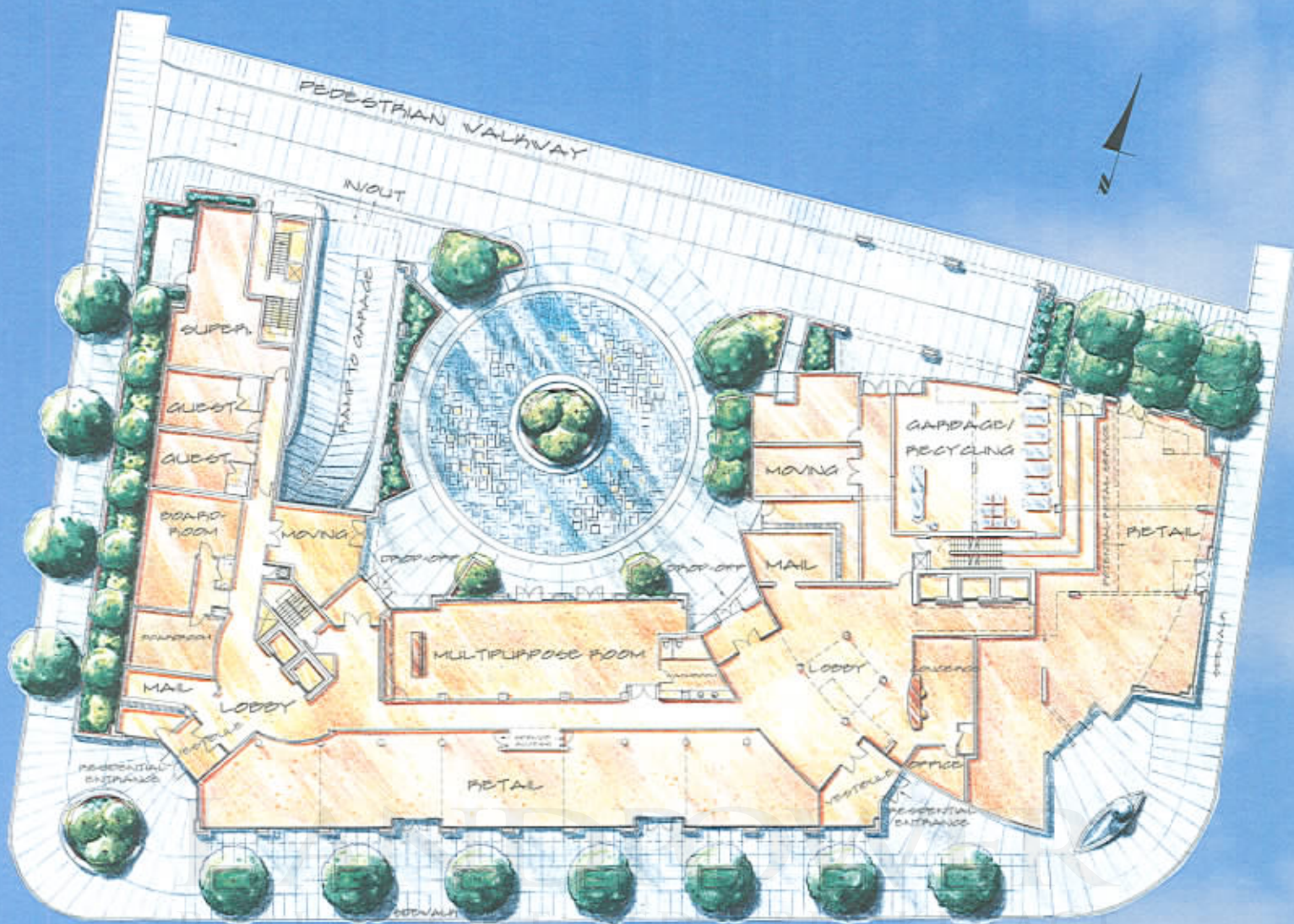


# SPECIAL AGENTS PREVIEW SALE





# GROUND FLOOR AMENITIES & LOBBY

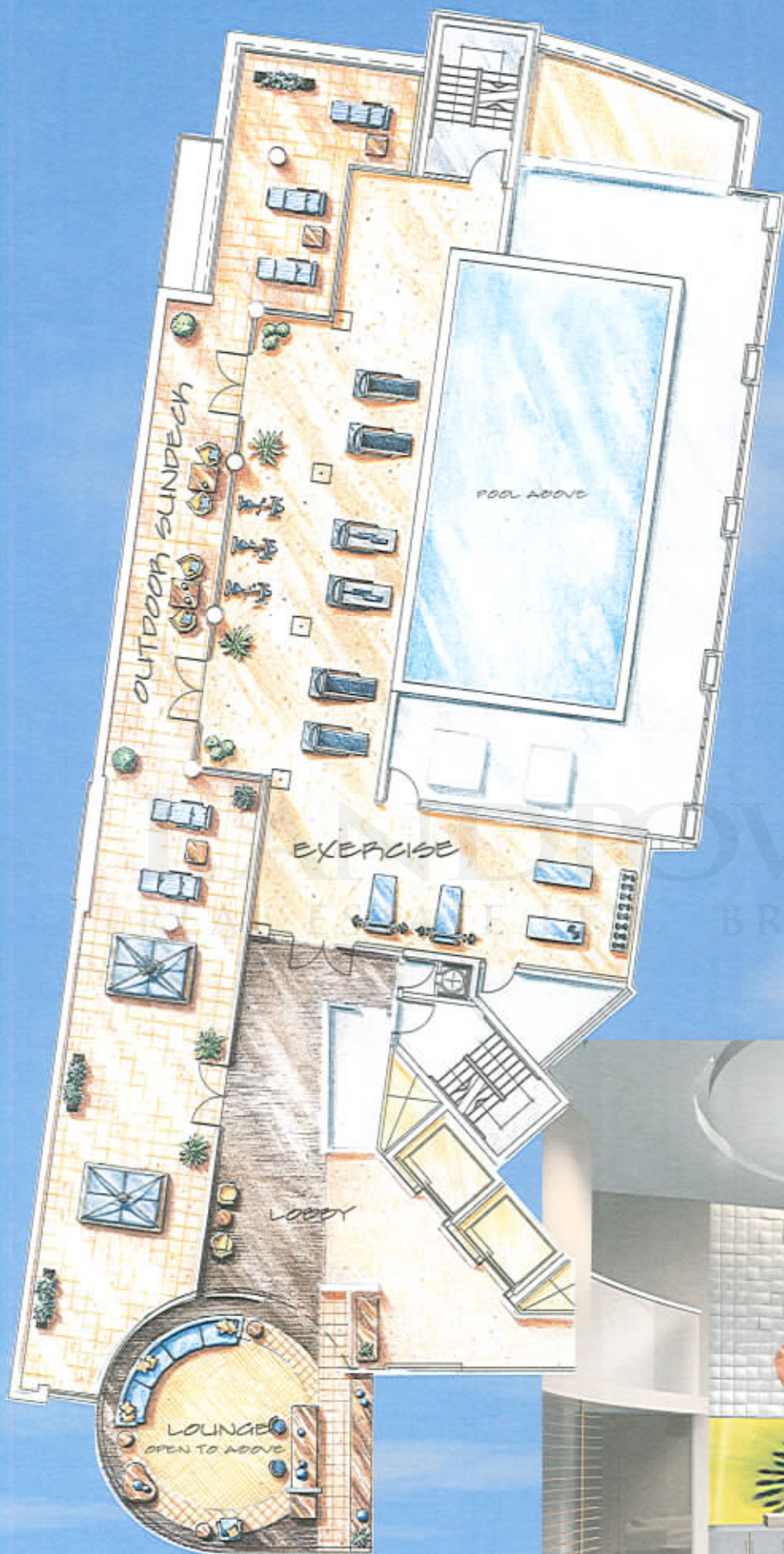


Illustrations are artist's concept.





# MALIBU CLUB 10TH FLOOR



Illustrations are artist's concept.



# MALIBU CLUB 11TH FLOOR

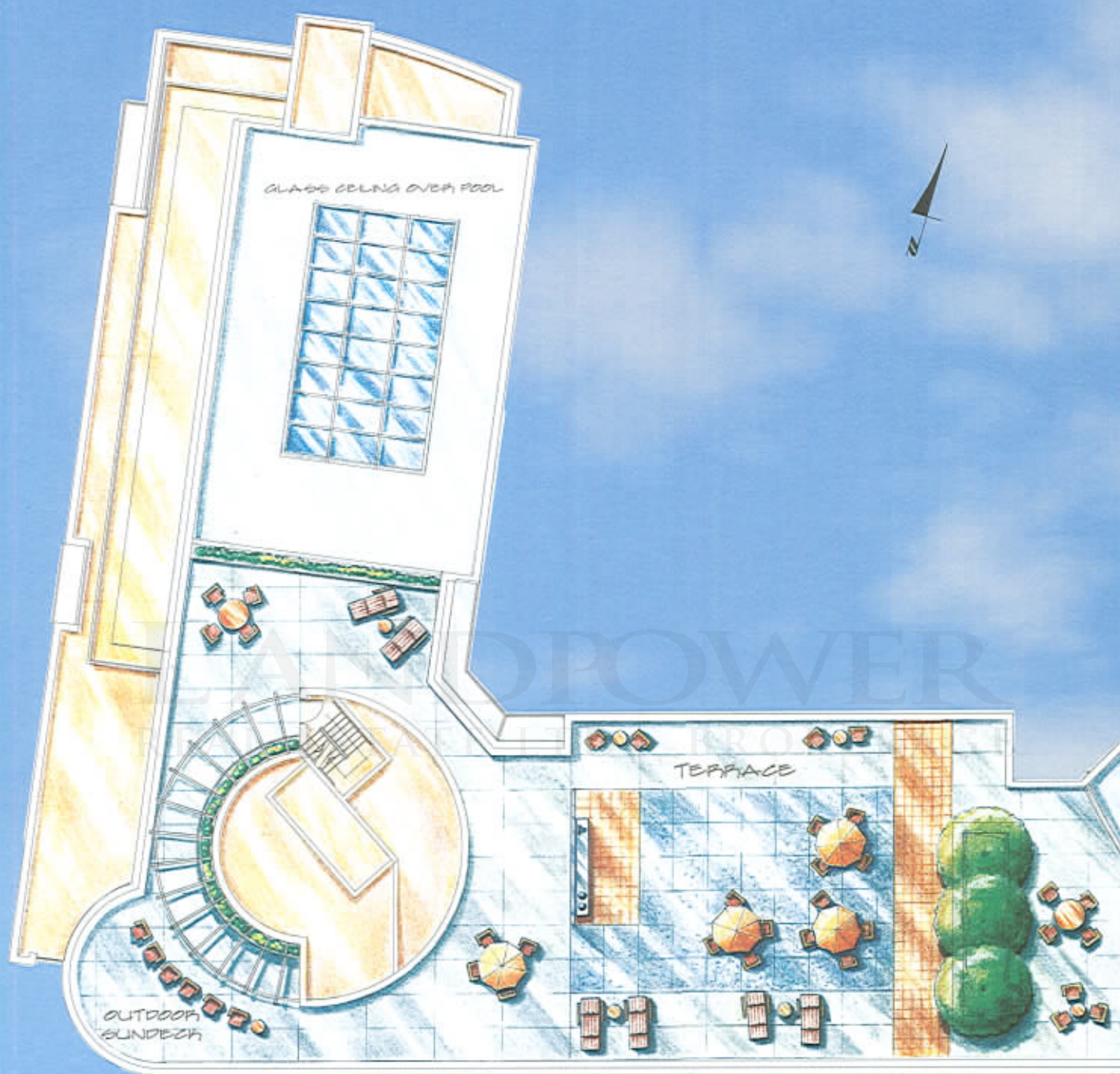


Illustrations are artist's concept.





# MALIBU CLUB 12TH FLOOR

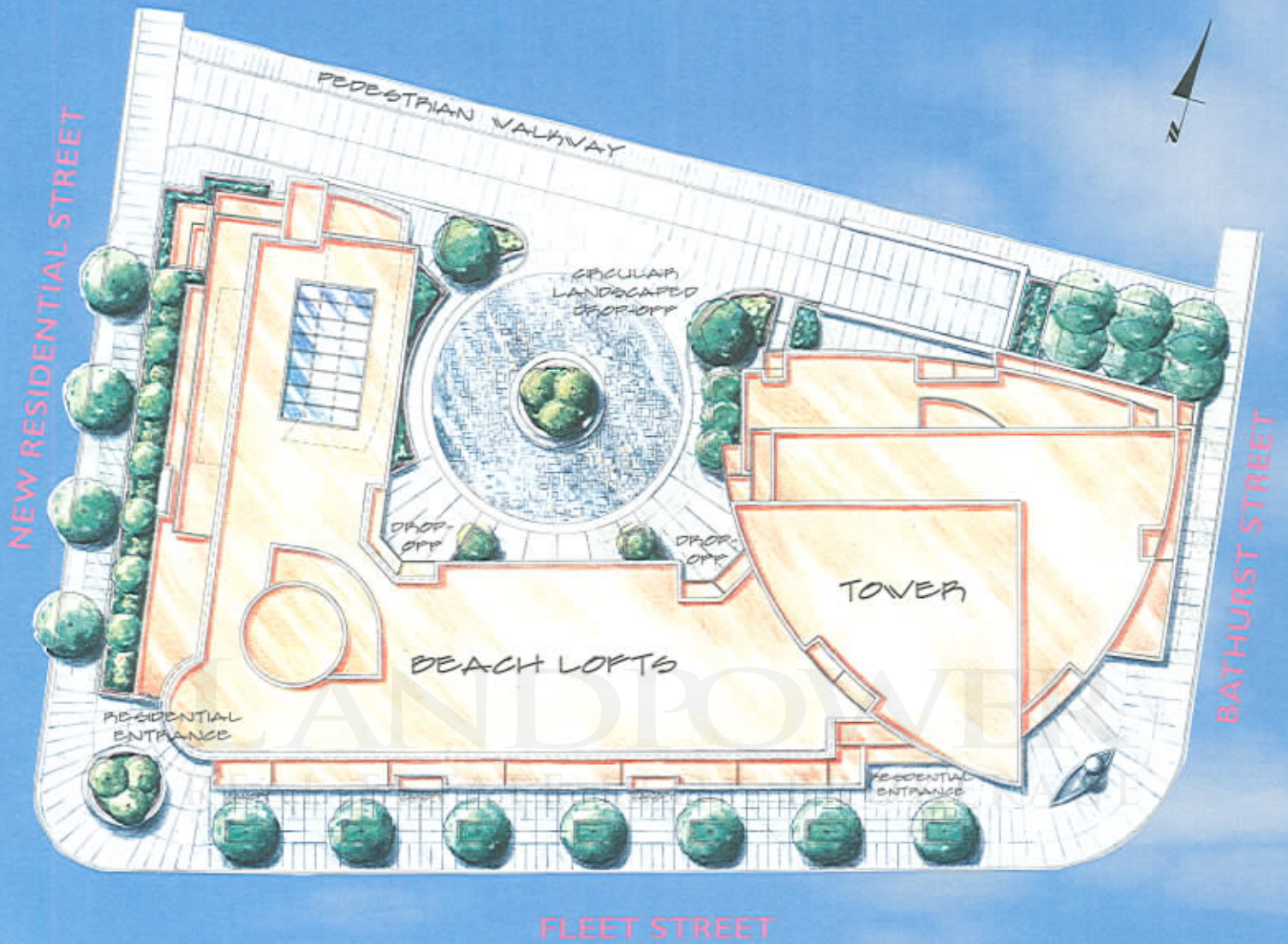


Illustrations are artist's concept.





# SITE PLAN



Illustrations are artist's concept.

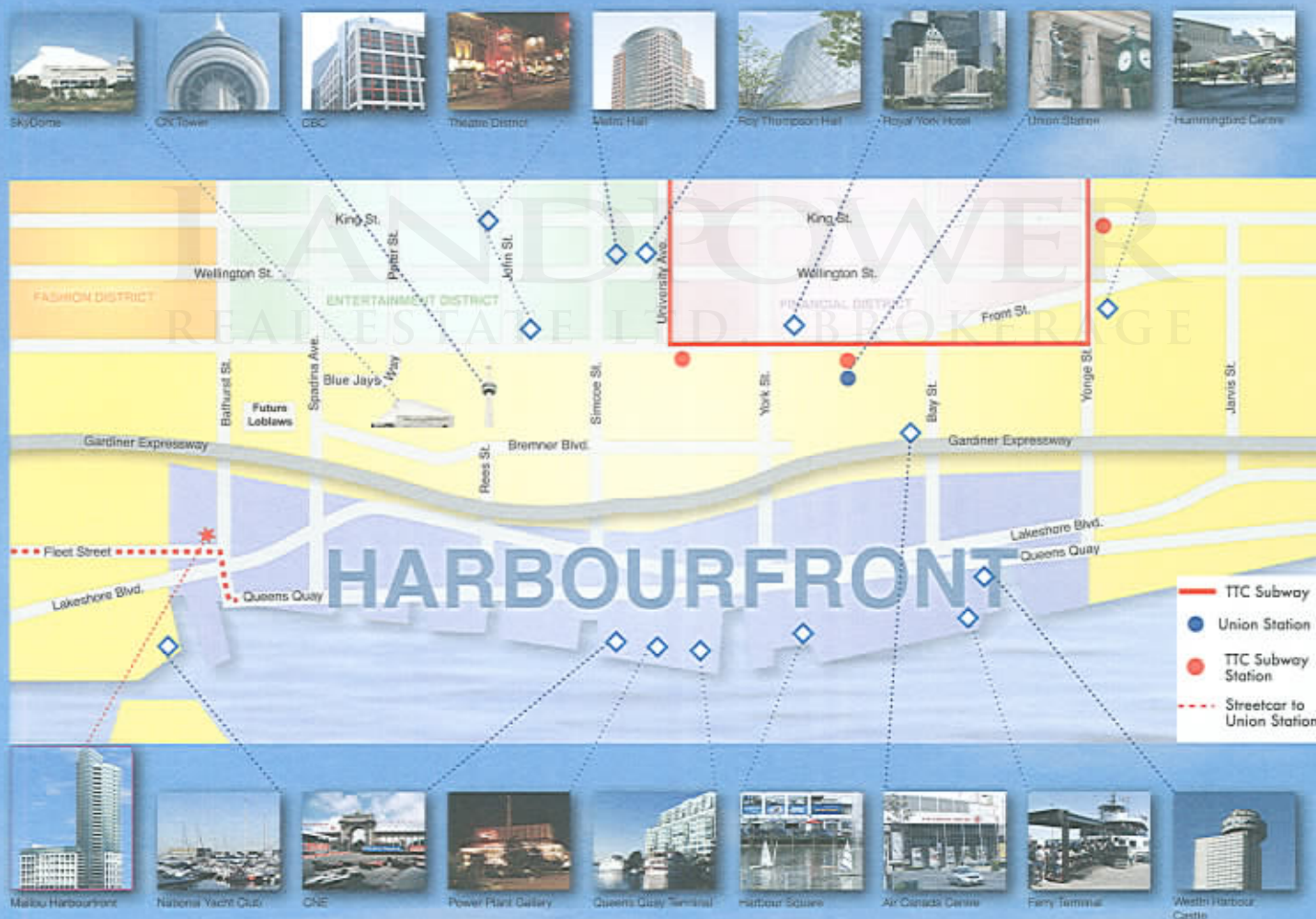




# AREA AMENITIES

Captivating. Seductive. Exciting.  
Romantic. Artistic. Cosmopolitan.

