



mURANO

2004



Co-founders  
MARK MANDELBAUM  
BARRY FENTON



18 Yonge



22 Wellesley



Atlantis at WaterParkCity

# LANTERRA developments

Lanterra Developments brings together the talents of its two founders, Mark Mandelbaum and Barry Fenton. These industry veterans are rapidly becoming known as one of the most creative and innovative teams in residential high-rise condominium development today.

Mark Mandelbaum, who is also Vice President Land Development for H&R Developments, has spent 20 years concentrating on residential and commercial land development. In this capacity, Mark has recently focused much of his time on developing many of the city's most prestigious condominium addresses including The Rosedale, and 8 Park Road, now rising at Yonge and Bloor. Barry Fenton has been involved in real estate for over 25 years. Prior to teaming with Mark, he was President of a real estate firm that specialized in commercial and residential buildings located both in Canada and the United States. In the last number of years, Barry has lent his expertise to seeking out properties for residential development that he envisions will be valuable, sought-after buildings. One such property is the old Irwin Toy Factory at 33 Hanna, which will undergo a multi-million dollar conversion from its former function as a manufacturing plant to a dynamic new building comprised of approximately 241 residential loft condominiums, with a handful of private, on-site businesses.

Once restored, renovated and rejuvenated, the Toy Factory will be the condominium loft centerpiece of the revitalized Liberty Village. Current Lanterra signature projects include WaterParkCity, a 2,000-unit multiphase condominium neighborhood that extends from Fort York Boulevard to Bathurst Street. Currently 90 per cent sold and well under construction, Phase 1 was one of the fastest-selling condominiums in 2002. The next phase of WaterParkCity, Atlantis, has opened and has been received to great acclaim by the public and the industry. Now sold out, construction of 18 Yonge has already begun. Located at the foot of Yonge Street, immediately to the east of Air Canada Centre, 18 Yonge is an architectural gem comprised of 495 residential suites in a state-of-the-art, curvilinear glass and pre-cast 39-storey point tower. This stylish condominium offers an unparalleled combination of location, views, value and lifestyle for today's discriminating homebuyer. The epitome of Lanterra's commitment to acquiring desirable locales, 18 Yonge places suite owners within walking distance of Sky Dome, The Toronto Convention Centre, Lawrence Market and shopping along King and Queen Streets, plus the inviting outdoor opportunities of the scenic waterfront. Lanterra's operating philosophy is to develop projects that stand apart from the mundane. The dynamic

team achieves this goal through the creation of superlatively designed buildings in desirable locations – with the wants and needs of the home buyer in mind every step of the way. Lanterra's sales success attests to its meticulous attention to suite layouts, maximizing views, building amenities and suite features, plus attractive pricing. Lanterra and the award-winning construction team at H&R Developments - the 2003 Greater Toronto Home Builders' Association's Homebuilder of the Year, have come together to offer 22 Wellesley. Using long-term thinking and a holistic team approach, Lanterra has commissioned some of Toronto's hottest architects and IIBYTV Design Associates to work their magic on this exciting downtown condominium, which will be a landmark not only because of its incredible design but also for the lifestyle it delivers.

**H&R DEVELOPMENTS**  
Now in its sixth decade, H&R Developments is one builder who has stood the test of time. From Mississauga in the west to Whitby in the east, and in numerous locations north of Toronto, H&R has acquired the most appealing locations, always with an eye not for

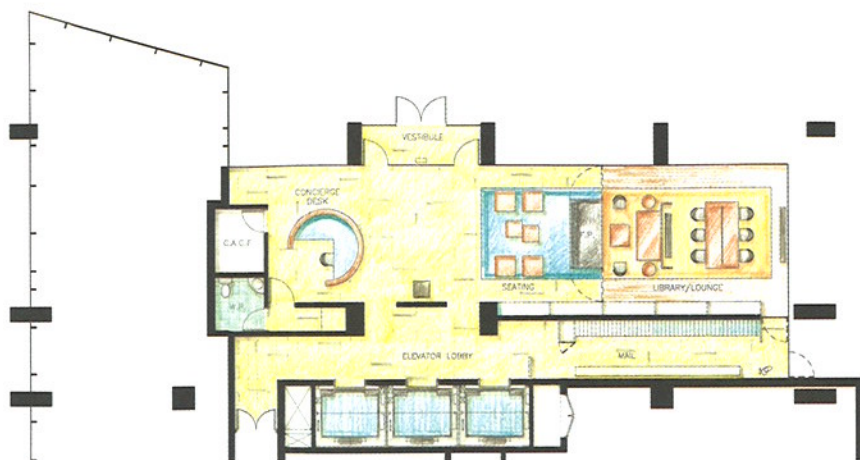


The Toy Factory Lofts

what is just needed today, but for what new home owners will want tomorrow. The company has sold thousands of low-rise and high-rise homes during the last several years, each of which delivered on its promise buyers to "expect more." Those expectations have been met and exceeded in many of the city's most prestigious new condominium addresses: The Metropole on King; 8 Park Road at Yonge and Bloor; 18 Yonge on Bay across from the Air Canada Centre and WaterParkCity, on Lakeshore at Bathurst. Today, H&R Developments is proud to the arrival of Atlantis, a proud new addition to WaterParkCity, on Lakeshore at Bathurst.

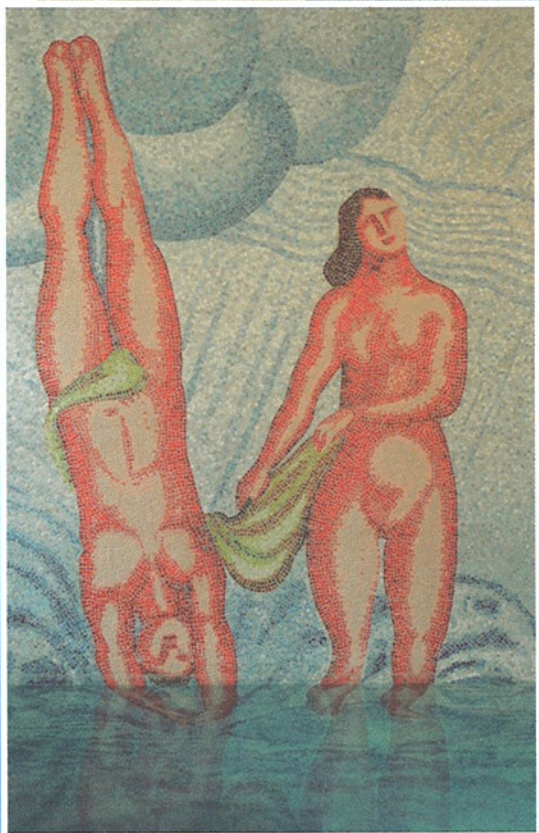
**MINUK DEVELOPMENTS**  
With more than 25 years of construction experience, Minuk is a development and general contracting company, specializing in design, building and contracting, land development and management of commercial and industrial rental projects. The company's building portfolio includes large industrial plants, office buildings, commercial plazas, custom retail stores, as well as residential family homes.

# THE art of luxury LIVING



The perfect expression of European inspired elegance, the Murano lobby will feature brilliantly finished Italian travertine floors with accents and custom designed area rugs, wall paneling in exotic Zebra wood highlighted with textured glass screens, and modern Italian furniture complemented by Murano glass art pieces and halogen lighting. All this is warmed by the presence of an inviting 2-way fireplace, an ideal place to meet your friends and guests.

# LIQUID *luxury*



A sophisticated blend of ultra modern amenities and contemporary design, Club Murano will feature a porcelain tile pool with a glass retractable roof, custom mosaic inserts, walls clad in exotic stone, an elegant water feature and, a beautifully landscaped indoor garden which extends itself outdoors for your pleasure.

