

the Radius

REAL ESTATE LTD. BROKERAGE

WIDE LOFT LIVING



SHIU PONG DEVELOPMENTS LIMITED
THE RADIUS CONDOMINIUM - "SCHEDULE D"

ARCHITECTURAL SPECIFICATIONS AND QUALITY FEATURES

The following schedule reflects the Shiu Pong Developments Limited commitment to design and build condominiums using only high quality materials and methods. Materials selected are premium quality, chosen for their style, quality and durability.

ARCHITECTURAL INTEGRITY AND SENSITIVE URBAN PLANNING

A great deal of thought and consideration has gone into the design of The Radius Condominium. The design adheres to a classic early Moderne architectural vocabulary complete with appropriate scale, colour and materials.

- Architecturally designed exterior facade of 12 storeys consisting of precast and rose coloured brick with decorative precast cornice, columns, base and cap
- Clear glazing with light bronze framing on windows and bronze balustrades for balconies and terraces
- The building is sited and designed to maximize access to direct sunlight, views and privacy for residents
- All New Construction secured by Ontario New Home Warranty Program

THE BUILDINGS COMMON AREA FEATURES: LIFESTYLE - INSIDE AND OUT

- Two High Speed Elevators
- Private Walk-out terraces and Juliet balconies as per plan
- Internal courtyard will feature a landscaped common area outdoor garden/terrace with barbeque, benches, patio tables and lounges
- Common area multi-purpose room with lounge and kitchenette
- "Universal" gym exercise area
- State-of-the-art security system and card accessed security system, camera and interphone at front lobby
- Automatic garage door with underground visitor parking
- Underground garage with panic button and special key-card access
- Convenient bicycle storage at ground level
- Environmentally-friendly recycling area located on lower level

BRIGHT INTERIORS

- Movable window/doors opening onto private balconies or terrace as per plan
- Thermally insulated energy efficient double-glazed architecturally designed windows
- Private terraces and Juliet Balconies
- Large custom light bronze window casements
- Dramatic 2 storey open space
- Windows in bathrooms and kitchens as per plan

QUALITY FLOOR COVERINGS

- Choice of quality 40 oz carpeting with 1/4" underpad in bedroom(s)/dens, stairs
- Choice of imported ceramic tiles in powder room and kitchen
- Ceramic floor tiles in bathrooms and vinyl tile in storage/laundry area
- Quality, hard wearing wood laminate flooring system in a selection of maple, cherry blocked, or cherry planked finishes in living and dining areas

CLASSIC INTERIOR WALLS, TRIM AND DOORS

- Pure white stippled ceilings in all areas except the kitchen, laundry area and bathrooms; which are smooth, painted with white semi-gloss paint
- Interior walls are painted with fine latex eggshell paint. Kitchen, bathrooms and all woodwork and trim are painted white semi-gloss paint
- 6"8" paneled doors (paint finish) complete with brass finish hardware
- 5" wood baseboards (paint finish)

CONTEMPORARY GOURMET KITCHENS

- Contemporary, sleek Concord cabinetry
- Granite countertop and breakfast bars, as per plan
- Double stainless steel sink with integrated single lever faucet and pull out spray
- Built-in high capacity stove hood fan, vented to exterior
- 3 premium black GE/Frigidaire appliance package (18 cubic foot frost-free refrigerator, self cleaning stove and dishwasher)

PRICE LIST

TOTAL NUMBER OF SUITES: 80
TOTAL NUMBER OF FLOORS: 12
ESTIMATED OCCUPANCY : JULY 2000
ESTIMATED ANNUAL TAXES: 1.25% OF PURCHASE PRICE
ESTIMATED MAINTENANCE FEE: \$0.298\SQ FT PER MONTH
PARKING: \$10,000 - 1ST SPACE
\$15,000 - 2ND SPACE

PURCHASE PRICE:

<u>TYPE</u>	<u>APPROX. SQ. FT.</u>	<u>STARTING PRICE</u>
RADIUS I ✓ 1 BEDROOM	620	\$129,900
RADIUS I (SPECIAL) 1 BEDROOM	620	\$130,900
RADIUS II ✓ 2 BEDROOM plus DEN	1,130	\$218,900
RADIUS III ✓ 2 BEDROOM	1,000	\$198,900
RADIUS IV ✓ 1 BEDROOM plus DEN	726	\$148,900
RADIUS V ✓ 2 BEDROOM	1,030	\$208,900
RADIUS VI ✓ 3 BEDROOM	1,260	\$247,900