Where else in T.O. can you find a  
lifestyle with so many adjectives?



Welcome  
to the neighbourhood.



Illustrations are artist's concept.



# MALIBU FEATURES AND FINISHES

## Building Features

- Page and Steele designed, 30 storey striking glass tower with sweeping, panoramic windows
- Unique 11 storey Beach Loft with 2 storey suites
- Michael Niven designed grand "breezeway" lobby
- Impressive circular landscaped drop off
- Underground garage for resident and visitor parking
- Beautifully appointed multi-purpose function room complete with gourmet kitchen and bar for entertaining
- Professionally furnished guest suites
- Five custom detailed passenger elevators
- Terraces and balconies as per plan
- Harbourfront lifestyle at your doorstep
- Walk to Toronto's fabulous entertainment and financial districts
- Public transit at your door

## Malibu Club

- Spectacular 3 storey recreational complex
- Indoor swimming pool with his and hers change rooms
- Whirlpool
- Outdoor sundecks located next to pool and exercise room
- Also expansive rooftop terrace with barbeque
- Michael Niven-designed Malibu Club lounge with panoramic lake and city views
- Exercise room fully equipped with two stationary bicycles, two treadmills, two step machines, one rowing machine, universal weight machine and free weights
- Juice bar

## Gourmet California-Style Kitchens

- Michael Niven-designed movable kitchen island/breakfast bar as per plan
- Custom designed maple veneer kitchen cabinetry with choice of finish and two glass doors
- Choice of ceramic tile flooring
- Selection of laminated countertop and ceramic tile backsplash
- Stainless steel sink as per plan
- Chrome single lever faucet and vegetable spray
- Frost free refrigerator, self-cleaning slide-in range, combination microwave/range hood, dishwasher
- Choice of white or black appliances
- Track halogen lighting (three head fixture)

## Suite Features

- Sisal carpeting in bedrooms, dens, living room & dining room with foam underpad
- Solid core entry door
- Individual climate control using a vertical fan coil system providing heat or air-conditioning on a seasonal basis

## Laundry Room

- Full sized stacked washer/dryer, vented to exterior
- Ceramic tile flooring

## Master Ensuite Features

- Quarella slab countertop with undermount sink
- Ceramic tiles on floor and shower/tub surround
- Maple veneer cabinetry as per plan
- Chrome designer selected sink faucet
- Pressure balanced shower valve
- Exterior vented exhaust fan
- Privacy lock
- White bathroom fixtures
- Deep soaker tub

## Main Bathroom

- Ceramic tiles on floor and shower/tub surround
- Shower stall as per plan with glass shower door and chrome frame
- Chrome plated faucets
- White bathroom fixtures
- Privacy lock
- Choice of maple veneer cabinetry as per plan
- Laminated countertop with drop-in white sink
- Full width mirror over vanity with designer selected light fixture
- Pressure balanced shower valve
- Exterior vented exhaust fan

## Electrical Features

- Pre-wired for cable TV outlets in bedrooms, living rooms and dens
- Pre-wired for telephone outlets in master bedrooms, living rooms, dens and kitchens
- Building wired for high speed internet access

## Safety and Security

- 24 hour concierge service
- Live-in superintendent
- Controlled access at all entrances
- Enterphone system at main entrances
- Strategically located surveillance cameras and two-way voice activated stations with push call buttons in the garage
- Hardwired smoke and heat detectors in every suite
- Generator for emergency power
- Resident card access to all common areas and underground parking

## Purchaser Peace of Mind

- All new construction
- Full protection under the Ontario New Home Warranty Program
- Construction quality guaranteed

Note: Prices and specifications are subject to change without notice. All areas and room dimensions on floor plans are approximate and are measured in accordance with ONHWP standards. Actual living area will vary from area stated. Builder may substitute materials and finishes in plans and specifications provided such materials and finishes are of a quality equal to or better than those included in the plans and specifications. The model suite and sales office includes items that are upgrades and/or are for display purposes only and are not included in the purchase price. E.&O.E. September 22, 2003.







# Malibu at Harbourfront

## Broker Preview - October 21<sup>st</sup>, 2003

### P R E V I E W P R I C I N G

(Subject to Availability)

| MODEL                       | TYPE               | FLOORS | APPROXIMATE SUITE SIZE | EXPOSURE   | OPENING PRICES PRICED FROM: | BROKER SPECIAL |
|-----------------------------|--------------------|--------|------------------------|------------|-----------------------------|----------------|
| Santa Barbara               | Studio             | 2-26   | 348 sq.ft.             | West       | \$99,900                    | \$98,900       |
| Cordova                     | Studio             | 2-9    | 354 sq.ft.             | North      | \$99,900                    | \$98,900       |
| Fontana                     | Studio             | 2-9    | 403 sq.ft.             | East       | \$109,900                   | \$107,900      |
| Santa Cruz                  | 1 Bedroom          | 2-26   | 553 sq.ft.             | North/West | \$146,900                   | \$144,400      |
| Sierra                      | 1 Bedroom          | 2-9    | 553 sq.ft.             | North      | \$145,900                   | \$143,400      |
| Santa Monica                | 1 Bedroom          | 2-26   | 574 sq.ft.             | North      | \$148,900                   | \$146,400      |
| Coronado                    | 1 Bedroom          | 2-9    | 574 sq.ft.             | East       | \$147,900                   | \$145,400      |
| San Diego                   | 1 Bed + Den        | 10-26  | 581 sq.ft.             | East       | \$167,900                   | \$165,400      |
| Ventura                     | 1 Bed + Den        | 10-26  | 583 sq.ft.             | North      | \$161,900                   | \$159,400      |
| Gardena                     | 1 Bedroom          | 2-9    | 608 sq.ft.             | North East | \$157,900                   | \$155,400      |
| Pacifica                    | 1 Bed + Den        | 2-26   | 634 sq.ft.             | West       | \$166,900                   | \$164,400      |
| Corona                      | 1 Bed + Den        | 2-9    | 654 sq.ft.             | East       | \$177,900                   | \$175,400      |
| Solano                      | 2 Bedrooms         | 13-26  | 633 sq.ft.             | West       | \$189,900                   | \$186,900      |
| Del Ray                     | 2 Bedrooms         | 10-26  | 688 sq.ft.             | North/East | \$188,900                   | \$185,900      |
| Capistrano                  | 2 Bedrooms/2 Baths | 2-26   | 731 sq.ft.             | South/East | \$208,900                   | \$205,400      |
| Laguna                      | 2 Bedrooms/2 Baths | 12-26  | 741 sq.ft.             | South/West | \$219,900                   | \$216,400      |
| Dorado                      | 2 Bedrooms/2 Baths | 10-26  | 766 sq.ft.             | East       | \$237,900                   | \$234,400      |
| <b>Penthouses</b>           |                    |        |                        |            |                             |                |
| Solano                      | 2 Bedrooms         | 27-30  | 633 sq.ft.             | West       | \$212,900                   | \$209,400      |
| Capistrano                  | 2 Bedrooms/2 Baths | 27-30  | 731 sq.ft.             | South East | \$242,900                   | \$238,900      |
| Laguna                      | 2 Bedrooms/2 Baths | 27-30  | 741 sq.ft.             | South West | \$242,900                   | \$238,900      |
| Dorado                      | 2 Bedrooms/2 Baths | 27-30  | 766 sq.ft.             | East       | \$262,900                   | \$258,900      |
| Bernadino                   | 2 Bedrooms/2 Baths | 27-30  | 832 sq.ft.             | North      | \$267,900                   | \$263,900      |
| San Clement                 | 2 Bedrooms/2 Baths | 27-30  | 866 sq.ft.             | North West | \$282,900                   | \$278,900      |
| Carmel                      | 2 Bedrooms/2 Baths | 27-30  | 879 sq.ft.             | North East | \$286,900                   | \$282,900      |
| <b>2-Storey Beach Lofts</b> |                    |        |                        |            |                             |                |
| Silverado                   | 1 Bedroom          | 2-10   | 628 sq.ft.             | North      | \$184,900                   | \$181,900      |
| Napa                        | 1 Bedroom          | 2-8    | 633 sq.ft.             | East       | \$184,900                   | \$181,900      |
| Frisco                      | 1 Bedroom/Den      | 2-8    | 698 sq.ft.             | West       | \$210,900                   | \$207,900      |
| Sausalito                   | 1 Bedroom/Den      | 2-8    | 703 sq.ft.             | South      | \$212,900                   | \$209,900      |

### Suite Features

Spectacular open concept floor plans, all with balconies or terraces, choice of 6 black or white brand name appliances including slide-in range, sisal carpeting throughout, Michael Niven designed movable kitchen island/breakfast bar, master ensuite with Quarella slab countertop with undermount sink, individually controlled heating and air conditioning.

### Building Features

Page and Steele designed 30-storey striking glass tower with grand 'Breezeway' lobby and impressive circular landscaped drop-off. 24 hour concierge. Spectacular 3-story Malibu Club with indoor swimming pool, expansive outdoor terraces with barbecue area and beach lounge. Fully equipped exercise room and juice bar.

Prices increase approximately \$1,000 per floor in tower. Premiums apply to terraced suites and penthouse floors.

Ceiling height on lower floors 8 ft. ceilings and 9 ft. on upper floors (premiums apply)

|                                                                                                                                                                                                      |                                                                                                                                                                                                                                                                                                |
|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>Deposit Structure</b><br>\$2,000 with offer<br>Balance of 5% in 30 days<br>5% in 60 days<br>5% in 180 days<br>5% on occupancy<br><br><b>Occupancy: July 2006</b><br><b>Prices Include G.S.T.*</b> | <b>Maintenance</b><br>Approximately \$0.39 per square foot<br>(includes heat, hydro, water, air conditioning, building insurance & upkeep of all common areas)<br><b>Taxes</b><br>Estimated at approximately 1.25% of Purchase Price<br><b>Locker</b><br>\$4,000<br><b>Parking</b><br>\$19,000 |
|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|

All prices, figures and materials are preliminary and are subject to change without notice E. & O. E. Note: All areas and stated room dimensions are approximate. Floor area measured in accordance with ONHWP Bulletin #22. Actual living area will vary from floor area stated. October 6, 2003

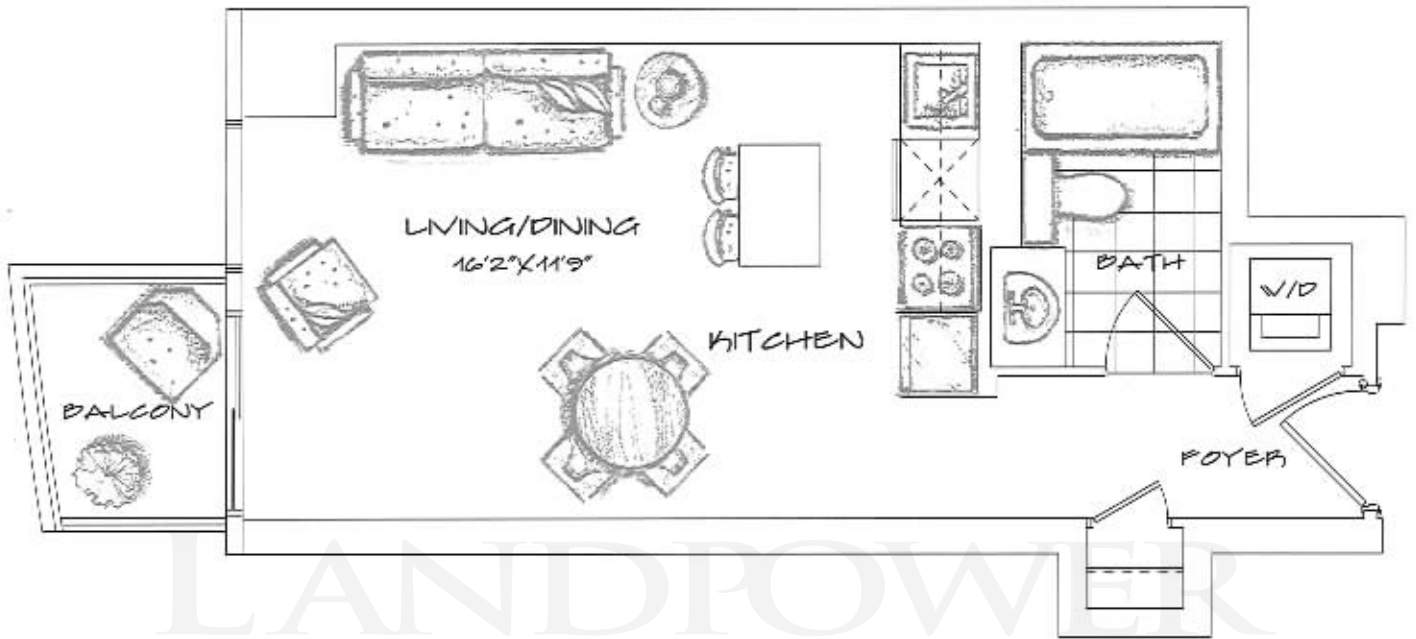


**STUDIO**  
**LANDPOWER**  
REAL ESTATE LTD. BROKERAGE

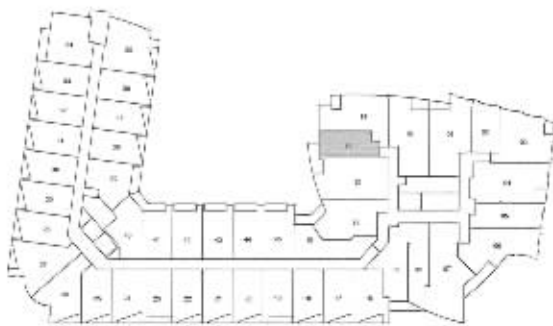


# SANTA BARBARA

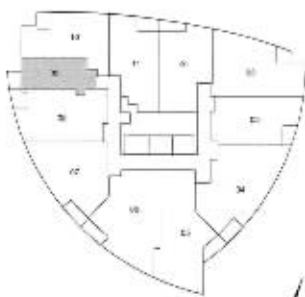
TOWER SUITE - 348 SQ.FT.



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2nd-11th Floor



12th-26th Floor

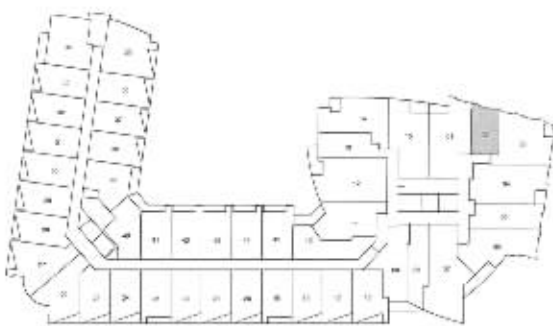
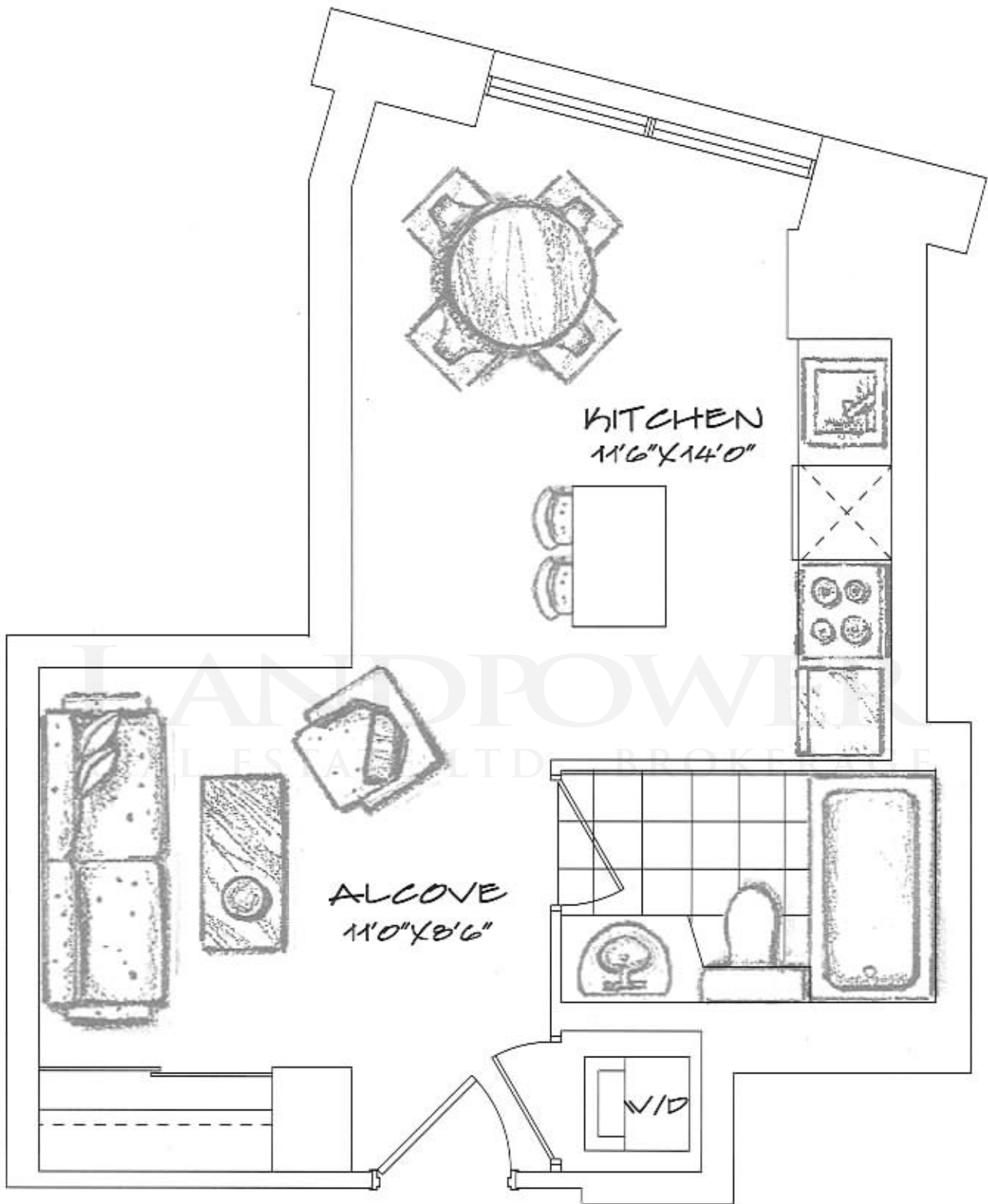


All areas and stated room dimensions are approximate. Floor area measured in accordance with ONHWP bulletin #22.  
Actual living area will vary from floor area stated. The unit shown may be the reverse of the unit purchased.



