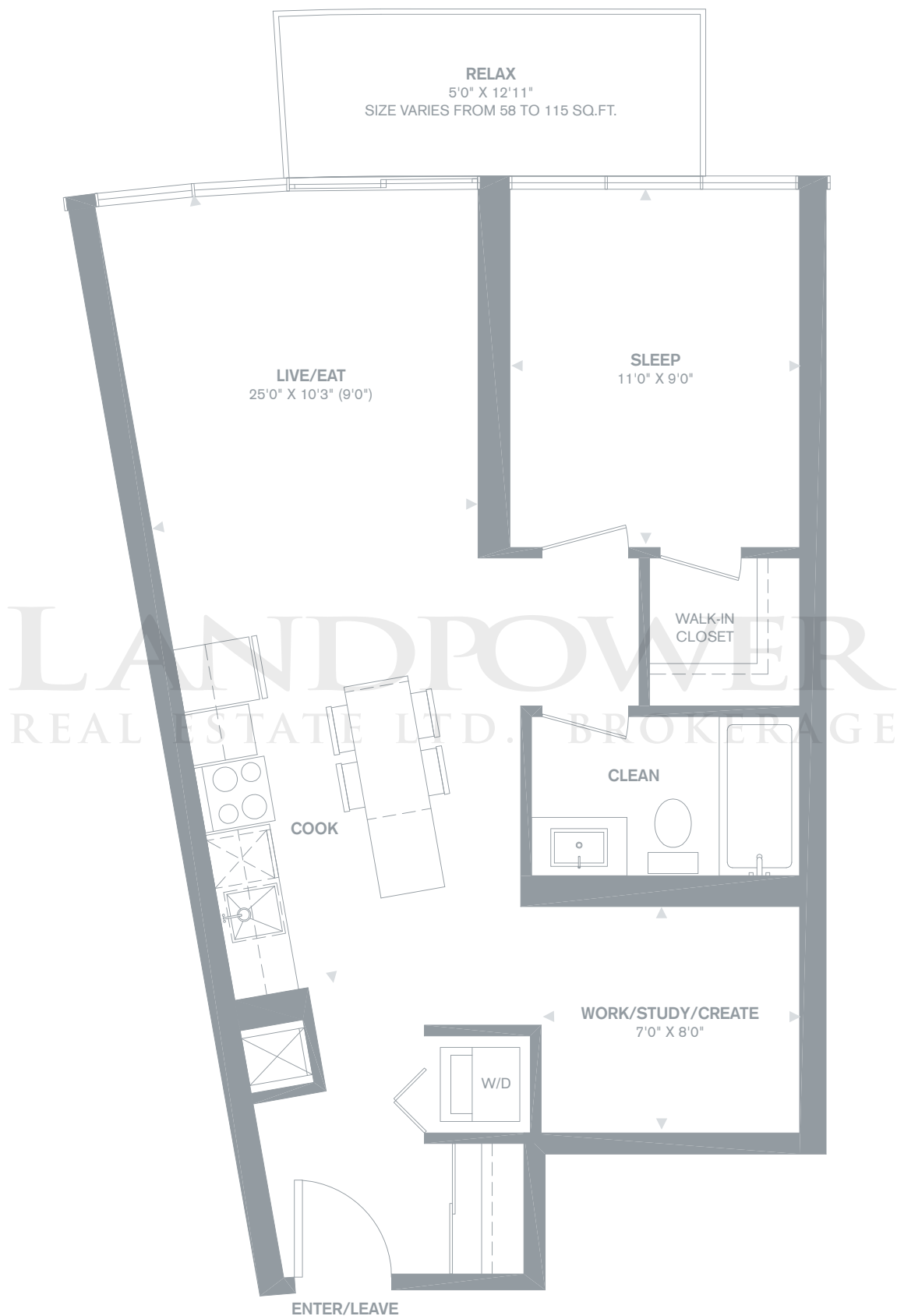
All areas and stated room dimensions are approximate. Floor area measured in accordance with Tarion bulletin #22. Actual living area will vary from floor area stated. Builder may substitute materials for those provided in the plans and specifications provided such materials are of quality equal to or better than the material provided for in the plans and specifications. Floorplans are subject to change without notice. E. & O.E. February, 2011.



CLEARWATER

One Bedroom
+ Den

644 sq.ft. + Balcony 58 – 115 sq.ft.



**LIBERTY
CENTRAL**
BY THE LAKE



SUITE LOCATION 6-24



TYPICAL FLOORS 6-24



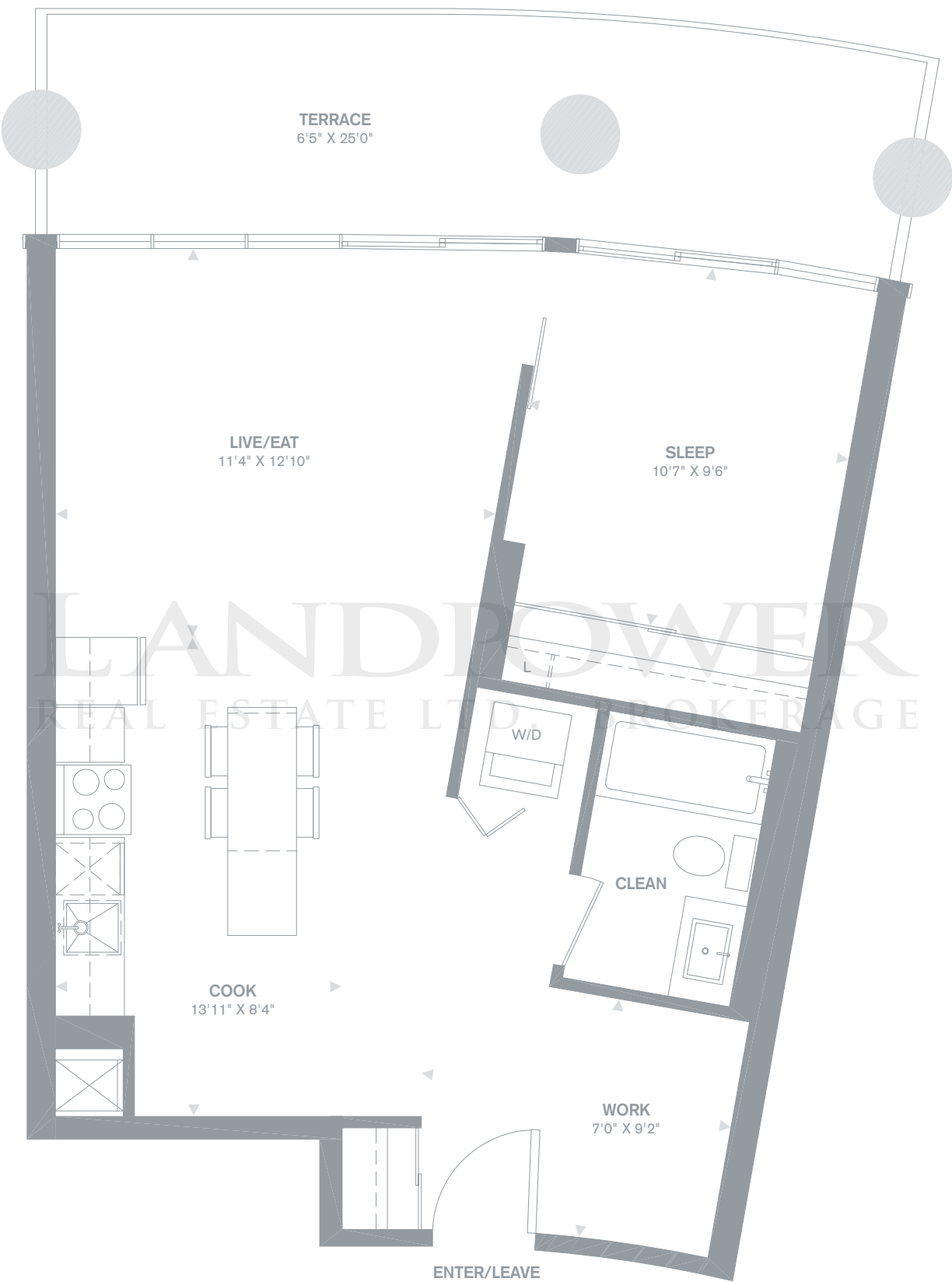
All areas and stated room dimensions are approximate. Floor area measured in accordance with Tarion bulletin #22. Actual living area will vary from floor area stated. Builder may substitute materials for those provided in the plans and specifications provided such materials are of quality equal to or better than the material provided for in the plans and specifications. Floorplans are subject to change without notice. E. & O.E. February, 2011.



ONTARIO

One Bedroom + Den

648 sq.ft. + Terrace 160 sq.ft.



5TH FLOOR



**LIBERTY
CENTRAL**
BY THE LAKE

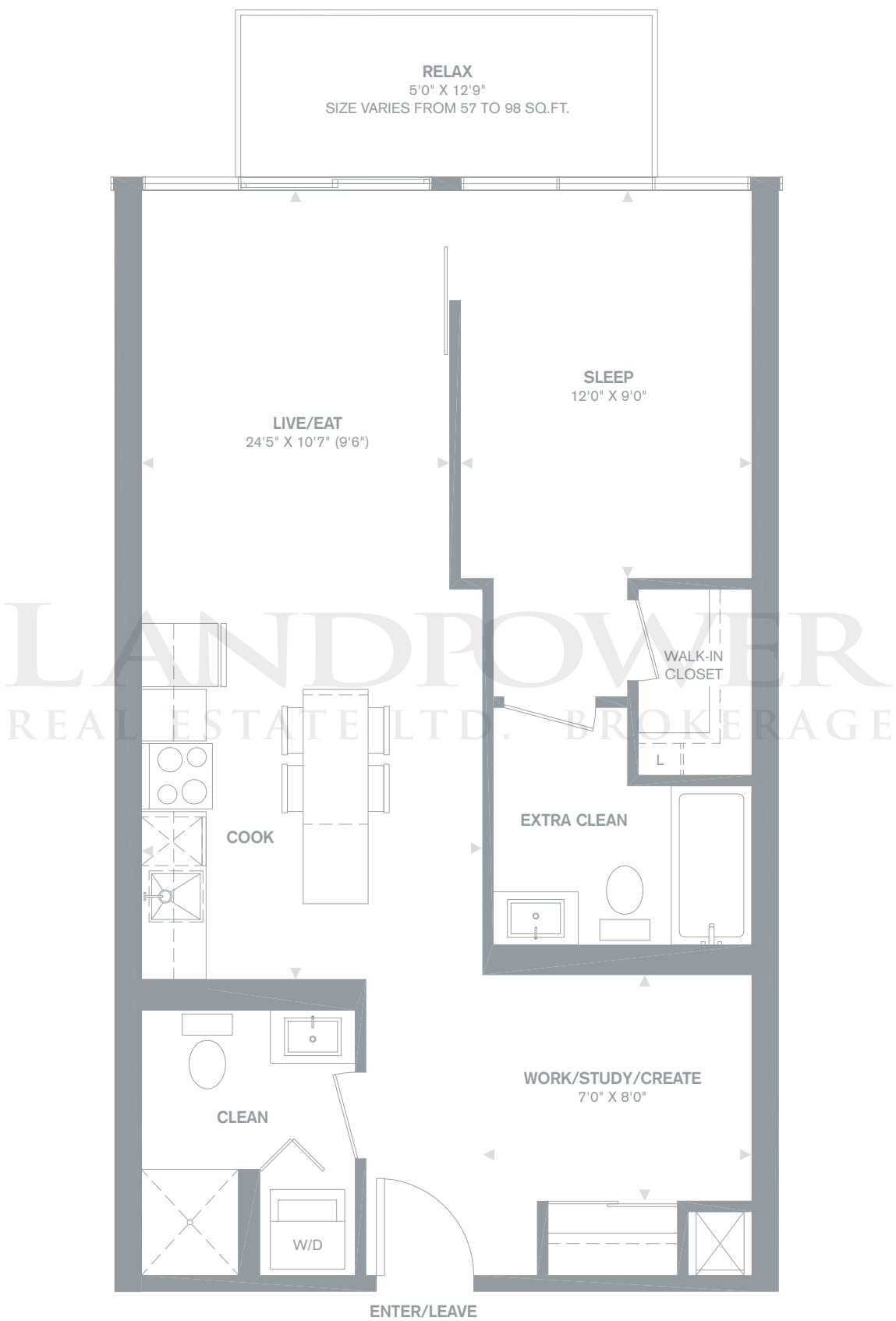
All areas and stated room dimensions are approximate. Floor area measured in accordance with Tarion bulletin #22. Actual living area will vary from floor area stated. Builder may substitute materials for those provided in the plans and specifications provided such materials are of quality equal to or better than the material provided for in the plans and specifications. Floorplans are subject to change without notice. E. & O.E. February, 2011.