DEPOSIT STRUCTURE: \$1,000 WITH AGREEMENT
\$2,000 15 DAYS AFTER AGREEMENT
BALANCE TO 10% IN 90 DAYS

SALES CONSULTANTS: SYD MARKOWITZ
PAT PRIOR

TELEPHONE: (416) 932-2866

FAX: (416) 932-9881

SALES OFFICE HOURS: MONDAY - THURSDAY NOON to 7 p.m.
FRIDAY CLOSED
WEEKENDS & HOLIDAYS 11a.m. to 6 p.m.

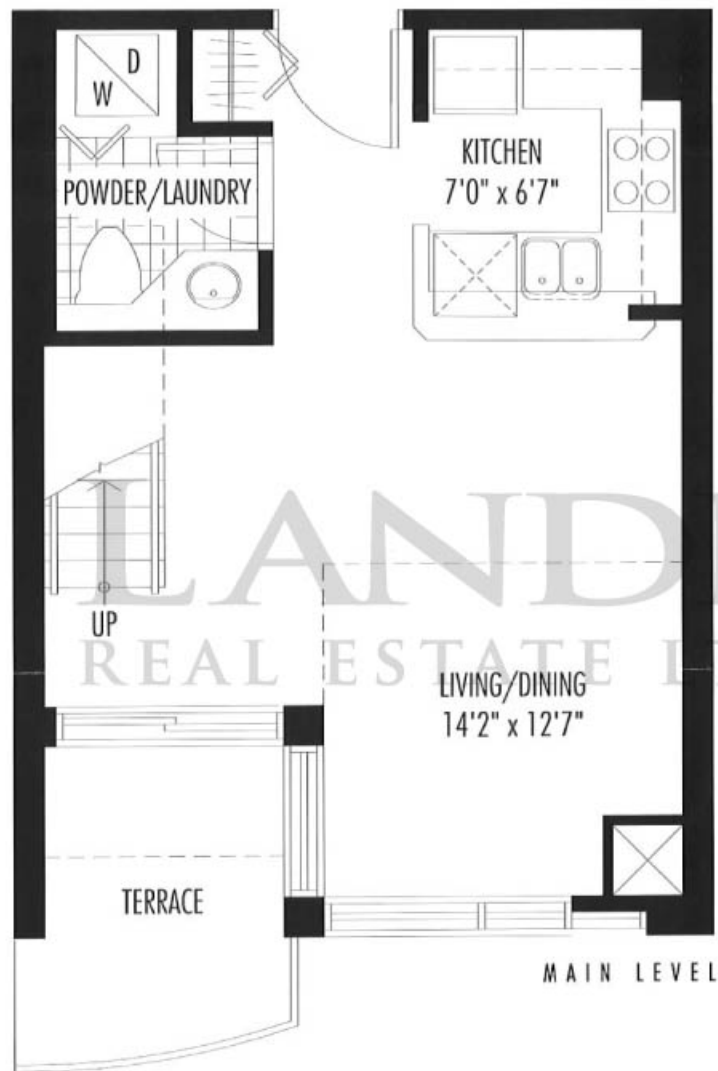
Brokers Protected

Exclusive Broker: Living Realty Inc., Broker

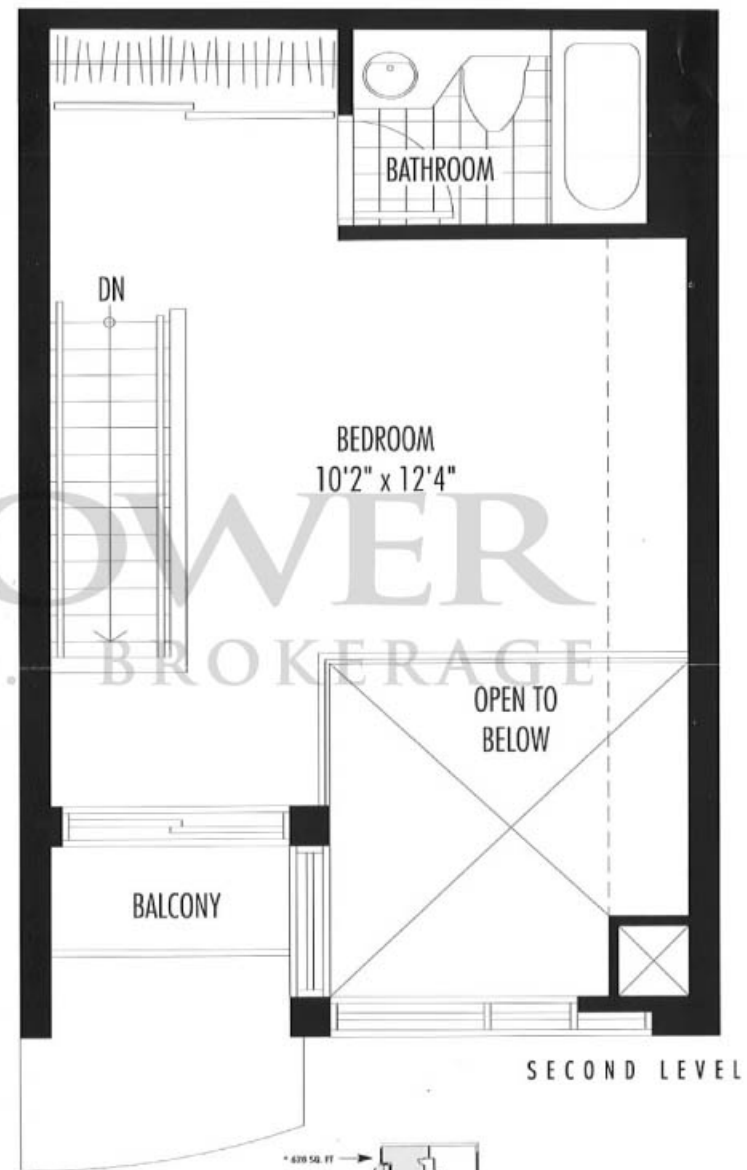
Prices & Specifications subject to change without notice, E. & O.E., September 24, 1998.