# CORDOVA

TOWER SUITE - 354 SQ. FT.



2nd-9th Floor

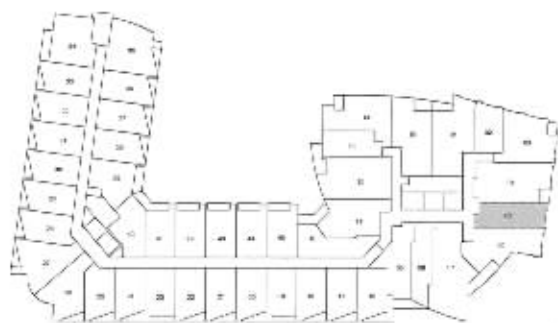
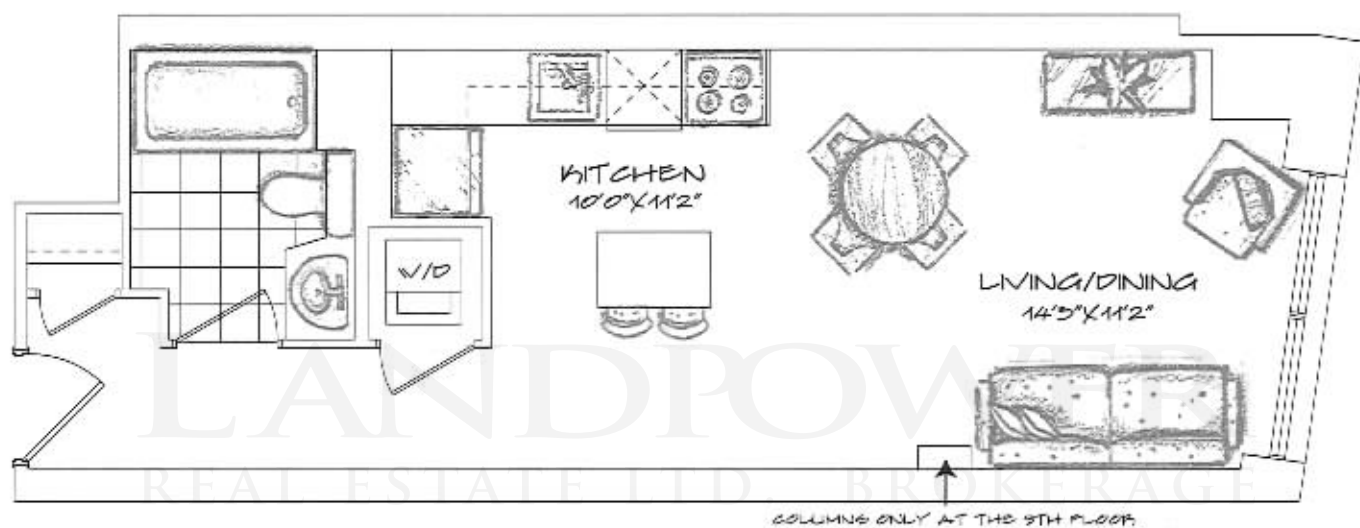


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# FONTANA

TOWER SUITE - 403 SQ.FT.



2nd-9th Floor



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**ONE BEDROOM + DEN**

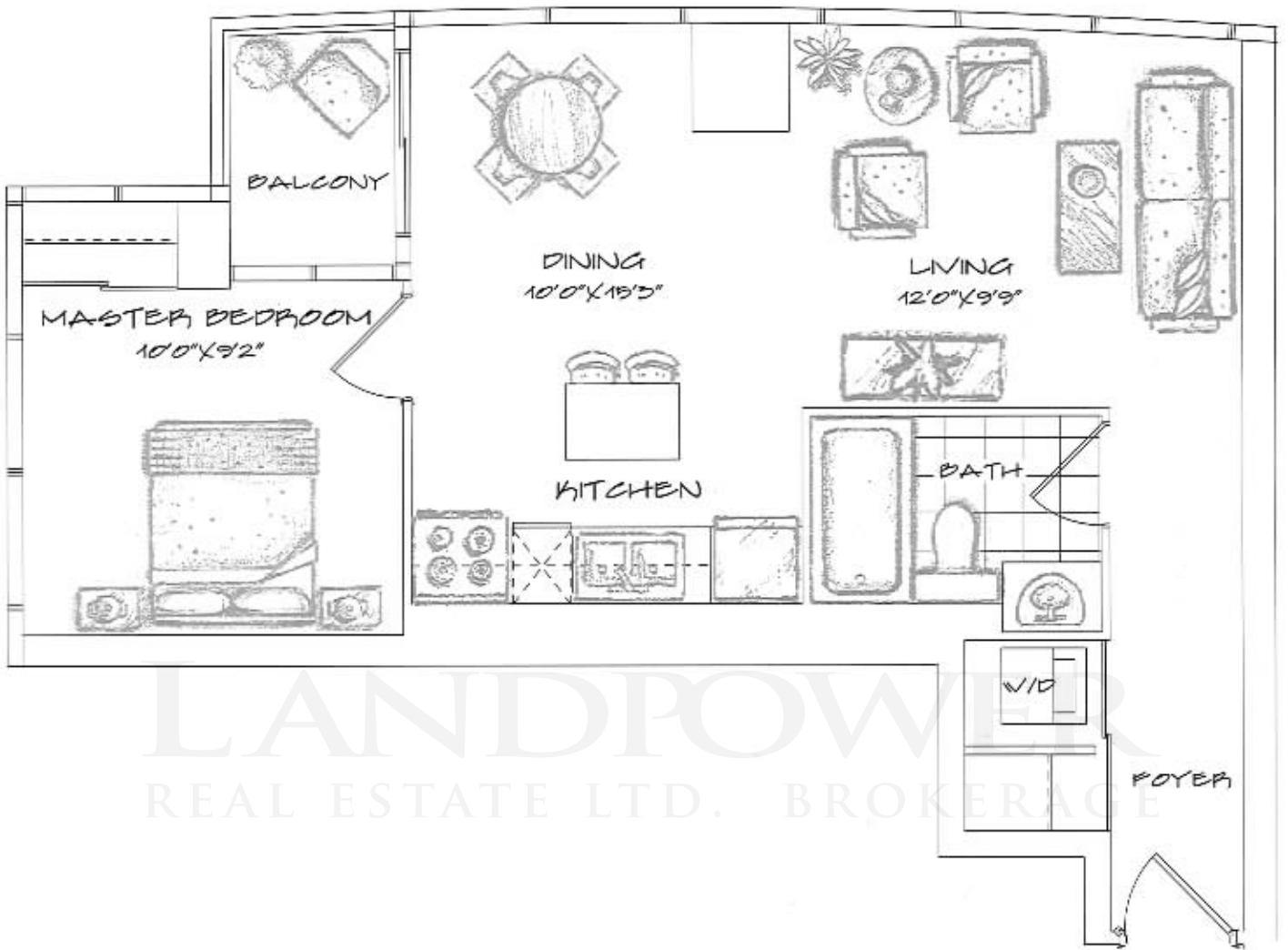
LANDPOWER

REAL ESTATE LTD. BROKERAGE



# SANTA CRUZ

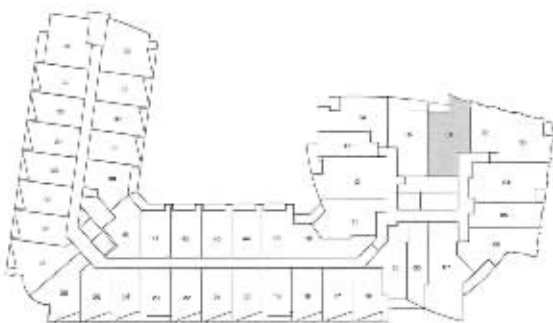
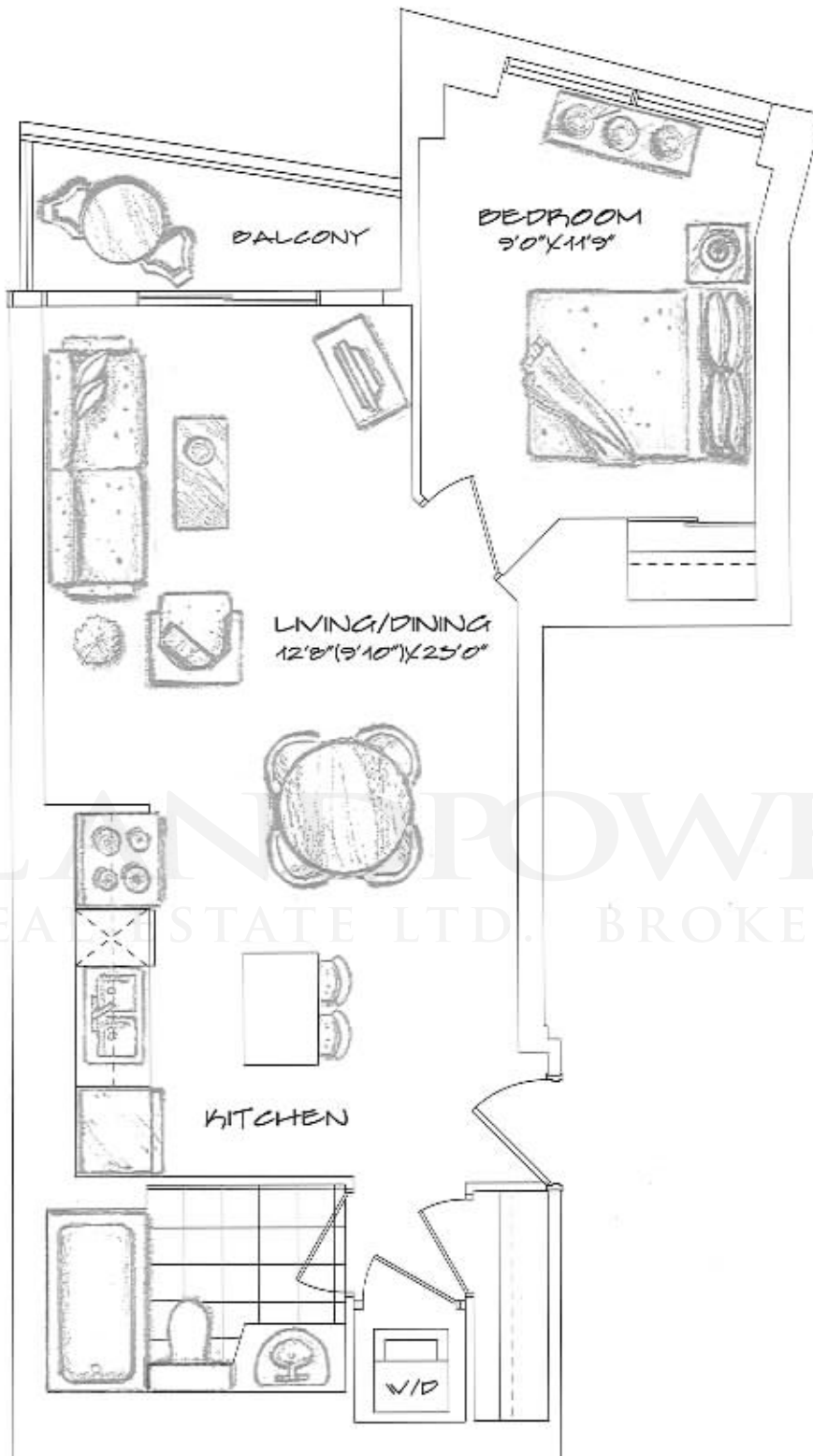
TOWER SUITE - 553 SQ.FT.



All areas and stated room dimensions are approximate. Floor area measured in accordance with ONHWP bulletin #22.  
Actual living area will vary from floor area stated. The unit shown may be the reverse of the unit purchased.

# SIERRA

TOWER SUITE - 553 SQ.FT.



2nd-9th Floor

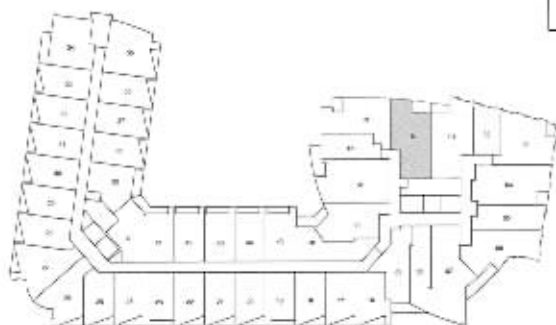
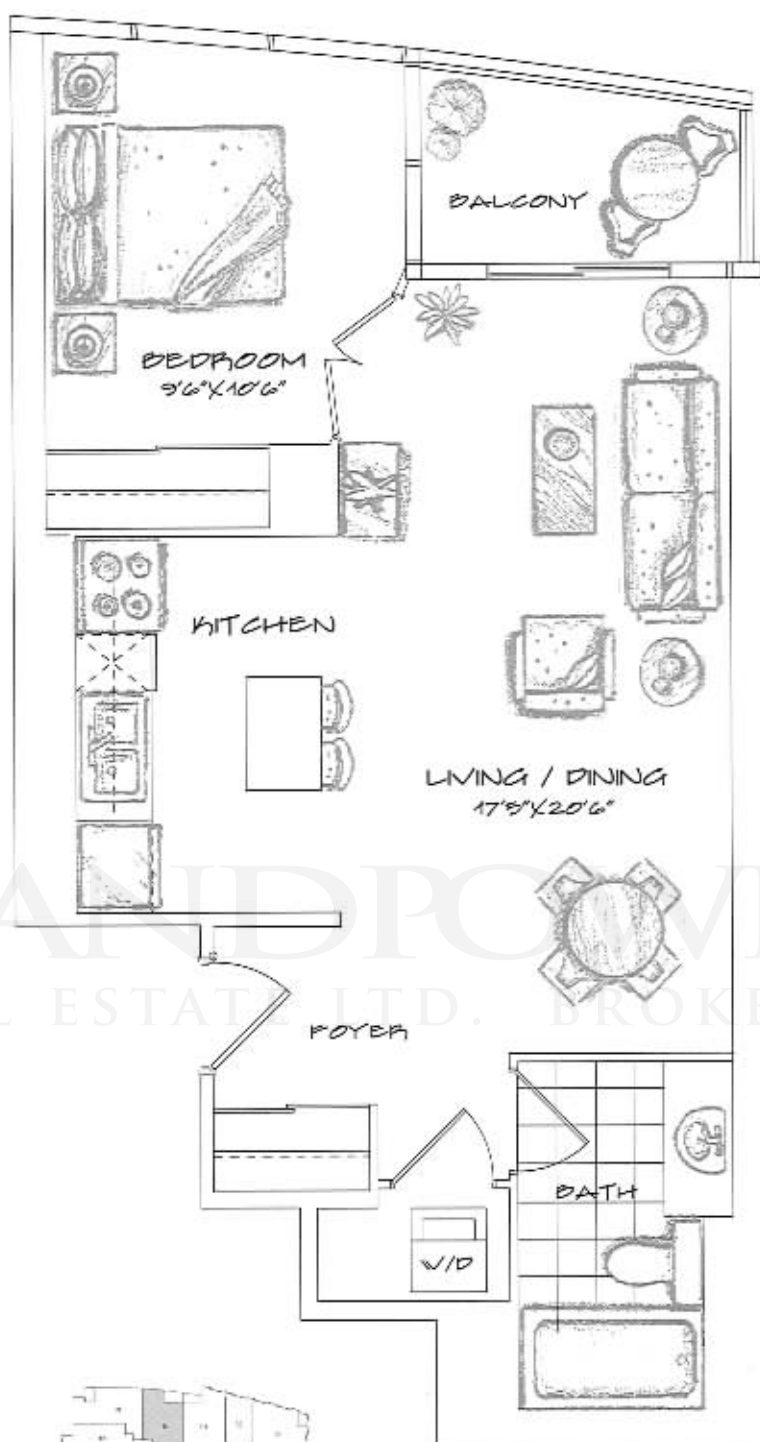


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Actual living area will vary from floor area stated. The unit shown may be the reverse of the unit purchased.

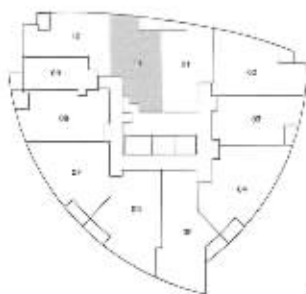


# SANTA MONICA

TOWER SUITE - 574 SQ.FT.



2nd-11th Floor



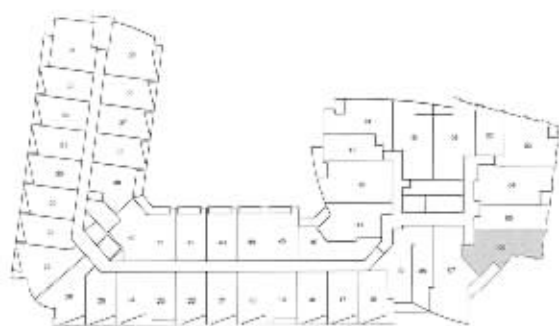
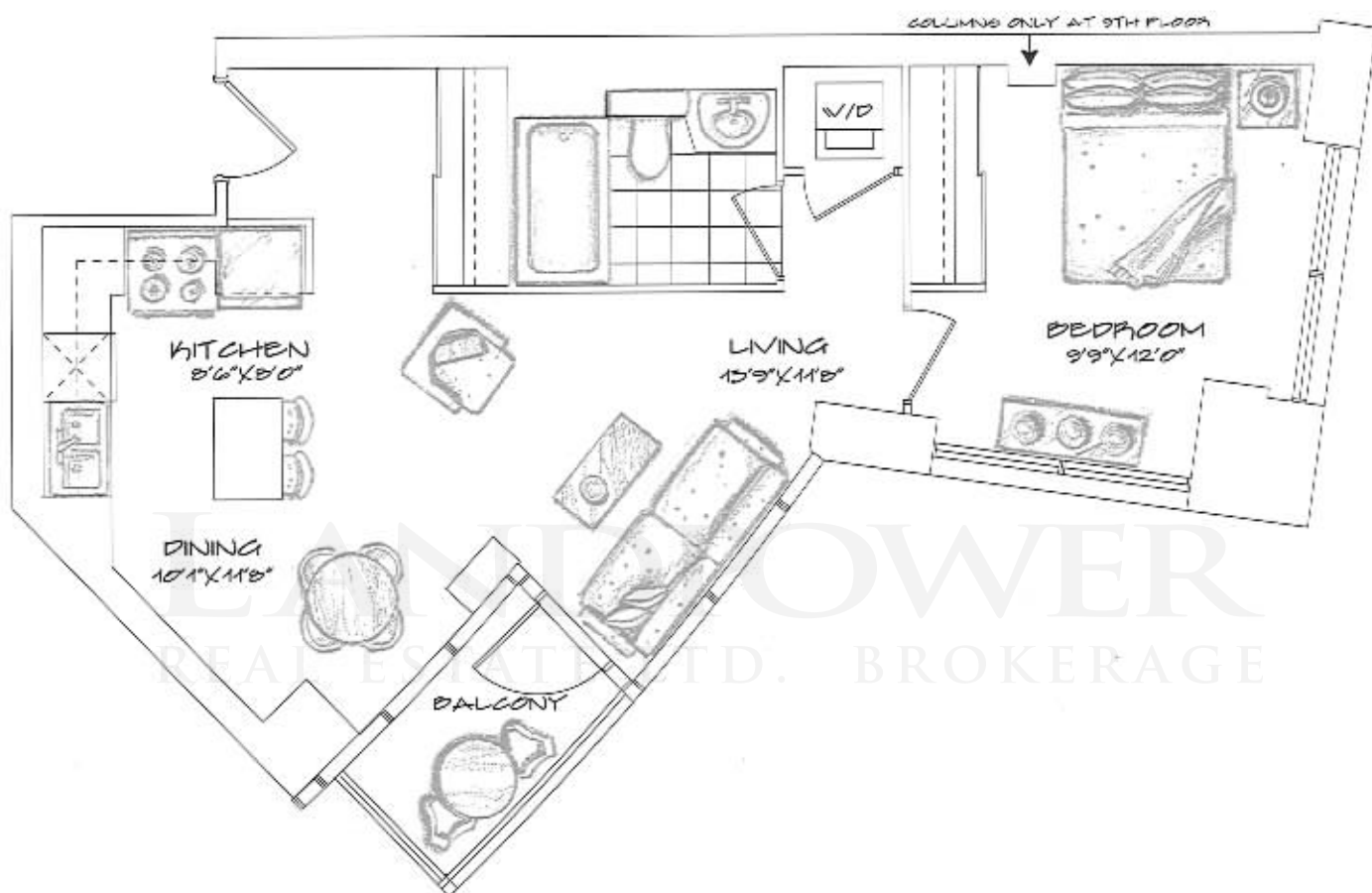
12th-26th Floor



All areas and stated room dimensions are approximate. Floor area measured in accordance with ONHWP bulletin #22. Actual living area will vary from floor area stated. The unit shown may be the reverse of the unit purchased.