# THE MURANO

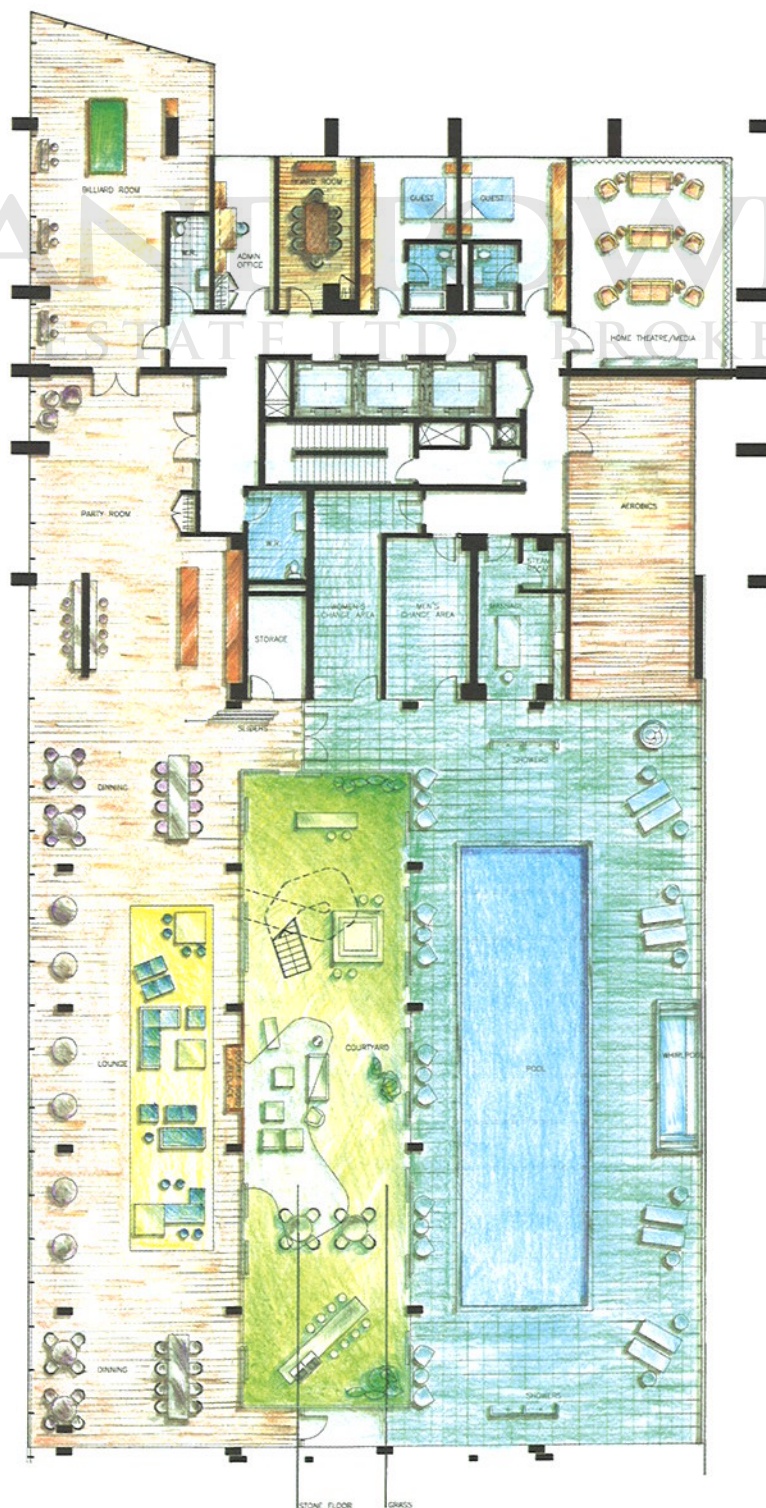
neighborhood



LAKE ONTARIO

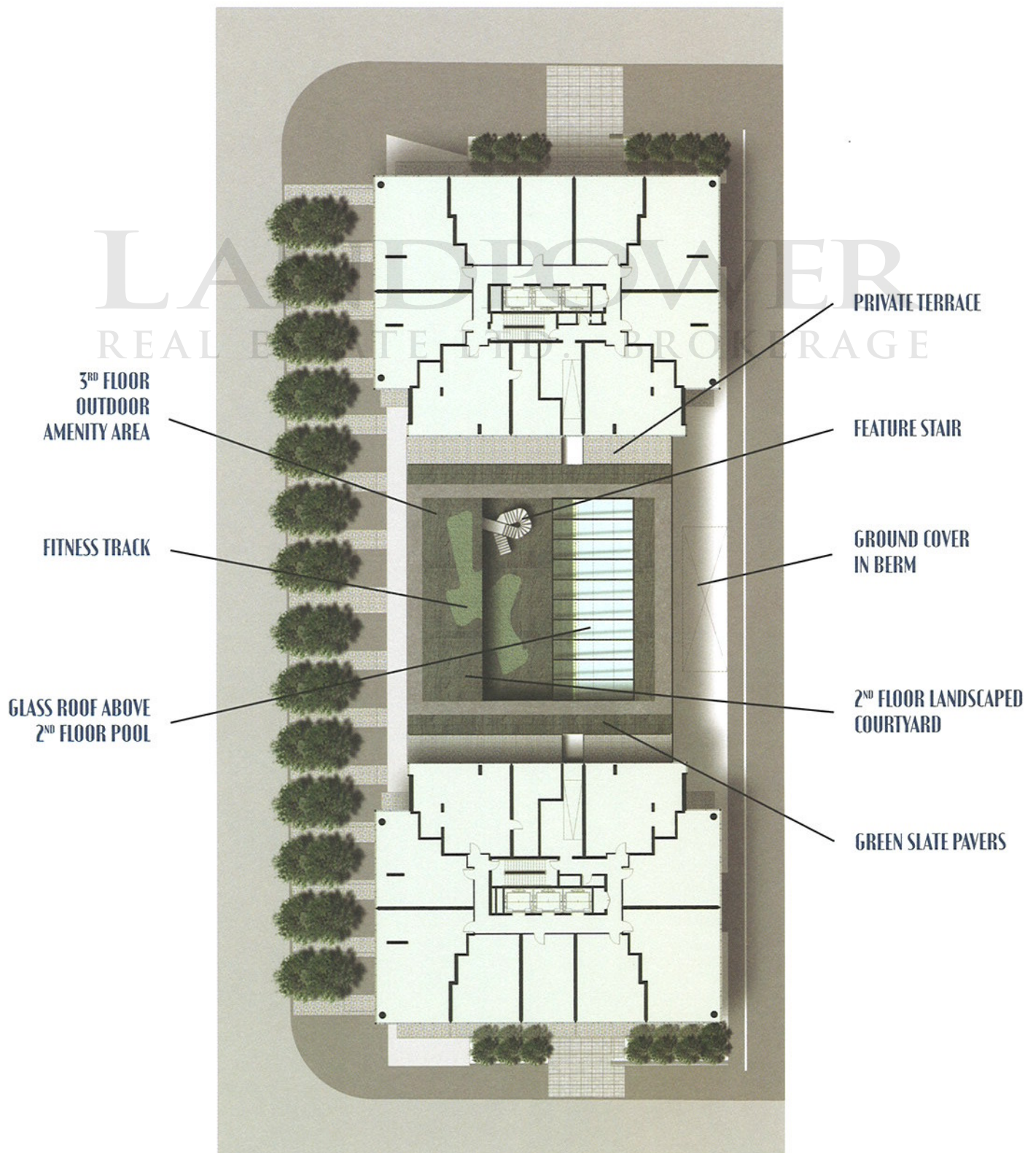
# PRESENTING club murano

A place to relax, rejuvenate or celebrate, Club Murano will offer the perfect blend of exercise and recreational amenities designed for today's sophisticated lifestyles. The recreational side of Club Murano features a beautifully furnished lounge area with a double-sided fireplace, dining area, party room with bar, billiard room and home theatre/media room. The spacious exercise area will include an aerobics room, separate change rooms, massage and steam room. Across from the elevators will be the administrative office, boardroom and two guest suites for overnight visitors. Featuring opposing showers at each end, the swimming pool is complemented by a soothing step-down whirlpool. Set between the swimming pool and lounge area will be an attractively landscaped outdoor area complete with seating and barbecues for outdoor cooking. Club Murano – yours to enjoy everyday!



# an oasis in the city

Murano's landscaping plan will make a clear departure from the conventional. One example is the retractable glass roof set above the 2nd floor swimming pool. Extending outdoors from the pool area will be a landscaped courtyard area accented by green slate paving tiles. Overlooked by private terraces, the 3rd floor outdoor area will feature a fitness track and a curved stairway descending to the 2nd floor. To add greenery on the street level, one side of the buildings will have two columns of trees planted, with additional trees flanking both main entrances.