Radius I

620 SQ. FT.

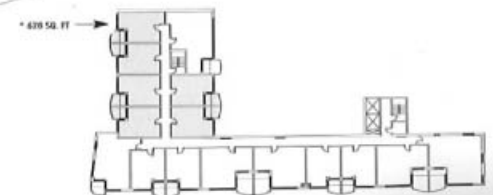


MAIN LEVEL



SECOND LEVEL

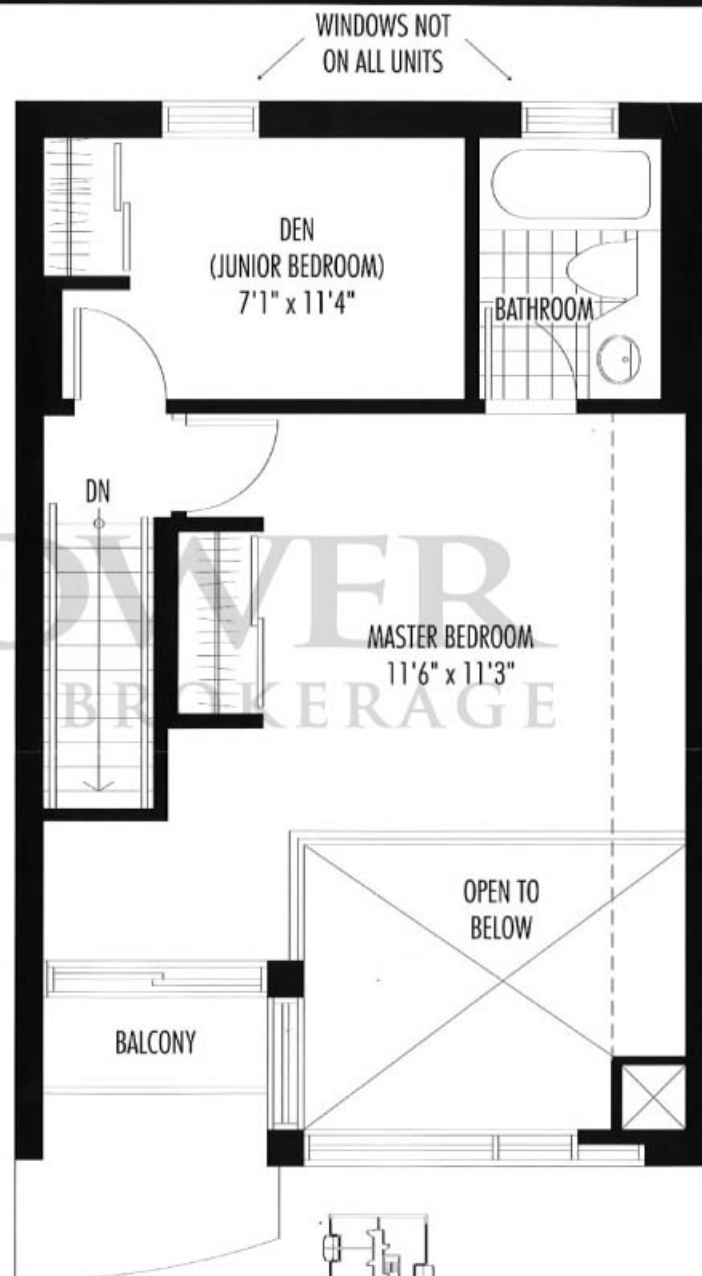
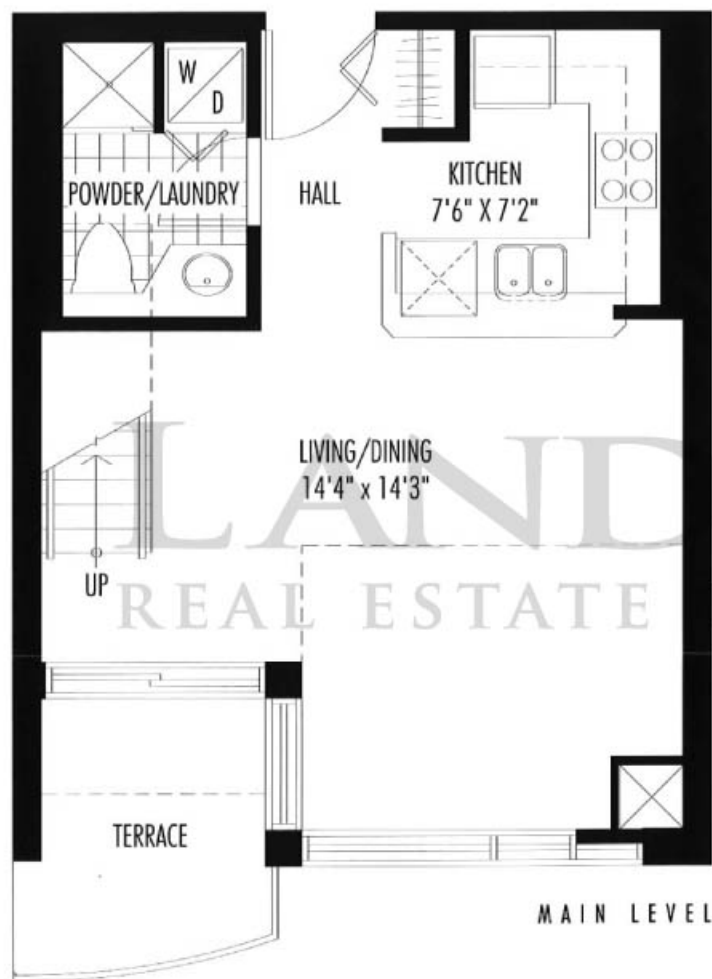
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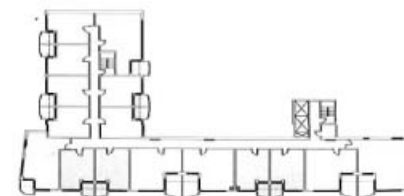
T H E D I F F E R E N C E I S U N B E L I E V A B L E !

