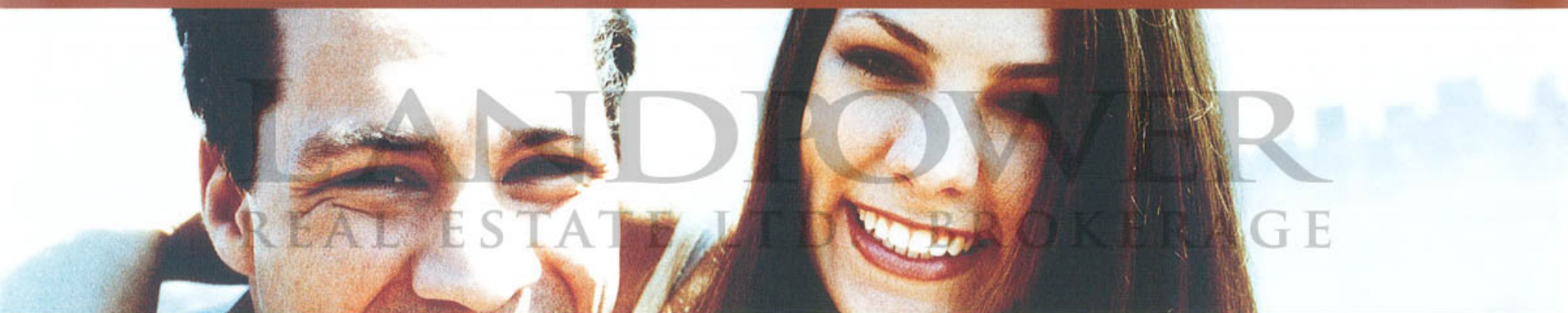




METRO
PLACE
—
CONDOS



M2 - Your Condo Connection.



METRO
PLACE
CONDO'S



M2 - The second of four towers.



401

Yorkdale

Downsview Park

Sheppard Ave. W.

Allen Rd.

DAVID
DAW 40N 07

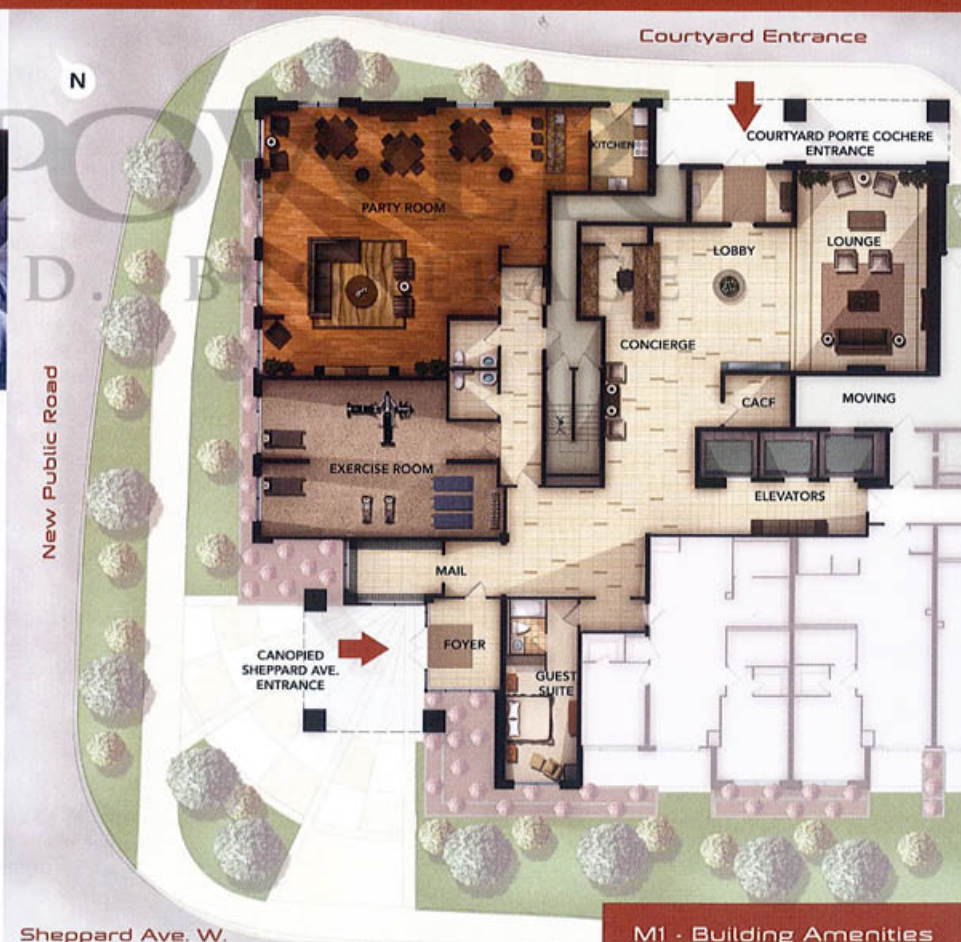


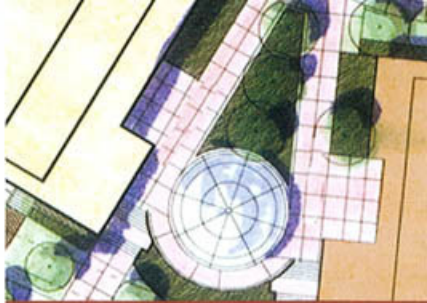
Downsview Park

Your Next Stop - Home



The shape and form of Metro Places Condos' four buildings provides a natural opportunity to create a central focal point for its residents. The result is a "Village Green", a one-acre green space that will be the focal point for this new community. Within the courtyard, a great lawn will provide residents with a place for quiet reflection or community gatherings. Residents will also enjoy the bench seating of the gazebo and the landscaped terraces within the green space. A public art piece will be installed. Meandering interlocking pathways will provide easy access to and from the courtyard to the community. A porte cochere, one for each residence will provide a distinctive and protective entrance canopy for residents and their guests.





Club Liberty - Outside Courtyard View - M2

Club Liberty - Inside Lower Level View - M2

YORK UNIVERSITY

STEELES AVE.

LOCAL RETAIL & BUSINESSES

FINCH AVE.

G. ROSS LORD PARK

NORTH YORK CIVIC SOCCER FIELDS

DUFFERIN RD.

407



WEST DON PARKLANDS

Ford Centre for the performing arts
City Hall
Library
Aquatic Centre
Art Gallery
Movie Theatres

DOWNTOWN NORTH YORK

CHESSWOOD ARENA

ALLEN RD.

WILSON HEIGHTS

SHEPPARD AVE. W

WILSON HEIGHTS BLVD.

BATHURST ST.

EARL BALES PARK

SKI CENTRE 7 HOCKEY RINK

SENIKA COLLEGE

YONGE ST.

DON VALLEY GOLF COURSE

WILSON AVE.

POWER CENTRE

401

YORKDALE

DUFFERIN RD.

ALLEN RD.

DUFFLAW / CALEDONIA DESIGN DISTRICT

LAWRENCE SQUARE

LAWRENCE PLAZA

LAWRENCE AVE. W

COLUMBUS CENTRE

SHOPPING

PLACES OF WORSHIP

SCHOOLS

Downsview Park At A Glance

1. ACTION ZONE

Compelling landscape, rolling hills, concerts, splash pads and highly active recreation

2. PROMENADE

Strolling, picnic areas, large pond and western gateway to the park

3. CANADA FOREST & THE MEADOW

Trails for hiking, cycling, and horseback riding

4. CULTIVATION CAMPUS

Community gardening

5. CULTURAL COMMONS

- Renovated warehouse buildings creating a pedestrian village scale setting
- Courtyards and public squares displaying vintage aircraft

6. ACTION SPORTS COMPLEX

Renovated aircraft hangar for indoor soccer and beach volleyball

7. NORTHERN GATEWAY

Ceremonial park entrance and future transit station

8. EASTERN GATEWAY

Ceremonial entrance with sweeping views of park and runway

Downsview Park will mature and evolve over many years. Its tree-lined boulevards, art installations, recreation facilities, pedestrian paths, seasonal markets and more will make Downsview Park the most "go to" sports, arts and cultural facility for all Canadians. It will be a vibrant place to live, work, play and visit.

M2 Features and Finishes

GROUND LEVEL TO 14TH LEVEL

KITCHEN FEATURES

- Granite countertops.*
- European-style cabinets.*
- Double stainless steel sink with single-lever faucet and vegetable spray.*
- Ceramic tile backsplash.*
- White or black appliance package including: 30" electric stove with self-cleaning oven, microwave hood fan vented to exterior, built-in 24" multi cycle dishwasher, and frost-free refrigerator.*

BATHROOM FEATURES

- Cultured marble countertops with integrated sinks and banjo.*
- Mirror over width of vanity and banjo.*
- White bathroom fixtures.*
- Ceramic tile on floors, tub surround and wall and shower floor (where applicable).*
- Choice of vanity cabinets from builder's standard samples.*
- Single-lever faucets for vanities.
- Pressure balanced valves in tub and shower.
- White acrylic soaker tub.*
- Recessed medicine cabinet in master ensuite *

FLOORING

- Porcelain tile in foyer and kitchen.*
- Ceramic tile in bathroom(s) and laundry area.*
- Laminate flooring in living room, dining room and den (if applicable).*
- One choice of 40 oz. broadloom or sisal with foam under-pad in bedroom(s).*

CONTEMPORARY SUITE

- Solid core entry door with brushed nickel hardware and stained finish.
- Contemporary interior 2 panel doors with brushed nickel lever hardware.
- Mirrored sliding closet doors in foyer, where applicable.*
- Contemporary white 5½" baseboards and 2¼" trim casings.
- White textured ceilings throughout, except in

kitchen, bathroom(s), and laundry areas which are finished with white semi-gloss latex paint.

