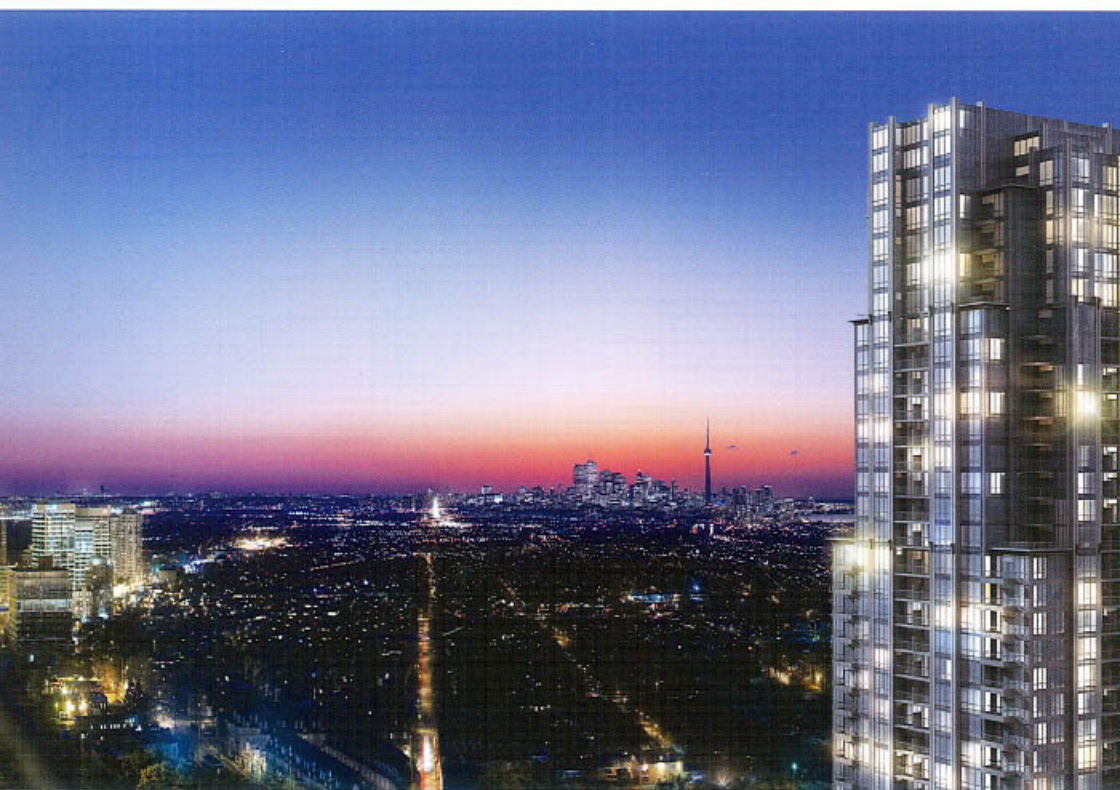




LANDPOWER

REAL ESTATE LTD. BROKERAGE

PARC
NUVO
AT ESSEX

THE LIFE EXTRAORDINAIRE

TRIDEL[®]
BUILT FOR LIFE

BOLD, SMART ARCHITECTURE

This is a bold and beautiful tower of shimmering blue-glazed glass in an articulated design - reaching up an impressive 36 storeys. At its base, a classic four storey podium level finished in warm pre-cast cladding with cornices, columns and large windows presents a pleasing prominence at street level. A welcoming canopied front entrance overlooks the serene Essex community park and a limited collection of executive townhomes flanks its southern boundary.

PARC
NUVO
AT ESSEX



Artist's concept

TRIDEL®
BUILT FOR LIFE

THE MASTERPLAN - FROM VISION TO REALITY

The final and most prestigious phase of the Essex community, Parc Nuvo is inspired by and takes its name from the urban park. Here, across the street from the Kipling Subway and new TTC-GO transit hub, Tridel has created a cohesive community integrating nature with residences as a vital part of this established and desirable Etobicoke neighbourhood.

PARC
NUVO
AT ESSEX



Artists' concepts



The Kipling Subway station.





Tridel, for the fourth consecutive year, has been ranked number one in the 2009 J.D. Power and Associates New Condominium Builder Customer Satisfaction Study in the GTA.



2010 Ontario High-Rise Builder of the Year by Tarion



2010 High-Rise Green Builder of the Year by BILD



2009 Home Builder of the Year by the Ontario Home Builders' Association



Ground Level Amenity

Second Level Amenity

AT THE CENTRE OF EVERYTHING

What's important to your life? Here at Parc Nuvo you're surrounded by an abundance of amenities, conveniences and luxuries. The TTC subway, buses and GO Transit are literally across the street, and you can head in any direction via car on the QEW and Hwy 427. Parc Nuvo is at the centre of the very best that Etobicoke has to offer.

**PARC
NUVO**
AT ESSEX



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Specifications subject to change without notice. E. & O.E. Tridel and Built For Life are registered trademarks of Tridel Corporation. May 2008

General

- White stippled ceiling finish to all areas except the kitchen, laundry, storage* and bathroom(s) which feature a smooth white paint finish.
- Interior walls and smooth ceilings are primed and then painted with two coats of off-white, quality latex paint (kitchen, bathroom(s), and all woodwork and trim painted with durable white semi-gloss paint). Paints have low levels of volatile organic compounds (VOCs).
- 7'-0" foot interior shaker style doors with brushed metal lever hardware. (Shaker style French doors to den*).
- 7" paint finish, baseboards with 3 inch matching door casing. Laundry, bathrooms and storage areas to have tile base.
- Smooth white cultured marble window sills.
- Thermally broken aluminum window frames with low-E coated, argon gas filled, double pane, sealed glazing units, with operable awning windows.
- White bathroom fixtures throughout.
- The ceiling height of the unit is approximately 9 feet, measured from the upper surface of the concrete floor slab to the undersurface of the concrete ceiling slab. Where ceiling bulkheads are installed, the ceiling height will be less than 9 feet. Where dropped ceilings are required, (in areas such as foyers, closets, kitchens, bedrooms, dining rooms, bathrooms, laundry rooms and hallways), the ceiling height will also be less than 9 feet.
- The ceiling height on the 2nd, 11th, 22nd and 31st floor units is approximately 10', measured from the upper surface of the concrete floor slab to the undersurface of the concrete ceiling slab. Where ceiling bulkheads are installed, the ceiling heights will be less than 10'. Where drop ceilings are required (in areas such as foyers, closets, kitchens, bathrooms, laundry rooms & hallways), the ceiling height will also be less than 10'.
- All balcony areas to have one exterior electrical receptacle.
- Frameless mirrored sliding doors in foyer closet*.