Radius IV

726 SQ. FT.

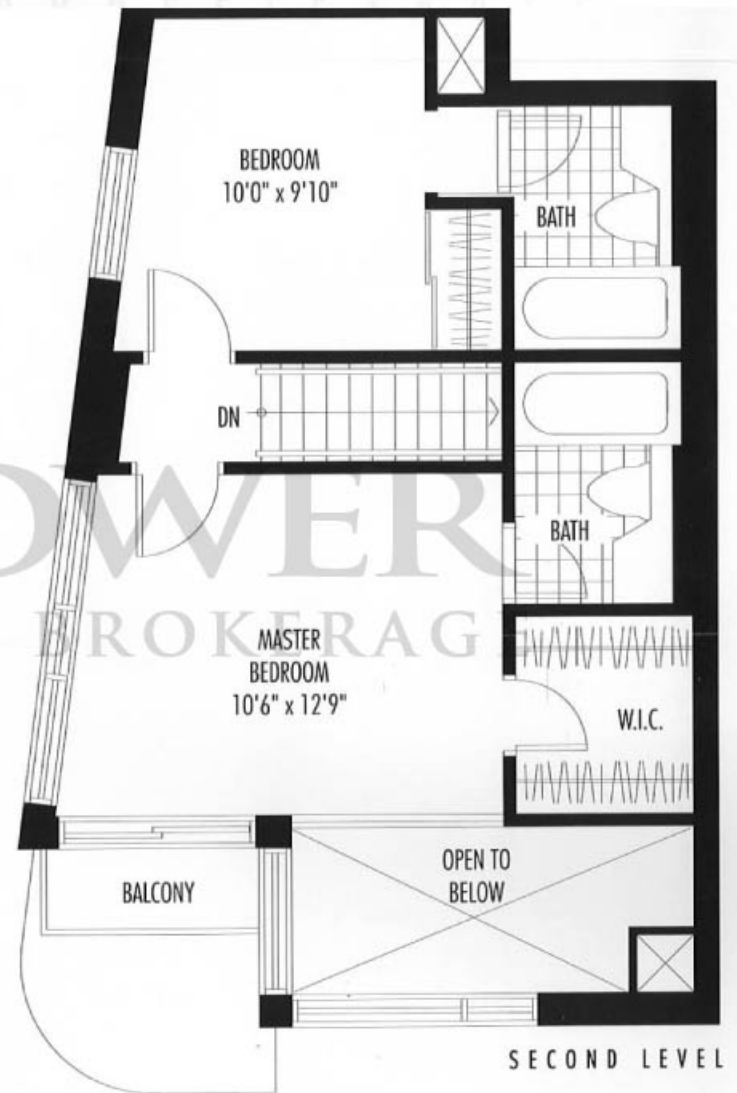


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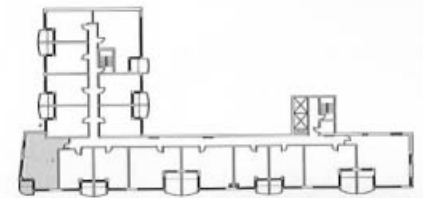


