



LANDFLOWER
REAL ESTATE LTD. BROKERAGE

THE MADISON

AT YONGE & EGLINTON

WEST TOWER

WEST TOWER

EAST TOWER



WEST TOWER

EAST TOWER



WEST TOWER

EAST TOWER





THE GROUND FLOOR PLAN

TWO UNIQUE TOWERS TWO DISTINCTIVE LOBBIES

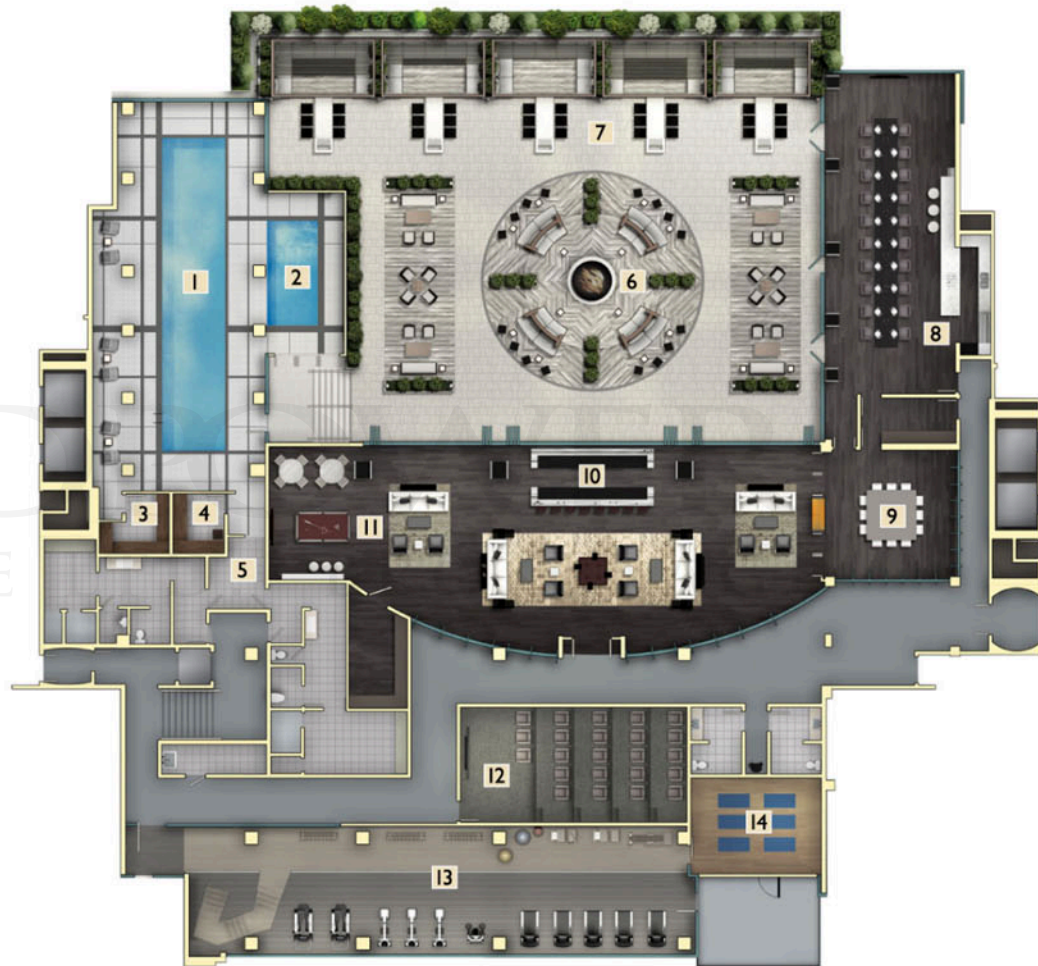
SEPARATE BUT EQUAL, THE RESIDENTIAL TOWERS AND PODIUM HAVE THEIR OWN ENTRANCES AND COMPLEMENTARY LOBBIES OFF TREE-LINED RESIDENTIAL STREETS. THIS CONCEPT CREATES A RELAXED, PERSONAL WAY FOR YOUR GUESTS TO ARRIVE AND WITH UNOBSTRUCTED SIGHTLINES TO THE STREET, YOU CAN EASILY SEE YOUR TAXI OR VISITORS PULLING UP TO THE DOOR.

- 1 INDOOR LAP POOL
- 2 HOT TUB
- 3 WET STEAM
- 4 DRY SAUNA
- 5 CHANGE ROOMS
- 6 OPEN TERRACE WITH FIRE PIT
- 7 CABANAS WITH BBQS
- 8 DEMONSTRATION KITCHEN
- 9 PRIVATE DINING ROOM
- 10 BAR LOUNGE
- 11 BILLIARD AND GAMES LOUNGE
- 12 THEATRE
- 13 TWO-STOREY FITNESS GALLERY
- 14 YOGA STUDIO

EAST MEETS WEST IN THIS INCREDIBLE AMENITY SPACE

THE EAST AND WEST TOWERS CONNECT ON THE 4TH FLOOR TO SHARE OVER 22,000 SQUARE FEET OF STATE-OF-THE-ART AMENITIES. THE MADISON ANTICIPATES YOUR LIFESTYLE BY PROVIDING OPPORTUNITIES TO ENTERTAIN, SOCIALIZE AND WORKOUT. EVERY ASPECT OF THIS EXPANSIVE AREA HAS BEEN CAREFULLY DESIGNED TO BE AS BEAUTIFUL AS IT IS FUNCTIONAL. INTERIOR SPACES WITH FULL GLASS WALLS BRING THE OUTSIDE IN. THE SOUTH OUTDOOR AREA FEATURES A SPECTACULAR FIRE PIT SURROUNDED BY FURNISHED LOUNGE AREAS, PLUS CABANAS EACH WITH THEIR OWN BARBEQUE AND DINING TABLE FOR INTIMATE GATHERINGS.

THE 4TH FLOOR AMENITY PLAN



ARTIST'S CONCEPT

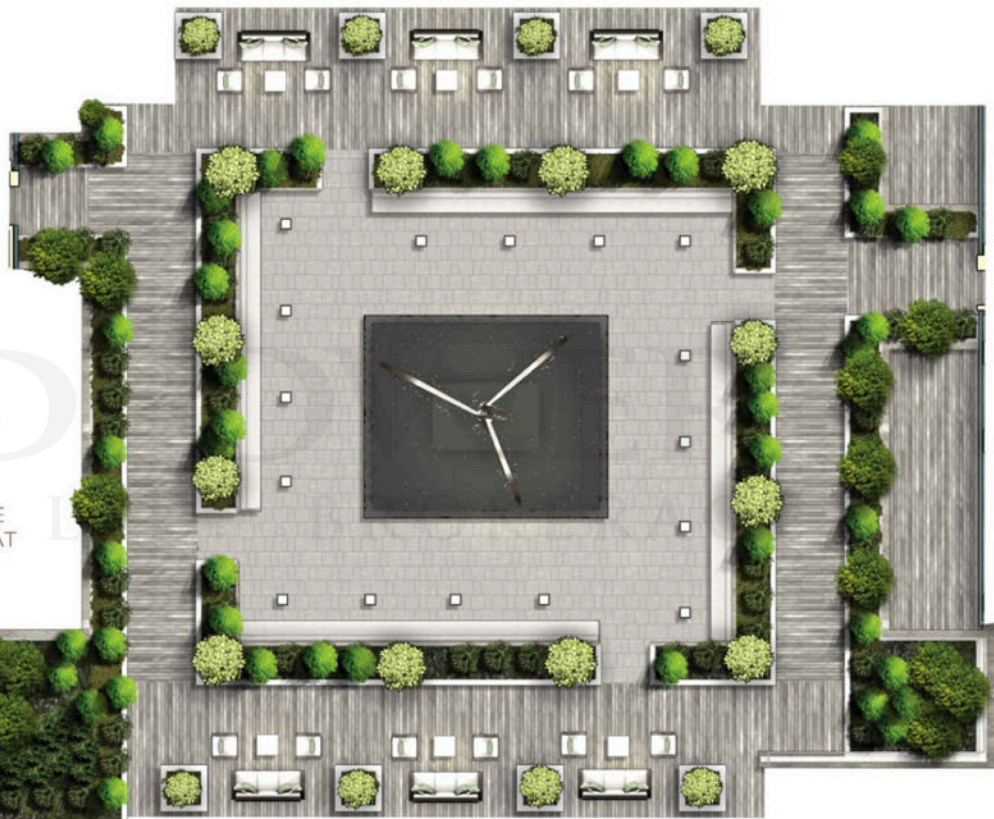
YOUR PRIVATE ZEN GARDEN IN THE HEART OF MIDTOWN

ABOVE THE HUM OF THE CITY YOU HAVE YOUR OWN PLACE TO RELAX. HERE, LARGE TREES AND MANICURED SHRUBBERY SURROUND YOU ON THE WOODEN WALKWAYS AND IN THE COMFORTABLE SEATING AREAS.

ANCHORED BY A STRIKING METAL SCULPTURE AND WATER FEATURE, THIS TRANQUIL REFUGE IS QUIET ENOUGH TO HEAR WATER FLOWING OVER THE TIERS OF THE REFLECTING POOL. IT'S THE PERFECT PLACE TO DISCOVER THAT SOMETIMES THE JOURNEY INWARD BEGINS WITH A JOURNEY UPWARD.

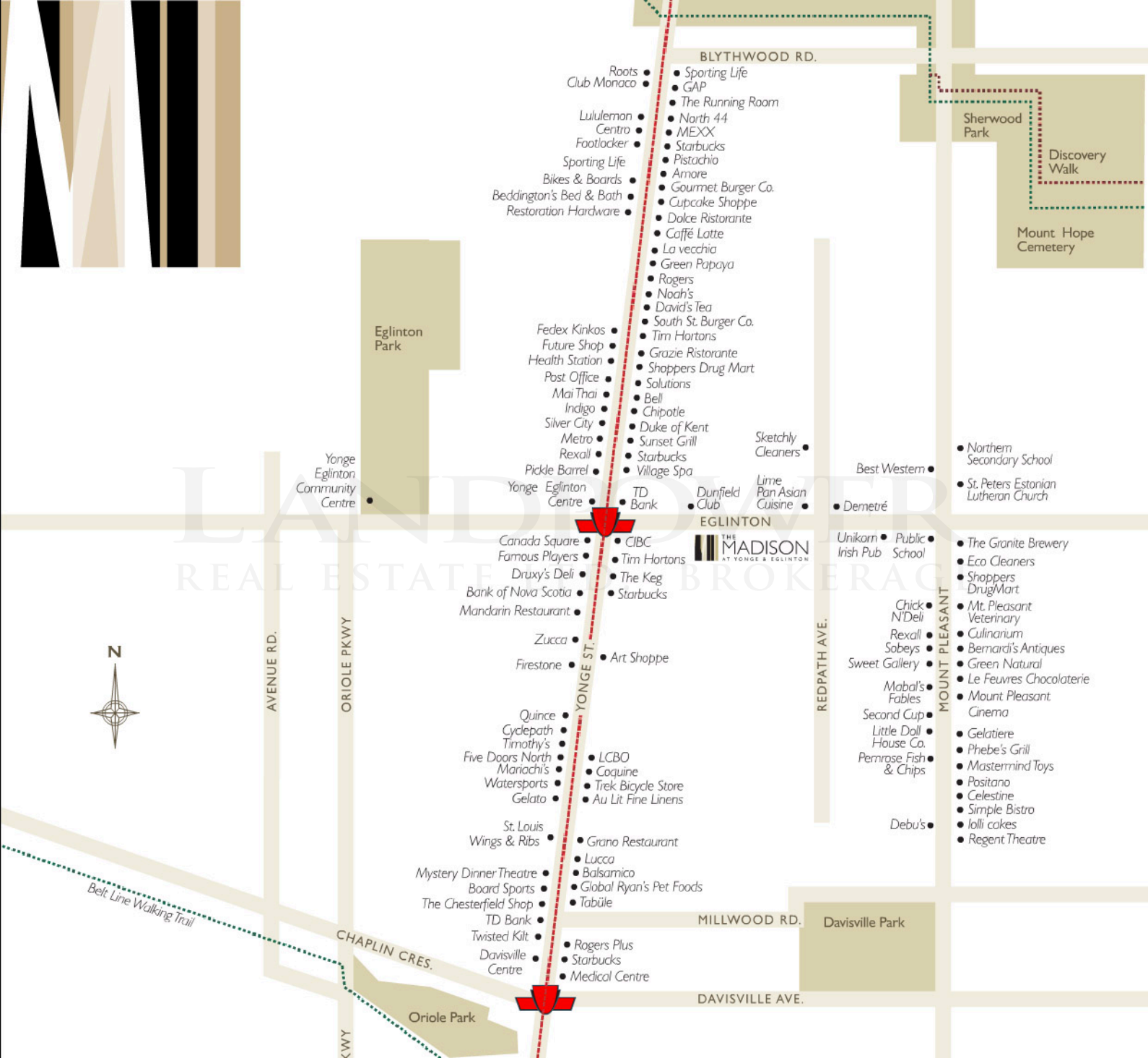


ARTIST'S CONCEPT



THE 8TH FLOOR ROOFTOP TERRACE

LAND REAL ESTATE BROKERAGE



- Roots
- Club Monaco
- Lululemon
- Centro
- Footlocker
- Sporting Life
- Bikes & Boards
- Beddington's Bed & Bath
- Restoration Hardware
- Sporting Life
- GAP
- The Running Room
- North 44
- MEXX
- Starbucks
- Pistachio
- Amore
- Gourmet Burger Co.
- Cupcake Shoppe
- Dolce Ristorante
- Caffé Latte
- La vecchia
- Green Papaya
- Rogers
- Noah's
- David's Tea
- South St. Burger Co.
- Tim Hortons

- Fedex Kinkos
- Future Shop
- Health Station
- Post Office
- Mai Thai
- Indigo
- Silver City
- Metro
- Rexall
- Pickle Barrel
- Yonge Eglinton Centre
- TD Bank
- Grazie Ristorante
- Shoppers Drug Mart
- Solutions
- Bell
- Chipotle
- Duke of Kent
- Sunset Grill
- Starbucks
- Village Spa

- Sketchy Cleaners

- Best Western
- Demetris

- Northern Secondary School
- St. Peter's Estonian Lutheran Church

- Canada Square
- Famous Players
- Druxy's Deli
- Bank of Nova Scotia
- Mandarin Restaurant
- CIBC
- Tim Hortons
- The Keg
- Starbucks

- Zucca
- Firestone
- Art Shoppe

- Quince
- Cyclepath
- Timothy's
- Five Doors North
- Mariachi's
- Watersports
- Gelato
- LCBO
- Coquine
- Trek Bicycle Store
- Au Lit Fine Linens

- St. Louis
- Wings & Ribs
- Mystery Dinner Theatre
- Board Sports
- The Chesterfield Shop
- TD Bank
- Twisted Kilt
- Davisville Centre
- Grano Restaurant
- Lucca
- Balsamico
- Global Ryan's Pet Foods
- Tabùle

- Rogers Plus
- Starbucks
- Medical Centre

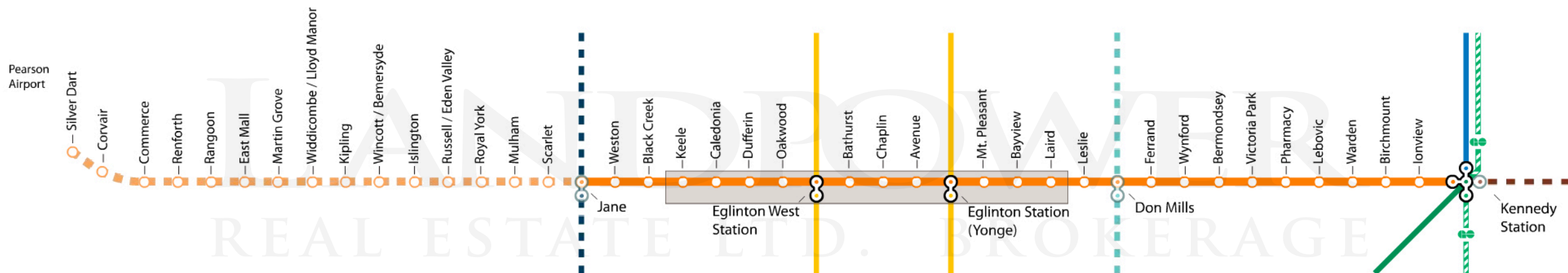
- Unikorn Irish Pub
- Public School

- Chick N'Deli
- Rexall
- Sobeys
- Sweet Gallery

- Mabal's Fables
- Second Cup
- Little Doll House Co.
- Pernrose Fish & Chips

- Debu's

- The Granite Brewery
- Eco Cleaners
- Shoppers Drug Mart
- Mt. Pleasant Veterinary
- Culinarium
- Bernardi's Antiques
- Green Natural
- Le Feuvres Chocolaterie
- Mount Pleasant Cinema
- Gelatiere
- Phebe's Grill
- Mastermind Toys
- Positano
- Celestine
- Simple Bistro
- loli cakes
- Regent Theatre



EGLINTON CROSSTOWN LRT: STOPS AND INTERCHANGE STATIONS - LEGEND

- Eglinton Crosstown LRT: Phase One
- Eglinton Crosstown LRT: Underground
- Eglinton Crosstown LRT: Phase Two

- LRT Stops: Surface and Underground
- Phase Two LRT Stops: Surface
- Interchange / Station

- Scarborough RT
- Bloor-Danforth Subway
- Yonge-University Spadina Subway

- GO Transit Stouffville Line

FUTURE PROJECTS

- Don Mills LRT
- Malvern LRT
- Jane LRT
- Interchange / Station

FEATURES AND FINISHES

THE BUILDING

- A striking 33 storey west tower including a grand 8 storey podium
- 60,000 square feet of retail at your doorstep
- Conveniently located steps from the Yonge and Eglinton subway
- Most suites are designed with terraces or balconies with glass and rail treatment, as per plan.
- Privacy screens dividing terraces or balconies, where applicable
- Four elevators in the west tower provide quick service to your floor
- Mailrooms are conveniently located on the ground level near the elevators
- Parking is available for residents and visitors in the underground garage
- Specially designed bicycle storage areas in the underground garage
- Separate indoor storage locker units available

THE AMENITIES

- Extensive lifestyle amenities provided in approximately 28,000 square feet of indoor and outdoor areas located on the 4th and 8th floors
- The integrated design of the indoor and outdoor amenity area on the south side creates a great environment with the following:
 - Fully equipped fitness centre on two levels overlooking Eglinton Avenue with a two-storey high window wall providing extensive natural light and interesting views
 - Naturally lit yoga/pilates studio has direct access to an adjoining outside terrace
 - Indoor salt-water lap pool has full height window walls on two sides bringing the outdoors in
 - Indoor hot tub off the pool deck is surrounded by full height glass walls with views to the outdoor amenity area
 - Co-ed steam room and sauna room
 - Men's and women's change room
 - Private movie theatre features a large screen with seating for up to 20
 - Magnificent two-storey multi-purpose party and games room includes lounge areas, double sided bar, billiard table and card tables, opens to the spectacular outdoor amenity area
 - Inspired private dining room for your catered events
 - Fully equipped demonstration kitchen with dining/sitting areas and a full height glass wall providing views and direct access to the outdoor amenity area
 - Impressive outdoor amenity area featuring a centrally located fire pit surrounded by furnished lounge areas with planter boxes integrated into the overall design
 - Cabanas feature BBQs, sitting/dining areas and planter boxes for added privacy
 - Computer and meeting room provides a separate, quiet space for individual use or group activities
- The landscaped 8th floor outdoor amenity area provides a Zen-style retreat with a water feature, trees and furnished lounge areas

THE SUITES

- Adding an element of spaciousness and light to The Madison's unique suite layouts are ceiling heights of approximately 9ft.* in all principal rooms
- Expansive floor to ceiling windows allow an abundance of natural light and panoramic views
- Attractive solid core entry door featuring distinctive designer selected lever hardware and security door viewer
- Select from a fashionable range of easy care high performance plank laminate flooring for the foyer, kitchen, dining, living, den and bedroom(s)**
- Sliding and/or swing door to balconies or terraces, as per plan
- White textured ceilings throughout, except in bathrooms which are smooth finished in white semi-gloss latex
- All drywall and trim primed and painted in an off-white latex paint
- Contemporary flat panel doors with lever handle for bathrooms, bedrooms and laundry rooms, as per plan
- Sliding doors or hinged doors on closets, as per plan
- All closets fitted with wire shelving
- Sliding glass door to master bedroom or second bedroom, as per plan
- Stacked washer/dryer vented to exterior
- Ceramic flooring in laundry area
- Individually controlled heating and cooling system
- In-suite smoke detector

THE KITCHEN

- High performance, plank laminate floor**
- Choose from a selection of designer series kitchen cabinetry**
- Granite countertop with polished double square edge**
- Stainless steel single bowl undermount sink with sleek single lever pull out faucet
- Designer series ceramic subway tile backsplash above counter**
- Under-cabinet task lighting
- Ceiling mounted contemporary track lighting fixture, where applicable
- Upgraded hardware for base and upper cabinetry
- A convenient island or flush breakfast bar, as per plan
- Full size appliance package is stainless steel with black accents and includes:
 - Built-in oven
 - Built-in ceramic cook-top
 - Microwave hood fan vented to exterior
 - Refrigerator with top mount freezer
 - Built-in dishwasher

THE BATHROOMS

- Custom designed bathroom cabinetry integrates the vanity, mirror, medicine cabinet and light fixture**
- Caesarstone countertop with rectangular white undermount porcelain sink and single lever faucet**
- Contemporary selection of designer ceramic tile on floors, tub surround and shower walls, as per plan**
- Frameless glass shower enclosure, as per plan
- Mosaic shower floor tile in all separate shower enclosures**
- Waterproof shower ceiling fixture, as per plan
- White acrylic soaker tub
- White plumbing fixtures
- Exterior vented exhaust fan
- Entry privacy lock
- Pressure balanced valve for tub and shower

THE ELECTRICAL FEATURES

- Individual hydro metering for each suite
- White decora switches and matching electrical outlets
- Light fixtures provided in kitchen, bathrooms, and walk-in closets
- Capped ceiling outlet in bedrooms and dining area, if applicable
- Cable television outlets in living room, den, master bedroom and secondary bedrooms
- Telephone outlets in living room, den, master bedroom and secondary bedrooms.
- Service panel with circuit breaker

THE SECURITY FEATURES

- Concierge on duty 24 hours a day 7 days a week
- Surveillance cameras in key areas of underground garage
- Closed circuit camera monitoring at select building entry points
- Electronic communication system in lobby vestibule permitting visitors to communicate with individual suites
- Electronic access control system for amenity areas, parking garage and other common areas

THE BUILDER

Madison Homes is a member of BILD (Building Industry and Land Development Association) of Toronto. All suites protected under the Tarion Warranty Corporation. All interior floor, wall finishes and materials are to be chosen with the assistance of the Builder's Interior Design Consultant. All materials and other selections for which the Purchaser is entitled to make a selection are to be chosen from Builder's samples, and are as per Builder's specifications. Purchaser shall only be entitled to make such selections provided that the items are not already ordered or installed. Size, specifications, features and finishes are subject to change without notice. E & OE.

* Ceiling heights are measured from the upper surface of the concrete floor slab to the underside of the concrete ceiling slab, provided however that various areas of the unit may contain (or be subject to) ceiling bulkheads and/or dropped ceilings in order to facilitate the installation of structural components, mechanical systems and/or duct work.

** From vendors standard samples.

MADISON HOMES
THE MADISON
May 25, 2011

Landpower Real Estate Ltd.

Unit	Model	Type	Area	List Price
522	P1S	1B+D - 1	647	\$373,900
603	P1T	1B+D - 1	672	\$380,900
609	P1D	1B - 1	467	\$275,900
622	P1L	1B+D - 2	673	\$390,900
634	P1M	1B+D - 2	712	\$400,900
706	P1K	1B+D - 2	655	\$389,900
716	P1S	1B+D - 1	647	\$370,900
718	P1P	1B+D - 1	618	\$357,900
728	P1V	1B+D - 2	616	\$374,900
908	✓ W1A	1B - 1	547	\$323,900
909	✓ W1B	1B - 1	565	\$334,900
1107	W2A	2B - 2	833	\$486,900
1402	W1D+D	1B+D - 1	695	\$424,900
1505	W2B	2B - 2	725	\$454,900
1506	W1G+D	1B+D - 1	598	\$358,900
1701	W1C+D	1B+D - 1	623	\$384,900
1702	W1D+D	1B+D - 1	695	\$427,900
2209	✓ W1B	1B - 1	565	\$352,900
2305	W2B	2B - 2	725	\$462,900
2306	W1G+D	1B+D - 1	598	\$366,900
2503	W1E+D	1B+D - 1	587	\$377,900
2504	W1F+D	1B+D - 1	564	\$367,900
2508	✓ W1A	1B - 1	547	\$344,900
2509	✓ W1B	1B - 1	565	\$355,900
2701	W1C+D	1B+D - 1	623	\$394,900
2702	W1D+D	1B+D - 1	695	\$437,900
3007	W2A	2B - 2	833	\$510,900
3103	W1E+D	1B+D - 1	587	\$383,900
3104	W1F+D	1B+D - 1	564	\$373,900
3108	✓ W1A	1B - 1	547	\$350,900

Prices & specifications subject to change without notice. E&O.E. May 25, 2011



V.I.P. Broker - Agent Prices WEST TOWER

MODEL	SQ. FT.	VIEW	PRICED FROM**	FLOORS
1 Bedroom with 1 Bathroom Suites:				
W1A	547	S	\$322,900	8 - 31
W1B	565	S	\$333,900	8 - 31
1 Bedroom + Den with 1 Bathroom Suites:				
W1F+D	564	N	\$345,900	8 - 31
W1E+D	587	N	\$355,900	8 - 31
W1G+D	598	E	\$346,900	8 - 31
W1H+D	602	NE	\$374,900	8
W1C+D	623	W	\$370,900	8 - 31
W1D+D	695	NW	\$413,900	8 - 31
2 Bedroom with 2 Bathroom Suites:				
W2B	725	NE	\$443,900	9 - 31
W2A	833	SE	\$483,900	8 - 31
2 Bedroom + Den with 2 Bathroom Suites:				
W2C	1,045	SW	\$615,900	8 - 24
** Floor Premiums and Terrace Premiums apply.				

- PRICES INCLUDE :** Residential unit prices include HST
- INDOOR PARKING :** \$42,000 per space (includes HST)
- LOCKER:** From \$4,500 per space (includes HST)
- MAINTENANCE FEE :** \$0.54 per square foot per month, includes:
- Fitness facility
 - Water
 - Concierge Service
 - Party Room
 - Natural Gas
 - Building Maintenance & Insurance
- * Excludes: Hydro, which will be individually metered
- PROPERTY TAXES :** Estimated at 1.0% of the Purchase Price per annum
- PROJECTED OCCUPANCY DATE :** July 2015
- DEPOSIT SCHEDULE:** Total 25%
- All deposit cheques are payable to DelZotto Zorzi LLP in Trust
- 5% payable on Signing
 - 5% payable in 90 days
 - 5% payable in 270 days
 - 5% payable in 360 days
 - 5% payable on Occupancy

FOR FURTHER INFORMATION CONTACT:

Lisa Aragona or Romy Lau or David Bailis

Email: info@madisoncondos.ca

Exclusive marketing by International Home Marketing Group Limited. Broker Protected.
Prices & specifications subject to change without notice. E&O.E. May 25, 2011

MADISON HOMES

Sales Office Hours: Monday - Thursday 12:00 pm - 7:00 pm, Friday by appointment only, Sat/Sun & Holidays 12:00 pm - 6:00 pm

416-482-8090

www.madisoncondos.ca

THE MADISON

AT YONGE & EGLINTON

V.I.P. Broker - Agent Prices PODIUM UNITS

MODEL	SQ. FT.	VIEW	PRICED FROM**	FLOORS
Bachelor with 1 Bathroom Suites:				
PB2	395	E	\$239,900	2 - 4
PB3	403	W	\$246,900	4 - 6
PB4	428	N	\$248,900	5
PB1	448	E	\$251,900	2 - 4
1 Bedroom with 1 Bathroom Suites:				
P1D	467	N	\$266,900	6 - 7
P1A	492	W	\$295,900	7
P1C	493	E	\$293,900	5
P1J	500	N	\$319,900	7
P1G	518	W	\$270,900	6 - 7
P1H	537	W	\$276,900	4 - 6
1 Bedroom + Den with 1 Bathroom Suites:				
P1Q	586	E	\$340,900	2 - 3
P1P	618	E	\$356,900	5 - 7
P1S	647	E	\$369,900	5 - 7
P1T	672	NW	\$379,900	4 - 6
1 Bedroom + Den with 2 Bathroom Suites:				
P1V	616	S	\$373,900	6 - 7
P1U	645	E	\$382,900	2 - 4
P1K	655	N	\$384,900	2 - 7
P1L	673	S	\$390,900	5 - 7
P1M	712	S	\$399,900	4 - 6
2 Bedroom with 1 Bathroom Suites:				
P2A	701	SW	\$404,900	6 - 7
P2Q	712	SW	\$402,900	2 - 4
P2F	714	SE	\$402,900	5 - 6
P2C	725	NE	\$420,900	5 - 7
2 Bedroom with 2 Bathroom Suites:				
P2W	617	W	\$376,900	4 - 6
P2J	696	W	\$403,900	4 - 6
P2K	708	W	\$406,900	2 - 4
P2R	714	E	\$410,900	2 - 4
P2P	721	N	\$417,900	4 - 6
P2T	721	N	\$417,900	4 - 5
P2L	746	S	\$448,900	7
P2H	755	S	\$435,900	7
P2D	767	SE	\$448,900	2 - 4
P2N	788	E	\$460,900	5 - 7
P2E	789	NE	\$462,900	2 - 4
P2B	810	SE	\$469,900	6 - 7
P2G	816	SW	\$469,900	4 - 6
P2S	828	E	\$466,900	2 - 4
2 Bedroom + Den with 2 Bathroom Suites:				
P2V	849	S	\$484,900	6
P2U	932	S	\$535,900	6

** Floor Premiums and Terrace Premiums apply.

PRICES INCLUDE: Residential unit prices include HST
INDOOR PARKING: \$42,000 per space (includes HST)
LOCKER: From \$4,500 per space (includes HST)

MAINTENANCE FEE: \$0.54 per square foot per month, includes:
 - Fitness facility
 - Water
 - Concierge Service
 - Excludes: Hydro, which will be individually metered
 - Party Room
 - Natural Gas
 - Building Maintenance & Insurance

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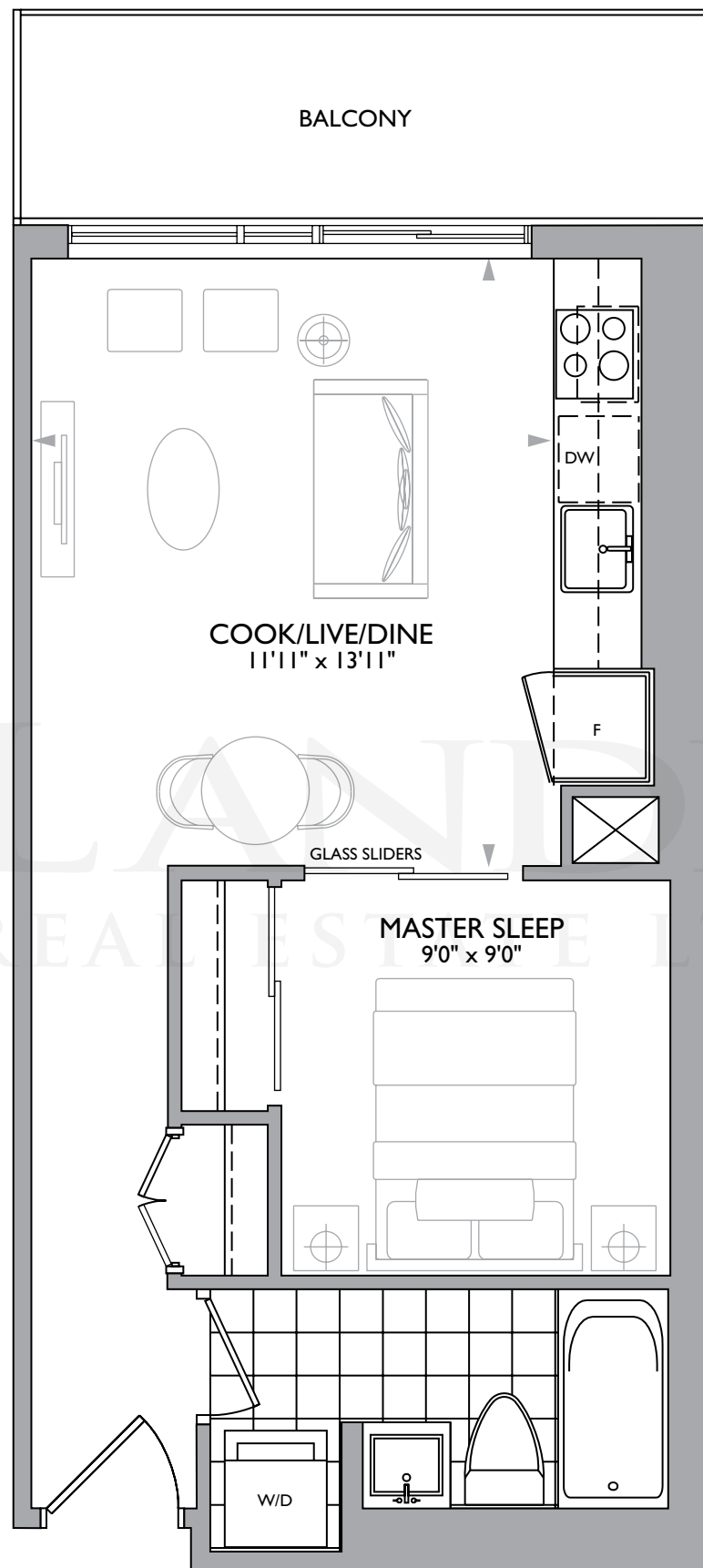


DPOWER
LTD. BROKERAGE



PODIUM SUITES

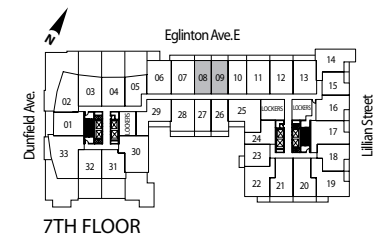
WITH A STRIKING DESIGN, EXCITING RETAIL,
ELEGANT SUITES AND INSPIRED AMENITIES,
THE PODIUM SUITES AT THE MADISON BRINGS
THE BEST OF MDTOWN TO YOUR DOORSTEP.