DIAMOND

One Bedroom + Den

678 sq.ft. + Balcony 57 – 98 sq.ft.



**LIBERTY
CENTRAL**
BY THE LAKE



SUITE LOCATION 6-24



TYPICAL FLOORS 6-24



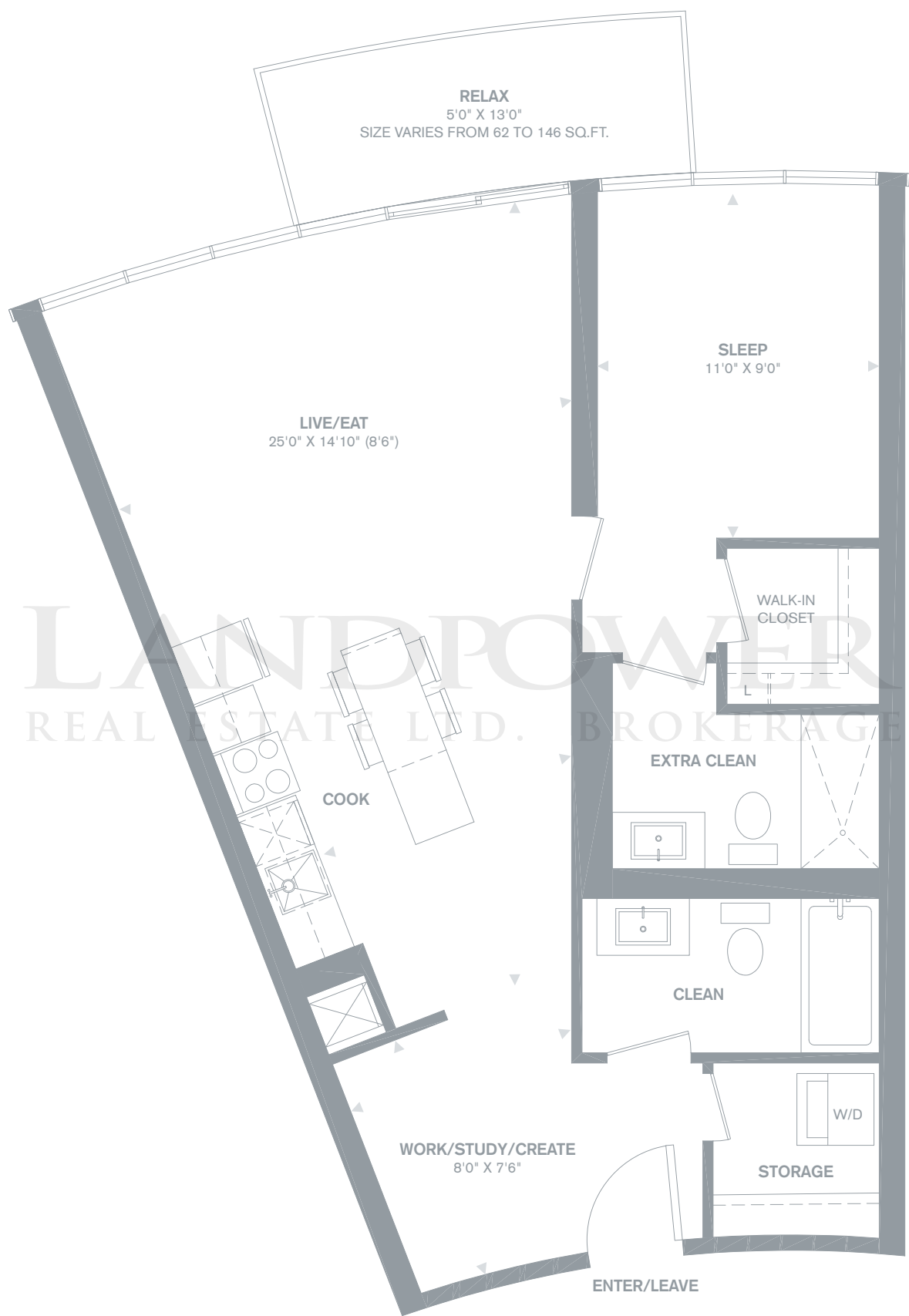
All areas and stated room dimensions are approximate. Floor area measured in accordance with Tarion bulletin #22. Actual living area will vary from floor area stated. Builder may substitute materials for those provided in the plans and specifications provided such materials are of quality equal to or better than the material provided for in the plans and specifications. Floorplans are subject to change without notice. E. & O.E. February, 2011.



CHARLESTON

One Bedroom
+ Den

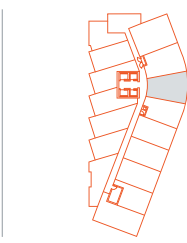
751 sq.ft. + Balcony 62 – 146 sq.ft.



**LIBERTY
CENTRAL**
BY THE LAKE



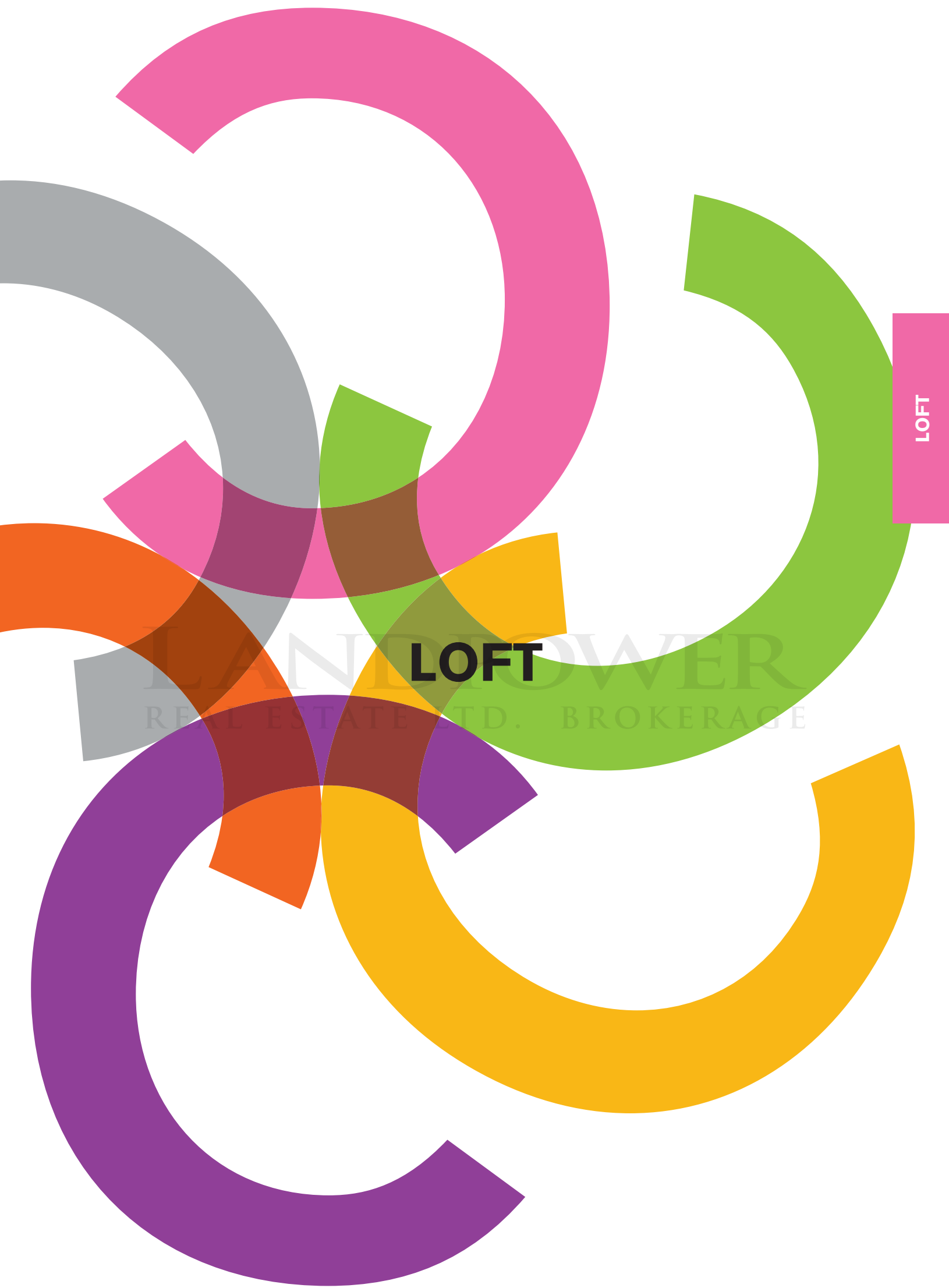
SUITE LOCATION 6-24



TYPICAL FLOORS 6-24



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. 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. Floorplans are subject to change without notice. E. & O.E. February, 2011.