Radius III

1000 SQ. FT.

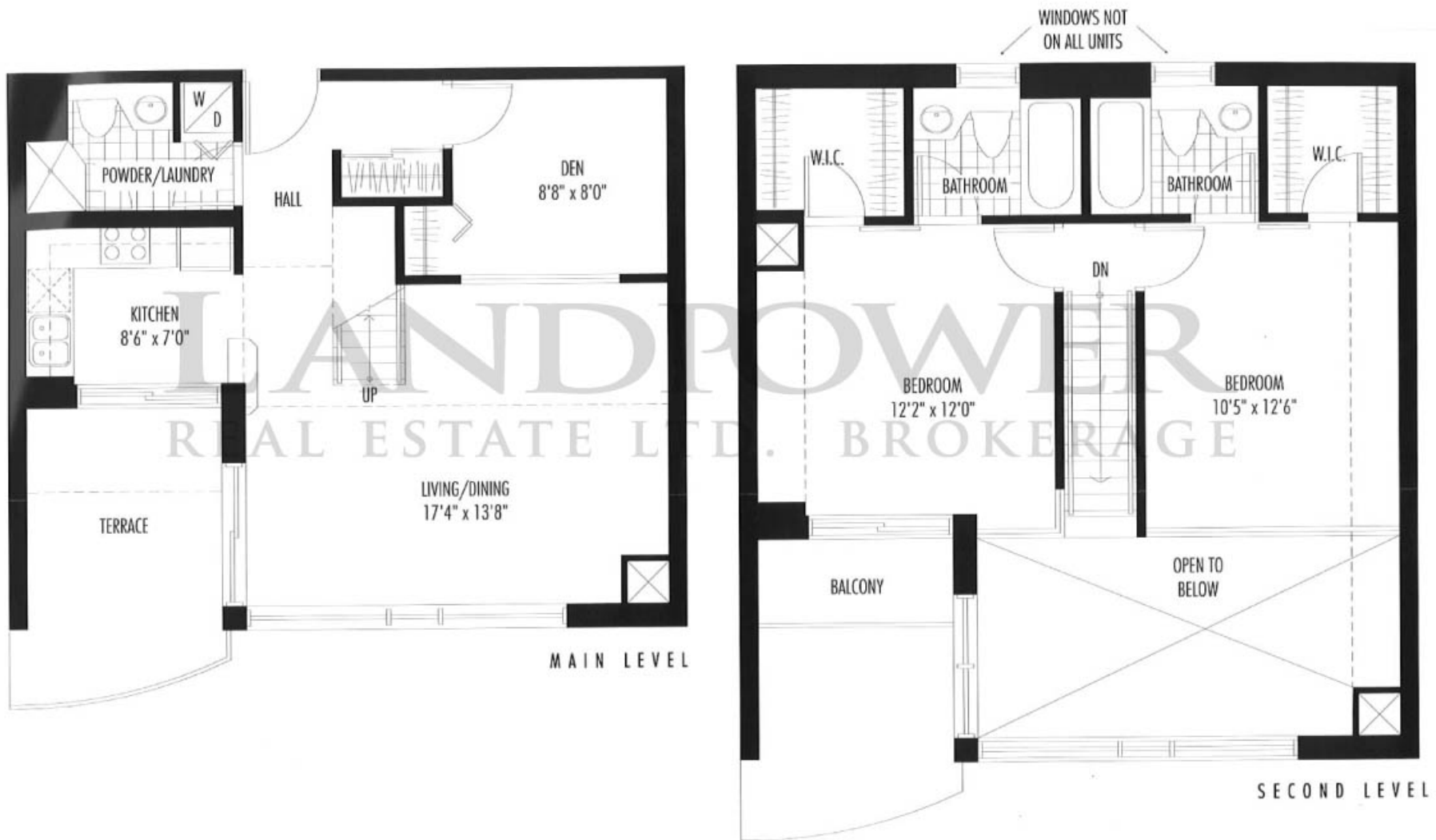


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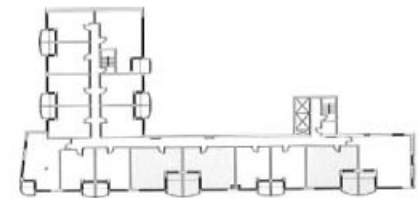