- Interior walls painted with two coats of flat latex paint (kitchen, bathroom(s), all interior doors and all trim painted with semi-gloss latex paint).*
- Glass and rail treatment on balconies.*
- 6' High privacy screen dividing balcony and terrace where applicable *
- Garden level suites with walk out interlock patios.*
- Space efficient stacking electric washer/dryer (white) vented to exterior.*
- 8' ceilings on all levels with the exception of 9' ceilings on ground, 3rd and 14th levels, and the lower (and not upper) storey of level 15. *

SECURITY

- Full time concierge.
- Surveillance cameras in select areas of building and underground garage.
- Electronic access control system for recreation amenities, parking garage, and other common areas.
- Enter phone and cameras located in lobby and visitor entrances allowing residents to view visitors through dedicated television channel.
- Suite entry doors (and exterior doors on ground floor suites) roughed-in for in-suite security alarm system.
- In-Suite fire alarm speaker (with silencer) and heat detector connected to fire alarm annunciation panel.
- In-Suite hard wired smoke detector.

STATE-OF-THE-ART WIRING

- Suites pre-wired using CAT 5 wiring, for telephone outlets in living room, bedroom(s), kitchen and den (if applicable).*
- Suites pre-wired for cable television outlets using RG 6 wiring in living room, bedroom(s) and den (if applicable). *

MECHANICAL AND ELECTRICAL SYSTEMS

- Individually controlled central heating and cooling system (seasonal).
- Central domestic hot water system.
- White Decora-style receptacles and light switches throughout suites.
- Light fixtures provided in kitchen, bathroom(s), and walk-in closet. (if applicable).*

- Capped ceiling light outlet provided in all bedroom(s), dining room and den (if applicable).*
- Individual remote hydro metering for hydro consumption.
- Heavy-duty wiring and receptacle for washer/dryer.

DESIGN WITH ENERGY EFFICIENCY AND ENVIRONMENT IN MIND

- Window system with Low-E glass coating.
- Individual suite metering for hydro consumption measurement capability, allowing purchasers to monitor their consumption.
- Carbon Monoxide (CO) detection system to minimize the operation of the exhaust fans in the parking garage.
- Automated refuse and recycling collection system with bi sorting feature.
- Energy efficient light fixtures in common areas and parking garage.
- Energy Star ® rated appliances (select appliances only).

NOTES

- (*) Indicates as per Vendor's standard sample(s).
- (*) Indicates as per Vendor's plans.
- Purchaser(s) shall select the colour and material from Vendor's standard samples only (one carpet colour, one laminate floor colour and one paint colour per suite).
- Purchaser(s) may select upgraded materials from Vendor's samples and shall pay the upgrade costs at the time of colour and finishes selection.
- Vendor reserves the right to make reasonable changes in the opinion of Vendor in the plans and specifications if required and to substitute other material or finishes or that provided for herein with material or finishes of equal or better quality than that provided for herein. The determination of whether or not a substitute material or finish is of equal or better quality shall be made by Vendor, in its sole, absolute and unfettered discretion, which determination shall be final and binding. Purchaser acknowledges that colour, texture, appearance, grains, veining, natural variations in appearance, etc. of features and finishes installed in the unit may vary from Vendor samples as a result of normal manufacturing and installation processes and/or as a result of any such finishes being of natural products (i.e., due to the inherent nature of the material itself) and Purchaser agrees that Vendor is not responsible for same. Vendor shall not be responsible for shade differences occurring in the manufacture of items such as, but not limited to, finishing materials or products such as carpet, tiles, granite, marble, porcelain, laminate flooring, bath tubs, sinks and other such products where the product manufacturer establishes the standard for such finishes. Nor shall Vendor be responsible for shade differences in colour of components manufactured from different materials but which components are designed to be assembled into either one product or installed in conjunction with another product and in these circumstances the product as manufactured shall be accepted by Purchaser. Purchaser acknowledges and agrees that carpeting may be seamed in certain circumstances and said seams may be visible. Purchaser acknowledges and agrees that pre-finished wood flooring (if any) or any engineered wood flooring (if any) may react to normal fluctuating humidity levels inducing gapping and cupping. Purchaser acknowledges that marble and similar stones (if any) are very soft stones, which will require a substantial amount of maintenance by Purchaser and are very easily scratched and damaged.
- Where bulkheads are installed and where dropped ceilings are required, the ceiling height will be less than stated, as per Vendor's plans.
- All plans, elevations, sizes and specifications are subject to change from time to time by Vendor without notice. E. & O. E.
- Unit owners are covered by TARION Warranty Program (formerly known as ONHWP). Vendor is proud to be registered with TARION Warranty Program.

September 6, 2007



M2 AT METRO PLACE PREVIEW PRICE LIST¹

By



MODEL	TYPE	SQ. FT.	VIEW	PRICED FROM	FLOOR AVAILABLE
CHESTER ²	1B	515	N	\$201,400	5, 7, 10 - 14
DOWNSVIEW	1B	570	N	\$224,800	10 - 14
DUFFERIN	1B	578	N	\$229,400	2, 12, 14
PAPE ²	1B	595	N	\$230,600	5 - 9
JANE	1B	632	N	\$234,000	2 - 3
ISLINGTON	1B+D	656	S	\$244,000	2 - 3
OLD MILL	1B+D	680	N	\$248,000	1 - 3
ST. CLAIR WEST ²	1B+D	700	N	\$263,000	4-6, 8-9, 11-14
GREENWOOD	1B+D	735	S	\$267,000	1 - 2
QUEEN'S PARK	1B+D	737	S	\$268,000	1 - 3
BROADVIEW	1B+D	743	N	\$269,500	2 - 3
ELLESMERE	1B+D	745	S	\$272,200	1 - 2
YONGE	1B+D	780	S	\$284,000	2 - 3
QUEEN	2B	862	NE	\$307,000	1 - 3
QUEEN	2B	862	NW	\$306,000	2 - 3
UNION ²	2B	970	NW	\$343,000	5 - 9, 11 - 15
UNION ²	2B	970	NE	\$344,000	5 - 6, 8 - 15
PH 2F ³	2B	1,105	NW	\$417,000	PH
PH 2N ³	2B	1,137	N	\$412,000	PH
PH 2L ³	2B	1,130	S	\$422,000	PH
PH 2M ³	2B	1,170	N	\$423,000	PH
ST. PATRICK ²	2B+D	1,008	SW	\$355,000	5, 9 - 11
ST. PATRICK	2B+D	1,008	SE	\$353,000	5 - 6
PH 2A ³	2B+D	1,065	SW	\$398,000	PH
PH 2A ³	2B+D	1,065	S	\$398,000	PH
PH 2E ³	2B+D	1,186	N	\$429,000	PH
PH 2P ³	2B+D	1,389	S	\$516,000	PH
ST. GEORGE	3B	1,145	SW	\$387,000	2
ST. GEORGE	3B	1,145	S	\$388,000	1
ST. GEORGE	3B	1,145	SE	\$387,000	1 - 3

¹Prices are based on 7th floor.²All penthouses are 2-storey loft design.

Highlights¹

Deposit Structure:

- \$5,000 with Offer
- 5% less \$5,000 in 30 Days
- 5% in 90 Days
- 5% in 180 Days
- 10% Due on Occupancy

Parking:

- 1 Standard parking spot is included in the purchase price

Monthly Maintenance Fees⁴:

- \$0.43/Sq. Ft., plus Hydro (metered separately for each individual unit consumption)

Estimated Taxes⁴:

- 1.1% of purchase price per year

Tentative Occupancy⁴:

- January 5, 2010 for M2

Suite Features⁵:

- Granite kitchen countertops
- European-style kitchen cabinets
- Ceramic tile backsplash
- 6 appliances
- Laminate flooring in living/dining room and den (if applicable)
- Choice of 40oz broadband or sisal with foam underpad in bedrooms
- 8' ceilings on all levels with the exception of 9' ceilings on ground, 3rd and 14th levels, and the lower (and not the upper) storey of level 15

Building Amenities⁵:

- Guest suite, party room, media room and private membership in Club Liberty, located in level A of M2, which includes large exercise room, swimming pool, whirlpool, sauna and change rooms/washrooms, and indoor golf simulator.

Number of Suites: 269

Number of Levels: 16

- Floor Premiums: Floor Price Increments vary. Please consult the sales consultants for details.

Sales Consultants: Nikki Caputo & Irene Schaefer

Hours: Mon - Thur: 12 p.m. - 7 p.m.; Sat, Sun & Holidays: 12 p.m. - 6 p.m.; Fri: Closed
 Sales Office Address: 1100 Sheppard Ave W (NW corner of Allen Rd and Sheppard Ave W)
 Phone: (416) 630-5575 Fax: (416) 630-5374
 E-mail: info@metroplacecondo.com Website: www.metroplacecondo.com

¹Prices and availability subject to change without notice. All areas and stated dimensions are approximate. Actual living area, usable floor space and square footage may vary from started floor area. All prices figures, sizes, specifications, information and choices of vendor's samples are subject to change without notice. ⁴Maintenance fees and taxes are approximations/estimations only and are finalized on condominium registration. ⁵Per Condominium Disclosure and subject to feature and finishes sheet Notes, vendor's plans and vendor's samples. ⁶As per respective Agreement of Purchase and Sale. ©Liberty Development Corporation, 2007. All rights reserved. International Home Marketing Group Limited is the sales and marketing consultant for Metro Place. Brokers Protected. E. & O. E. July 15, 2008

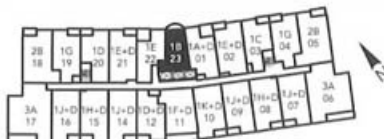
Chester 515 Sq.Ft.

+ Balcony 45 Sq.Ft.