# THE ART IS IN THE details

## luxury features

### SPECTACULAR ARCHITECTURAL FEATURES

- Impressively designed tower enveloped in glass
- Professionally designed Grand Lobby with wood panelled lounge seating area and fireplace
- Welcoming 24-hr concierge desk
- Exclusive second floor amenity area with management office, boardroom, billiards room and multi purpose party room with gourmet inspired kitchen facility
- Contemporary exercise facility with steam room, massage room, and men's and women's change rooms
- Fully equipped aerobic fitness room
- Three passenger elevators for convenience
- Individual storage/ bicycle lockers \*\*

### SECOND PHASE AMENITY FEATURES

*At such time as the second phase is constructed, the following amenities will be constructed and shared by both phases*

- Relaxing indoor swimming pool with whirlpool on second floor of podium section featuring retractable roof
- Scenic outdoor landscaped area adjacent to pool area
- Entertaining multifunctional indoor recreational room
- Third floor outdoor landscaped area with lounging areas and walking/running track

### LUXURIOUS SUITE FINISHES

- Exterior glass sliding doors\*\*\*
- Solid Core entry door with hardware and security viewer
- Choice of engineered veneer hardwood, ceramic or porcelain flooring in foyer\*
- Engineered veneer hardwood in living and dining room\*
- Choice of 40 ounce broadloom with foam underpad in bedroom areas\*
- Individually controlled heat pump heating and cooling system
- Mirrored sliders on closet doors\*\*\*
- In-suite smoke and heat detector monitored by 24-hour concierge
- Ensuite laundry with stacked washer/dryer vented to exterior
- Either interior hollow core swing doors or barn style sliding doors\*\*\*
- Interior walls painted off-white

### ITALIAN INSPIRED KITCHEN FEATURES

- Choice of engineered veneer hardwood, ceramic or porcelain flooring\*
- Scavolini cabinetry in selective design finishes featuring two glass upper cabinet doors\*
- Choice of laminate countertops and glass mosaic backsplash\*
- Double bowl stainless steel sink with single lever faucet and vegetable sprayer\*\*\*
- Six (6) brand name appliances
- Stylish overhead track lighting
- Designer pendant lights over breakfast bar\*\*\*

### SPA INSPIRED MASTER ENSUITE BATHROOM FEATURES

- Choice of ceramic or porcelain flooring\*
- Decorator Medicine cabinet
- Attractive wall mounted lighting on mirror
- Contemporary marble vanity countertop with ceramic undermount basin and single-lever faucet
- Luxurious 5' soaker tub with chrome faucets
- Designer selected white plumbing fixtures
- Beautiful ceramic tiles on shower and tub walls\*\*
- Safety pressure-balancing valve in tub and shower\*\*
- Exterior vented exhaust fan
- Entry privacy lock

### MAIN BATHROOM FEATURES

- Designer selected ceramic tile flooring\*
- Attractive laminate counters with ceramic basin
- Safety pressure-balancing valve in shower\*\*
- White plumbing fixtures
- Stylish glass shower door with chrome frame\*\*
- Ceramic tiles on shower walls\*\*\*
- Exterior vented exhaust fan
- Entry privacy lock

### ELECTRICAL FEATURES

- Centered ceiling light outlets in dining room and bedroom(s)
- Cable television outlets in living room, den and master bedroom\*\*\*

- Telephone outlets in living room, den and bedroom(s)\*\*\*
- Individual service panel with circuit breaker
- Provision for multimedia Internet direct access

### SECURITY SURVEILLANCE FEATURES

- Welcoming 24-hour concierge for your peace of mind
- State-of-the-art electronic communication system in lobby vestibule which permits visitors to communicate with suite from building entrances
- Closed circuit camera monitoring at select building entry points
- Security cameras in select garage/parking areas
- Security alert button on garage entry key fobs

### GENERAL

- Ontario New Home Warranty Program warranty for new construction

\* Colours and/or materials to be selected from Vendor's standard sample packages, as provided for below

\*\* If applicable

\*\*\* As per plan

The choices noted above may be chosen from Vendor's standard sample packages provided they have not yet been ordered or installed and that colours and materials are available from suppliers and provided that the Purchaser shall not delay construction in making his selection. If the colours and materials chosen are not available, or occupancy or closing will be delayed by reason of such choice, the Purchaser shall forthwith make new choices failing which the Vendor shall have the right to make such selection on behalf of the Purchaser.

All colour and material choices must be submitted to the Vendor within seven (7) days of being contacted in writing or by telephone by the Vendor's representative.

The Vendor reserves the right to substitute any materials used in construction of the unit provided that such substituted materials are of equal or better quality than those represented to the Purchaser. The Vendor further reserves the right to make minor changes or modifications in the plans and specifications at its discretion. The determination of whether or not same are minor shall be made by the Vendor's architect whose determination shall be final and binding. Actual layouts will be similar to artist's and/or Vendor's architect's conception but may not be exactly the same.

Vendor is not responsible for shade differences occurring from different dye lots including with respect to tile, carpets, hardwood flooring, kitchen cabinets, trim and doors as the case may be. Details of the entry doors may not be exactly as shown on renderings.

The Vendor will not allow the Purchaser to do any work and/or supply any material to finish the unit before the Occupancy Date. The Purchaser acknowledges that breach of this provision may result in the termination of this Agreement at the Vendor's option.

## Murano 10/2004

|          |        | <u>sf</u> | <u>View</u> | <u>Starting \$</u> | <u>Average \$</u> | <u>With Parking</u><br>Add \$20K | <u>Average</u> |
|----------|--------|-----------|-------------|--------------------|-------------------|----------------------------------|----------------|
| Fiji     | Studio | 425       | N           | \$ 118,900         | \$ 279.76         | NA                               |                |
| Magi     | 1 B    | 502       | N           | \$ 143,900         | \$ 286.65         | NA                               |                |
| Cestino  | 1 B    | 502       | N           | \$ 165,900         | \$ 330.48         | NA                               |                |
| Canoa    | 1+1    | 605       | S           | \$ 189,700         | \$ 313.55         | NA                               |                |
| Quarzi   | 1+1    | 657       | SE          | \$ 188,900         | \$ 287.52         | NA                               |                |
| Quarzi   | 1+1    | 657       | SW          | \$ 193,900         | \$ 295.13         | NA                               |                |
| Pezzati  | 2 B    | 752       | SE          | \$ 231,900         | \$ 308.38         | \$ 251,900                       | \$ 334.97      |
| Pezzati  | 2 B    | 752       | SW          | \$ 236,900         | \$ 315.03         | \$ 256,900                       | \$ 341.62      |
| Veronese | 2+1    | 857       | NW          | \$ 260,900         | \$ 304.43         | \$ 280,900                       | \$ 327.77      |
| Veronese | 2+1    | 857       | NE          | \$ 260,900         | \$ 304.43         | \$ 280,900                       | \$ 327.77      |
| Opalini  | 2+1    | 927       | N           | \$ 313,900         | \$ 338.62         | \$ 333,900                       | \$ 360.19      |

### *Sorted by Average Price*

|          |        |     |    |            |           |            |           |
|----------|--------|-----|----|------------|-----------|------------|-----------|
| Fiji     | Studio | 425 | N  | \$ 118,900 | \$ 279.76 | NA         |           |
| Magi     | 1 B    | 502 | N  | \$ 143,900 | \$ 286.65 | NA         |           |
| Quarzi   | 1+1    | 657 | SE | \$ 188,900 | \$ 287.52 | NA         |           |
| Quarzi   | 1+1    | 657 | SW | \$ 193,900 | \$ 295.13 | NA         |           |
| Veronese | 2+1    | 857 | NW | \$ 260,900 | \$ 304.43 | \$ 280,900 | \$ 327.77 |
| Veronese | 2+1    | 857 | NE | \$ 260,900 | \$ 304.43 | \$ 280,900 | \$ 327.77 |
| Pezzati  | 2 B    | 752 | SE | \$ 231,900 | \$ 308.38 | \$ 251,900 | \$ 334.97 |
| Canoa    | 1+1    | 605 | S  | \$ 189,700 | \$ 313.55 | NA         |           |
| Pezzati  | 2 B    | 752 | SW | \$ 236,900 | \$ 315.03 | \$ 256,900 | \$ 341.62 |
| Cestino  | 1 B    | 502 | N  | \$ 165,900 | \$ 330.48 | NA         |           |
| Opalini  | 2+1    | 927 | N  | \$ 313,900 | \$ 338.62 | \$ 333,900 | \$ 360.19 |