# CORONADO

LOWER TOWER UNIT - 574 SQ.FT.



2nd-9th Floor

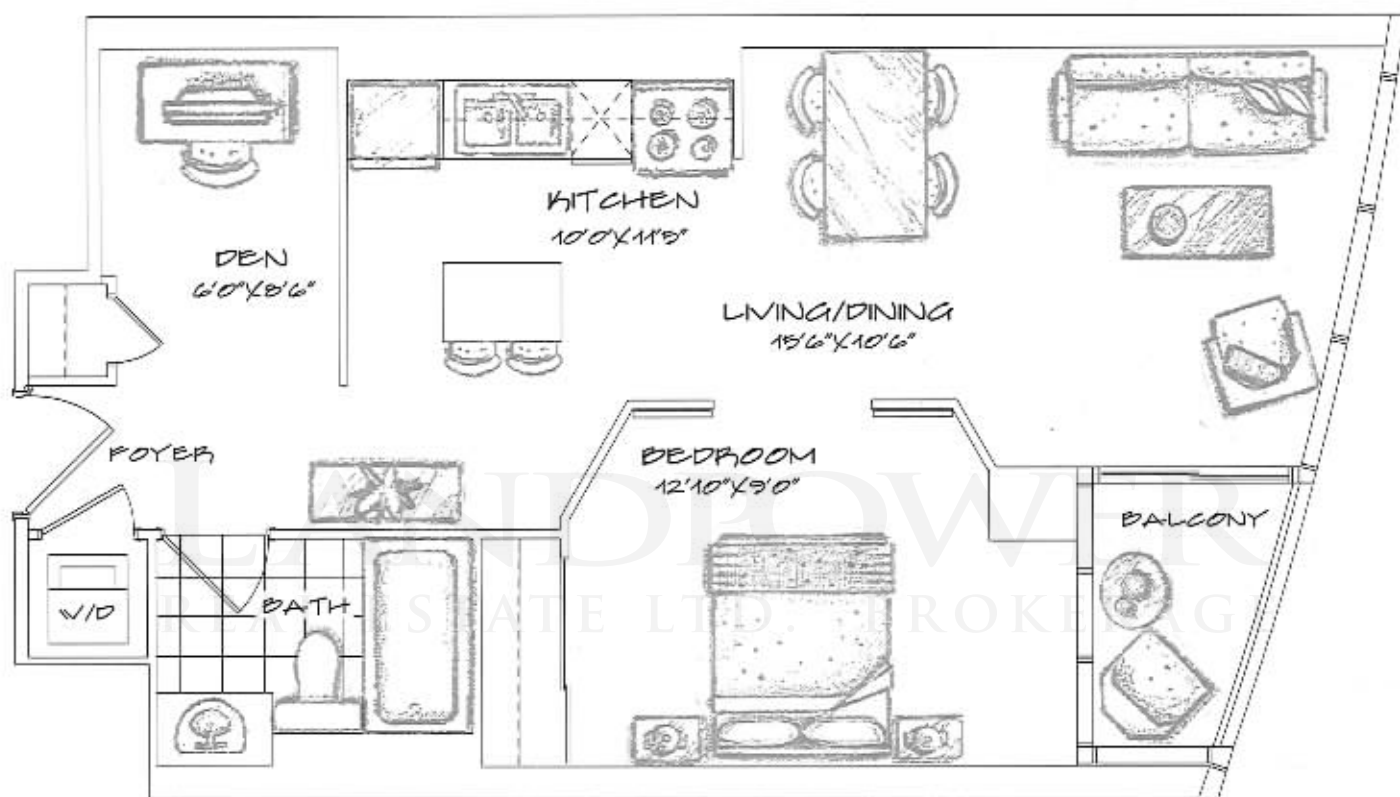


All areas and stated room dimensions are approximate. Floor area measured in accordance with ONHWP bulletin #22. Actual living area will vary from floor area stated. The unit shown may be the reverse of the unit purchased.



# SAN DIEGO

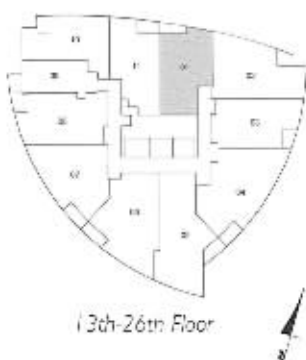
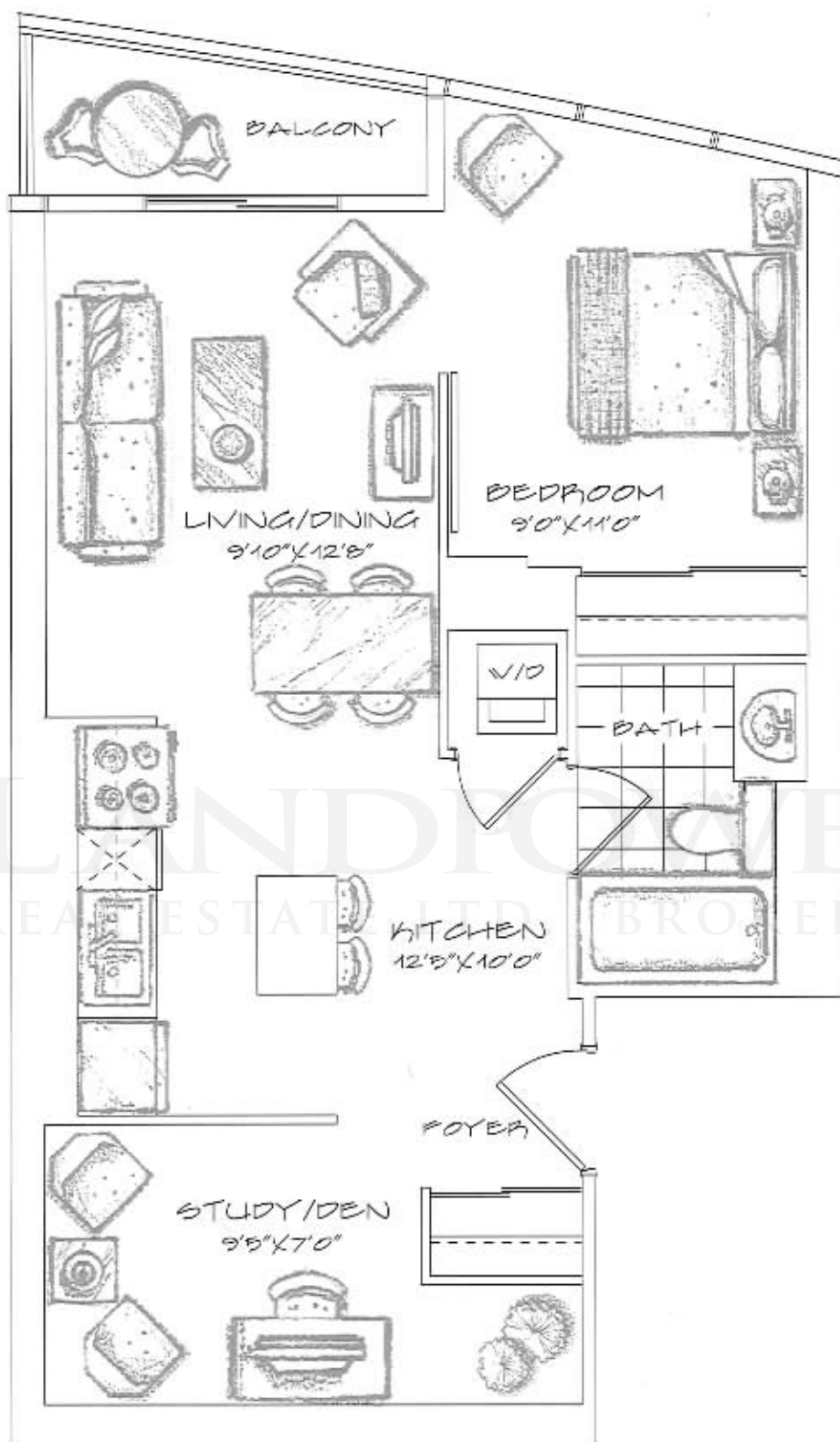
TOWER SUITE - 581 SQ.FT.



All areas and stated room dimensions are approximate. Floor area measured in accordance with ONHWP bulletin #22. Actual living area will vary from floor area stated. The unit shown may be the reverse of the unit purchased.

# VENTURA

TOWER SUITE - 583 SQ.FT.

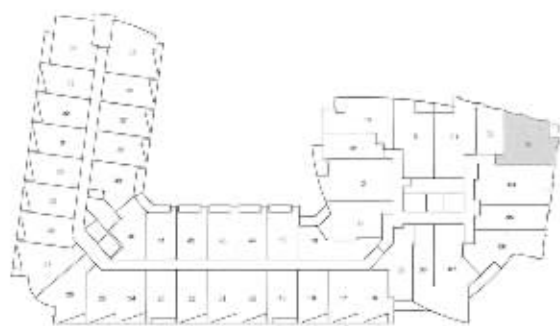
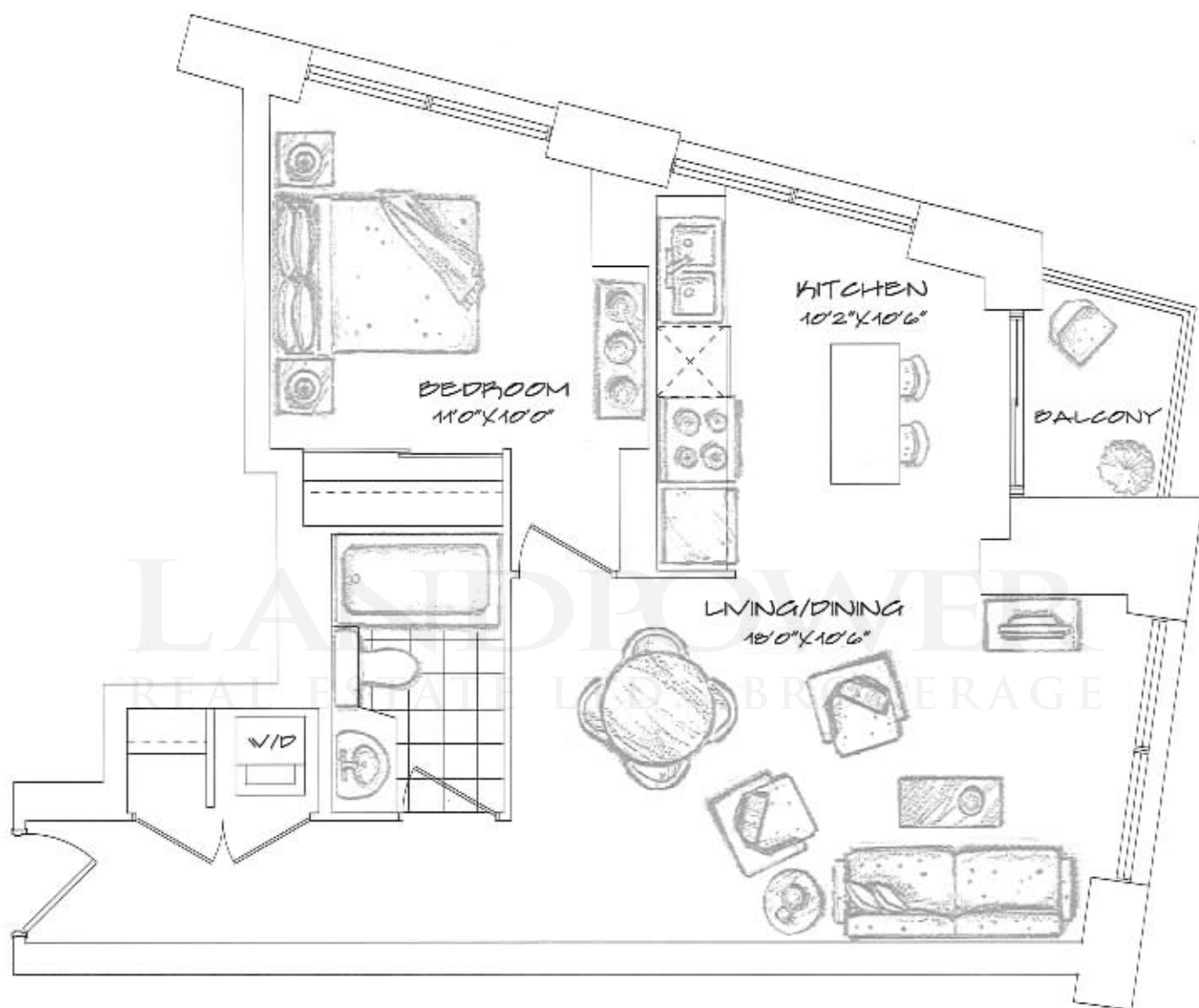


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# GARDENA

TOWER SUITE - 608 SQ.FT.



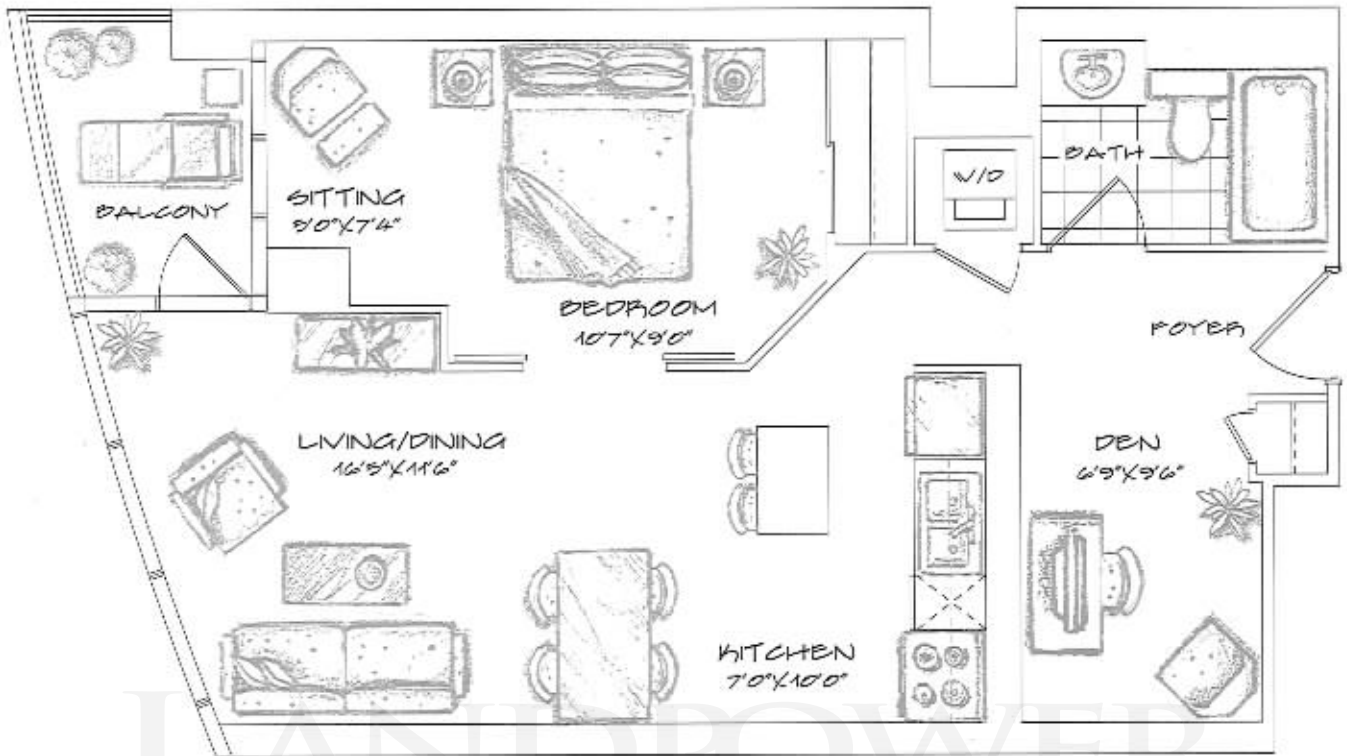
2nd-9th Floor



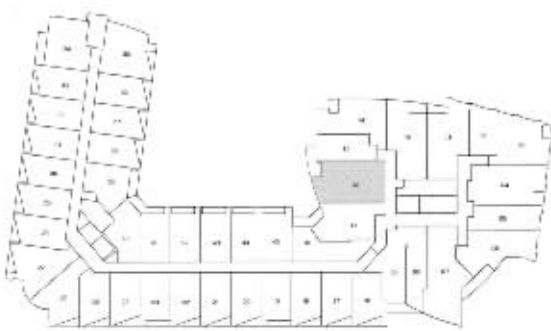
All areas and stated room dimensions are approximate. Floor area measured in accordance with ONHWP bulletin #22.  
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# PACIFICA

TOWER SUITE - 634 SQ.FT.