Floor Coverings

- Choice of 5" plank laminate floating floor*** with acoustic underlay in kitchen, living room, dining room, den*, hallway(s)* and foyer.
- Choice of 50 oz cut pile broadloom or 35 oz loop pile broadloom in bedroom(s).
- Porcelain floor tiles*** in bathroom(s).
- Porcelain floor tiles in laundry/storage areas***.

Kitchen

- Cabinetry*** in choice of classic or contemporary profiles and colours with extended 42 inch upper cabinets, full depth fridge upper cabinet, one bank of drawers, pantry*. Cabinets complete with under cabinet lighting.
- Large kitchen Island*, for extra storage and eat-in; finished in choice of cabinetry*** and door***.
- Choice of granite or quartz kitchen countertop*** with polished single square edge and undermount stainless steel sink.
- Polished chrome, single lever kitchen faucet.
- Whirlpool® Energy Star® high efficiency, tall tub stainless steel dishwasher.
- Whirlpool® Gold Energy Star® high efficiency, stainless steel 19 cubic foot bottom mount refrigerator.
- Built-in Whirlpool® microwave with high capacity hood fan in stainless steel, vented to the exterior.
- Whirlpool® self-cleaning 30 inch slide-in range with ceran top in stainless steel.
- Porcelain or ceramic backsplash tile***.

Bathroom(s)

- Cabinetry*** in choice of classic or contemporary profiles and colours. Cabinet height is approx. 36 inches.
- White cultured marble vanity top with rectangular basin.
- Vanity-width shelf framed mirror, finish to match vanity.
- 5' soaker tub with polished chrome single lever faucet.
- Porcelain tiles in tub and shower enclosure*.
- Shower light in ceiling of shower stall(s)*.
- Pressure balanced and temperature controlled shower faucet.
- High pressure, low-flow shower head(s).
- Polished chrome single lever vanity faucet in all bathroom(s) and powder room(s)*.
- Porcelain tile flooring***.
- Dual flush, low-flow high performance toilet(s).
- Master ensuite with separate shower stalls shall feature soaker tub. Deep soaker with porcelain tile enclosure (where shower exists soaker tub to have porcelain tile surround to match height of vanity).



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Builder of the Year by
Tarion



2010 High-Rise Green
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BILD



2009 Home Builder
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Association



Laundry

- Heavy-duty wiring and receptacle for dryer.
- Ventilation to exterior with automatic relay sensor exhaust control.
- Stacked Whirlpool® front loading dryer and Whirlpool® Energy Star high efficiency front loading washer (complete with stainless steel flexible hose water connections). Laundry appliances are white in colour.

Safety and Security

- 24-hour concierge, monitoring community access systems including two-way communication from selected zones in underground garage and entry areas.
- Personally encoded suite intrusion alarm system, suite door contact and keypad connected to Concierge station.
- Access control system located in the lobby vestibule and at visitors main entry points permits guests to communicate with residents from the building entrance(s). Guests in the lobby vestibule can be viewed on the resident's television.
- Surveillance cameras in selected locations in the building, grounds and garage may be monitored by the concierge.
- Emergency response key chain pendants, usable in selected areas within the underground garage, will alert the concierge of a distress call (2 pendants per unit).
- Heat detector(s) connected to fire annunciation panel.
- Hard wired smoke alarm(s) and fire alarm speaker.

Comfort System

- Individually controlled two pipe vertical fan coil heating and cooling system for seasonal comfort control.
- Individual metering of electricity, hot water, heating and cooling consumption.
- Air filter media for use in fan coil.
- Central building water filtration system.
- Building designed with energy recovery system.
- Direct venting to the outside of kitchen hood and dryer exhaust.

Electrical Service and Fixtures

- Individual service panel with circuit breakers.
- Designer series receptacles and switches throughout.
- Light fixtures in foyer, hallway(s), walk-in closet(s)*, bedroom(s), kitchen, breakfast area* and den*.
- Capped ceiling light outlet in dining room.
- Lighting fixtures designed to fit long-lasting, energy saving lamps.
- Bathrooms complete with ceiling pot light and wall sconce.

Communications

- Communications Wiring Centre (high-speed wiring connection point).
- Advanced, star design in-suite structured wiring. Each telephone, cable or multi-port outlet within a suite connects directly to the Communication Network Centre.
- Pre-wired cable outlet in living room, bedroom(s), and den*.
- Pre-wired telephone outlet in living room, bedroom(s), den* and kitchen*.
- One multi-port outlet (telephone and cable connections located on the same faceplate), location determined by Vendor.
- Category 5 telephone wiring to all telephone outlets and multi-port.
- RG-6 coaxial cable to all cable outlets and multi-port.



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2010 Ontario High-Rise Builder of the Year by Tarion



2010 High-Rise Green Builder of the Year by BILD



2009 Home Builder of the Year by the Ontario Home Builders' Association



*- denotes availability determined by suite design.

*** - denotes finishes to be selected from the vendor's samples.

All features and finishes subject to change without notice, E. & O.E. August 5, 2010.

PARC NUVO

AT ESSEX

PARC NUVO COLLECTION

AN EXTRAORDINARY CONDOMINIUM RESIDENCE IN
ETOBICOKE

Located across the street from the Kipling Subway Station, Parc Nuvo is a bold and beautiful tower of shimmering blue-glazed glass reaching up an impressive 36 storeys. This flagship residence will be the final chapter of Tridel's master planned Essex community.

TRIDEL®
BUILT FOR LIFE

Suite	Design Type	Starting Price (From 10 TH FLOOR)	Approx. Square Footage	View	Estimated Maintenance Fee Per Month*	Estimated Property Taxes Per Month
1A+D	One Bedroom with Den & Balcony	\$251,000	641	N	\$282	\$209
1B+D	One Bedroom with Den & Balcony	\$266,000	671	S	\$295	\$222
2A	Two Bedroom & Balcony	\$300,750	783	W / E	\$345	\$251
2B	Two Bedroom & Balcony	\$350,500	918	NW	\$404	\$292
2C	Two Bedroom & Balcony	\$393,500	1050	SE	\$462	\$328
2D	Two Bedroom & Balcony	\$394,000 (26 TH Floor)	998	NW	\$439	\$329
2E+D	Two Bedroom with Den & Balcony	\$433,500 (26 TH Floor)	1117	SW	\$491	\$361

NATURALLY BETTER

As Canada's largest condominium developer, Tridel is committed to being the environmental leader in our industry. We build communities that are environmentally responsible, safe, and healthy places to live.

PREVIEW INCENTIVE

One Bedroom and Den suites \$2,500 discount, 2 Bedroom and 2 Bedroom and Den suites \$3,500 discount. Offer expires June 1st, 2008. Please see sales representatives for details. Signature and Penthouse suites are available upon request.