### Example

|      |    | Level |   |            |           |  |  |
|------|----|-------|---|------------|-----------|--|--|
| Fiji | 1  | 425   | N | \$ 118,900 | \$ 279.76 |  |  |
|      | 2  | 425   | N | \$ 119,700 | \$ 281.65 |  |  |
|      | 3  | 425   | N | \$ 120,500 | \$ 283.53 |  |  |
|      | 4  | 425   | N | \$ 121,300 | \$ 285.41 |  |  |
|      | 5  | 425   | N | \$ 122,100 | \$ 287.29 |  |  |
|      | 6  | 425   | N | \$ 122,900 | \$ 289.18 |  |  |
|      | 7  | 425   | N | \$ 123,700 | \$ 291.06 |  |  |
|      | 8  | 425   | N | \$ 124,500 | \$ 292.94 |  |  |
|      | 9  | 425   | N | \$ 125,300 | \$ 294.82 |  |  |
|      | 10 | 425   | N | \$ 126,100 | \$ 296.71 |  |  |

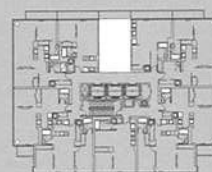
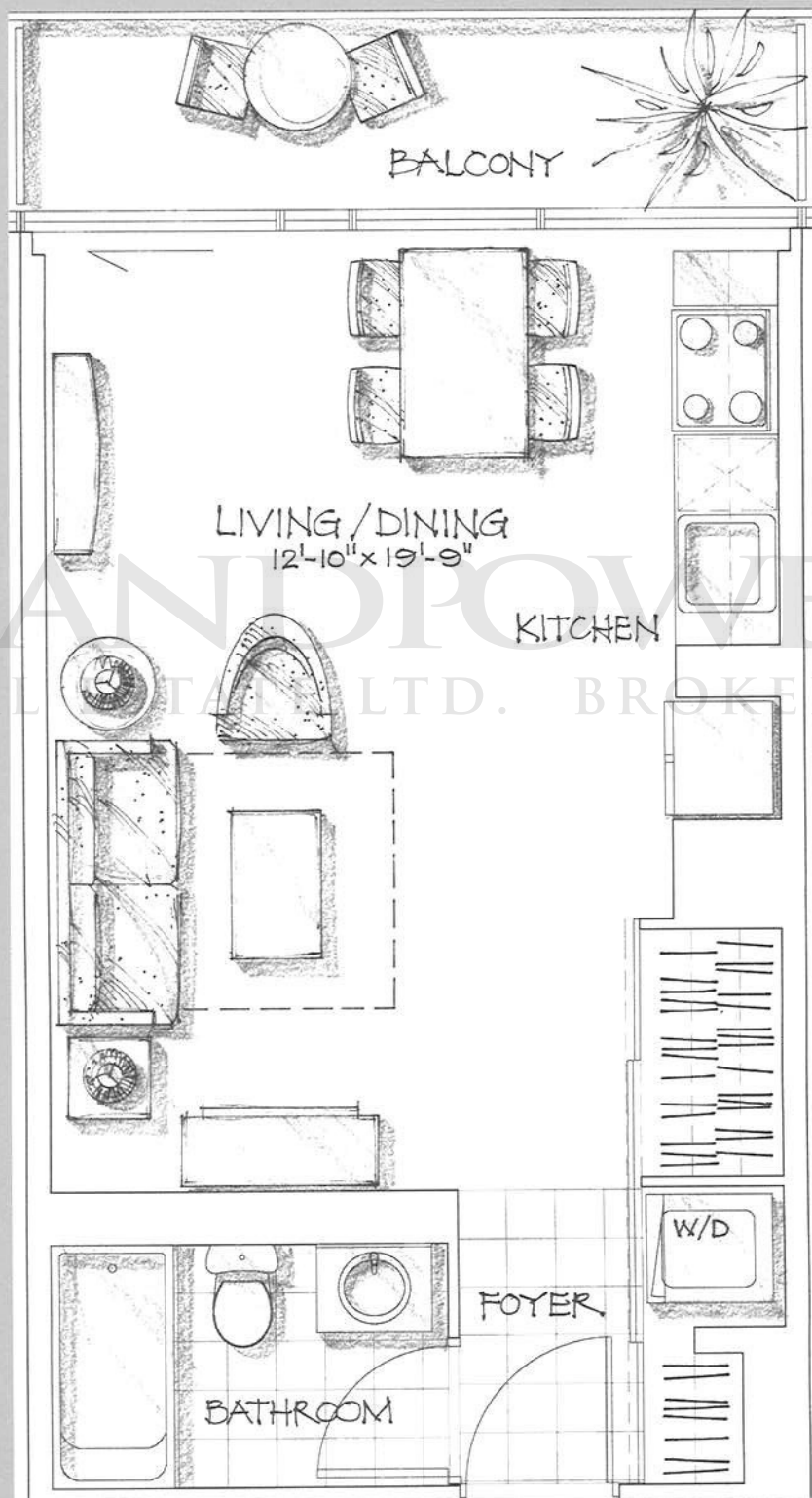
|      |    |     |   |    |         |    |        |
|------|----|-----|---|----|---------|----|--------|
| Magi | 1  | 502 | N | \$ | 143,900 | \$ | 286.65 |
|      | 2  | 502 | N | \$ | 144,700 | \$ | 288.25 |
|      | 3  | 502 | N | \$ | 145,500 | \$ | 289.84 |
|      | 4  | 502 | N | \$ | 146,300 | \$ | 291.43 |
|      | 5  | 502 | N | \$ | 147,100 | \$ | 293.03 |
|      | 6  | 502 | N | \$ | 147,900 | \$ | 294.62 |
|      | 7  | 502 | N | \$ | 148,700 | \$ | 296.22 |
|      | 8  | 502 | N | \$ | 149,500 | \$ | 297.81 |
|      | 9  | 502 | N | \$ | 150,300 | \$ | 299.40 |
|      | 10 | 502 | N | \$ | 151,100 | \$ | 301.00 |

|        |    |     |    |    |         |    |        |
|--------|----|-----|----|----|---------|----|--------|
| Quarzi | 1  | 657 | SE | \$ | 188,900 | \$ | 287.52 |
|        | 2  | 657 | SE | \$ | 189,700 | \$ | 288.74 |
|        | 3  | 657 | SE | \$ | 190,500 | \$ | 289.95 |
|        | 4  | 657 | SE | \$ | 191,300 | \$ | 291.17 |
|        | 5  | 657 | SE | \$ | 192,100 | \$ | 292.39 |
|        | 6  | 657 | SE | \$ | 192,900 | \$ | 293.61 |
|        | 7  | 657 | SE | \$ | 193,700 | \$ | 294.82 |
|        | 8  | 657 | SE | \$ | 194,500 | \$ | 296.04 |
|        | 9  | 657 | SE | \$ | 195,300 | \$ | 297.26 |
|        | 10 | 657 | SE | \$ | 196,100 | \$ | 298.48 |

|        |    |     |    |    |         |    |        |
|--------|----|-----|----|----|---------|----|--------|
| Quarzi | 1  | 657 | SW | \$ | 193,900 | \$ | 295.13 |
|        | 2  | 657 | SW | \$ | 194,700 | \$ | 296.35 |
|        | 3  | 657 | SW | \$ | 195,500 | \$ | 297.56 |
|        | 4  | 657 | SW | \$ | 196,300 | \$ | 298.78 |
|        | 5  | 657 | SW | \$ | 197,100 | \$ | 300.00 |
|        | 6  | 657 | SW | \$ | 197,900 | \$ | 301.22 |
|        | 7  | 657 | SW | \$ | 198,700 | \$ | 302.44 |
|        | 8  | 657 | SW | \$ | 199,500 | \$ | 303.65 |
|        | 9  | 657 | SW | \$ | 200,300 | \$ | 304.87 |
|        | 10 | 657 | SW | \$ | 201,100 | \$ | 306.09 |