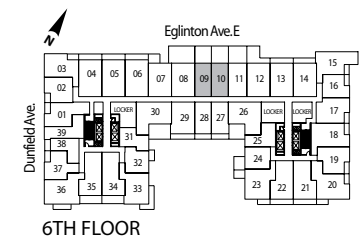
SUITE **PID**

467 SQ. FT.

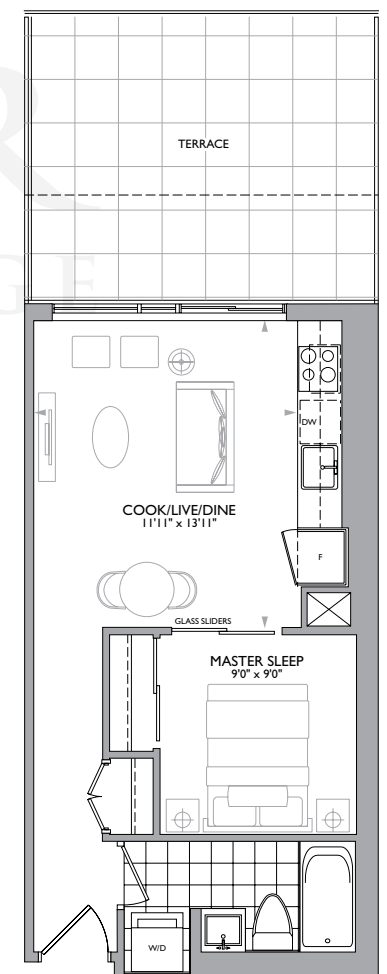
1 BEDROOM + 1 BATH



INTERIOR: 467 SQ. FT.
BALCONY: 74 SQ. FT.
TOTAL: 541 SQ. FT.

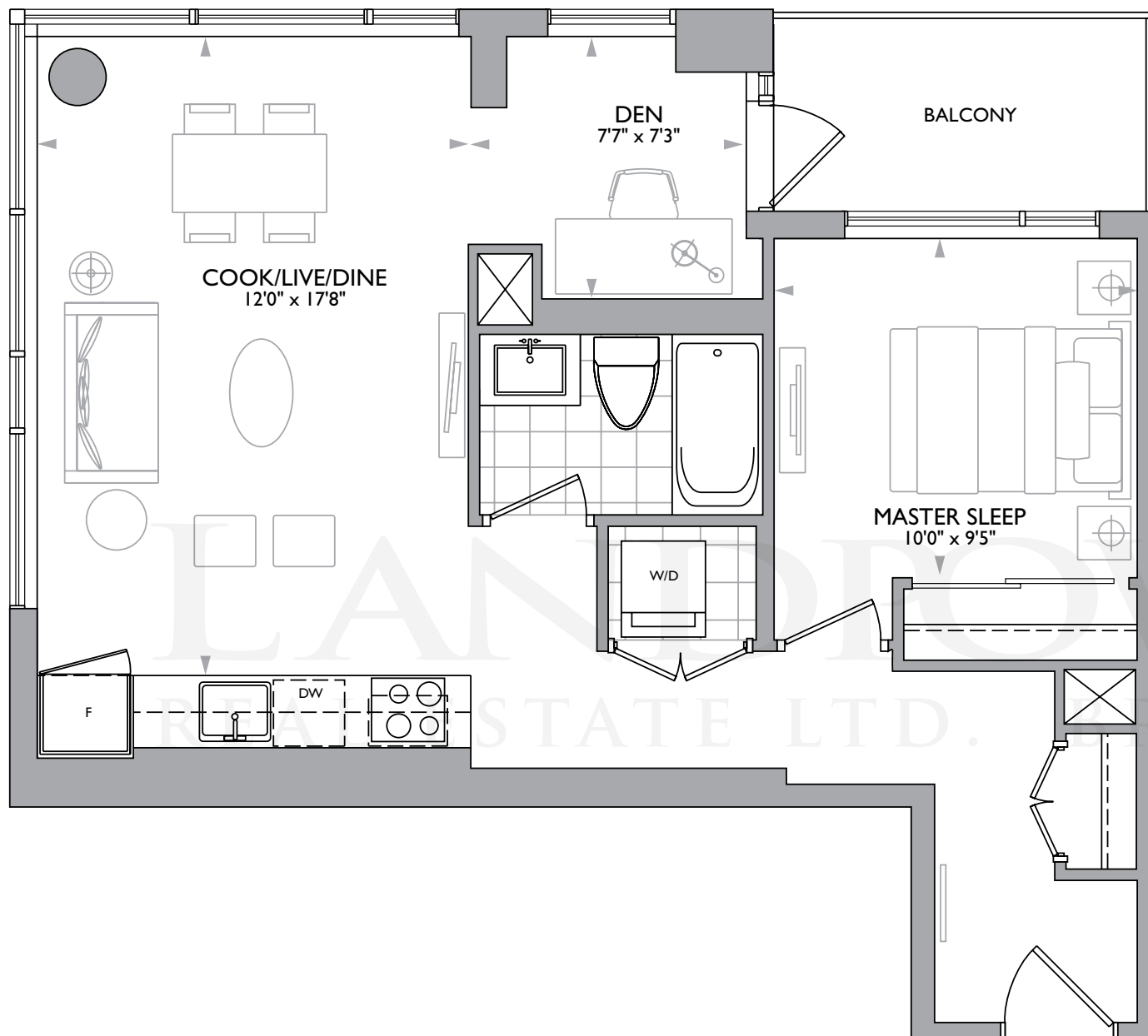


INTERIOR: 467 SQ. FT.
TERRACE: 203 SQ. FT.
TOTAL: 670 SQ. FT.



SUITE **PID** WITH TERRACE

All area and stated dimensions are approximate and subject to normal construction variances. Dimensions may exceed the usable floor area. Sizes and specifications subject to change without notice. The unit shown may be the reverse of the unit purchased. Furniture is displayed for illustration purposes only and does not necessarily reflect the electrical plan of the suite. Suites are sold unfurnished. All illustrations are artist's concept only. E. & O. E. May 2011

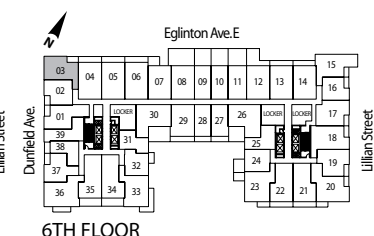
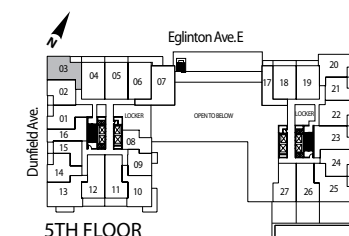


INTERIOR: 672 SQ. FT.
TERRACE: 323 SQ. FT.
TOTAL: 995 SQ. FT.

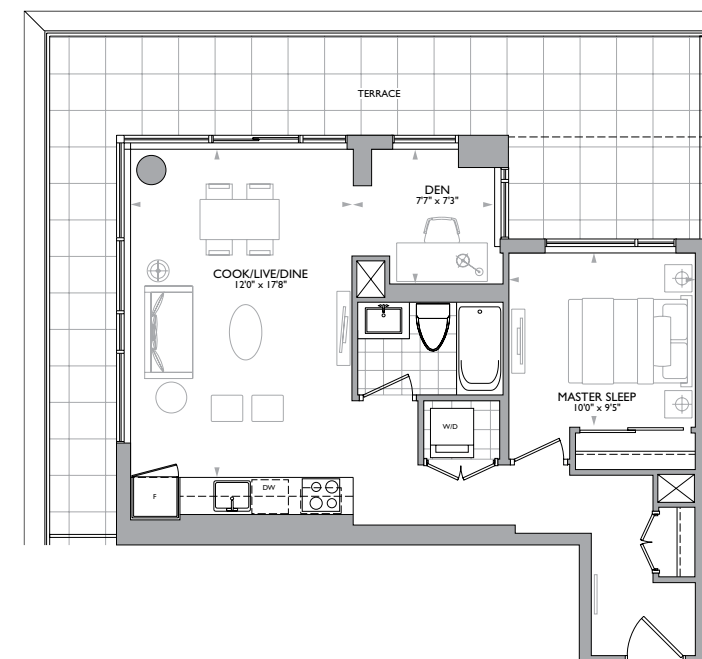
SUITE PIT

672 SQ. FT.

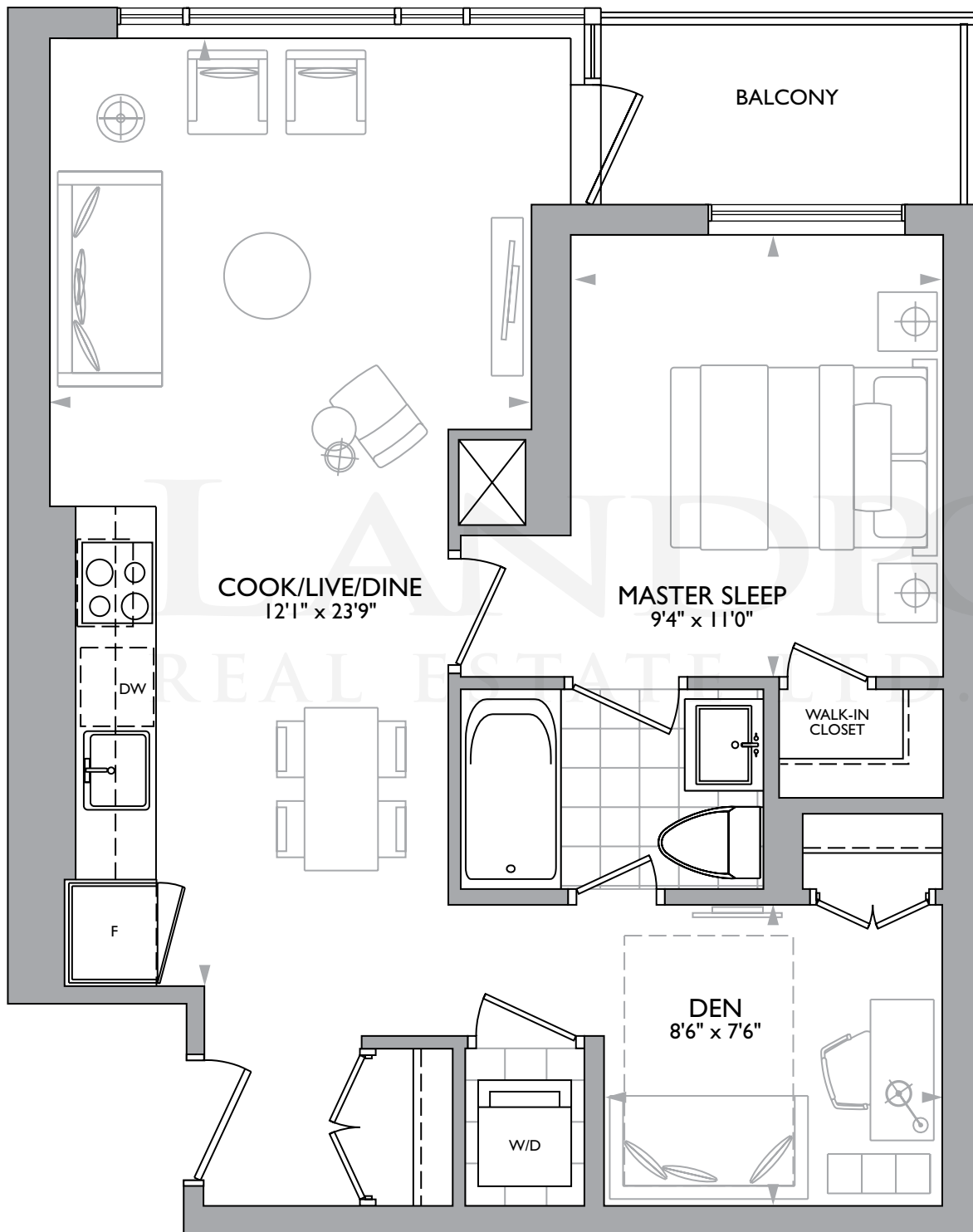
1 BEDROOM + 1 BATH + DEN



INTERIOR: 672 SQ. FT.
BALCONY: 55 SQ. FT.
TOTAL: 727 SQ. FT.



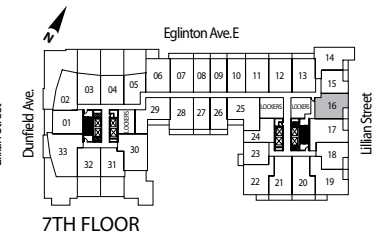
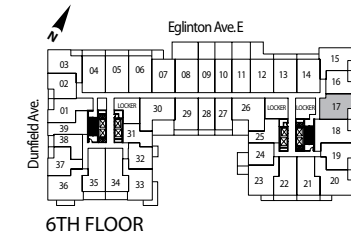
SUITE PIT WITH TERRACE



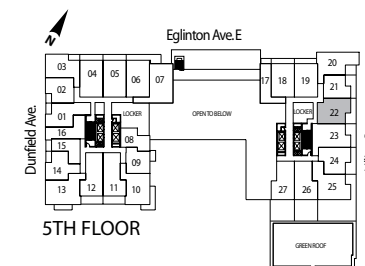
SUITE PIS

647 SQ. FT.

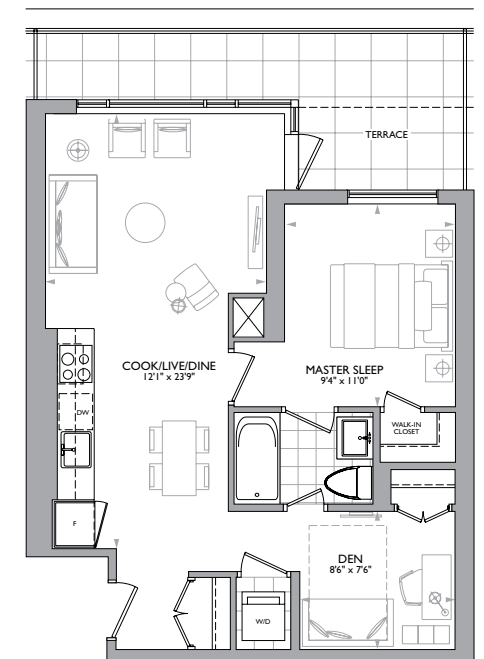
I BEDROOM + I BATH + DEN



INTERIOR: 647 SQ. FT.
BALCONY: 40 SQ. FT.
TOTAL: **687 SQ. FT.**



INTERIOR: 647 SQ. FT.
TERRACE: 134 SQ. FT.
TOTAL: **781 SQ. FT.**

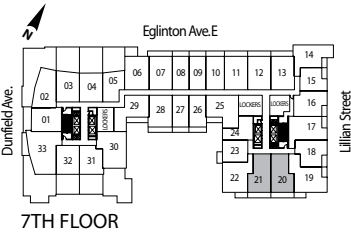
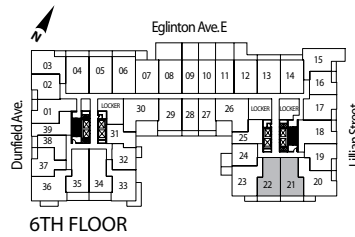


SUITE PIS WITH TERRACE

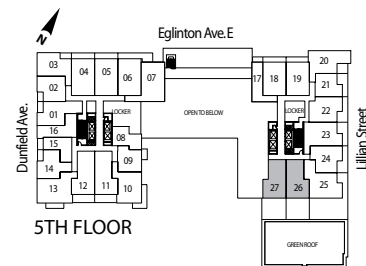
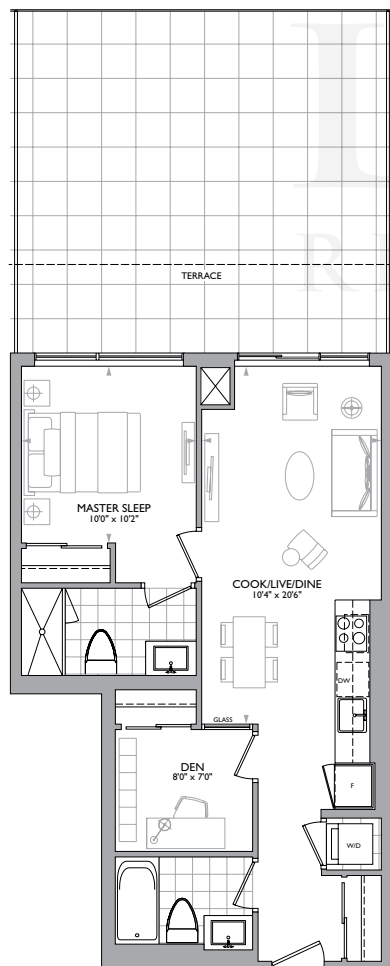
SUITE PIL

673 SQ. FT.

1 BEDROOM + 2 BATH + DEN



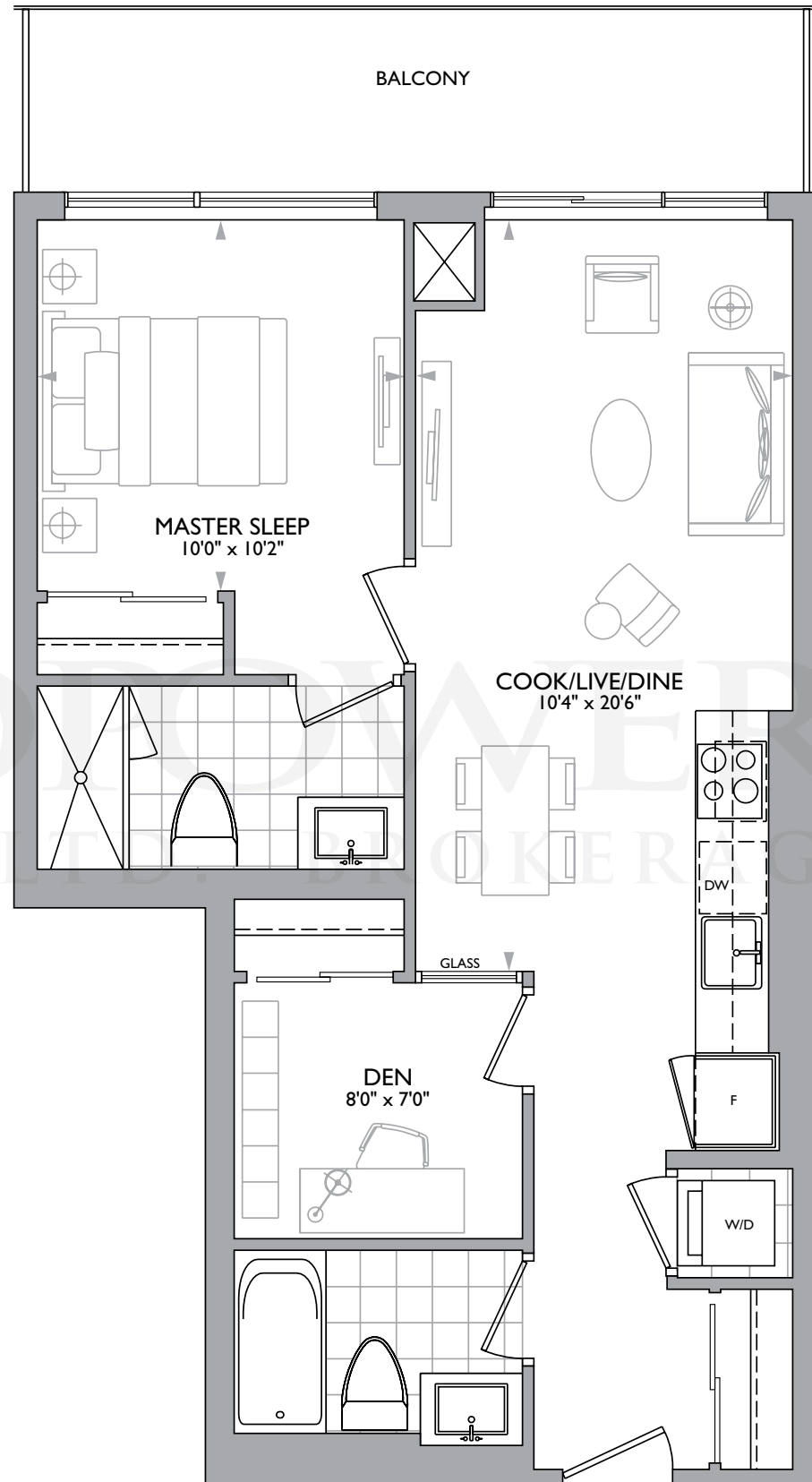
INTERIOR: 673 SQ. FT.
BALCONY: 104 SQ. FT.
TOTAL: 777 SQ. FT.

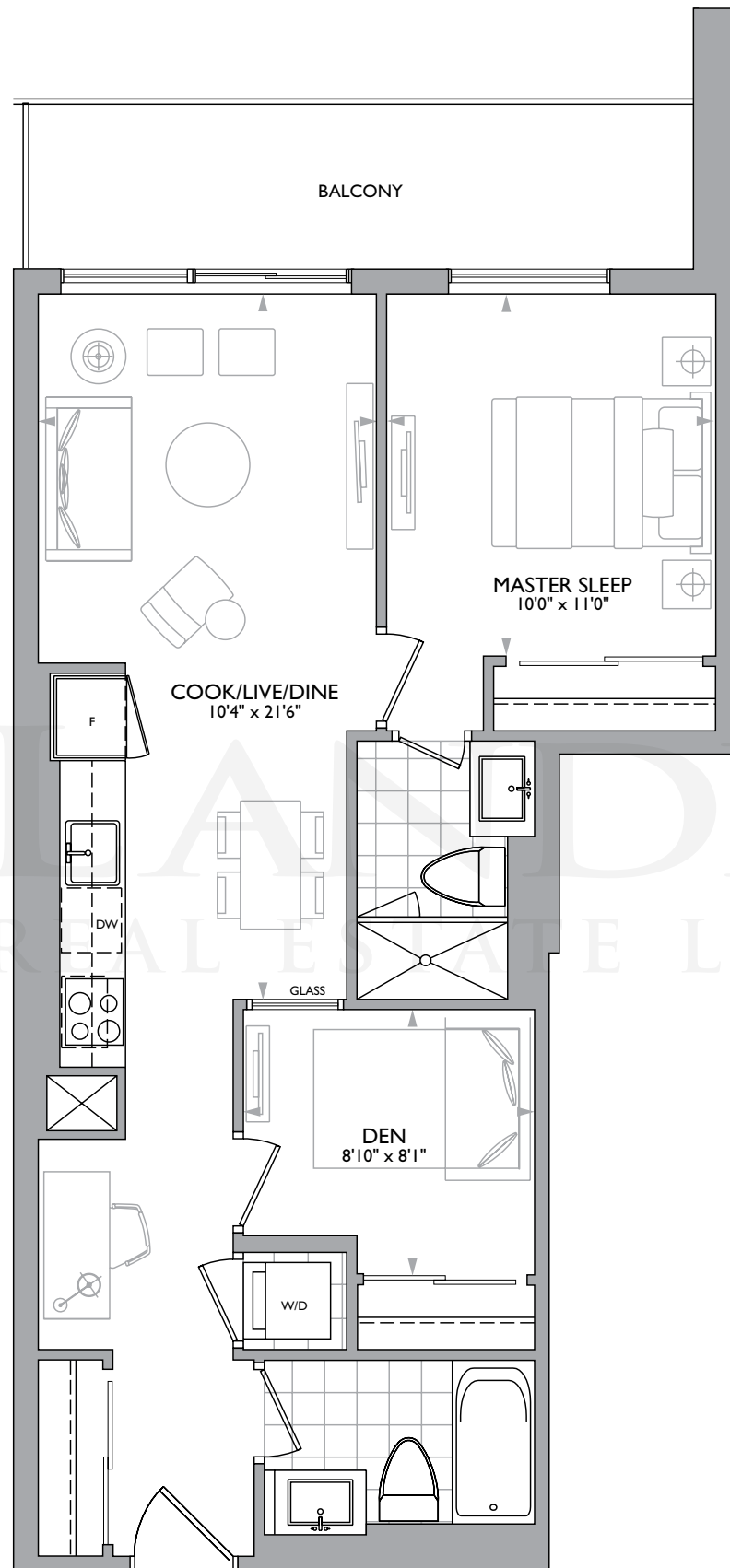


INTERIOR: 673 SQ. FT.
TERRACE: 415 SQ. FT.
TOTAL: 1088 SQ. FT.

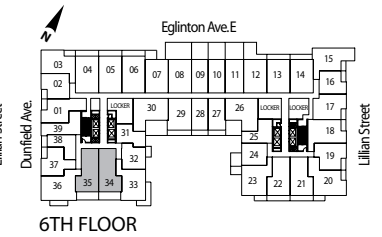
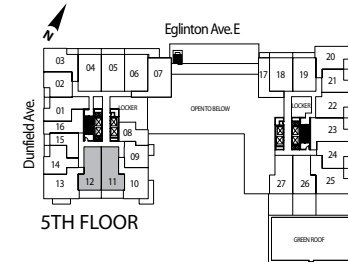
SUITE PIL WITH TERRACE

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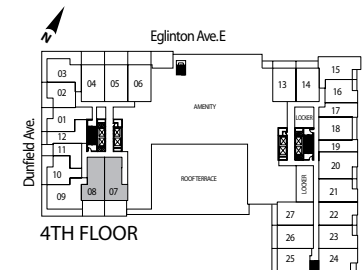




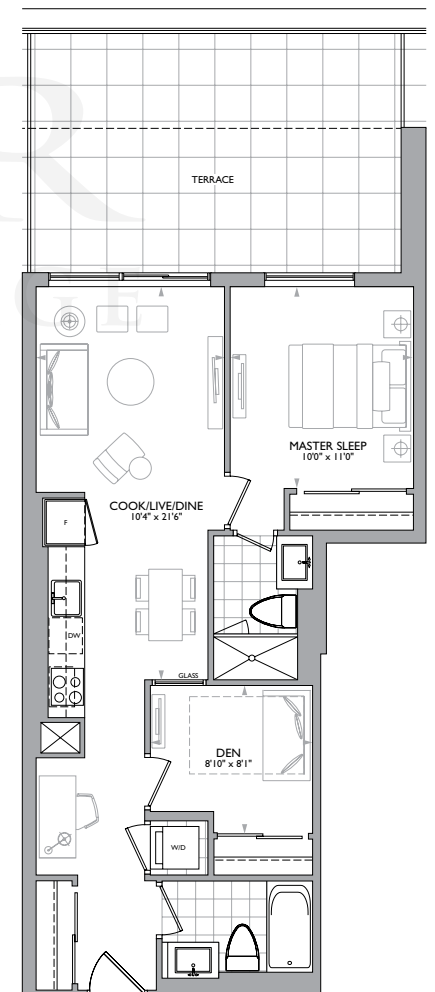
SUITE **PIM**
712 SQ. FT.
 1 BEDROOM + 2 BATH + DEN



INTERIOR: 712 SQ. FT.
 BALCONY: 101 SQ. FT.
 TOTAL: **813 SQ. FT.**



INTERIOR: 712 SQ. FT.
 TERRACE: 265 SQ. FT.
 TOTAL: **977 SQ. FT.**

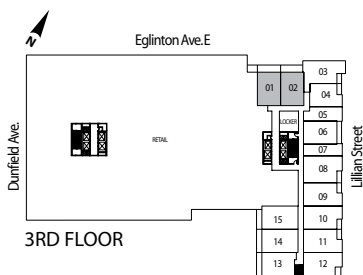
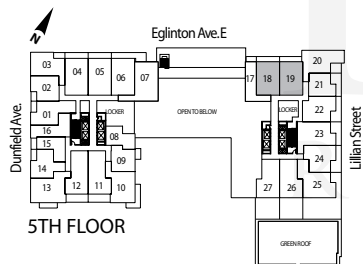
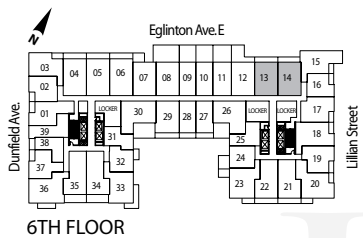
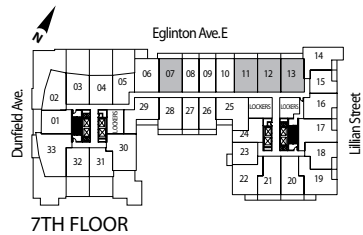


SUITE **PIM** WITH TERRACE

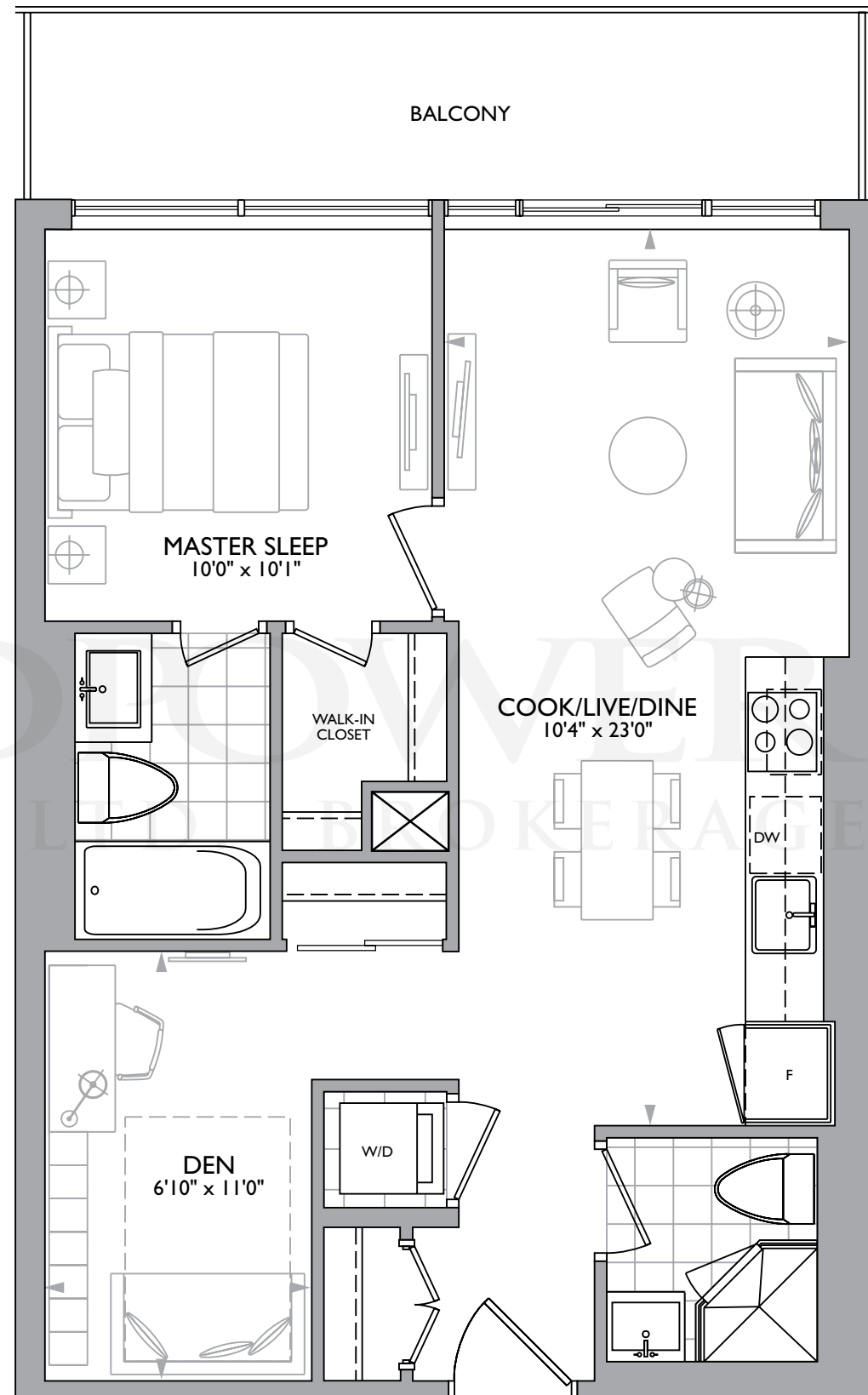
SUITE PIK

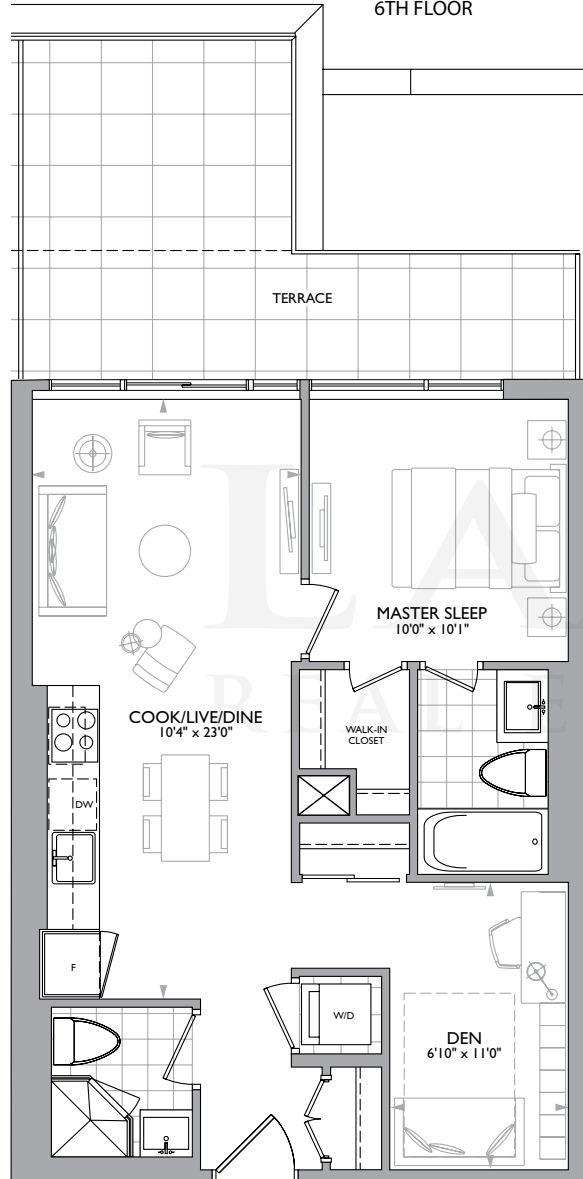
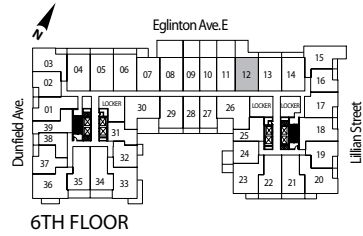
655 SQ. FT.