DEPOSIT STRUCTURE

- 5% - on signing
- 5% - 90 days after signing
- 5% - 180 days after signing
- 10% - on possession

PARC NUVO PRESENTATION CENTER And DESIGNER MODEL SUITES

25 Viking Lane, at Kipling and Dundas St. W.,
Etobicoke, Ont. Underground guest parking
in Nuvo off St. Albans Road.
Telephone (416) 231-0999
Facsimile: (416) 231-0665
Internet: www.tridel.com

PRESENTATION CENTER HOURS

Monday - Thursday
12:00 noon - 8:00 p.m.

Fridays, Weekends & Holidays:
12:00 noon - 6:00 p.m.

SALES REPRESENTATIVES

Christina Darson: cdarson@tridel.com
Raymond Chiu: rchiu@tridel.com

Tridel is the proud recipient of the "High-Rise Green
Builder of the Year" award for Second Consecutive
Year presented by BILD and the "Ontario High-Rise
Builder of the Year" presented by TARION.



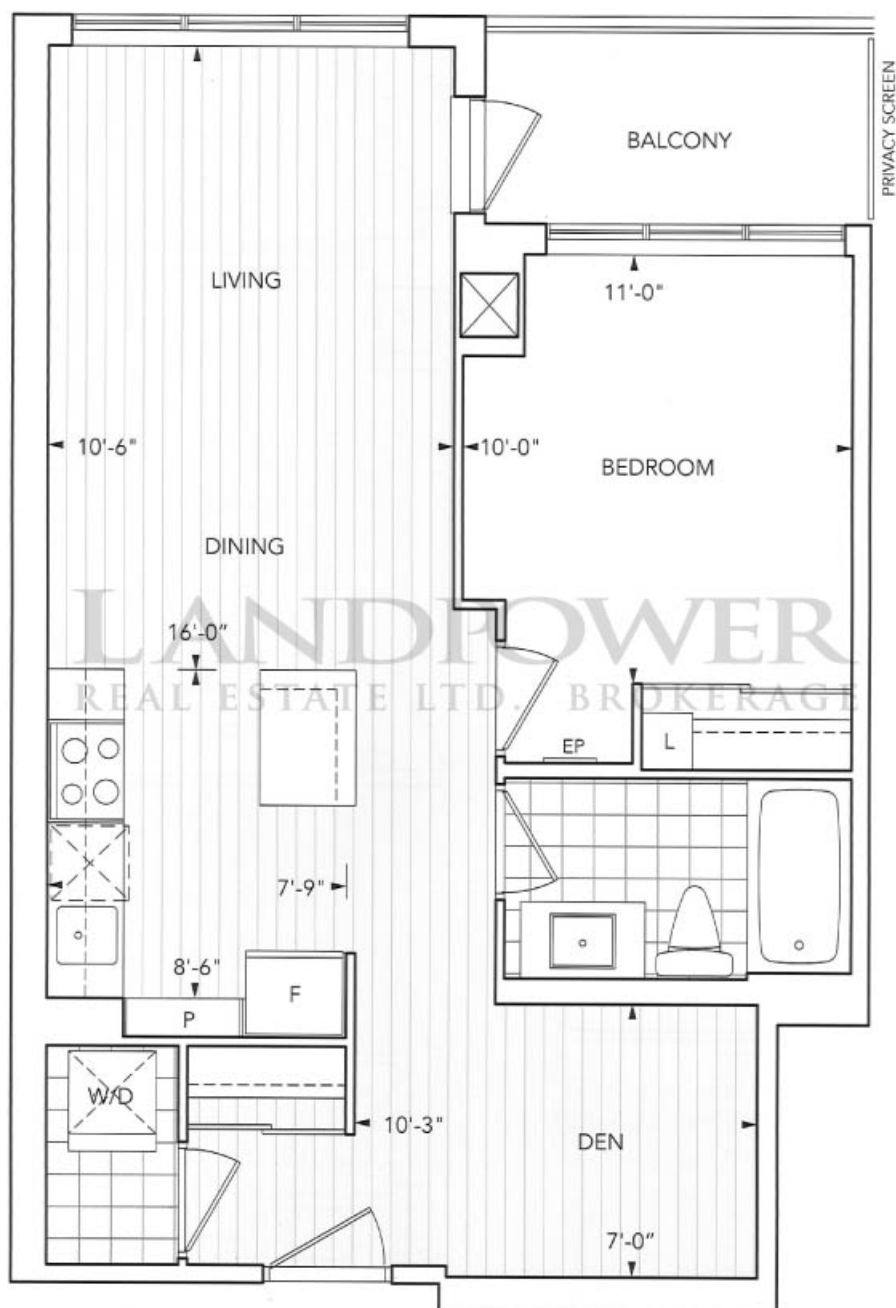
Tridel ranked "Highest in Customer Satisfaction with New Condominium
Home Builders in the Greater Toronto Area (GTA)" for a Second
Consecutive Year by J.D. Power and Associates 2007 Canadian
New-Condominium Builder Customer Satisfaction Study.

- *Prices and specification are subject to change w/o notice
- *Excludes parking and locker maintenance fees E.& O.E. May 8, 2008
- *Individual metering of electricity, heating, cooling and hot water.