LOFT

LANDFLOWER
REAL ESTATE LTD. BROKERAGE

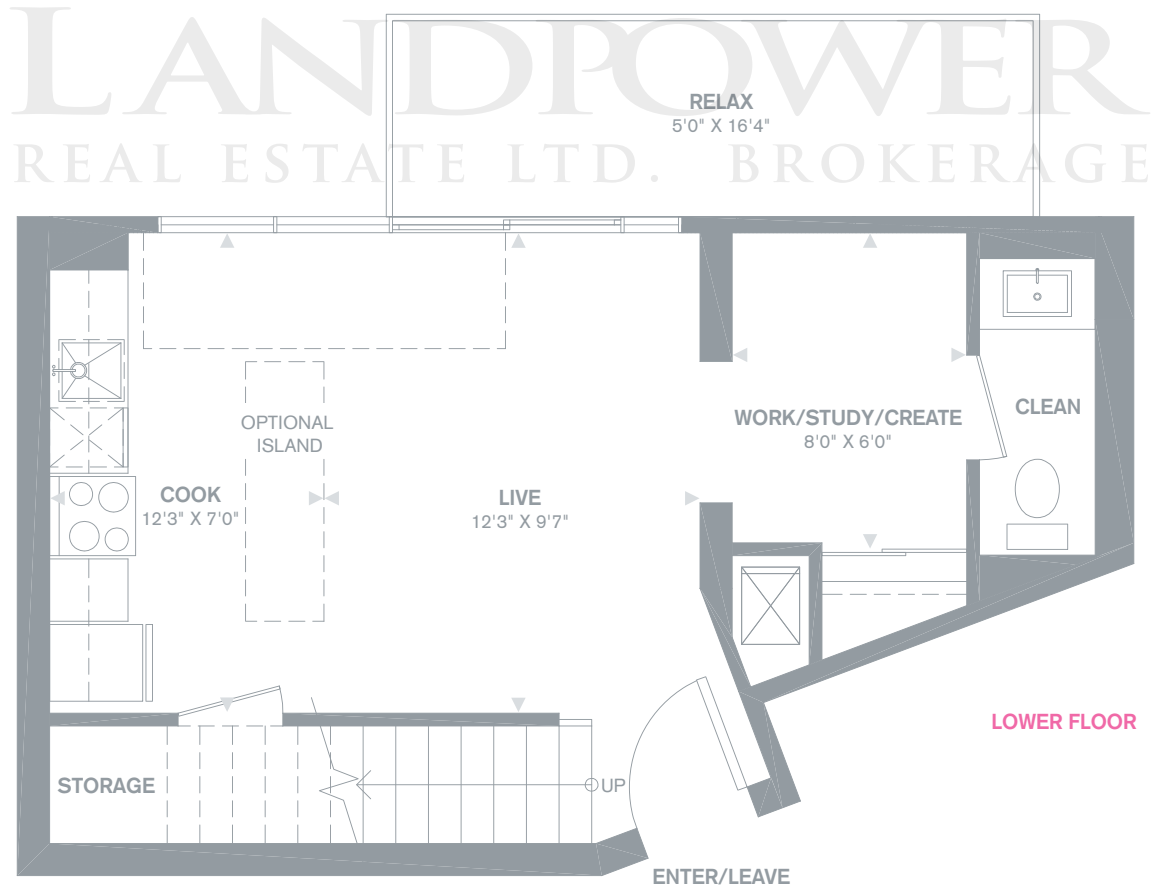
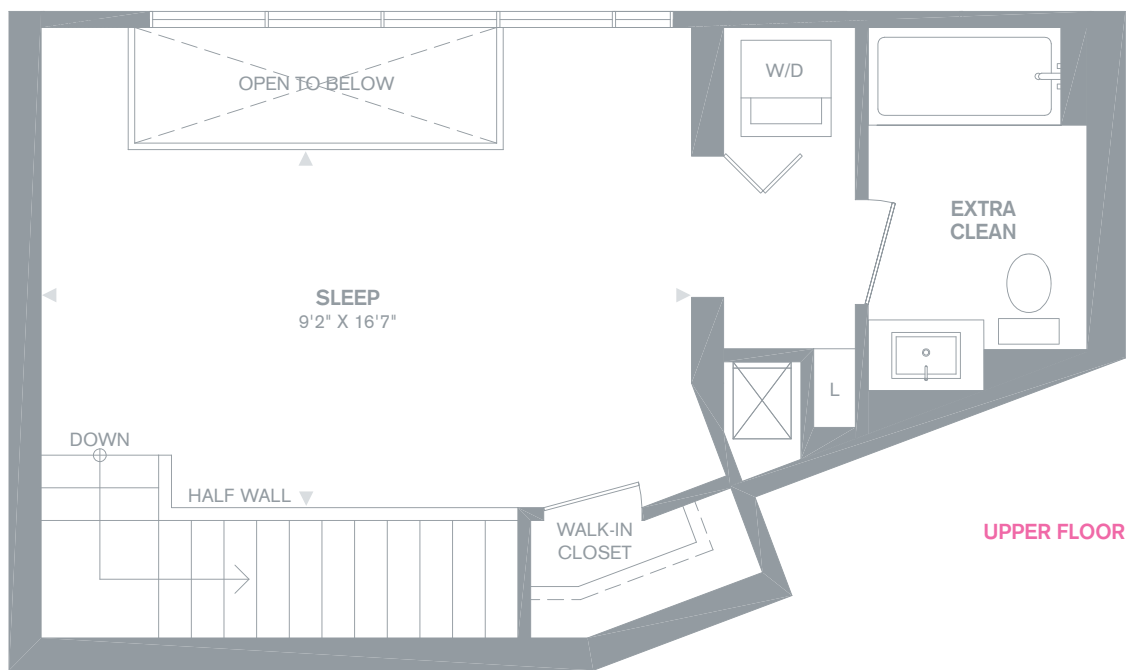
LOFT



BIRCH

One Bedroom Loft + Den

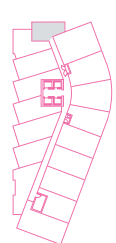
783 sq.ft. + Balcony 80 sq.ft.



LIBERTY
CENTRAL
BY THE LAKE



SUITE LOCATION 6-24



TYPICAL FLOORS 6-24



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. 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. Floorplans are subject to change without notice. E. & O.E. February, 2011.



2 BEDROOM

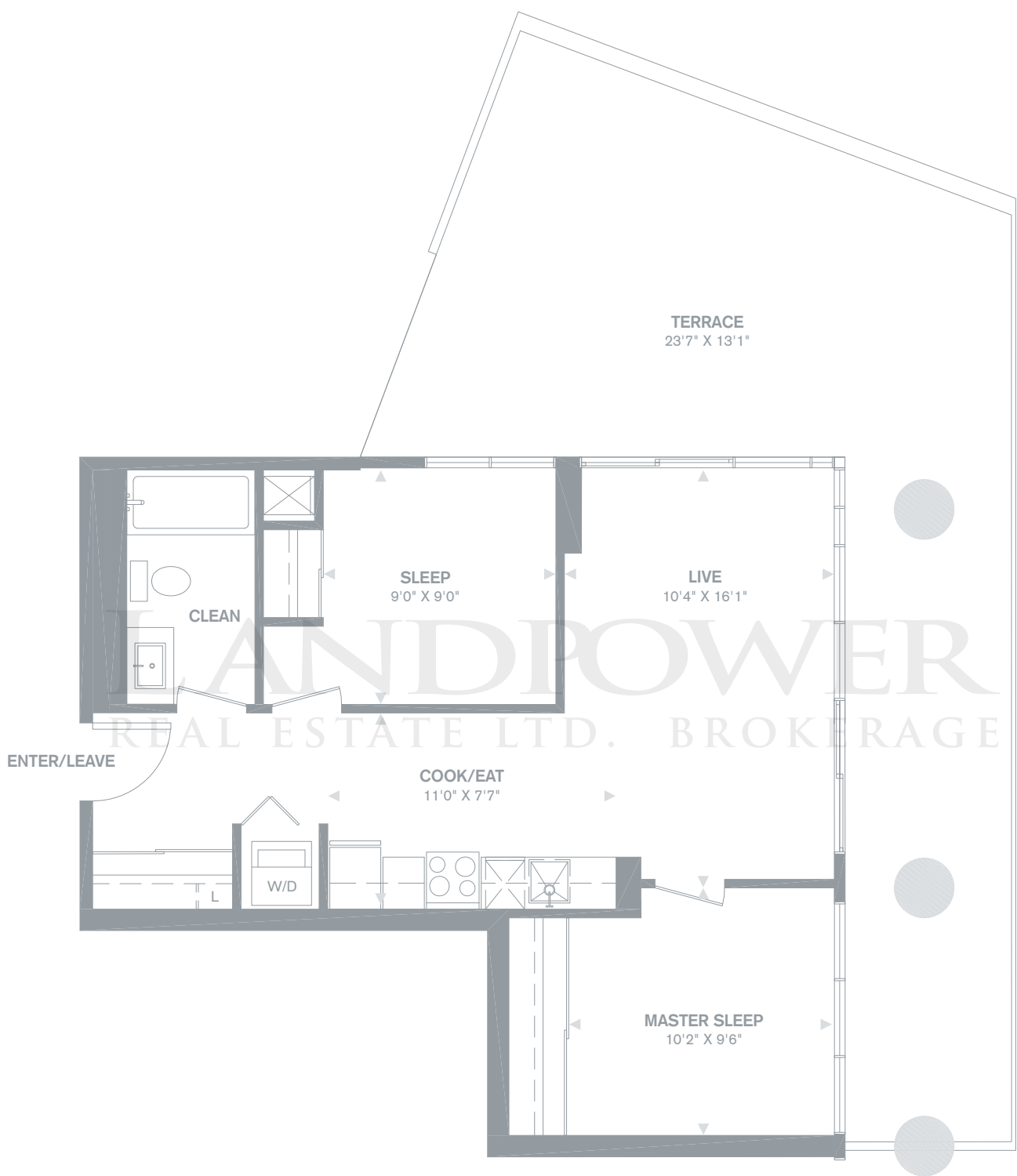
2 BEDROOM



MORRISON

Two Bedroom

645 sq.ft. + Terrace 461 sq.ft.