1 BEDROOM + 2 BATH + DEN



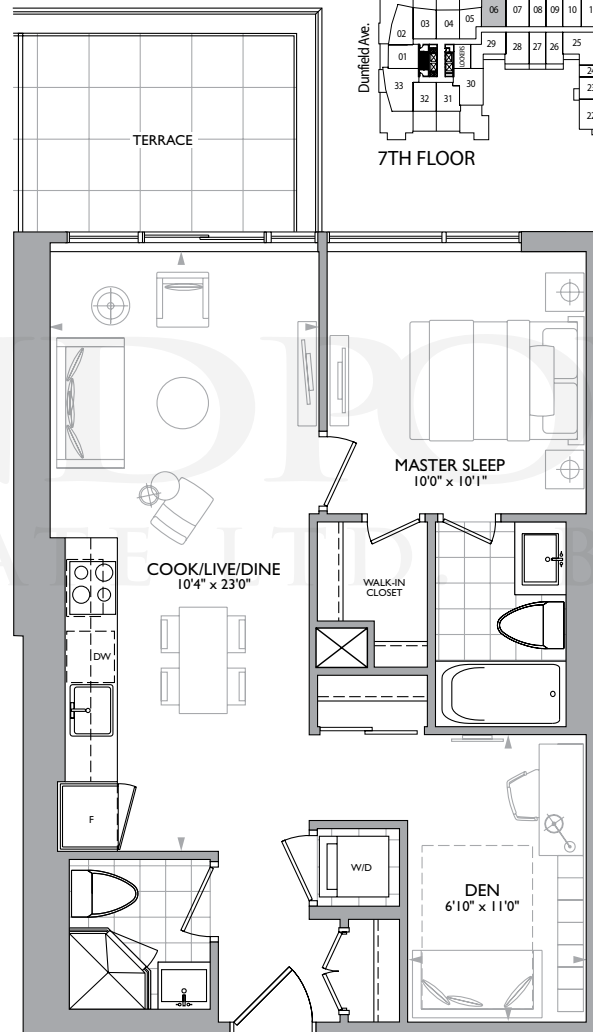
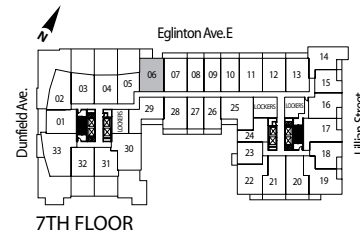
INTERIOR: 655 SQ. FT.
BALCONY: 101 SQ. FT.
TOTAL: 756 SQ. FT.





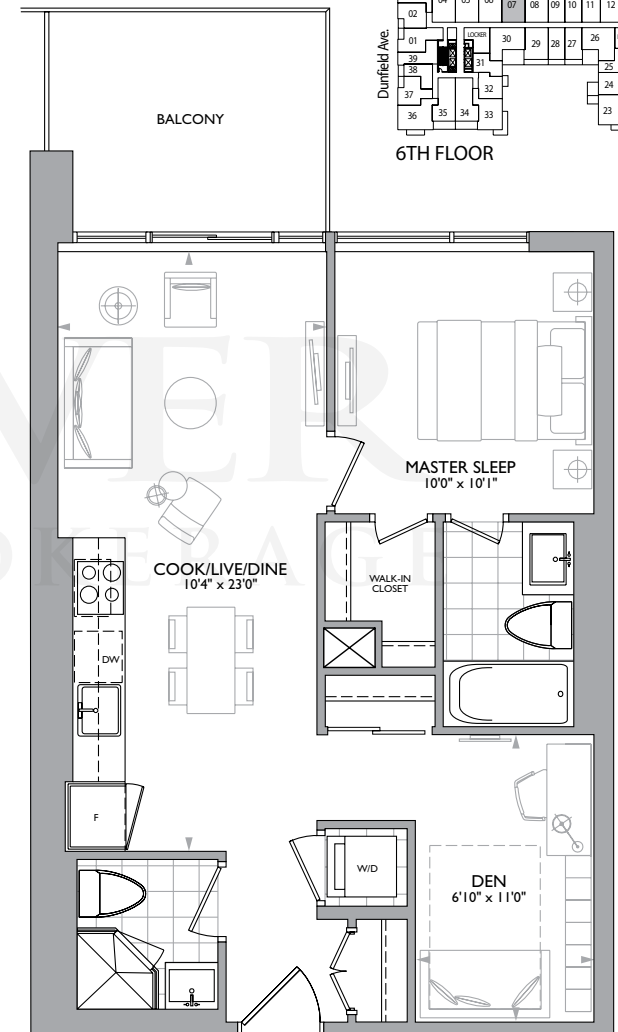
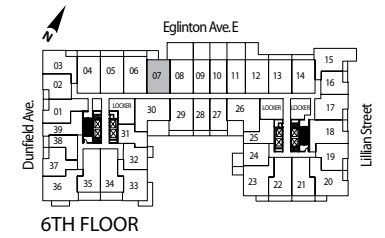
INTERIOR: 655 SQ. FT.
TERRACE: 186 SQ. FT.
TOTAL: 841 SQ. FT.

SUITE **PIK** WITH TERRACE



INTERIOR: 655 SQ. FT.
TERRACE: 80 SQ. FT.
TOTAL: 735 SQ. FT.

SUITE **PIK** WITH TERRACE



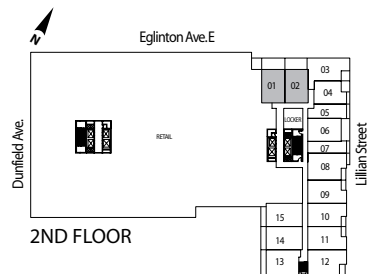
INTERIOR: 655 SQ. FT.
BALCONY: 86 SQ. FT.
TOTAL: 741 SQ. FT.

SUITE **PIK** WITH BALCONY

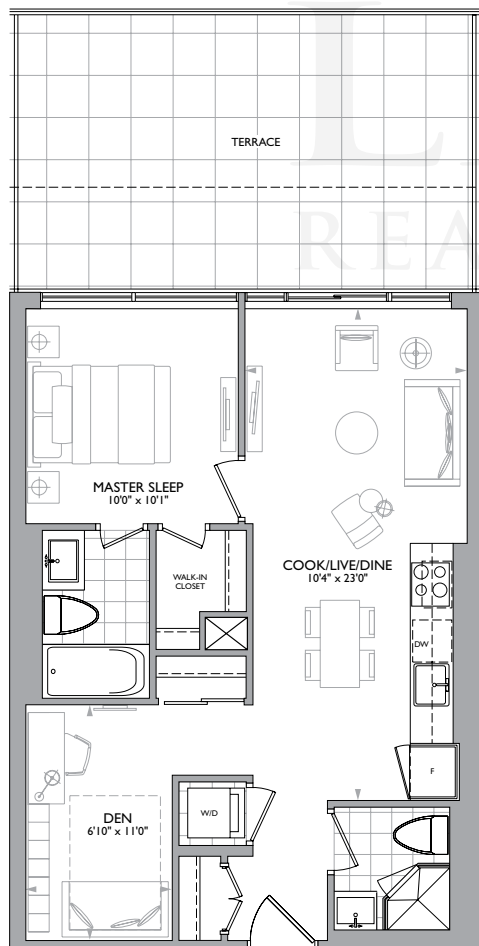
SUITE PIK

655 SQ. FT.

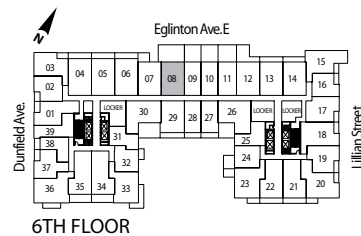
1 BEDROOM + 2 BATH + DEN



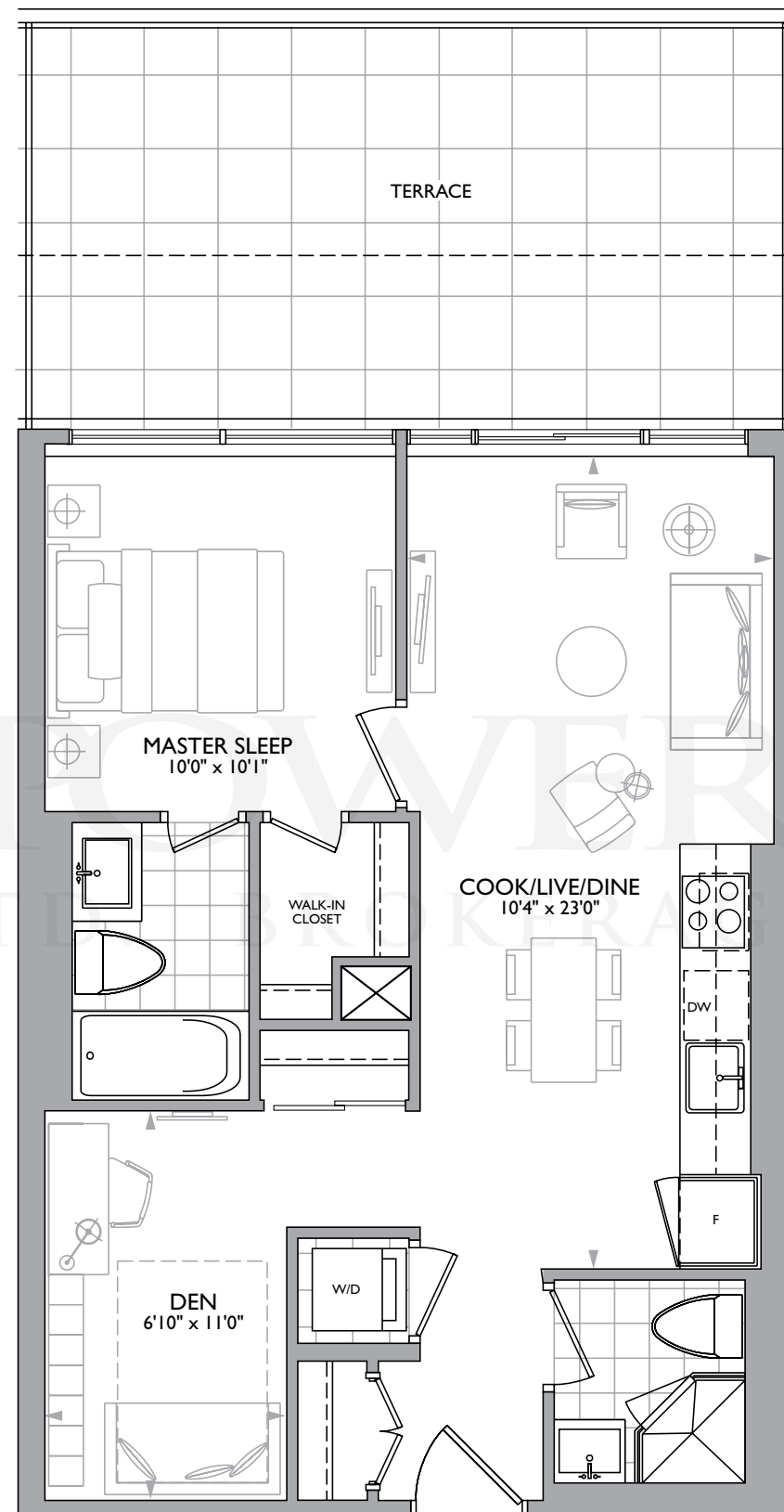
INTERIOR: 655 SQ. FT.
TERRACE: 243 SQ. FT.
TOTAL: 898 SQ. FT.



SUITE **PIK** WITH TERRACE

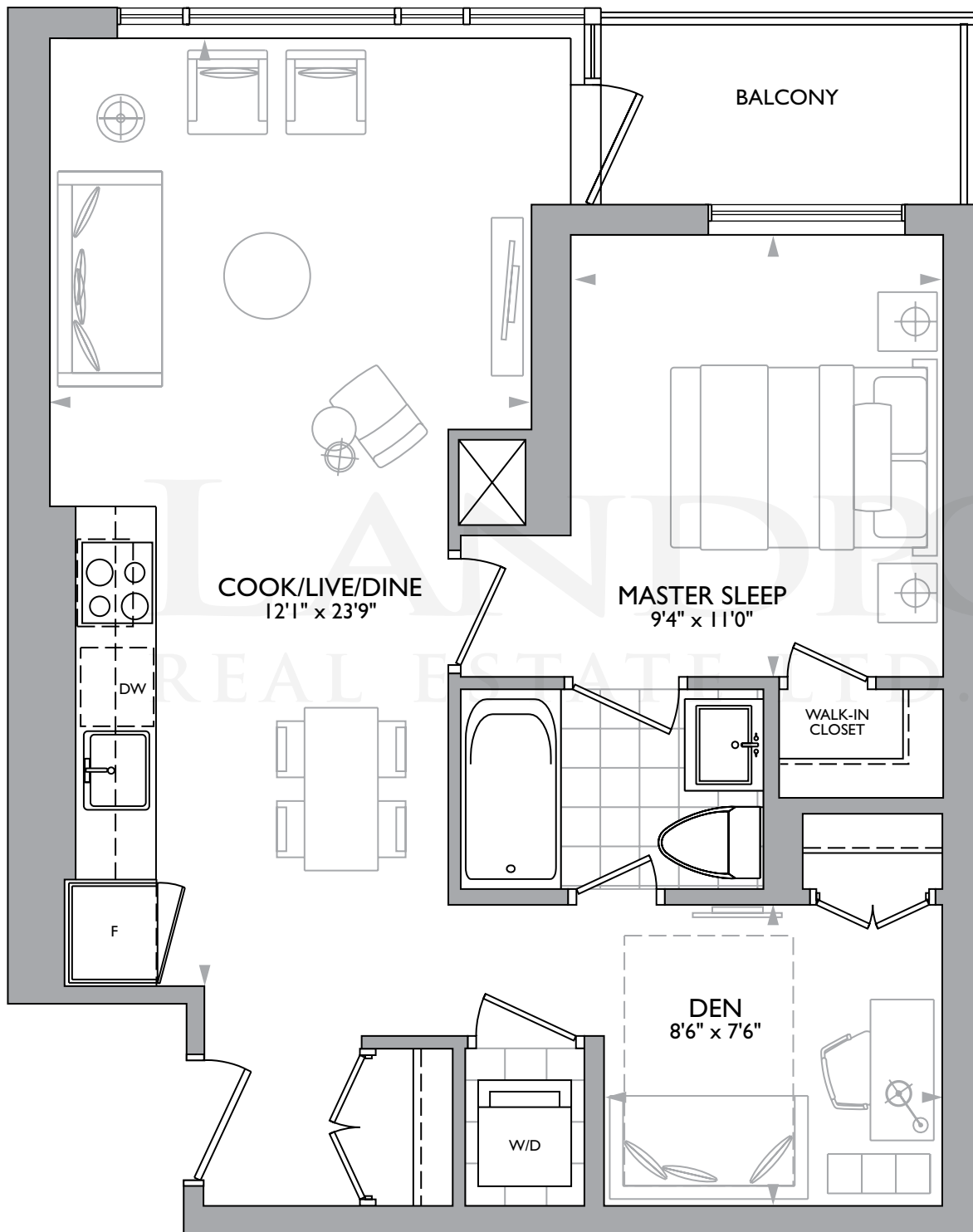


INTERIOR: 655 SQ. FT.
TERRACE: 275 SQ. FT.
TOTAL: 930 SQ. FT.



SUITE **PIK** WITH TERRACE

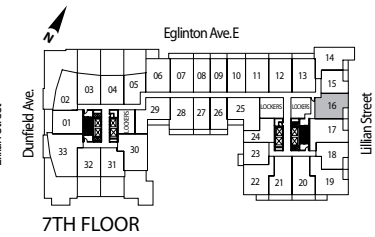
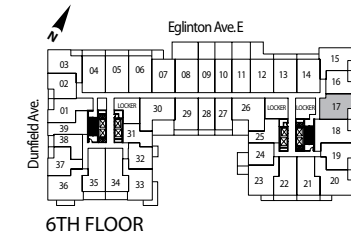
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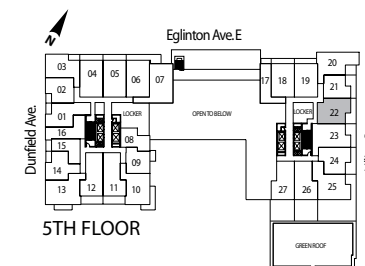
SUITE PIS

647 SQ. FT.

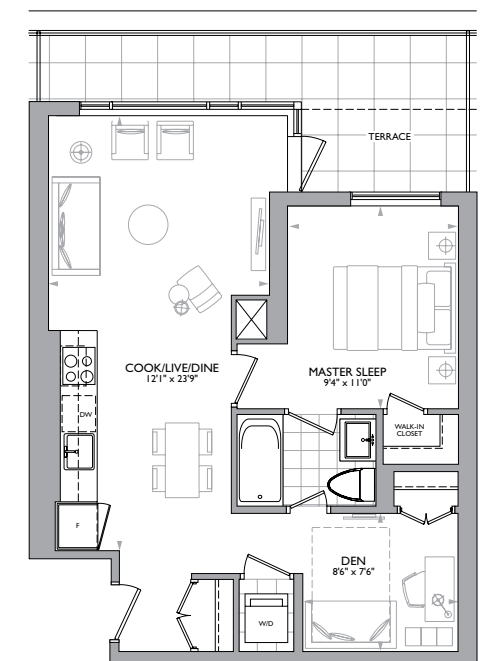
1 BEDROOM + 1 BATH + DEN



INTERIOR: 647 SQ. FT.
BALCONY: 40 SQ. FT.
TOTAL: 687 SQ. FT.



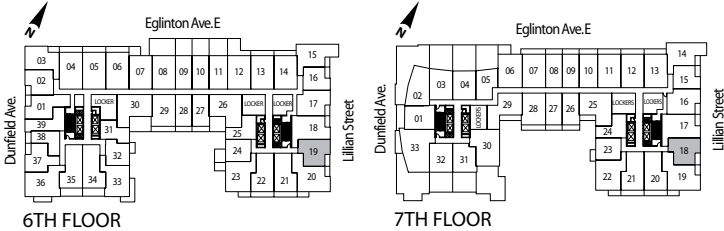
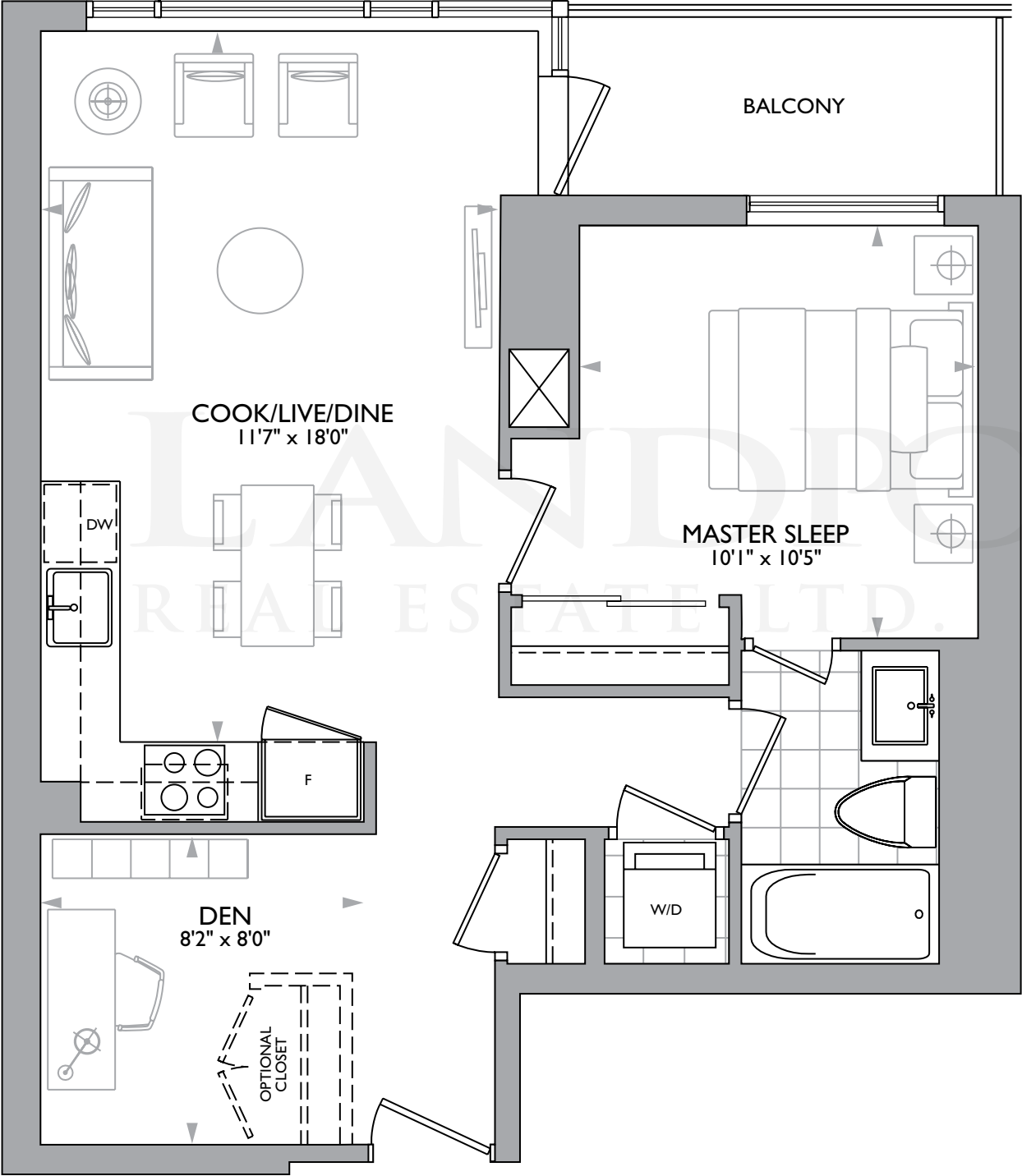
INTERIOR: 647 SQ. FT.
TERRACE: 134 SQ. FT.
TOTAL: 781 SQ. FT.



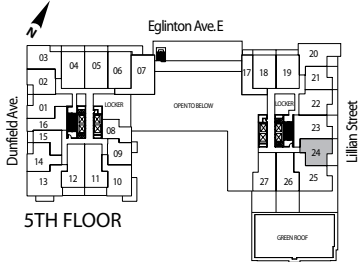
SUITE PIS WITH TERRACE

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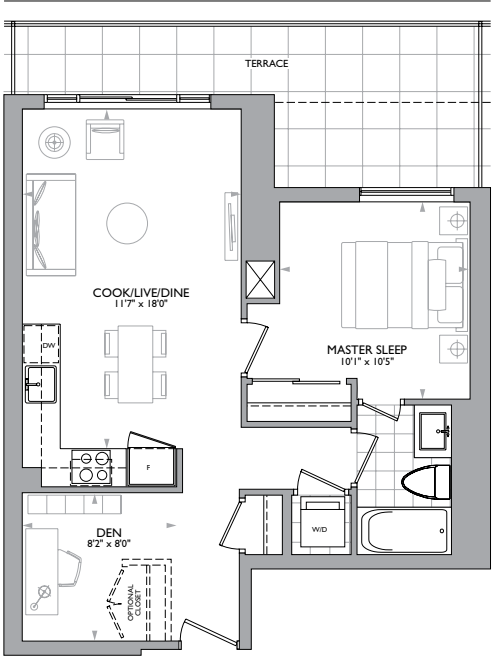
SUITE PIP
618 SQ. FT.
1 BEDROOM + 1 BATH + DEN



INTERIOR: 618 SQ. FT.
BALCONY: 48 SQ. FT.
TOTAL: 666 SQ. FT.



INTERIOR: 618 SQ. FT.
TERRACE: 148 SQ. FT.
TOTAL: 766 SQ. FT.



SUITE PIP WITH TERRACE

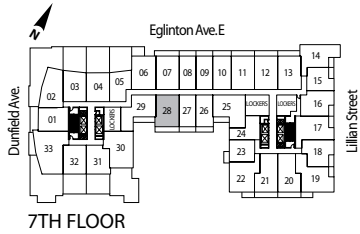
All area and stated dimensions are approximate and subject to normal construction variances. Dimensions may exceed the usable floor area. Sizes and specifications subject to change without notice. The unit shown may be the reverse of the unit purchased. Furniture is displayed for illustration purposes only and does not necessarily reflect the electrical plan of the suite. Suites are sold unfurnished. All illustrations are artist's concept only. E. & O. E. May 2011

PODIUM

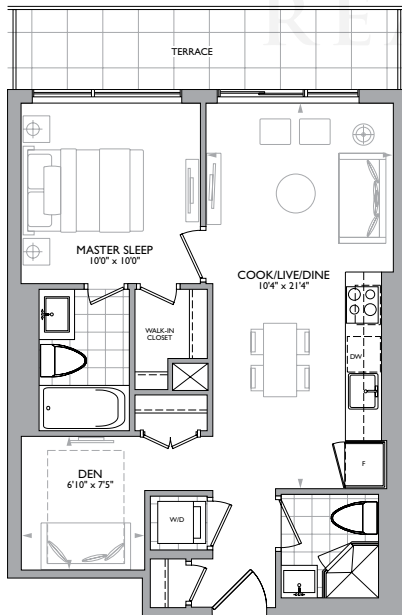
SUITE PIV

616 SQ. FT.

1 BEDROOM + 2 BATH + DEN



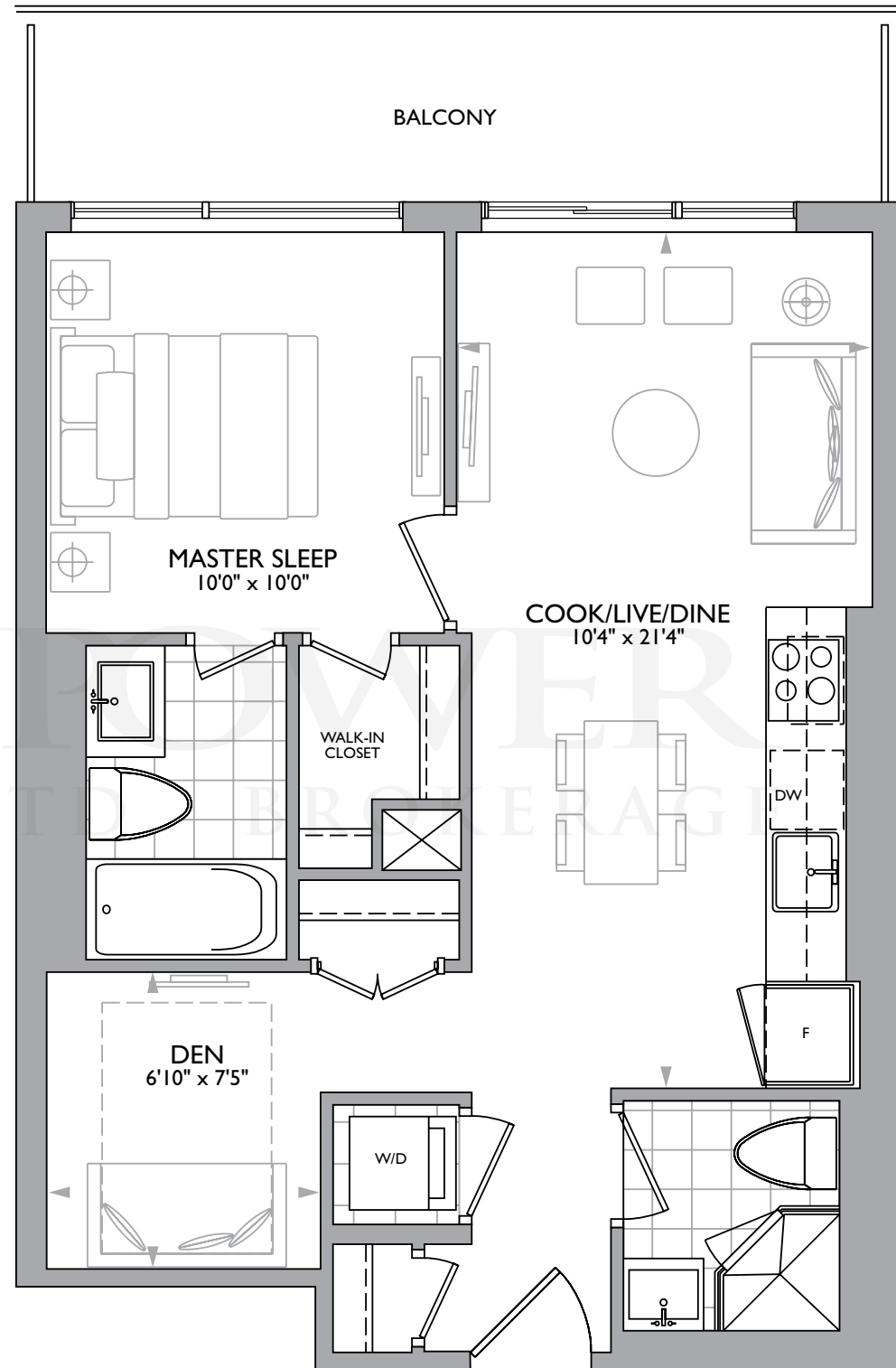
INTERIOR: 616 SQ. FT.
BALCONY: 101 SQ. FT.
TOTAL: 717 SQ. FT.



INTERIOR: 616 SQ. FT.
TERRACE: 94 SQ. FT.
TOTAL: 710 SQ. FT.

SUITE PIV WITH TERRACE

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TOWER SUITES

WITH A STRIKING DESIGN, EXCITING VIEWS,
ELEGANT SUITES AND INSPIRED AMENITIES,
THE TOWER SUITES AT THE MADISON BRINGS
THE BEST OF MIDTOWN TO NEW HEIGHTS.

POWER
LTD. BROKERAGE

1 BEDROOM
+ 1 BATH

INTERIOR: 547 SQ. FT.

BALCONY: 52 SQ. FT.

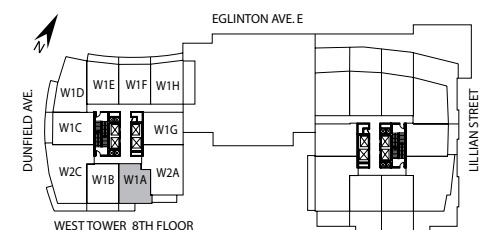
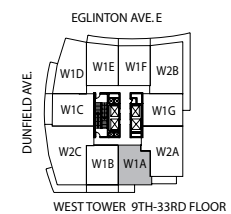
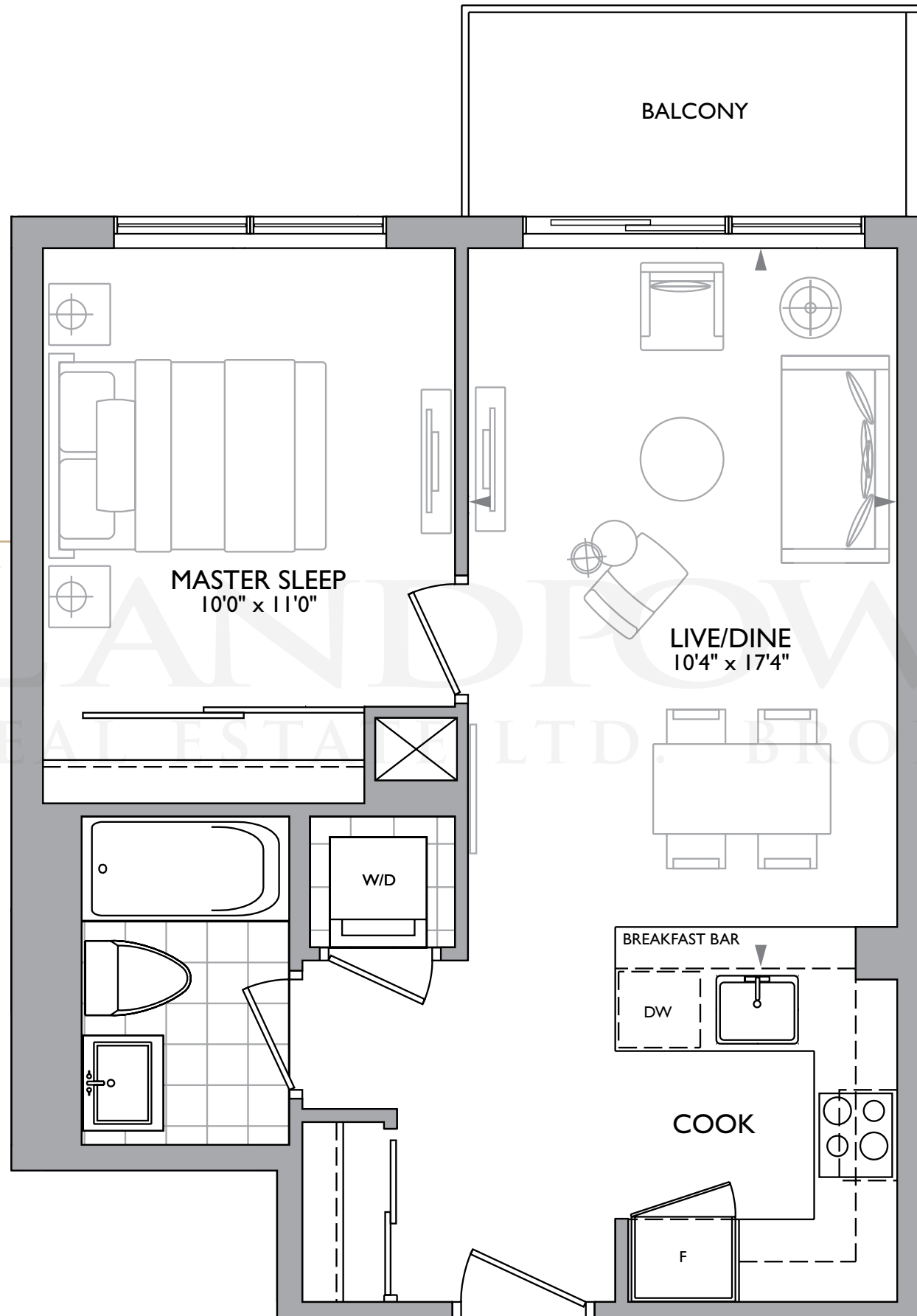
TOTAL: 599 SQ. FT.

SUITE **WIA** - 547 SQ. FT.