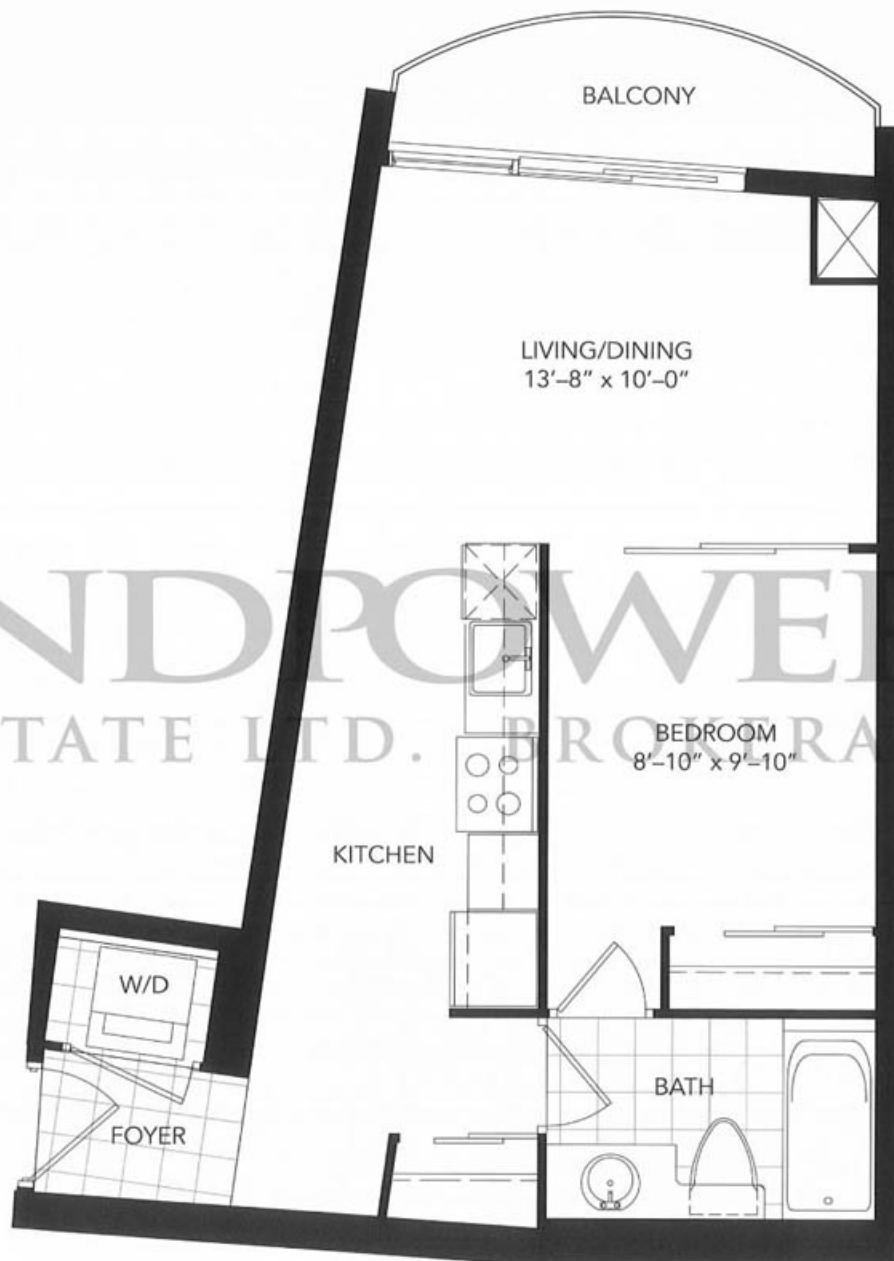
1B



M2 - Typical Floor Plan
4th-15th Floor



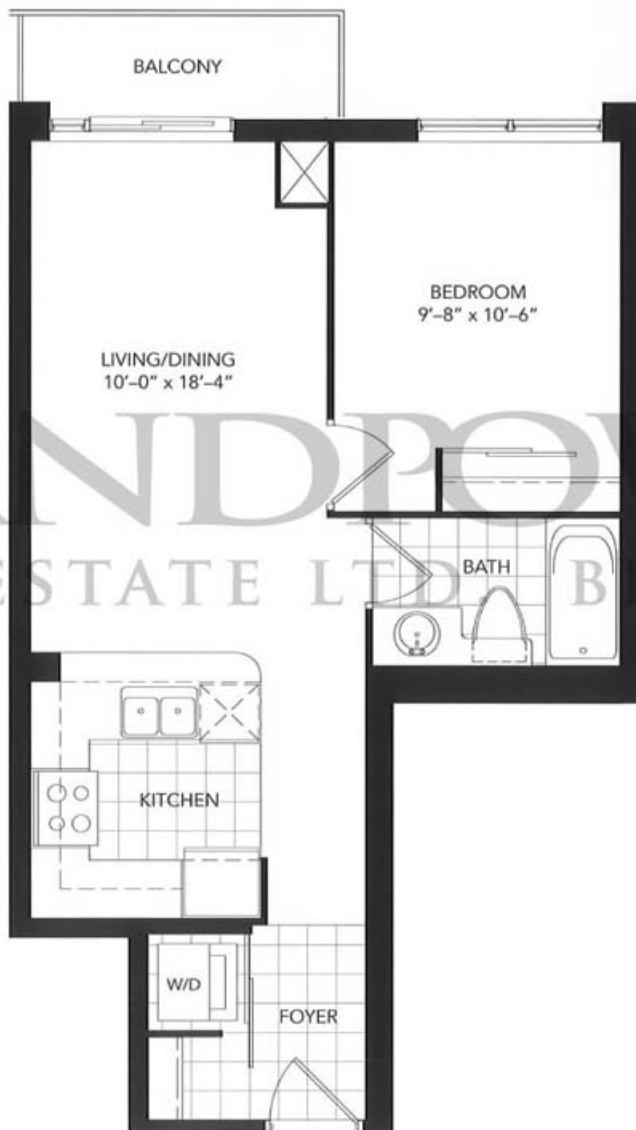
M2 - 2nd - 3rd Floor Plan



Note: All prices, figures, sizes, specifications and information are subject to change without notice. E&O.E. All areas and stated dimensions are approximate. Actual usable floor space, living area and square footage may vary from stated floor area. All illustrations are artist's concept only. The unit shown may be the reverse of the unit purchased.



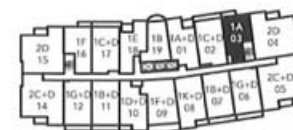
+ Terrace @ Fourth Floor 57 sq.ft.



Downsview 570 Sq.Ft.

+ Balcony 40 Sq.Ft.
+ Terrace @ Fourth Floor 57 Sq.Ft.

1A



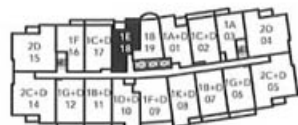
M2 - Typical Floor Plan
4th-15th Floor

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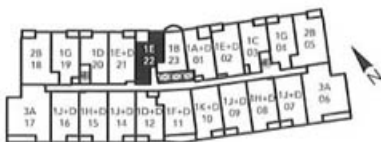
Dufferin 578 Sq.Ft.