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2nd-11th Floor



12th-26th Floor

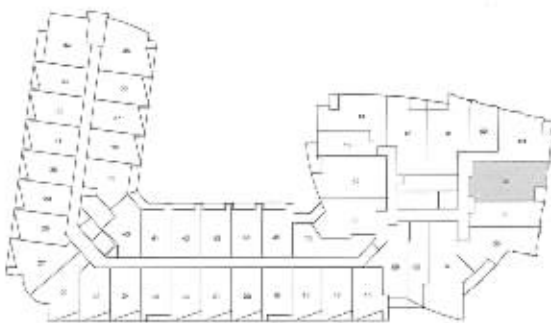
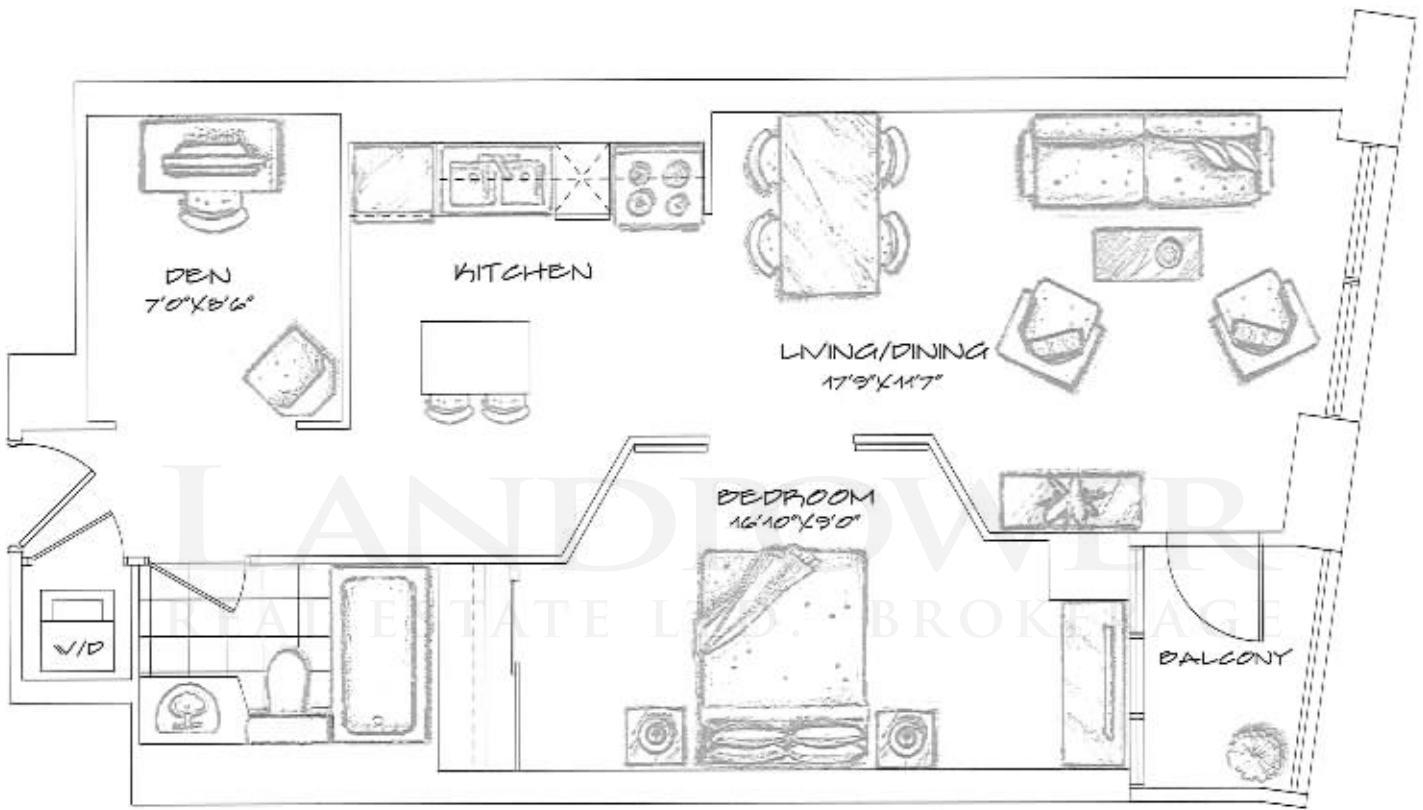


All areas and stated room dimensions are approximate. Floor area measured in accordance with ONHWP bulletin #22.  
Actual living area will vary from floor area stated. The unit shown may be the reverse of the unit purchased.



# CORONA

TOWER SUITE - 654 SQ.FT.



2nd-9th Floor



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**TWO BEDROOM**

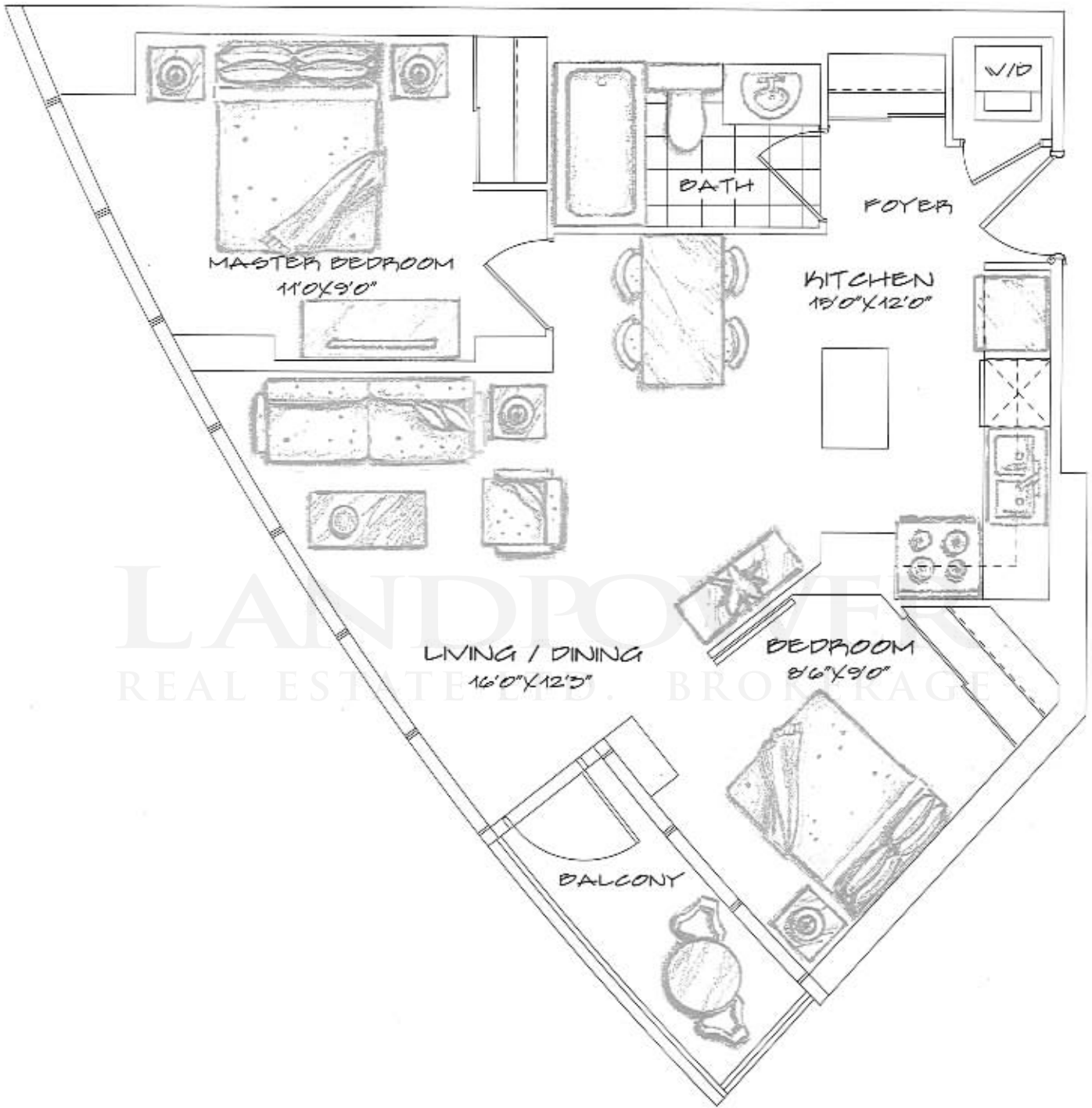
LANDPOWER

REAL ESTATE LTD. BROKERAGE

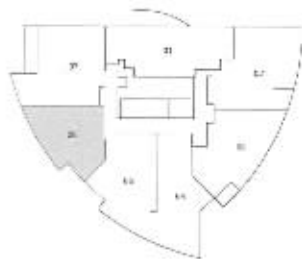


# SOLANO

TOWER SUITE - 633 SQ.FT.



13th-26th Floor



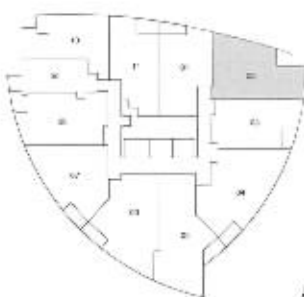
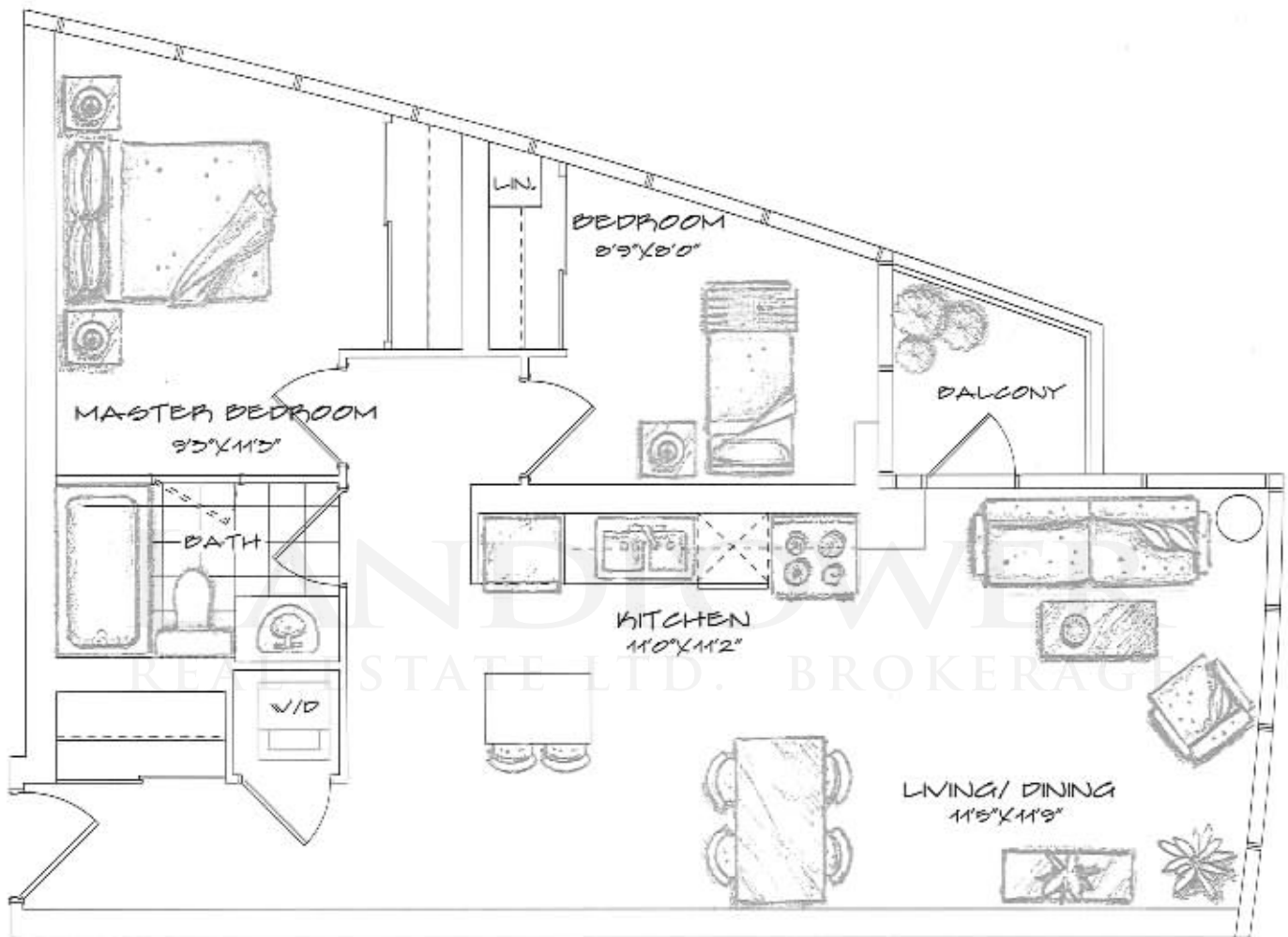
27th-30th Penthouse Floor



All areas and stated room dimensions are approximate. Floor area measured in accordance with ONHWP bulletin #22.  
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# DEL RAY

TOWER SUITE - 688 SQ.FT.



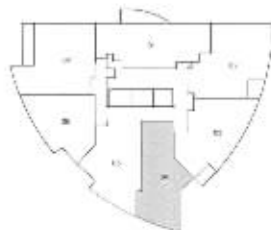
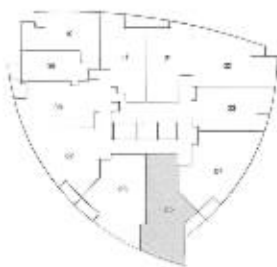
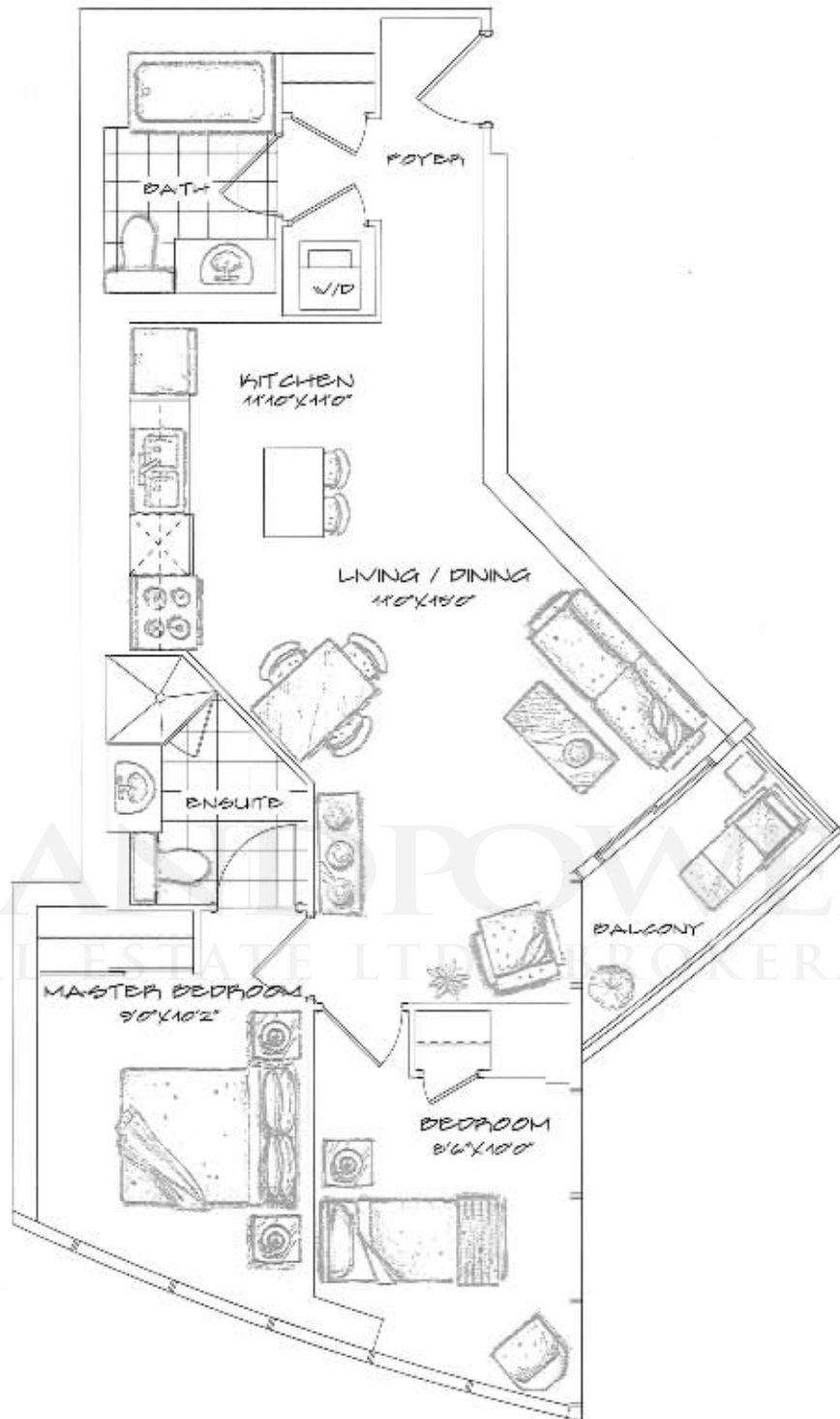
12th 26th Floor



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Actual living area will vary from floor area stated. The unit shown may be the reverse of the unit purchased.

# CAPISTRANO

TOWER SUITE - 73 | SQ.FT.