5TH FLOOR



**LIBERTY
CENTRAL**
BY THE LAKE

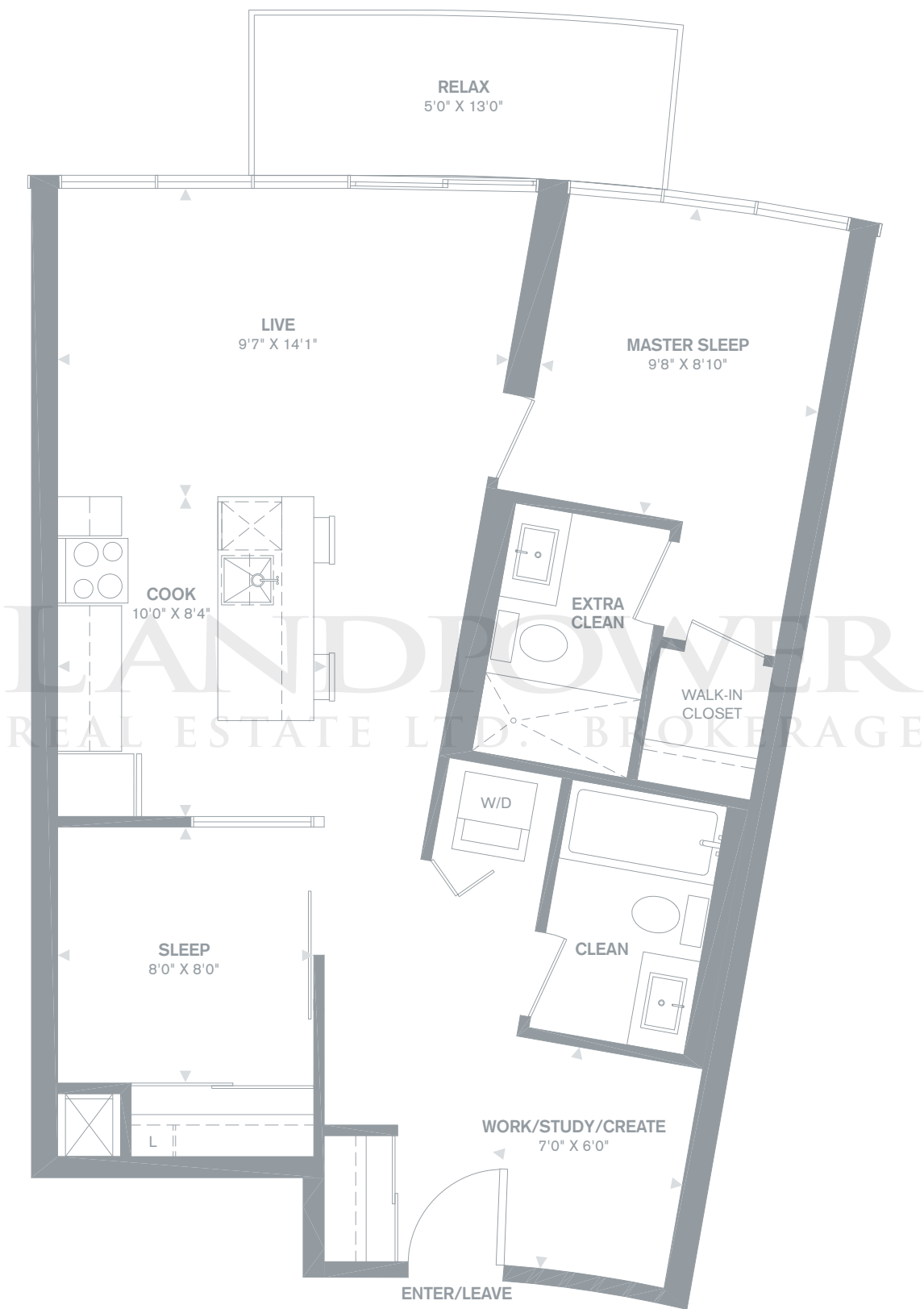
All areas and stated room dimensions are approximate. Floor area measured in accordance with Tarion bulletin #22. Actual living area will vary from floor area stated. Builder may substitute materials for those provided in the plans and specifications provided such materials are of quality equal to or better than the material provided for in the plans and specifications. Floorplans are subject to change without notice. E. & O.E. February, 2011.



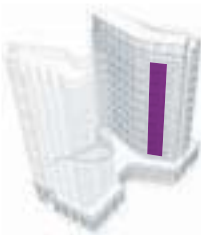
CHAMPLAIN

Two Bedroom + Den

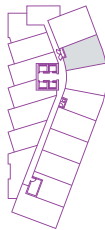
769 sq.ft. + Balcony 61 – 131 sq.ft.



**LIBERTY
CENTRAL**
BY THE LAKE



SUITE LOCATION 6-24



TYPICAL FLOORS 6-24



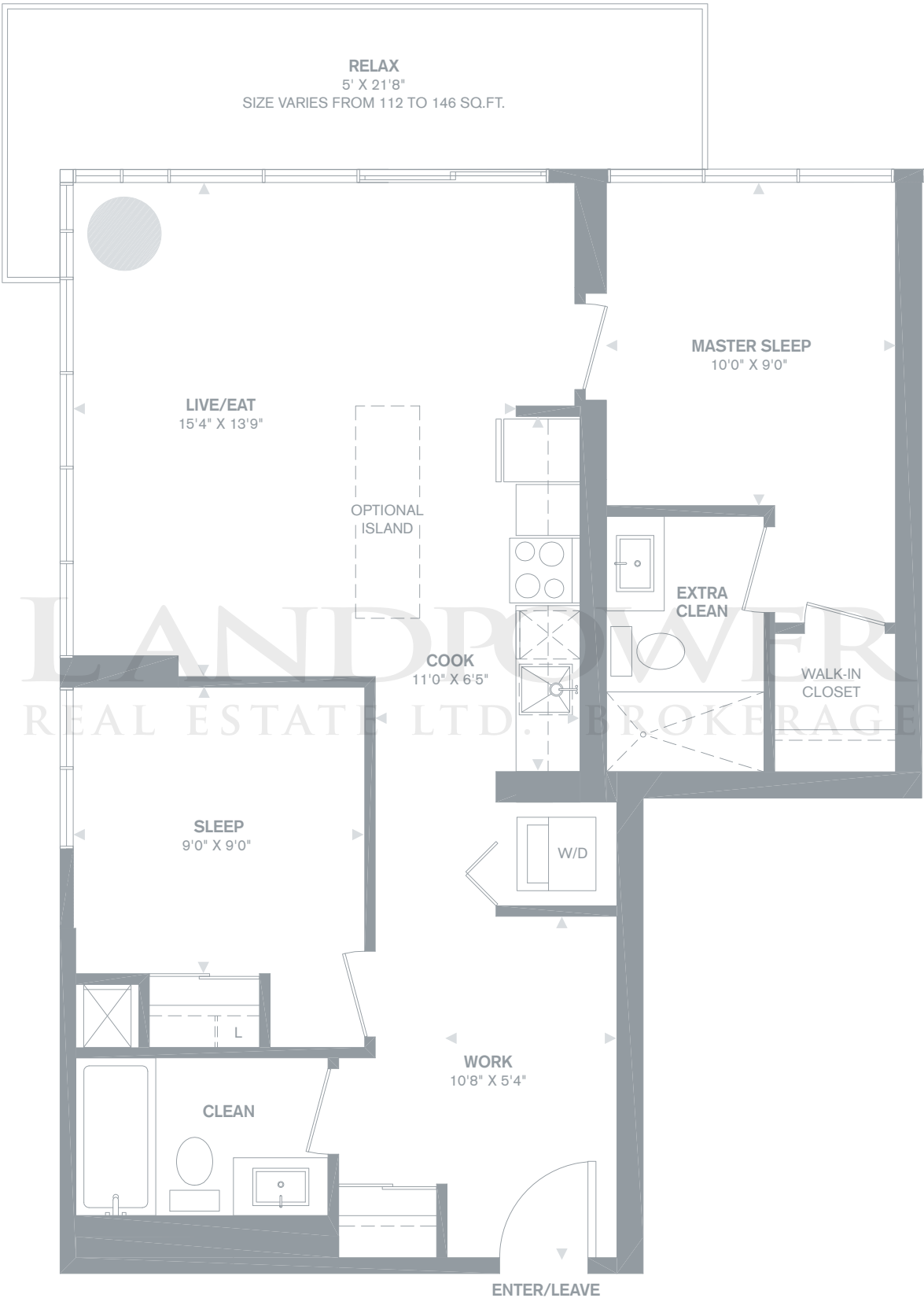
All areas and stated room dimensions are approximate. Floor area measured in accordance with Tarion bulletin #22. Actual living area will vary from floor area stated. Builder may substitute materials for those provided in the plans and specifications provided such materials are of quality equal to or better than the material provided for in the plans and specifications. Floorplans are subject to change without notice. E. & O.E. February, 2011.



CARSON

Two Bedroom + Den

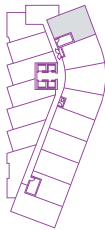
786 sq.ft. + Balcony 112 – 146 sq.ft.



**LIBERTY
CENTRAL**
BY THE LAKE



SUITE LOCATION 6-24



TYPICAL FLOORS 6-24

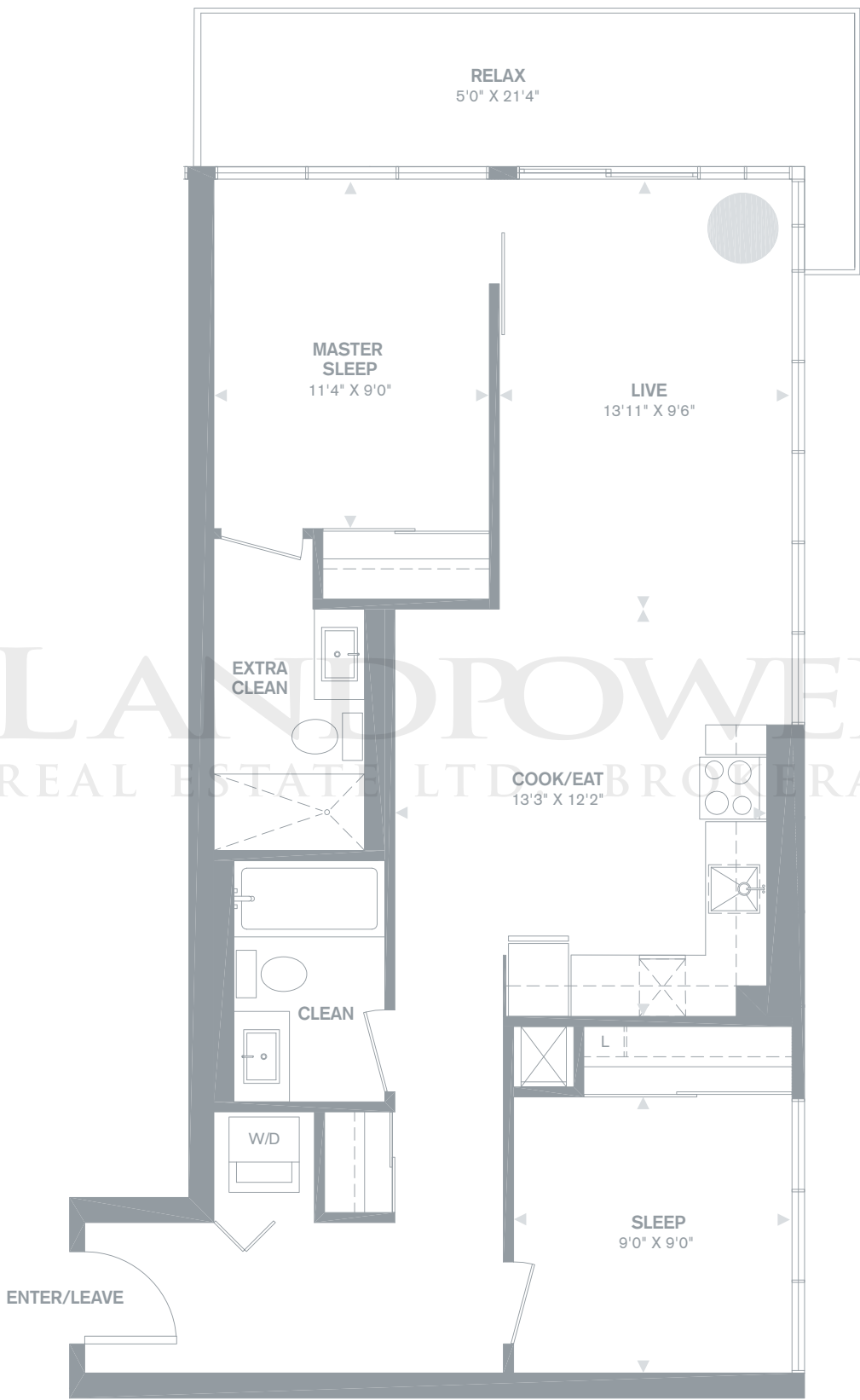
All areas and stated room dimensions are approximate. Floor area measured in accordance with Tarion bulletin #22. Actual living area will vary from floor area stated. Builder may substitute materials for those provided in the plans and specifications provided such materials are of quality equal to or better than the material provided for in the plans and specifications. Floorplans are subject to change without notice. E. & O.E. February, 2011.