THE WEST TOWER SUITES

LAND POWER
REAL ESTATE INC. BROKER/REALTOR





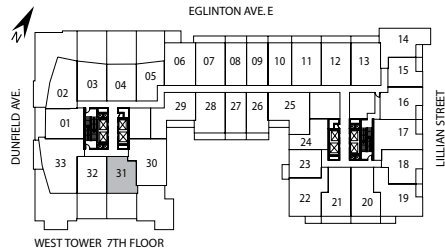


WESTTOWER

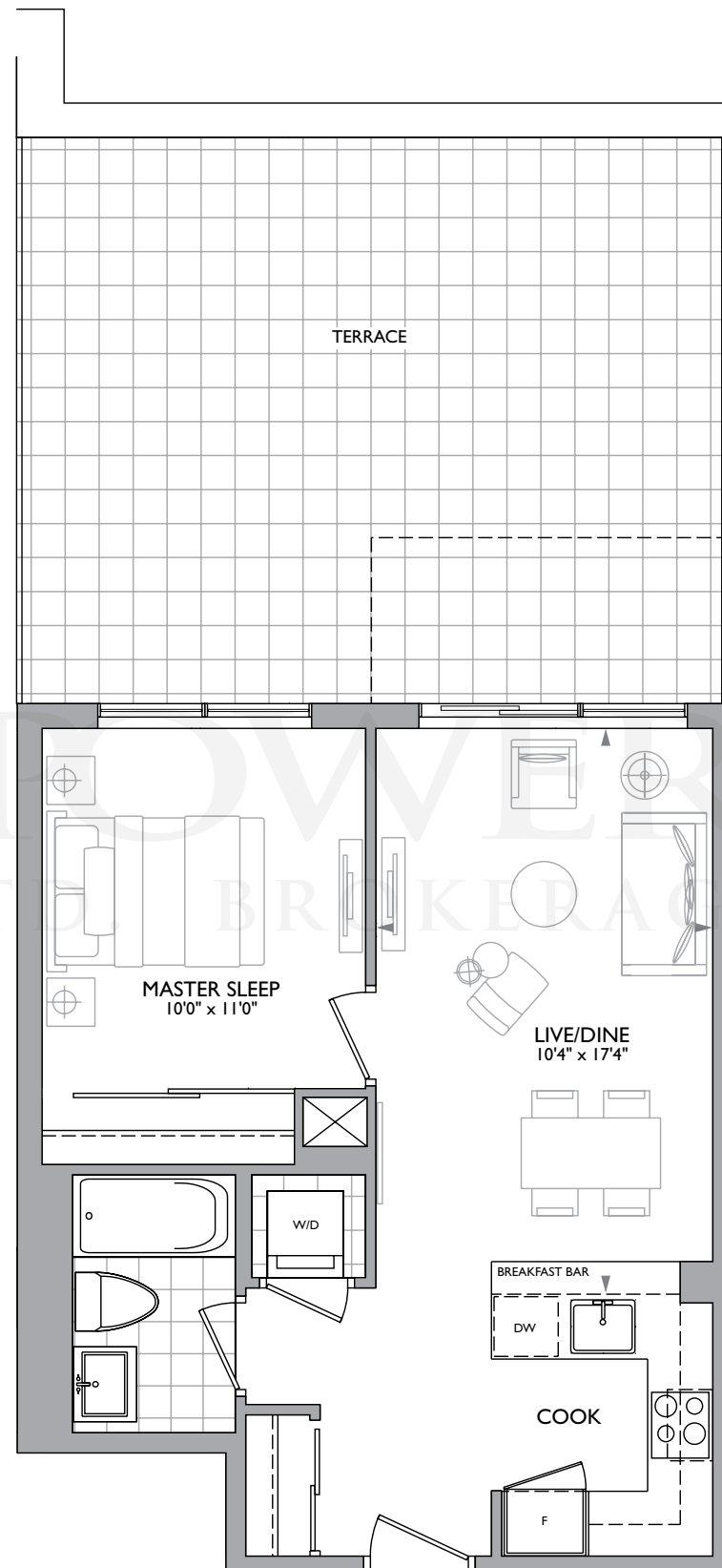
WEST TOWER SUITE W1A

547 SQ. FT.

1 BEDROOM + 1 BATH



INTERIOR: 547 SQ. FT.
TERRACE: 372 SQ. FT.
TOTAL: 919 SQ. FT.



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I BEDROOM
+ I BATH

INTERIOR: 565 SQ. FT.
BALCONY: 103 SQ. FT.
TOTAL: 668 SQ. FT.



SUITE **WIB** - 565 SQ. FT.

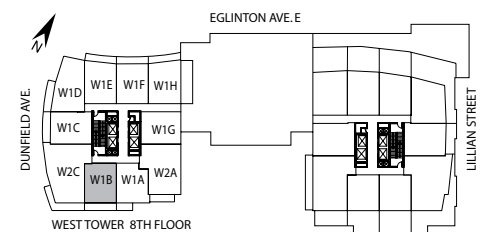
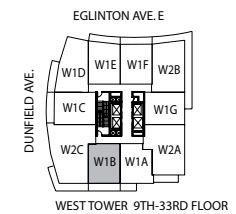
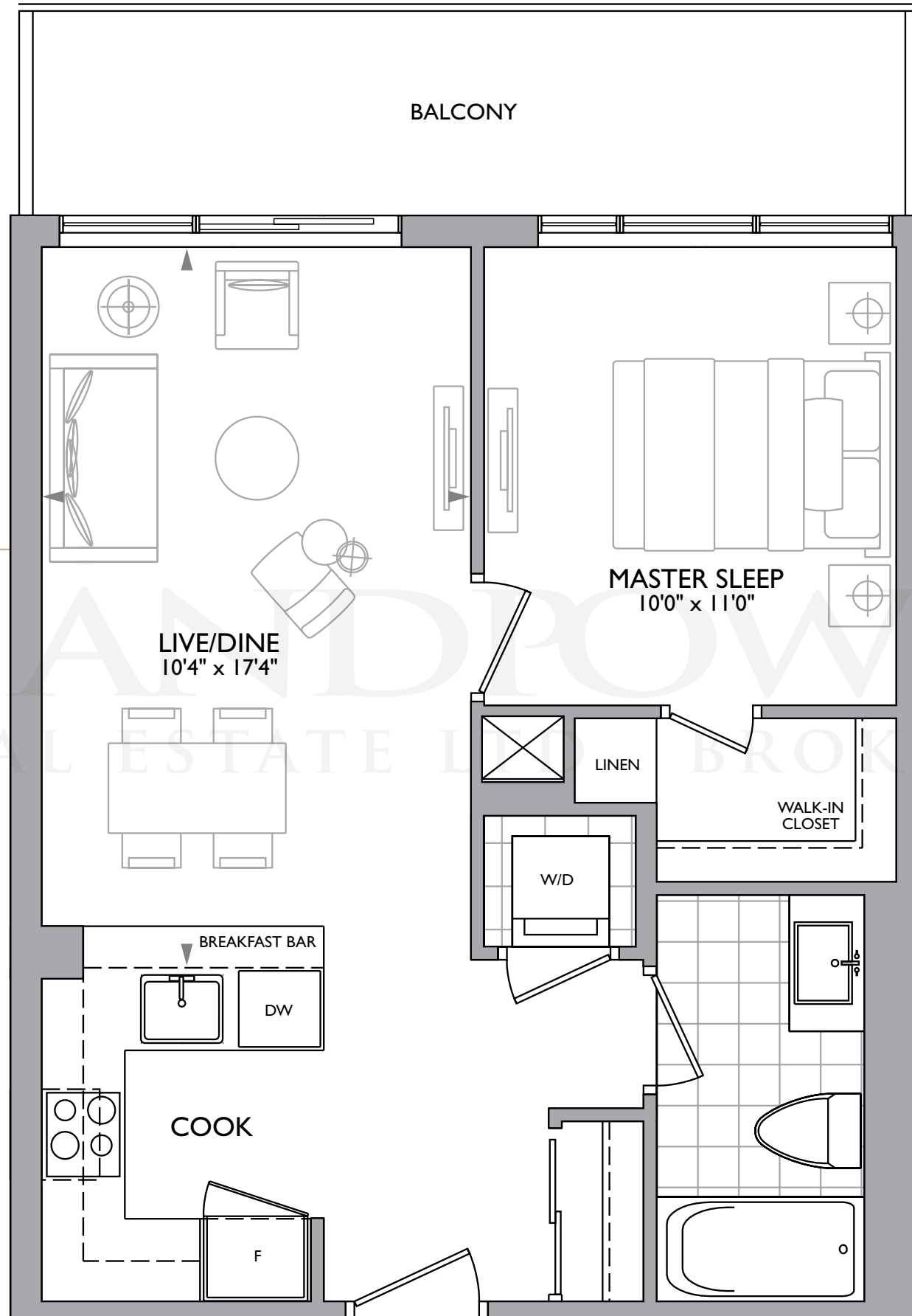
THE WEST TOWER SUITES

LA
REAL



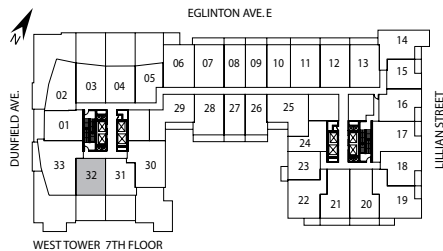
& Hamme

LANDPOWER
REAL ESTATE LTD. BROKERAGE

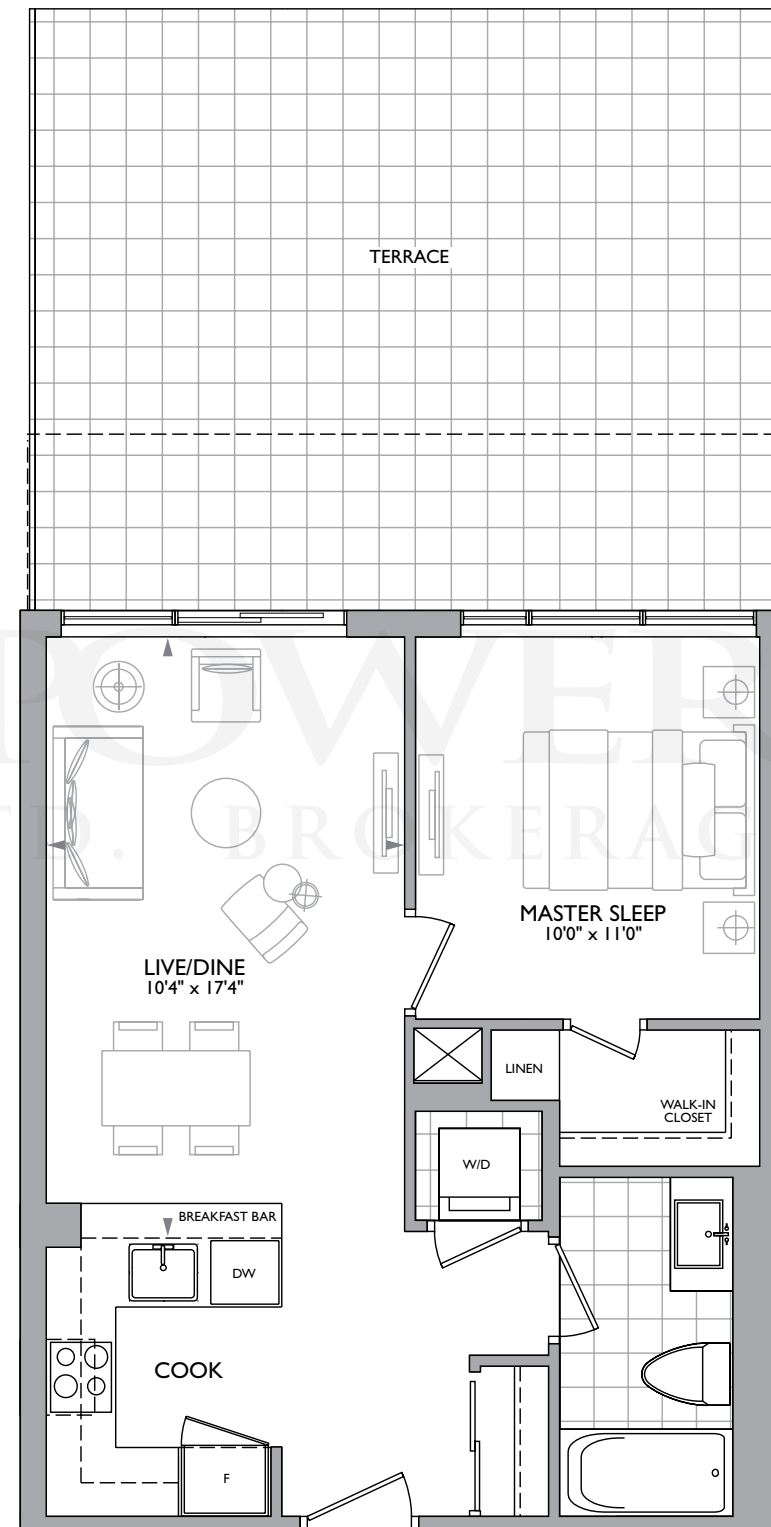


WESTTOWER

WEST TOWER SUITE **W1B**
565 SQ. FT.
 1 BEDROOM + 1 BATH



INTERIOR: 565 SQ. FT.
 TERRACE: 373 SQ. FT.
 TOTAL: 938 SQ. FT.



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2 BEDROOM
+ 2 BATH

INTERIOR: 833 SQ. FT.

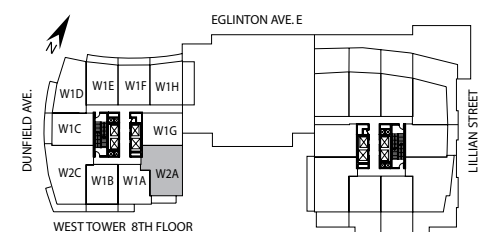
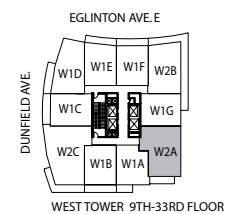
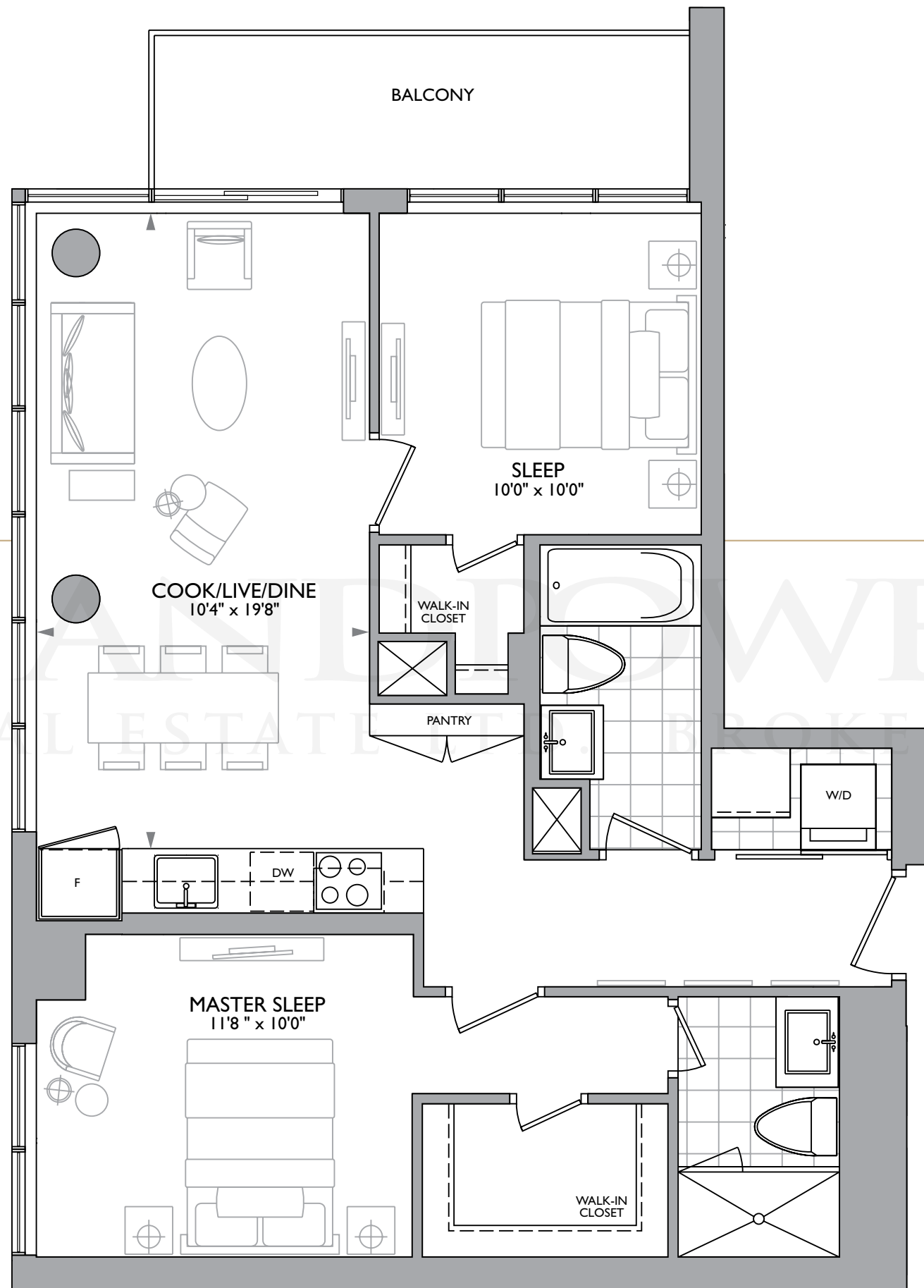
BALCONY: 79 SQ. FT.

TOTAL: 912 SQ. FT.

SUITE **W2A** - 833 SQ. FT.

THE WEST TOWER SUITES

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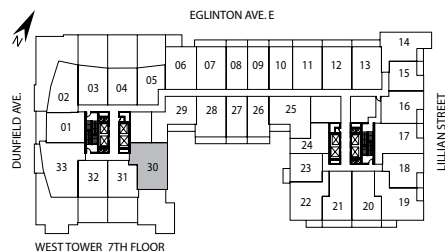


WESTTOWER

WEST TOWER SUITE W2A

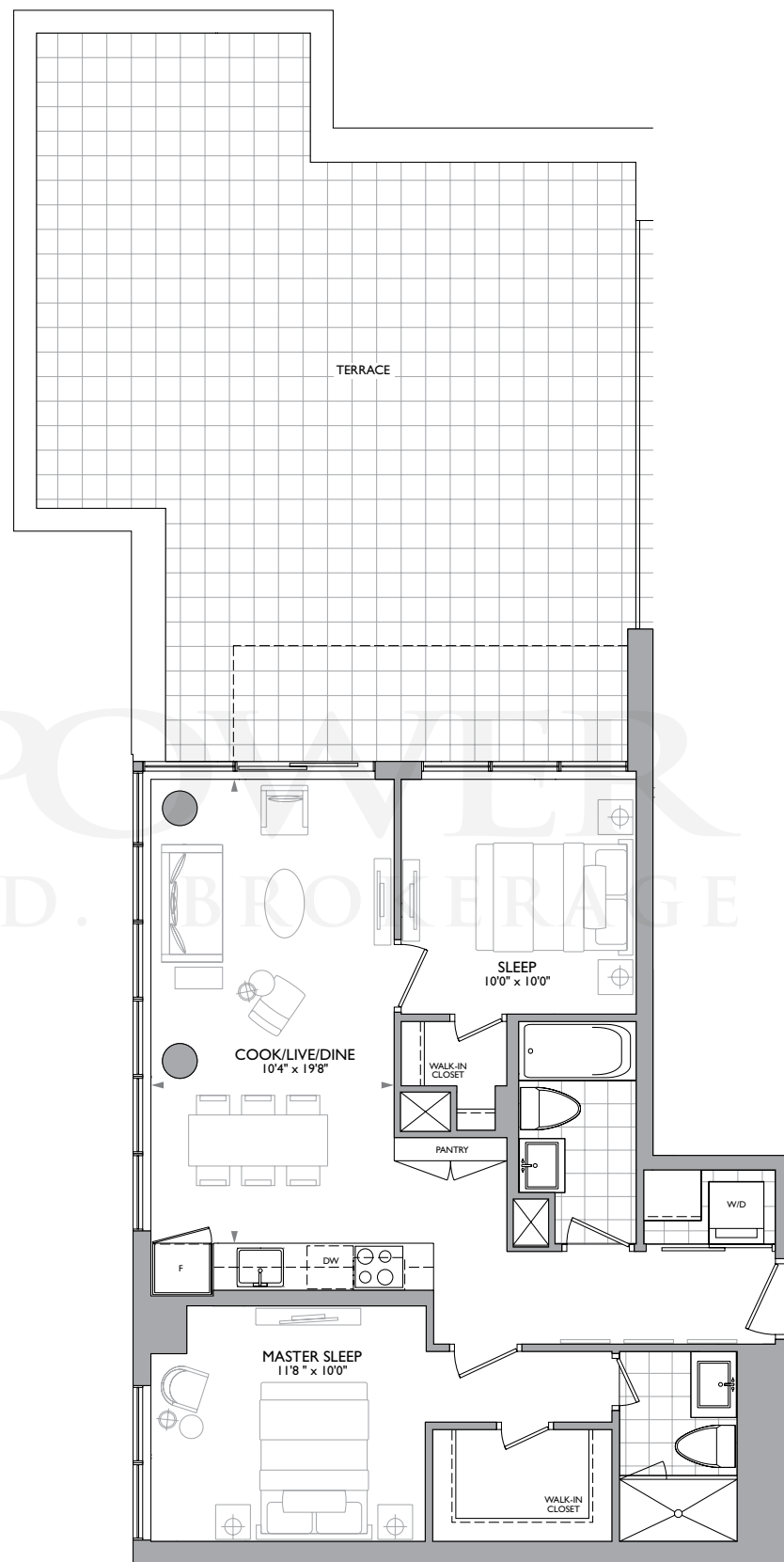
833 SQ. FT.

2 BEDROOM + 2 BATH



INTERIOR: 833 SQ. FT.
TERRACE: 651 SQ. FT.
TOTAL: 1484 SQ. FT.

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REAL ESTATE LTD. BROKERAGE



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1 BEDROOM
+ 1 BATH
+ DEN

INTERIOR: 695 SQ. FT.
BALCONY: 99 SQ. FT.
TOTAL: **794 SQ. FT.**

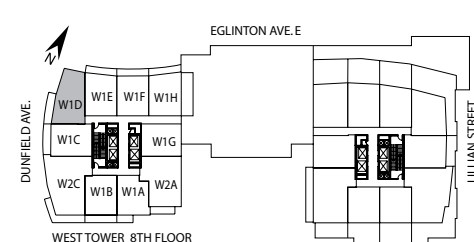
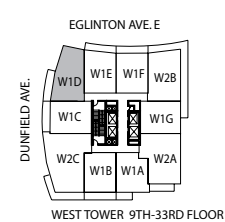
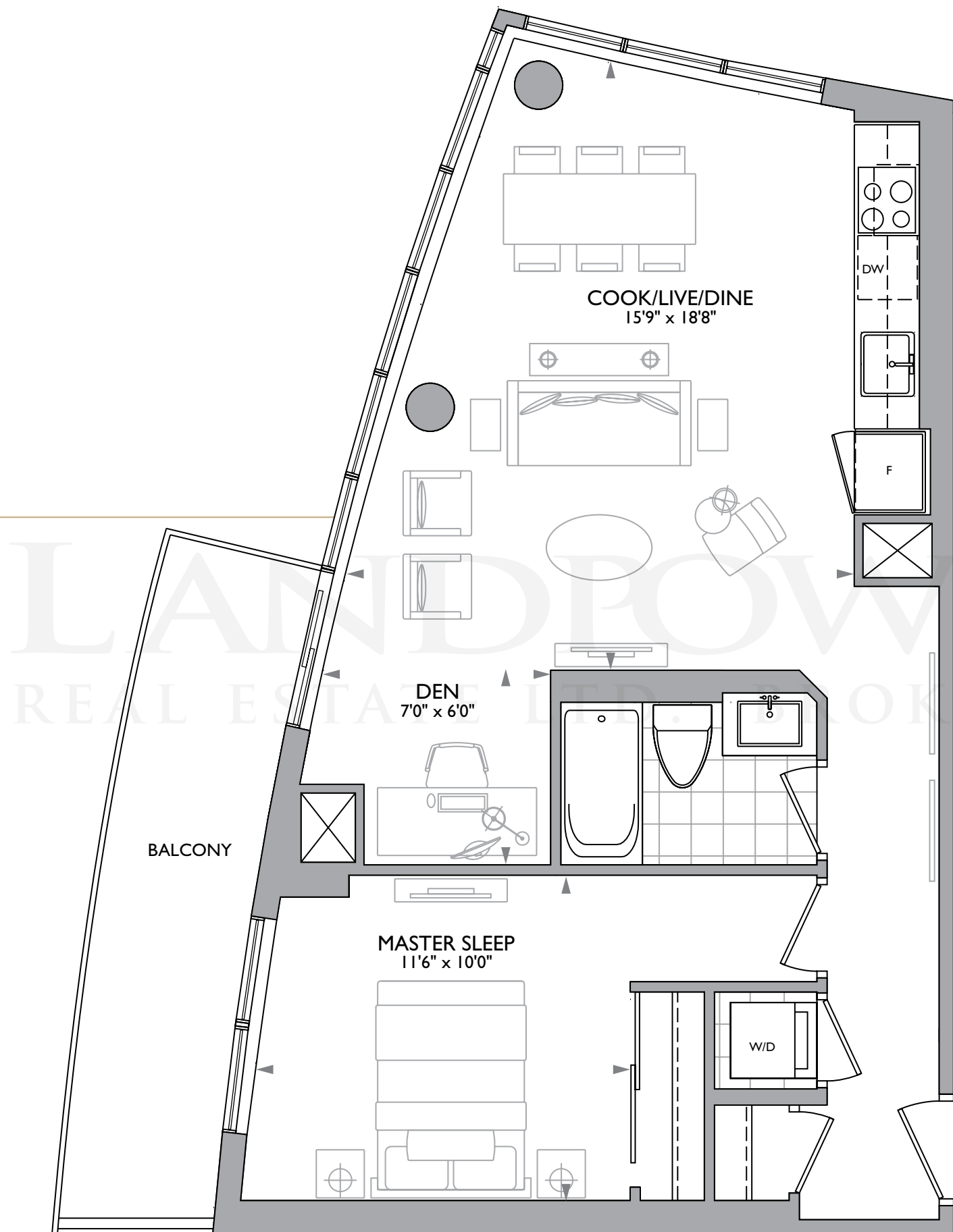


SUITE **WID** - 695 SQ. FT.

THE WEST TOWER SUITES

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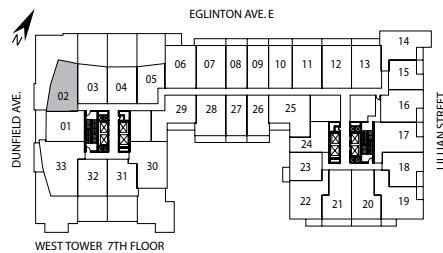


WESTTOWER

WEST TOWER SUITE W1D

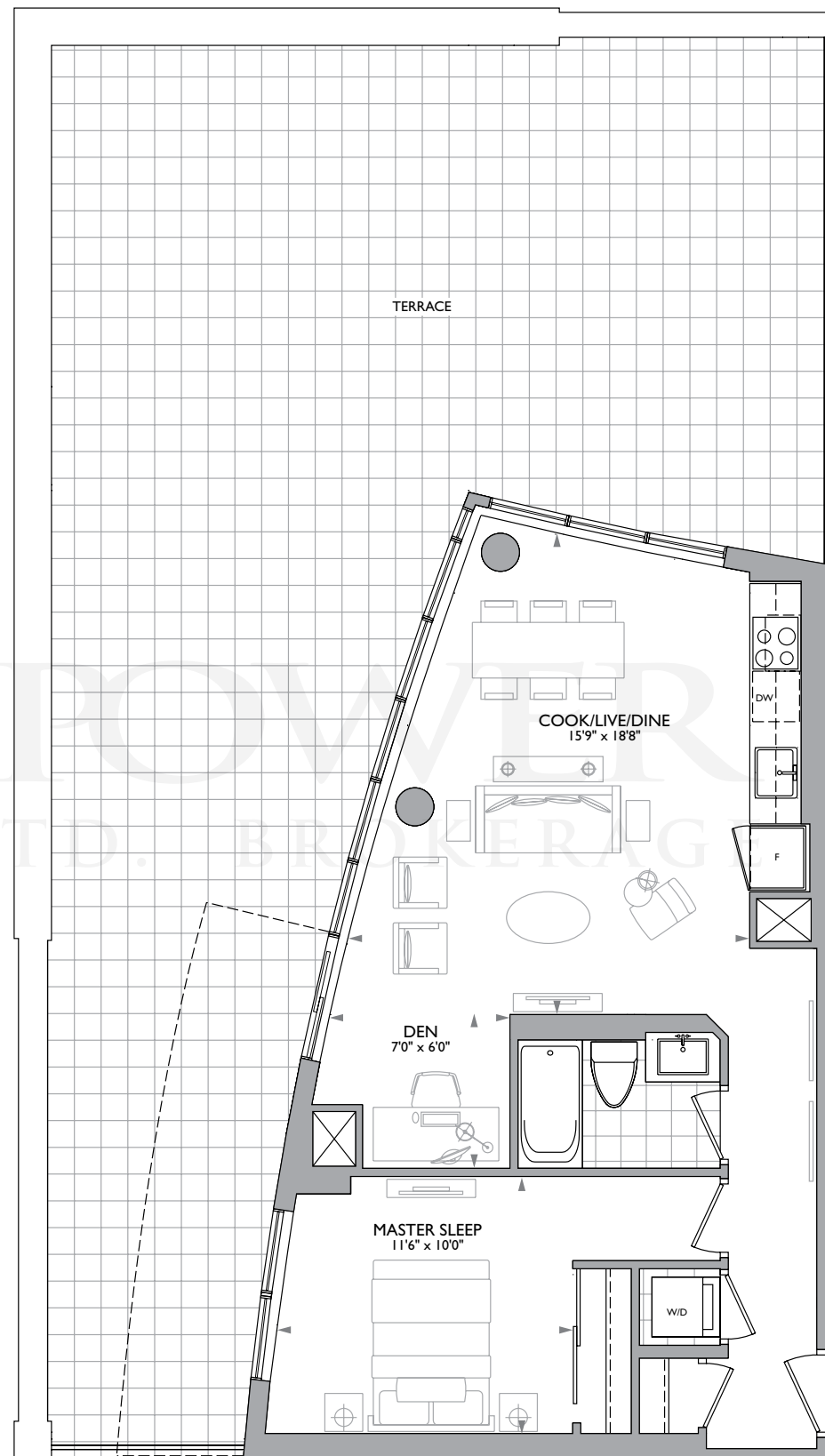
695 SQ. FT.

1 BEDROOM + 1 BATH + DEN



INTERIOR: 696 SQ. FT.
TERRACE: 953 SQ. FT.
TOTAL: 1648 SQ. FT.

LANDPOWER
REAL ESTATE LTD. BROKERAGE



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2 BEDROOM
+ 2 BATH

INTERIOR: 725 SQ. FT.

BALCONY: 292 SQ. FT.

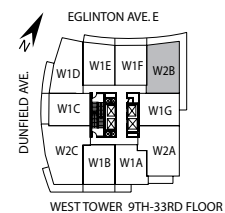
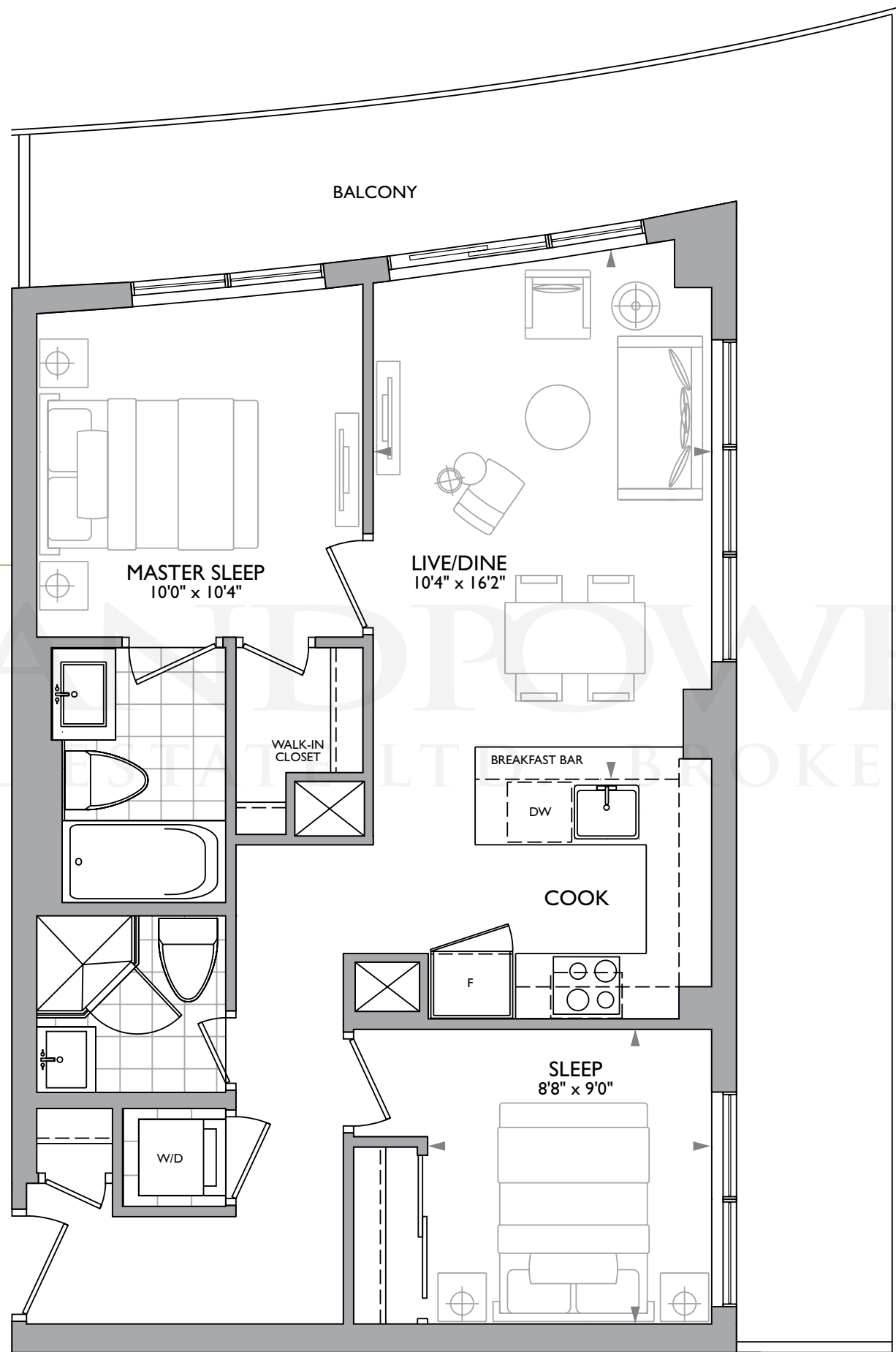
TOTAL: 1017 SQ. FT.

SUITE **W2B** - 725 SQ. FT.