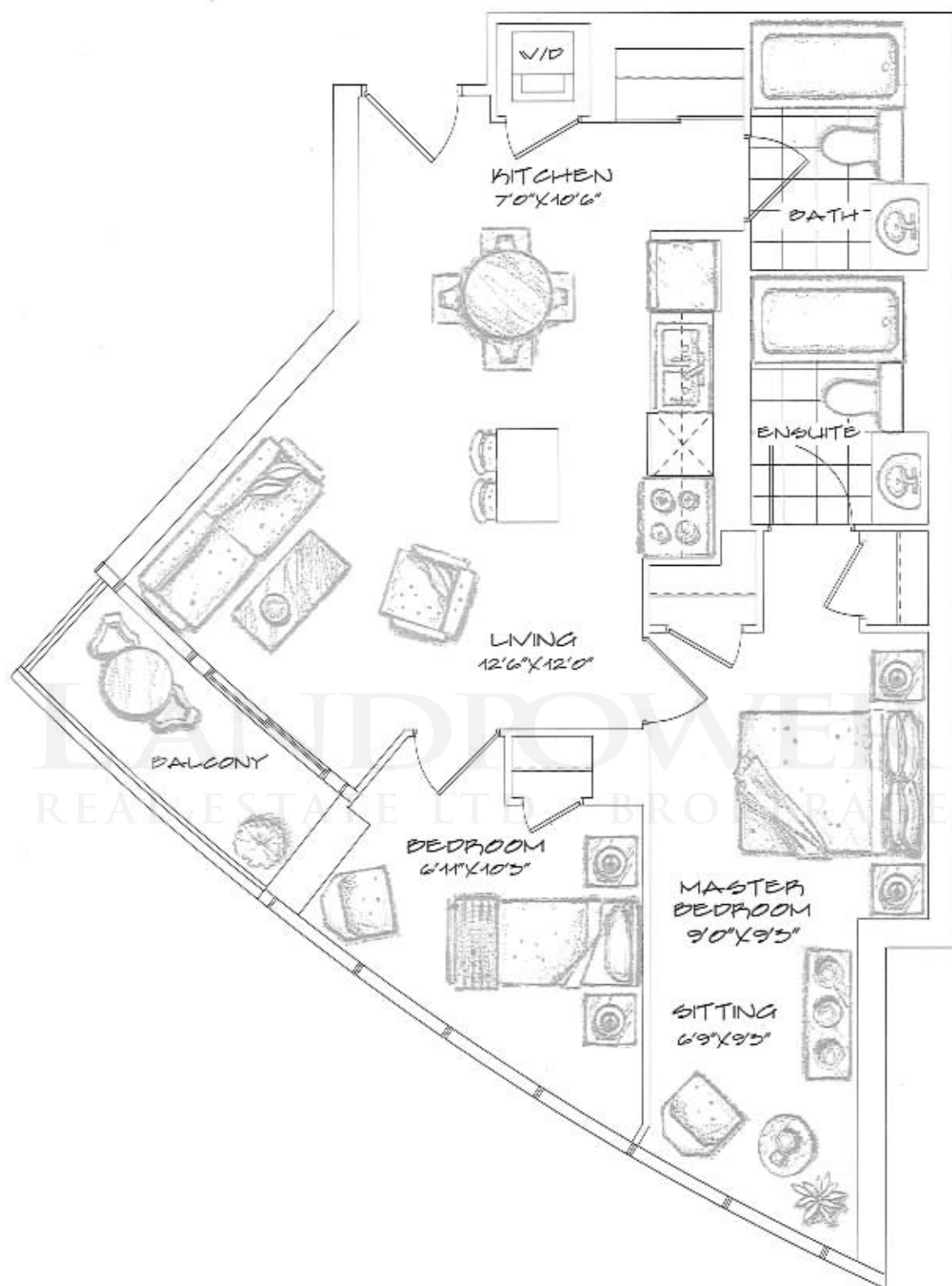


All areas and stated room dimensions are approximate. Floor area measured in accordance with ONHWP bulletin #22. Actual living area will vary from floor area stated. The unit shown may be the reverse of the unit purchased.



# LAGUNA

TOWER SUITE - 741 SQ.FT.



12th-26th Floor



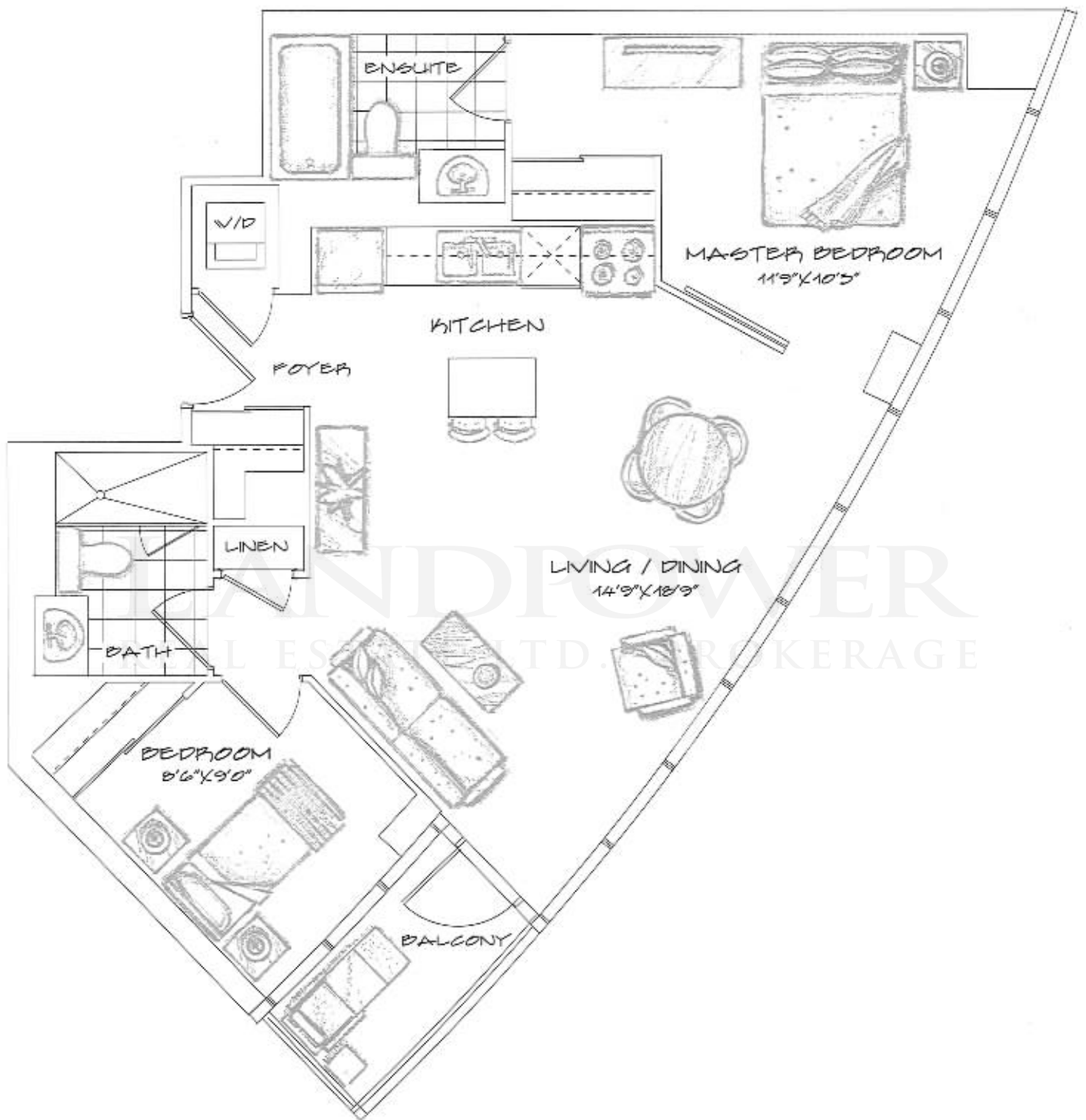
27th-30th Penthouse Floor



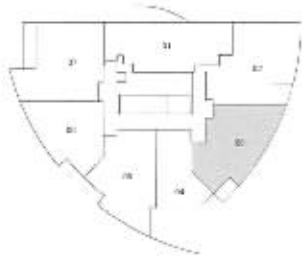
All areas and stated room dimensions are approximate. Floor area measured in accordance with ONHWP bulletin #22. Actual living area will vary from floor area stated. The unit shown may be the reverse of the unit purchased.

# DORADO

TOWER SUITE - 766 SQ.FT.



12th-26th Floor



27th-30th Penthouse Floor



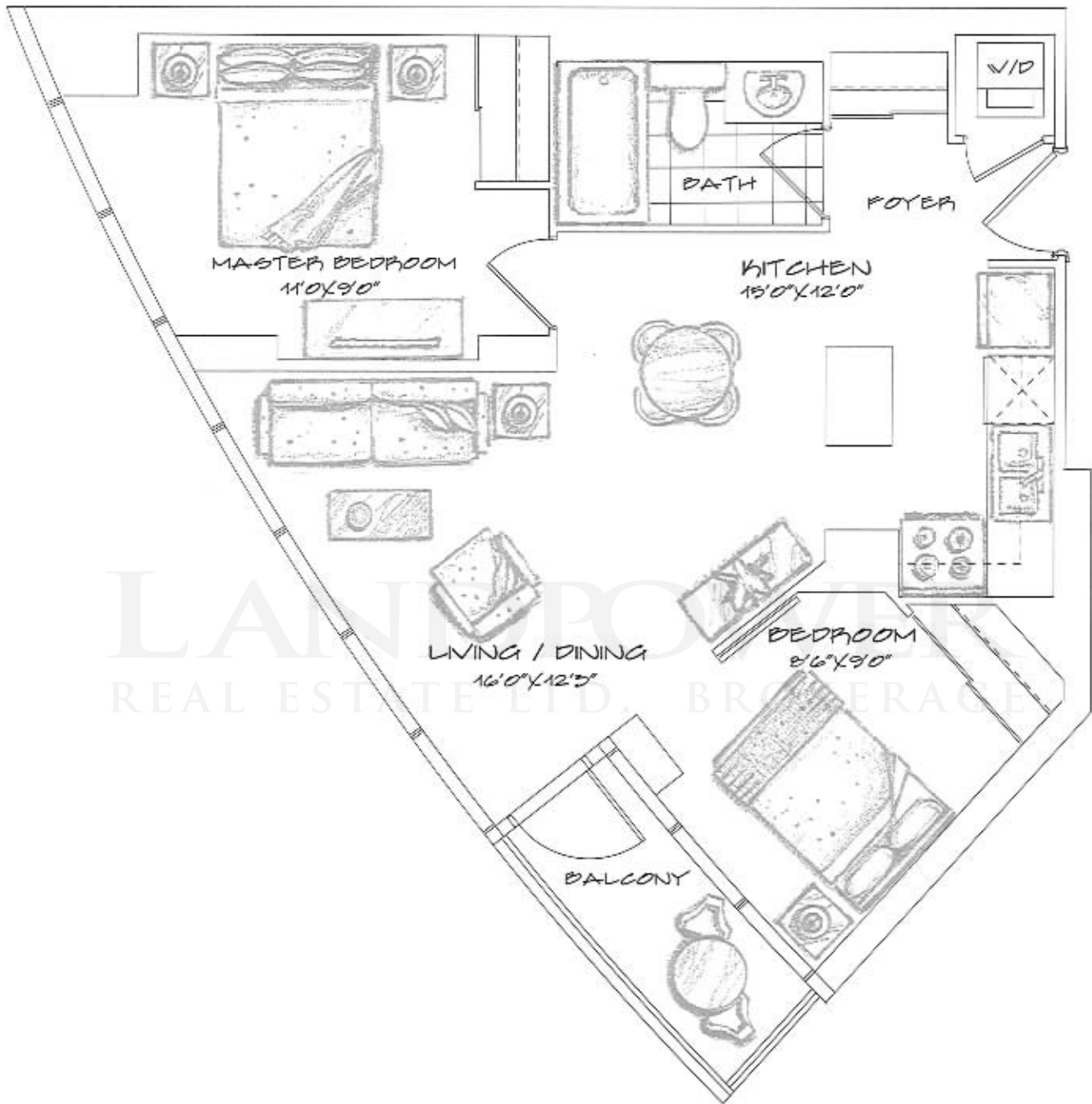
All areas and stated room dimensions are approximate. Floor area measured in accordance with ONHWP bulletin #22.  
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**PENTHOUSE**  
**LANDPOWER**  
REAL ESTATE LTD. BROKERAGE

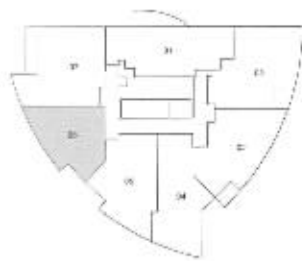


# SOLANO

PENTHOUSE SUITE - 633 SQ.FT.



13th-26th Floor



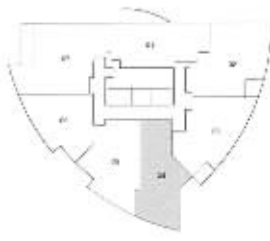
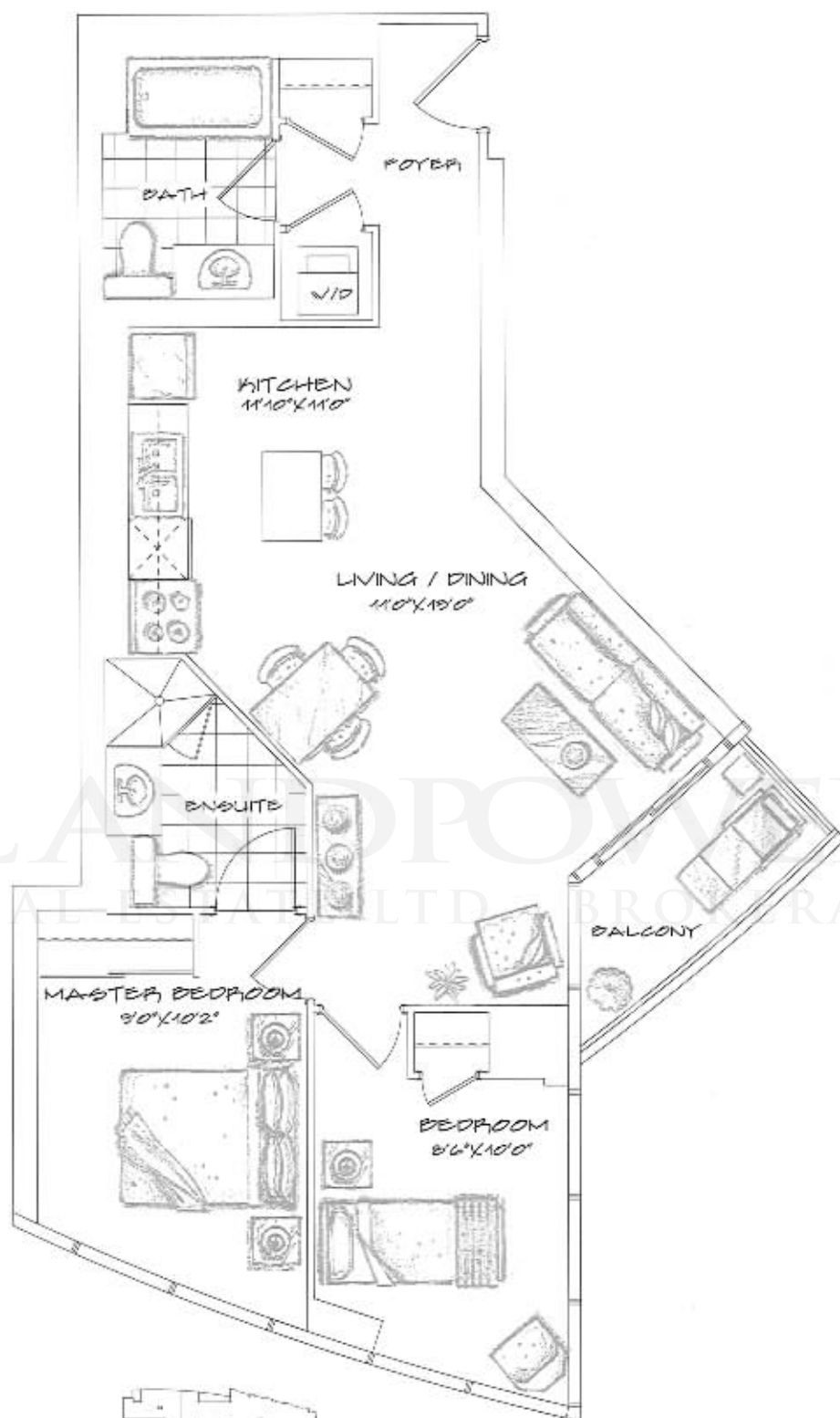
27th-30th Penthouse Floor



All areas and stated room dimensions are approximate. Floor area measured in accordance with ONHWP bulletin #22.  
Actual living area will vary from floor area stated. The unit shown may be the reverse of the unit purchased.

# CAPISTRANO

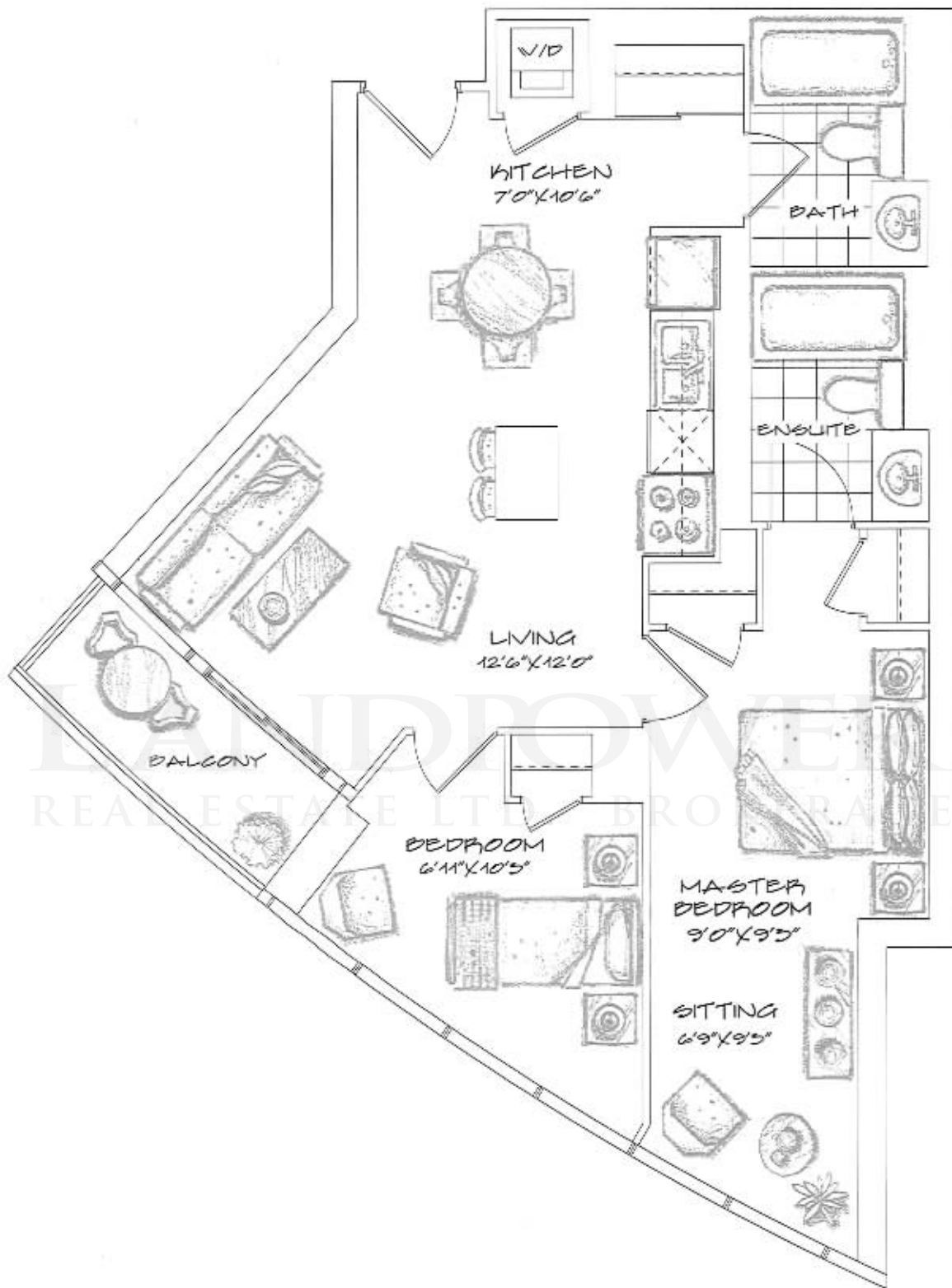
PENTHOUSE SUITE - 731 SQ.FT.