# fiji 425 SQ. FT.

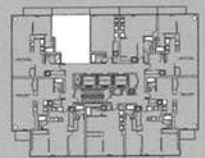
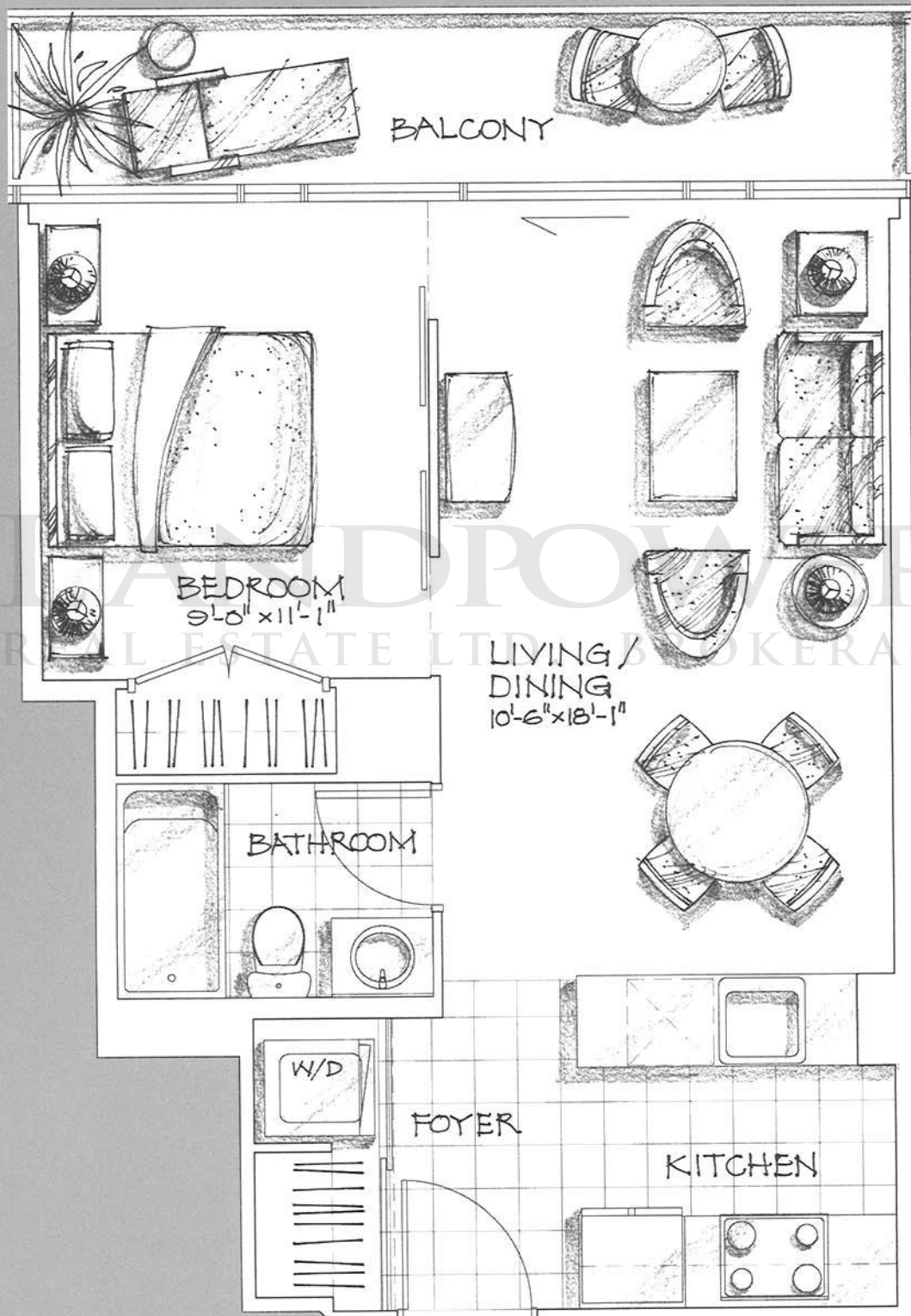


Note: Prices and specifications are subject to change without notice. E.E.O.E. Actual usable floor space may vary from the stated floor area. All room dimensions shown are approximate. All renderings are artist's concept.

TYPICAL 5-26



# magi 502 SQ. FT.



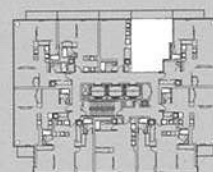
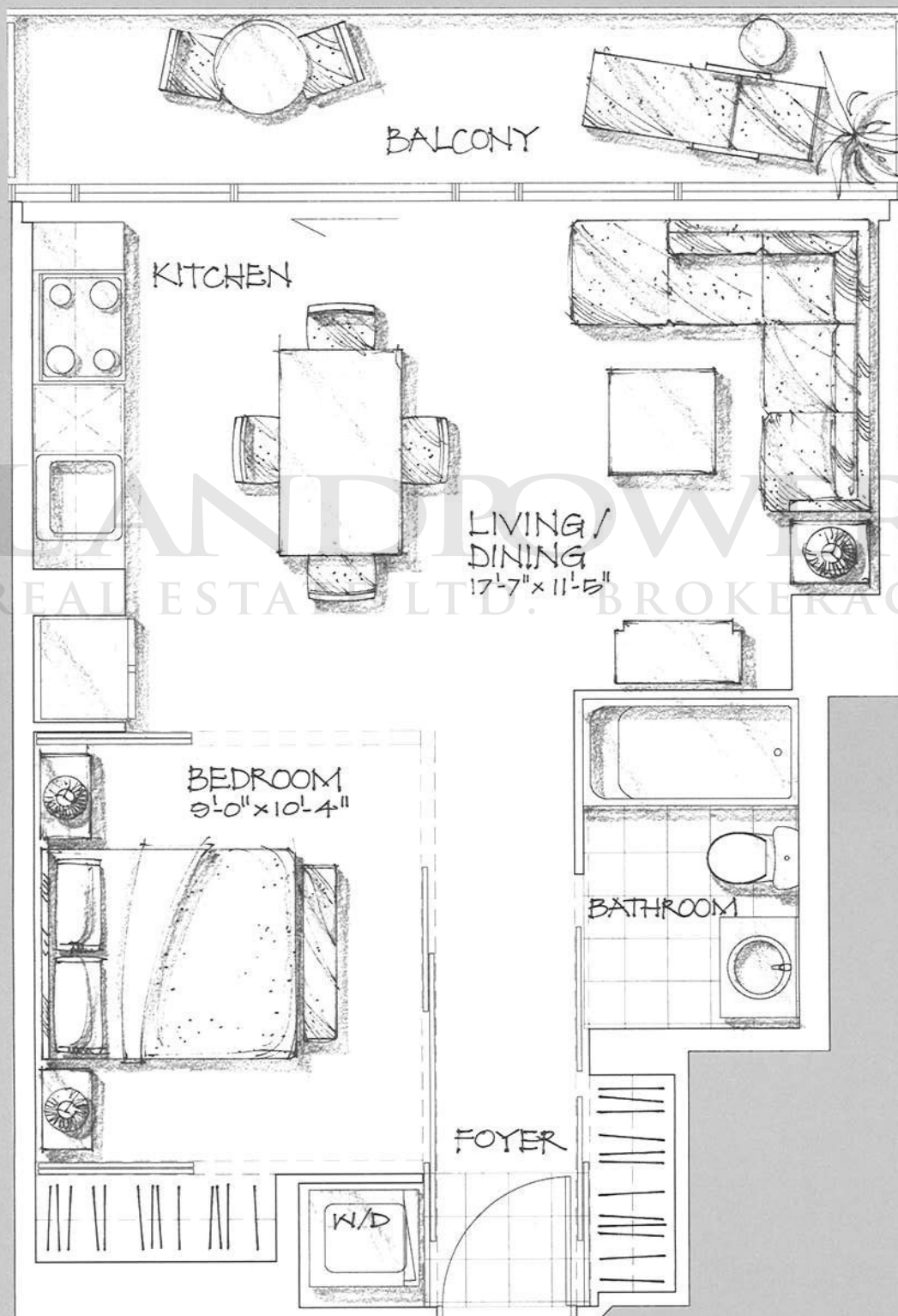
Note: Prices and specifications are subject to change without notice. E.&O.E. Actual usable floor space may vary from the stated floor area. All room dimensions shown are approximate. All renderings are artist's concept.