tridel.com

RESIDENCE 1A+DEN

**PARC
NUVO**
AT ESSEX



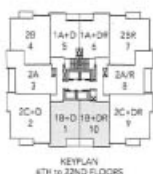
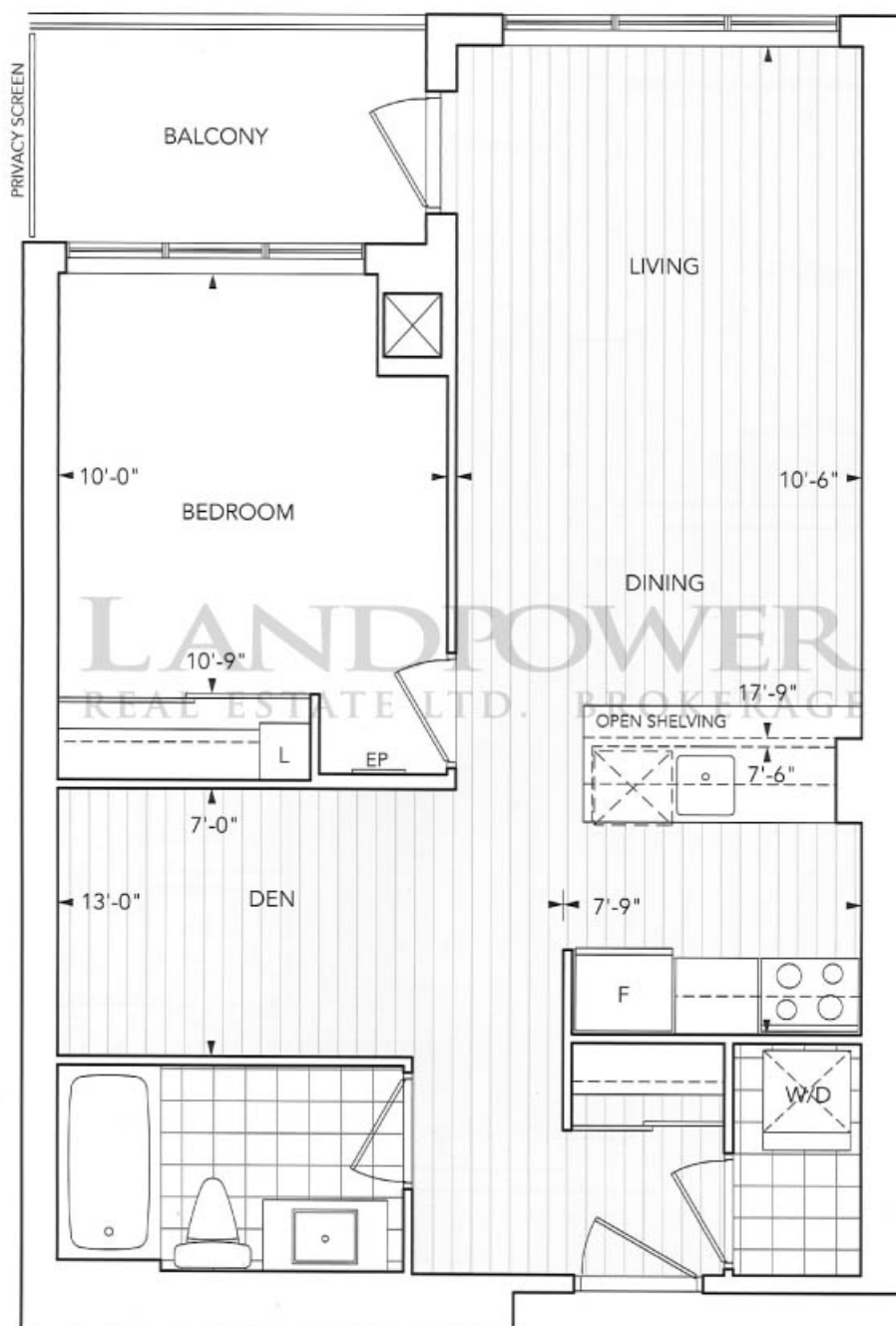
KEY PLAN
6TH to 22ND FLOORS

TRIDEL
BUILT FOR LIFE

All dimensions are approximate and subject to normal construction variances. Dimensions may exceed the usable floor area. Sizes and specifications subject to change without notice. E. & O.E. Tridel and Built For Life are registered trademarks of Tridel Corporation. May 2008