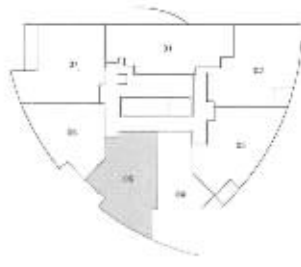
All areas and stated room dimensions are approximate. Floor area measured in accordance with ONHWP bulletin #22.  
Actual living area will vary from floor area stated. The unit shown may be the reverse of the unit purchased.

# LAGUNA

PENTHOUSE SUITE - 741 SQ.FT.



27th-30th Floor



27th-30th Penthouse Floor

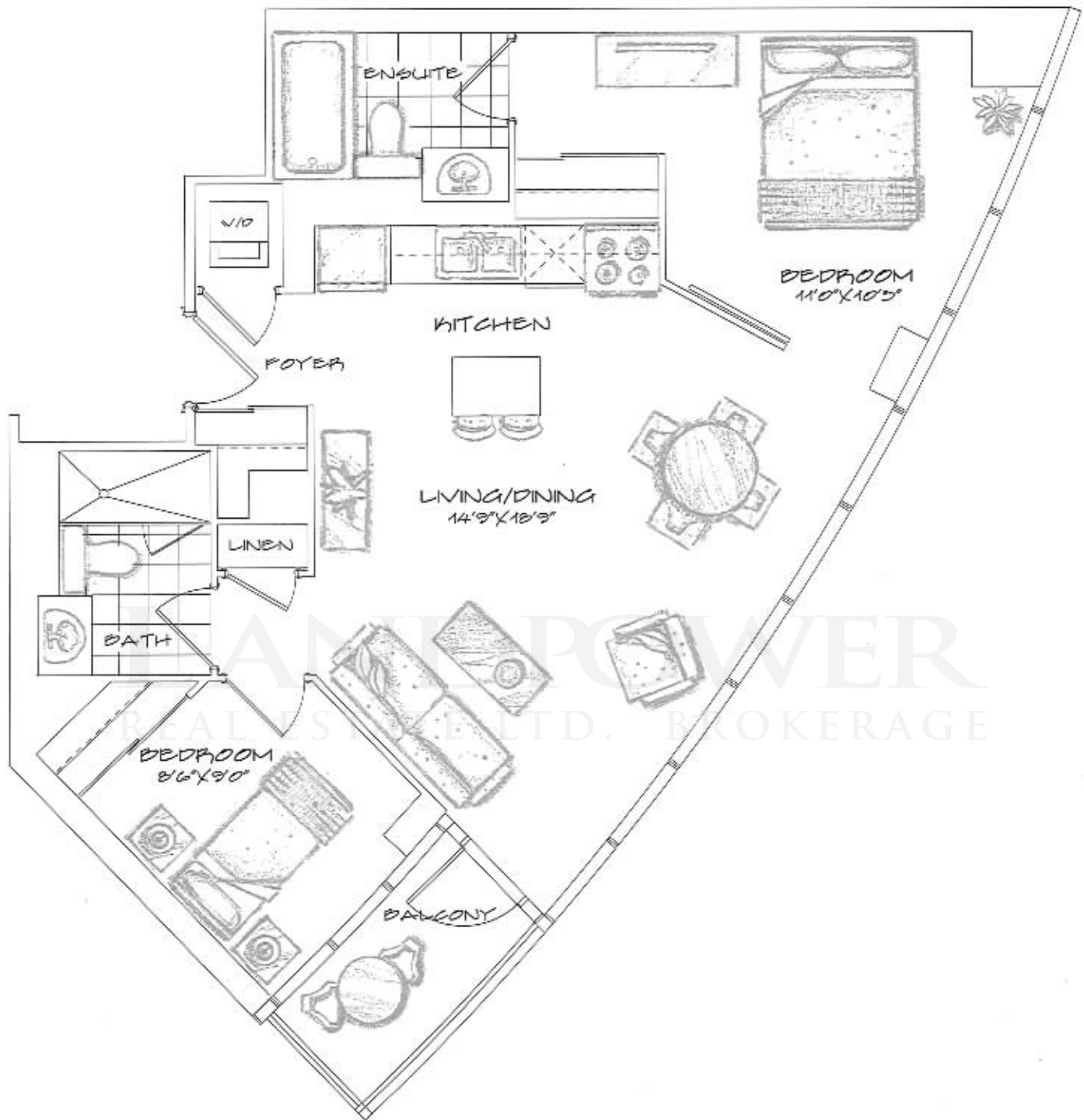


All areas and stated room dimensions are approximate. Floor area measured in accordance with ONHWP bulletin #22.  
Actual living area will vary from floor area stated. The unit shown may be the reverse of the unit purchased.



# DORADO

PENTHOUSE SUITE - 766 SQ.FT.



12th-26th Floor



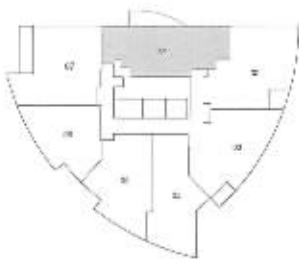
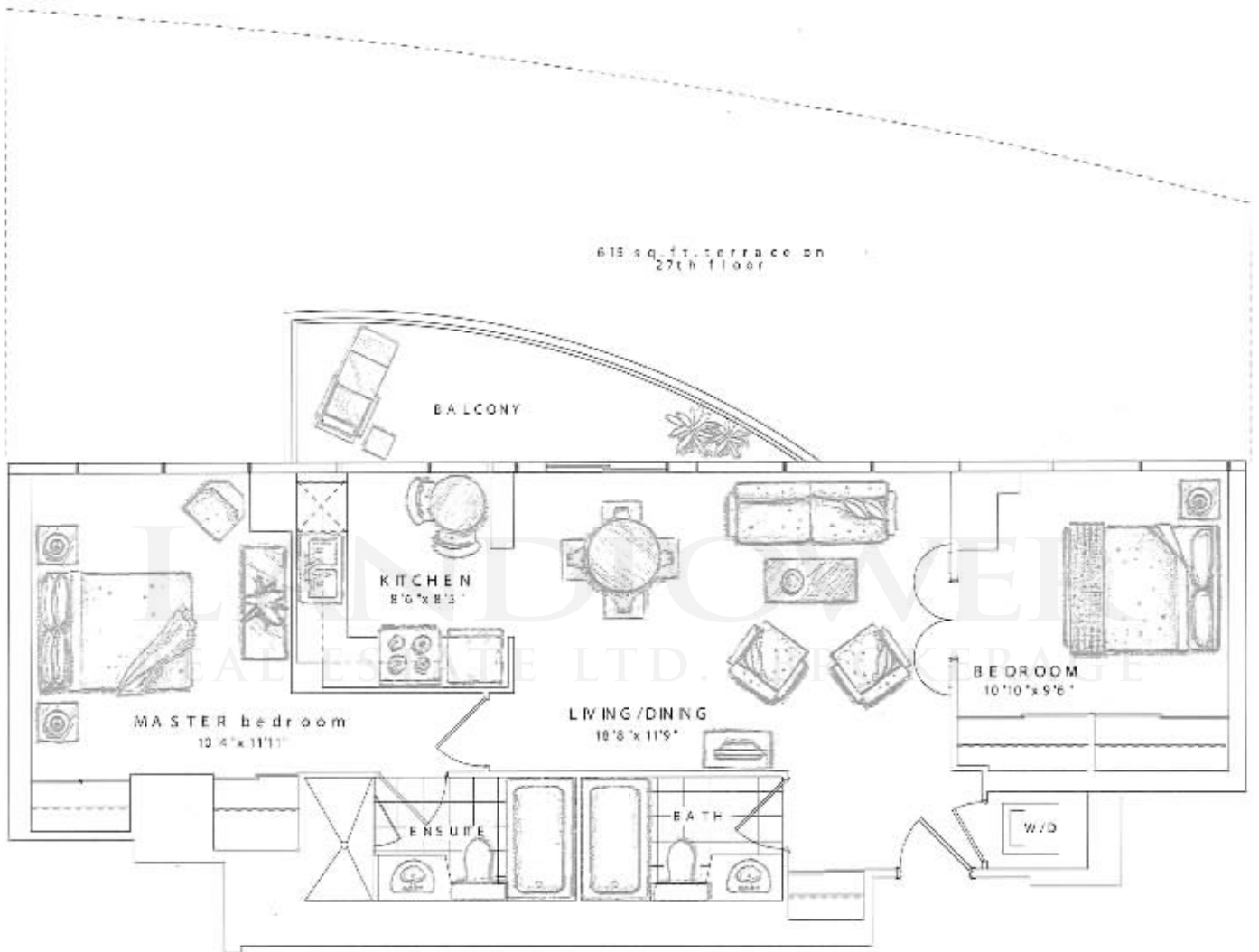
27th-30th Penthouse Floor



All areas and stated room dimensions are approximate. Floor area measured in accordance with ONHWP bulletin #22.  
Actual living area will vary from floor area stated. The unit shown may be the reverse of the unit purchased.

# BERNADINO

PENTHOUSE SUITE - 832 SQ.FT.



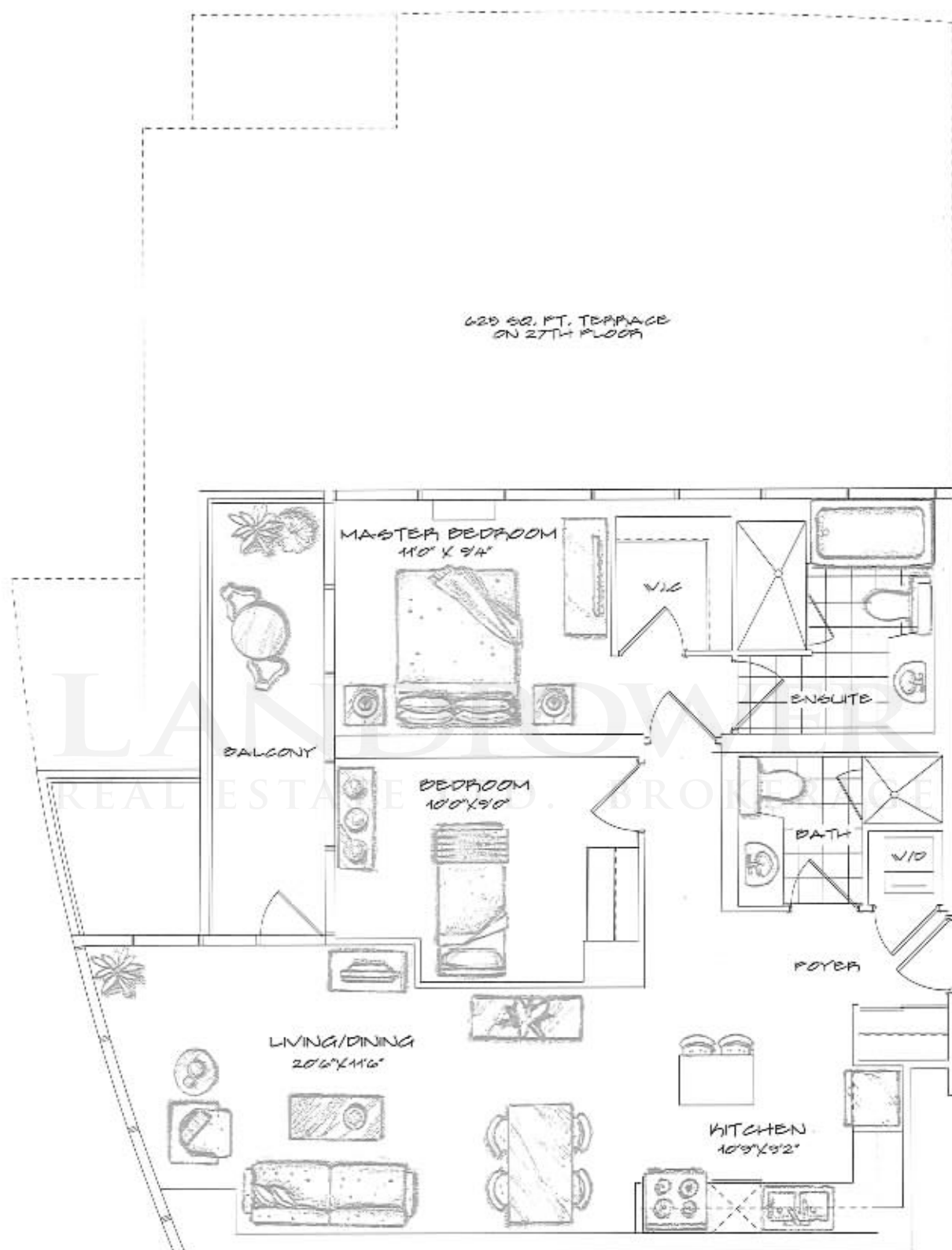
27th-30th Penthouse Floor



All areas and stated room dimensions are approximate. Floor area measured in accordance with DNHWP bulletin #22. Actual living area will vary from floor area stated. The unit shown may be the reverse of the unit purchased.

# SAN CLEMENTE

PENTHOUSE SUITE - 866 SQ.FT.



27th-30th Penthouse Floor

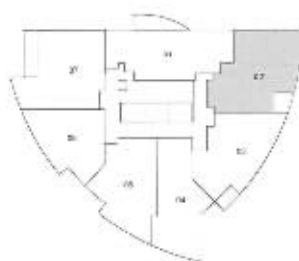
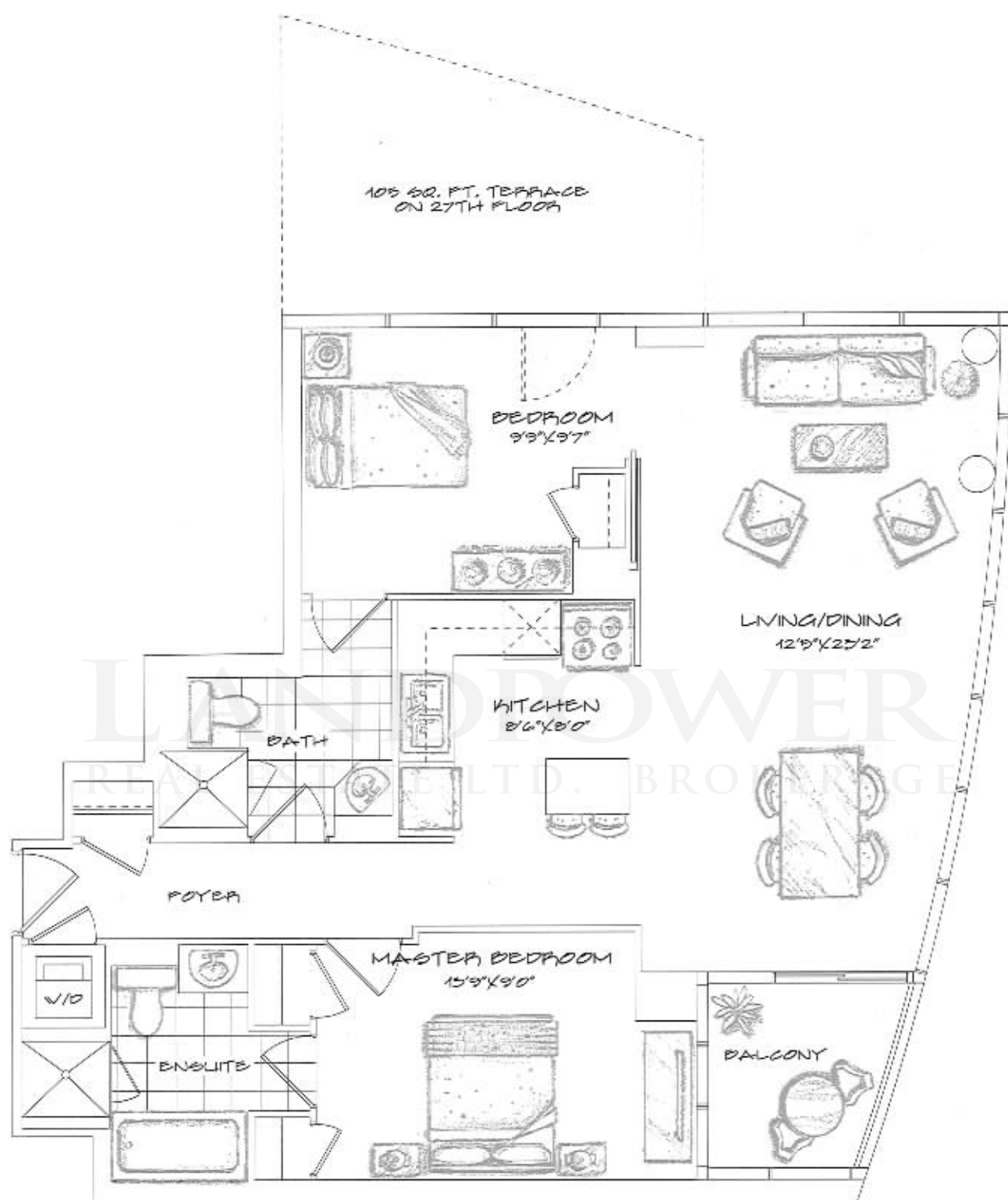


All areas and stated room dimensions are approximate. Floor area measured in accordance with ONHWP bulletin #22.  
Actual living area will vary from floor area stated. The unit shown may be the reverse of the unit purchased.



# CARMEL

PENTHOUSE SUITE - 879 SQ.FT.



27th-30th Penthouse Floor



All areas and stated room dimensions are approximate. Floor area measured in accordance with ONHWP bulletin #22. Actual living area will vary from floor area stated. The unit shown may be the reverse of the unit purchased.

