

LANDPOWER
REAL ESTATE LTD. BROKERAGE

skycity
CONDOMINIUMS

RENDERINGS



LAVER
REALTY
D.
RAGT

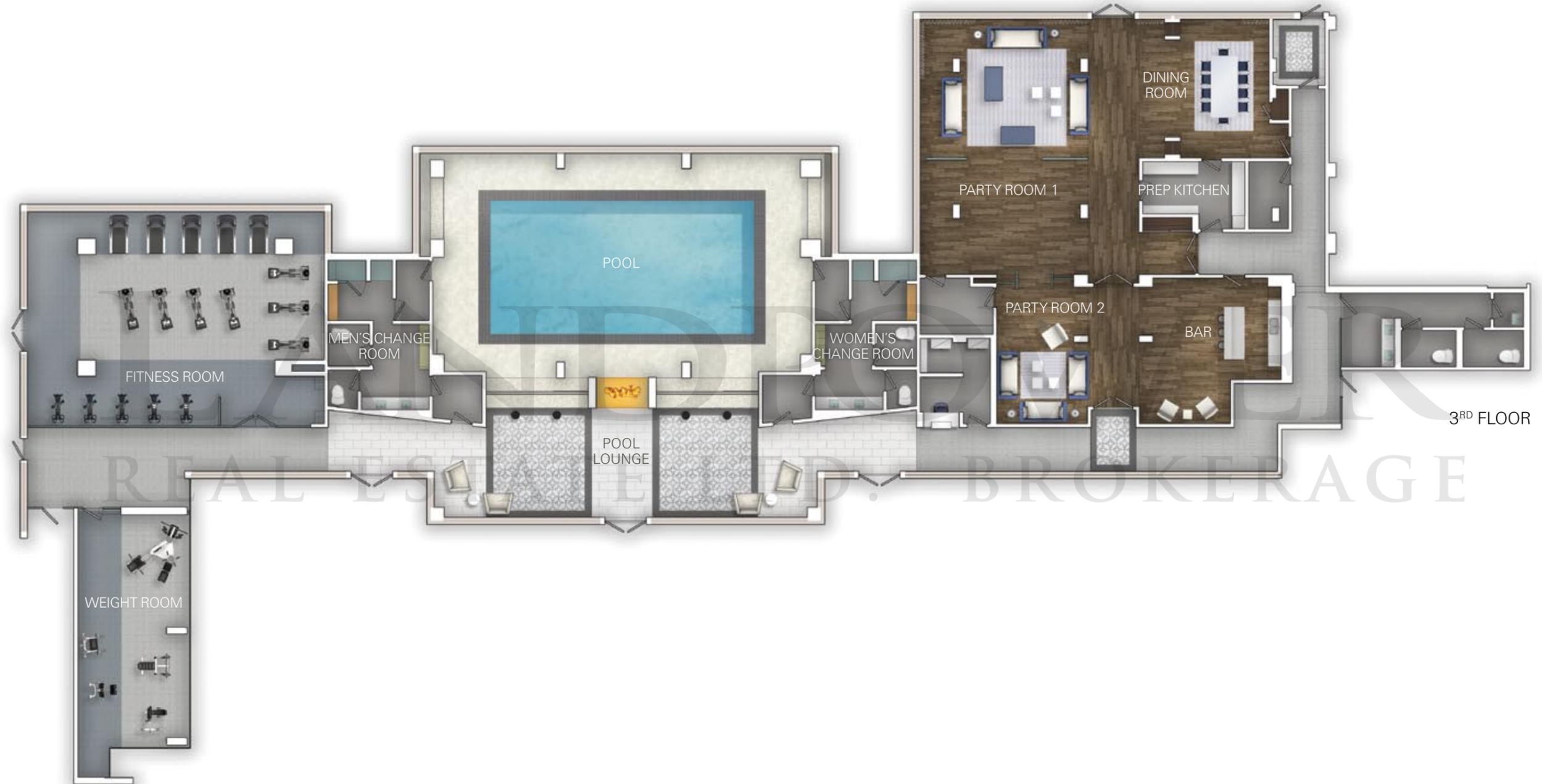


LOBBY ENTRANCE

THE LOBBY



THE SKYCLUB



THE SKYCLUB



2ND FLOOR

LANDPOWER
REAL ESTATE BROKERAGE



GROUND FLOOR

THE POOL



THE FITNESS AREA



THE YOGA & PILATES STUDIO



THE THEATRE LOUNGE



THE PARTY ROOM



THE PARTY ROOM



THE PARTY ROOM



THE SKYGARDEN



THE SKYGARDEN



THE LANDSCAPE PLAN



TRELLIS

LAWN

WALKING PATH

AMENITY
PODIUM

TOWER TWO

ESTATE

GARDEN
RETREAT

POOL,
TERRACE &
SUN DECK
FIREPLACE

GAMES
AREA

TOWER ONE

PATIO

FIRE
PIT

DINING
TERRACE

LOOK OUT
AREA

TRELLIS

OUTDOOR
KITCHEN &
BBQ'S



THE SKY IS THE LIMIT

Ground Floor Models	Bedrooms	Size	Exposure	Price
SkyCity 103	1 + Den	665	North	\$319,500
SkyCity 105/06/07/09	1 + Den	690	East	\$333,900
SkyCity 109	1 + Den	695	East	\$335,900
SkyCity 104	1 + Den	705	East	\$340,400
SkyCity 101	2 Bed + Den	895	North	\$419,000
SkyCity 110	2 Bed + Den	970	North	\$448,500
SkyCity 108	2 Bed	1015	N/E	\$468,500
SkyCity 111	2 Bed +Den	1080	North	\$495,900

Executive Suites (2-4) Bedrooms	Bedrooms	Size	Exposure	Price
SkyCity 203	1 + Den	665	North	\$319,500
SkyCity 205/06/07	1 +Den	690	East	\$333,000
SkyCity 209	2 Bed	830	North	\$396,900
SkyCity 201	2 Bed +Den	920	North	\$427,900
SkyCity 210	2 Bed +Den	970	North	\$448,500
SkyCity 208	2 Bed	1005	N/E	\$464,000
SkyCity 211	2 Bed +Den	1035	North	\$489,500
SkyCity 306	1 Bed	640	West	\$330,900
SkyCity 304/05	1 + Den	665	West	\$329,900
SkyCity 310	1 +Den	690	East	\$348,900
SkyCity 301	1 +Den	695	East	\$351,000
SkyCity 308	2 Bed	805	North	\$384,500
SkyCity 309	2 Bed	935	N/E	\$440,500
SkyCity 307	2 Bed +Den	965	N/W	\$443,900
SkyCity 302	2 Bed	975	S/E	\$452,000
SkyCity 303	2 Bed	1065	WEST	\$482,900
SkyCity 406	1 Bed	640	West	\$329,500
SkyCity 404/05	1 + Den	665	WEST	\$330,500
SkyCity 410	1 +Den	690	East	\$347,500
SkyCity 401	1 +Den	695	East	\$349,000
SkyCity 408	2 Bed	800	North	\$384,900
SkyCity 409	2 Bed	940	N/E	\$437,500
SkyCity 402	2 Bed	965	S/E	\$446,500
SkyCity 407	2 Bed +Den	965	N/W	\$441,900
SkyCity 403	2 Bed	1050	S/W	\$465,000

Tower Suites (5-20)	Bedrooms	Size	Exposure	Price From
SkyCity 07	1 Bed	640	West	\$339,500
SkyCity 05/06	1 + Den	665	West	\$339,500
SkyCity 11	1 + Den	690	East	\$357,500
SkyCity 01	1 + Den	695	East	\$359,900
SkyCity 09	2 Bed	800	North	\$405,000
SkyCity 03	2 Bed + Den	895	South	\$436,900
SkyCity 10	2 Bed	940	N/E	\$446,900
SkyCity 08	2 Bed + Den	965	N/W	\$451,900
SkyCity 02	2 Bed	965	S/E	\$457,000
SkyCity 04	2 Bed + Den	1030	S/W	\$476,500



FAST FACTS

THE BUILDING

- 20-Storey Tower with 218 Suites
- Layouts include: 1-Bedroom, 1-Bedroom +Den, 2-Bedroom, 2-Bedroom +Den
- Sizes range from 585 to 1,080 Sq. ft.
- Multi-Award-Winning Designer - UNION 31, led by Alex Chapman and Kelly Cray
- Renowned Architects - Graziani + Corazza
- Tentative Occupancy – Occupancy October 2015
- Indoor Parking Space Included
- Individual Dry-Walled Lockers Included
- Future-Ready 6-Months FREE Rogers Package* Included
- Key-Fob Digitized Access to Building and Amenities

TWO-STOREY 17,000+ sq. ft. RECREATION CENTRE & AMENITIES

- 24/Concierge Service and Stylish Lobby
- Large Indoor Pool (21' x 40') & Saunas
- Two Urban Party Rooms with Bar
- Dining Room with Kitchen
- Alfresco Terrace with BBQ Areas
- Cardio Fitness Studio
- Yoga/Pilates Area
- Extensively Landscaped Grounds and Walkways

SUITE FEATURES

- 9' Ceilings in Principal Rooms – Smooth Finished
- 5 ½" Wide Laminate Flooring – Living/Dining, Den, Bedrooms, Hall/Foyer
- 12" x 24" Porcelain Floor Tiles
- Counter-Depth Fridge, Self-Clean Slide-In Range with Glass Top – Stainless Steel Finish
- Combination Microwave and Range Hood, Dishwasher – Stainless Steel Finish
- Extended 40" Upper Cabinets in Kitchen with Under-Valance Lighting
- Stacked Washer and Dryer
- Granite or Caesarstone Counter Tops in Kitchen and Bathrooms
- Marble & Glass Mosaic Kitchen Backsplash
- Contemporary Bathroom Vanity Cabinet and Bathroom Medicine Cabinet
- ½" x ½" Glass or Marble Mosaic Accent Tile for Bath/Shower
- Individual, Seasonally Controlled Heating & Air Conditioning
- Individual Suite Entry Alarm System Included
- Individual Hydro Meters
- Outdoor Balcony or Patio with Electric Outlet – as per plan

* See a Sales Representative for Full Details. E. & O.E. April 30, 2013



THE LOCATION

Healthcare

- Rexall - 2.8 km N
- Primacy, Health Centre on the Hill - 1.3 km E
- Uptown Health Centre – 2.1 km N
- Goodlife Fitness Co-Ed/For Women – 2.3 N
- Major Mackenzie Natural Health Centre – 4.8 N
- Mackenzie Richmond Hill Hospital – 4.8 km N
- Fountain Spa & Health Centre – 6.0 km NE
- Advanced Health Centre – 3.8 km E
- Laserlight Chiropractic & Health Centre – 1.5 km NW

Schools **Call Admission Services to confirm Boundaries 905.884.2046 YCDSB or 905.884.2046 YRDSB*

- Bayview Secondary School – 5.1 km NE
- Langstaff Secondary School – 2.1 km W
- Ross Doan Public School – 3.3 km N
- Roselawn Public School – 2.8 km
- Sixteenth Avenue Public School – 2.0 km N
- Red Maple Public School – 250 m E
- Richmond Hill Montessori – 3.7 km N
- St Charles Garnier – 3.1 km NW
- Alexander Mackenzie Highschool – 4.7 N
- Bayview Hill Elementary School – 4.0 km NE
- Charles Howitt Public School – 1.7 km W
- Blessed John Paul II Catholic School – 290 m E
- St. Joseph Catholic School – 4.7 km N
- St Elizabeth Catholic Highschool – 7.6 km NE
- St Theresa of Lisieux Catholic Highschool – 8.5 km N

Grocery Stores

- Weston Produce – 2.9 km N
- Loblaws – 1.3 km E
- T&T Supermarket – 2.9 km E
- Costco – 12.5 km N
- Food Basics – 3.2 km S
- Walmart – 1.0 km S

Libraries

- Richmond Hill Library – 4.0 km N
- Centennial Library – 11.1 km S

Restaurants

- Honey's Bistro – 2.3 km E
- Montana's – 1.8 km W
- Archibald's Neighbourhood Pub – 1.0 km W
- Emperor Fine Chinese Cuisine – 2.0 km E
- Mr. Greek Mediterranean Bar + Grill – 1.9 km N
- Lone Star Texas Grill – 2.2 km N
- Il Fornello – 1.1 km W
- Terra – 2.5 km S
- Golden Court Abalone Restaurant – 3.7 km E
- Chako Barbecue Sushi Izakaya – 4.9 km E

Coffee Shops

- Caffe Demetres – 1.6 km N
- Second Cup – 1.1 km W
- Tim Hortons – 350 m S
- Starbucks – 1.7 km E

Movie Theatres

- SilverCity – 1.3 km W
- Empire Theatres Elgin Mills – 6.2 km N
- York Cinemas – 4.6 km E
- Cineplex Odeon First Markham Place Cinemas – 6.7 km E
- Rainbow Cinema Promenade Mall – 6.3 km SW

Gas Stations

- ESSO - 2.8 km NE
- Shell - 1.2 km W
- Canadian Tire Gas – 1.4 km W
- Petro Canada – 750 m S
- Petro Canada – 1.6 km E

Green Space

- Morgan Boyle Park – 1.7 km W
- Grace Lawrence Parkette – 1.1 km N
- Romfield Park – 3.9 km SE
- Bayview Lane Park – 3.6 km SE
- Bayview Reservoir Park – 3.6 SE

Banks

- RBC Royal Bank – 1.5 km E
- Scotiabank – 1.9 km E
- National Bank – 2.3 km N
- TD – 1.2 km W
- DUCA – 1.6 km N
- BMO – 3.8 km NE

Community Centres

- Langstaff Community Centre – 290 m E
- Richvale Community Centre & Pool – 3.1 km NW
- Bayview Hill Community Centre & Pool – 5.1 km NE

Emergency Services

- **York Regional Police**
 - District 2 – 15.8 km W
- **Richmond Hill Fire**
 - Station # 8-5 – 550 m E

LANDPOWER
REAL ESTATE LTD. BROKERAGE

FEATURES & FINISHES

QUALITY KITCHEN FEATURES

- 5 1/2" wide laminate flooring from Vendor's samples
- Convenient pass-throughs in kitchen as per plan
- Undermount stainless steel double sink with single lever chrome pull down faucet
- Contemporary designed cabinetry with 40" high upper cabinets from Vendor's samples
- Under upper cabinet lighting with valance
- Choice of 3/4" Caesar Stone or 3/4" granite countertop with square edge from Vendor's samples
- Choice of 1/2" x 1/2" glass or marble mosaic back splash from Vendor's samples
- Contemporary ceiling light fixture