TYPICAL 3-26



# cestino

502 SQ. FT.



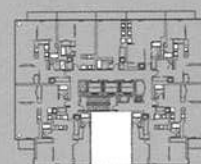
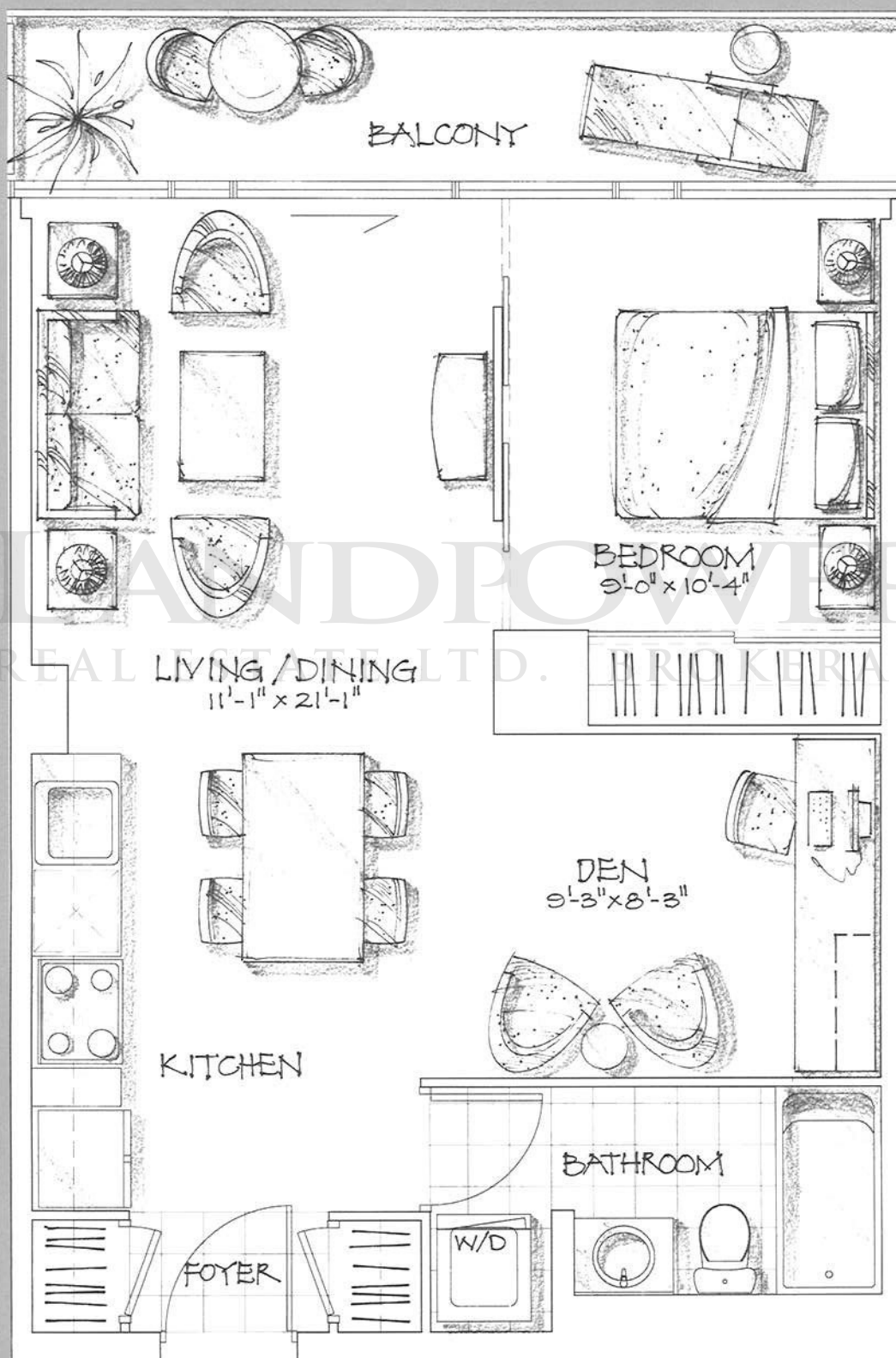
Note: Prices and specifications are subject to change without notice. F.&O.E. Actual usable floor space may vary from the stated floor area. All room dimensions shown are approximate. All renderings are artist's concept.

TYPICAL 3-34



# canoa

605 SQ. FT.

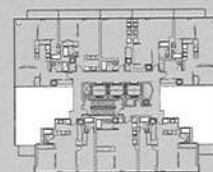
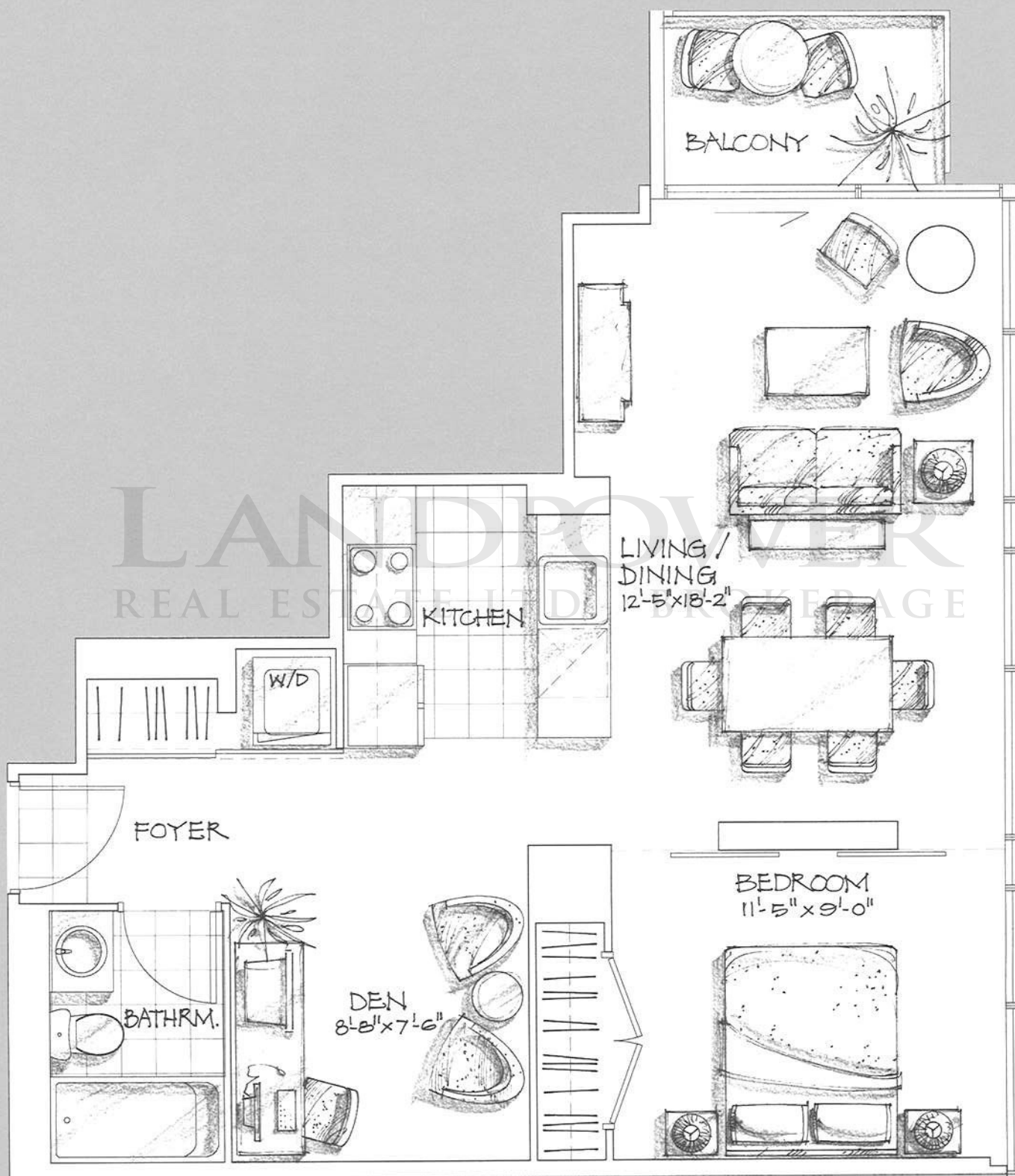