Radius V

1030 SQ. FT.

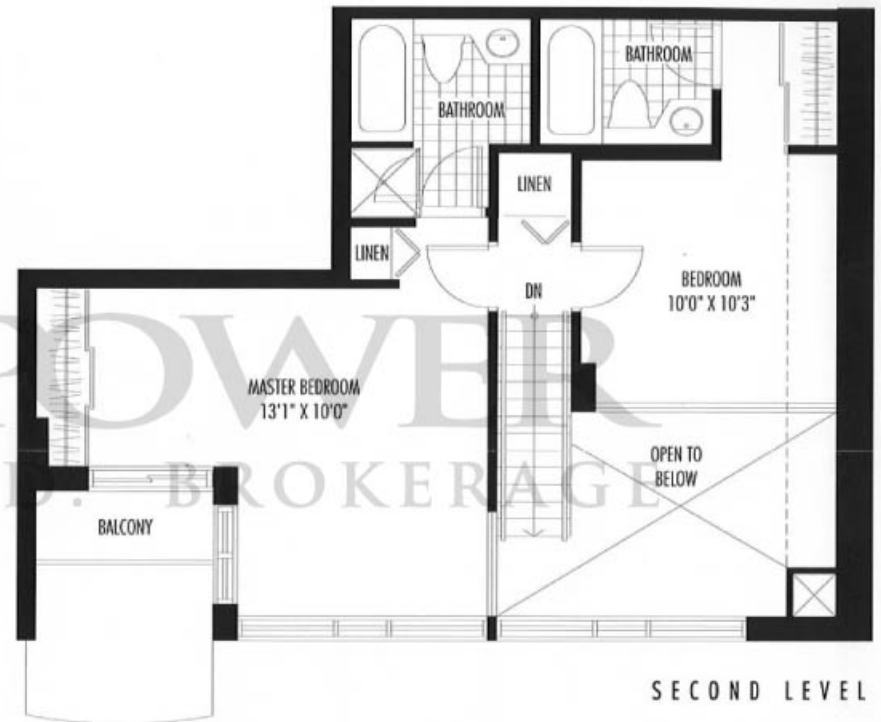


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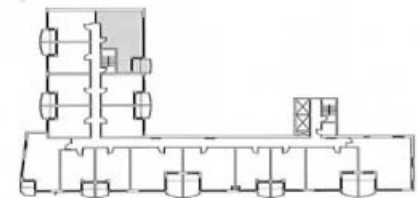