LUXURIOUS BATHROOM FEATURES

- Contemporary design vanity cabinet from Vendor's samples
- 12" x 24" porcelain floor tile from Vendor's samples
- 4" x 16" glazed ceramic wall tile for shower/bath enclosure from Vendor's samples
- 1/2" x 1/2" glass or marble mosaic accent tile for bath/shower enclosure from Vendor's samples
- Under mount vanity sink
- Chrome single lever faucet
- Choice of 3/4" Caesar Stone or 3/4" granite counter top with standard square edge and matching 4" up stand from Vendor's samples
- Contemporary mirrored medicine cabinet
- Exhaust fan in all bathrooms vented to outside
- Privacy locks on bathroom doors
- Pressure balanced valve for bathtub and shower
- Soaker bathtub as per plan
- Walk in shower with frameless glass enclosure and door as per plan

INTERIOR FEATURES

- Individual seasonally controlled heating and air conditioning (vertical fancoil(s) complete with electric duct heater)
- Outdoor balcony or patio as per plan
- Emergency voice communication system, smoke detector and heat detector per O.B.C.
- Laundry area complete with washer/dryer hook-up and white ceramic tile floor
- Suite entry alarm connected to 24-hour-a-day monitoring located at concierge desk. Windows and sliding doors monitored for ground floor suites only
- Copper electrical wiring with circuit breaker service panel
- Individual hydro meter

LIVING AREA FEATURES

- 5 ½" laminate flooring for living room, dining room, den, bedroom(s), hall and foyer from Vendor's samples
- Mirrored sliding closet door at front foyer as per plan. Balance sliding closet doors to be finished in a white laminate.
- Contemporary interior doors with chrome lever hardware
- 2 ¼" door casing
- 4 ½" base board
- Walls, ceilings and bulkheads to be painted with white latex paint. Smooth finished ceiling
- Floor to ceiling height 9' in principal rooms excluding bulkheads
- Wood trim and doors to be painted with semi-gloss white latex paint
- Pre-wired telephone outlets in living room, master bedroom, 2nd bedroom or den
- Pre-wired outlets for cable TV in living room, master bedroom, 2nd bedroom or den
- Capped ceiling outlet in dining room only
- Ceiling light fixture in foyer
- Electrical outlet located on balcony or patio

APPLIANCES

- 17 cubic-foot frost-free refrigerator, counter depth, bottom mount freezer, stainless steel finish
- 30" self-cleaning range, slide in with glass top, stainless steel finish
- 24" built-in dish washer, stainless steel finish
- Built-in combination microwave range hood, stainless steel finish
- Stacked combination washer and dryer, colour white

PLEASE NOTE: The Vendor shall have the right to make reasonable changes in the opinion of the Vendor in the plans and specifications if required and to substitute other material for that provided for herein with material that is of equal or better quality than that provided for herein. The determination of whether or not a substitute material is of equal or better quality shall be made by the Vendor's architect whose determination shall be final and binding. The 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's samples as a result of normal manufacturing and installation processes and as a result of any such finishes being of natural products and the Purchaser agrees that the Vendor is not responsible for same. The Vendor is not responsible for shade difference occurring in the manufacture of items such as, but not limited to, finishing materials or products such as carpet, tiles, bath tubs, sinks and other such products where the product manufacturer establishes the standard for such finishes. Nor shall the Vendor be responsible for shade difference 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 the 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) may react to normal fluctuating humidity levels inducing gapping or cupping. The Purchaser acknowledges that marble (if any) is a very soft stone which will require a substantial amount of maintenance by the Purchaser and is very easily scratched and damaged. Plan and specifications are subject to change without notice. E. & O.E.

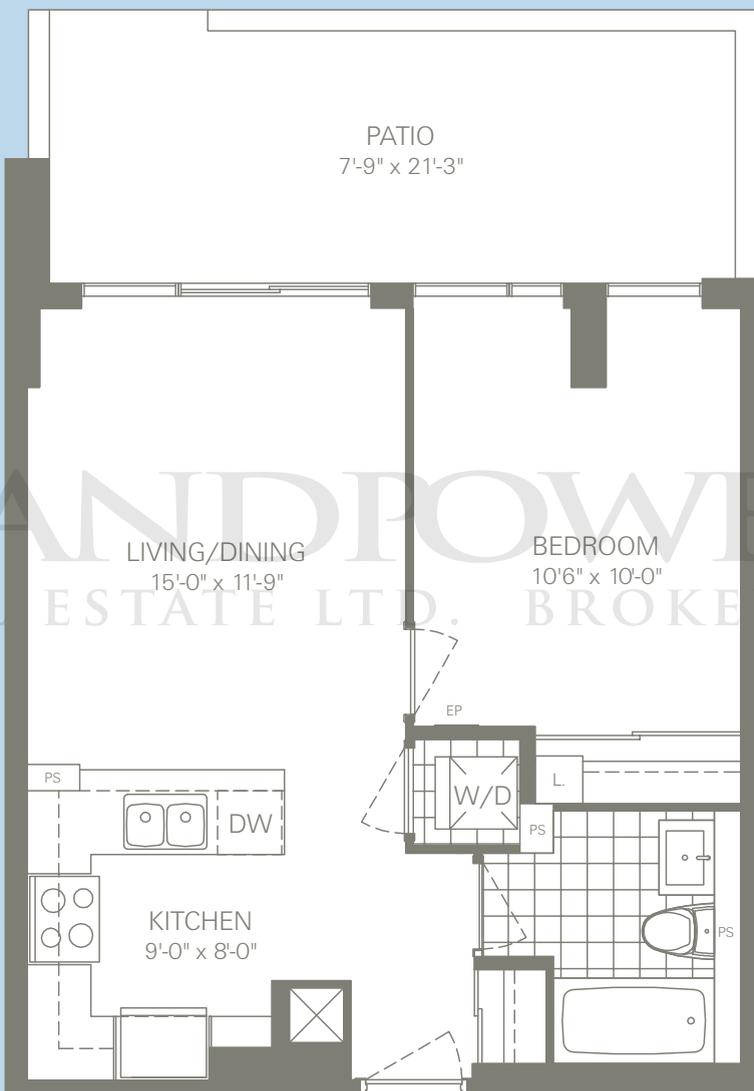
YOUR NEW HOME IS PROTECTED BY FOUR LEVELS OF GUARANTEES

- One Year Guarantee on the workmanship and materials of your new home, a guarantee backed by the TARION[®] New Home Warranty Program (the new name for the trusted Ontario New Home Warranty Program).
- Full 2 years coverage on electrical, plumbing, heat delivery & distribution system.
- The TARION[®] New Home Warranty Program 7 Year Structural Guarantee on major structural components of your new home.
- Individual components in your new home are guaranteed by the manufacturer. Warranties provided by these reputable brand-name manufacturers are all passed on to you.

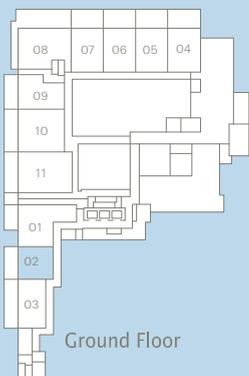
*See the TARION New Home Warranty Program for full warranty details.

SKYCITY02

1B ONE BEDROOM 585 SQ. FT.



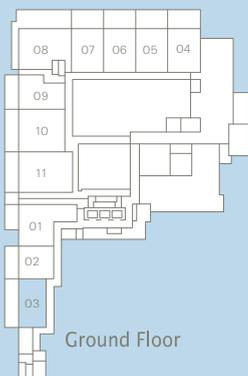
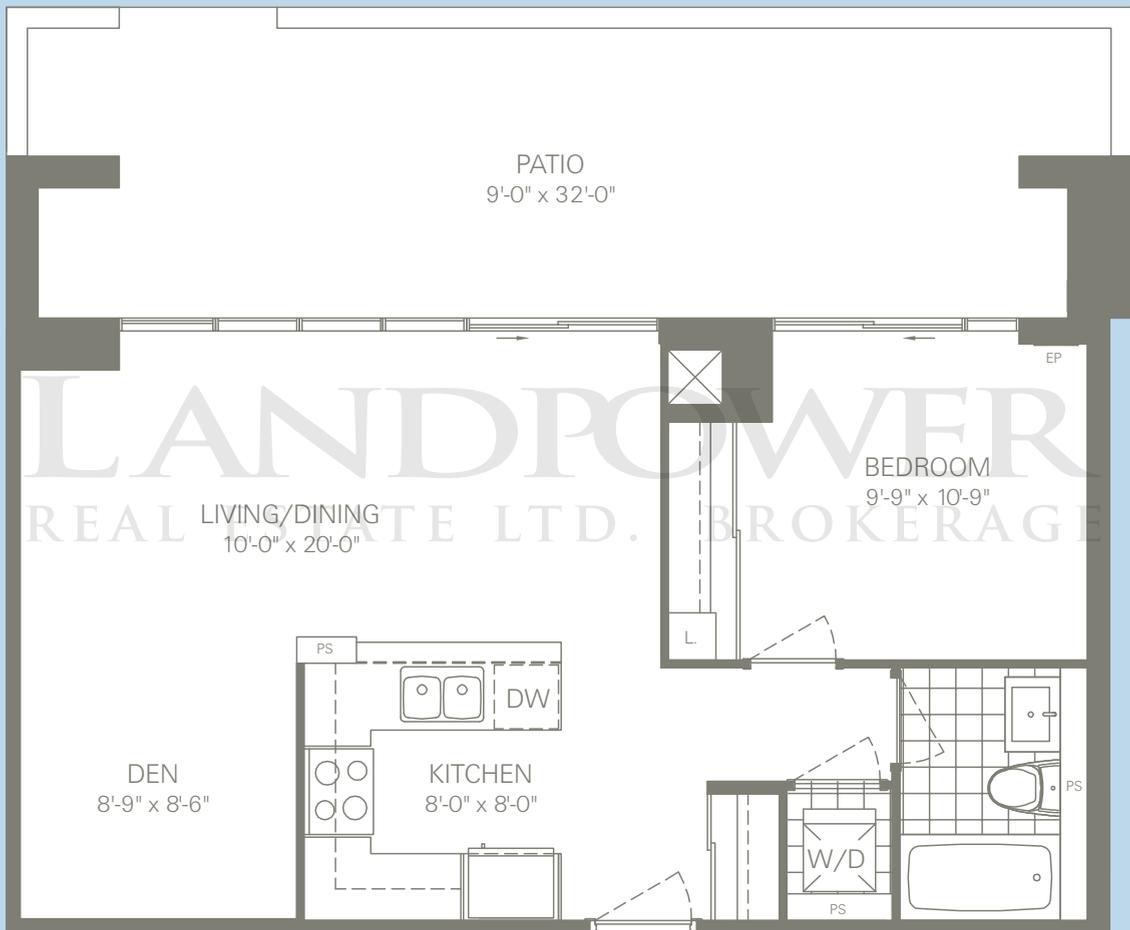
LANDPOWER
REAL ESTATE LTD. BROKERAGE



Dimensions, specifications, layouts (including tile patterns), window sizes, mullions and materials are approximate only, may vary and are subject to change provided in the agreement of purchase and sale. Floor area measured in accordance with Tarion bulletin #2. Actual living areas will vary from area stated. E & O.E. Plans may be reversed.

SKYCITY03

1B+D ONE BEDROOM + DEN 665 SQ. FT.

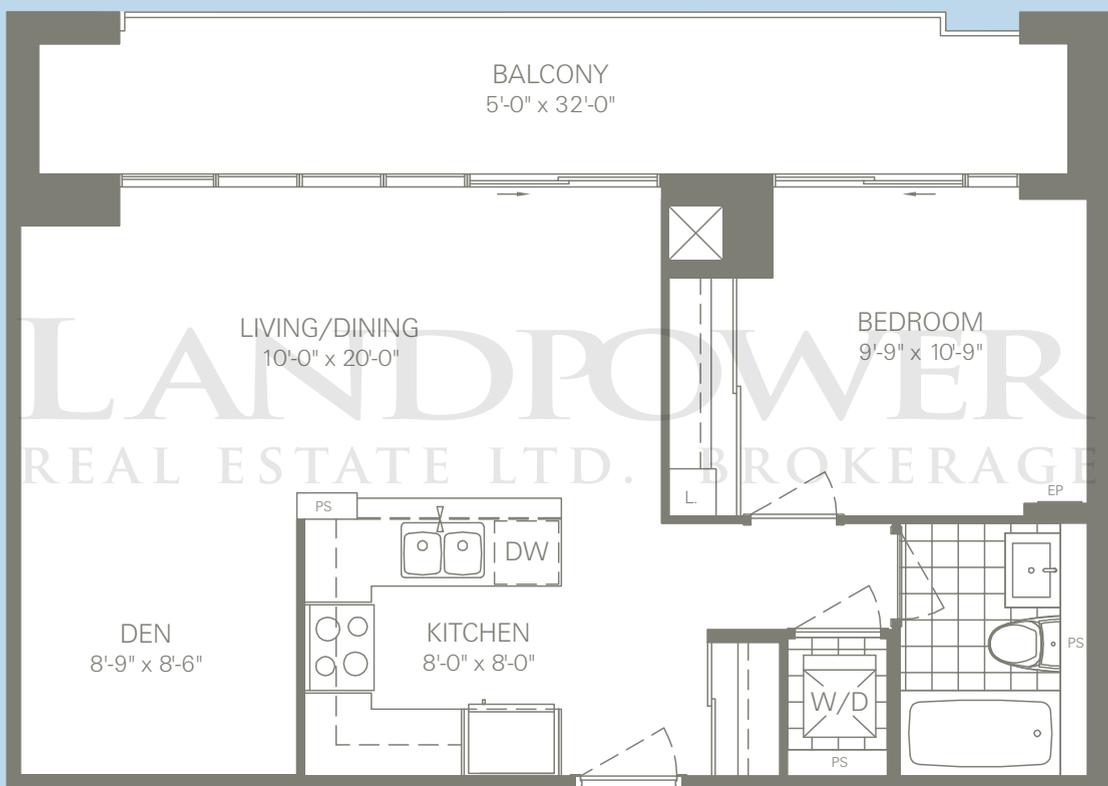


Ground Floor

Dimensions, specifications, layouts (including tile patterns), window sizes, mullions and materials are approximate only, may vary and are subject to change provided in the agreement of purchase and sale. Floor area measured in accordance with Tarion bulletin #2. Actual living areas will vary from area stated. E & O.E. Plans may be reversed.

SKYCITY03

1B+D ONE BEDROOM + DEN 665 SQ. FT.