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TYPICAL 4-35



# quarzi 657 SQ. FT.

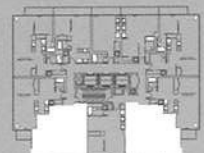
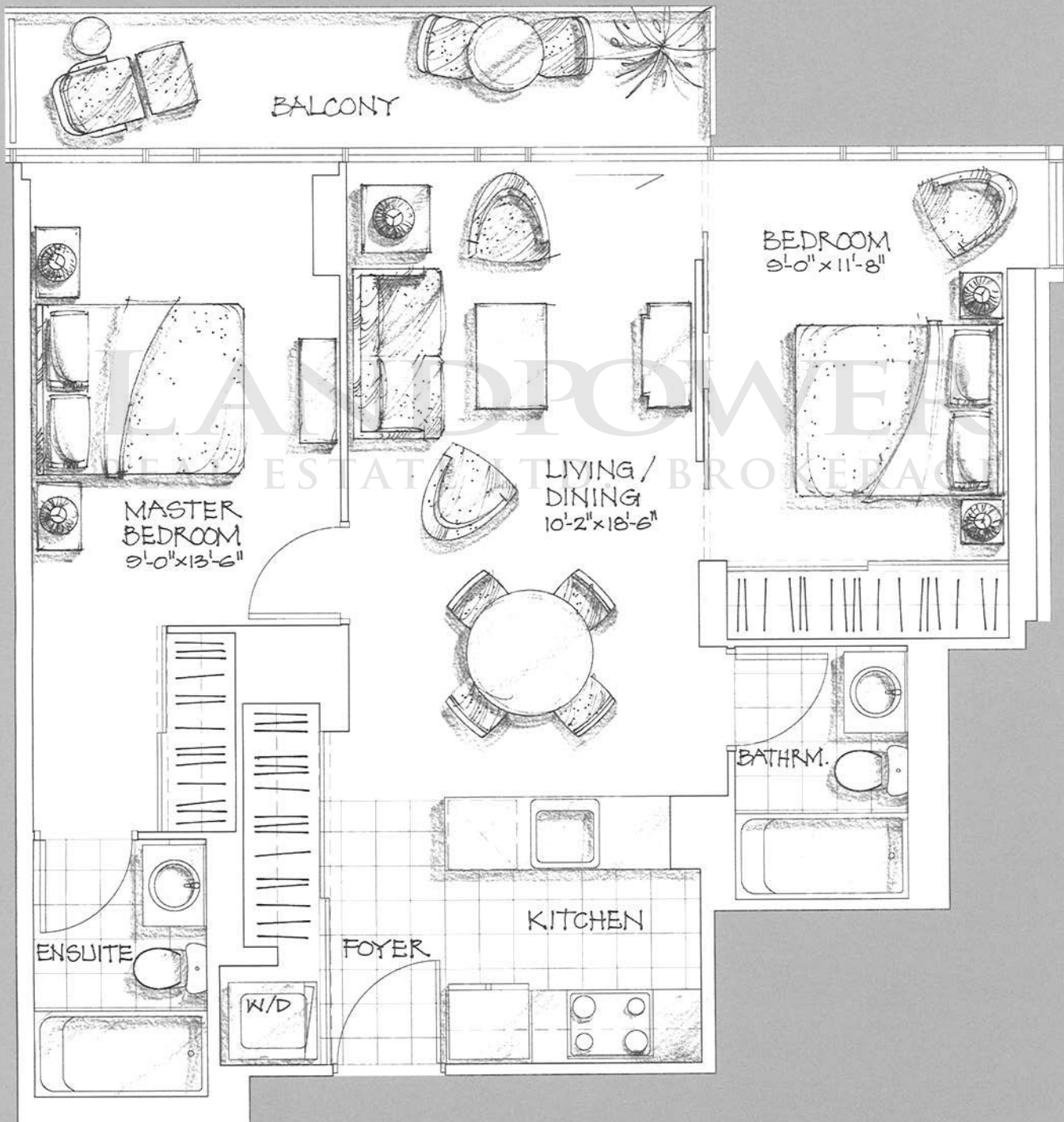


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TYPICAL 3-55



# pezzati 752 SQ. FT.

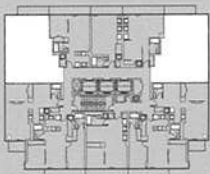
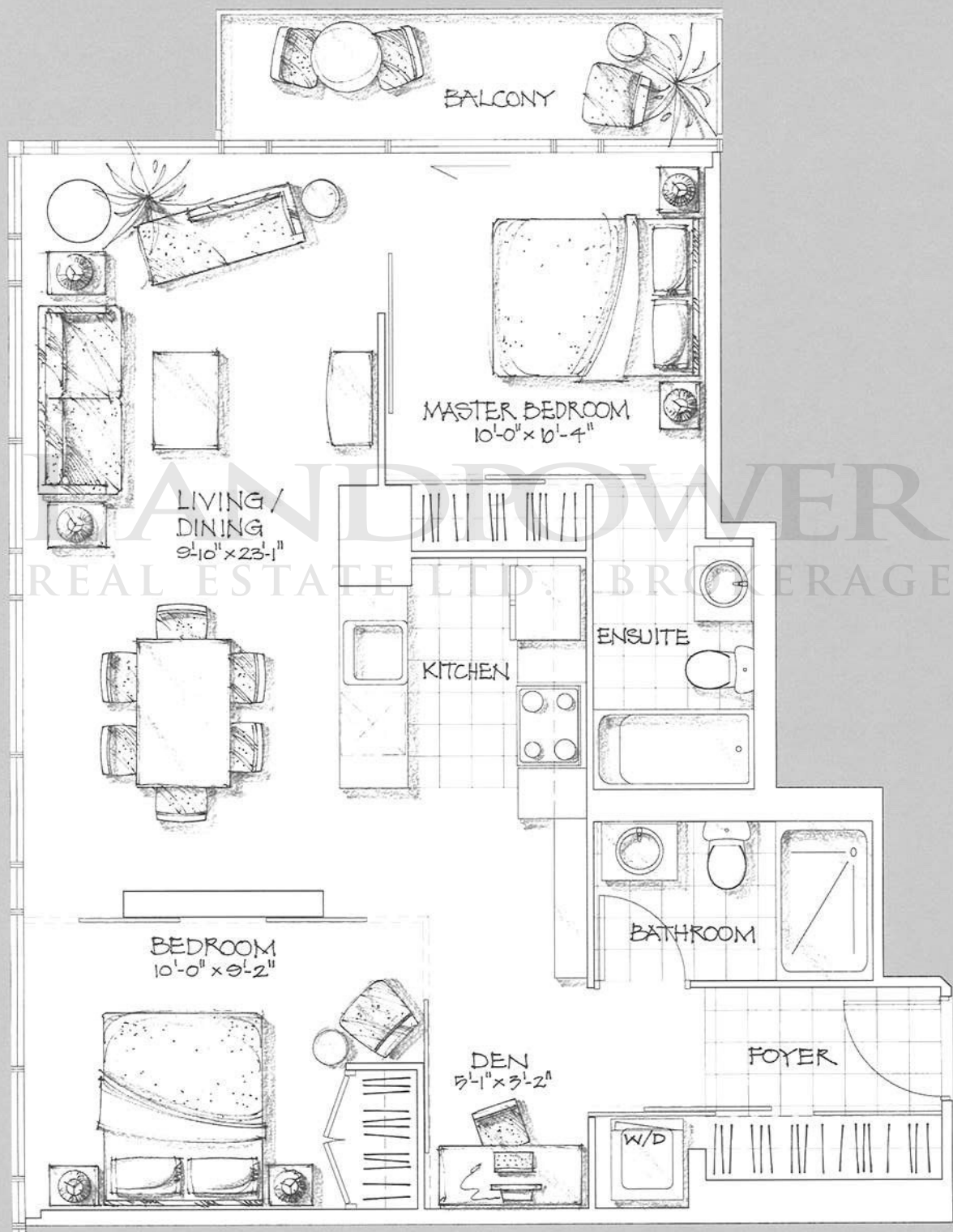


Note: Prices and specifications are subject to change without notice. E.&O.E. Actual usable floor space may vary from the stated floor area. All room dimensions shown are approximate. All renderings are artist's concept.