+ Balcony 51 Sq.Ft.
+ Terrace @ Fourth Floor

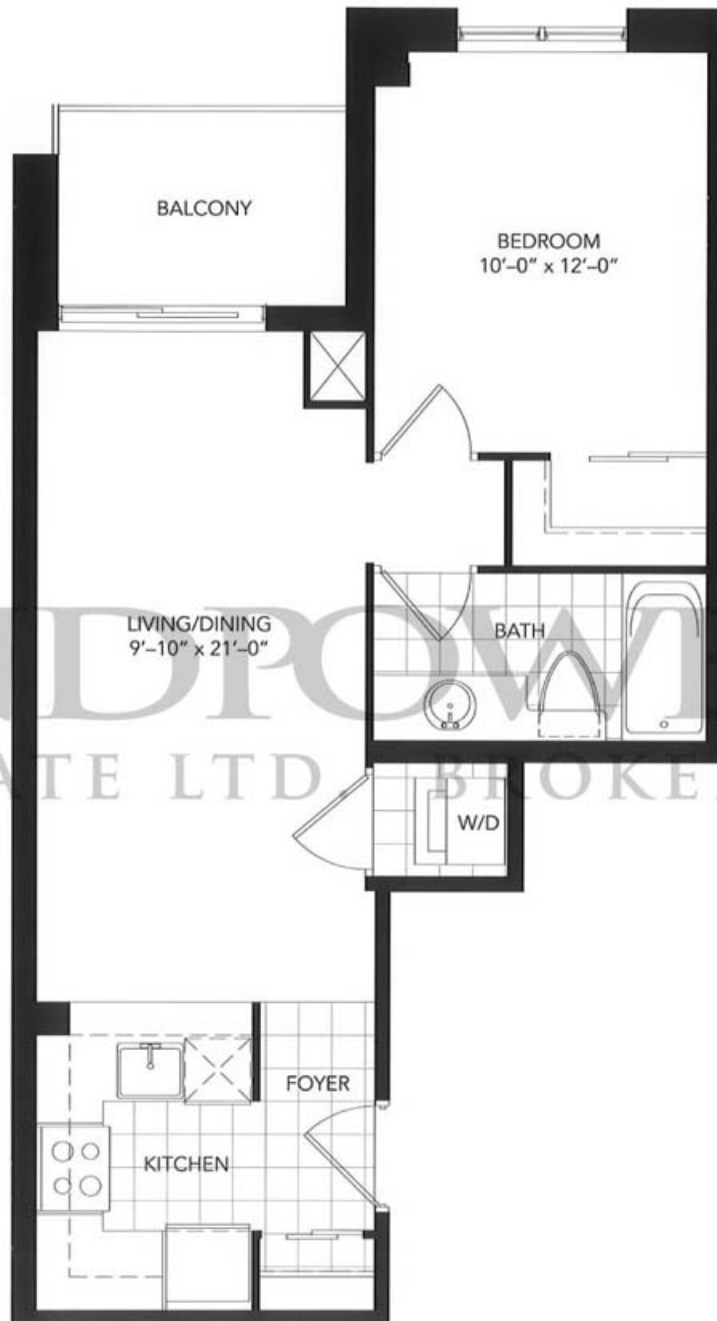
1E



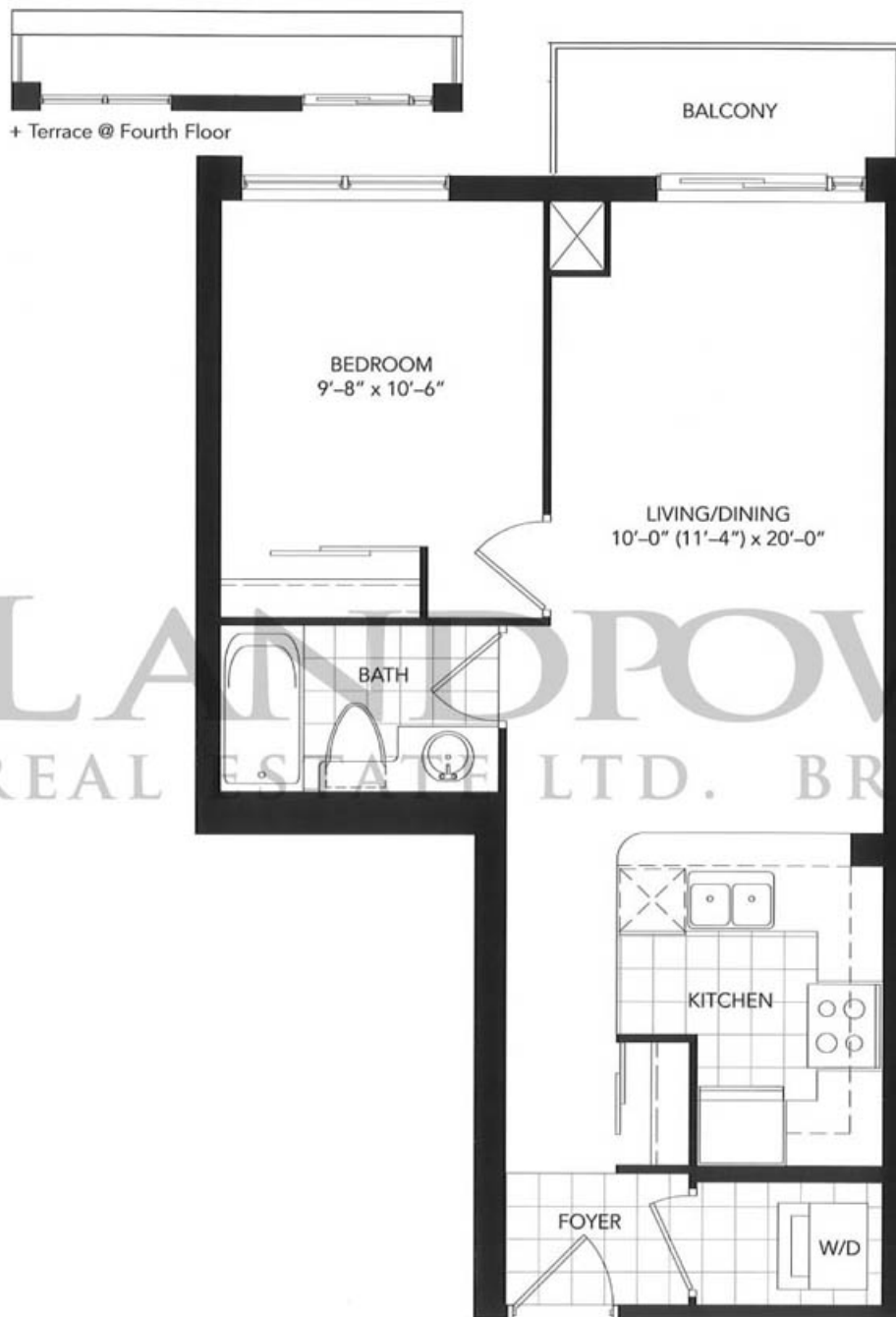
M2 - Typical Floor Plan
4th-15th Floor



M2 - 2nd - 3rd Floor Plan



Note: All prices, figures, sizes, specifications and information are subject to change without notice. E.&O.E. All areas and stated dimensions are approximate. Actual usable floor space, living area and square footage may vary from stated floor area. All illustrations are artist's concept only. The unit shown may be the reverse of the unit purchased.



Pape
595 Sq.Ft.

+ Balcony 36 Sq.Ft.
+ Terrace @ Fourth Floor

1F



M2 - Typical Floor Plan
4th-15th Floor

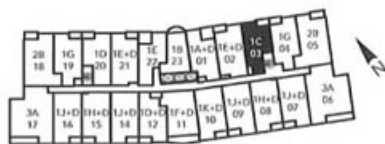
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One Bedroom

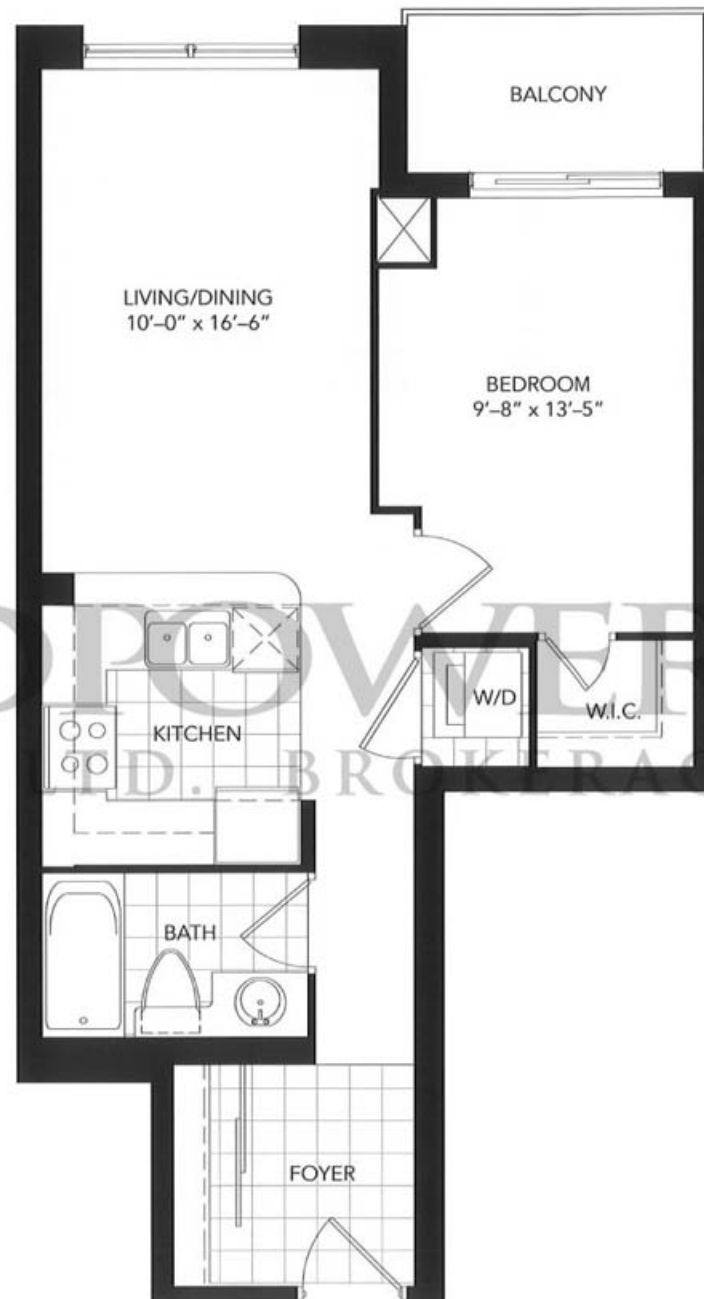
College 606 Sq.Ft.

+ Balcony 46 Sq.Ft.

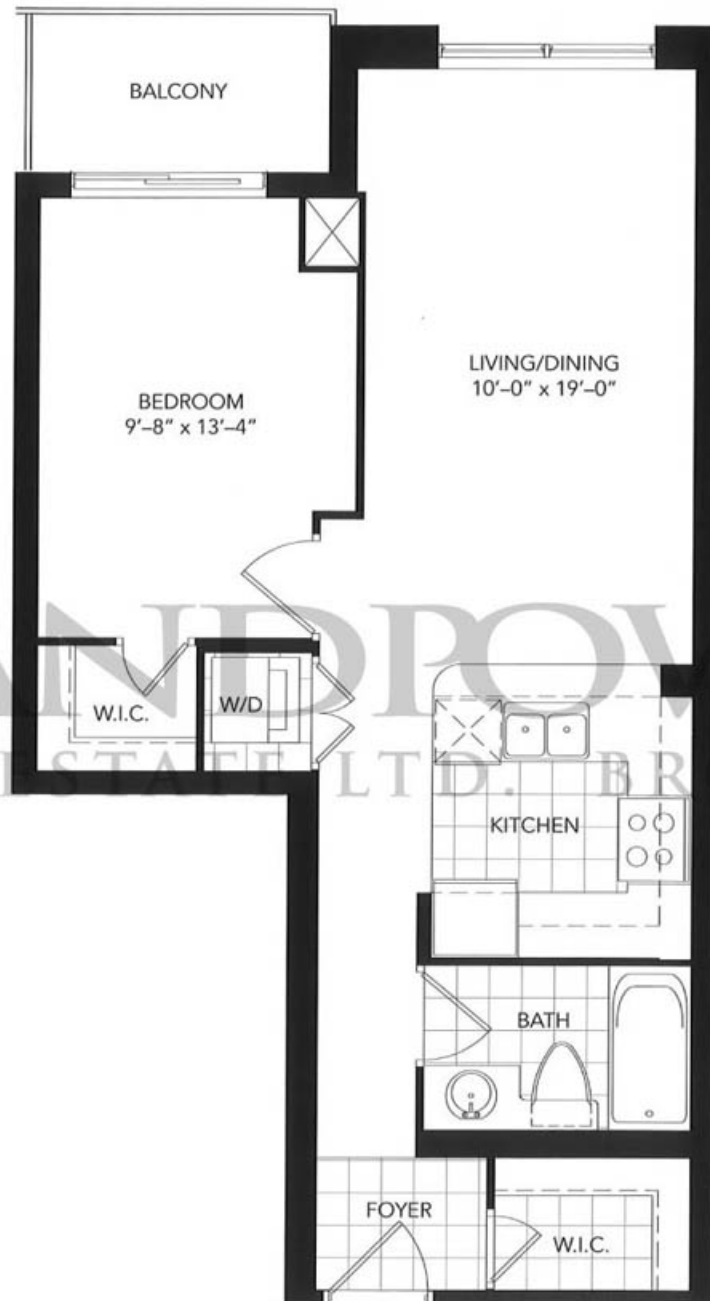
1C



M2 - 2nd - 3rd Floor Plan



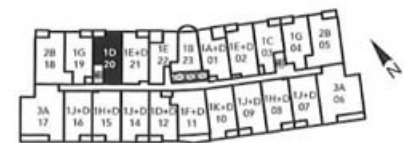
LANDPOWER
REAL ESTATE LTD. BROKERAGE



Jane
632 Sq.Ft.
+ Balcony 46 Sq.Ft.