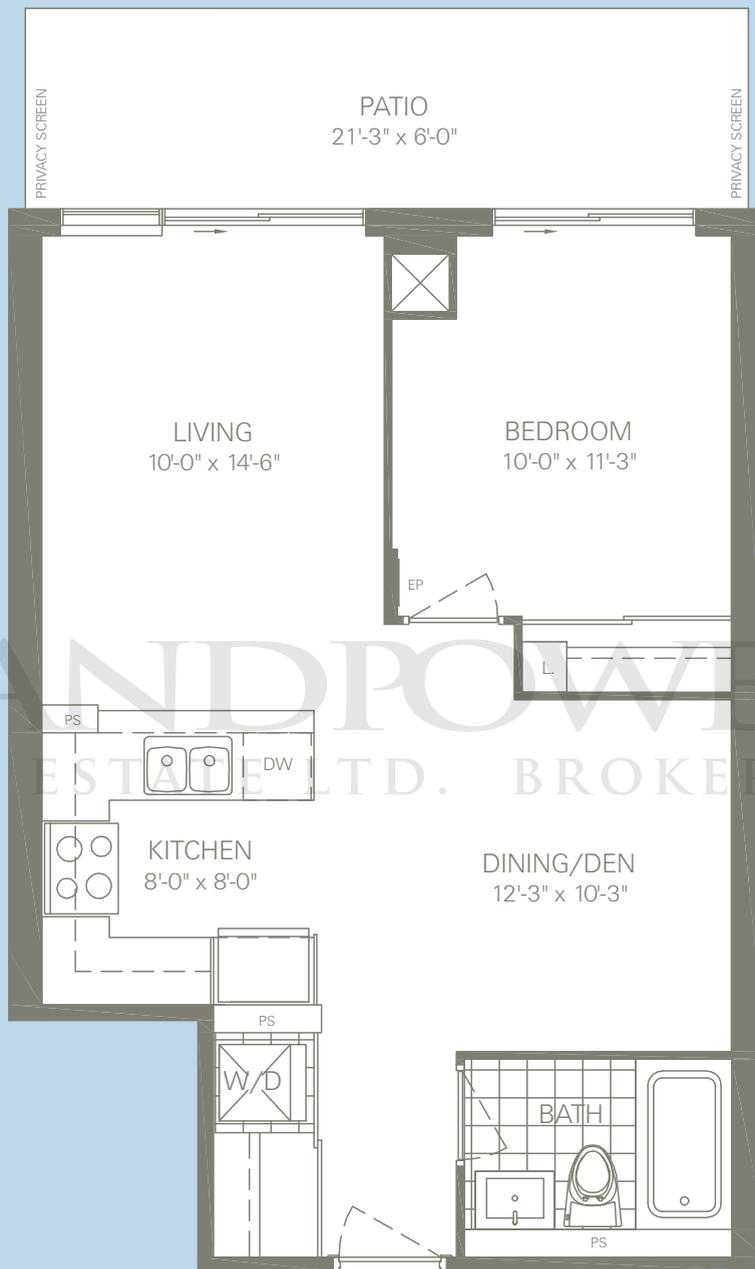


2nd Floor

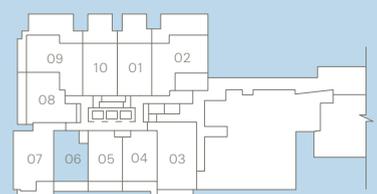
Dimensions, specifications, layouts (including tile patterns), window sizes, mullions and materials are approximate only, may vary and are subject to change provided in the agreement of purchase and sale. Floor area measured in accordance with Tarion bulletin #2. Actual living areas will vary from area stated. E & O.E. Plans may be reversed.

SKYCITY06

1A ONE BEDROOM 640 SQ. FT.



LANDPOWER
REAL ESTATE LTD. BROKERAGE

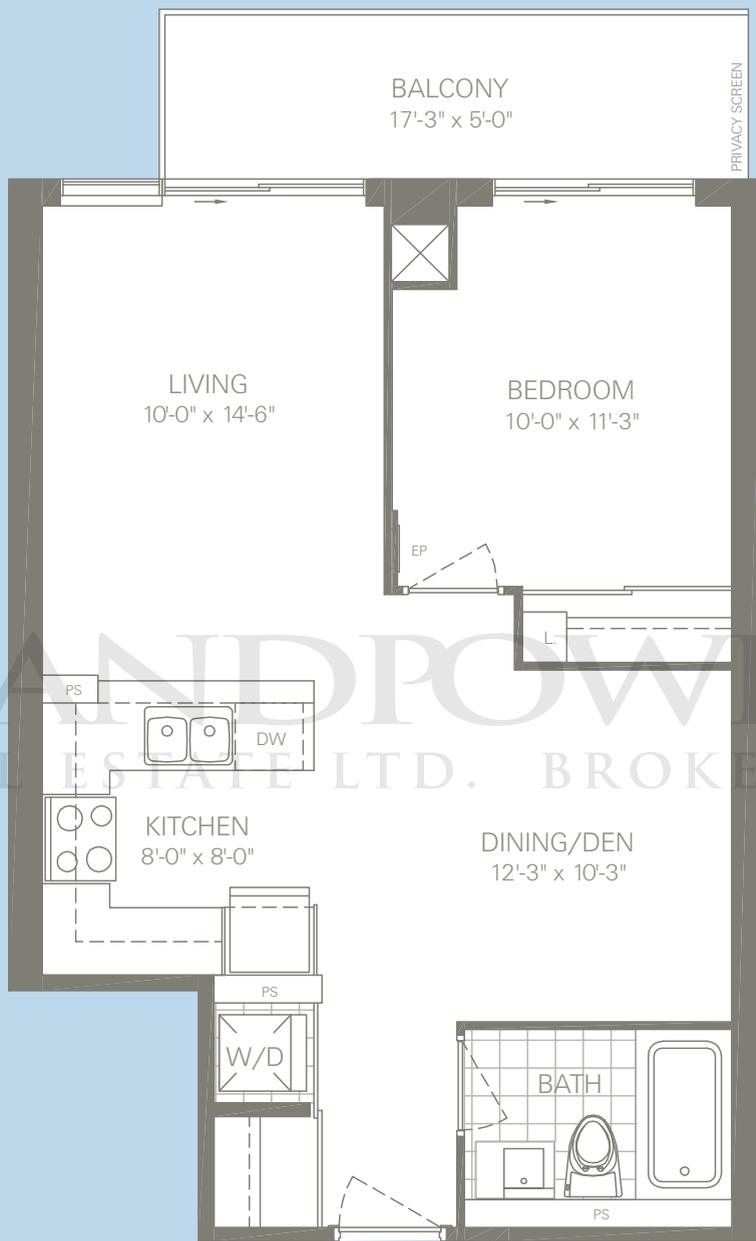


THIRD FLOOR

Dimensions, specifications, layouts (including tile patterns), window sizes, mullions and materials are approximate only, may vary and are subject to change provided in the agreement of purchase and sale. Floor area measured in accordance with Tarion bulletin #2. Actual living areas will vary from area stated. E.& O.E. Plans may be reversed.

SKYCITY07

1A ONE BEDROOM 640 SQ. FT.



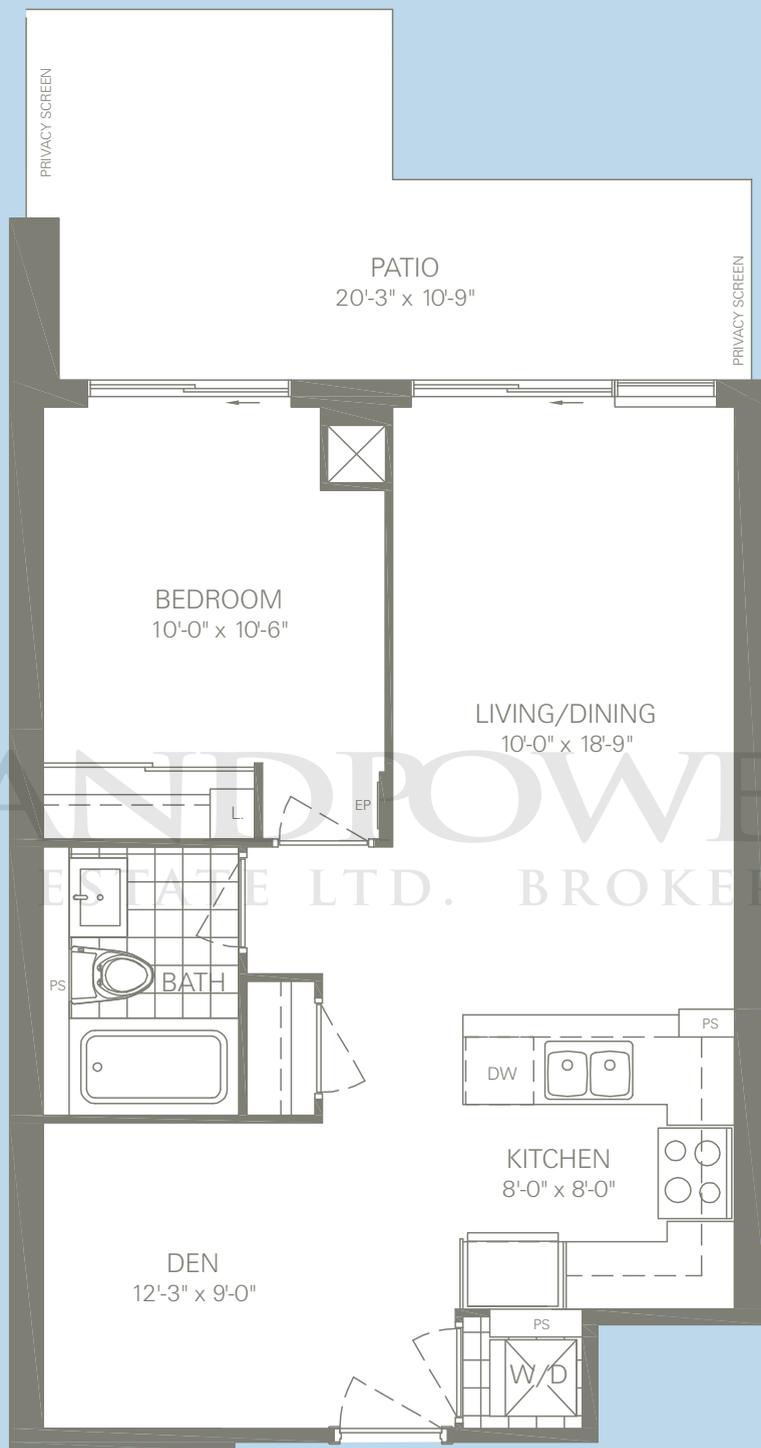
LANDPOWER
REAL ESTATE LTD. BROKERAGE



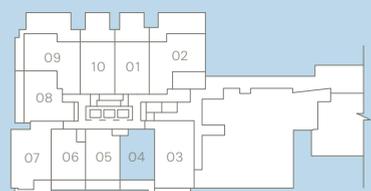
Dimensions, specifications, layouts (including tile patterns), window sizes, mullions and materials are approximate only, may vary and are subject to change provided in the agreement of purchase and sale. Floor area measured in accordance with Tarion bulletin #2. Actual living areas will vary from area stated. E & O.E. Plans may be reversed.

SKYCITY04

1B+D ONE BEDROOM + DEN 665 SQ. FT.



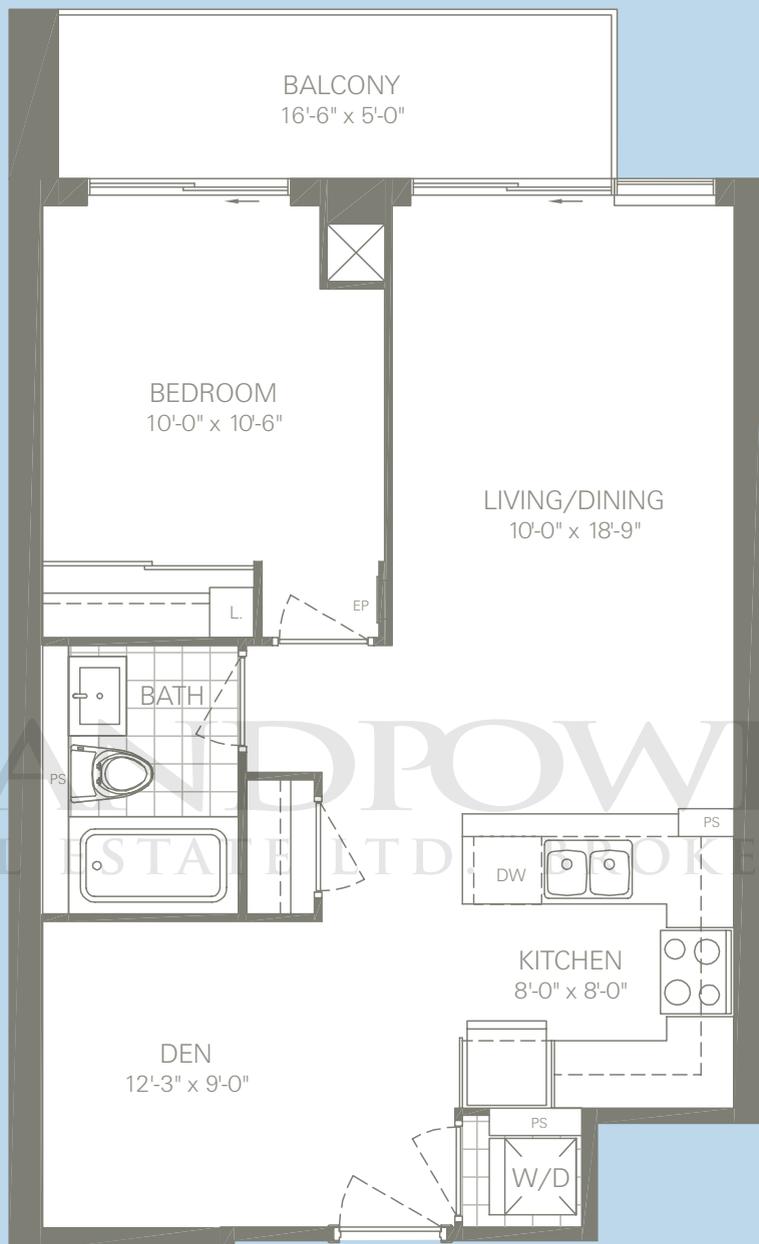
LANDPOWER
REAL ESTATE LTD. BROKERAGE



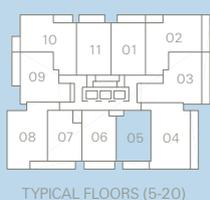
THIRD FLOOR

SKYCITY05

1B+D ONE BEDROOM + DEN 665 SQ. FT.