FAIRBANK – A

Two Bedroom

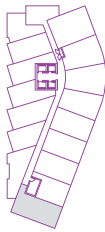
816 sq.ft. + Balcony 112 sq.ft.



LIBERTY
CENTRAL
BY THE LAKE



SUITE LOCATION 6-24



TYPICAL FLOORS 6-24

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. 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. Floorplans are subject to change without notice. E. & O.E. February, 2011.

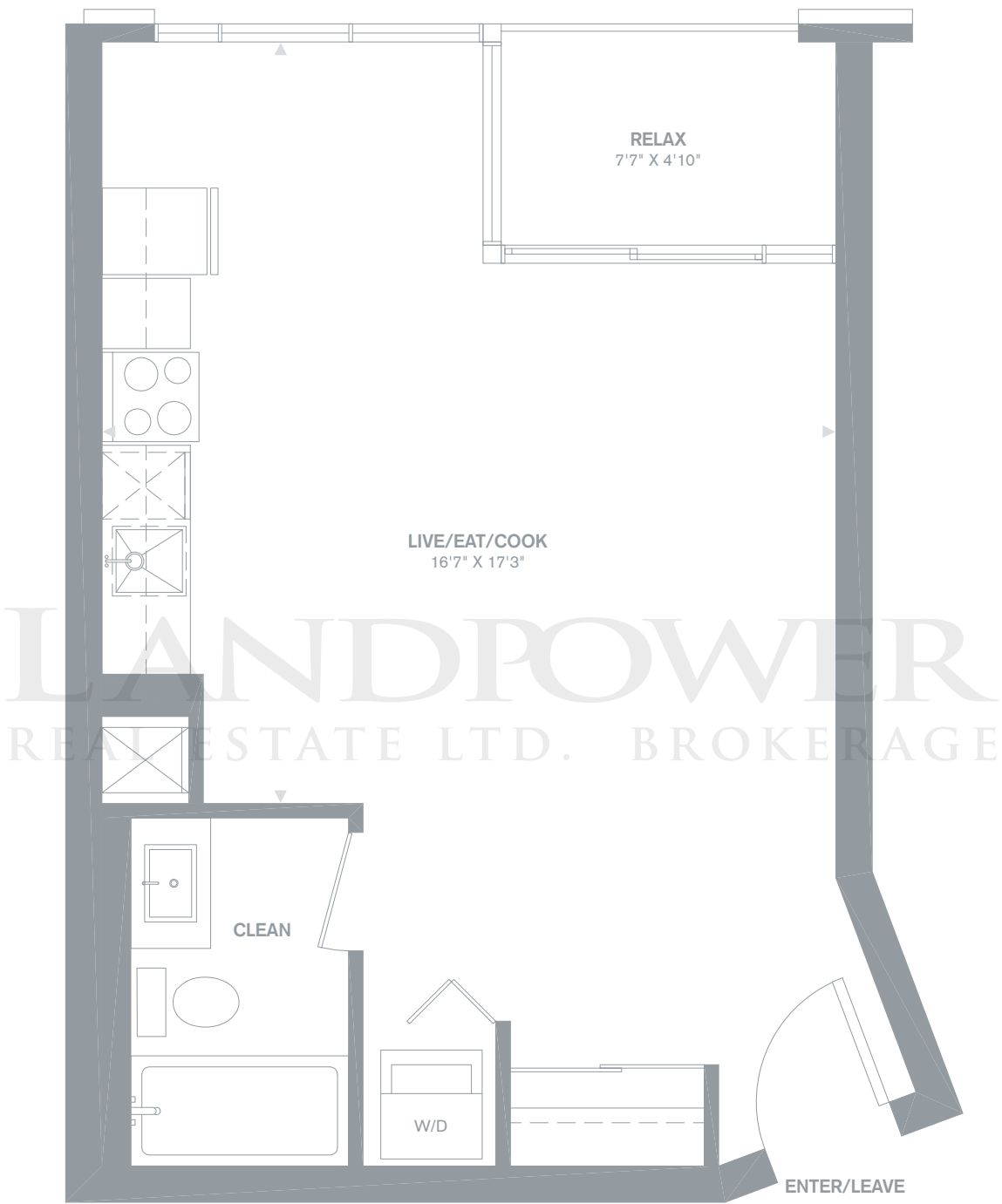




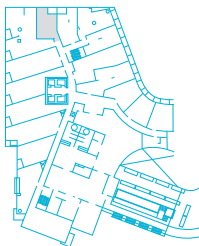
YATES

Studio

423 sq.ft. + Balcony 35 sq.ft.



LIBERTY
CENTRAL
BY THE LAKE



PODIUM FLOORS 2-4

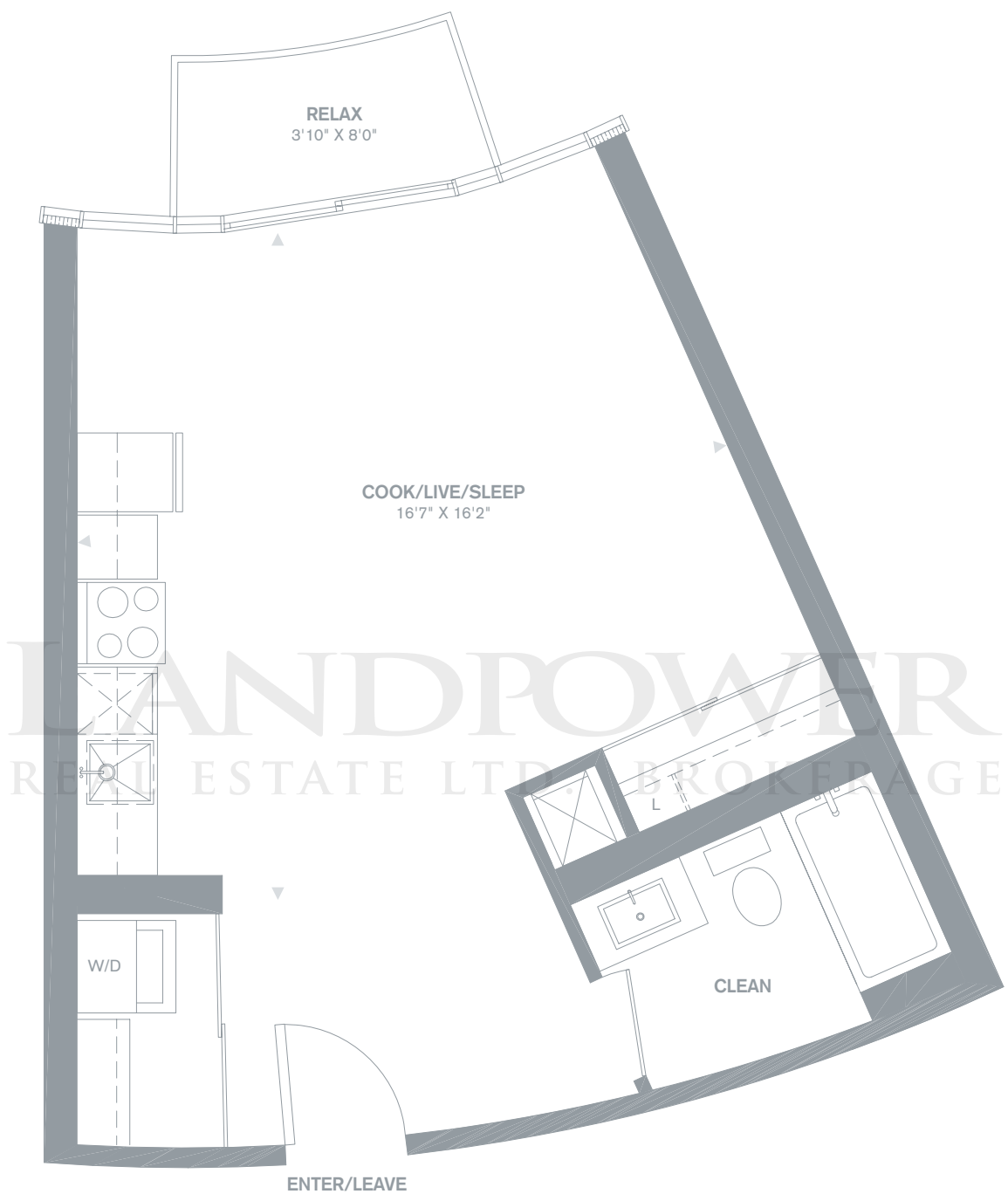
All areas and stated room dimensions are approximate. Floor area measured in accordance with Tarion bulletin #22. Actual living area will vary from floor area stated. Builder may substitute materials for those provided in the plans and specifications provided such materials are of quality equal to or better than the material provided for in the plans and specifications. Floorplans are subject to change without notice. E. & O.E. February, 2011.



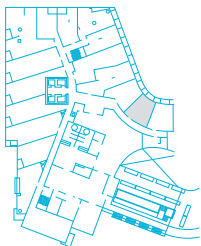
SPENCE – A

Studio

445 sq.ft. + Balcony 27 sq.ft.