TYPICAL 4-33



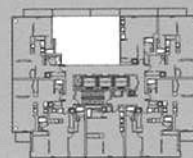
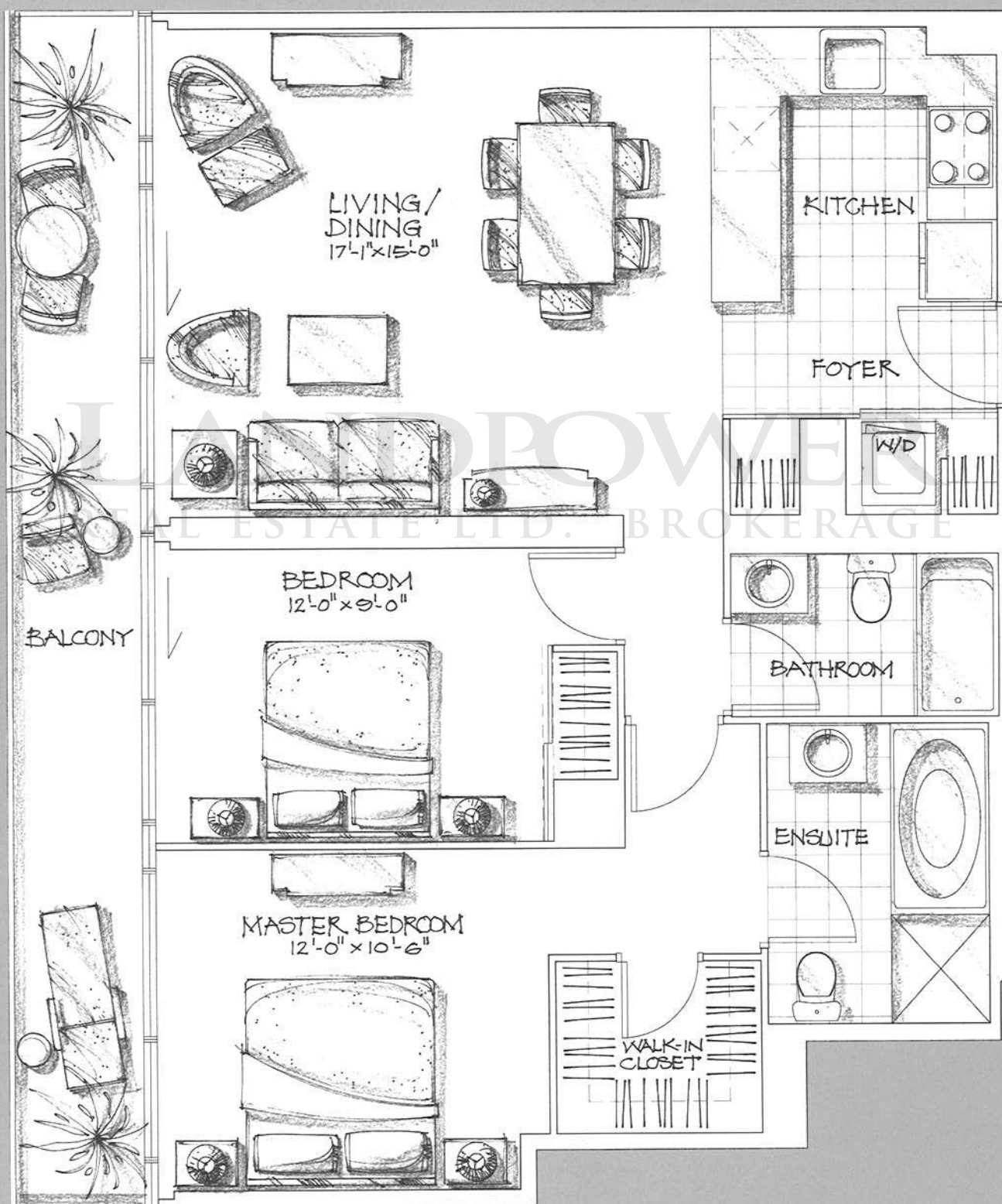
# veronese 857 SQ.FT.



Note: Prices and specifications are subject to change without notice. E.S.O.E. Actual usable floor space may vary from the stated floor area. All room dimensions shown are approximate. All renderings are artist's concept.



# opalini 927 SQ. FT.



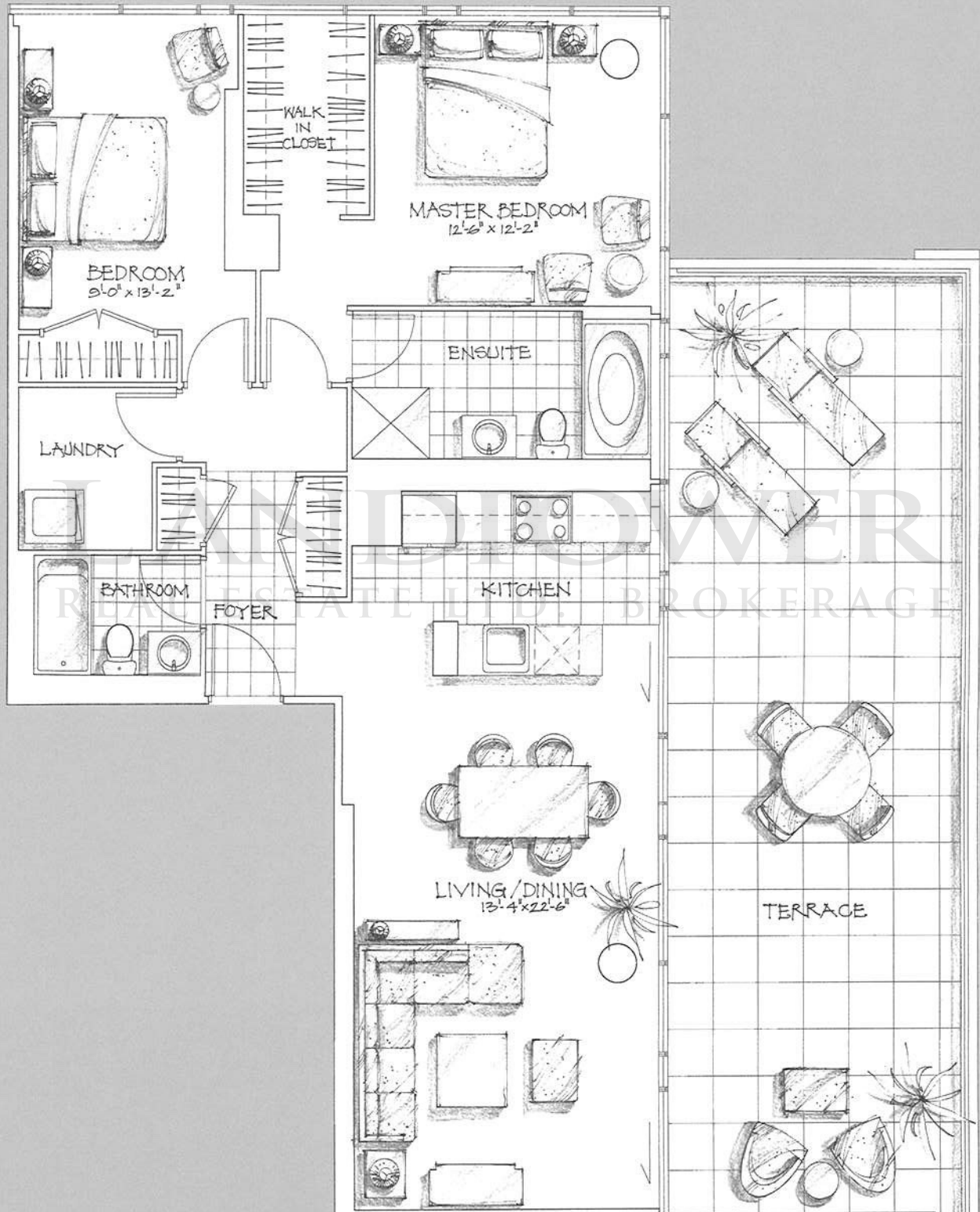
Note: Prices and specifications are subject to change without notice. I.E.O.E. Actual usable floor space may vary from the stated floor area. All room dimensions shown are approximate. All renderings are artist's concept.

TYPICAL 27-34

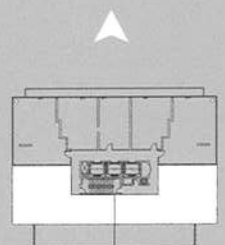


# bulicanti

1162 SQ. FT.



Note: Prices and specifications are subject to change without notice. E.&O.E. Actual usable floor space may vary from the stated floor area. All room dimensions shown are approximate. All renderings are artist's concept.



TYPICAL 54