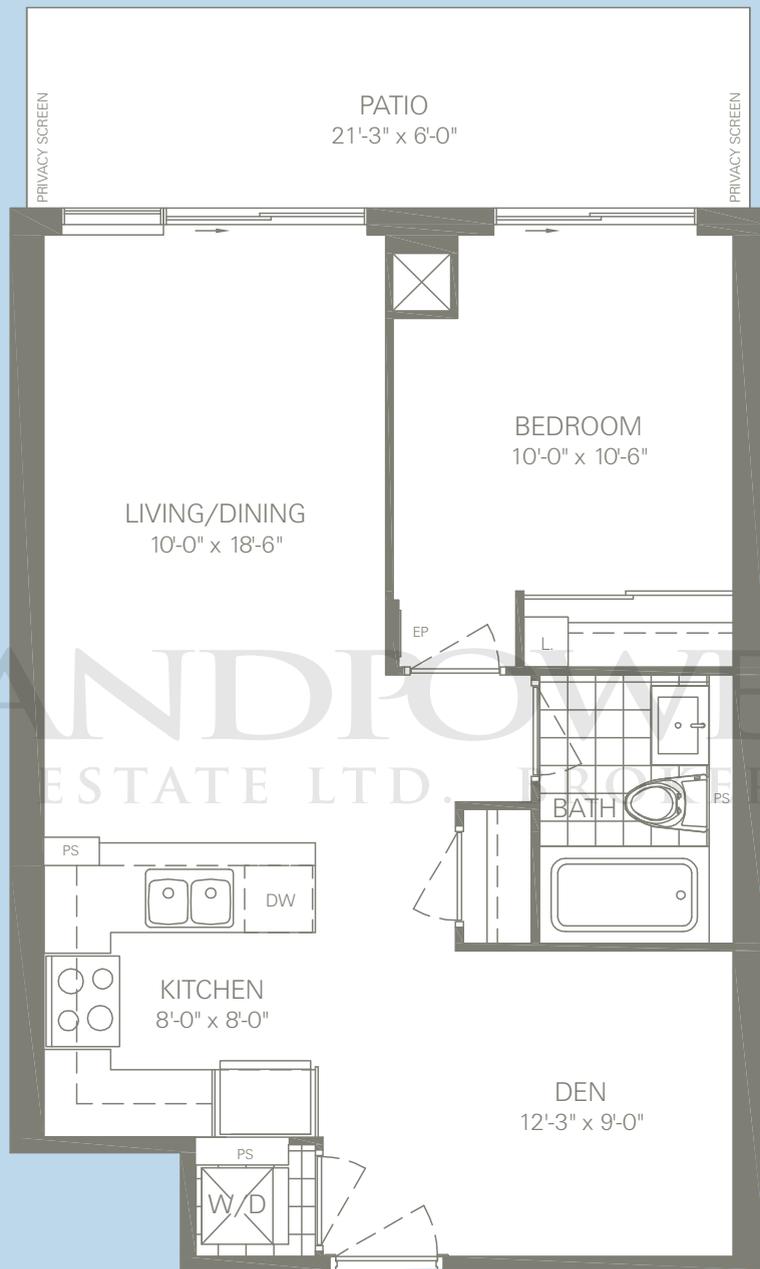
LANDPOWER
REAL ESTATE LTD. BROKERAGE



Dimensions, specifications, layouts (including tile patterns), window sizes, mullions and materials are approximate only, may vary and are subject to change provided in the agreement of purchase and sale. Floor area measured in accordance with Tarion bulletin #2. Actual living areas will vary from area stated. E & O.E. Plans may be reversed.

SKYCITY05

1B+D(R) ONE BEDROOM + DEN 665 SQ. FT.



LANDPOWER
REAL ESTATE LTD. BROKERAGE

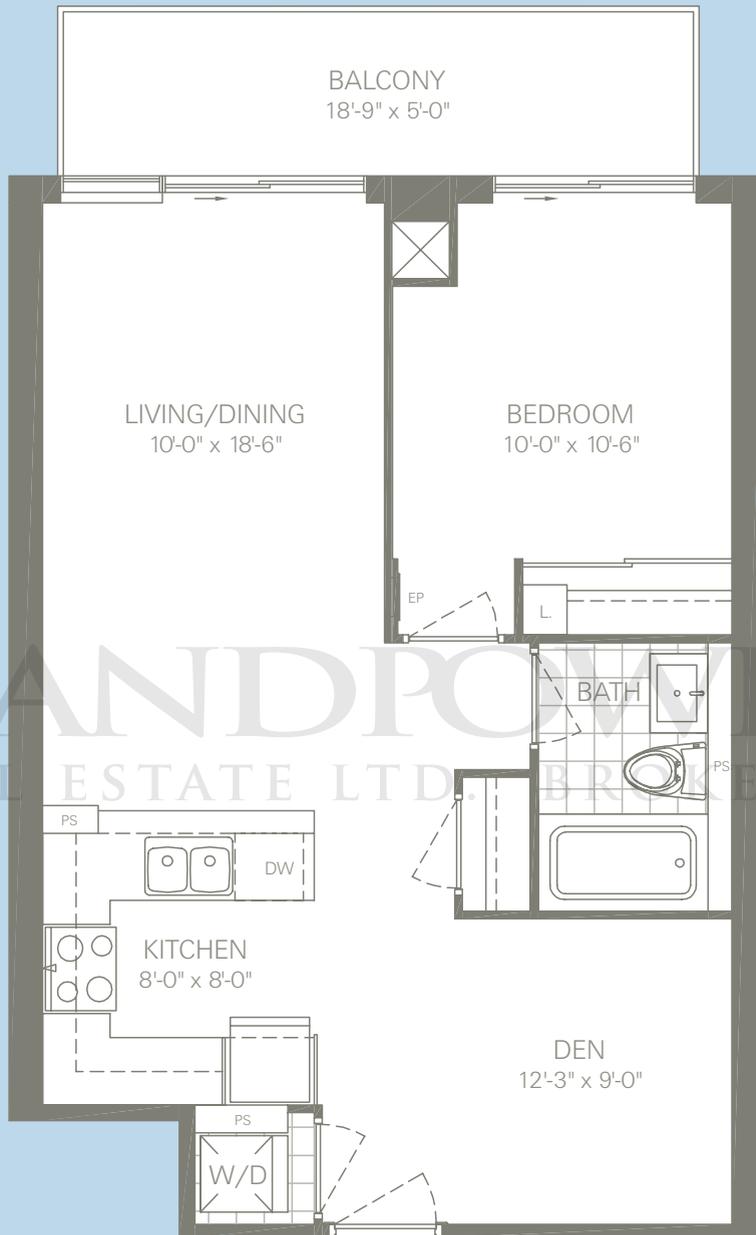


THIRD FLOOR

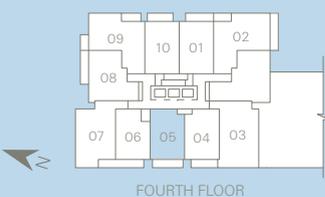
Dimensions, specifications, layouts (including tile patterns), window sizes, mullions and materials are approximate only, may vary and are subject to change provided in the agreement of purchase and sale. Floor area measured in accordance with Tarion bulletin #2. Actual living areas will vary from area stated. E.& O.E. Plans may be reversed.

SKYCITY06

1B+D(R) ONE BEDROOM + DEN 665 SQ. FT.



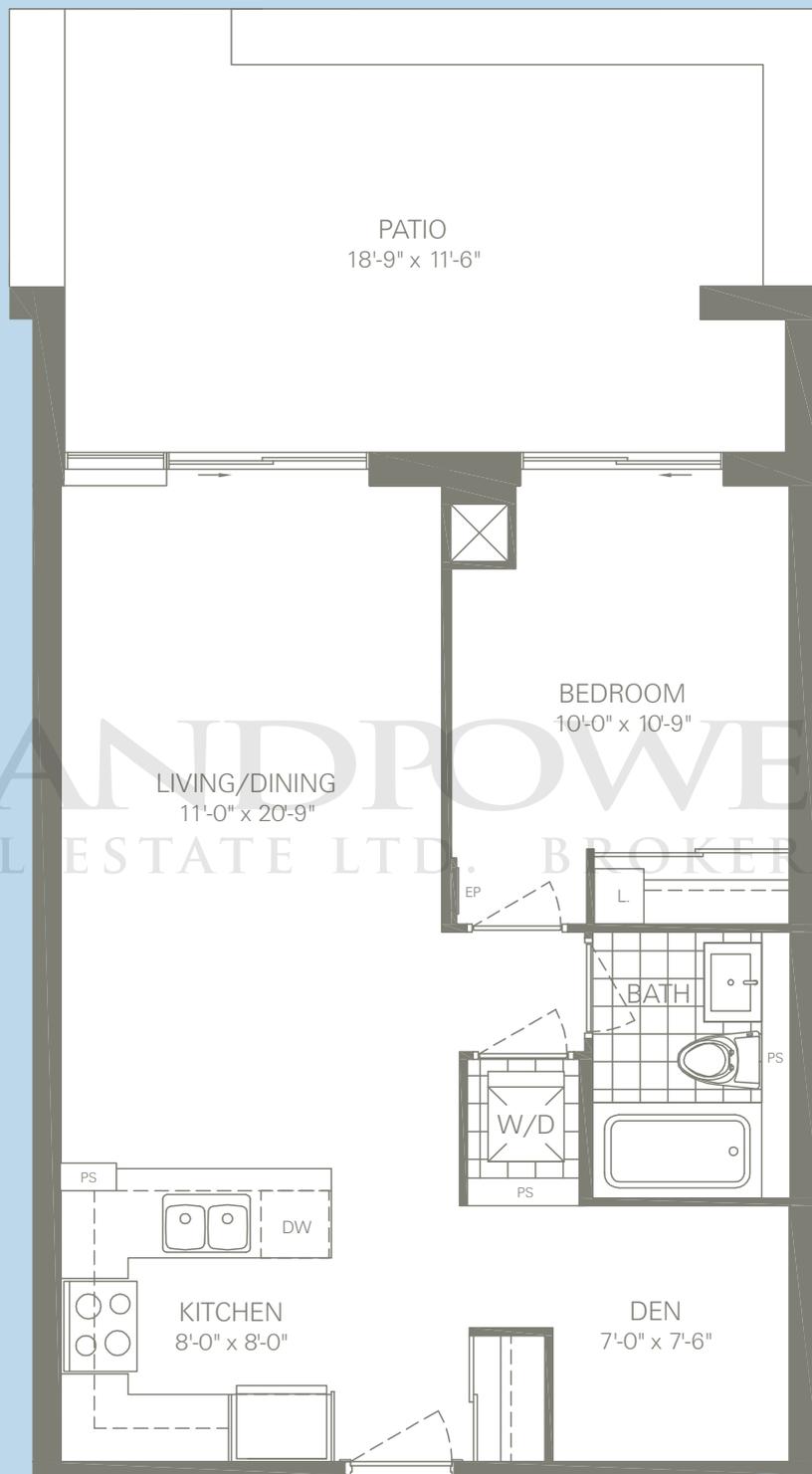
LANDPOWER
REAL ESTATE LTD. BROKERAGE



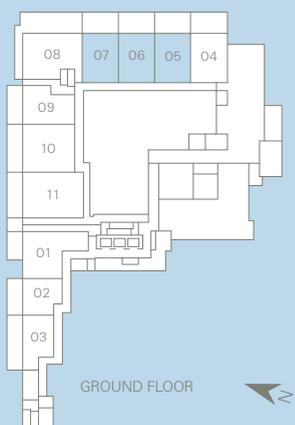
Dimensions, specifications, layouts (including tile patterns), window sizes, mullions and materials are approximate only, may vary and are subject to change provided in the agreement of purchase and sale. Floor area measured in accordance with Tarion bulletin #2. Actual living areas will vary from area stated. E & O.E. Plans may be reversed.

SKYCITY05-07

1B+D ONE BEDROOM + DEN 690 SQ. FT.



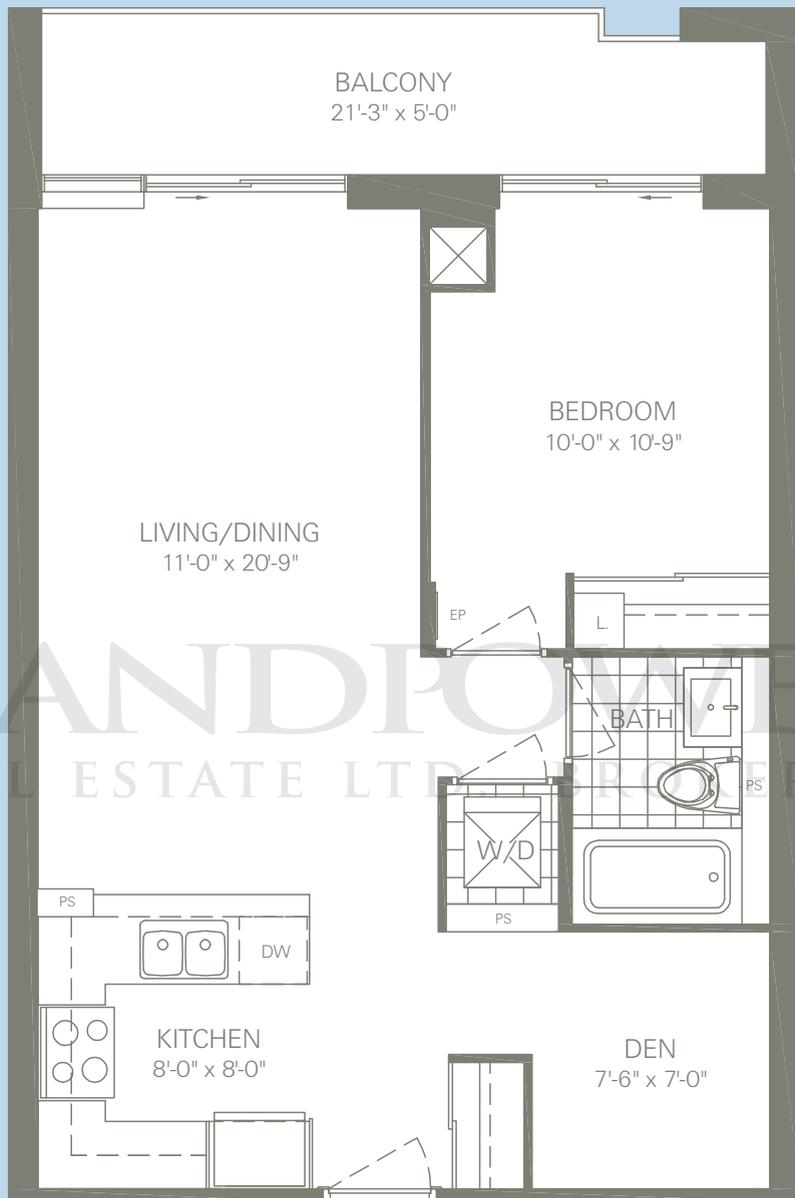
LANDPOWER
REAL ESTATE LTD. BROKERAGE



Dimensions, specifications, layouts (including tile patterns), window sizes, mullions and materials are approximate only, may vary and are subject to change provided in the agreement of purchase and sale. Floor area measured in accordance with Tarion bulletin #2. Actual living areas will vary from area stated. E.& O.E. Plans may be reversed.