RESIDENCE IB+DEN

**PARC
NUVO**
AT ESSEX

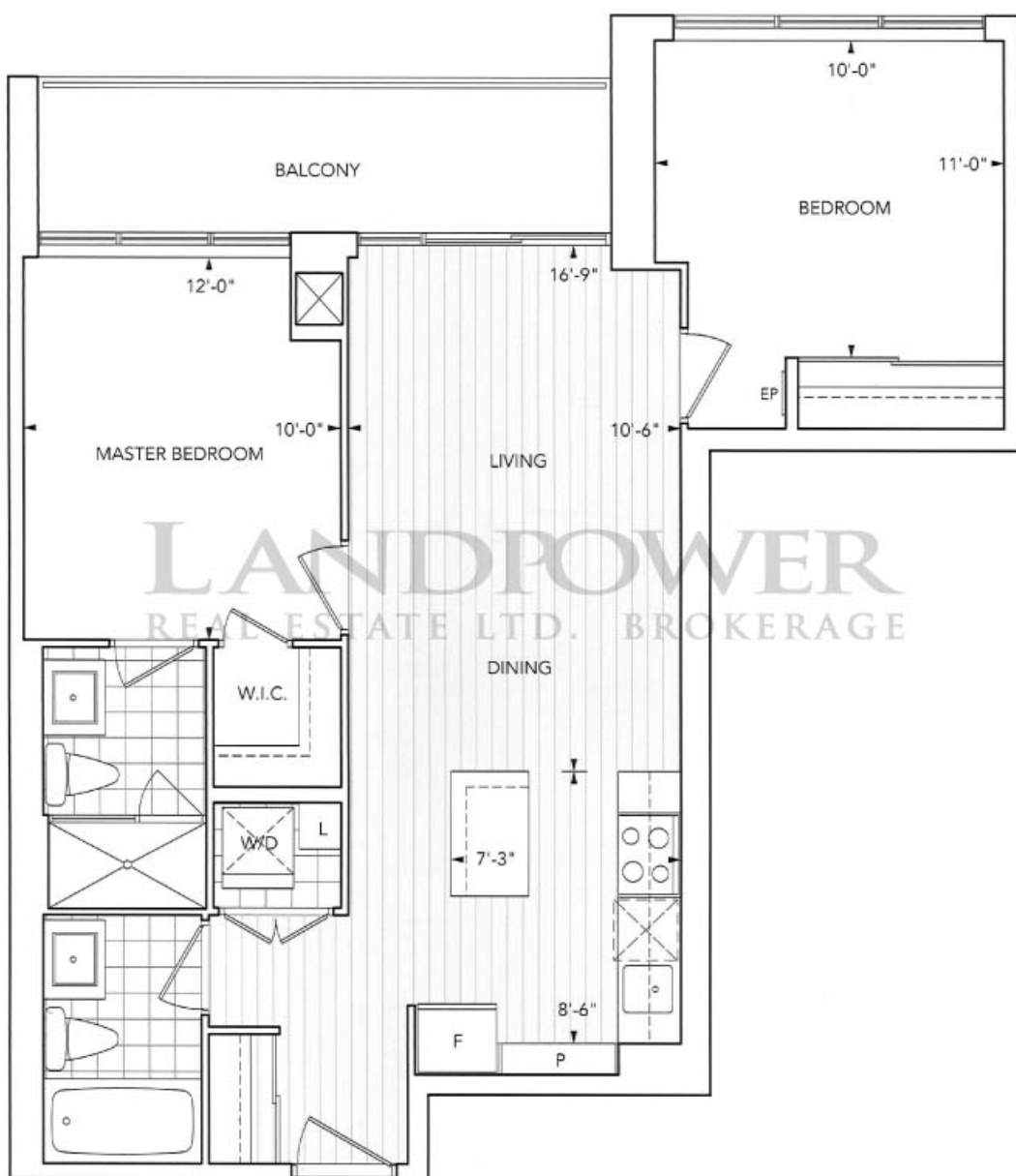


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RESIDENCE 2A

**PARC
NUVO**
AT ESSEX



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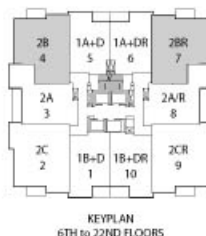
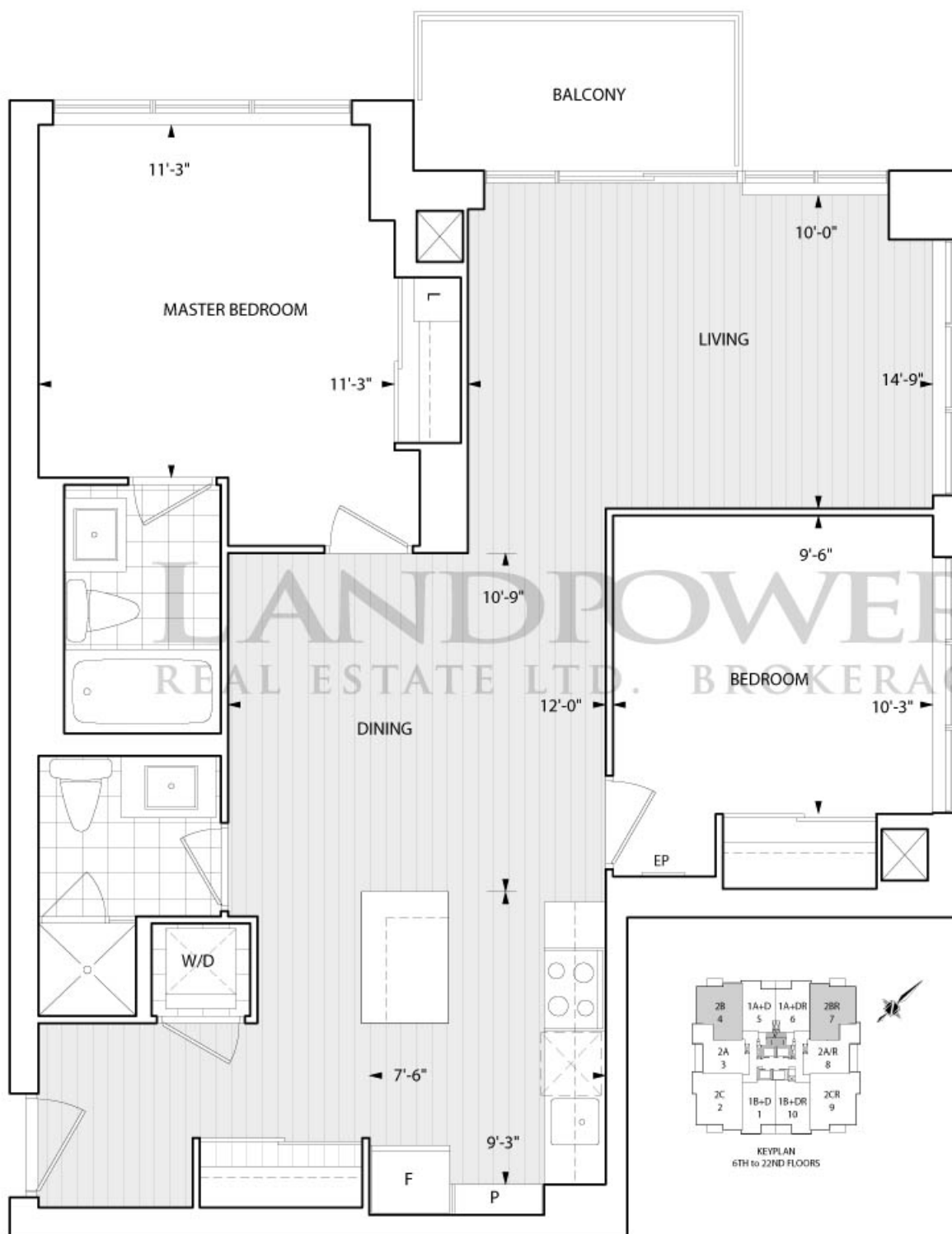
RESIDENCE 2BR

2 Bedrooms and Balcony

Starting from \$397,750* ~ 918 sq.ft.*

Tentative Occupancy Spring 2012*

TRIDEL
BUILT FOR LIFE



Tridel, for the fourth consecutive year, has been ranked number one in the 2009 J.D. Power and Associates New Condominium Builder Customer Satisfaction Study in the GTA.