1D

One Bedroom



M2 - 2nd - 3rd Floor Plan

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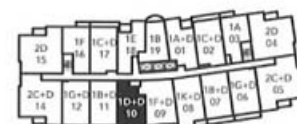


Islington
656 Sq.Ft.

+ Balcony 36 Sq.Ft.
+ Terrace @ Fourth Floor

1D+D

One Bedroom + Den



M2 - Typical Floor Plan
4th-15th Floor



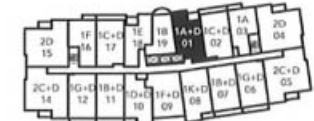
M2 - 2nd - 3rd Floor Plan

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Runnymede
668 Sq.Ft.

+ Balcony 51 Sq.Ft.
+ Terrace @ Fourth Floor

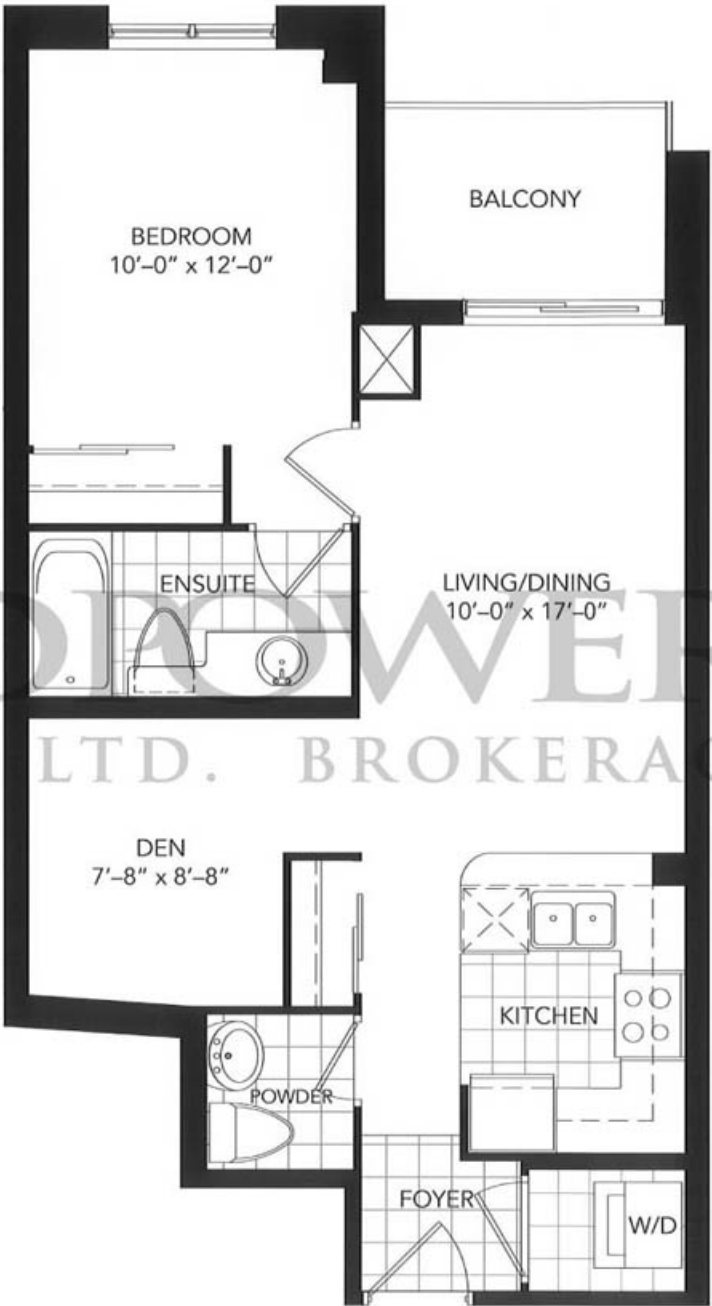
1A+D



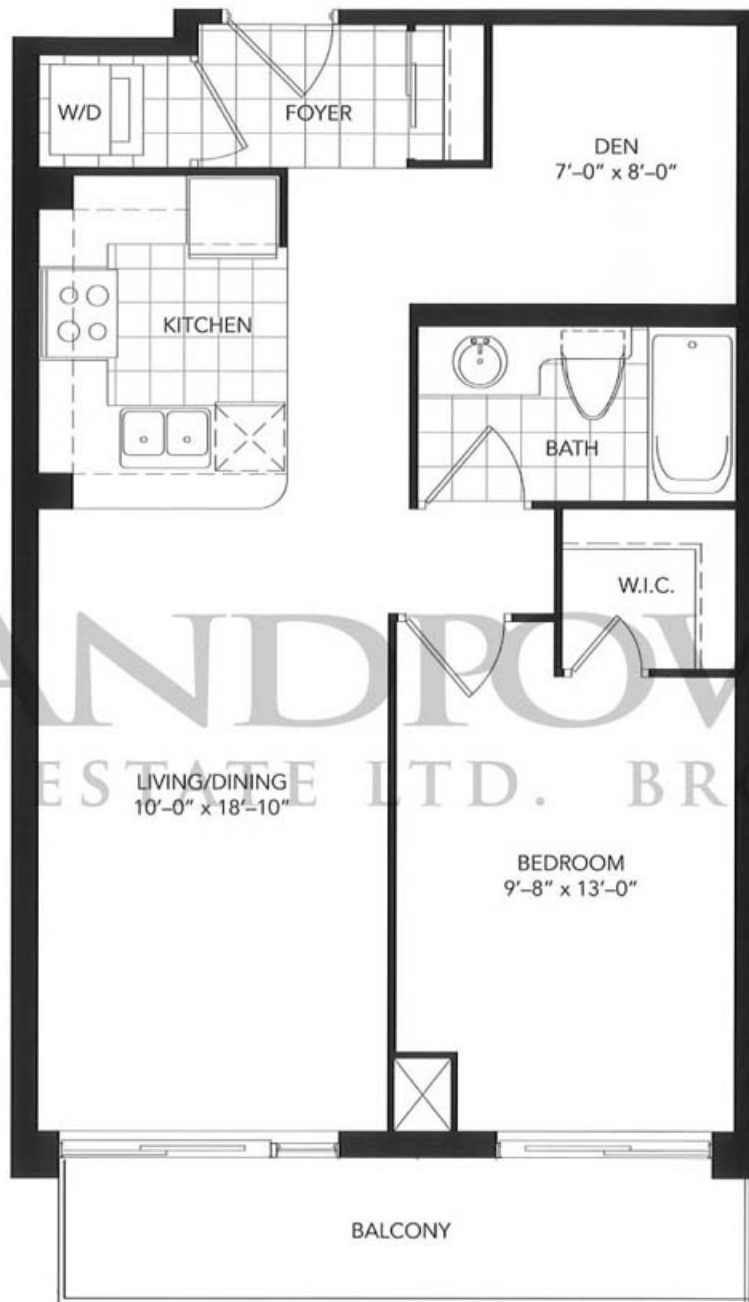
M2 - Typical Floor Plan
4th-15th Floor



M2 - 2nd - 3rd Floor Plan



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Castlefrank
678 Sq.Ft.

+ Balcony 80 Sq.Ft.
 + Terrace @ Fourth Floor

1G+D

One Bedroom + Den



M2 - Typical Floor Plan
 4th-15th Floor

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Old Mill 680 Sq.Ft.