SKYCITY05-07

1B+D ONE BEDROOM +DEN 690 SQ. FT.



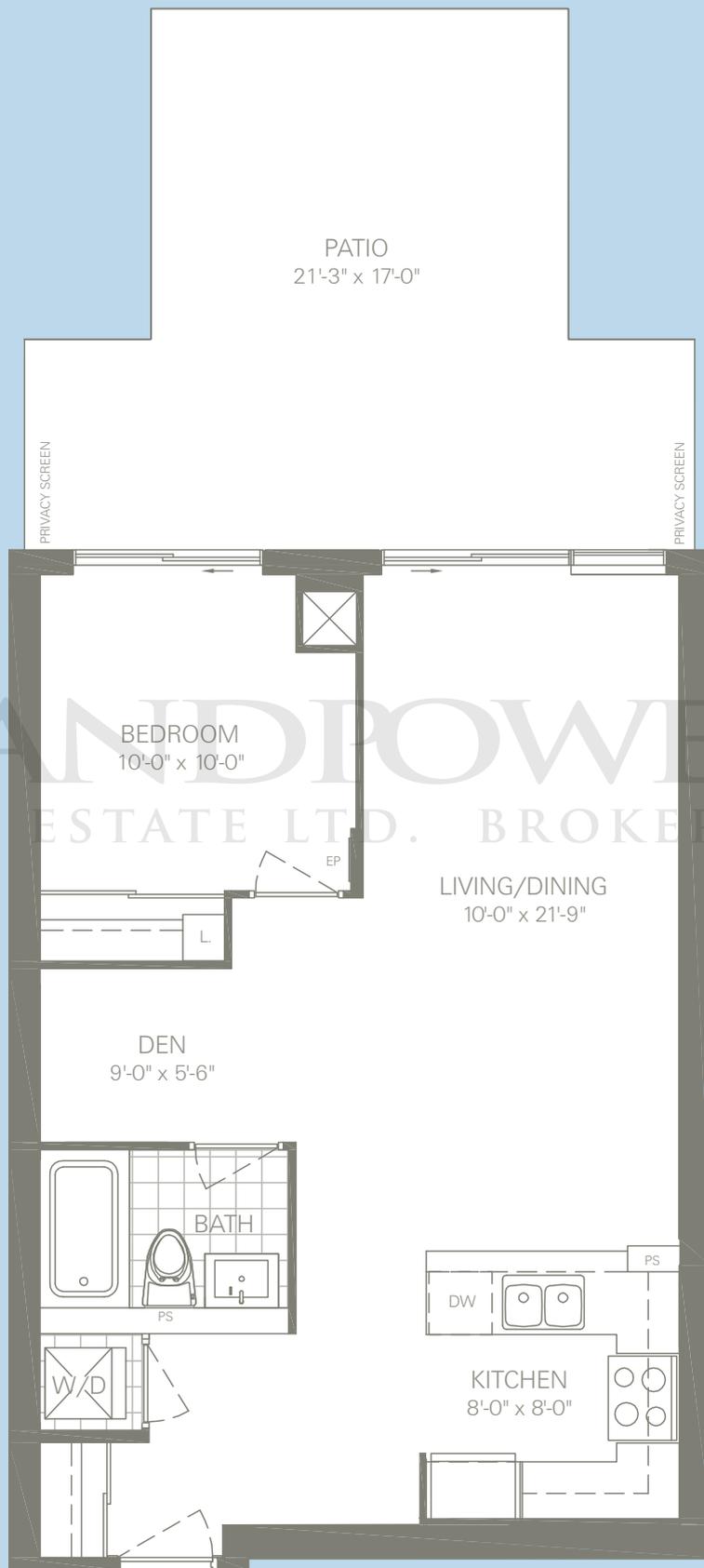
LANDPOWER
REAL ESTATE LTD. BROKER



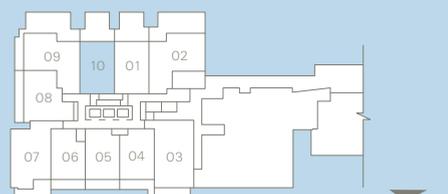
Dimensions, specifications, layouts (including tile patterns), window sizes, mullions and materials are approximate only, may vary and are subject to change provided in the agreement of purchase and sale. Floor area measured in accordance with Tarion bulletin #2. Actual living areas will vary from area stated. E & O.E. Plans may be reversed.

SKYCITY10

1C+D(R) ONE BEDROOM + DEN 690 SQ. FT.



LANDPOWER
REAL ESTATE LTD. BROKERAGE

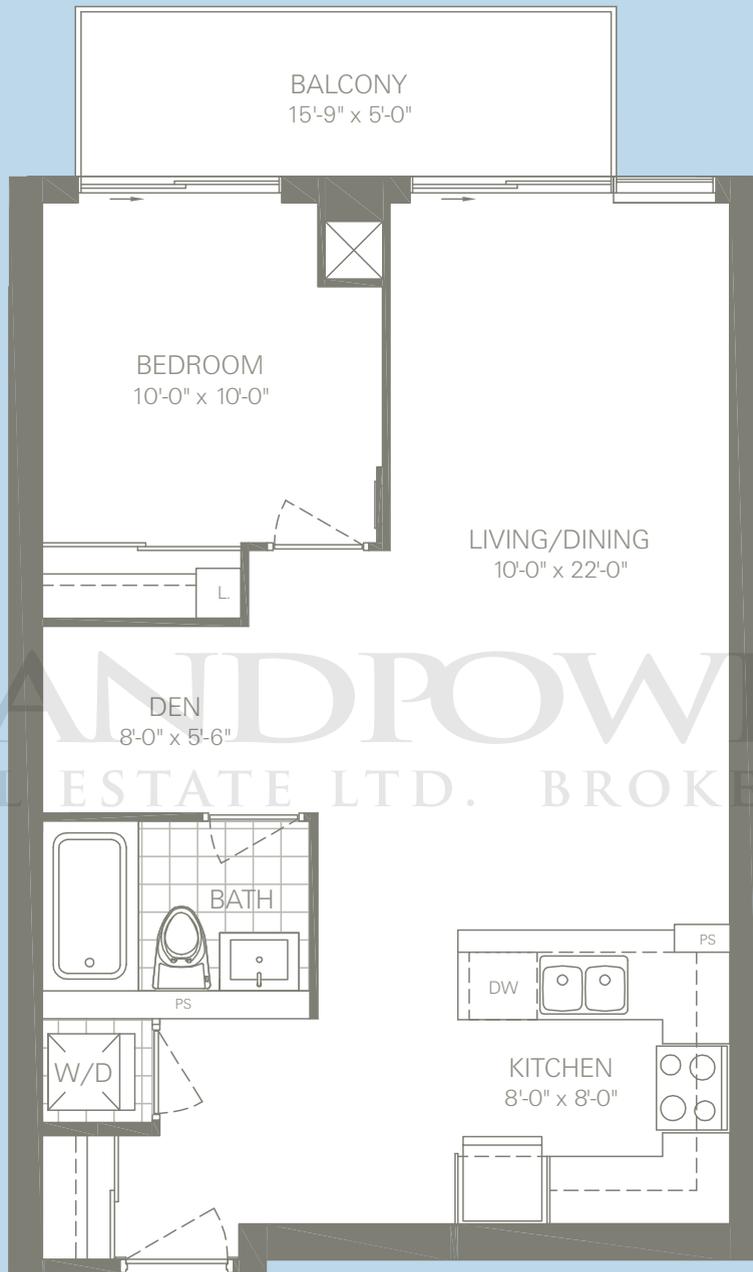


THIRD FLOOR

Dimensions, specifications, layouts (including tile patterns), window sizes, mullions and materials are approximate only, may vary and are subject to change provided in the agreement of purchase and sale. Floor area measured in accordance with Tarion bulletin #2. Actual living areas will vary from area stated. E.& O.E. Plans may be reversed.

SKYCITY 11

1C+D (R) ONE BEDROOM + DEN 690 SQ. FT.



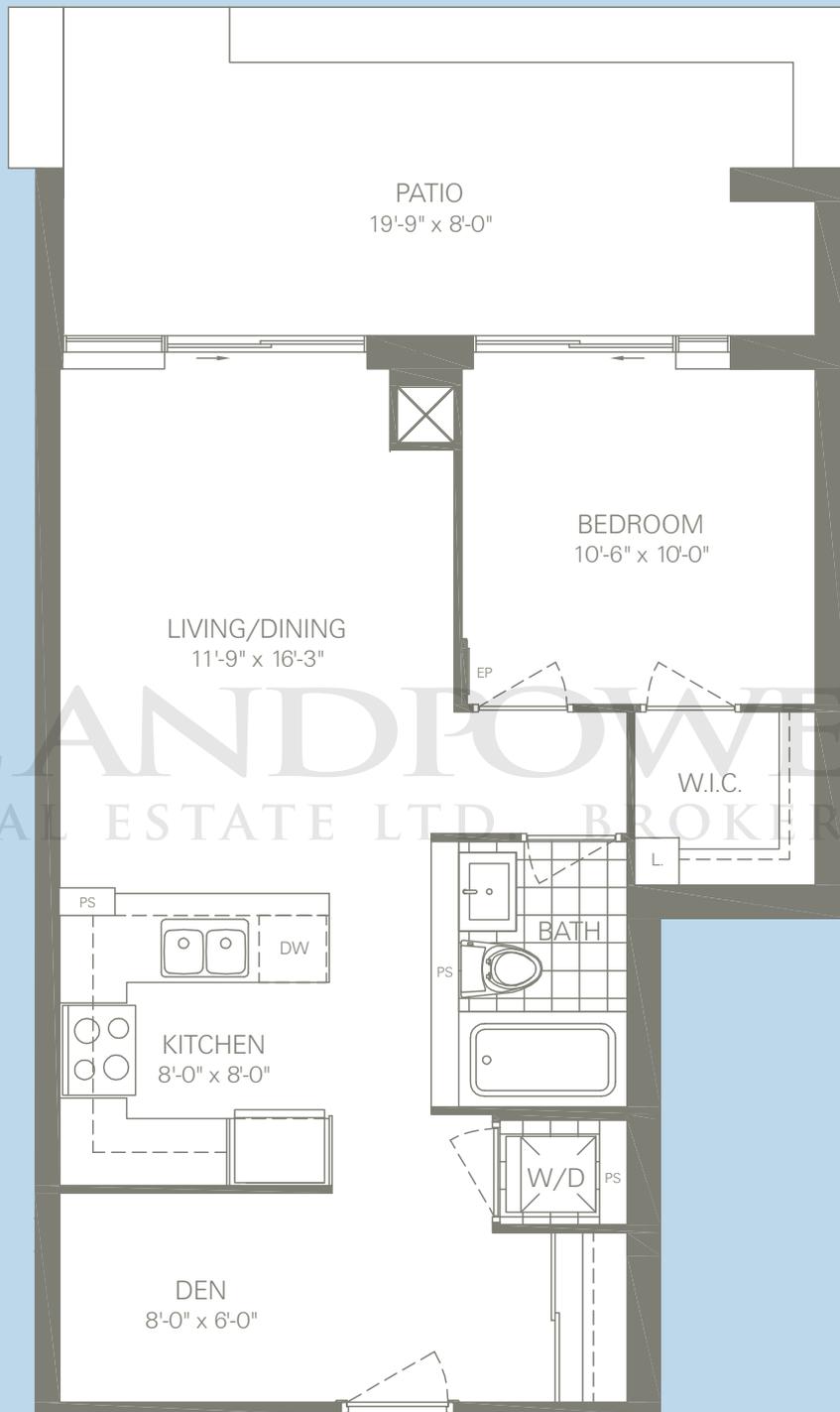
LANDPOWER
REAL ESTATE LTD. BROKERAGE



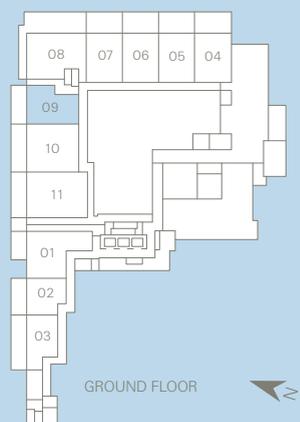
Dimensions, specifications, layouts (including tile patterns), window sizes, mullions and materials are approximate only, may vary and are subject to change provided in the agreement of purchase and sale. Floor area measured in accordance with Tarion bulletin #2. Actual living areas will vary from area stated. E & O.E. Plans may be reversed.

SKYCITY09

1B+D ONE BEDROOM + DEN 695 SQ. FT.

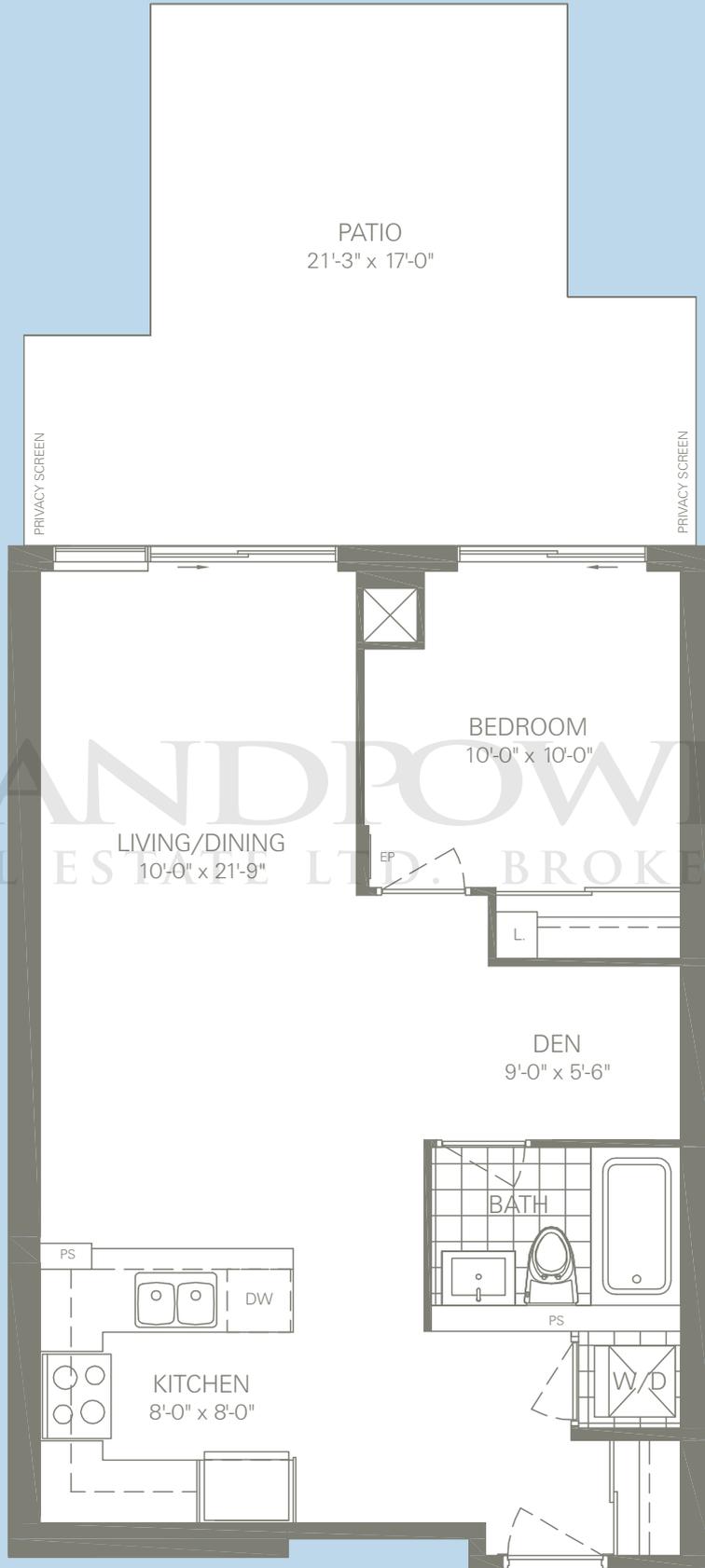


LANDPOWER
REAL ESTATE LTD. BROKERAGE



SKYCITY01

1C+D ONE BEDROOM + DEN 695 SQ. FT.