2010 Ontario High-Rise Builder of the Year by Tarion



2010 High-Rise Green Builder of the Year by BILD



2009 Home Builder of the Year by the Ontario Home Builders' Association



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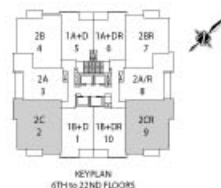
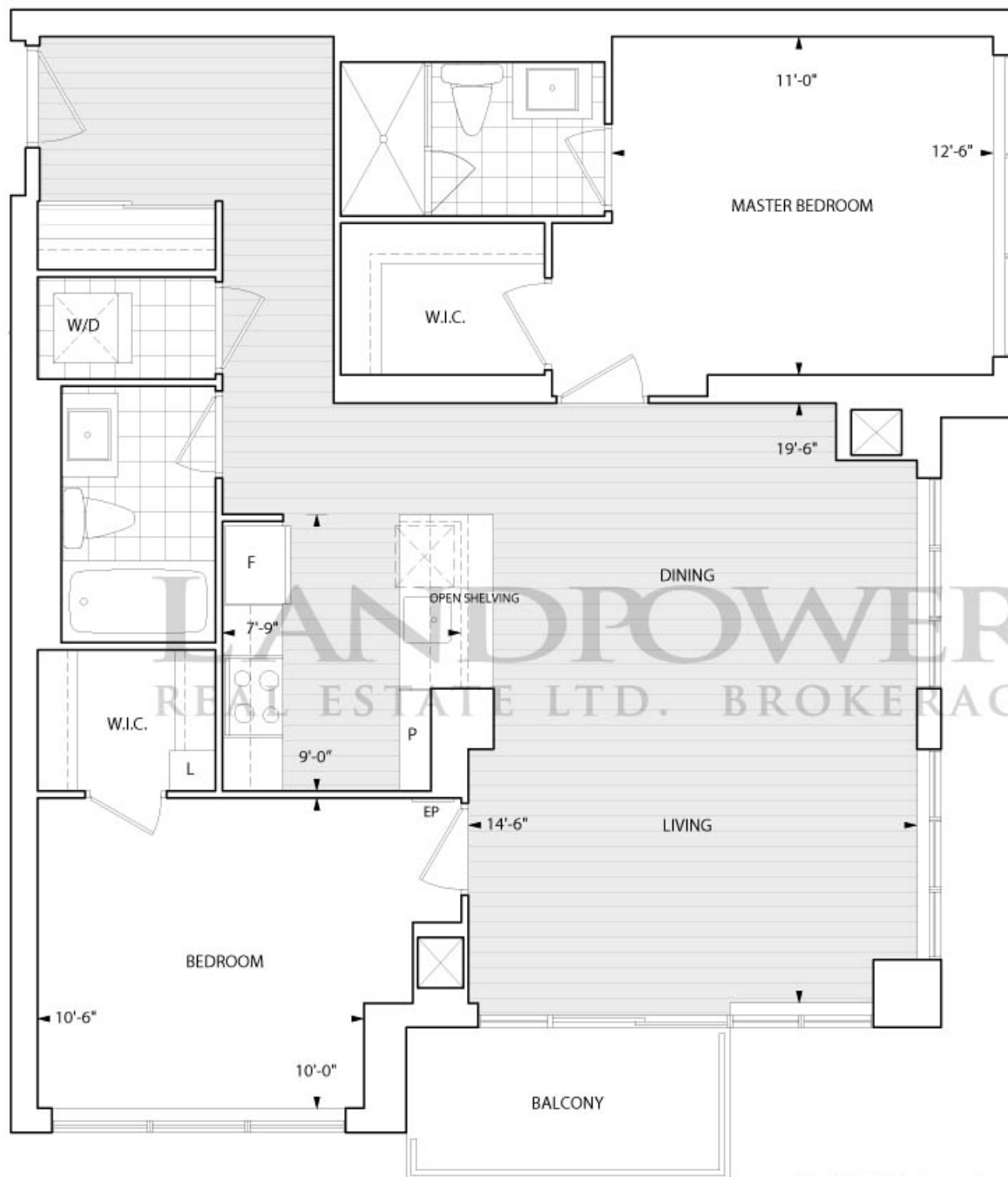
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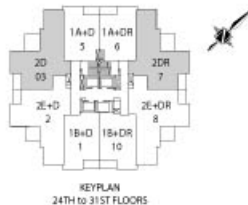
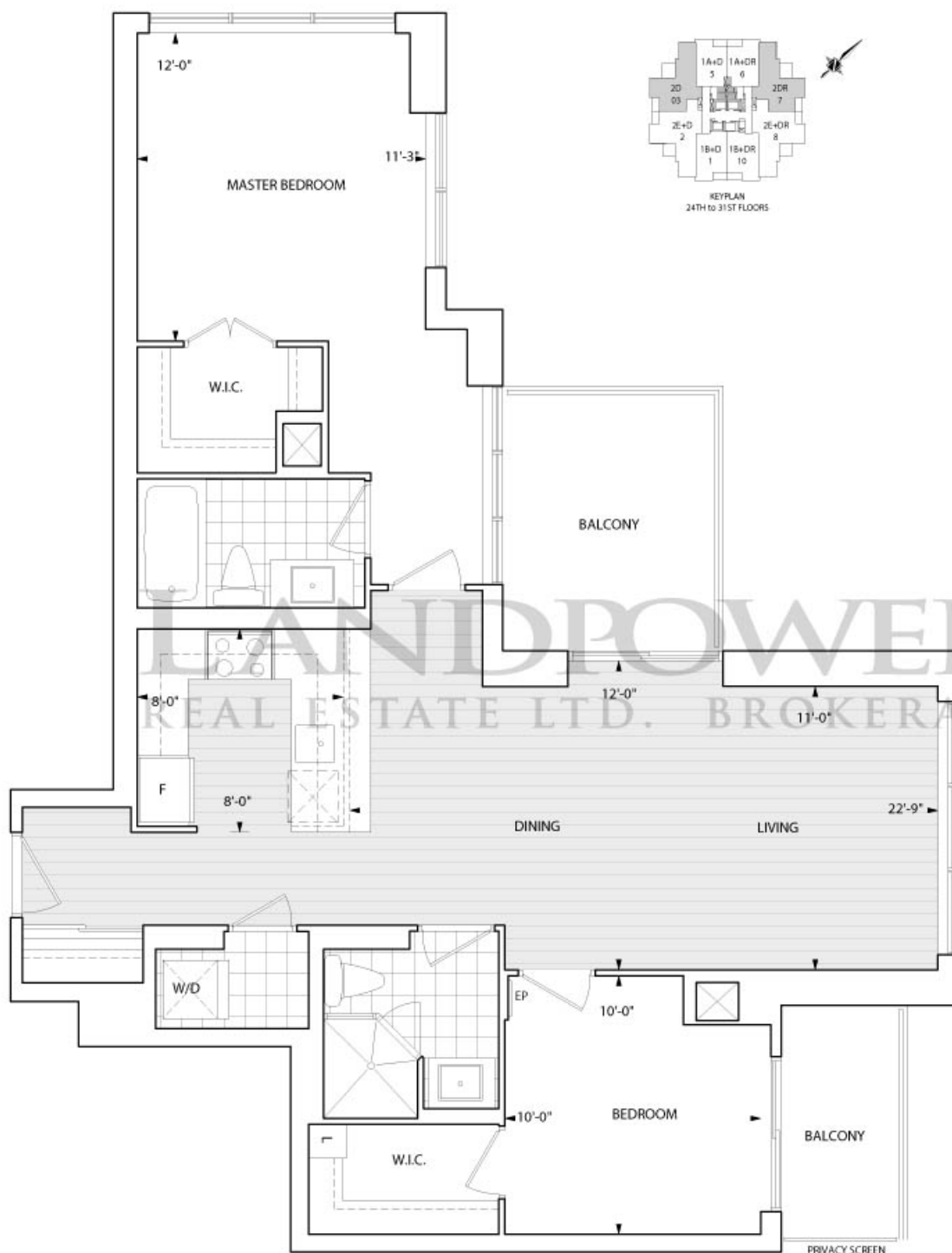
RESIDENCE 2DR

2 Bedrooms and Balcony

Starting from \$442,000* ~ 998 sq.ft.*

Tentative Occupancy Spring 2012*

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Association



Some features may vary by suite design. *Prices and specifications subject to change without notice. Illustrations are artists' concepts. Sizes and specifications are subject to change without notice. Furniture is displayed for illustration purposes only and does not necessarily reflect the electrical plan for the suite. Suites are sold unfurnished. See sales representative for details. Tridel®, Tridel Built for Life®, and Tridel Built Green. Built for Life.® are registered trademarks of Tridel and used under license. ©Tridel 2010. All rights reserved. E. & O.E. August 5, 2010.