+ Balcony 46 Sq.Ft.
+ Patio @ Ground Floor - Suite - 01

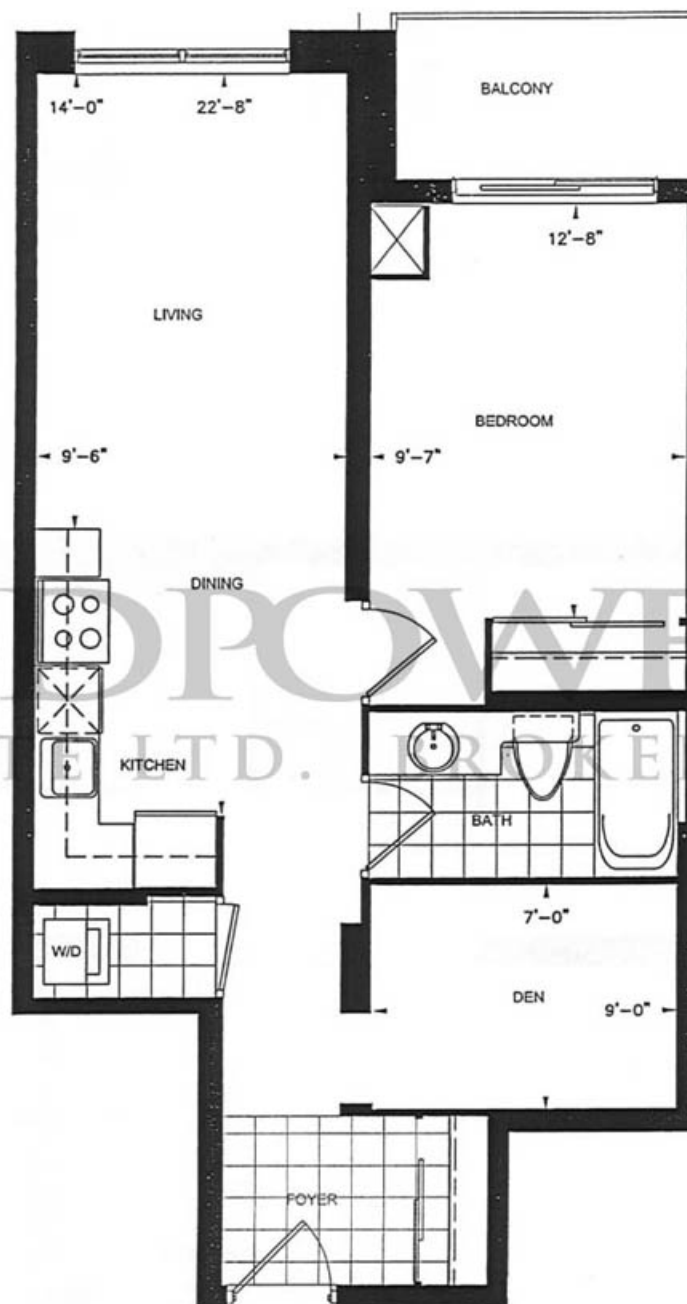
1G



M2 - 2nd - 3rd Floor Plan



M2 - Ground Floor Plan

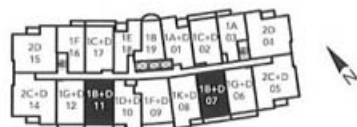


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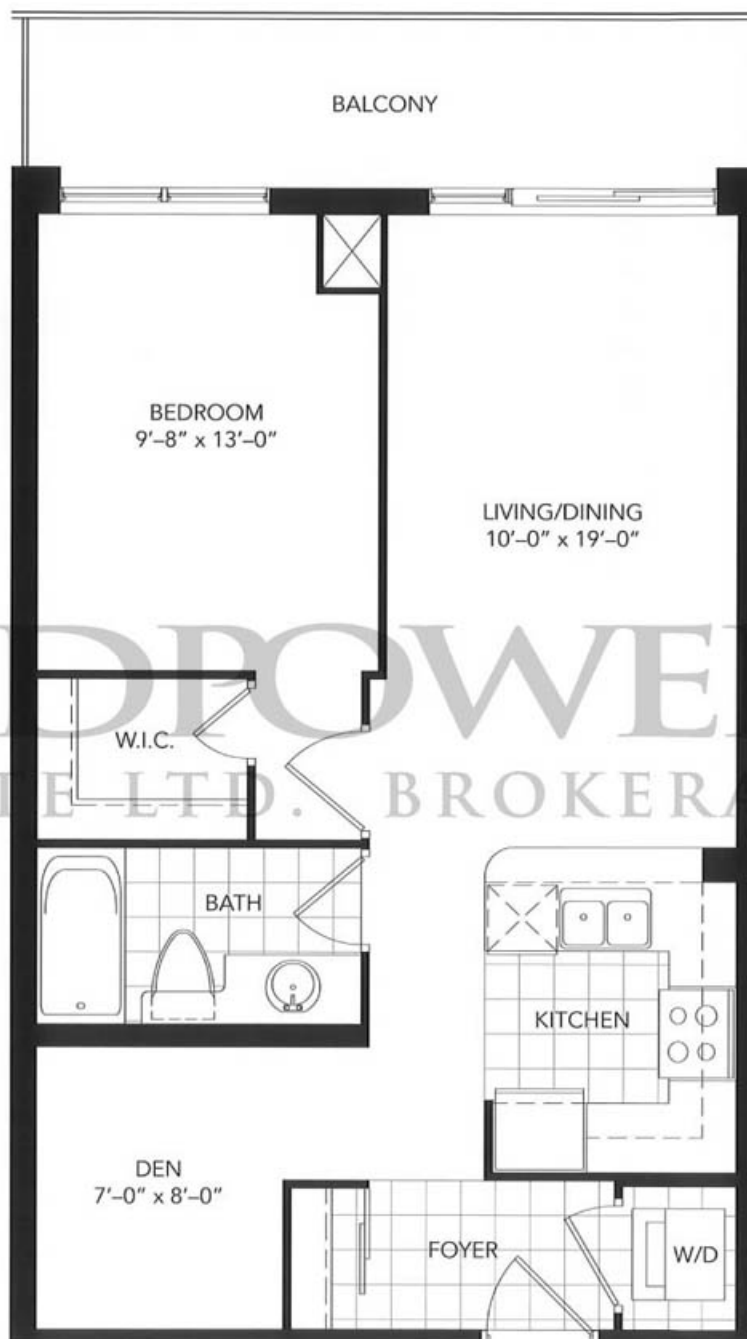
Eglinton West 682 Sq.Ft.

+ Balcony 101 Sq.Ft.
+ Terrace @ Fourth Floor 78 Sq.Ft.

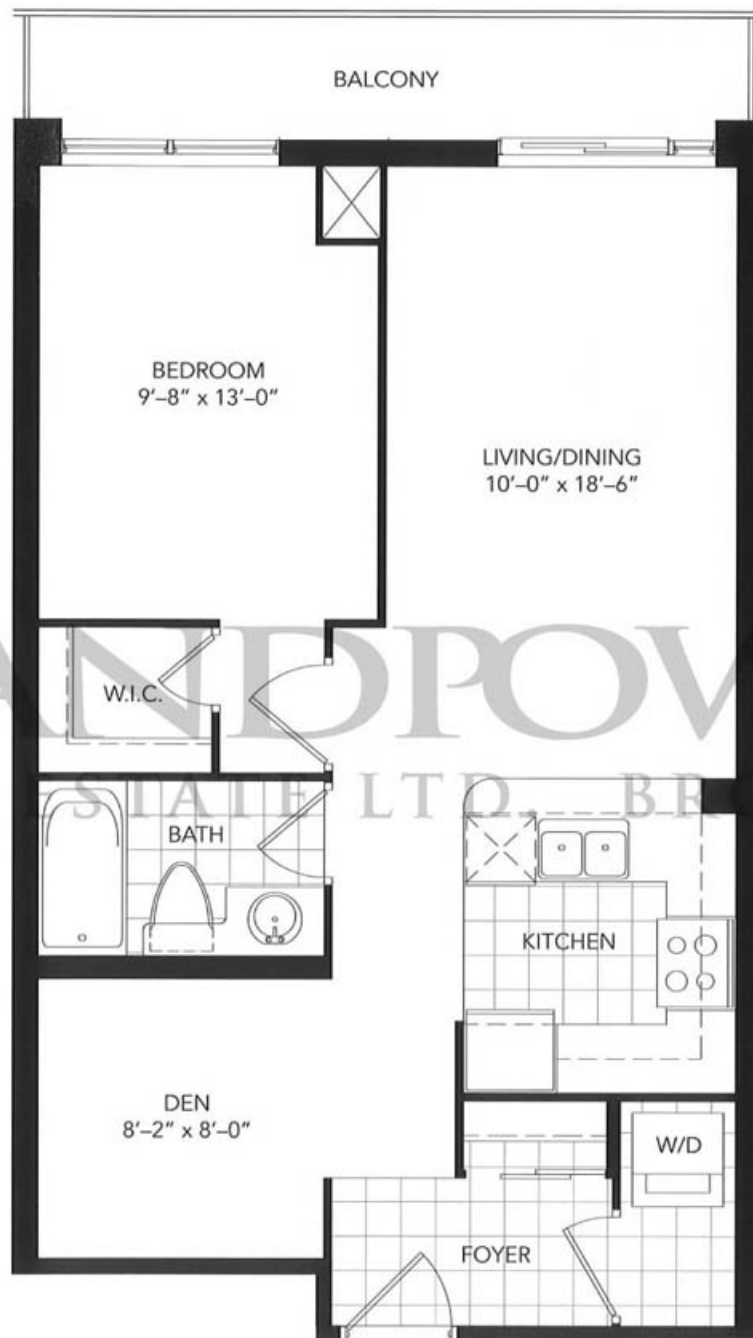
1B+D



M2 - Typical Floor Plan
4th-15th Floor



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St. Clair West **700 Sq.Ft.**

+ Balcony 74 Sq.Ft.
 + Terrace @ Fourth Floor 57 Sq.Ft.

1C+D

One Bedroom + Den



M2 - Typical Floor Plan
 4th-15th Floor

Note: All prices, figures, sizes, specifications and information are subject to change without notice. E.&O.E. All areas and stated dimensions are approximate. Actual usable floor space, living area and square footage may vary from stated floor area. All illustrations are artist's concept only. The unit shown may be the reverse of the unit purchased.

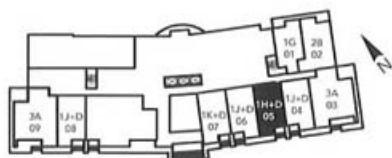
Greenwood 735 Sq.Ft.