Radius II

1130 SQ. FT.

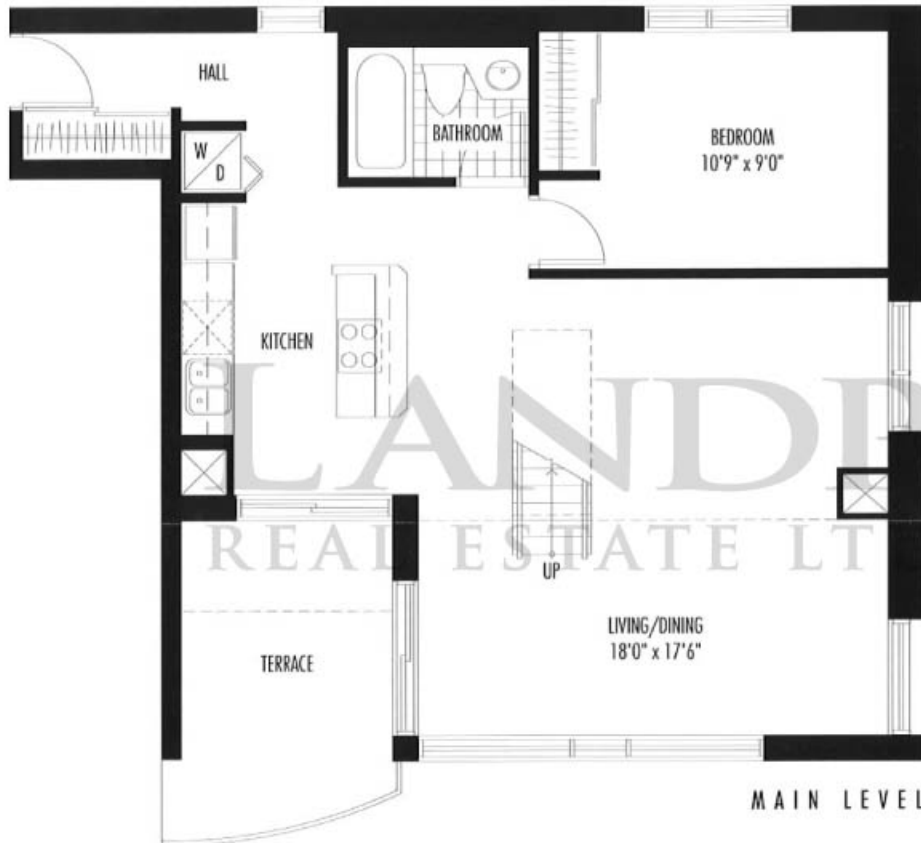


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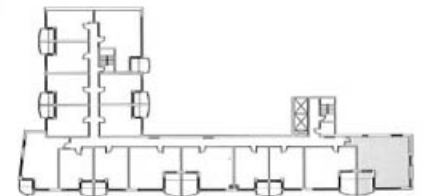


Radius VI

1260 SQ. FT.



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Building dimension and expertise



For over 50 years the Shiu Pong Group has developed, constructed and managed commercial, residential and industrial real estate properties worldwide.

With it's origins in Hong Kong, in 1957 the Shiu Pong Group created and developed the first high-rise industrial building in Hong Kong. Other significant developments continued - commercial properties and residential condominiums in Hong Kong, Taiwan and Thailand. Shiu Pong Group's real estate developments in Canada began in 1972, developing, designing, constructing and managing its own portfolio. Subsequently, in-house engineering, construction and management has been broadened to service outside clients.

Toronto real estate developments include: Dragon City, Dragon Centre, Mapledale Condominium, Garden Terrace Condominium, Two Twenty Duncan Mill Condominium, Victoria Park Business Centre, Bayview Royal Community.

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GROUP OF COMPANIES