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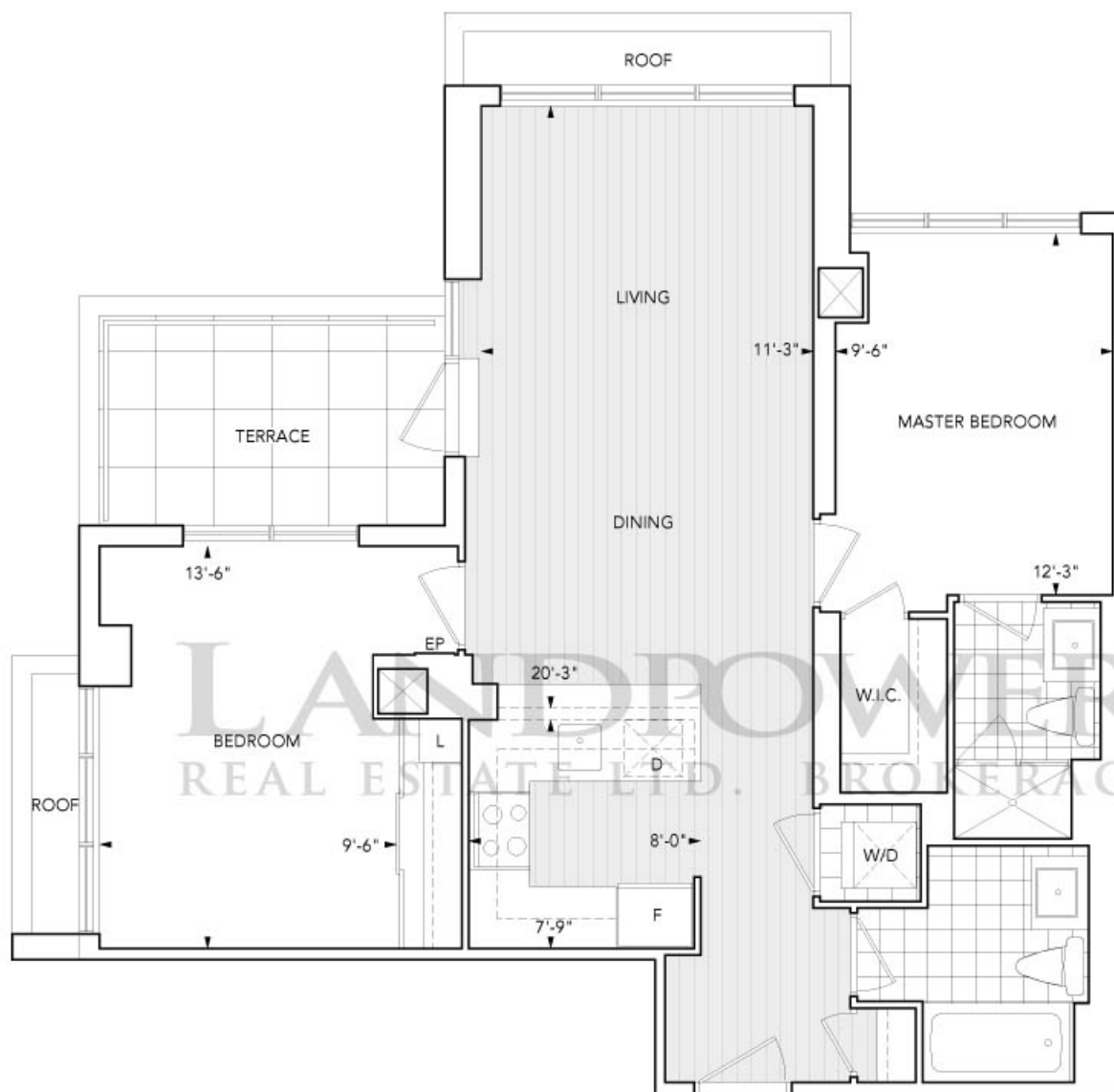
RESIDENCE 2G+T