THE WEST TOWER SUITES

LA
REAL





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1 BEDROOM
+ 1 BATH
+ DEN

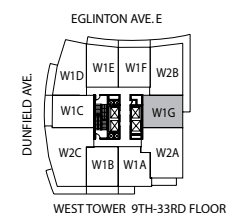
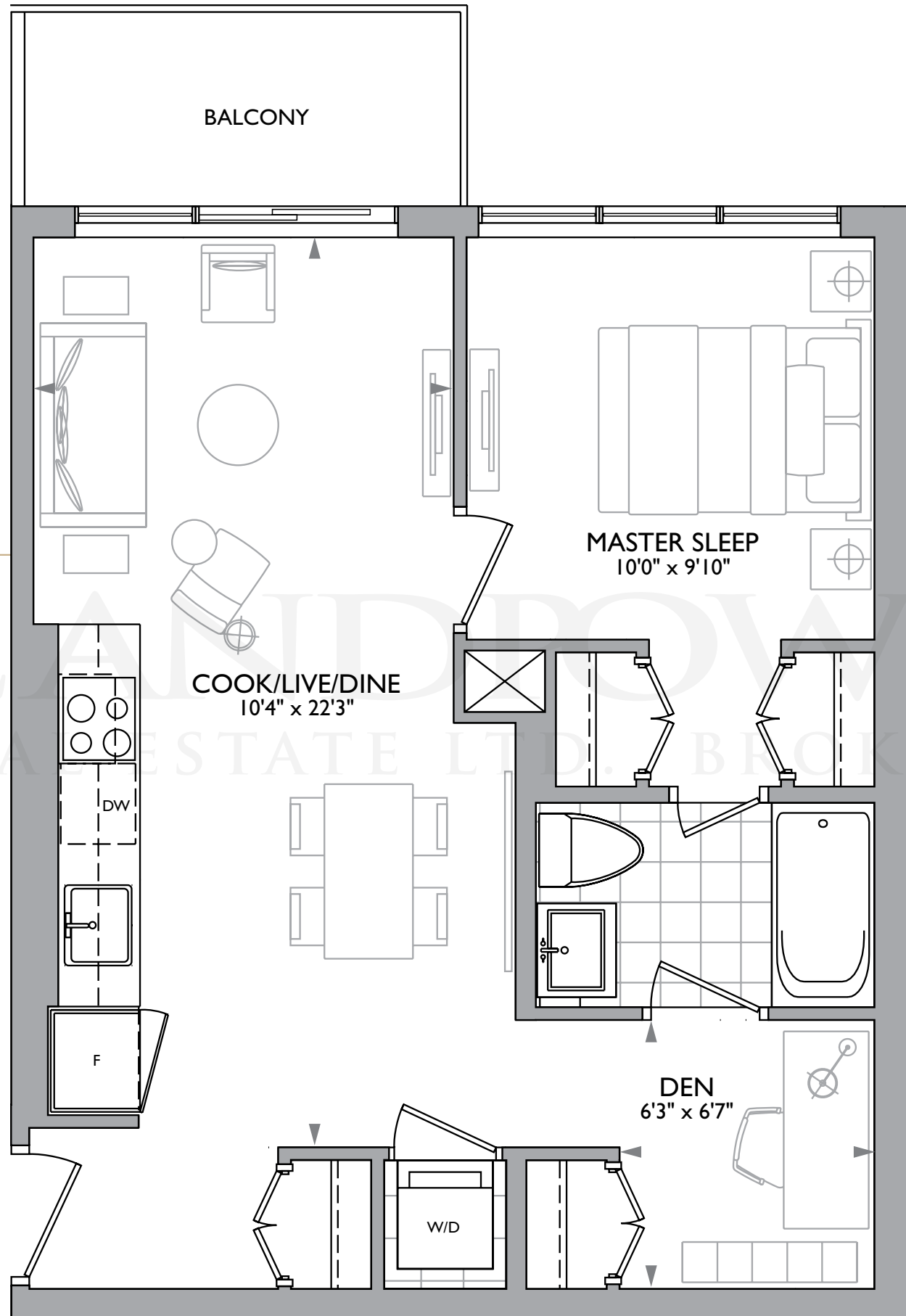
INTERIOR: 598 SQ. FT.
BALCONY: 51 SQ. FT.
TOTAL: 649 SQ. FT.

SUITE **WIG** - 598 SQ. FT.

THE WEST TOWER SUITES

LA
REAL





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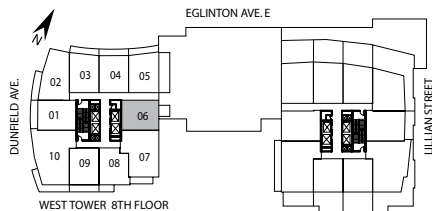


WESTTOWER

WEST TOWER SUITE W1G

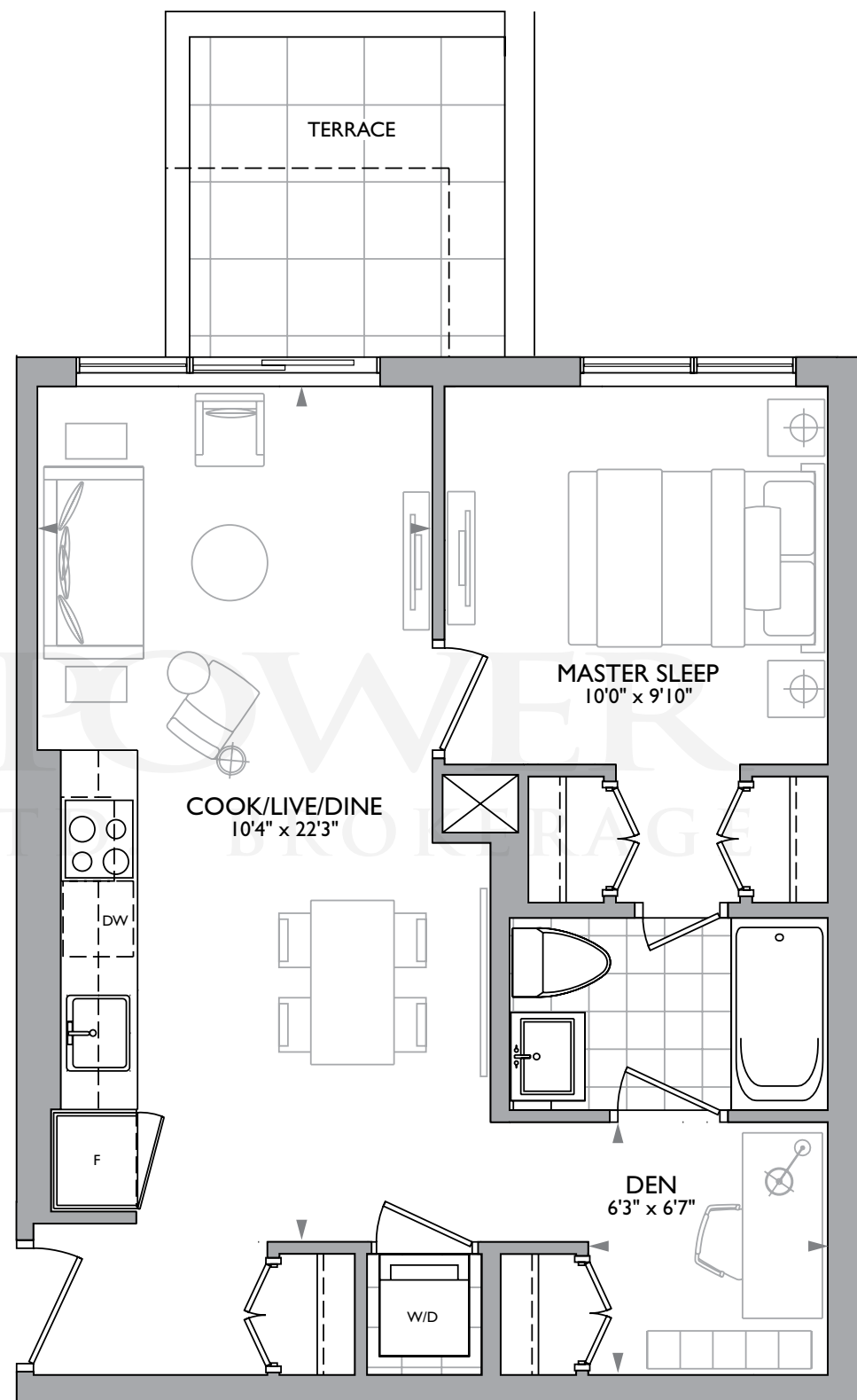
598 SQ. FT.

1 BEDROOM + 1 BATH + DEN



INTERIOR: 598 SQ. FT.
TERRACE: 65 SQ. FT.
TOTAL: 663 SQ. FT.

LANDING
REAL ESTATE LTD. BROKER/AGENT



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1 BEDROOM
+ 1 BATH
+ DEN

INTERIOR: 623 SQ. FT.
BALCONY: 96 SQ. FT.
TOTAL: **719 SQ. FT.**

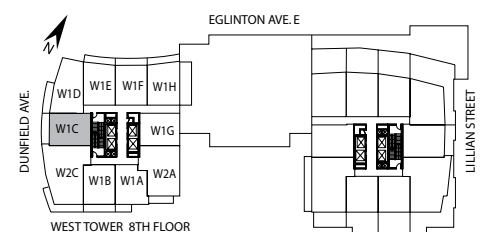
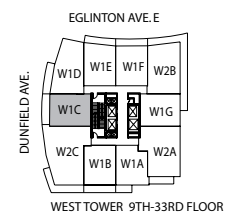
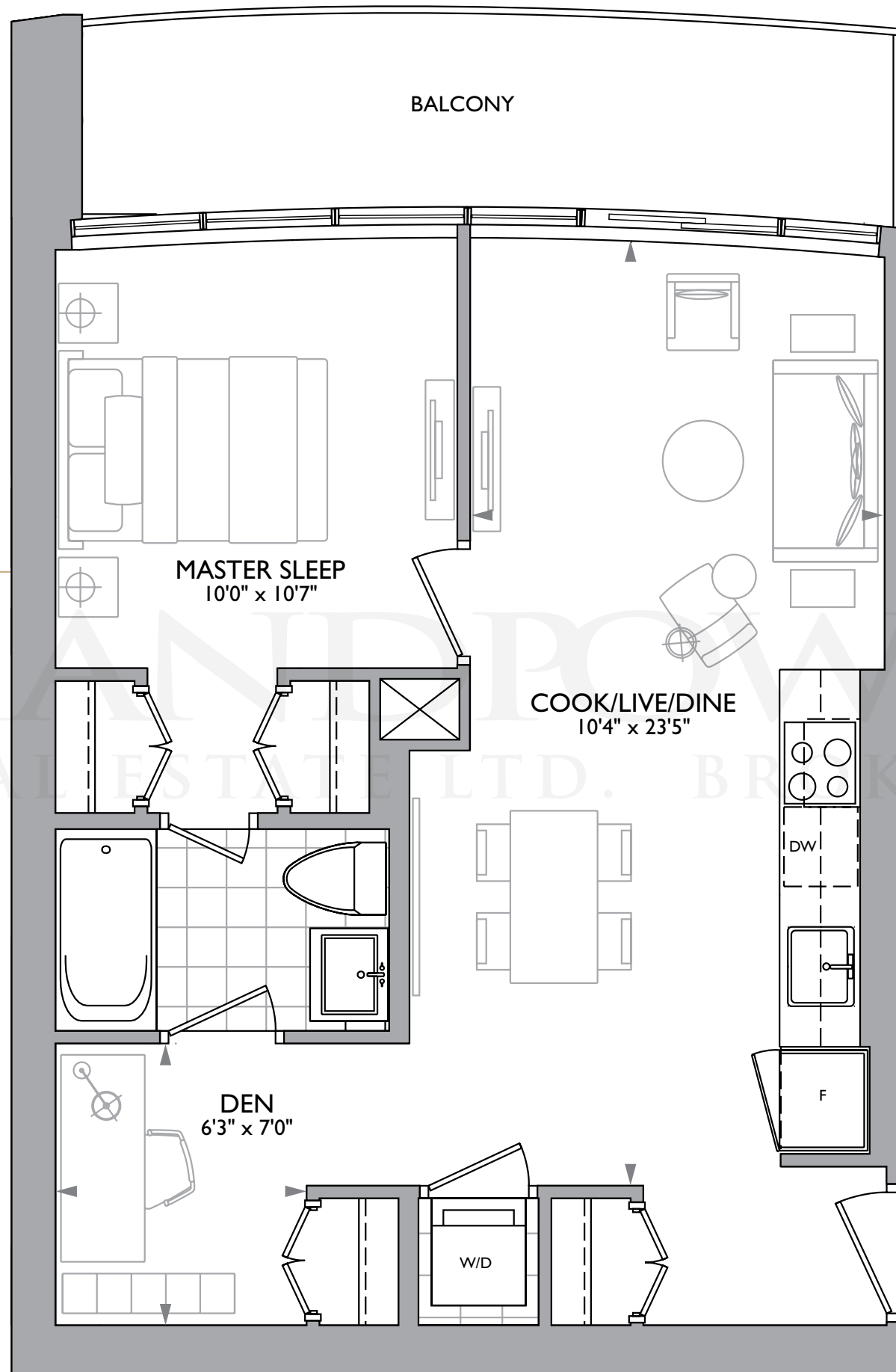


SUITE **WIC** - 623 SQ. FT.

THE WEST TOWER SUITES

LA
REAL





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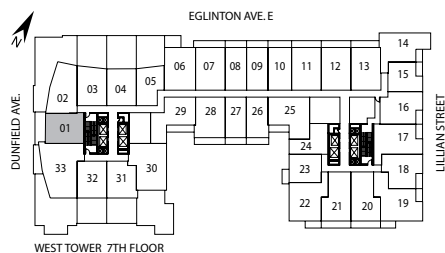


WESTTOWER

WEST TOWER SUITE WIC

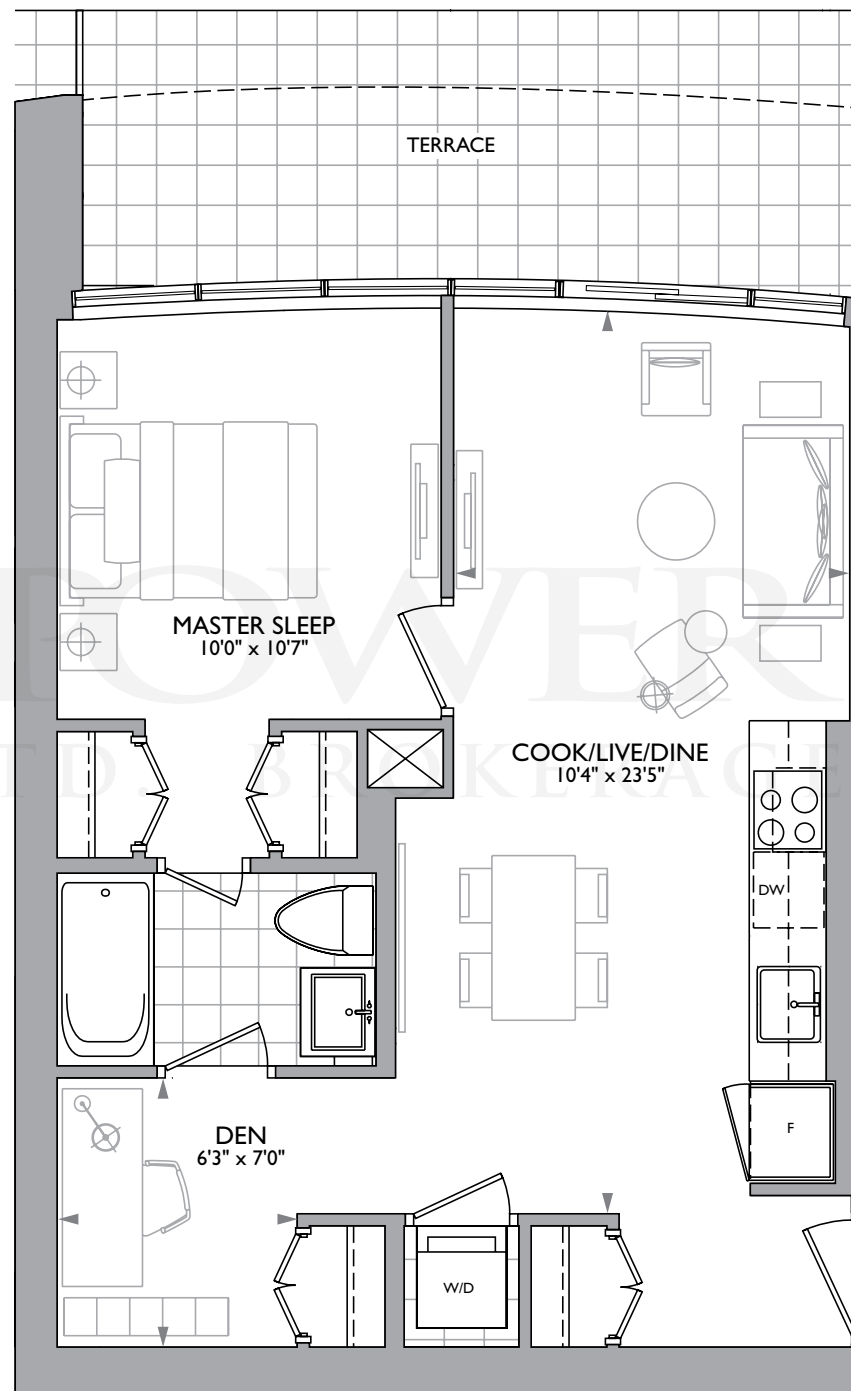
623 SQ. FT.

1 BEDROOM + 1 BATH + DEN



INTERIOR: 623 SQ. FT.
TERRACE: 144 SQ. FT.
TOTAL: 767 SQ. FT.

LANDING
REAL ESTATE LTD. BROKERAGE



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1 BEDROOM
+ 1 BATH
+ DEN

INTERIOR: 695 SQ. FT.
BALCONY: 99 SQ. FT.
TOTAL: **794 SQ. FT.**

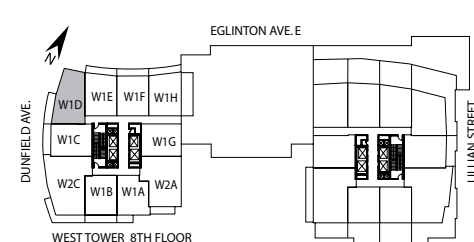
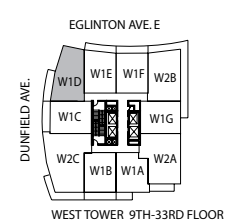
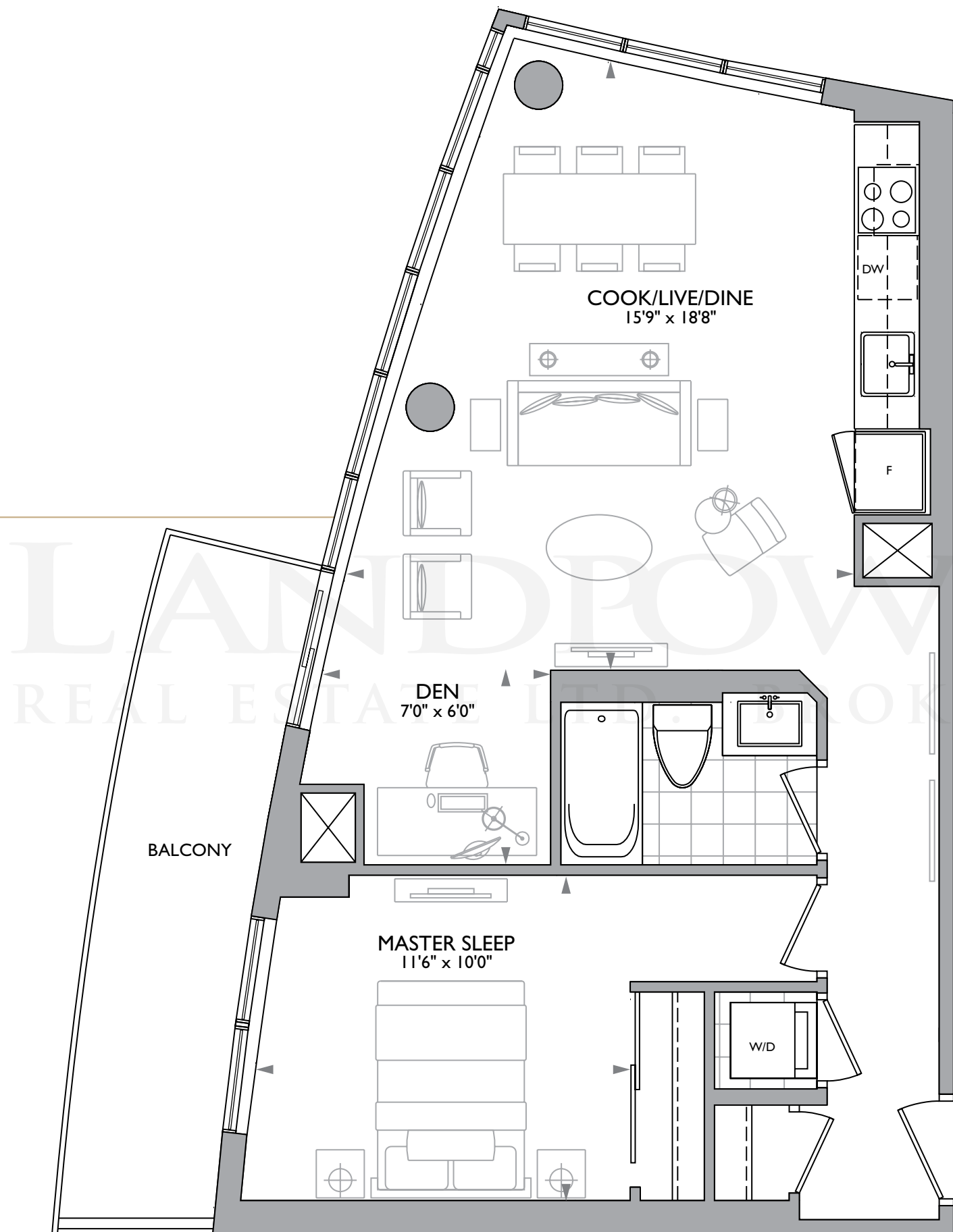


SUITE **WID** - 695 SQ. FT.

THE WEST TOWER SUITES

LA
REAL





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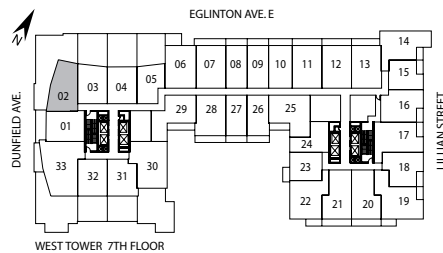


WESTTOWER

WEST TOWER SUITE W1D

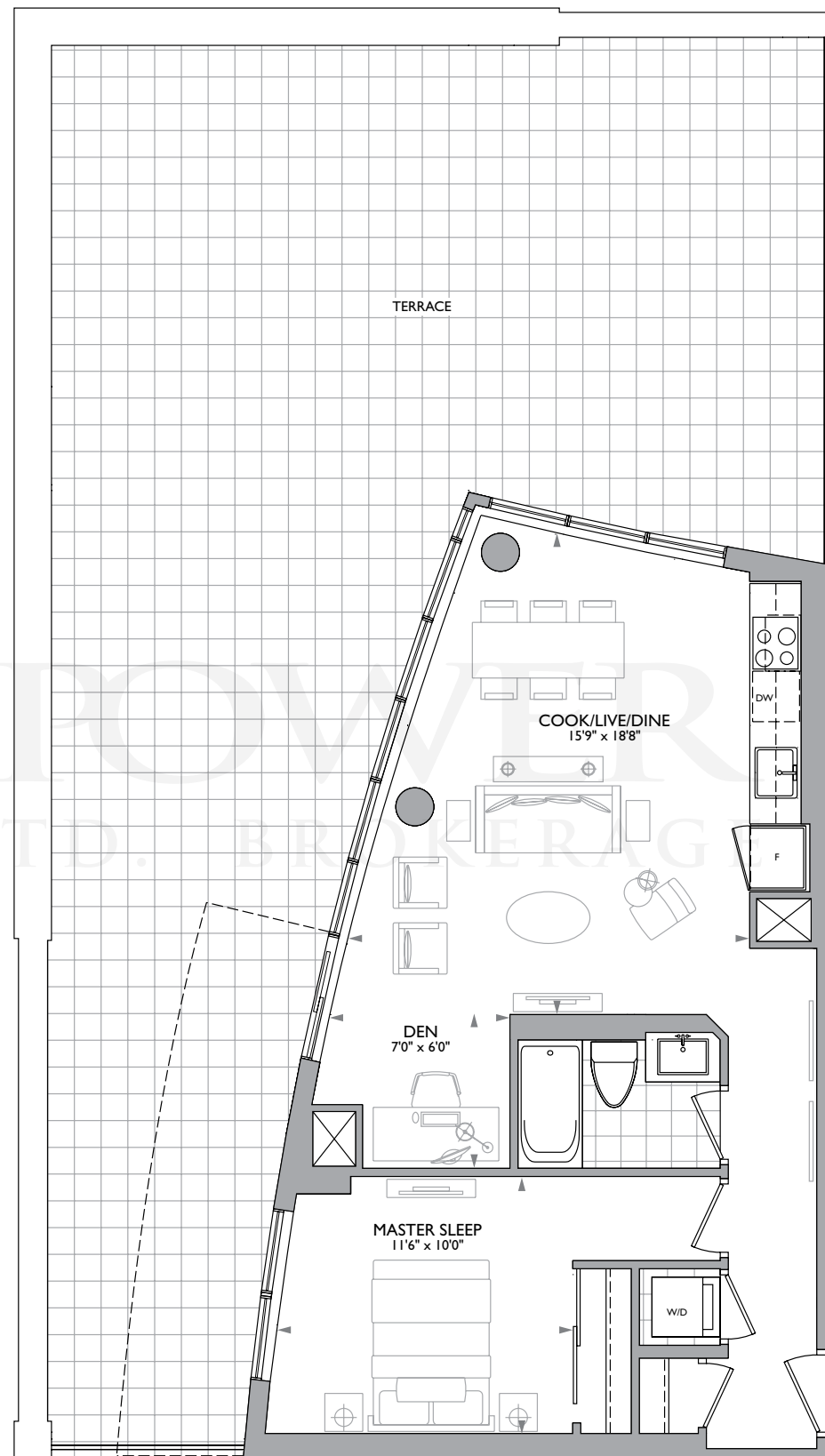
695 SQ. FT.

1 BEDROOM + 1 BATH + DEN



INTERIOR: 696 SQ. FT.
TERRACE: 953 SQ. FT.
TOTAL: 1648 SQ. FT.

LANDPOWER
REAL ESTATE LTD. BROKERAGE



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I BEDROOM
+ I BATH

INTERIOR: 565 SQ. FT.
BALCONY: 103 SQ. FT.
TOTAL: 668 SQ. FT.



SUITE **WIB** - 565 SQ. FT.

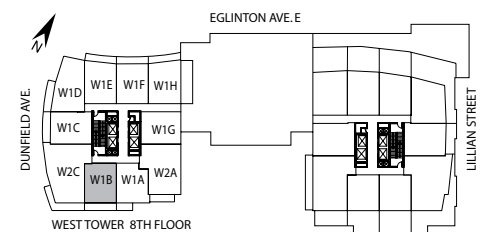
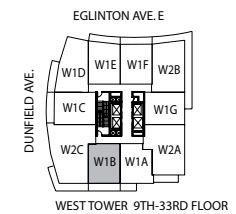
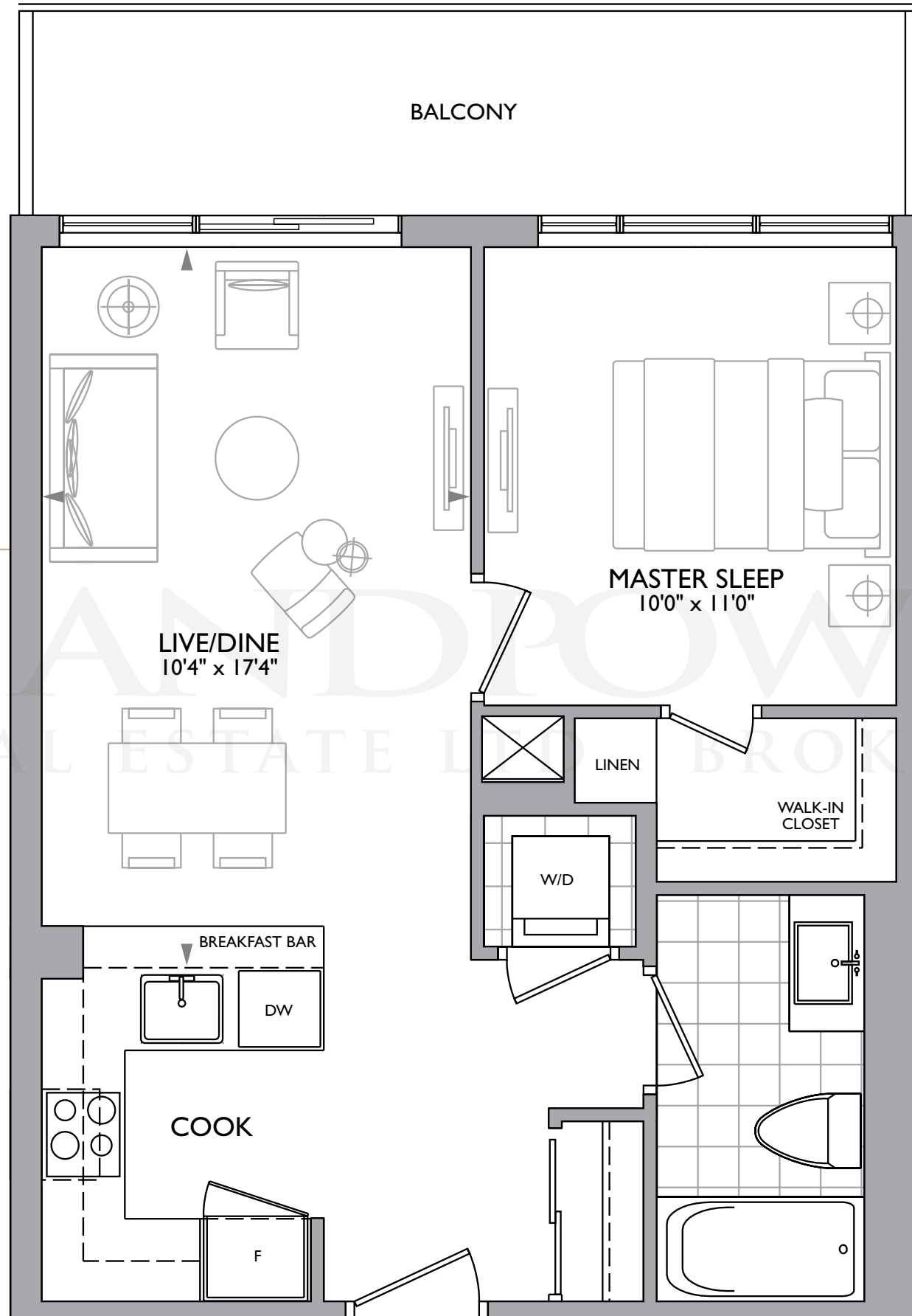
THE WEST TOWER SUITES

LA
REAL



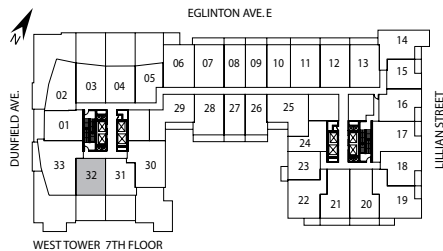
& Hamme

LANDPOWER
REAL ESTATE LTD. BROKERAGE



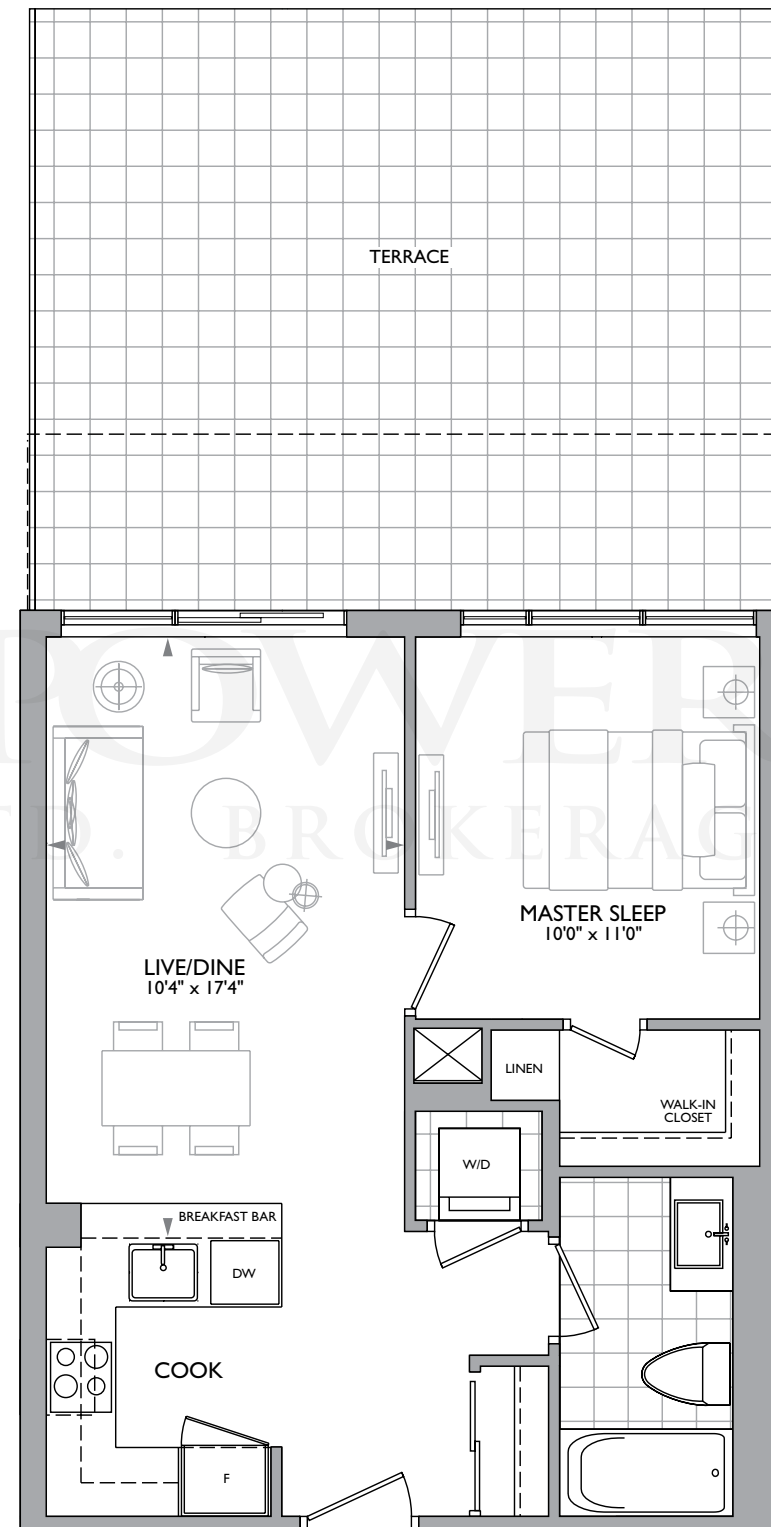
WESTTOWER

WEST TOWER SUITE **W1B**
565 SQ. FT.
 1 BEDROOM + 1 BATH



INTERIOR: 565 SQ. FT.
 TERRACE: 373 SQ. FT.
 TOTAL: 938 SQ. FT.