- + Balcony 46 Sq.Ft.
- + Patio @ Ground Floor

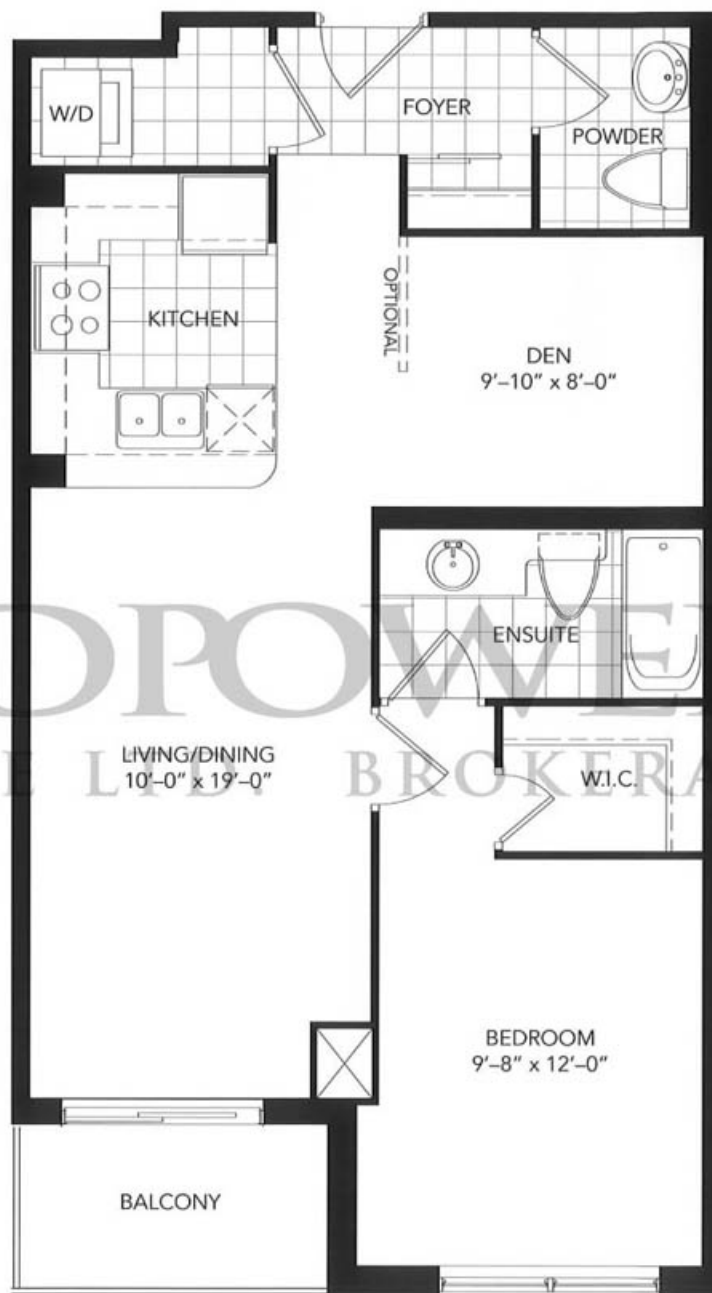
1H+D



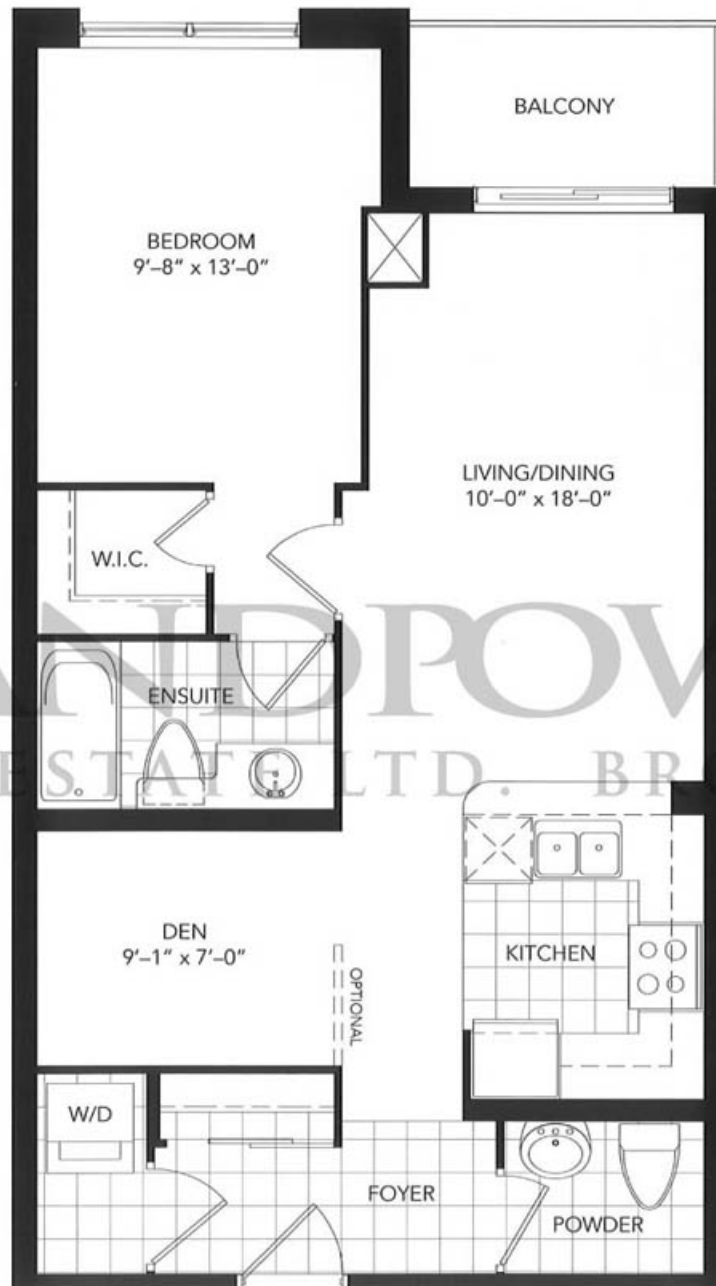
M2 - 2nd - 3rd Floor Plan



M2 - Ground Floor Plan



Note: All prices, figures, sizes, specifications and information are subject to change without notice. E.&O.E. All areas and stated dimensions are approximate. Actual usable floor space, living area and square footage may vary from stated floor area. All illustrations are artist's concept only. The unit shown may be the reverse of the unit purchased.



Queen's Park 737 Sq.Ft.

+ Balcony 46 Sq.Ft.
+ Patio @ Ground Floor

1J+D



M2 - 2nd - 3rd Floor Plan



M2 - Ground Floor Plan

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One Bedroom + Den

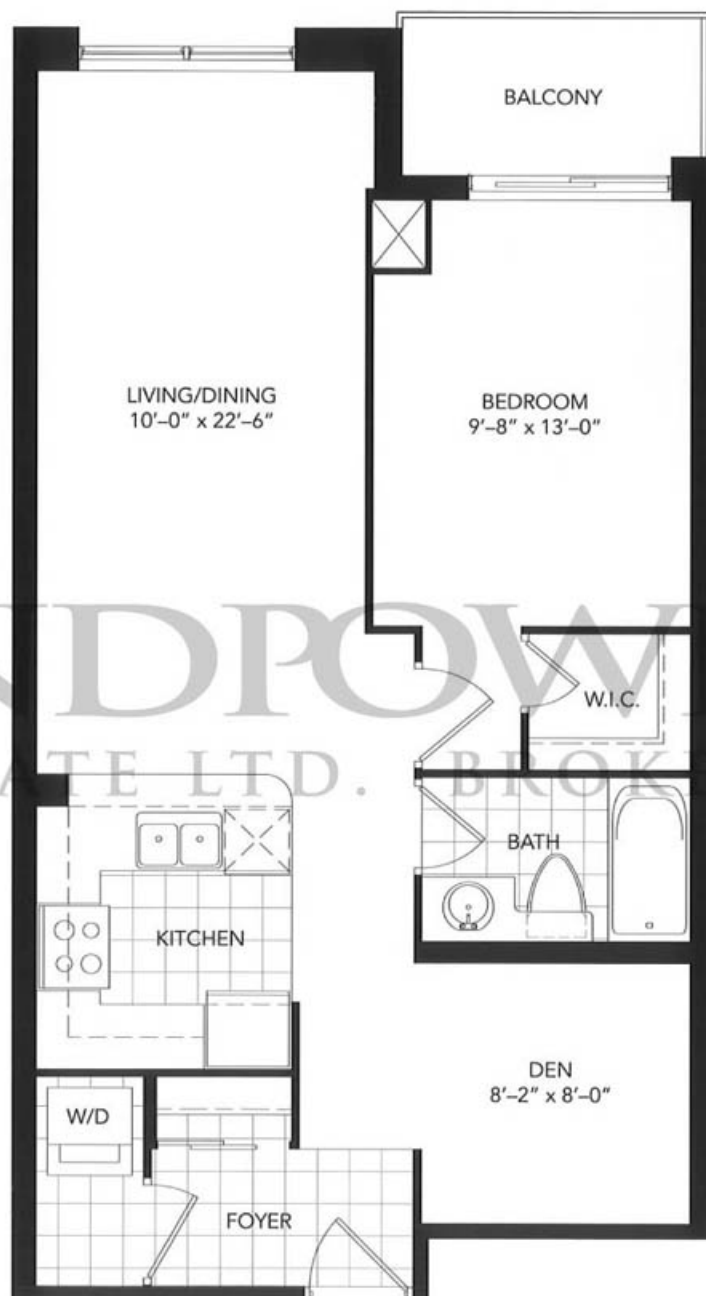
Broadview 743 Sq.Ft.

+ Balcony 40 Sq.Ft.

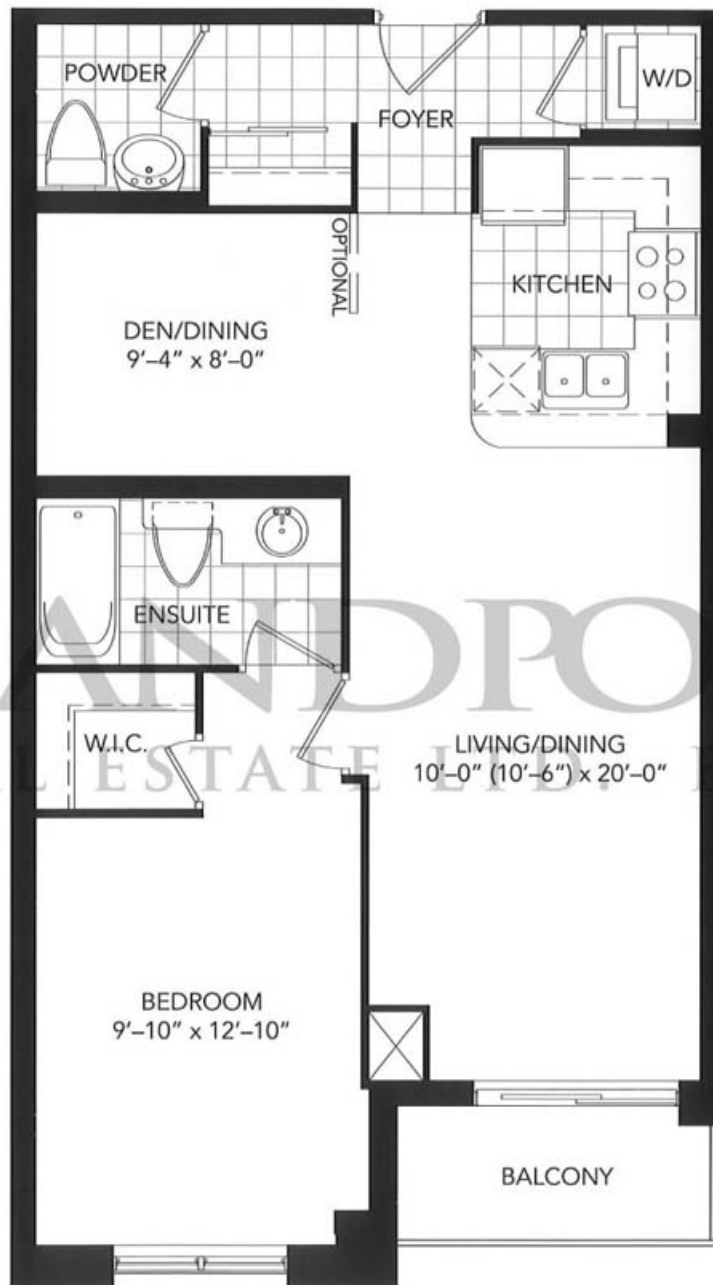
1E+D



M2 - 2nd - 3rd Floor Plan



Note: All prices, figures, sizes, specifications and information are subject to change without notice. E&O.E. All areas and stated dimensions are approximate. Actual usable floor space, living area and square footage may vary from stated floor area. All illustrations are artist's concept only. The unit shown may be the reverse of the unit purchased.