**LIBERTY
CENTRAL**
BY THE LAKE



PODIUM FLOORS 3 & 4



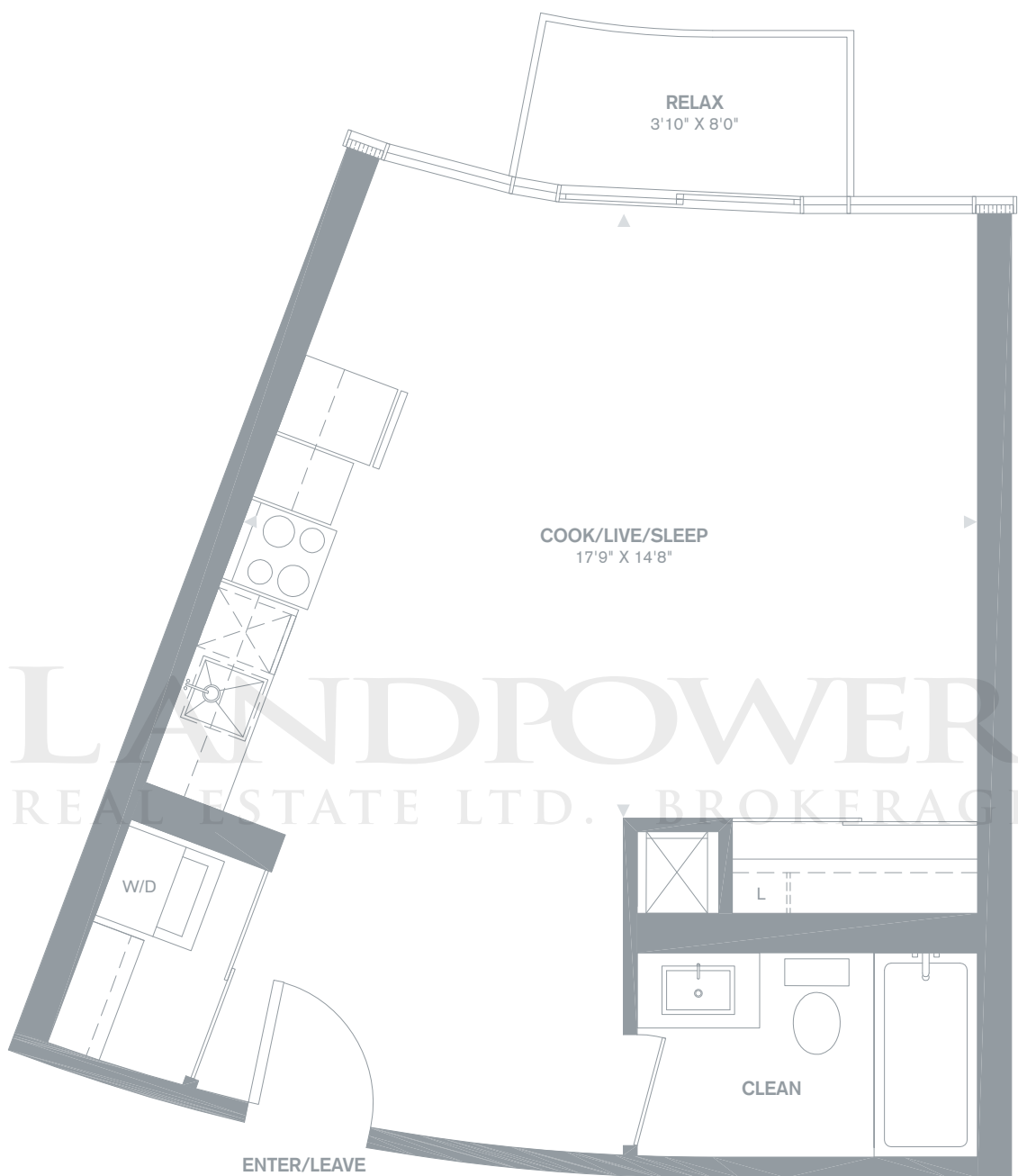
All areas and stated room dimensions are approximate. Floor area measured in accordance with Tarion bulletin #22. Actual living area will vary from floor area stated. Builder may substitute materials for those provided in the plans and specifications provided such materials are of quality equal to or better than the material provided for in the plans and specifications. Floorplans are subject to change without notice. E. & O.E. February, 2011.



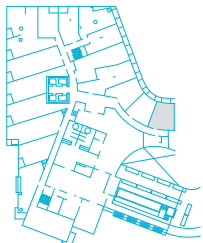
SPENCE – B

Studio

461 sq.ft. + Balcony 28 sq.ft.



**LIBERTY
CENTRAL**
BY THE LAKE



PODIUM FLOORS 3 & 4



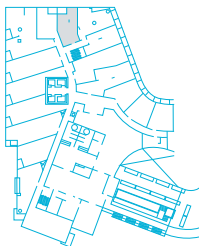
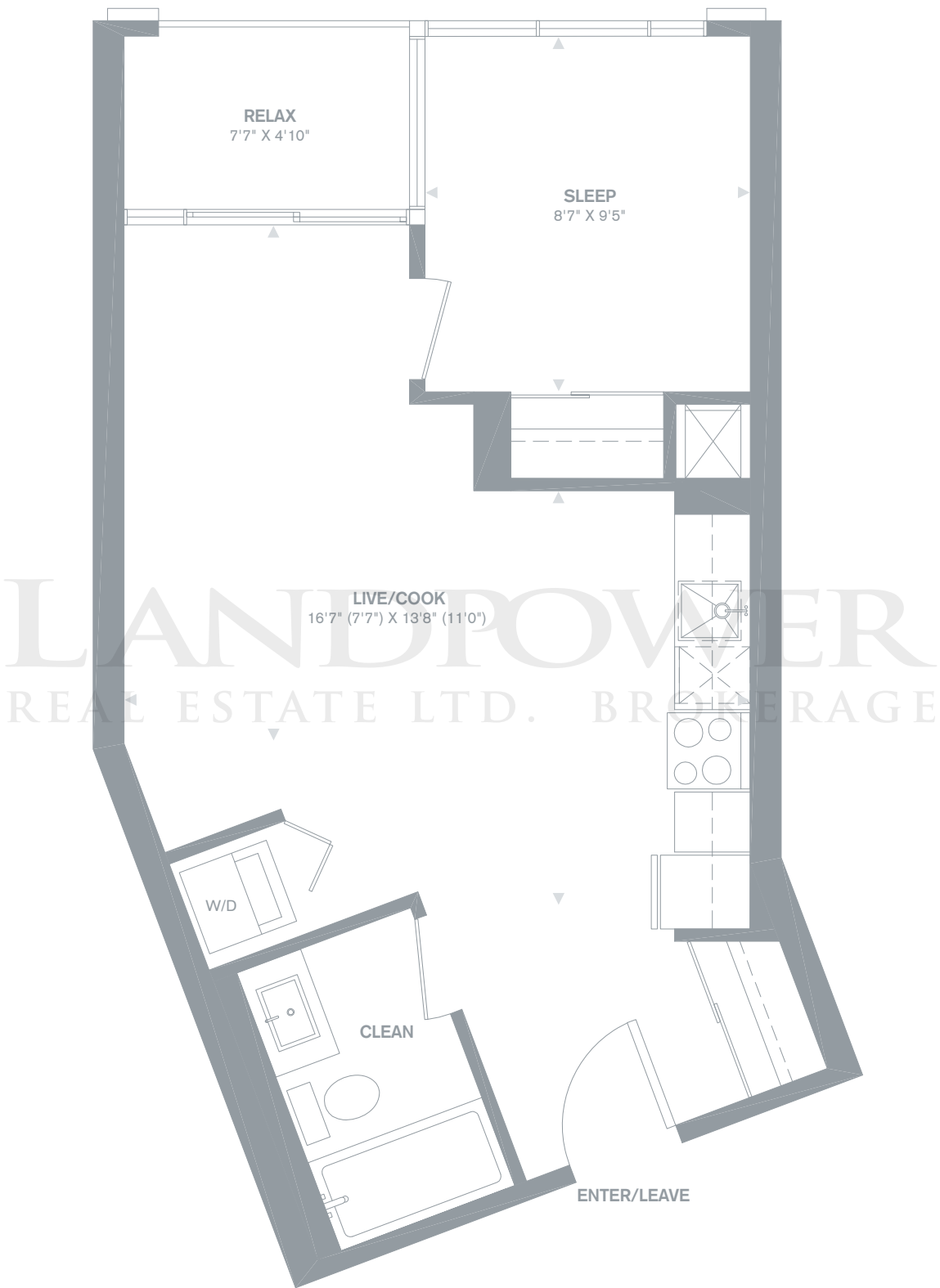
All areas and stated room dimensions are approximate. Floor area measured in accordance with Tarion bulletin #22. Actual living area will vary from floor area stated. Builder may substitute materials for those provided in the plans and specifications provided such materials are of quality equal to or better than the material provided for in the plans and specifications. Floorplans are subject to change without notice. E. & O.E. February, 2011.



LOON

One Bedroom

489 sq.ft. + Balcony 35 sq.ft.



PODIUM FLOORS 2-4



LIBERTY
CENTRAL
BY THE LAKE

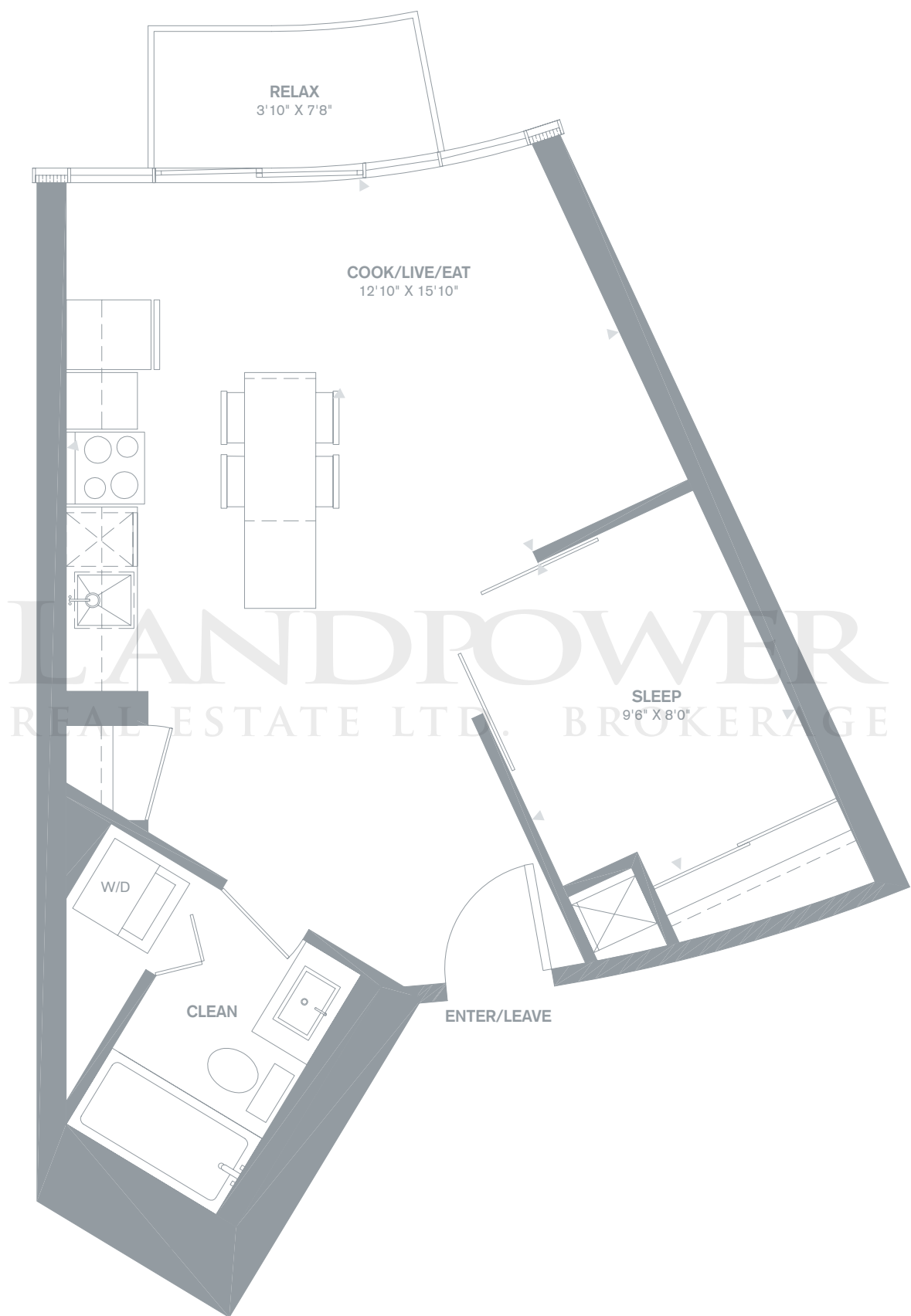
All areas and stated room dimensions are approximate. Floor area measured in accordance with Tarion bulletin #22. Actual living area will vary from floor area stated. Builder may substitute materials for those provided in the plans and specifications provided such materials are of quality equal to or better than the material provided for in the plans and specifications. Floorplans are subject to change without notice. E. & O.E. February, 2011.