LANDPOWER
REAL ESTATE LTD. BROKERAGE

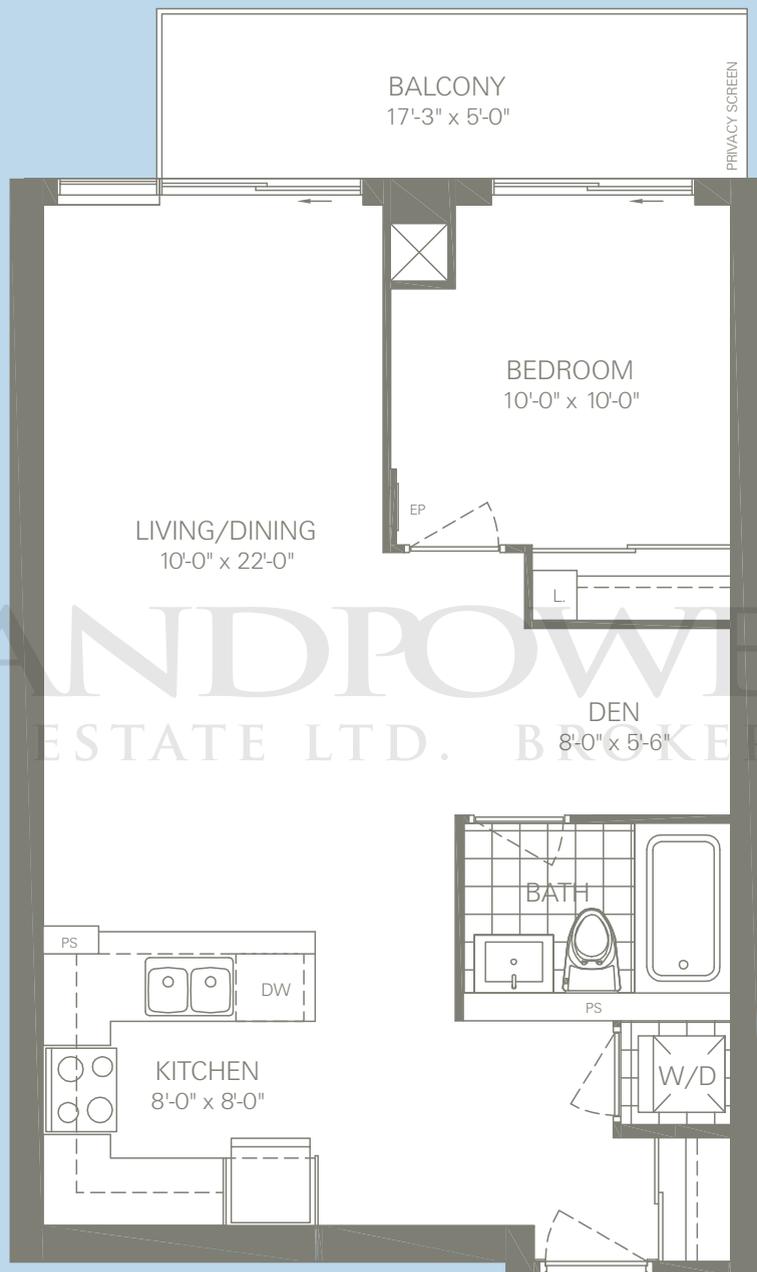


THIRD FLOOR

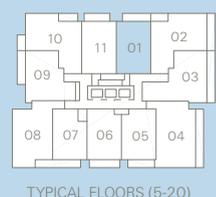
Dimensions, specifications, layouts (including tile patterns), window sizes, mullions and materials are approximate only, may vary and are subject to change provided in the agreement of purchase and sale. Floor area measured in accordance with Tarion bulletin #2. Actual living areas will vary from area stated. E & O.E. Plans may be reversed.

SKYCITY01

1C+D ONE BEDROOM + DEN 695 SQ. FT.



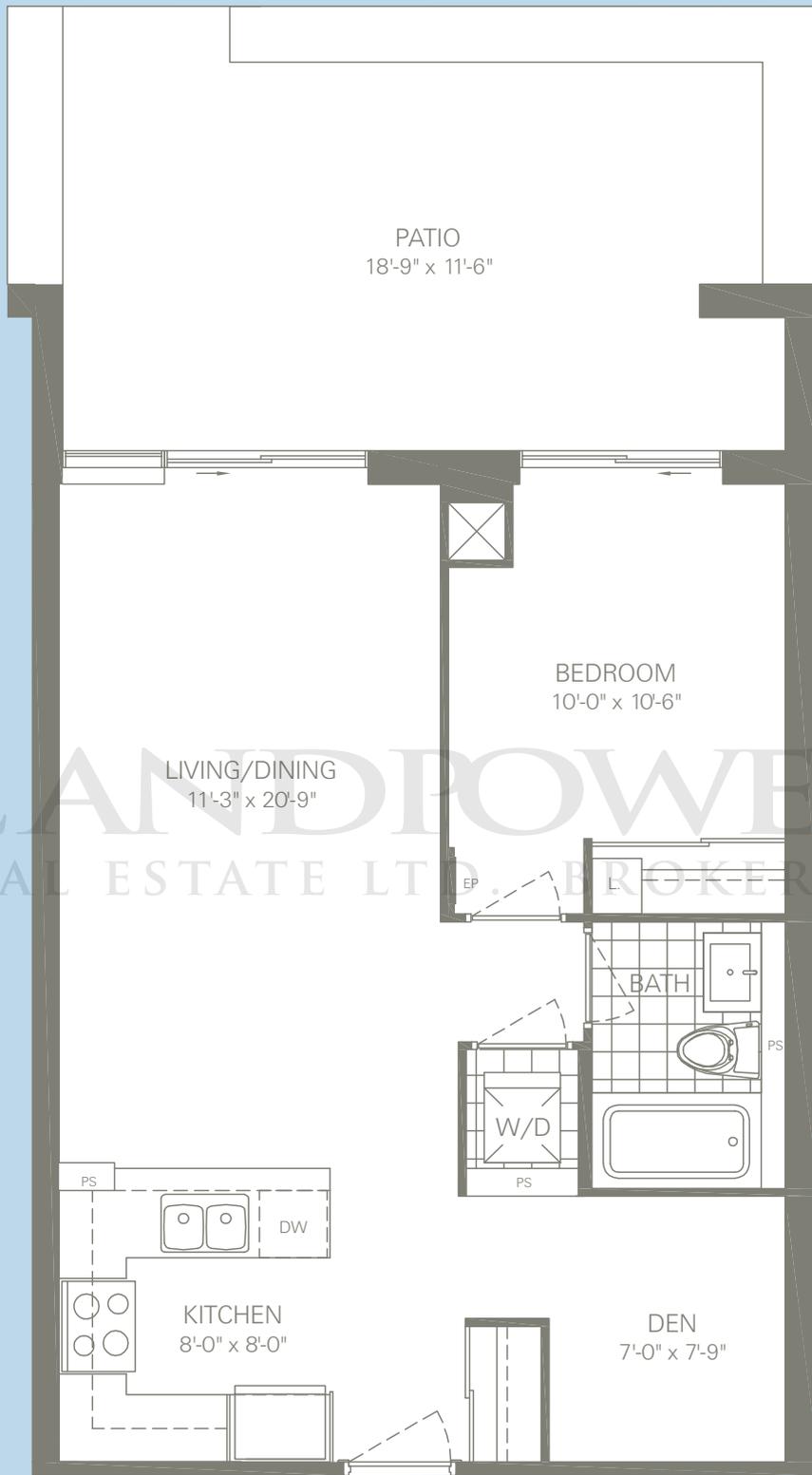
LANDPOWER
REAL ESTATE LTD. BROKERAGE



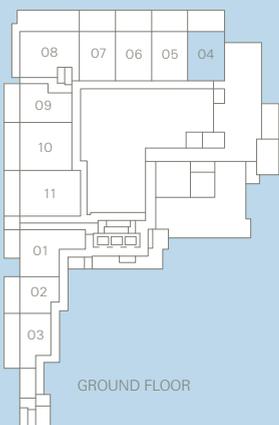
Dimensions, specifications, layouts (including tile patterns), window sizes, mullions and materials are approximate only, may vary and are subject to change provided in the agreement of purchase and sale. Floor area measured in accordance with Tarion bulletin #2. Actual living areas will vary from area stated. E.& O.E. Plans may be reversed.

SKYCITY04

1B+D ONE BEDROOM +DEN 705 SQ. FT.



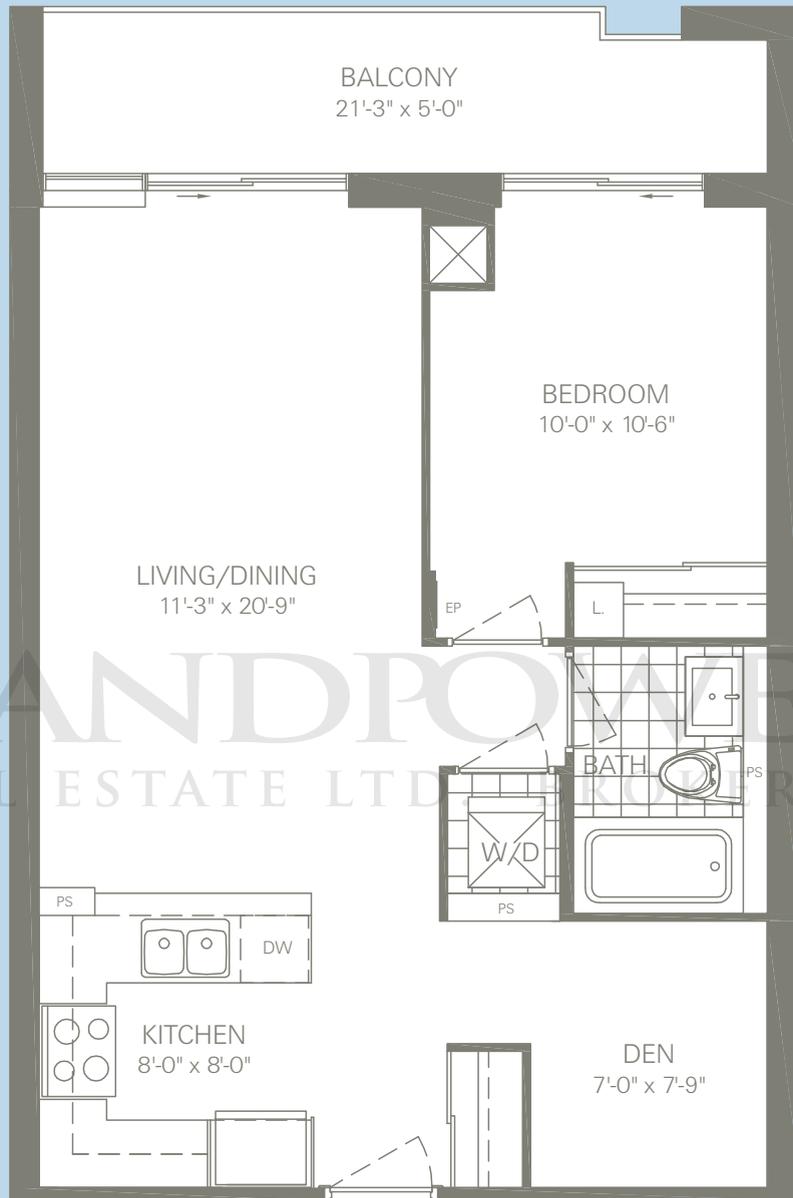
LANDPOWER
REAL ESTATE LTD., BROKERAGE



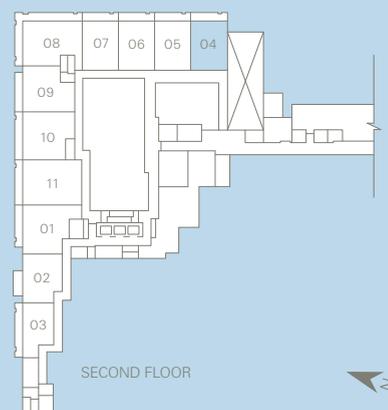
Dimensions, specifications, layouts (including tile patterns), window sizes, mullions and materials are approximate only. may vary and are subject to change provided in the agreement of purchase and sale. Floor area measured in accordance with Tarion bulletin #2. Actual living areas will vary from area stated. E & O.E. Plans may be reversed.

SKYCITY04

1B+D ONE BEDROOM +DEN 705 SQ. FT.