Ellesmere 745 Sq.Ft.

+ Balcony 38 Sq.Ft.
+ Patio @ Ground Floor
+ Terrace @ Fourth Floor

1K+D



M2 - Typical Floor Plan
4th-15th Floor



M2 - 2nd-3rd Floor Plan



M2 - Ground Floor Plan

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One Bedroom + Den

Yonge
780 Sq.Ft.

+ Balcony 123 Sq.Ft.

1F+D

LANDPOWER
REAL ESTATE LTD. BROKERAGE



M2 - Typical Floor Plan
4th-15th Floor



M2 - 2nd - 3rd Floor Plan



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MASTER BEDROOM
10'-0" x 12'-0"

BALCONY

LIVING/DINING
10'-0" x 16'-8"

ENSUITE

W/D

KITCHEN

LIN.

BEDROOM
12'-6" x 9'-0"

BATH

FOYER

LANDPOWER
REAL ESTATE LTD. BROKERAGE

Queen
862 Sq.Ft.

+ Balcony 46 Sq.Ft.
+ Patio @ Ground Floor - Suite 02

2B



M2 - 2nd - 3rd Floor Plan



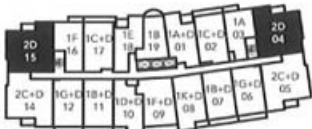
M2 - Ground Floor Plan

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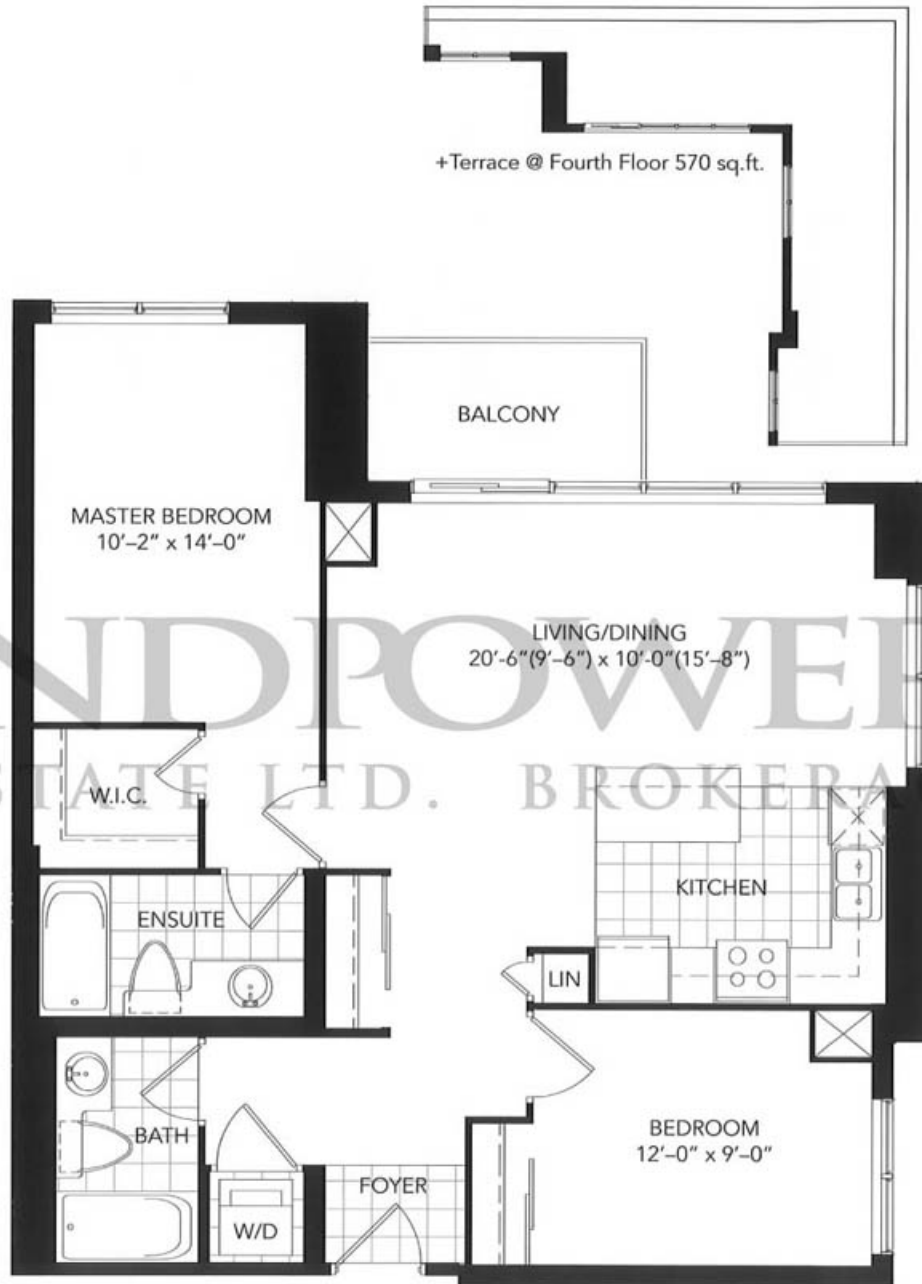
Union
970 Sq.Ft.

- + Balcony 50 Sq.Ft.
- + Terrace @ Fourth Floor 570 Sq.Ft.

2D



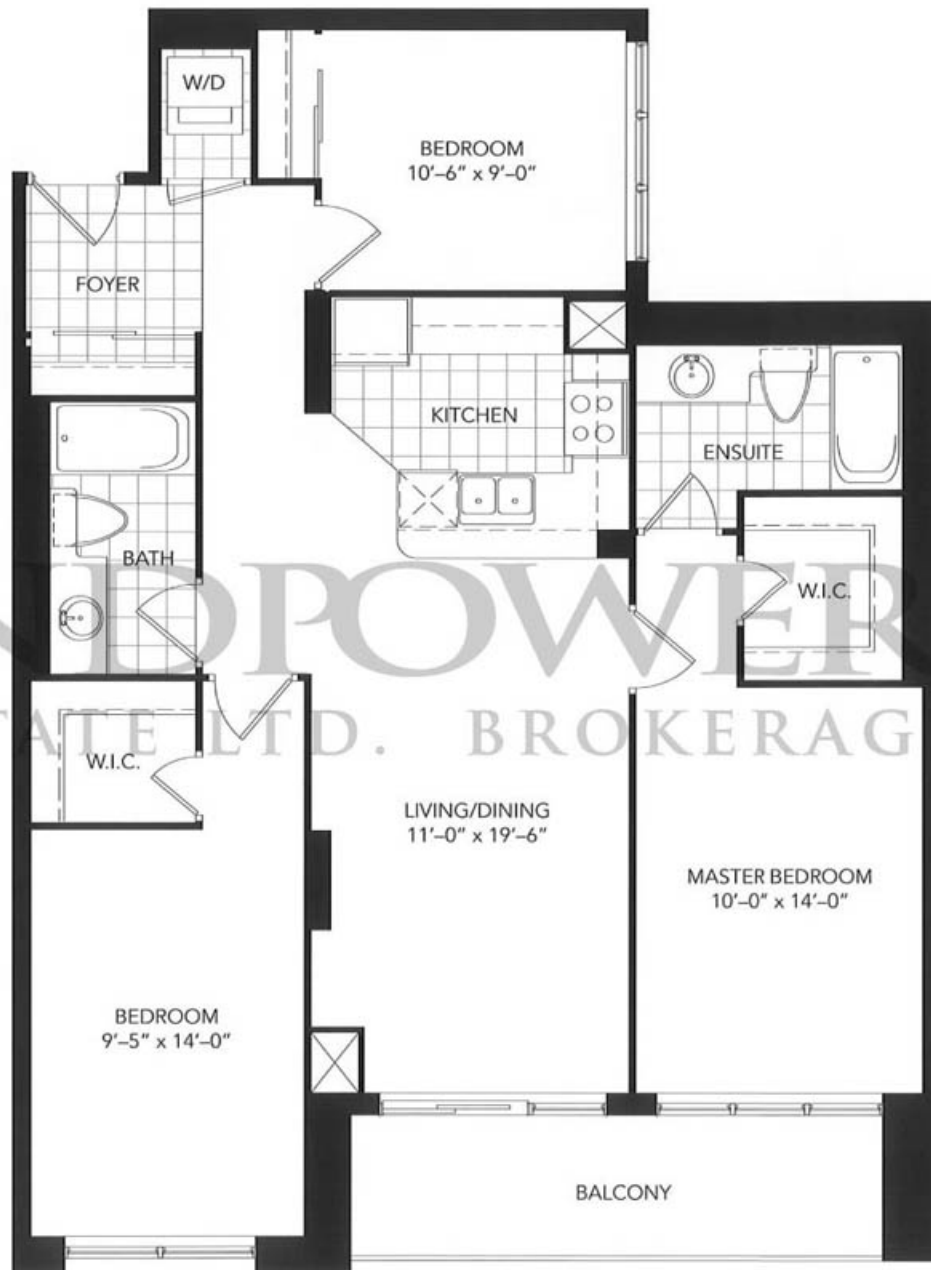
M2 - Typical Floor Plan
4th-15th Floor



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+ Balcony 91 Sq.Ft.
+ Patio @ Ground Floor - 118 Sq.Ft.

3A



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Suite design innovation, smart lifestyle plans, first-rate amenities, abundant landscaping and outdoor uses, stylish lobbies and sensational skyline silhouettes are hallmarks of every Liberty high-rise. From the signature Liberty Towers in Thornhill to the modern classics of noa at eko Markham Centre, Liberty is transforming each high-rise condominium building into an exceptional lifestyle for its residents.



www.libertydevelopment.ca

Liberty is developing ambitious master-planned communities that are converting suburban neighbourhoods into highly desirable urban communities. Markham Centre's eko is a visionary new community including four high-rise condominiums, retail and commercial towers that are European-inspired with pedestrian focused walkways and laced with interconnected green spaces, courtyards and dynamic architecture. At Thornhill City Centre, Liberty's highly successful community, seven high-rise towers and traditional townhomes are quickly becoming the destination of choice for sophisticated buyers wanting great living spaces surrounded by their own city park and abundant amenities.

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