2 Bedrooms and Terrace

Starting from \$423,000* ~ 897 sq.ft.*

Tentative Occupancy Spring 2012*

TRIDEL®
BUILT FOR LIFE

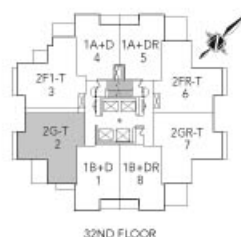


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32ND FLOOR



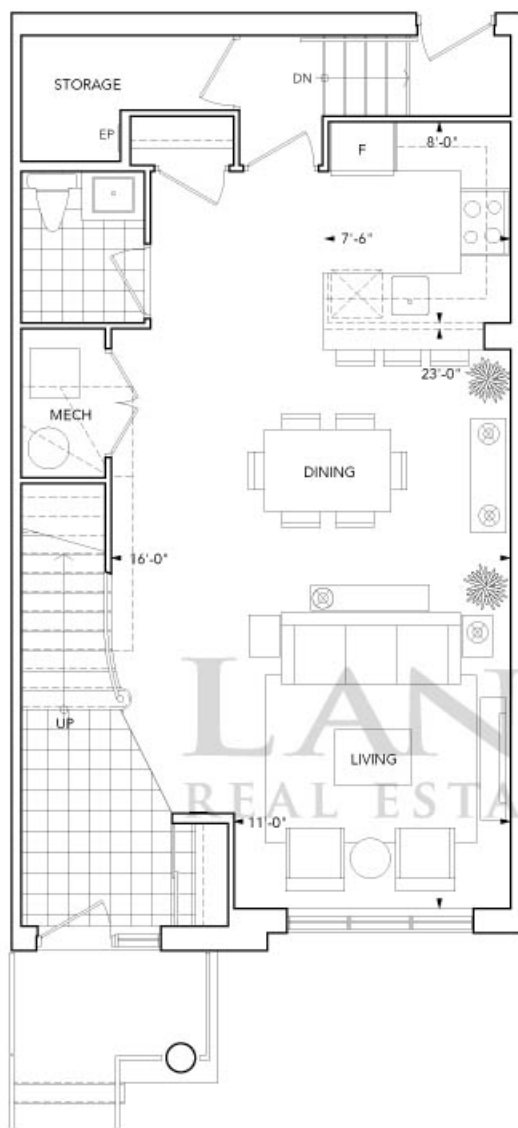
TOWNHOME 1

3 Bedrooms and Terrace

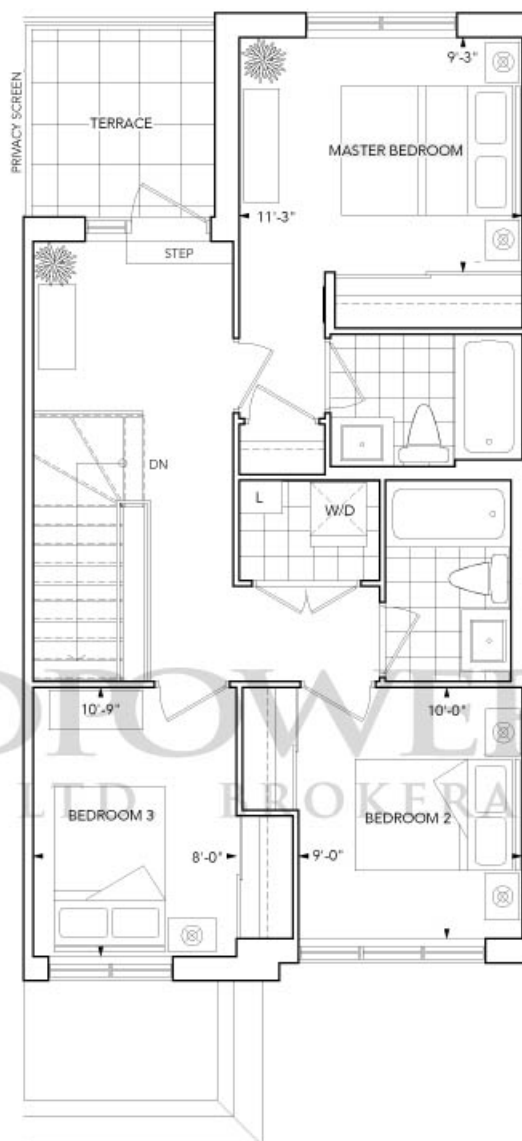
Starting from \$499,000* ~ 1355 sq.ft.*

Tentative Occupancy Spring 2012*

TRIDEL®
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LEVEL 1



LEVEL 2



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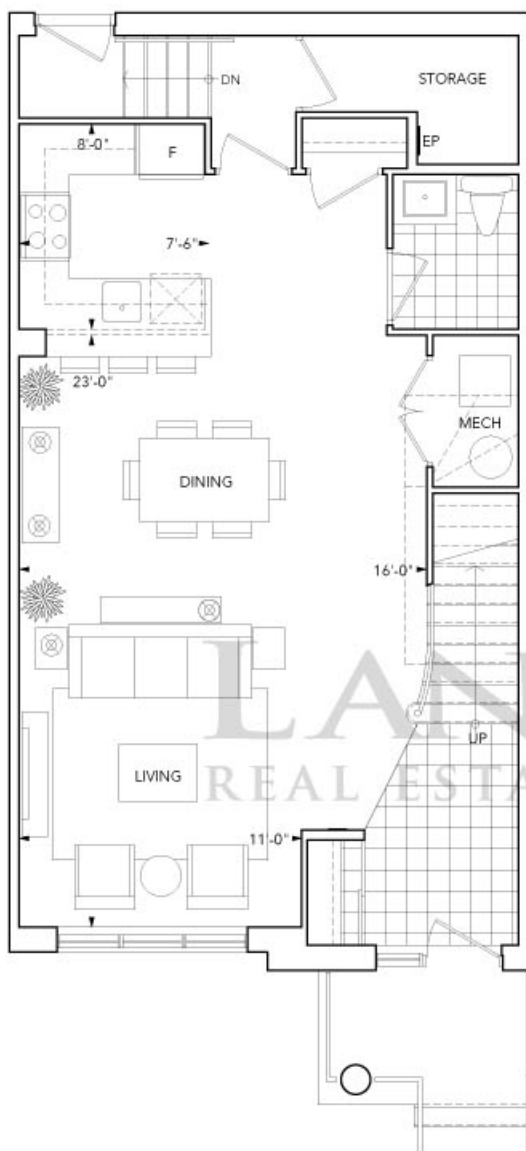
TOWNHOME 2

3 Bedrooms and Terrace

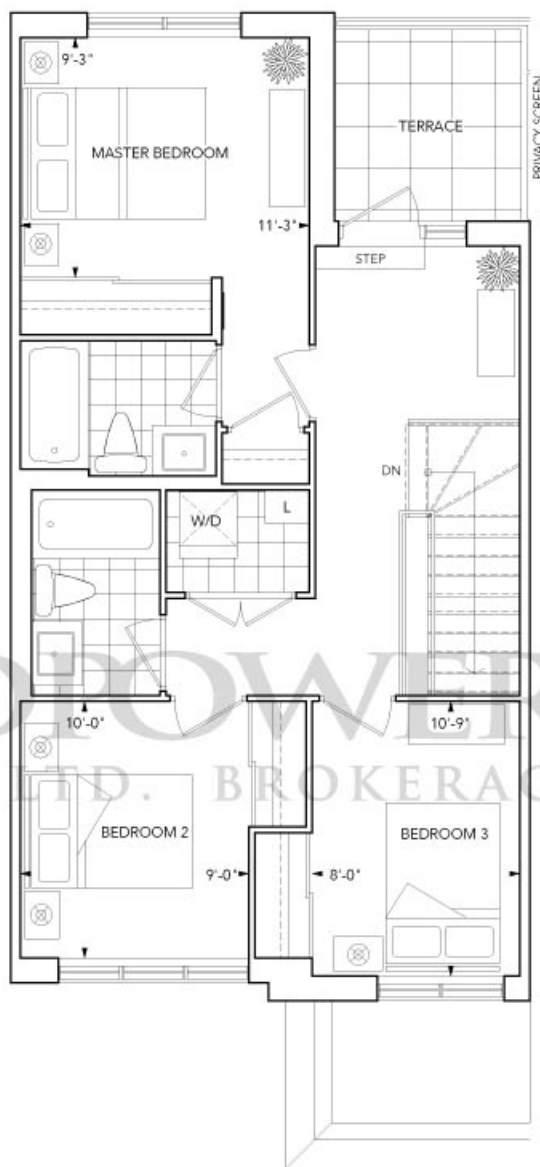
Starting from \$499,000* ~ 1355 sq.ft.*

Tentative Occupancy Spring 2012*

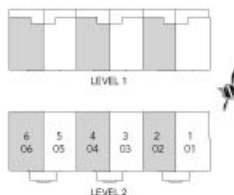
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LEVEL 1



LEVEL 2



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Telephone
416-231-0999

Address
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Etobicoke, ON M9B 0A2
(Dundas St. & Kipling Ave.)

Office Hours
Monday to Thursday, 11am - 7pm
Friday: Closed
Weekends & Holidays, 12pm - 6pm

OF ALL THE THINGS WE'VE BUILT, YOUR **TRUST** IS **VALUED** MOST



Tridel Ranked "Highest in Customer Satisfaction With New Condominium Home Builders in the Greater Toronto Area (GTA)" for a Second Consecutive Year by J.D. Power and Associates 2007 Canadian New-Condominium Builder Customer Satisfaction StudySM.

Tridel received the highest numerical score in the Greater Toronto Area (GTA) in the proprietary J.D. Power and Associates 2006-2007 Canadian New Condominium Builder Customer Satisfaction StudiesSM. Study based on 1,499 responses from new condominium owners in the GTA, measuring 8 builders and measures opinions of owners about their new condominium registered January-December 2006. Proprietary study results are based on experiences and perceptions of consumers surveyed in March-June 2007. Your experiences may vary. Visit jdpower.com.