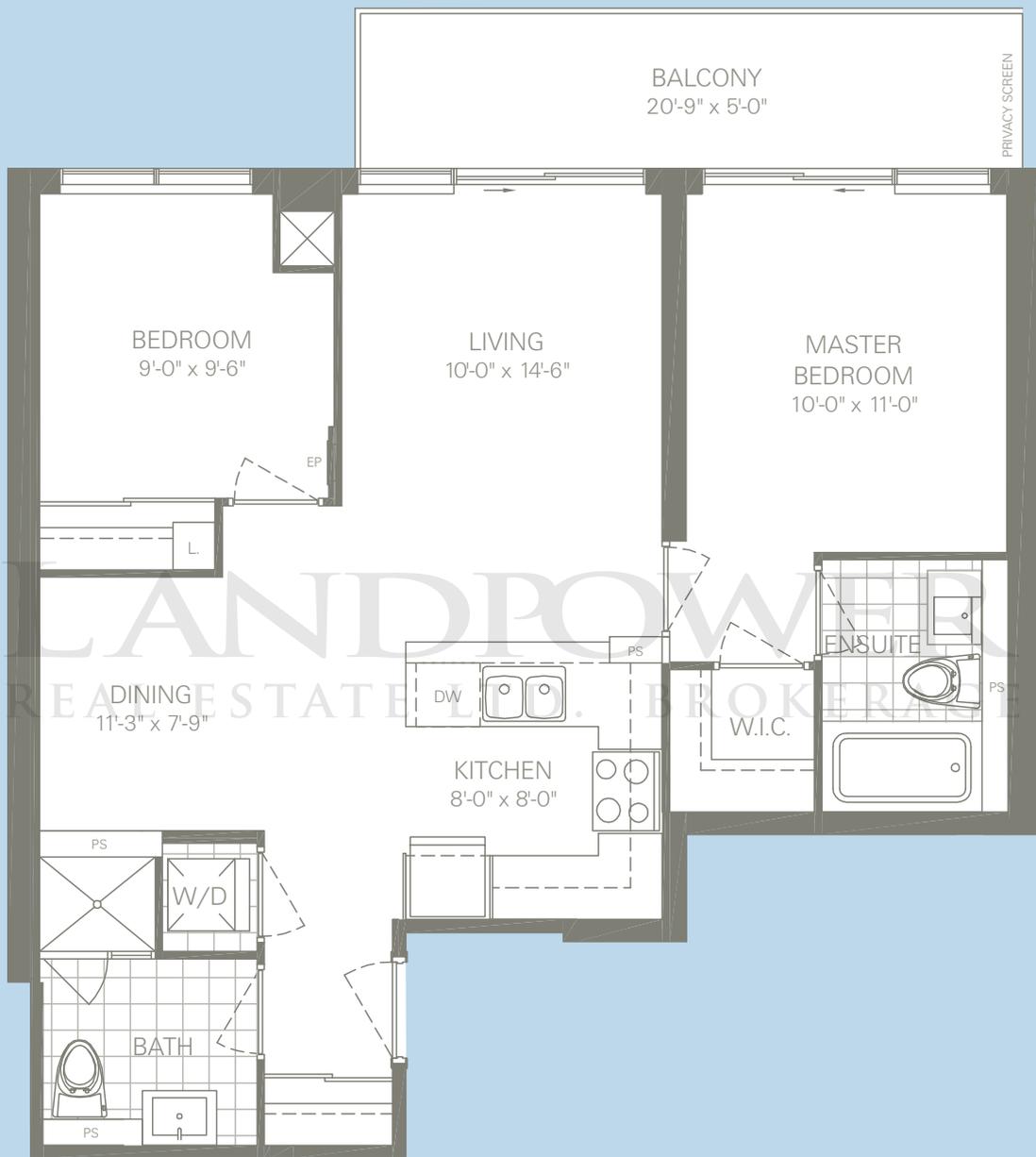


LANDPOWER
REAL ESTATE LTD. BROKER



SKYCITY09

2A TWO BEDROOM 800 SQ. FT.

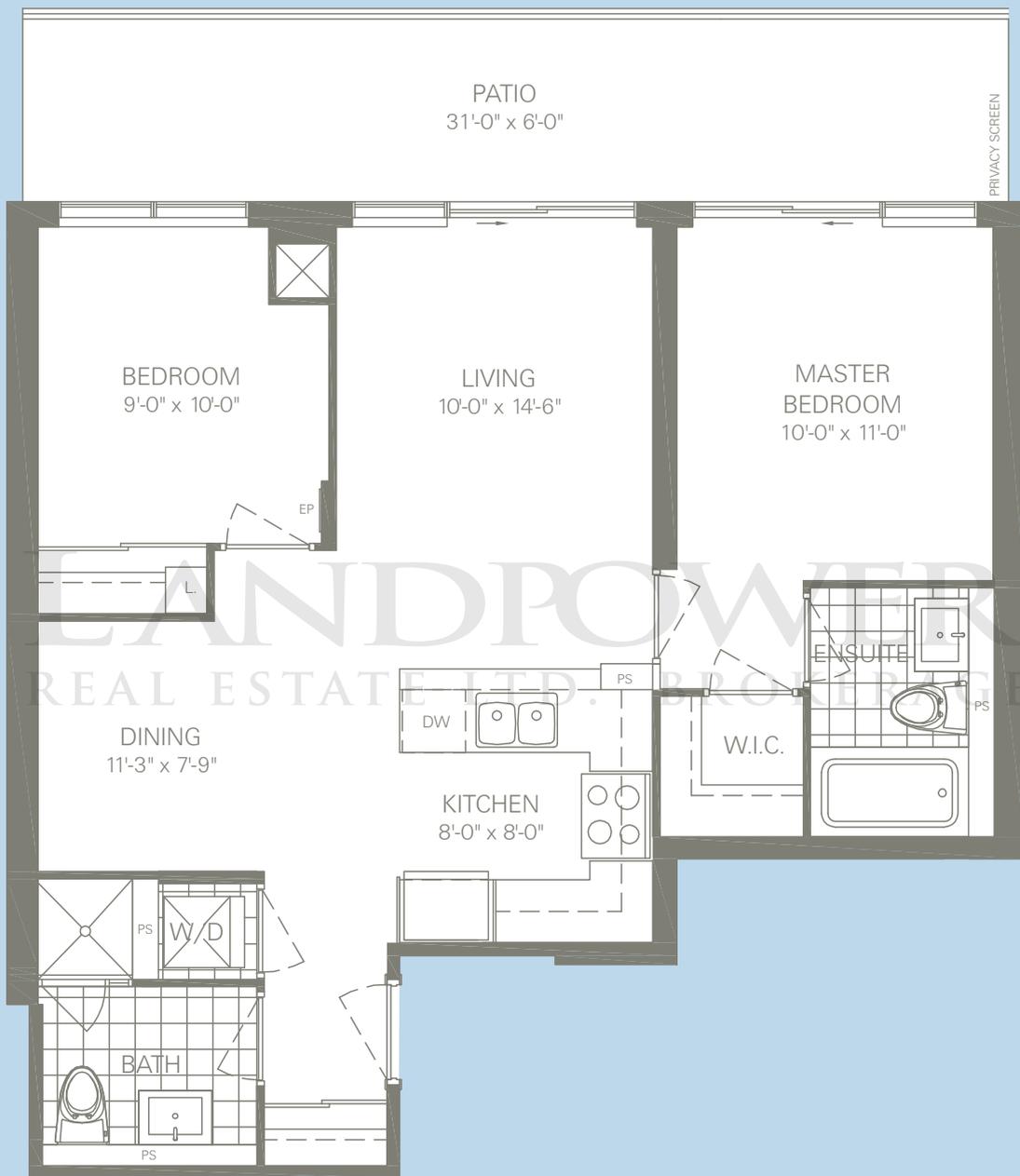


Dimensions, specifications, layouts (including tile patterns), window sizes, mullions and materials are approximate only, may vary and are subject to change provided in the agreement of purchase and sale. Floor area measured in accordance with Tarion bulletin #2. Actual living areas will vary from area stated. E.& O.E. Plans may be reversed.



SKYCITY08

2A TWO BEDROOM 805 SQ. FT.

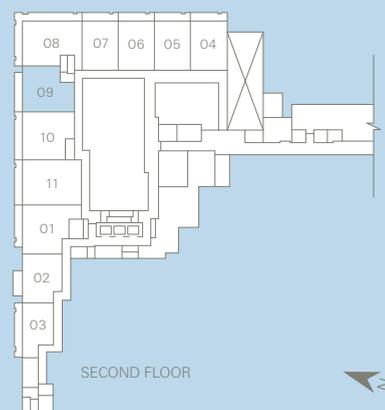
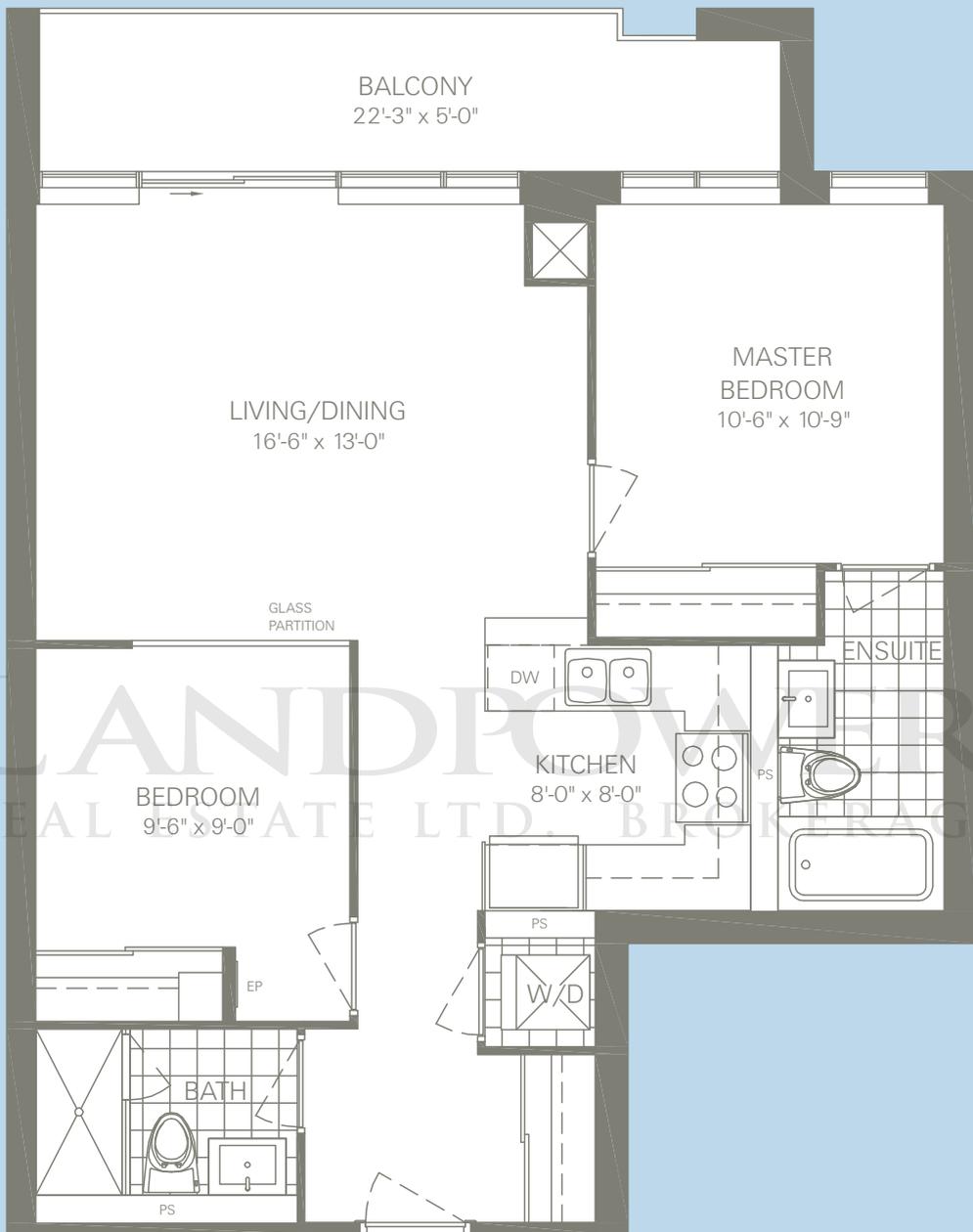


THIRD FLOOR

Dimensions, specifications, layouts (including tile patterns), window sizes, mullions and materials are approximate only, may vary and are subject to change provided in the agreement of purchase and sale. Floor area measured in accordance with Tarion bulletin #2. Actual living areas will vary from area stated. E & O.E. Plans may be reversed.

SKYCITY09

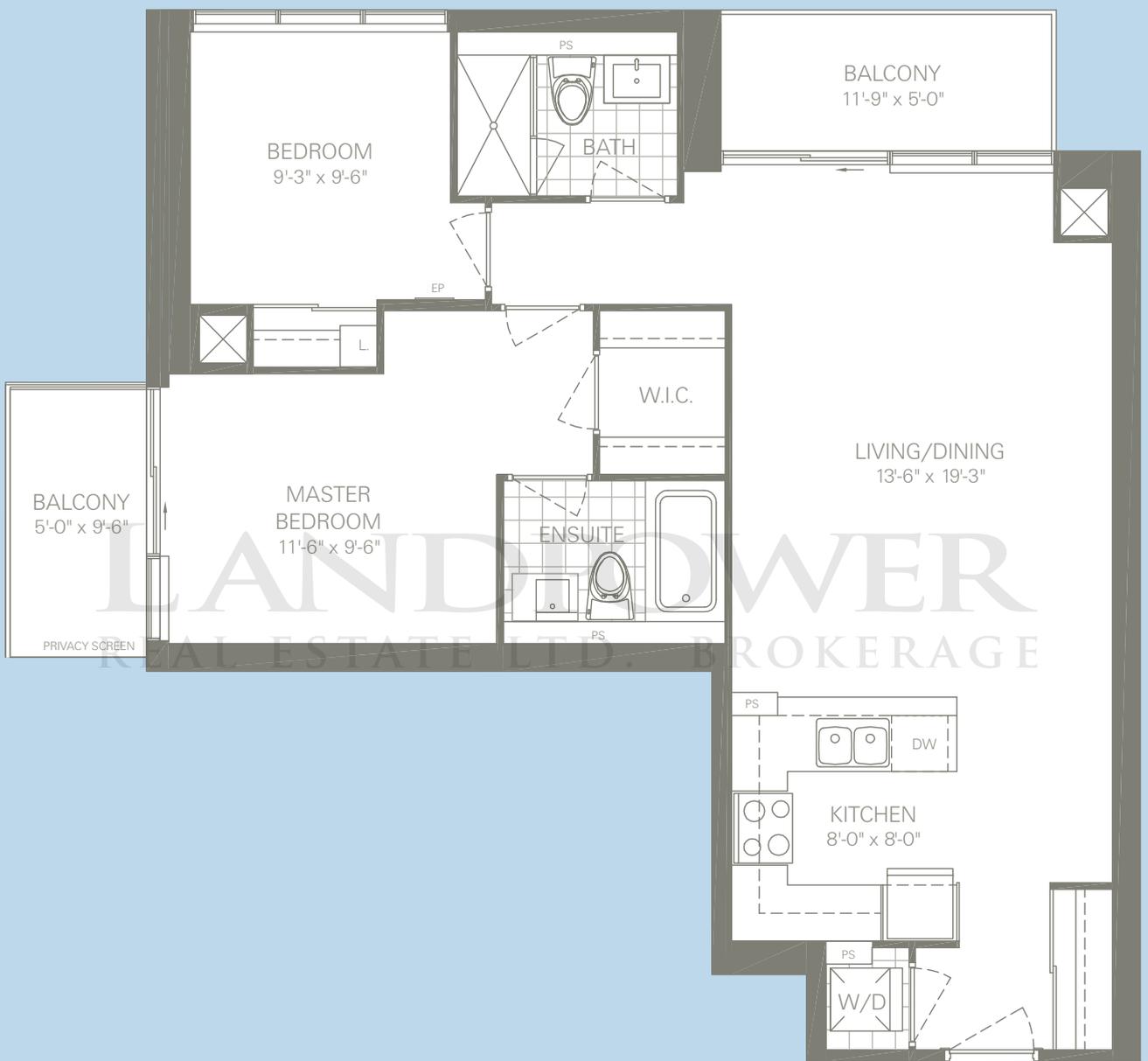
2B TWO BEDROOM 830 SQ. FT.