LANDING OVER
 REAL ESTATE LTD. BROKERAGE



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2 BEDROOM
+ 2 BATH

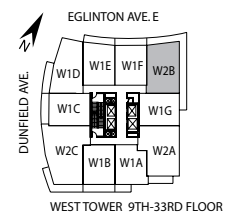
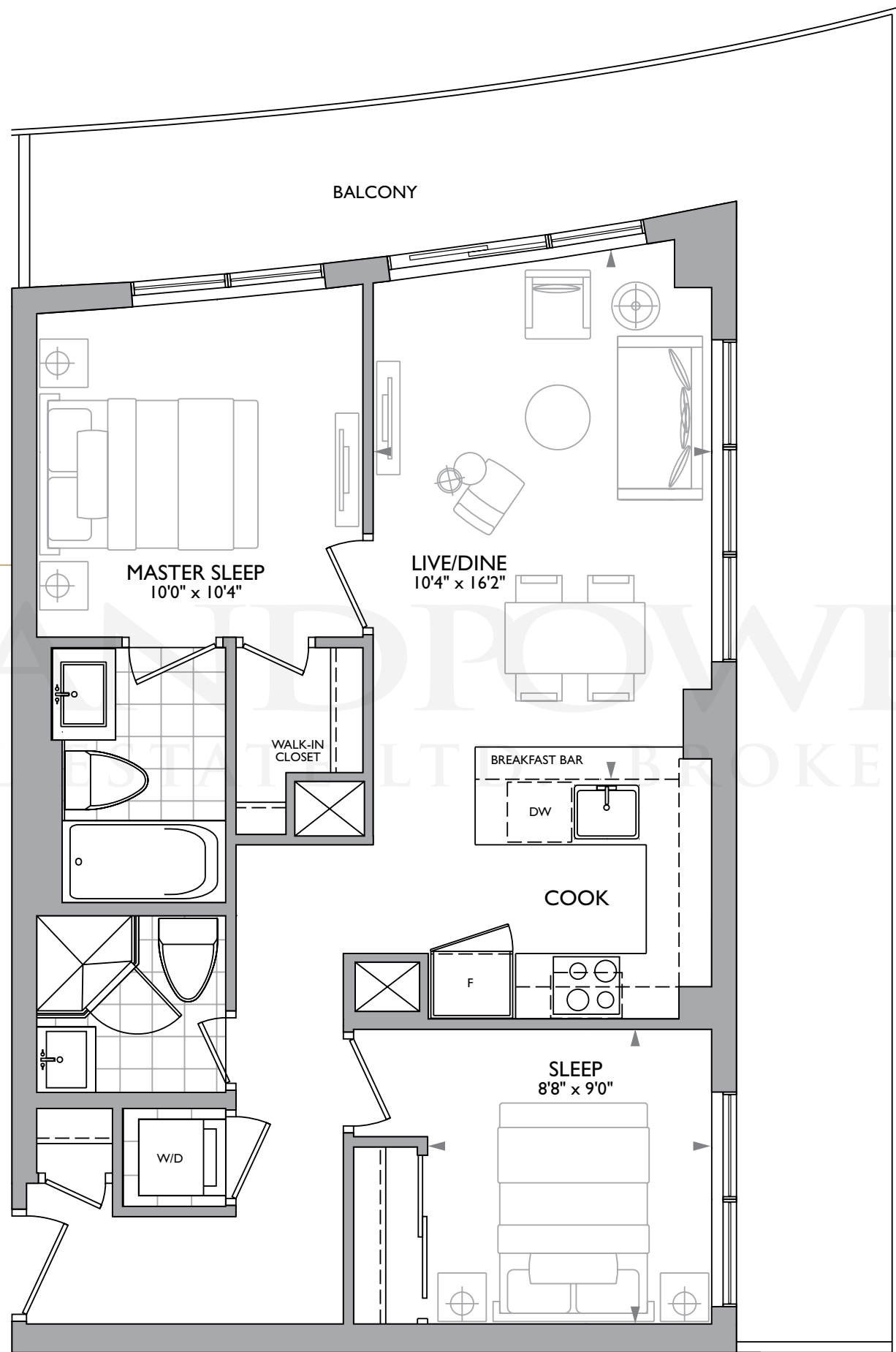
INTERIOR: 725 SQ. FT.
BALCONY: 292 SQ. FT.
TOTAL: 1017 SQ. FT.

SUITE **W2B** - 725 SQ. FT.

THE WEST TOWER SUITES

LA
REAL





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1 BEDROOM
+ 1 BATH
+ DEN

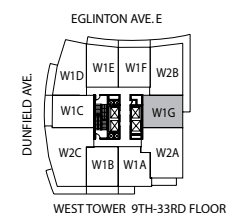
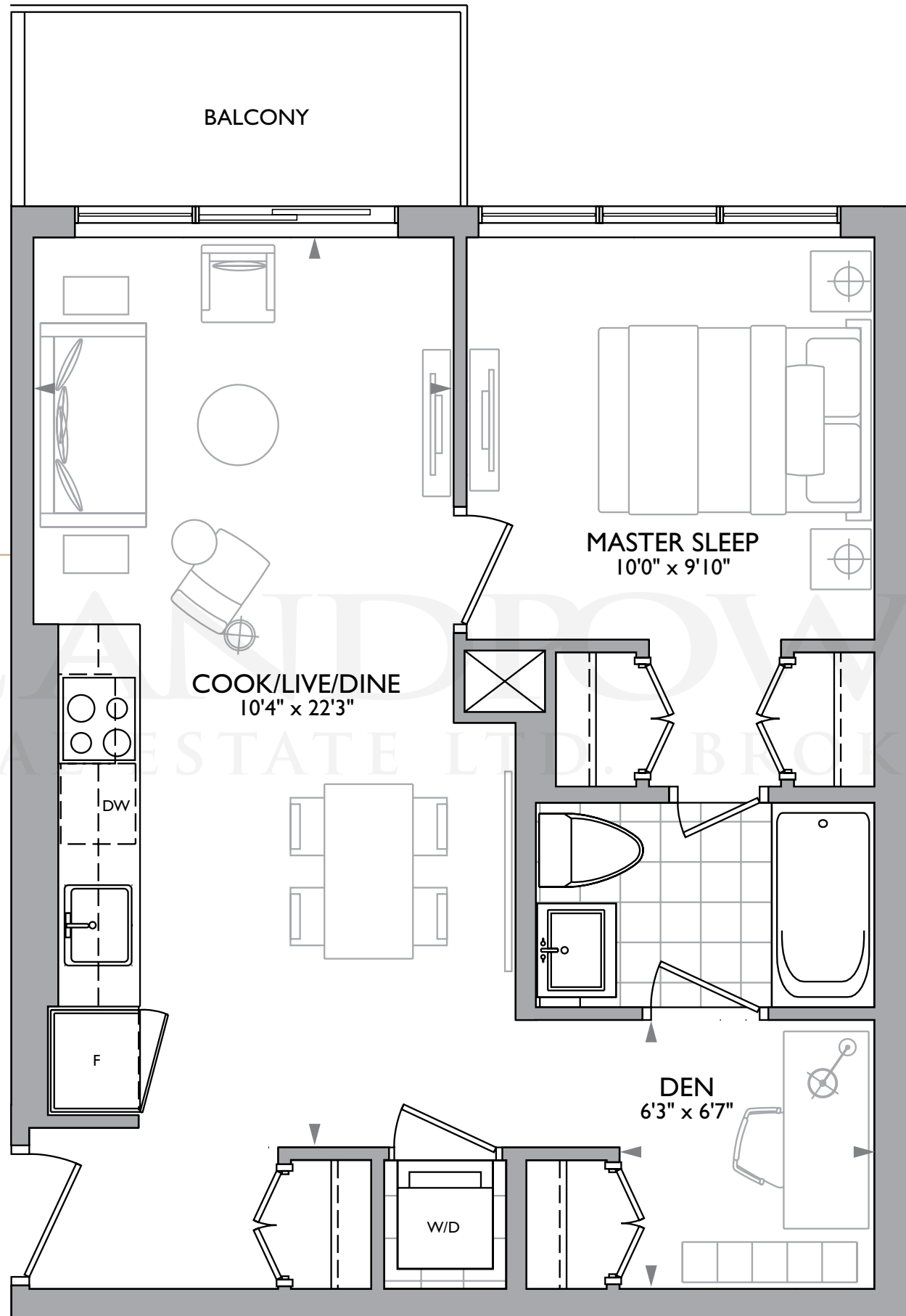
INTERIOR: 598 SQ. FT.
BALCONY: 51 SQ. FT.
TOTAL: 649 SQ. FT.

SUITE **WIG** - 598 SQ. FT.

THE WEST TOWER SUITES

LA
REAL





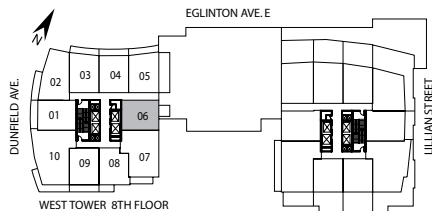


WESTTOWER

WEST TOWER SUITE WIG

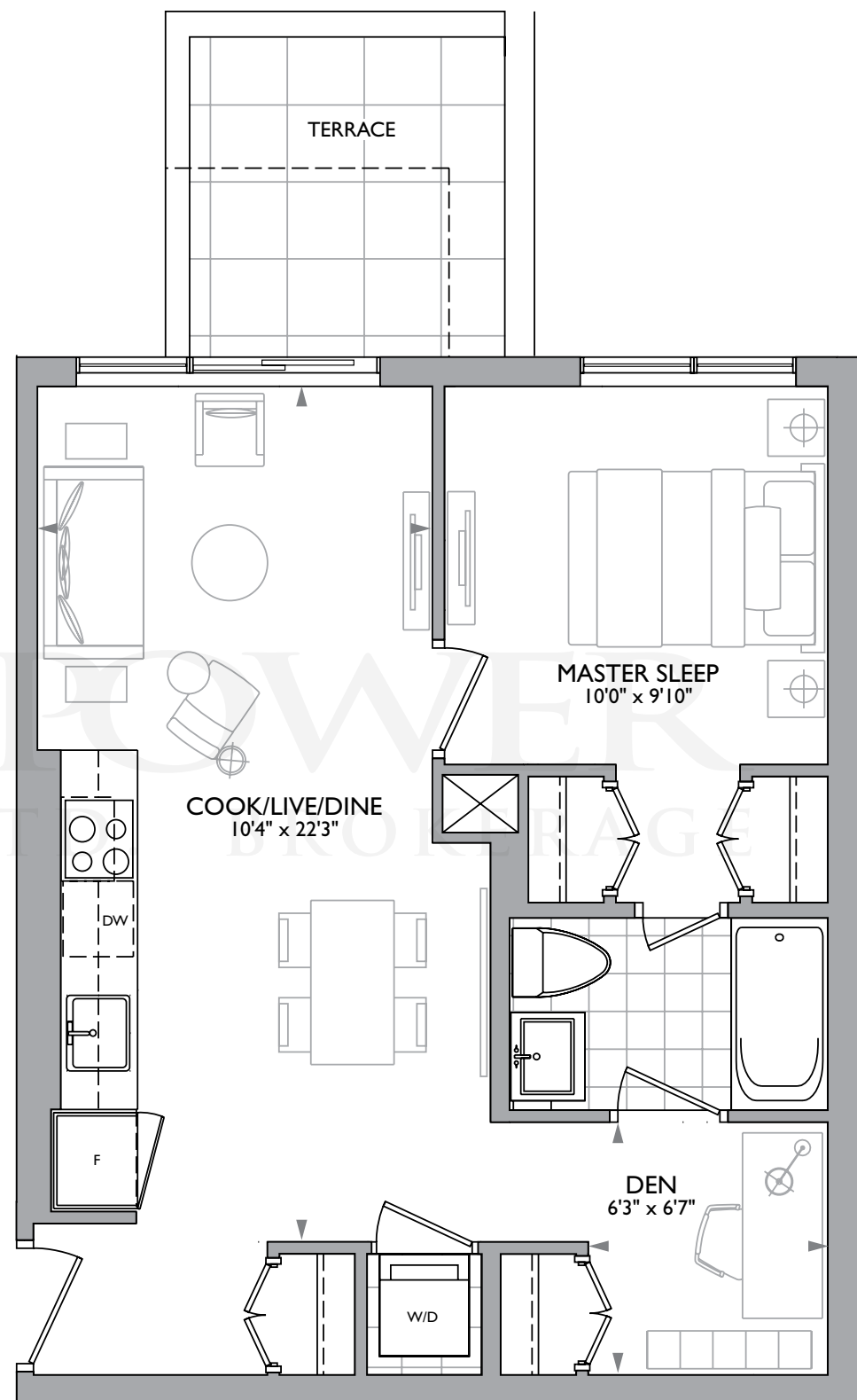
598 SQ. FT.

1 BEDROOM + 1 BATH+ DEN



INTERIOR: 598 SQ. FT.
TERRACE: 65 SQ. FT.
TOTAL: 663 SQ. FT.

LANDING
REAL ESTATE LTD. BROKER/AGENT



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1 BEDROOM
+ 1 BATH
+ DEN

INTERIOR: 587 SQ. FT.
BALCONY: 98 SQ. FT.
TOTAL: 685 SQ. FT.

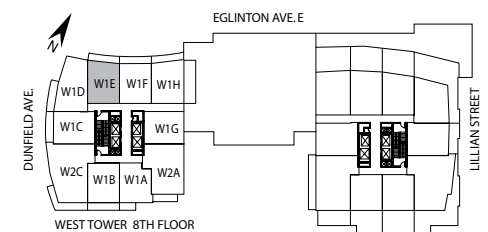
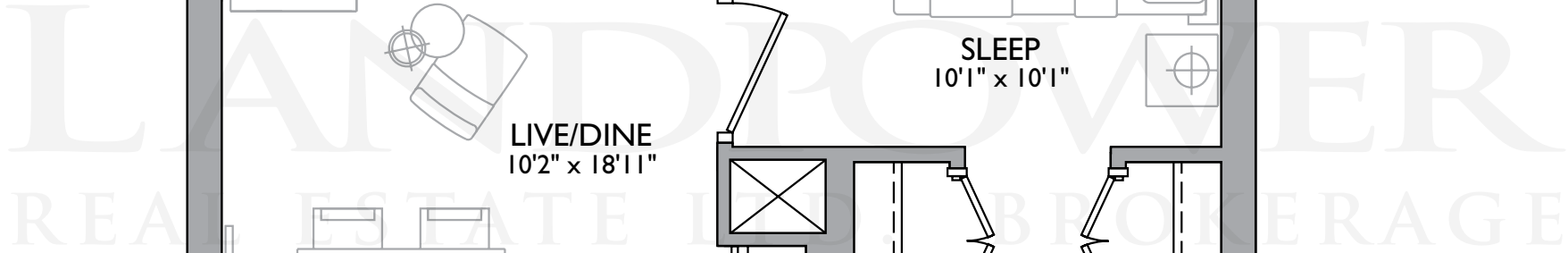


SUITE **WIE** - 587 SQ. FT.

THE WEST TOWER SUITES

LA
REAL





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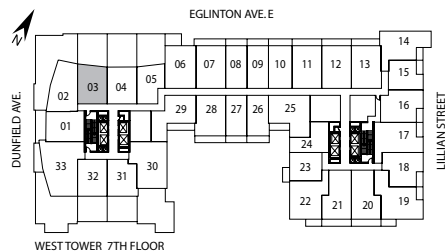


WESTTOWER

WEST TOWER SUITE W1E

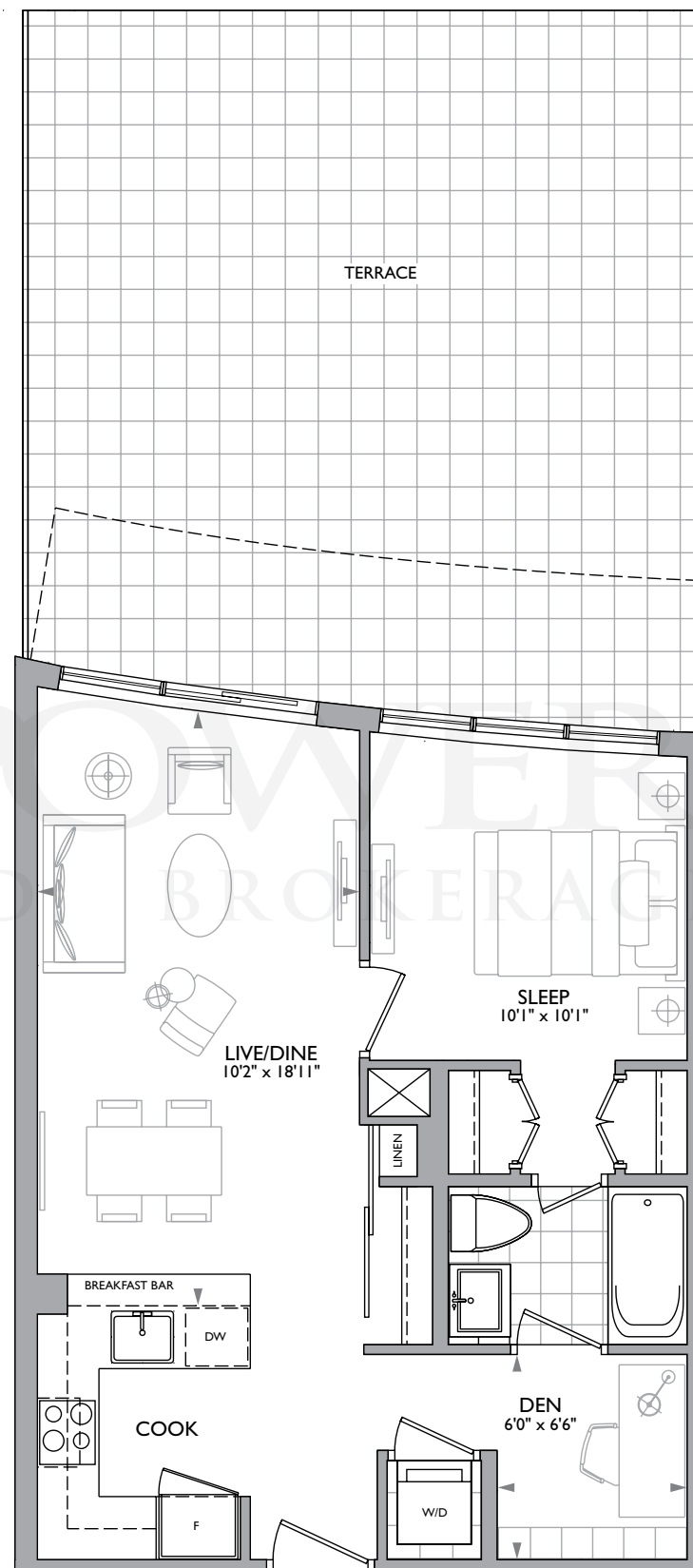
587 SQ. FT.

1 BEDROOM + 1 BATH + DEN



INTERIOR: 587 SQ. FT.
TERRACE: 463 SQ. FT.
TOTAL: 1050 SQ. FT.

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REAL ESTATE LTD. BROKERAGE



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1 BEDROOM
+ 1 BATH
+ DEN

INTERIOR: 564 SQ. FT.
BALCONY: 100 SQ. FT.
TOTAL: 664 SQ. FT.

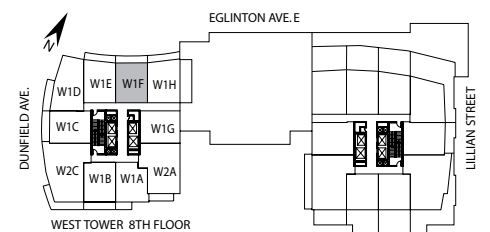
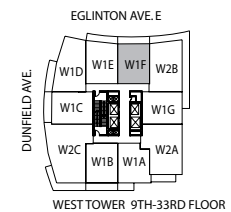
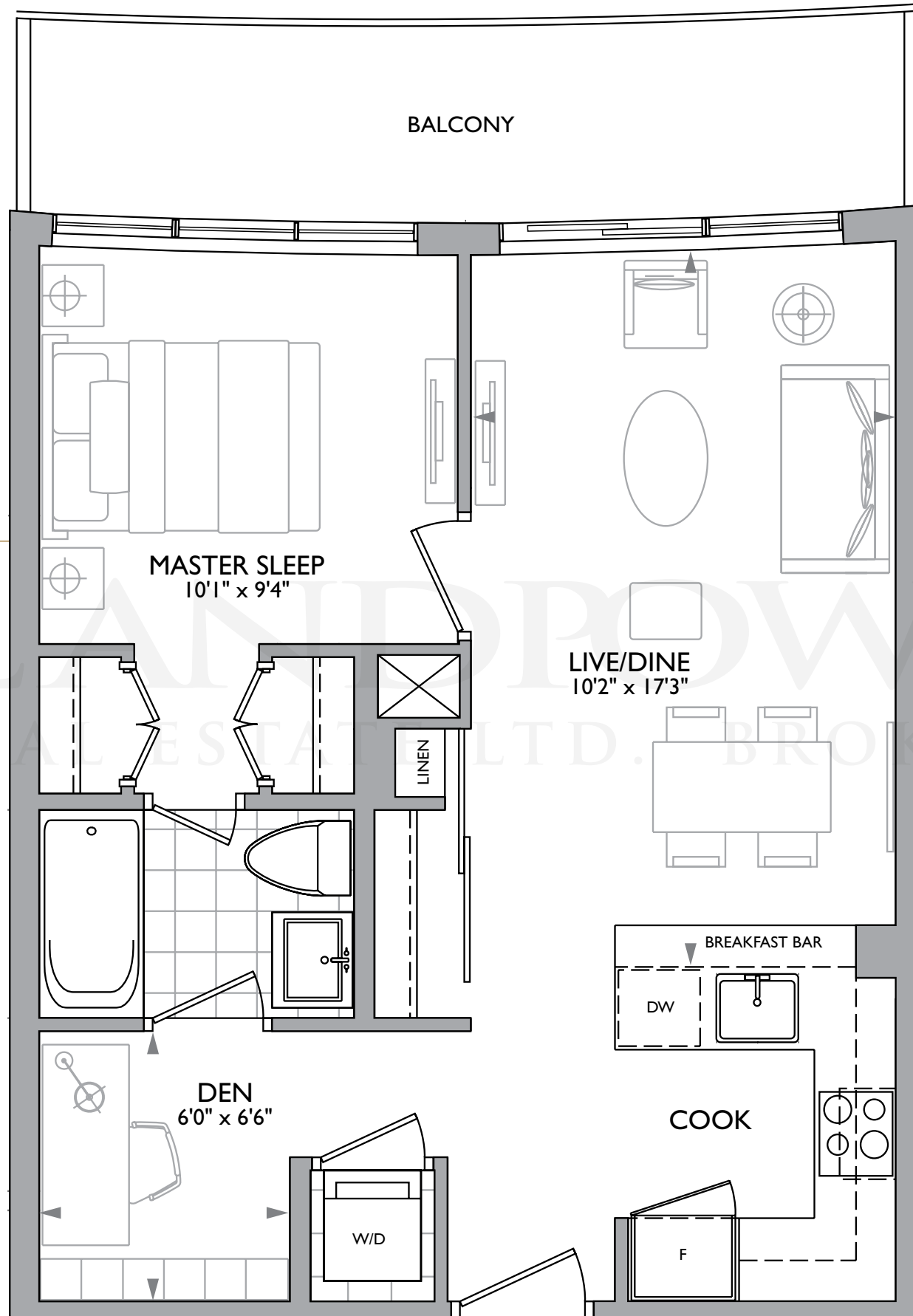
SUITE **W1F** - 564 SQ. FT.

THE WEST TOWER SUITES

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REAL ESTATE LTD. BROKERAGE



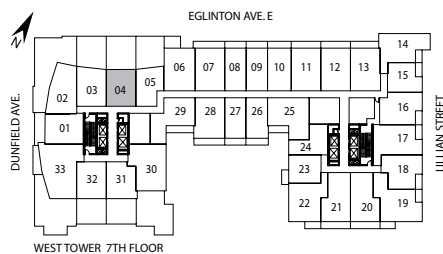


WESTTOWER

WEST TOWER SUITE W1F

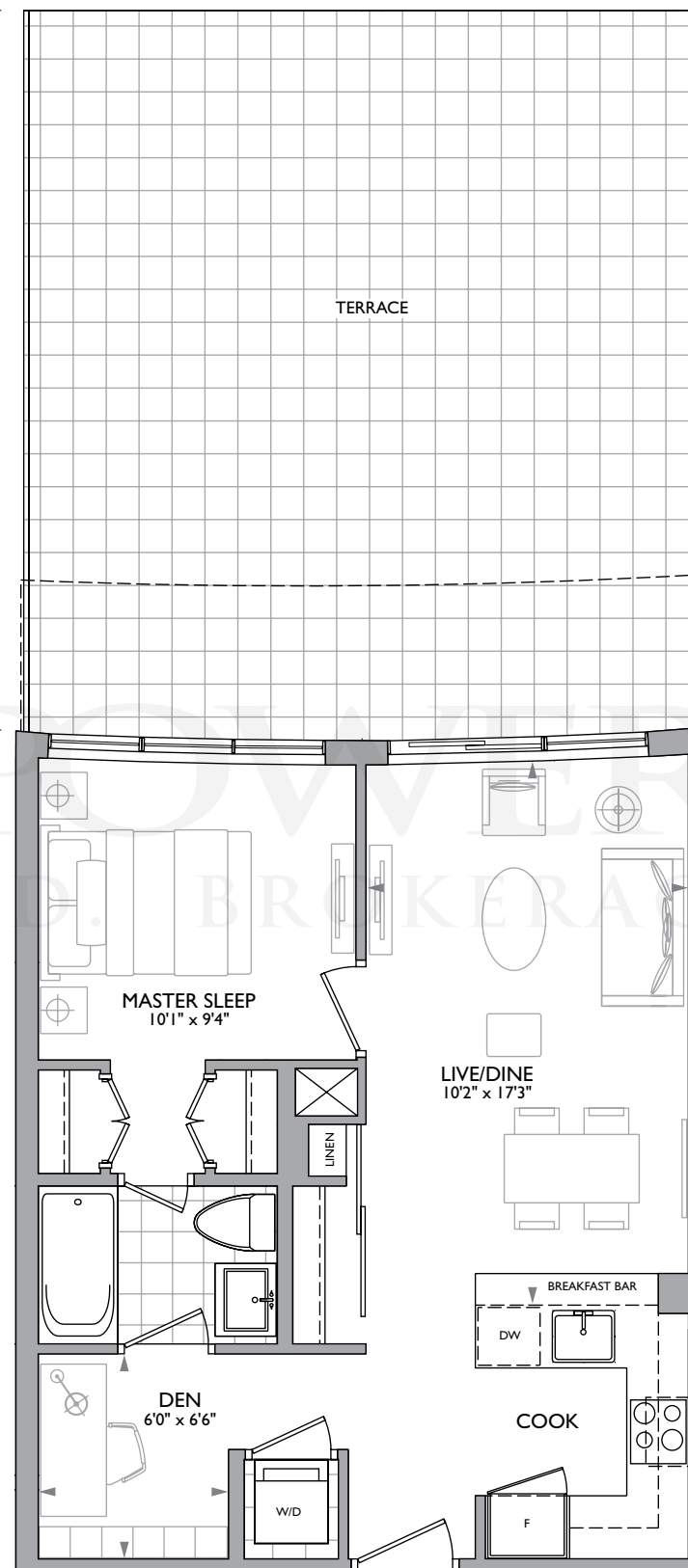
564 SQ. FT.

1 BEDROOM + 1 BATH + DEN



INTERIOR: 564 SQ. FT.
TERRACE: 486 SQ. FT.
TOTAL: 1050 SQ. FT.

LANDIERO REAL ESTATE LTD. BROKERAGE



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1 BEDROOM
+ 1 BATH

INTERIOR: 547 SQ. FT.

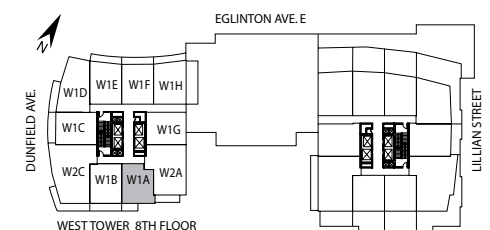
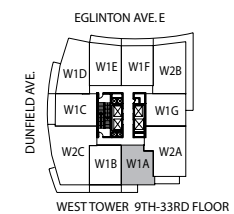
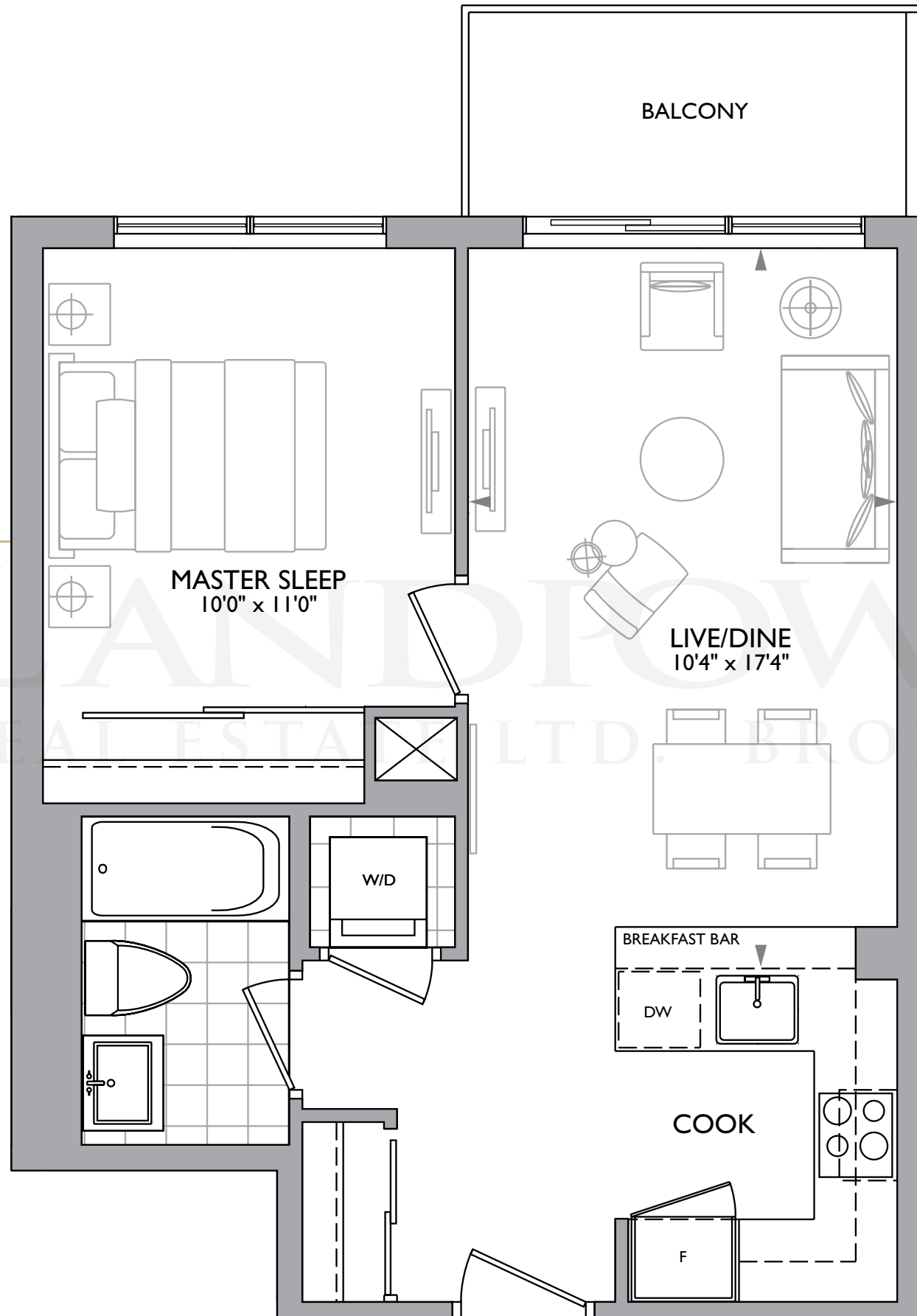
BALCONY: 52 SQ. FT.

TOTAL: 599 SQ. FT.

SUITE **WIA** - 547 SQ. FT.

THE WEST TOWER SUITES

LAND POWER
REAL ESTATE INC. BROKER/AGENT



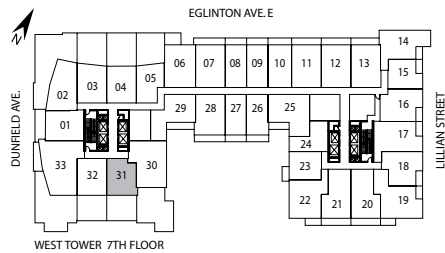


WESTTOWER

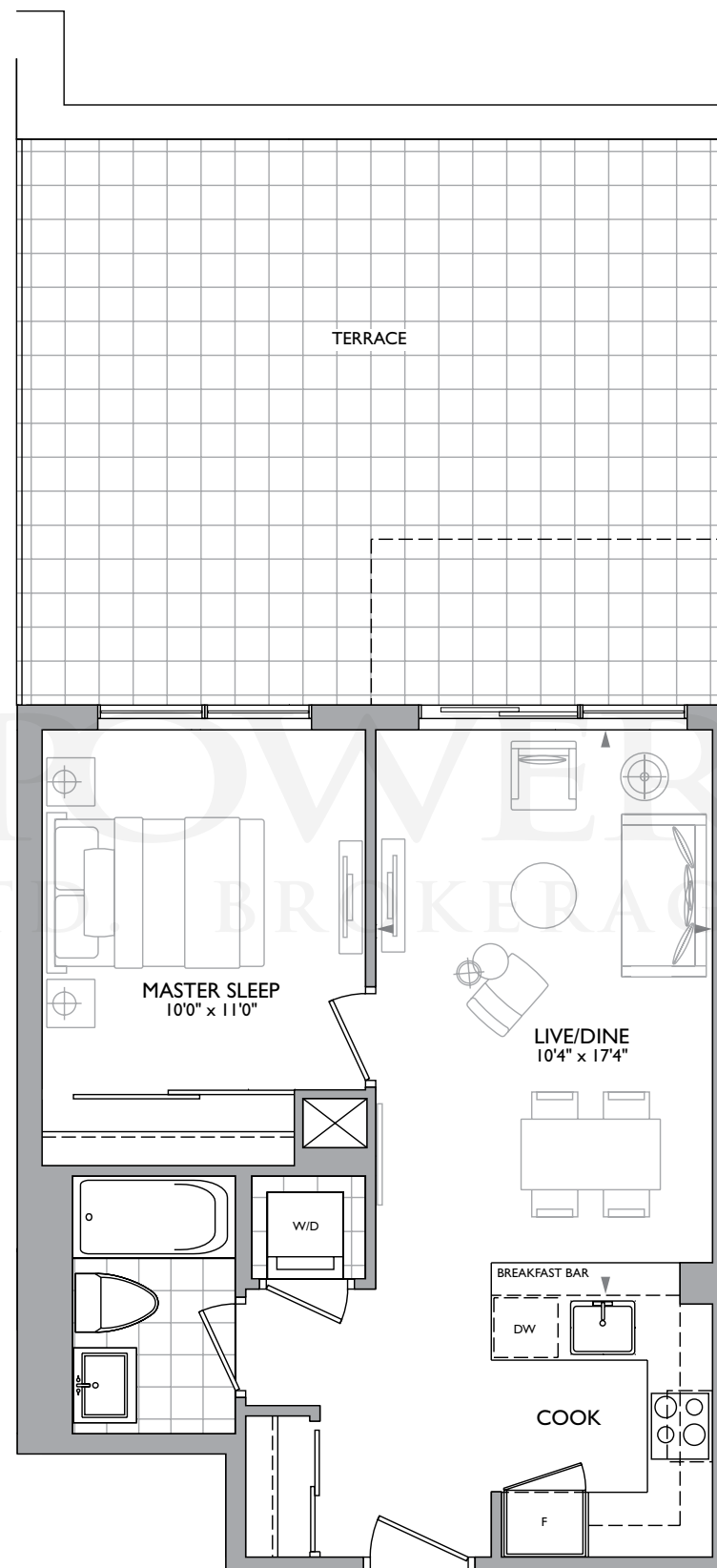
WEST TOWER SUITE W1A

547 SQ. FT.

1 BEDROOM + 1 BATH



INTERIOR: 547 SQ. FT.
TERRACE: 372 SQ. FT.
TOTAL: 919 SQ. FT.