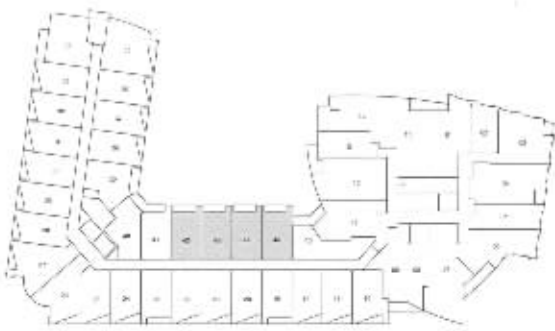
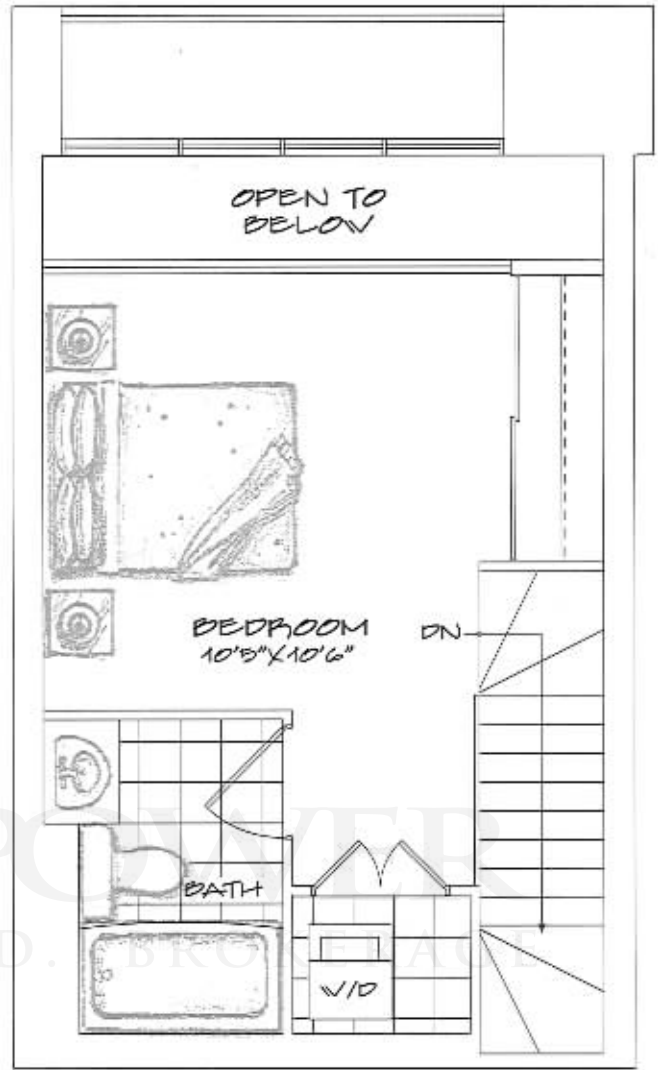
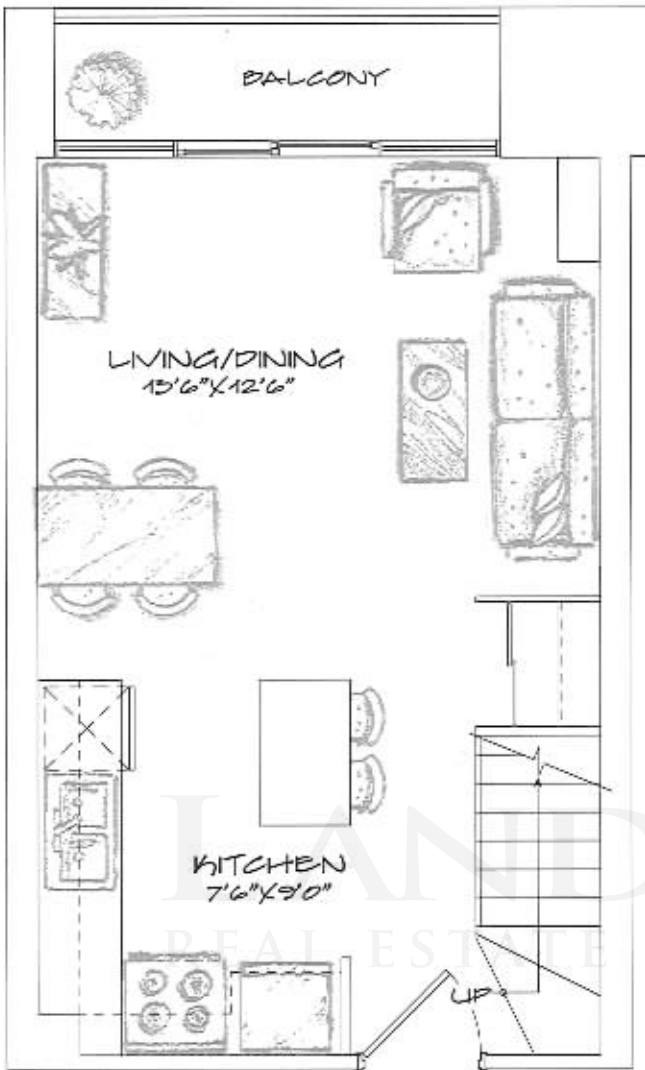
**TWO STOREY LOFT**

LANDPOWER

REAL ESTATE LTD. BROKERAGE

# SILVERADO

TWO STOREY LOFT - 625 SQ.FT.



2nd-9th Floor

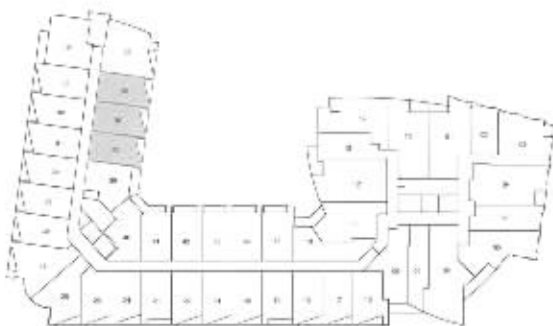
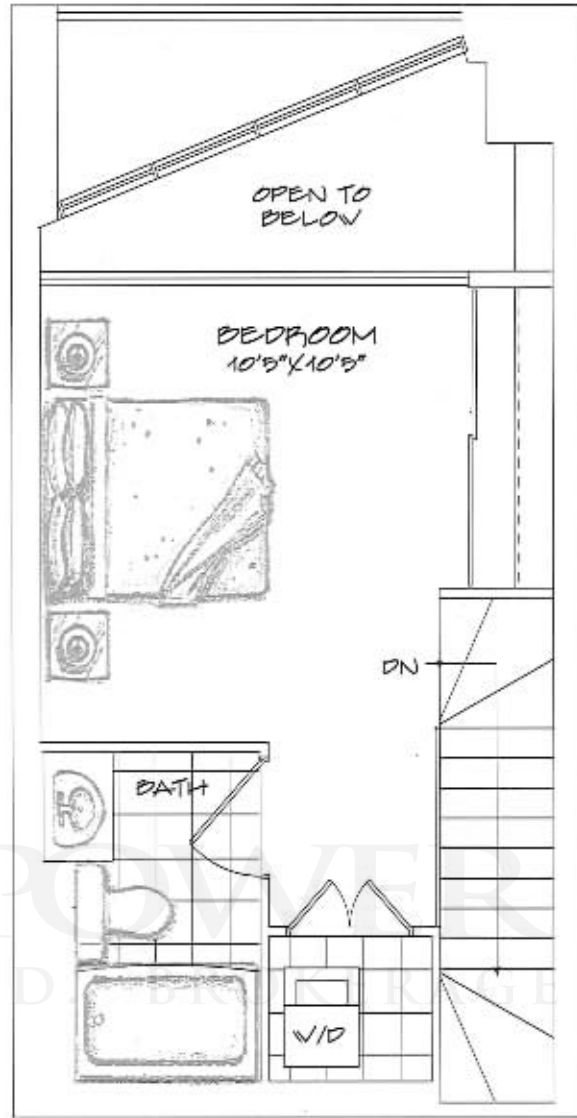
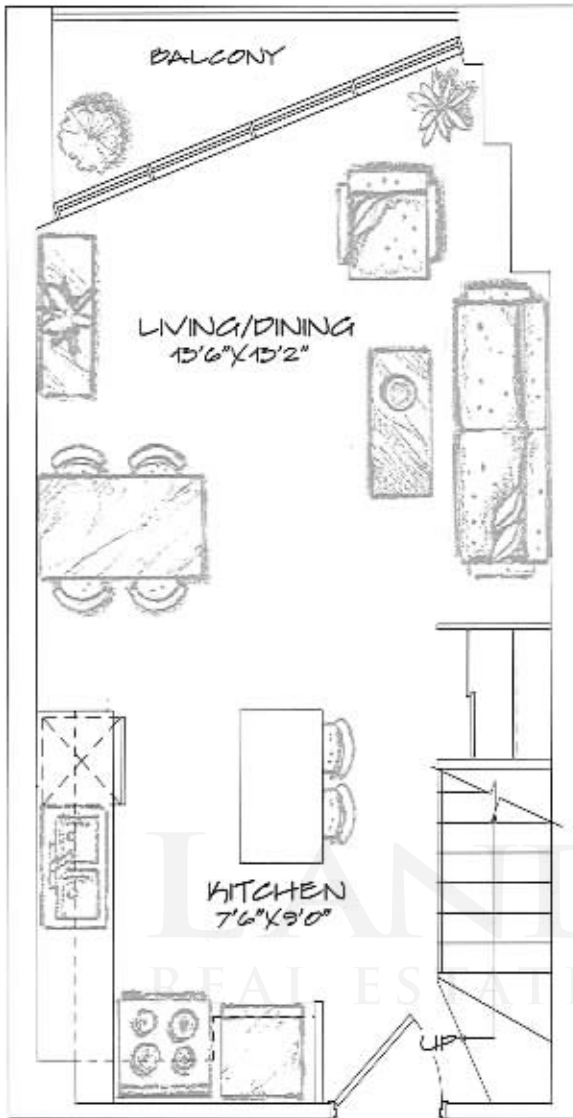


All areas and stated room dimensions are approximate. Floor area measured in accordance with ONHWP bulletin #22. Actual living area will vary from floor area stated. The unit shown may be the reverse of the unit purchased.



# NAPA

TWO STOREY LOFT - 630 SQ.FT.



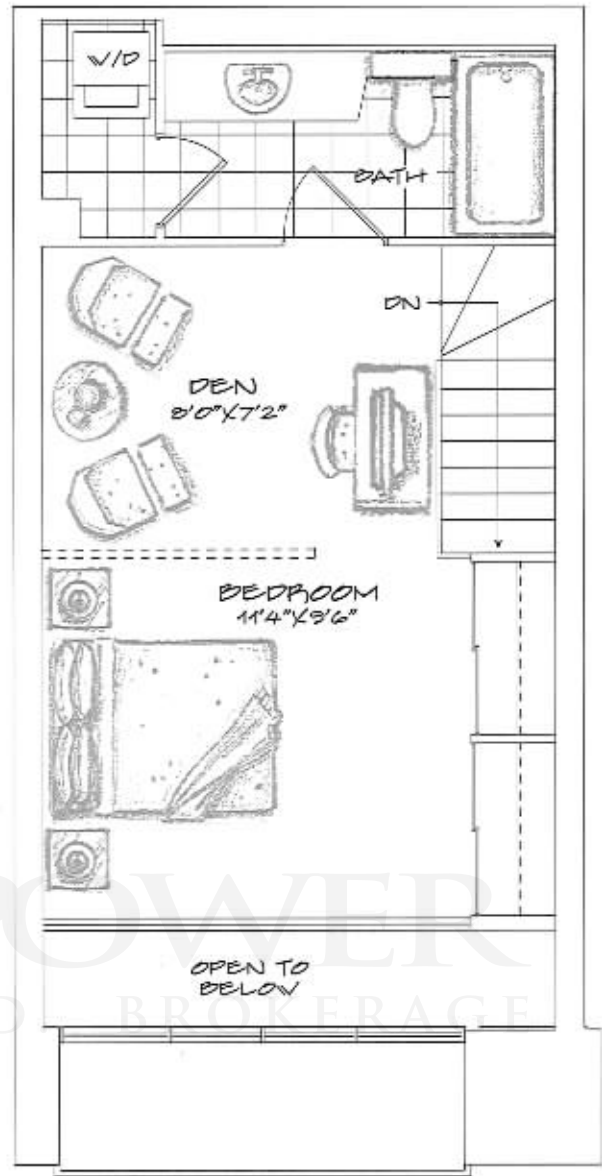
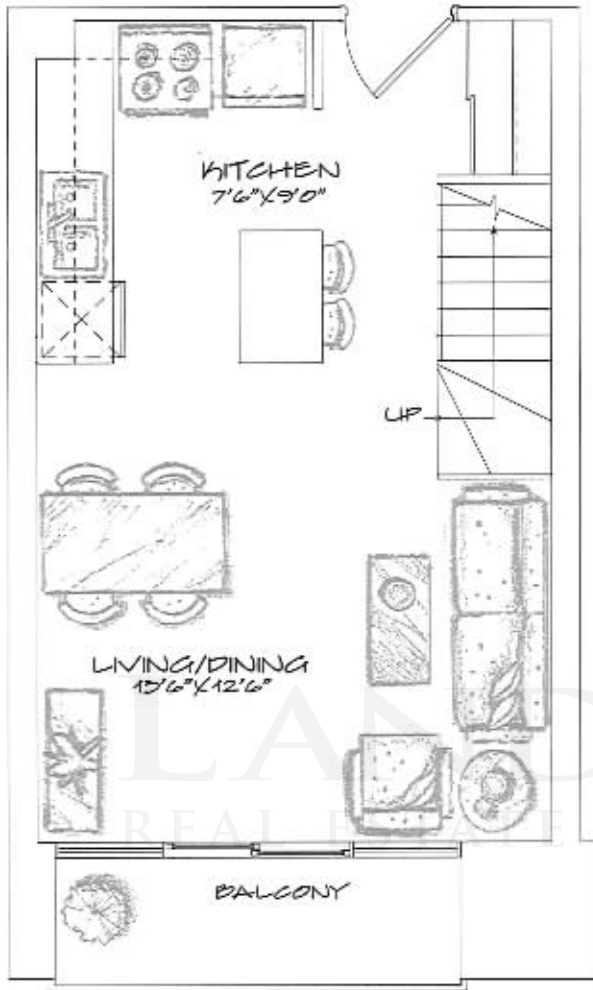
2nd-9th Floor



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Actual living area will vary from floor area stated. The unit shown may be the reverse of the unit purchased.

# FRISCO

TWO STOREY LOFT - 696 SQ.FT.



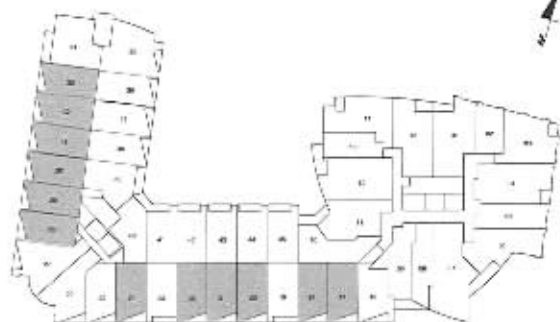
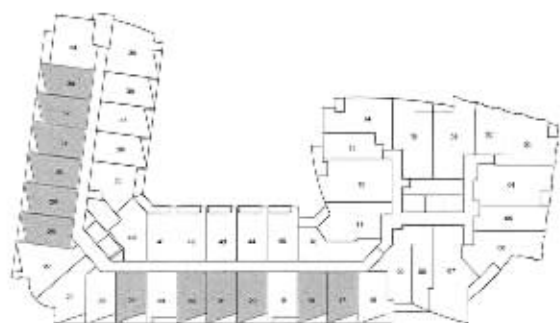
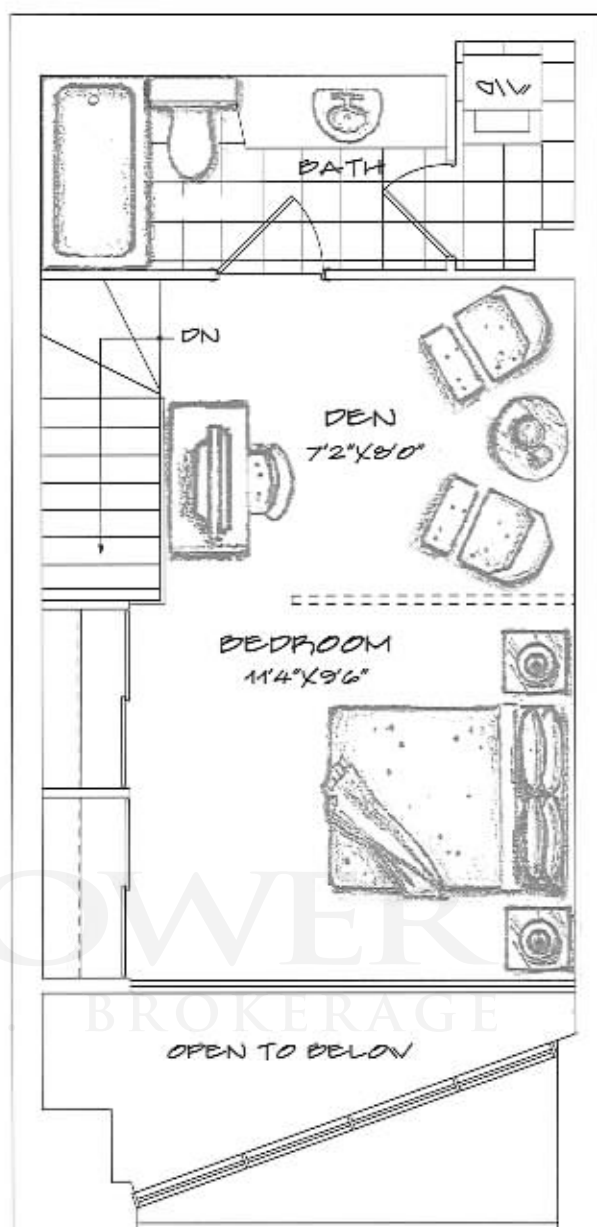
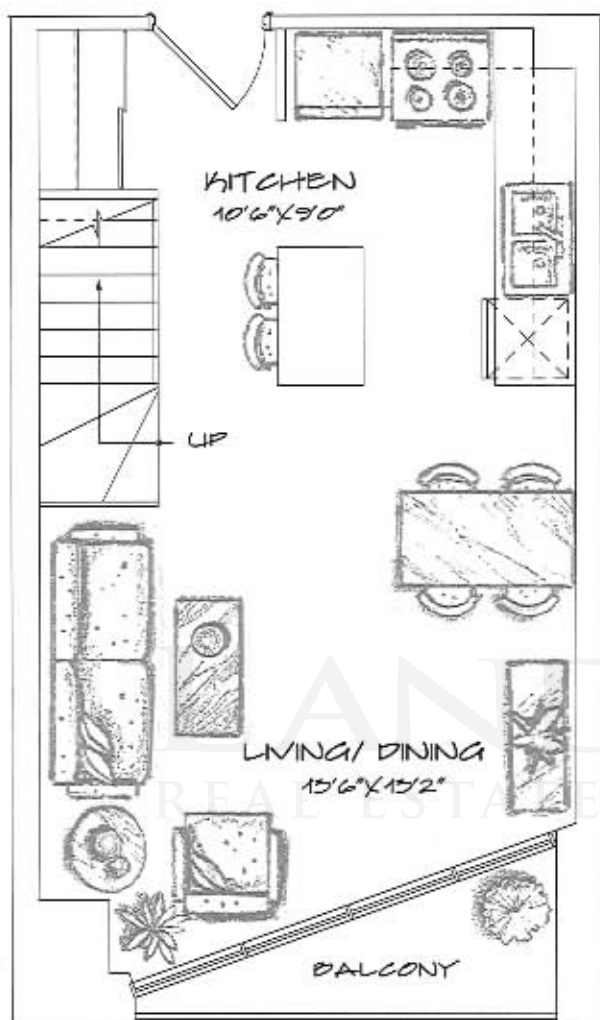
2nd-9th Floor



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# SAUSALITO

TWO STOREY LOFT - 700 SQ.FT.



2nd-9th Floor

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