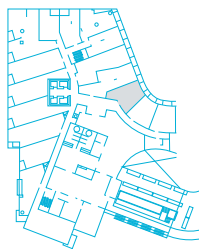
SPARROW

One Bedroom

505 sq.ft. + **Balcony 28 sq.ft.**



**LIBERTY
CENTRAL**
BY THE LAKE



PODIUM FLOORS 3 & 4



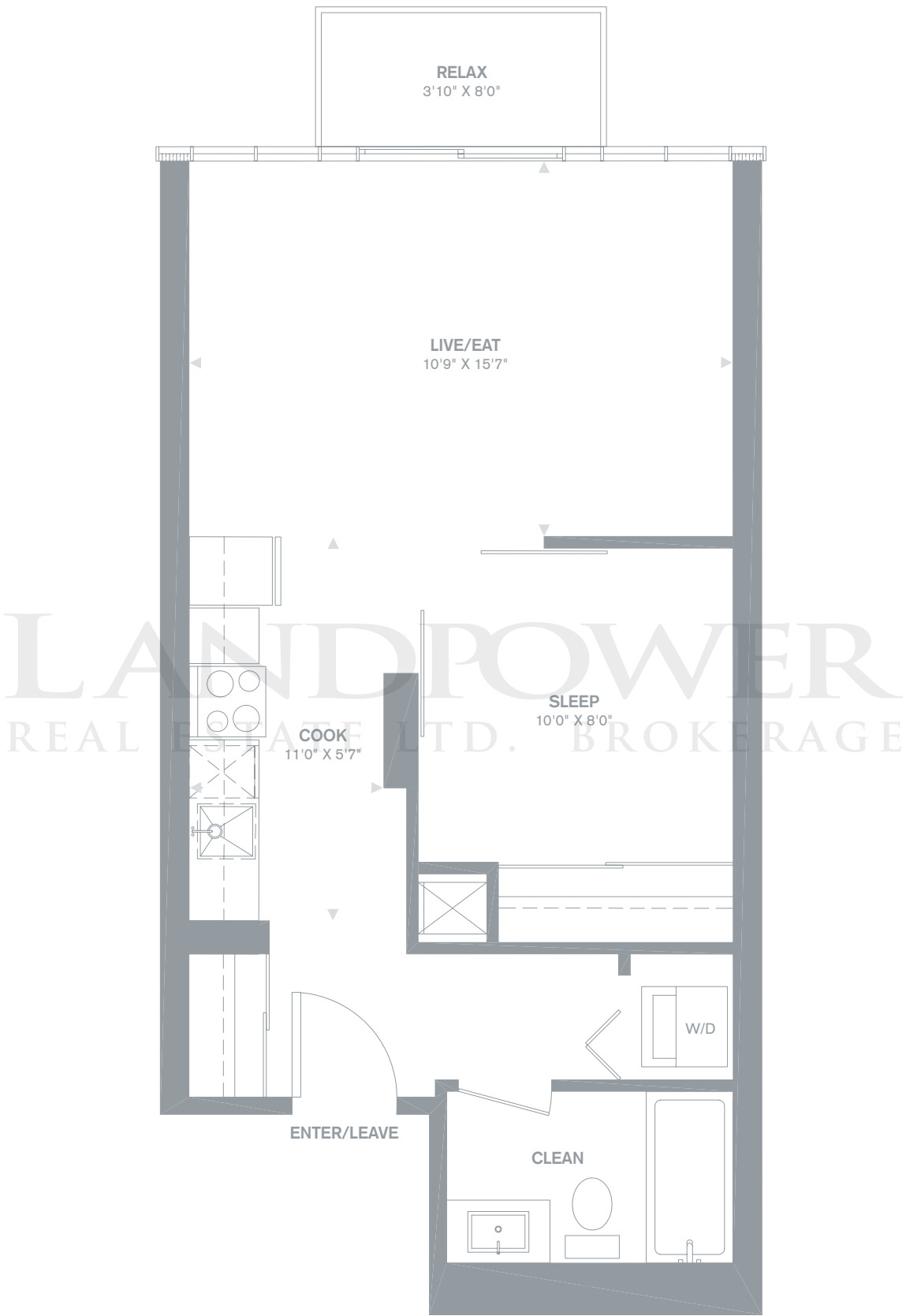
All areas and stated room dimensions are approximate. Floor area measured in accordance with Tarion bulletin #22. Actual living area will vary from floor area stated. Builder may substitute materials for those provided in the plans and specifications provided such materials are of quality equal to or better than the material provided for in the plans and specifications. Floorplans are subject to change without notice. E. & O.E. February, 2011.



MAPLE

One Bedroom

507 sq.ft. + Balcony 31 sq.ft.



**LIBERTY
CENTRAL**
BY THE LAKE



PODIUM FLOORS 3 & 4



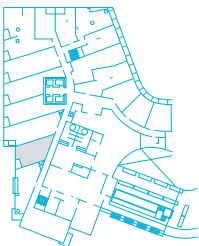
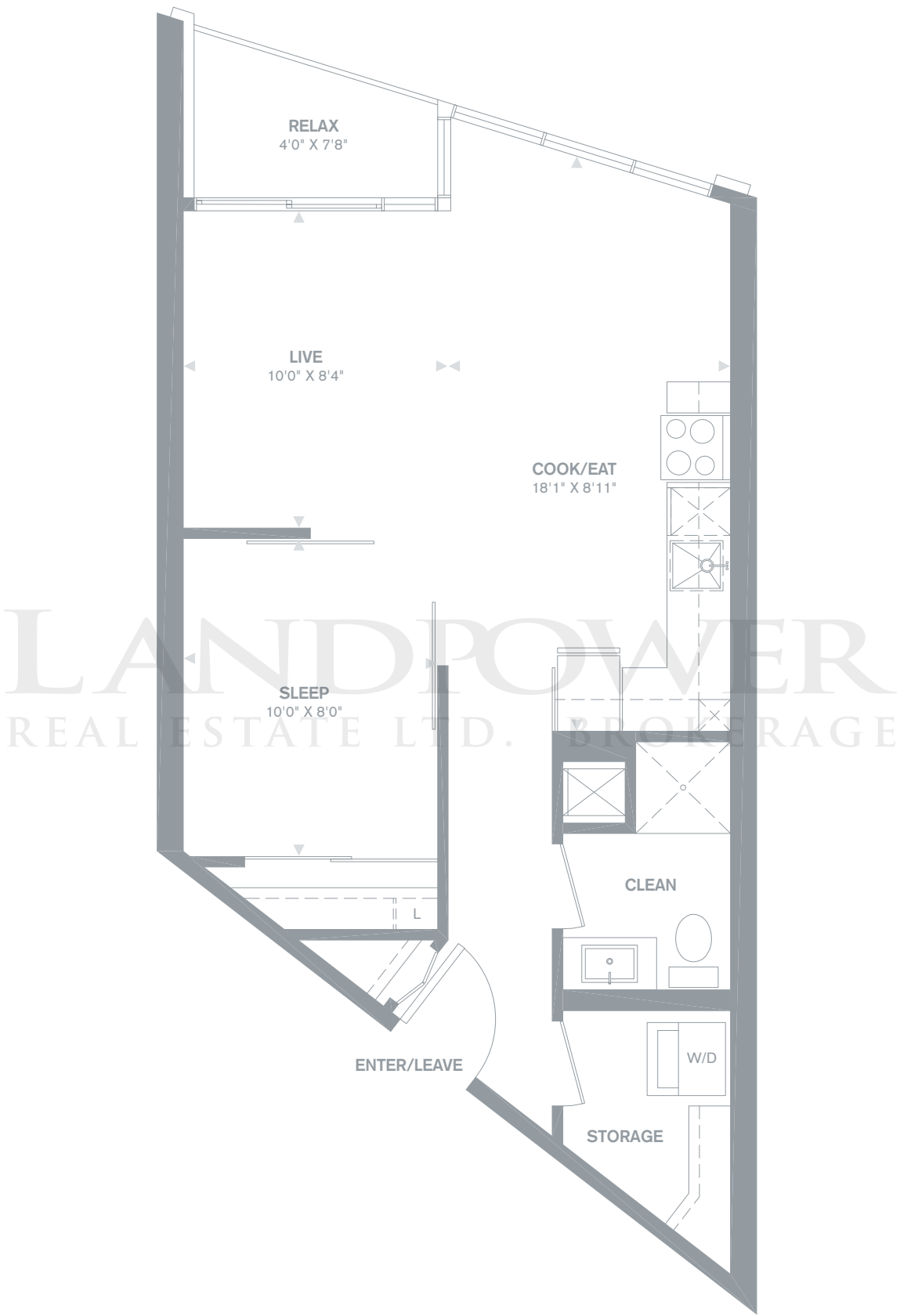
All areas and stated room dimensions are approximate. Floor area measured in accordance with Tarion bulletin #22. Actual living area will vary from floor area stated. Builder may substitute materials for those provided in the plans and specifications provided such materials are of quality equal to or better than the material provided for in the plans and specifications. Floorplans are subject to change without notice. E. & O.E. February, 2011.



TRIANGLE

One Bedroom

520 sq.ft. + Balcony 31 sq.ft.