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I BEDROOM
+ I BATH

INTERIOR: 565 SQ. FT.
BALCONY: 103 SQ. FT.
TOTAL: 668 SQ. FT.



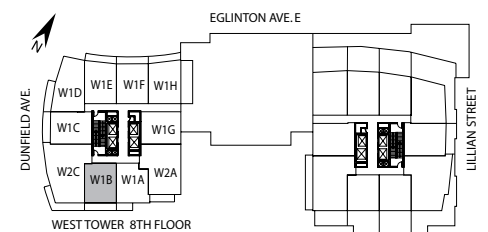
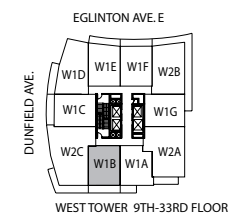
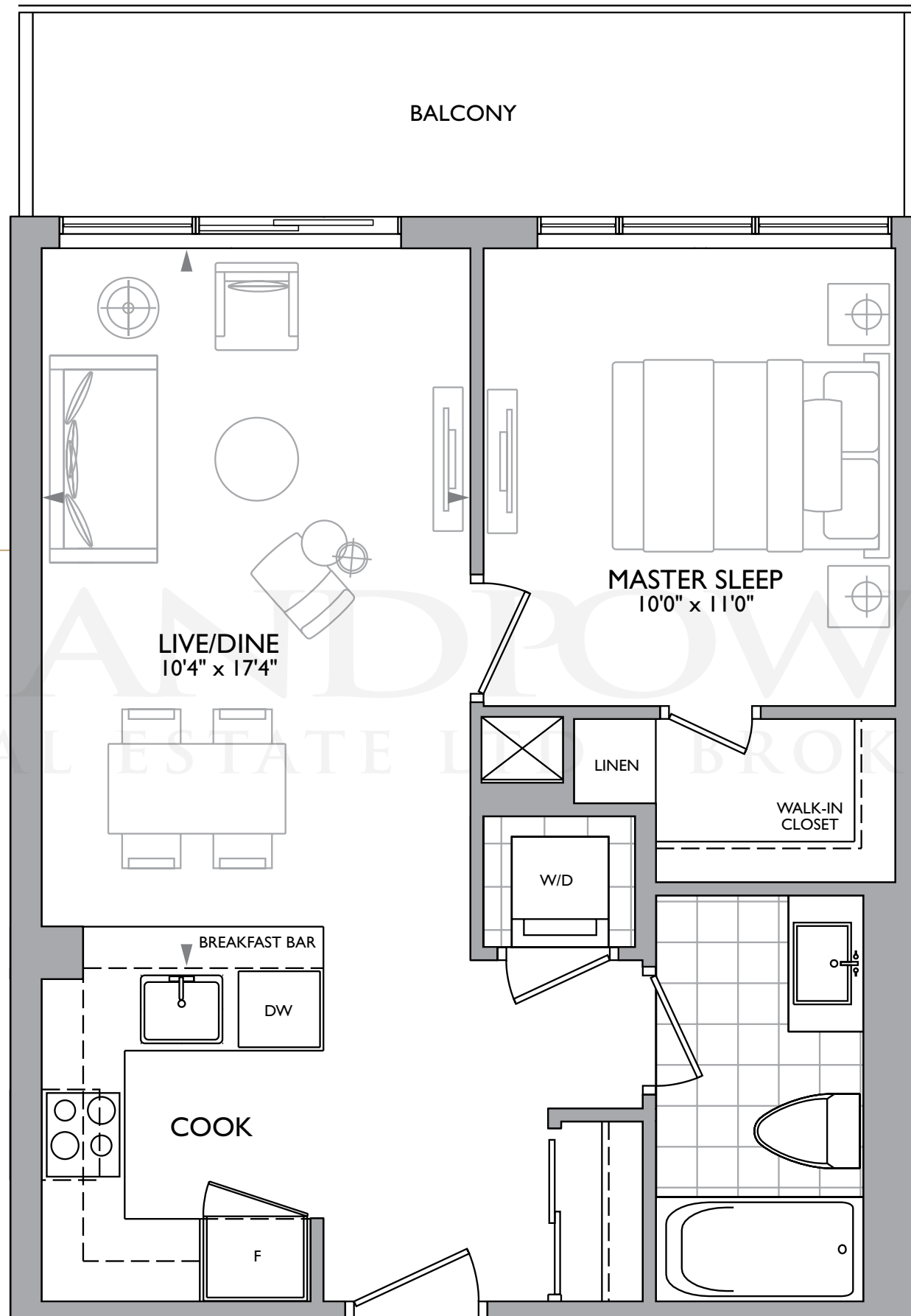
SUITE **WIB** - 565 SQ. FT.

THE WEST TOWER SUITES

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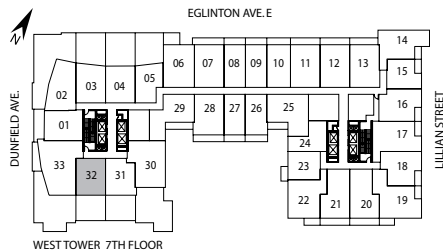


LANDPOWER
REAL ESTATE LTD. BROKERAGE



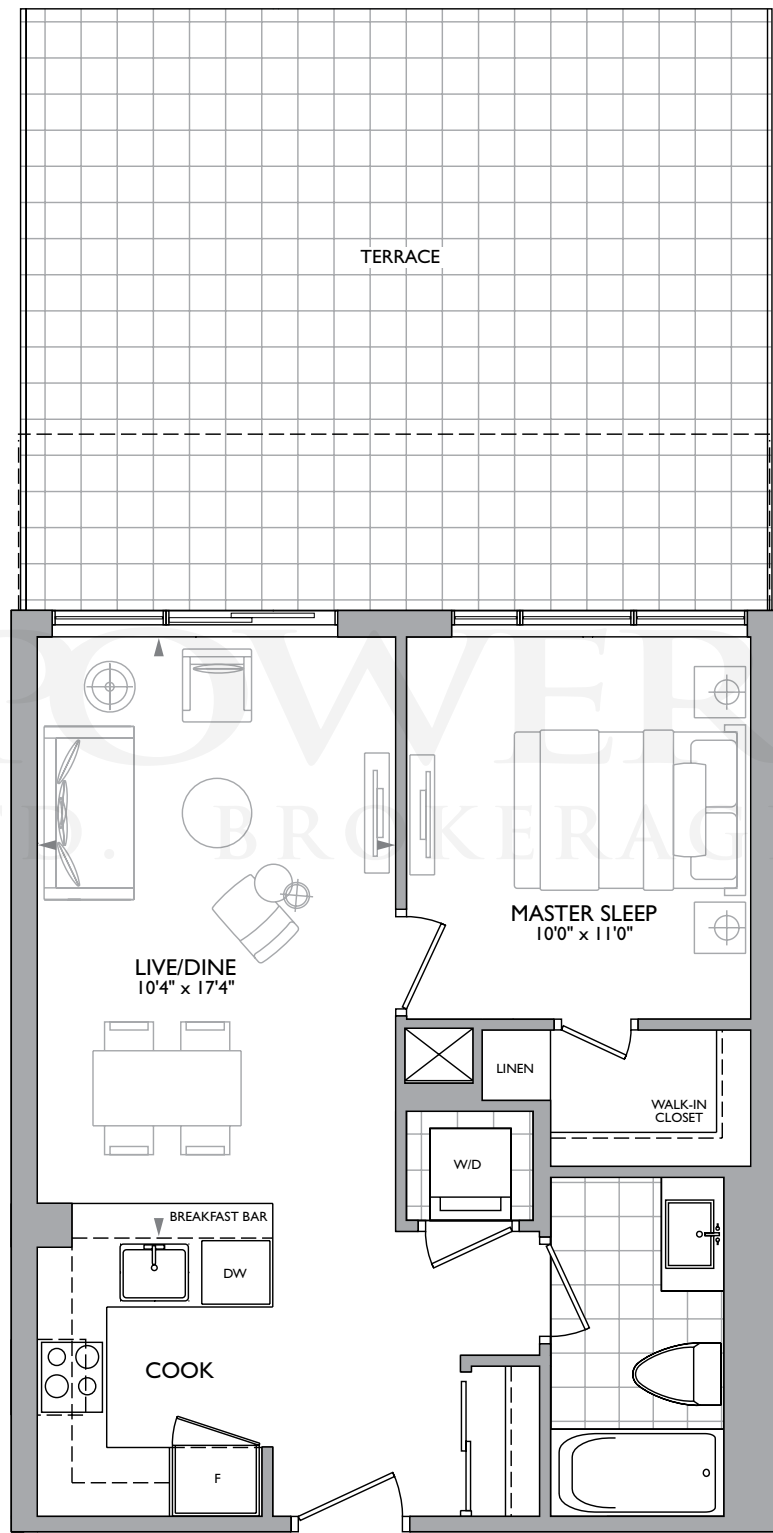
WESTTOWER

WEST TOWER SUITE **W1B**
565 SQ. FT.
 1 BEDROOM + 1 BATH



INTERIOR: 565 SQ. FT.
 TERRACE: 373 SQ. FT.
 TOTAL: 938 SQ. FT.

LANDING OVER
 REAL ESTATE LTD. BROKERAGE



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I BEDROOM
+ I BATH
+ DEN

INTERIOR: 623 SQ. FT.
BALCONY: 96 SQ. FT.
TOTAL: **719 SQ. FT.**

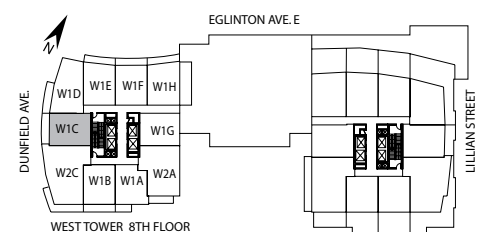
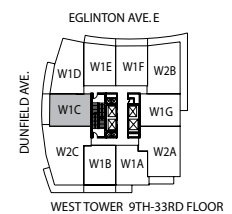
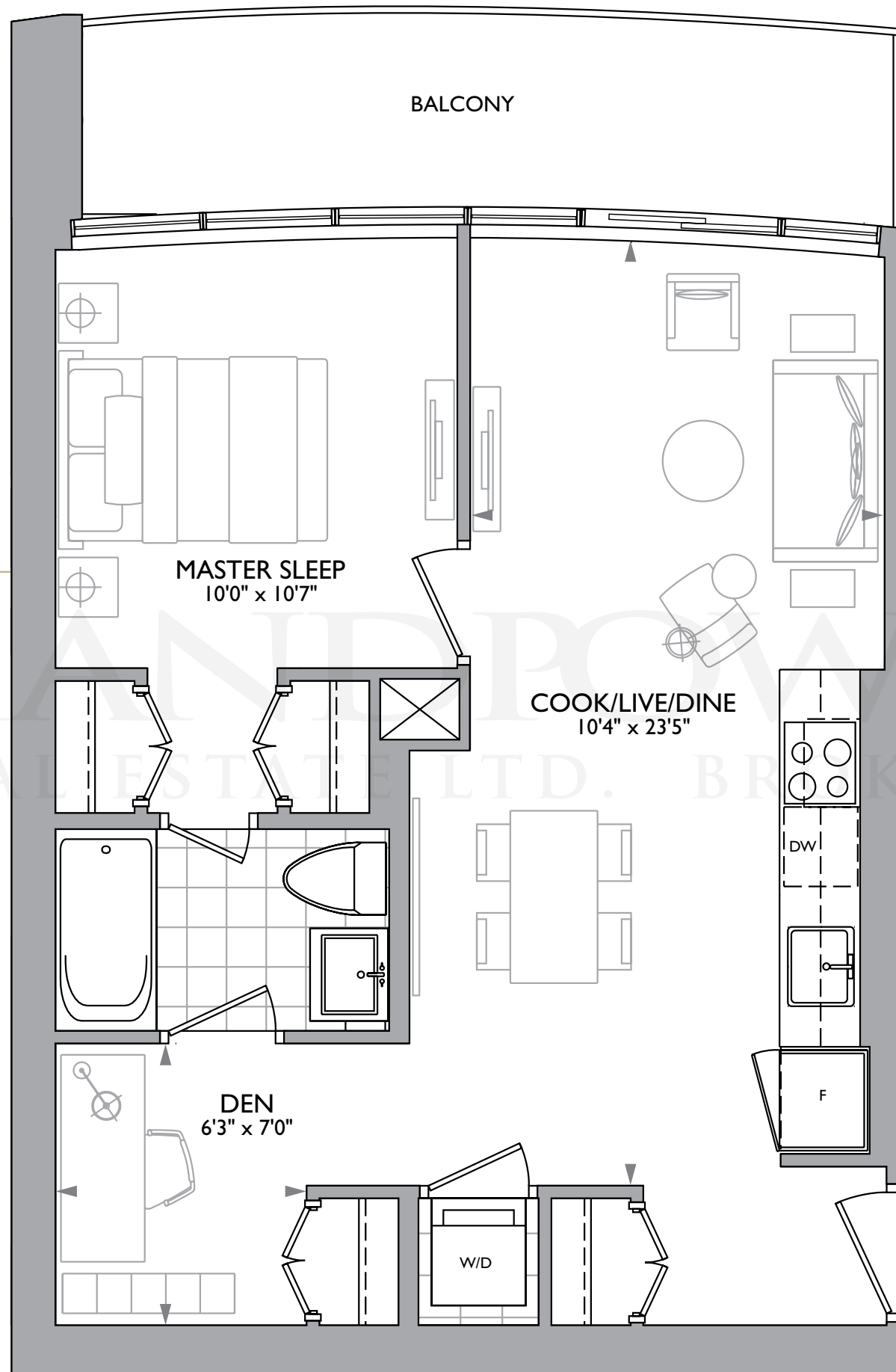


SUITE **WIC** - 623 SQ. FT.

THE WEST TOWER SUITES

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REAL





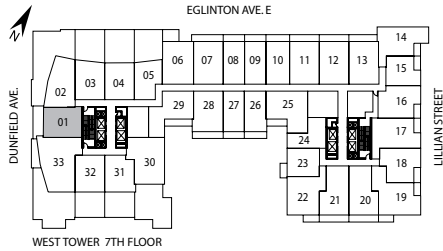


WESTTOWER

WEST TOWER SUITE WIC

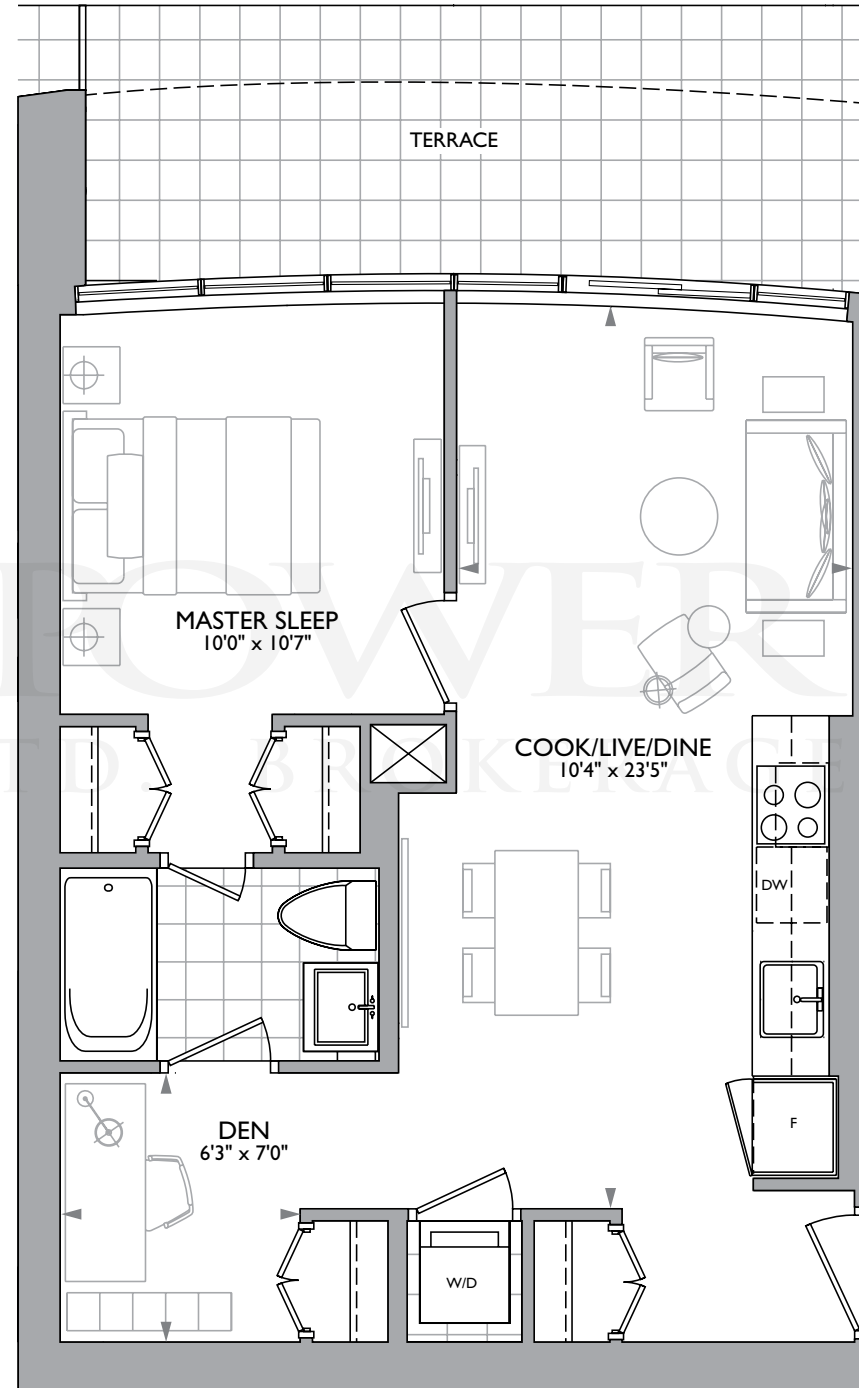
623 SQ. FT.

1 BEDROOM + 1 BATH + DEN



INTERIOR: 623 SQ. FT.
TERRACE: 144 SQ. FT.
TOTAL: 767 SQ. FT.

LANDING
REAL ESTATE LTD. BROKER



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1 BEDROOM
+ 1 BATH
+ DEN

INTERIOR: 695 SQ. FT.
BALCONY: 99 SQ. FT.
TOTAL: **794 SQ. FT.**

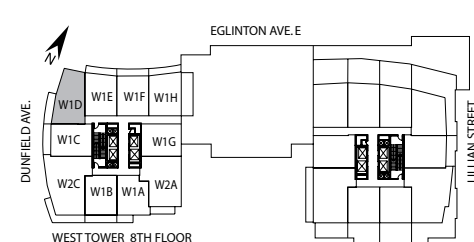
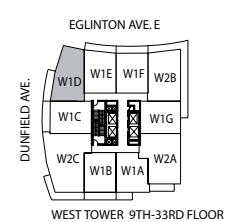
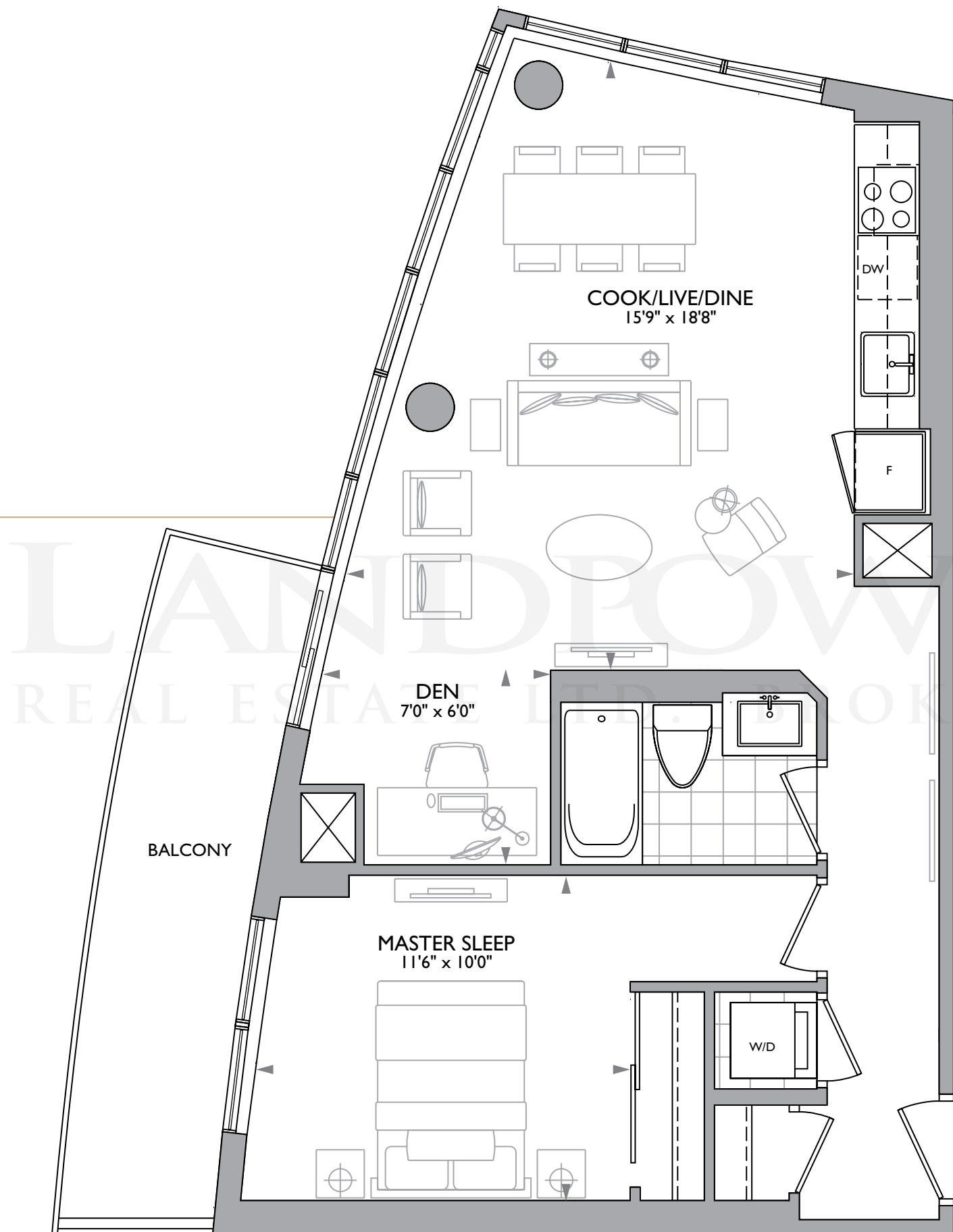


SUITE **WID** - 695 SQ. FT.

THE WEST TOWER SUITES

LA
REAL





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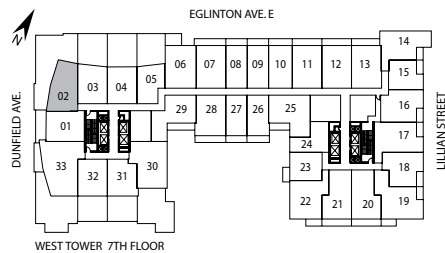


WESTTOWER

WEST TOWER SUITE W1D

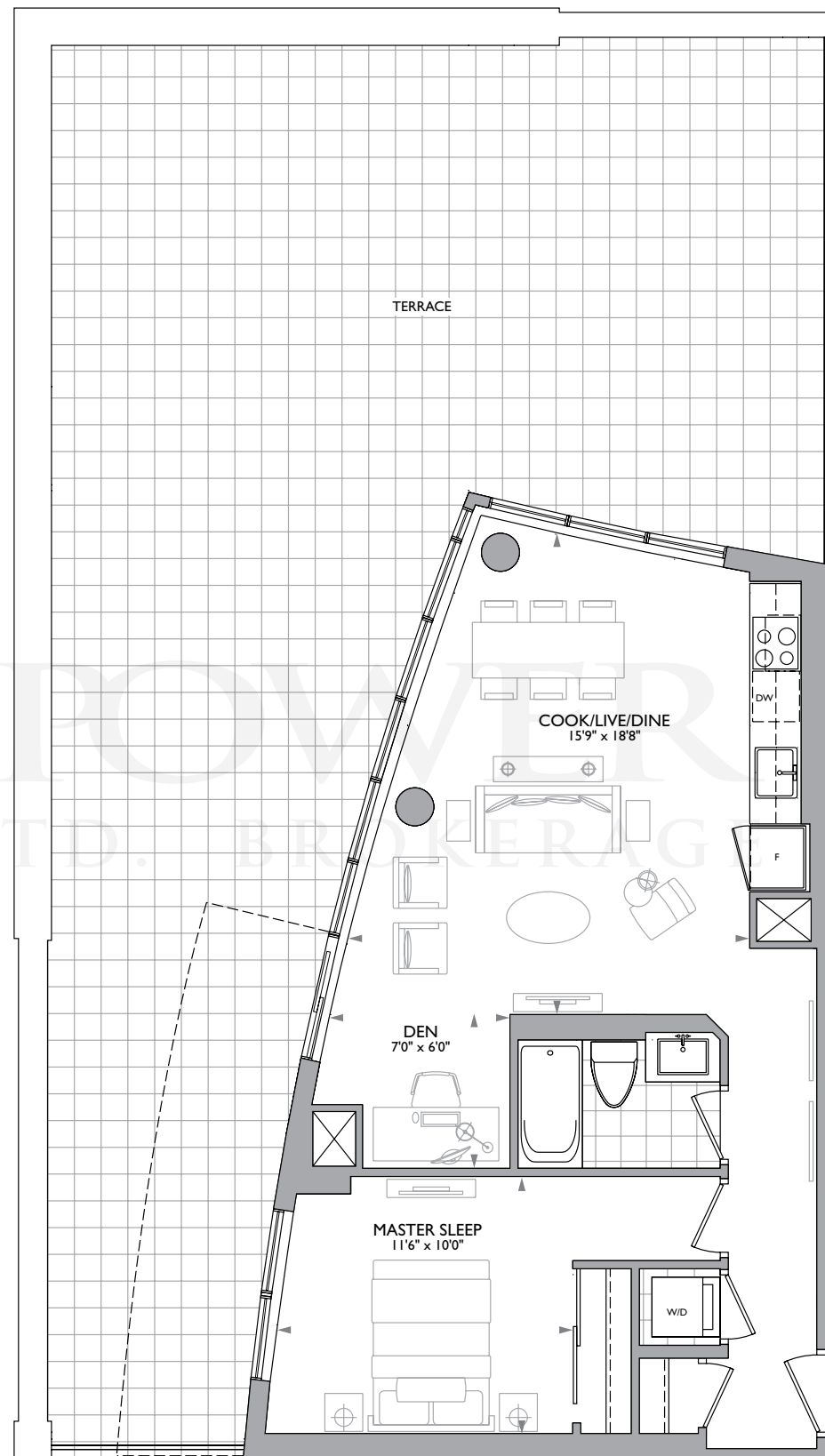
695 SQ. FT.

1 BEDROOM + 1 BATH + DEN



INTERIOR: 696 SQ. FT.
TERRACE: 953 SQ. FT.
TOTAL: 1648 SQ. FT.

LANDPOWER
REAL ESTATE LTD. BROKERAGE



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2 BEDROOM
+ 2 BATH

INTERIOR: 833 SQ. FT.

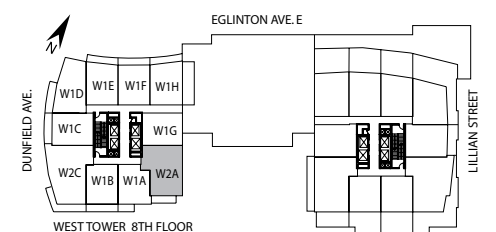
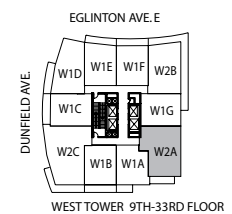
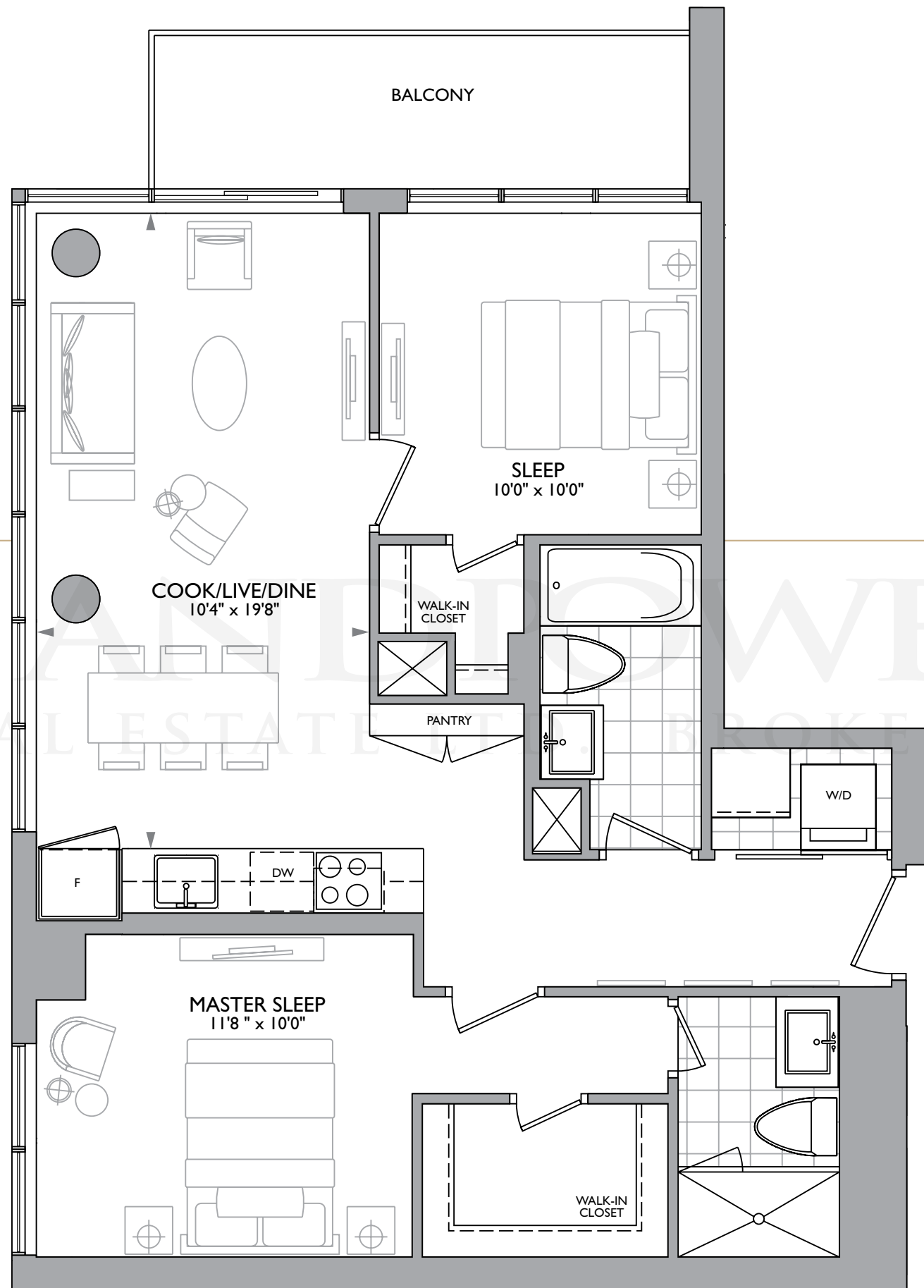
BALCONY: 79 SQ. FT.

TOTAL: 912 SQ. FT.

SUITE **W2A** - 833 SQ. FT.

THE WEST TOWER SUITES

LA
REAL



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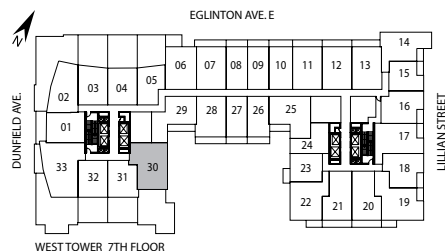


WESTTOWER

WEST TOWER SUITE W2A

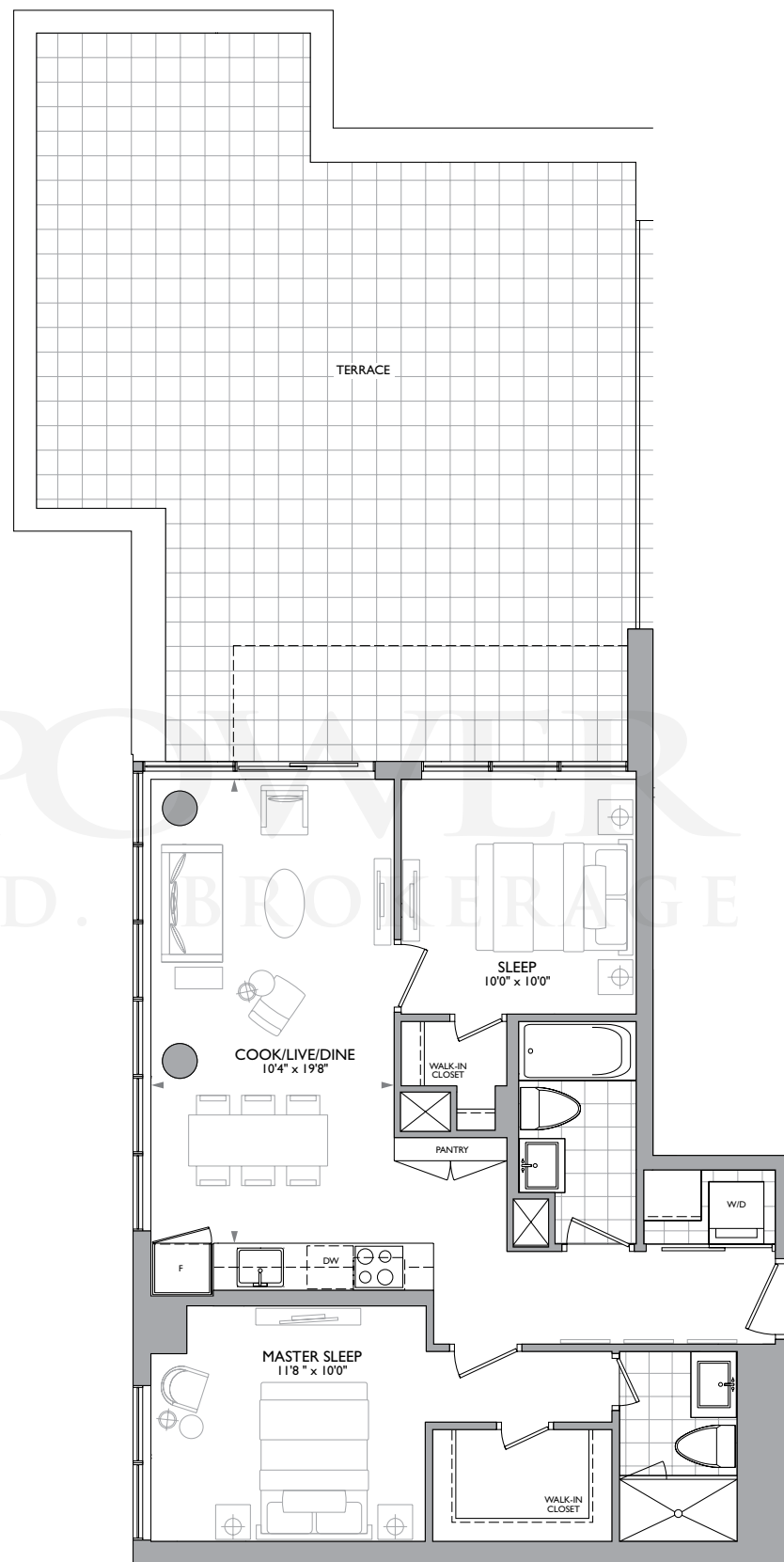
833 SQ. FT.

2 BEDROOM + 2 BATH



INTERIOR: 833 SQ. FT.
TERRACE: 651 SQ. FT.
TOTAL: 1484 SQ. FT.

LANDPOWER
REAL ESTATE LTD. BROKERAGE



All area and stated dimensions are approximate and subject to normal construction variances. Dimensions may exceed the usable floor area. Sizes and specifications subject to change without notice. The unit shown may be the reverse of the unit purchased. Furniture is displayed for illustration purposes only and does not necessarily reflect the electrical plan of the suite. Suites are sold unfurnished. All illustrations are artist's concept only. E. & O. E. May 2011

1 BEDROOM
+ 1 BATH
+ DEN

INTERIOR: 587 SQ. FT.
BALCONY: 98 SQ. FT.
TOTAL: 685 SQ. FT.

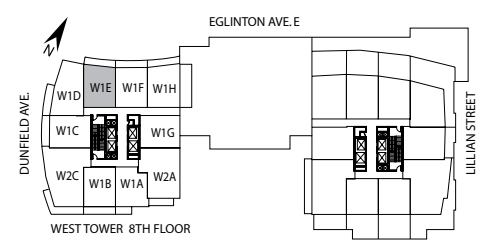
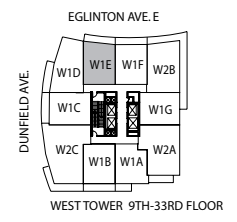
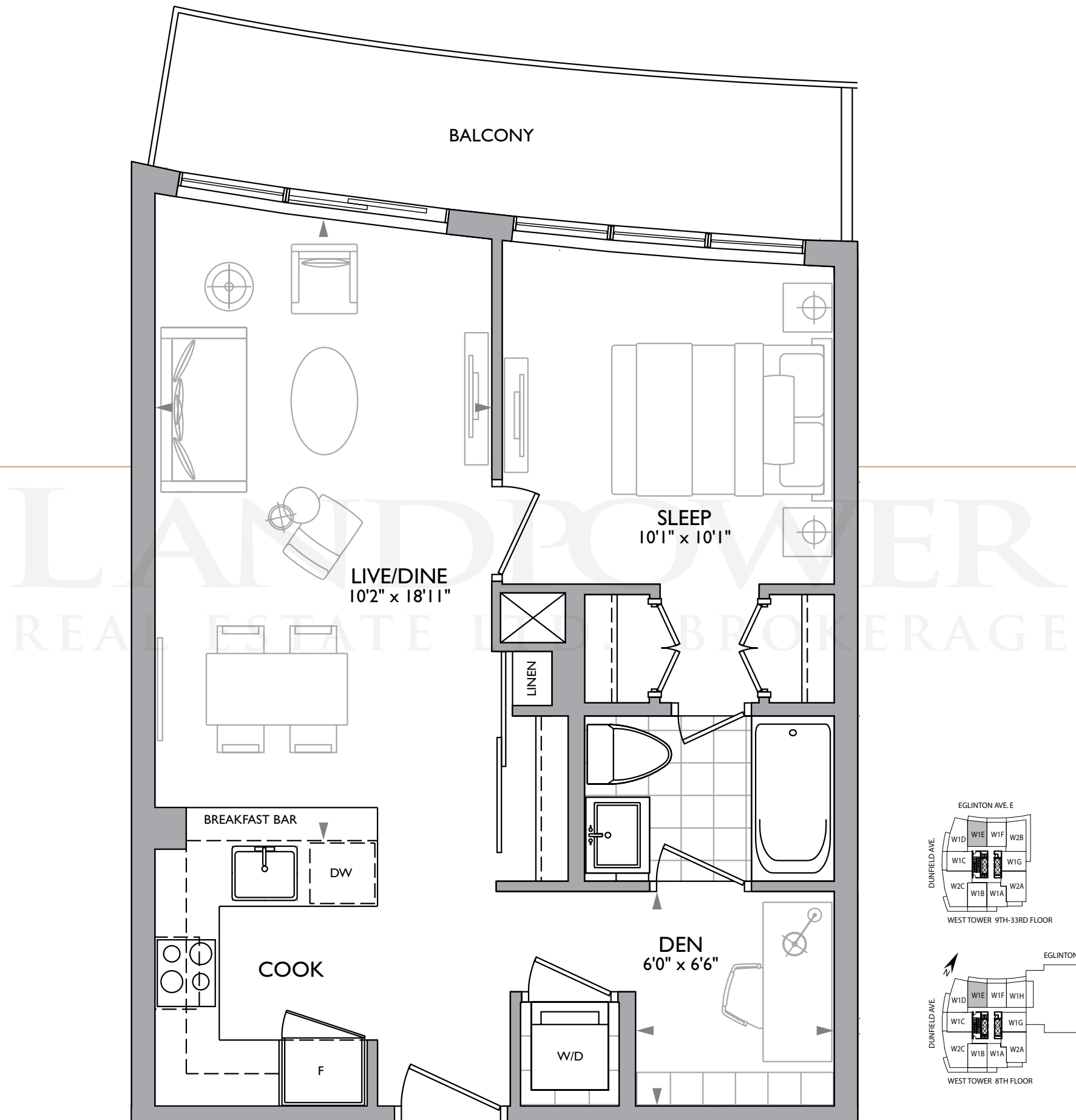


SUITE **WIE** - 587 SQ. FT.

THE WEST TOWER SUITES

LA
REAL





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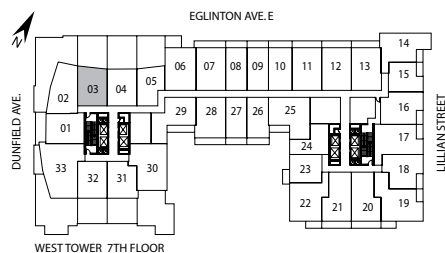


WESTTOWER

WEST TOWER SUITE W1E

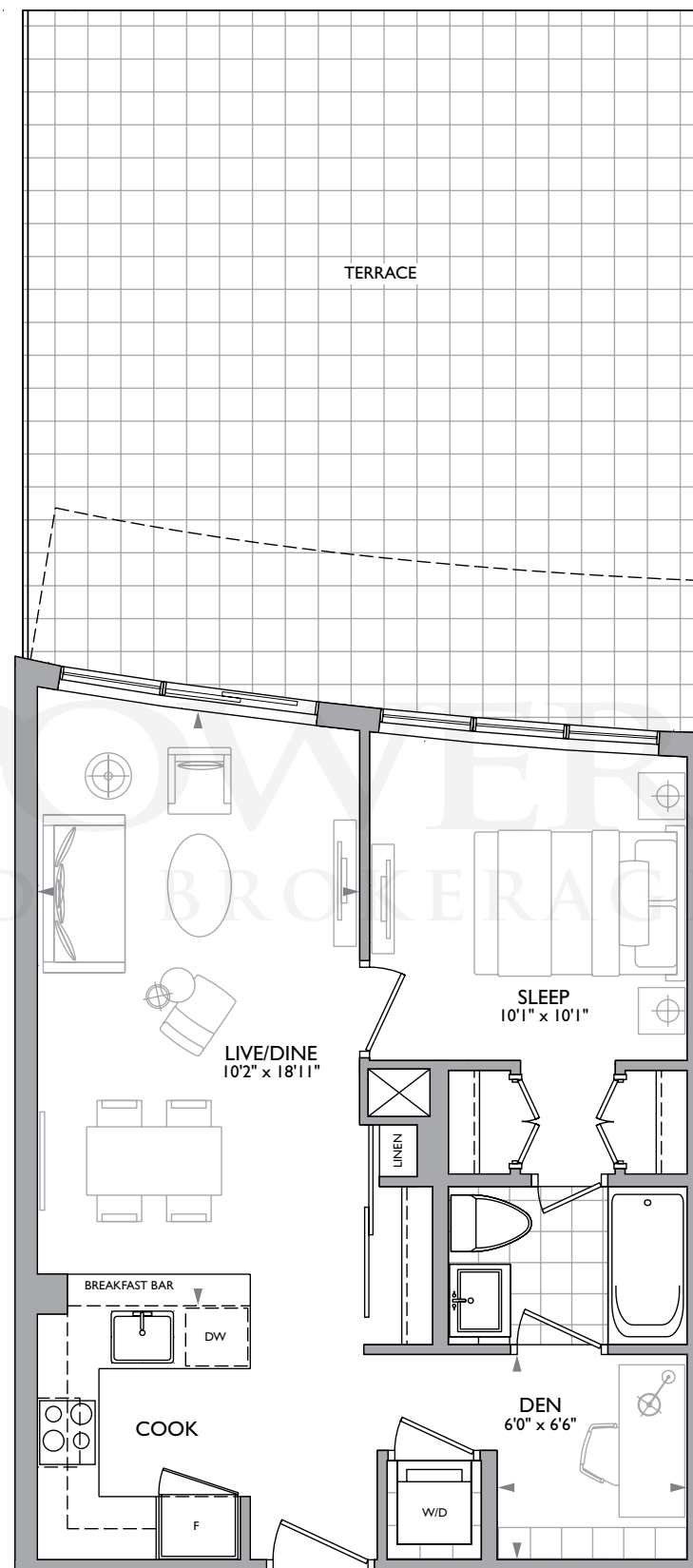
587 SQ. FT.

1 BEDROOM + 1 BATH + DEN



INTERIOR: 587 SQ. FT.
TERRACE: 463 SQ. FT.
TOTAL: 1050 SQ. FT.

LANDPRO
REAL ESTATE LTD. BROKERAGE



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1 BEDROOM
+ 1 BATH
+ DEN

INTERIOR: 564 SQ. FT.
BALCONY: 100 SQ. FT.
TOTAL: 664 SQ. FT.

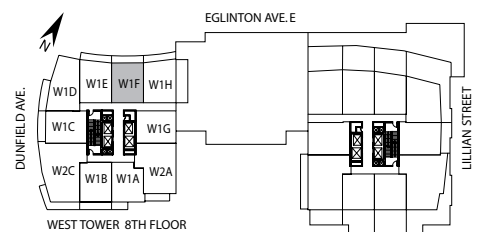
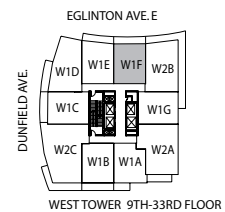
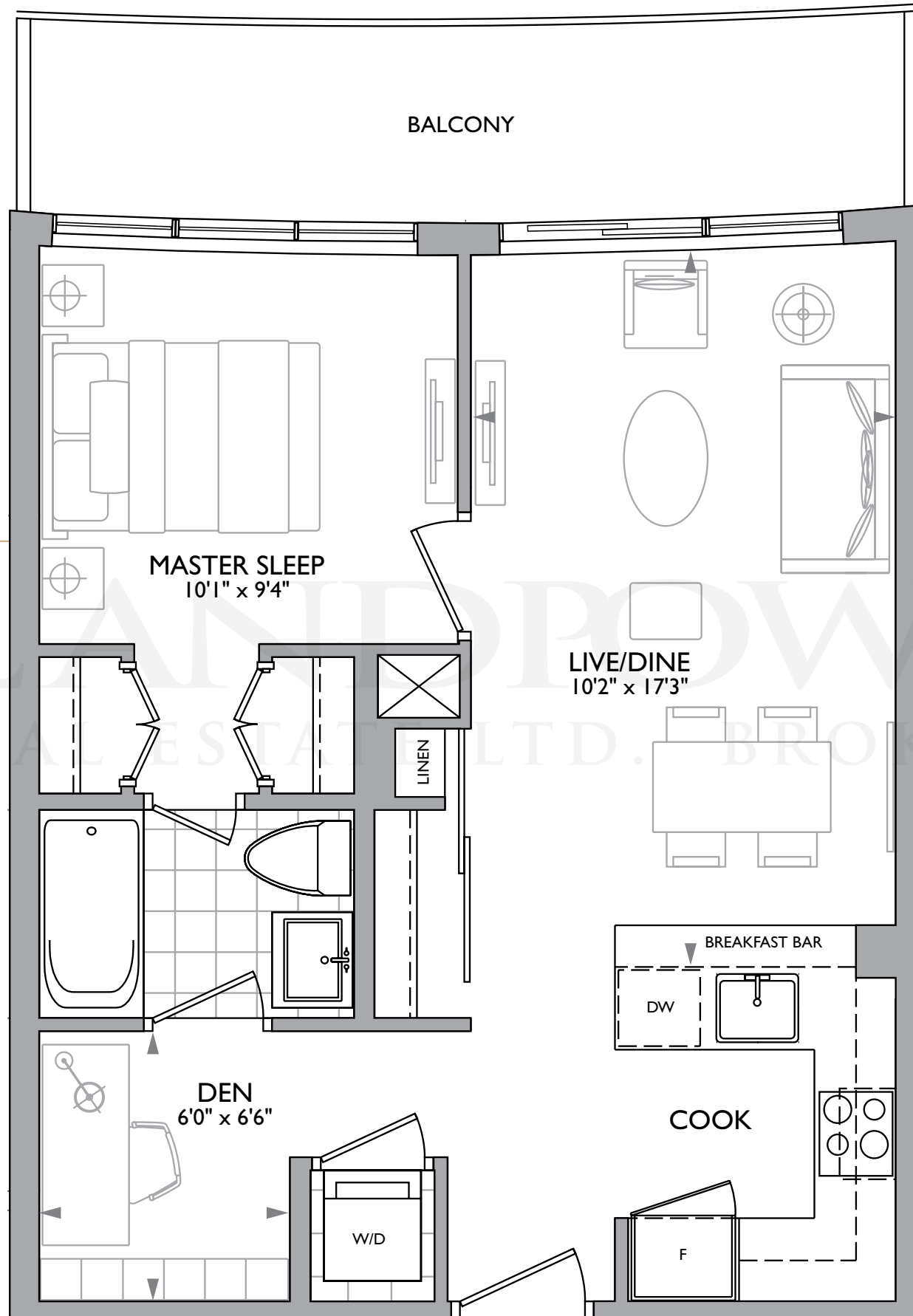
SUITE **W1F** - 564 SQ. FT.

THE WEST TOWER SUITES

LA
REAL



LANDPOWER
REAL ESTATE LTD. BROKERAGE



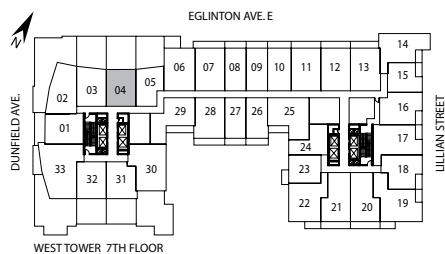


WESTTOWER

WEST TOWER SUITE W1F

564 SQ. FT.

1 BEDROOM + 1 BATH + DEN

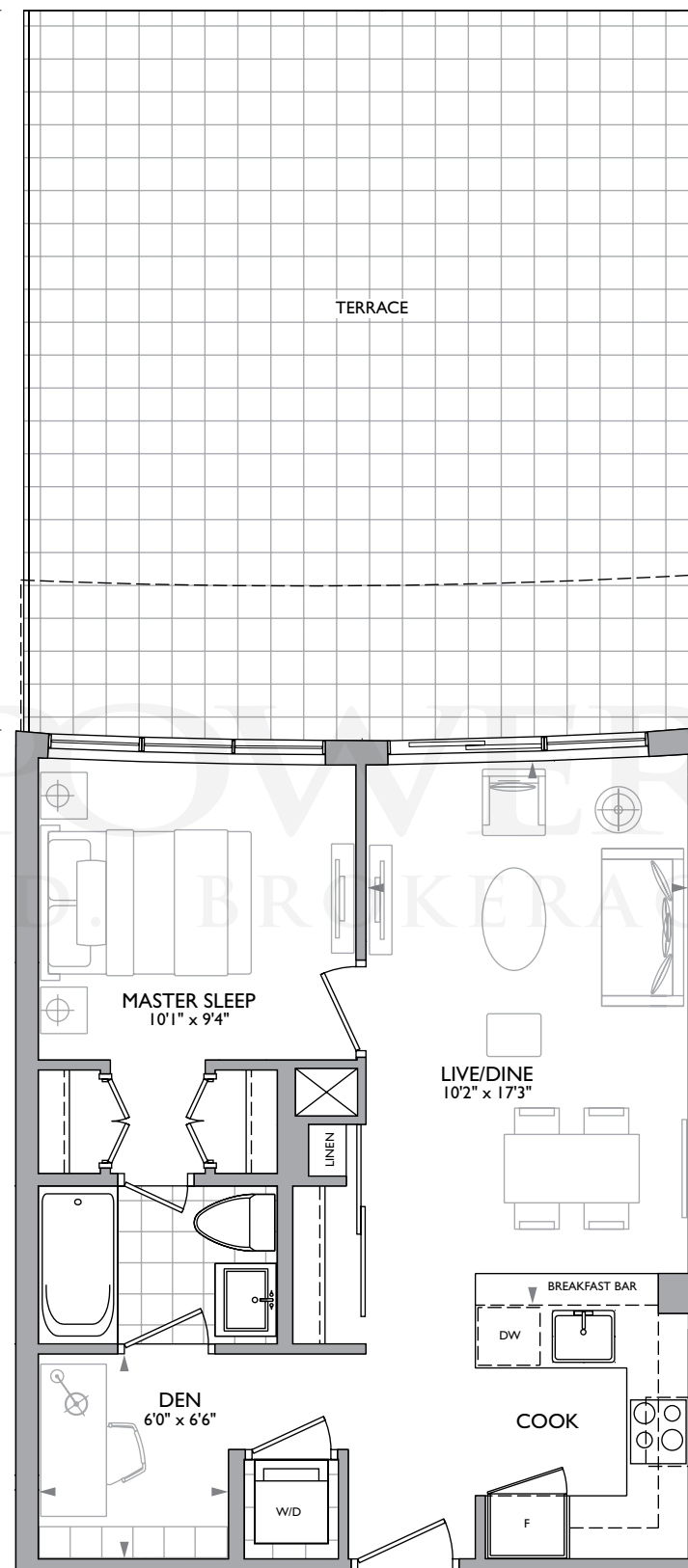


INTERIOR: 564 SQ. FT.

TERRACE: 486 SQ. FT.

TOTAL: 1050 SQ. FT.

LANDIERO REAL ESTATE LTD. BROKERAGE



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1 BEDROOM
+ 1 BATH

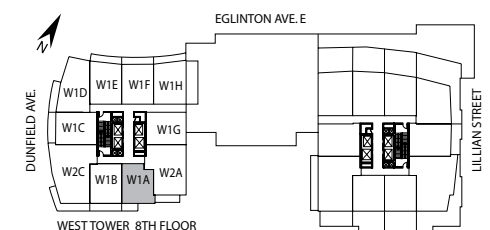
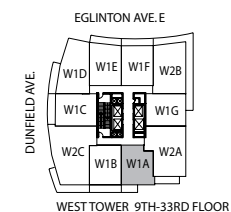
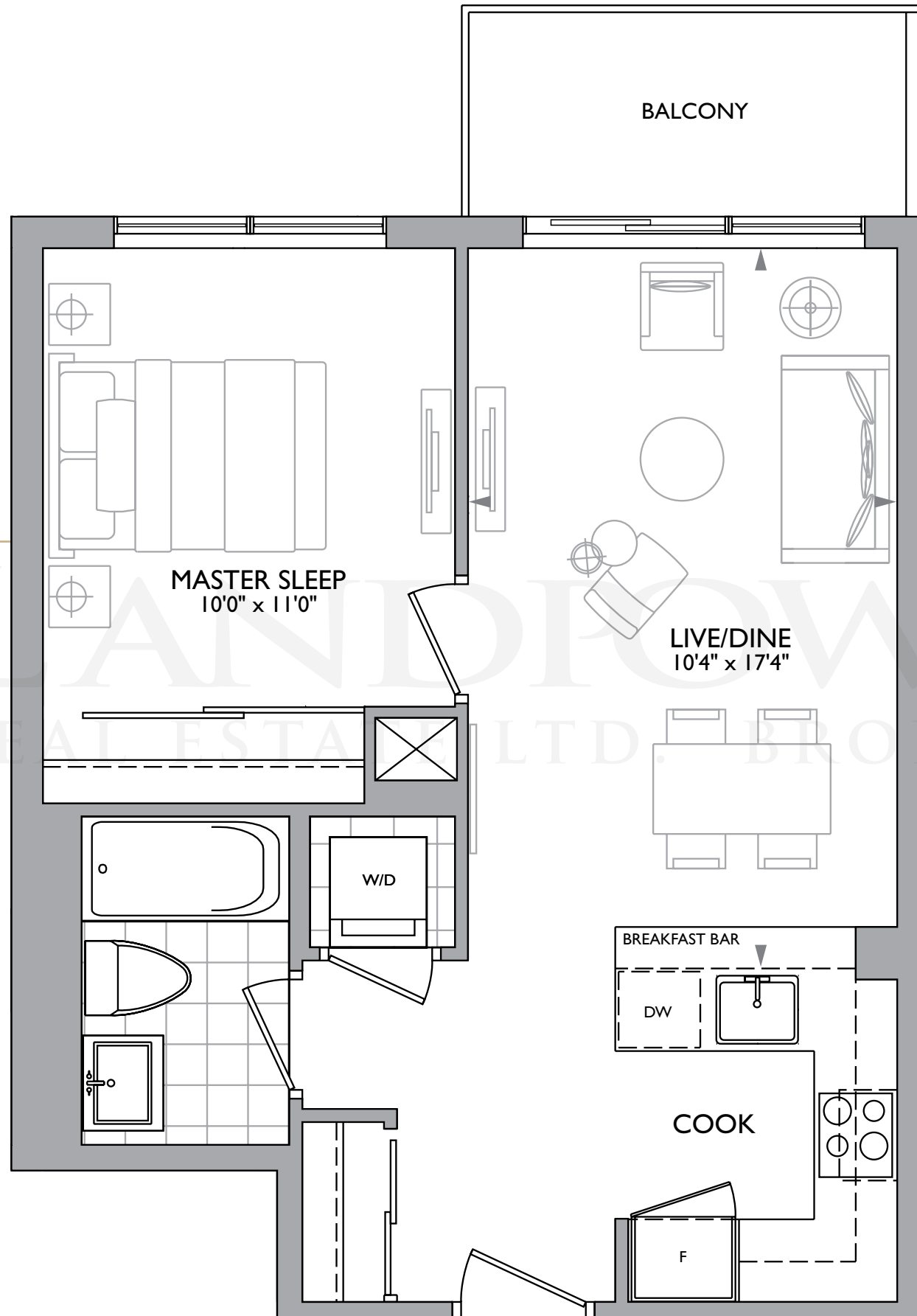
INTERIOR: 547 SQ. FT.
BALCONY: 52 SQ. FT.
TOTAL: 599 SQ. FT.

SUITE **WIA** - 547 SQ. FT.

THE WEST TOWER SUITES

LAND POWER
REAL ESTATE INC. BROKER/REALTOR





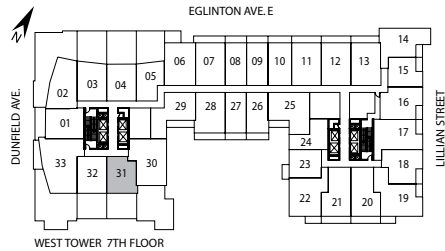


WESTTOWER

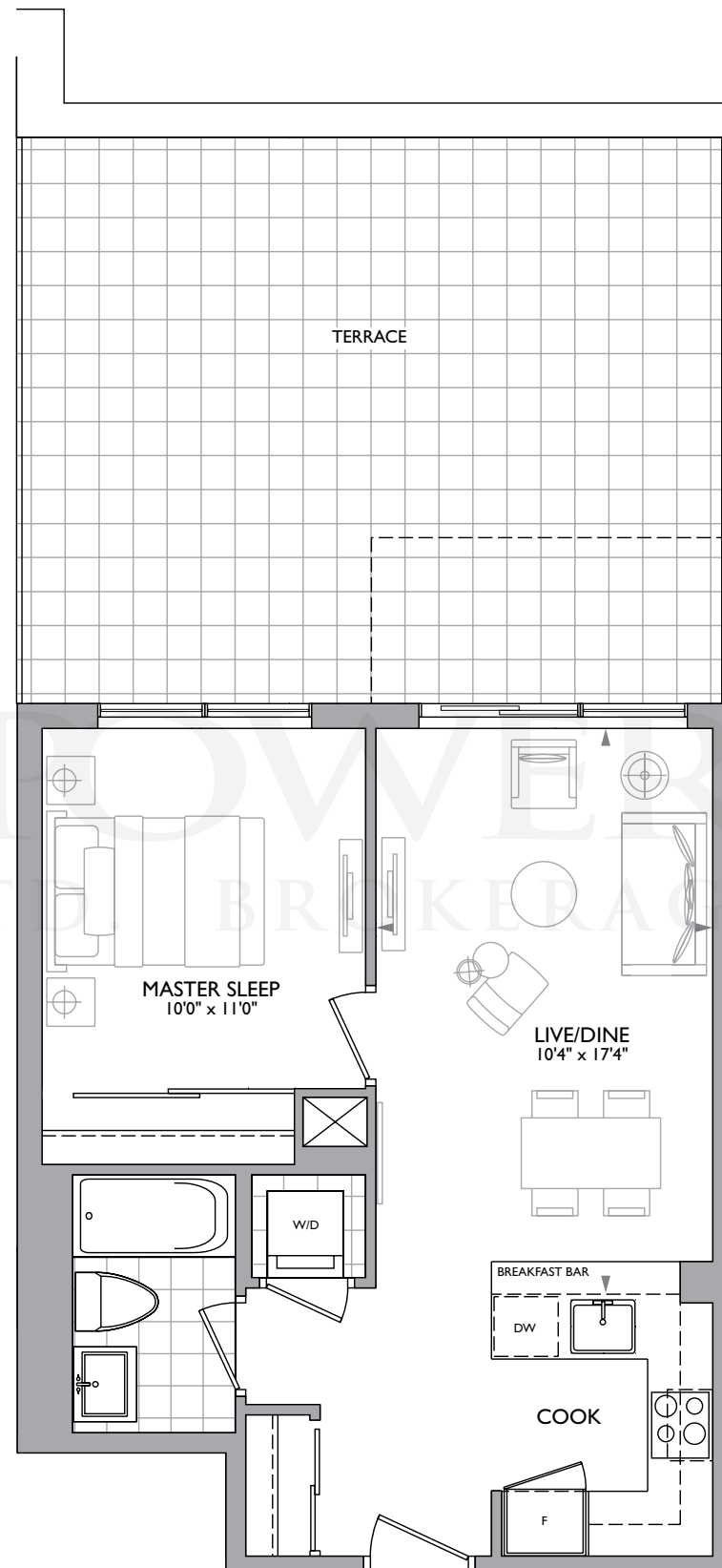
WEST TOWER SUITE W1A

547 SQ. FT.

1 BEDROOM + 1 BATH



INTERIOR: 547 SQ. FT.
TERRACE: 372 SQ. FT.
TOTAL: 919 SQ. FT.



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V.I.P. Broker & Agent Sales ONLY up to June 12th, 2011

Rules and Procedures

1. Each sale **MUST** be in a different purchasers name (No Companies or Trusts)
2. **NO** name changes allowed during the rescission period.
3. One **FREE** Assignment after the rescission period is allowed up to 90 days before occupancy (Regular Fee \$3,000).
4. 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.
5. Maximum of 2 sales per agent.
6. **Brokers/Managers MUST initial all worksheets before sending to International Home Marketing Group.**
7. 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 between Wednesday June 8th till Sunday, June 12th at The Madison Sales office located at 101 Eglinton Ave East.
8. **Before** you arrive with your clients at the Sales Office to sign your Agreements, please ensure that your client brings
 - I. Government issued photo Identification
 - II. 4 cheques. All cheques will be made payable to "DelZotto Zorzi LLP in Trust". We will fill in the amounts of the deposits for you at the Presentation Centre.
 - III. S.I.N. number
 - IV. Client Email address
9. **Please ensure that your worksheets are filled in legibly, clearly and ALL purchaser information is included.**
10. Please note that we require a bona fide mortgage approval within the 10-day rescission period. (See mortgage approval requirement form).
11. If you require additional hard copies of the brochures, please call 905-475-6000.
12. **DEADLINE FOR WORKSHEETS IS SUNDAY JUNE 5, 2011 AT 6 PM.**

Please note:

WORKSHEETS TO BE FAXED TO 905-475-8212

ATTN. ELLIOTT TAUBE

INTERNATIONAL HOME MARKETING GROUP LIMITED



Mortgage Approval Requirements

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 June, 2014. This is a requirement of the Agreement of Purchase and Sale.

THE MADISON MORTGAGE APPROVAL REQUIREMENTS*

In order to complete this Agreement of Purchase and Sale, all purchasers must provide a valid mortgage approval. Your client(s) will need to contact their financial institution immediately as written mortgage approval is required within 10 days. All mortgage approvals must contain the following information:

1. Building/Address TO BE DETERMINED
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. \$279,900)
7. Mortgage Approval Amount (e.g. \$209,925, 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 JUNE, 2014)
9. Term of Mortgage (e.g. 5 years)
10. Contact name and phone number of mortgage representative at financial institution issuing the mortgage pre-approval:

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 JUNE, 2014 .However, the registration date will likely be early spring 2015 so we ask, at this point that your bank acknowledges the commitment is to June 2014.*

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 416-482-8090

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



Offer Worksheet

WORKSHEETS MUST BE FAXED TO 905-475-8212 ATTN: ELLIOTT TAUBE

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

PURCHASE PRICE:

PARKING YES/ NO (\$42,000):

LOCKER YES / NO (\$4,500):

TOTAL PRICE:

PURCHASER'S INFORMATION

1ST PURCHASER	2ND PURCHASER
FIRST NAME	FIRST NAME
LAST NAME	LAST NAME
SIN#	SIN#
DRIVER'S LICENSE INCLUDING EXPIRY DATE	DRIVER'S LICENSE INCLUDING EXPIRY DATE
DATE OF BIRTH (MM/DD/YYYY)	DATE OF BIRTH (MM/DD/YYYY)
ADDRESS	ADDRESS
CITYPOSTAL CODE	CITYPOSTAL CODE
PRINCIPAL BUSINESS OR OCCUPATION	PRINCIPAL BUSINESS OR OCCUPATION
TEL (CELL):	TEL (CELL):
TEL (WORK):	TEL (WORK):
TEL (HOME):	TEL (HOME):
EMAIL ADDRESS:	EMAIL ADDRESS:

AGENT / BROKERAGE

AGENT NAME	BROKERAGE NAME	
AGENT CELL #:	BROKERAGE PHONE #:	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) FOUR deposit cheques to be made payable to " DelZotto Zorzi 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: Elliott Taube, at 905-475-8212

Continuing Power of Attorney for Specific Property
(made in accordance with the *Substitute Decisions Act S.O.1992, as amended*)

1. I, _____, revoke any previous continuing power of attorney for property made by me and pertaining in any way to the property referred to in Section 4 below and hereby appoint: _____ to be my attorney(s) for property.
2. If I have named more than one attorney, their authority to act shall be joint and several.
3. I authorize my attorney(s) for property to do on my behalf anything in respect of property that I could do if capable of managing property, except make a will, subject to the law and to the restrictions contained in Section 4 below. I confirm that he/she may do so even if I am mentally incapable.
4. The powers granted to the attorney(s) appointed hereunder are specifically limited to the purchase by me of an interest in dwelling unit _____, level _____, being suite # (the "**Dwelling Unit**") as well as any parking, locker or other ancillary unit(s) being purchased by me from Madison Eglinton Limited (the "**Vendor**") in the condominium project being developed by the Vendor (the "**Condominium**") on the lands and premises municipally located at 89 Dunfield Avenue, Toronto, Ontario (the "**Real Property**") and marketed as "**The Madison at Yonge & Eglinton**" Condominium Project (with all such units so acquired, and their appurtenant common interests, being hereinafter collectively referred to as the "**Purchased Units**"), upon such terms and conditions as my said attorney(s) may deem appropriate, in the sole and unfettered discretion of my said attorney(s), and for the following purposes:
 - a) to enter into an agreement of purchase and sale with respect to the purchase of the Purchased Units, including all amendments thereto;
 - b) to complete the purchase of the Purchased Units, and to execute and deliver all documents and instruments in connection therewith or ancillary thereto, including all documents and instruments pertaining to:
 - (i) the interim and final closing;
 - (ii) the selection of colours and finishes;
 - (iii) the selection of ancillary parking, locker or similar units;
 - (iv) the purchase of extras;
 - (v) the Tarion Certificate of Completion and Possession and/or similar documentation; and
 - (vi) any mortgage financing required to complete the purchase and sale transaction involving the Purchased Units on an all-cash basis to the vendor (including the execution of any mortgages and related security documents to any third-party lenders).
5. If my spouse disposes of or encumbers any interest in a matrimonial home in which I have a right to possession under Part II of the *Family Law Act R.S. O. 1990, as amended*, then I authorize the attorney(s) named in this power of attorney for me and in my name to consent to the transaction as provided for under the said Act.
6. This continuing power of attorney will come into effect on the date it is signed and witnessed.
7. A photocopy, telefaxed copy or a scanned/e-mailed copy of this executed and duly witnessed **Continuing Power of Attorney for Specific Property** may be relied upon by any third party or parties to the same extent as if it were an original executed and duly witnessed version.
8. SIGNATURE: _____ DATED this ____ day of _____ 2011.
(Sign your name in the presence of two witnesses.)
9. ADDRESS: _____
(Insert your full current address here.)
10. WITNESSES:
[Note: The undersigned witnesses hereby confirm that neither of them is the attorney; nor the attorney's spouse or partner; nor the spouse, partner, or child of the donor; nor someone that the donor treats as his or her child; nor a person whose property is under guardianship or who has a guardian of the donor; nor a person under the age of 18.]

Witness #1: Signature: _____
Print Name: _____
Address: _____
Date: _____ (same date as the donor's signature in paragraph 8 above)

Witness #1: Signature: _____
Print Name: _____
Address: _____
Date: _____ (same date as the donor's signature in paragraph 8 above)



LANDPOWER

REAL ESTATE LTD. BROKERAGE

theMadisonCondos.ca 416.482.8090

MADISON HOMES

The photographs in this brochure do not necessarily depict actual features but represent similar quality and design that will be offered at The Madison.
Features and finishes may vary by suite designs. See sales representative for details. Illustrations are artist's concept; materials, specifications and floorplans are subject to change without notice. E & OE, May 2011.