PODIUM FLOORS 3 & 4



**LIBERTY
CENTRAL**
BY THE LAKE

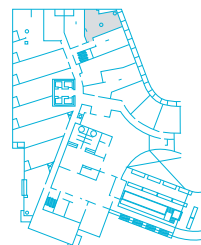
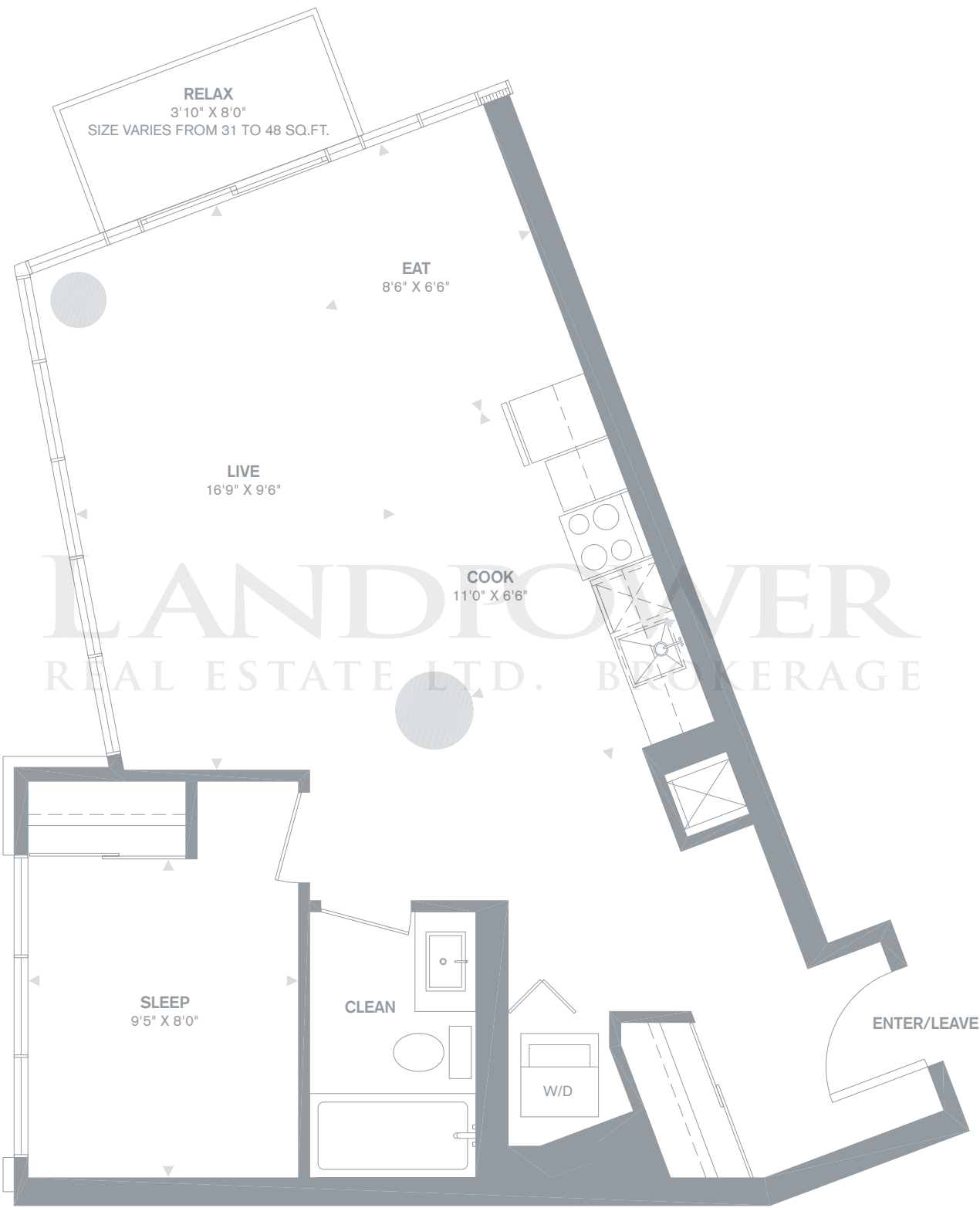
All areas and stated room dimensions are approximate. Floor area measured in accordance with Tarion bulletin #22. Actual living area will vary from floor area stated. Builder may substitute materials for those provided in the plans and specifications provided such materials are of quality equal to or better than the material provided for in the plans and specifications. Floorplans are subject to change without notice. E. & O.E. February, 2011.



CRANE

One Bedroom

615 sq.ft. + Balcony 31 – 48 sq.ft.



PODIUM FLOORS 2-4



**LIBERTY
CENTRAL**
BY THE LAKE

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. 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. Floorplans are subject to change without notice. E. & O.E. February, 2011.

FACT SHEET

VIP PROMOTION FOR LIBERTY CENTRAL BY THE LAKE

Agents Commissions 4% for floors 5th – 25th, 4 ½% for floors 2nd – 4th*

*Commissions payable on following terms - 50% payable upon receipt of 15% in deposits and builder is in receipt of a bona fide mortgage approval. Balance payable on final closing. Commissions are based on the net of H.S.T. price. Commissions are not payable on locker, parking and upgrades.

Purchasers Receive:

1. **Window Coverings Included**
2. **Reduced Storage Locker Price**
\$1,500 each for Lockers – Regular price \$4,000.
Only parking garage lockers will be sold during promotion.
3. **Cap on Levies & Development charges**
\$3,500 for units up to 700 s.f.
\$4,500 for units 701 s.f. or larger
4. **Assignment**
1 assignment allowed for \$3,500 plus any applicable legal fees and taxes allowed after builder has received 15% in deposits and a bona fide mortgage approval from a Schedule "A" or "B" bank.
Assignments are allowed up to 60 days before interim occupancy.
5. **Free Name Change** 1 free name change allowed within the 10 day rescission period.

Deposit Structure

5% of purchase price with offer
Further 5% in 90 days
Further 5% in 180 days
Further 5% in 365 days
5% due on Occupancy

No more than 1 purchase per individual name is allowed
Parking available at \$35,000 for units 600 s.f. or larger

Liberty Central By The Lake

Rules and Procedures

1. Each sale MUST be in a different purchasers name
2. DEADLINE FOR WORKSHEETS IS MONDAY, MARCH 7TH AT 4 P.M.
3. Please ensure that you show your preferences for more than 1 suite type. Make a second and third choice for your unit request to avoid disappointing your clients. We will do our best to try and accommodate one of your 3 choices.
4. The Presentation Centre and "Model Suite" at 80 Lynn Williams is ready for you and your clients to view.
5. When you have been allocated a unit(s) you will be contacted by one of our staff to arrange an appointment for you and your client to sign the Agreements of Purchase and Sale. Signing will take place from Friday, March 11th to Sunday, March 13th at the Liberty Central Presentation Centre.
6. Before you arrive with your clients to the Presentation Centre to sign your Agreements, please ensure that your client brings
 - I. Government issued photo Identification
 - II. 5 cheques. All cheques will be made payable to "Fraser Milner Casgrain LLP in Trust". We will fill in the amounts of the deposits for you at the Presentation Centre.
 - III. S.I.N. number
7. **Please ensure that your worksheets are filled in legibly, clearly and ALL purchaser information is included.**
8. Please note that we require a bona fide mortgage approval within the 10-day recession period.
9. If you require hard copies of the brochures, please call 416 537-0047.

Please note:

WORKSHEETS TO BE FAXED TO 905-475-8212 ATTN. ANDY KOWALSKY

Mortgage Approval Requirements: Liberty Central By The Lake

Mortgage Approval Requirements

Please find enclosed a copy of the Vendor's Mortgage Approval Requirements information sheet. This is meant to assist you and your financial institution. Your mortgage approval must confirm that you have obtained a valid mortgage commitment and that such mortgage commitment is valid until. This is a requirement of the Agreement of Purchase and Sale.

LIBERTY CENTRAL BY THE LAKE MORTGAGE APPROVAL REQUIREMENTS*

In order to complete this Agreement of Purchase and Sale, all purchasers must provide mortgage approval. Your client(s) will need to contact their financial institution immediately as written mortgage approval is required within 21 days. All mortgage approval must contain the following information:

1. Building/Address 51 East Liberty Street, Toronto
2. Suite No. (e.g. Suite 303)
3. Unit No. (e.g. Unit 3)
4. Level No. (e.g. Level 3)
5. Purchasers Name (e.g. John Smith, PLEASE NOTE THE NAME ON THE AGREEMENT OF PURCHASE AND SALE MUST BE THE SAME ON THE MORTGAGE APPROVAL)
6. Purchase Price (e.g. \$209,900)
7. Mortgage Approval Amount (e.g. \$157,425, AT LEAST **75% OF THE PURCHASE PRICE** AND YOUR MORTGAGE APPROVAL AND YOUR DEPOSIT MUST ADD UP TO THE PURCHASE PRICE OF THE UNIT)
8. Interest Rate (e.g. 5.00% PLEASE NOTE THIS RATE MUST BE CAPPED UNTIL AT LEAST FEBRUARY, 2013)
9. Term of Mortgage (e.g. 5 years)
10. Contact name and phone number of mortgage representative

_____	_____	_____
Name	Bank	Phone Number

IF YOU DO NOT PROVIDE A MORTGAGE APPROVAL AS ABOVE

The Vendor requires a reference letter from your bank to include the following information:

1. The number of years that you have been a client with your current financial institution.
2. Your bank must indicate/demonstrate that you have the financial ability to cover the purchase price as written on the first page of the Agreement of Purchase and Sale.
3. In respect of the tentative occupancy date of this condominium unit, the bank acknowledges the date to be approximately February, 2015 .However, the registration date will be likely be early summer 2015 so we ask, at this point that your bank acknowledges the commitment is to February, 2013.*

Additional Information

All of the information required for your mortgage approval can be found on the first page of the Agreement of Purchase and Sale. Please take your APS along with this checklist to your financial institution when making your mortgage arrangements. Please note that these items are all minimum requirements of the Vendor. If you or your financial institution has any questions, please feel free to contact the Sales Office at (416) 537-0047.

*The Vendor reserves the right to change or supplement this information or requirement at any time E. & O. E.

LANDPOWER
REAL ESTATE LTD. BROKERAGE

Offer Worksheet

MUST BE FAXED BACK TO ANDY KOWALSKY AT 905-475-8212

1st Choice	2nd Choice	3rd Choice
Model: _____	Model: _____	Model: _____
Size: _____	Size: _____	Size: _____
Level: _____	Level: _____	Level: _____

PURCHASE PRICE: _____

PARKING YES / NO (\$35,000): _____

LOCKER YES / NO (\$1,500): _____

TOTAL PRICE: _____

PURCHASERS INFORMATION

1ST PURCHASER

FIRST NAME

LAST NAME

SIN# OR DRIVER'S LICENSE INCLUDING EXPIRY DATE

DATE OF BIRTH (MM/DD/YYYY)

ADDRESS

CITY

POSTAL CODE

PRINCIPAL BUSINESS OR OCCUPATION

TEL (CELL):

TEL (WORK):

TEL (HOME):

EMAIL ADDRESS:

2ND PURCHASER

FIRST NAME

LAST NAME

SIN# OR DRIVER'S LICENSE INCLUDING EXPIRY DATE

DATE OF BIRTH (MM/DD/YYYY)

ADDRESS

CITY

POSTAL CODE

PRINCIPAL BUSINESS OR OCCUPATION

TEL (CELL):

TEL (WORK):

TEL (HOME):

EMAIL ADDRESS:

AGENT / BROKERAGE

AGENT NAME

BROKERAGE NAME

AGENT CELL #:

BROKERAGE #:

BROKERAGE FAX #:

AGENT'S EMAIL

VENDOR'S OFFICE USE ONLY, DO NOT FILL IN BELOW

VENDOR SALES AGENT / REPRESENTATIVE

Purchaser information - NOTE - ALL purchasers must bring the following to qualify for purchase at point of sale: (a) an original government issued Photo Identification at time of purchase; (b) FIVE deposit cheques to be made payable to "Fraser Milner Casgrain LLP In Trust".

Vendor will determine final choice of suite and availability for purchase at its sole and unfettered discretion; completion of this form does not constitute any binding purchase and sale reservation.

Please print CLEARLY & LEGIBLY & fax to: Attention: Andy Kowalsky, at 905-475-8212

This document is privileged and may contain confidential information intended only for the addressee. Any unauthorized disclosure is strictly prohibited.