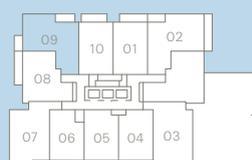
Dimensions, specifications, layouts (including tile patterns), window sizes, mullions and materials are approximate only, may vary and are subject to change provided in the agreement of purchase and sale. Floor area measured in accordance with Tarion bulletin #2. Actual living areas will vary from area stated. E.& O.E. Plans may be reversed.

SKYCITY10

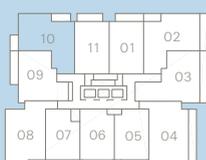
2C TWO BEDROOM 940 SQ. FT.



LANDFLOWER REAL ESTATE LTD. BROKERAGE



FOURTH FLOOR



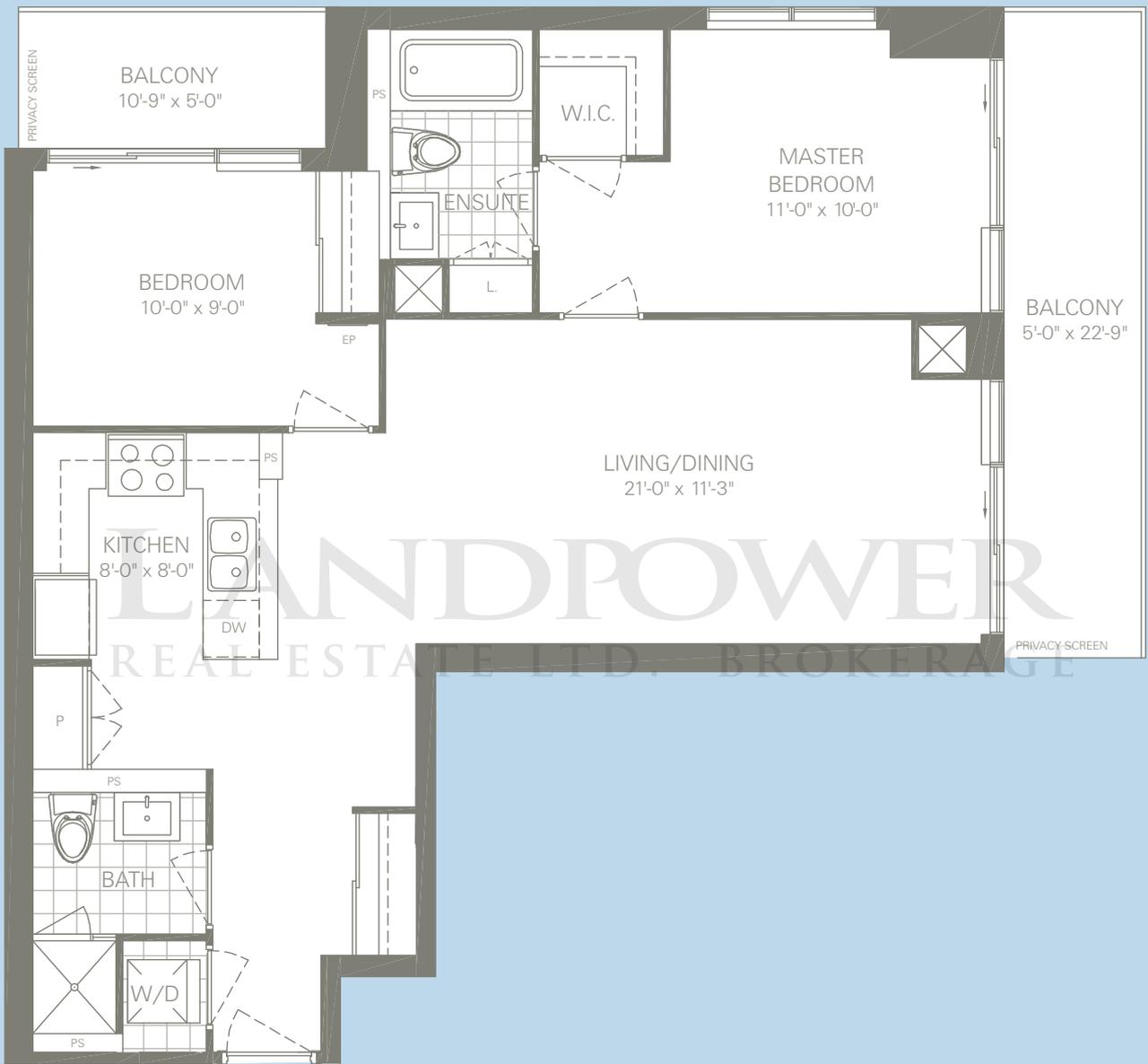
TYPICAL FLOORS (5-20)



Dimensions, specifications, layouts (including tile patterns), window sizes, mullions and materials are approximate only, may vary and are subject to change provided in the agreement of purchase and sale. Floor area measured in accordance with Tarion bulletin #2. Actual living areas will vary from area stated. E.& O.E. Plans may be reversed.

SKYCITY02

2D TWO BEDROOM 965 SQ. FT.



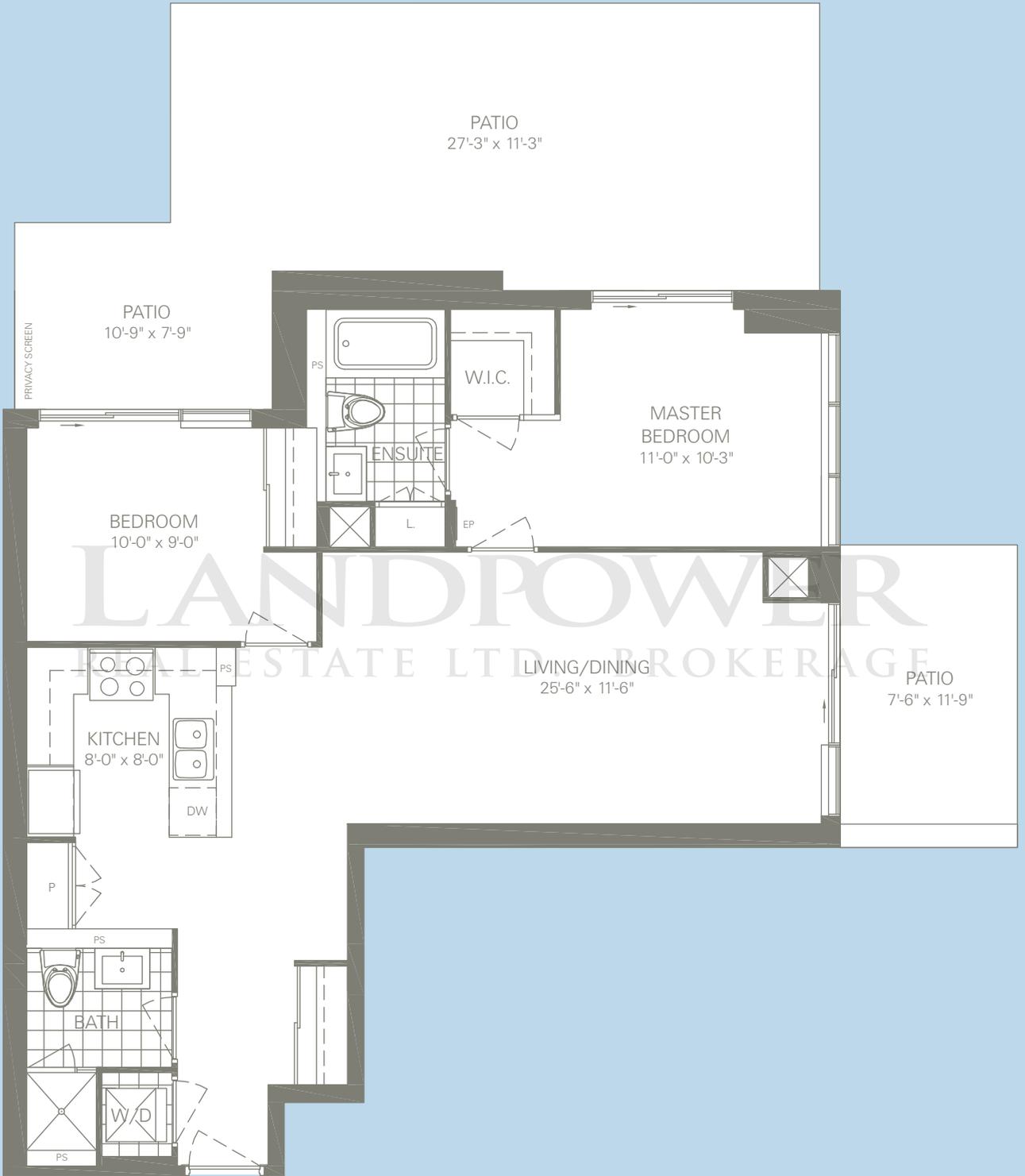
LANDPOWER
REAL ESTATE LTD. BROKERAGE



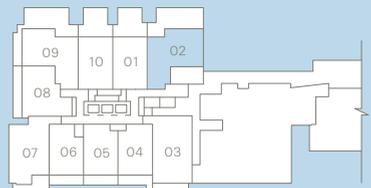
Dimensions, specifications, layouts (including tile patterns), window sizes, mullions and materials are approximate only, may vary and are subject to change provided in the agreement of purchase and sale. Floor area measured in accordance with Tarion bulletin #2. Actual living areas will vary from area stated. E & O.E. Plans may be reversed.

SKYCITY02

2D TWO BEDROOM 975 SQ. FT.



LANDPOWER REAL ESTATE LTD. BROKERAGE

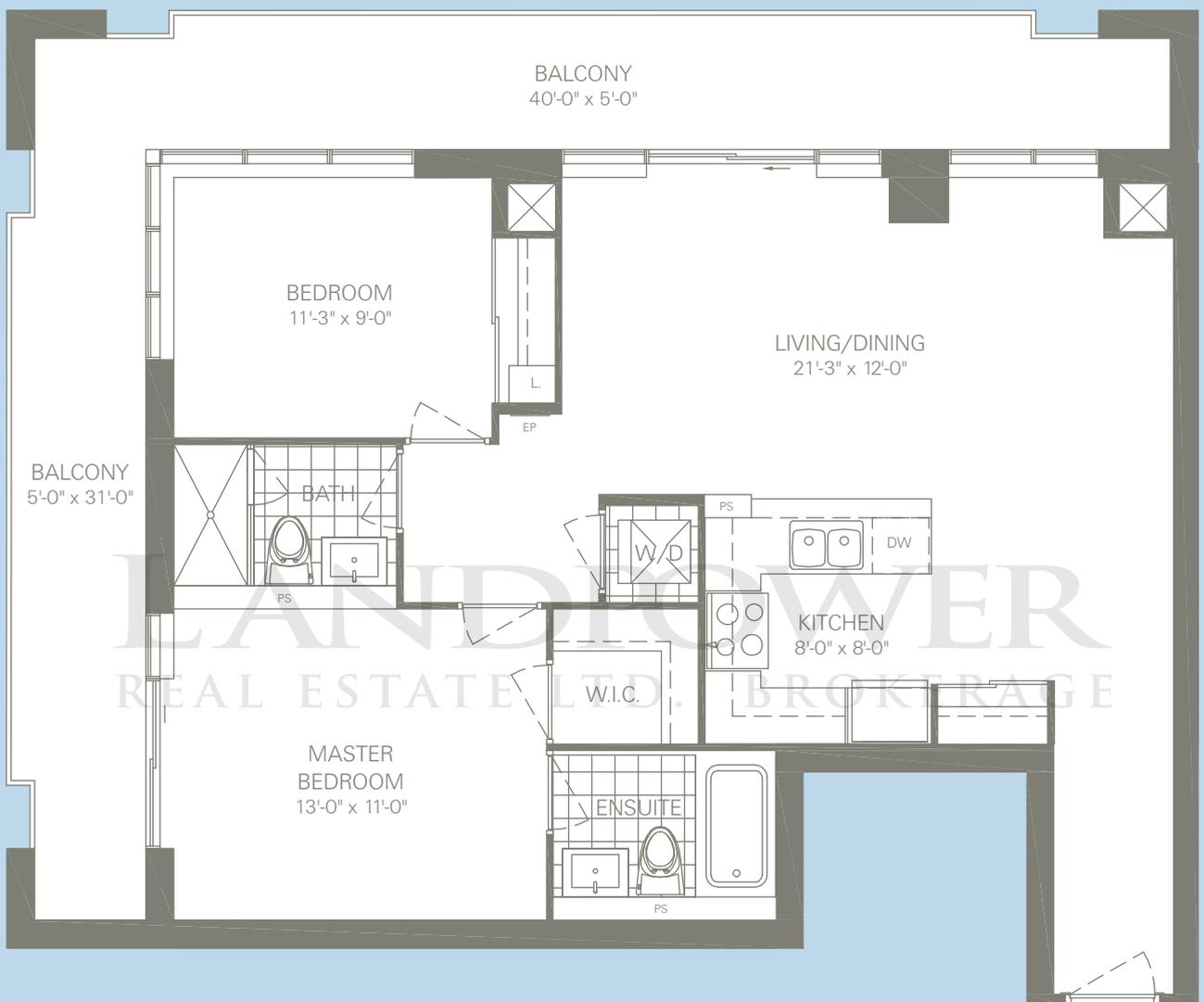


THIRD FLOOR

Dimensions, specifications, layouts (including tile patterns), window sizes, mullions and materials are approximate only, may vary and are subject to change provided in the agreement of purchase and sale. Floor area measured in accordance with Tarion bulletin #2. Actual living areas will vary from area stated. E.& O.E. Plans may be reversed.

SKYCITY08

2B TWO BEDROOM 1005 SQ. FT.



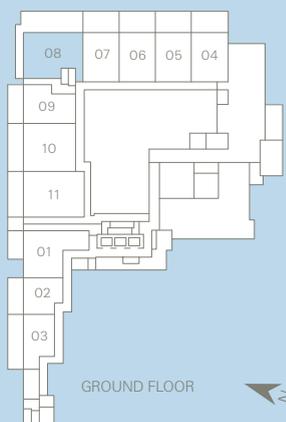
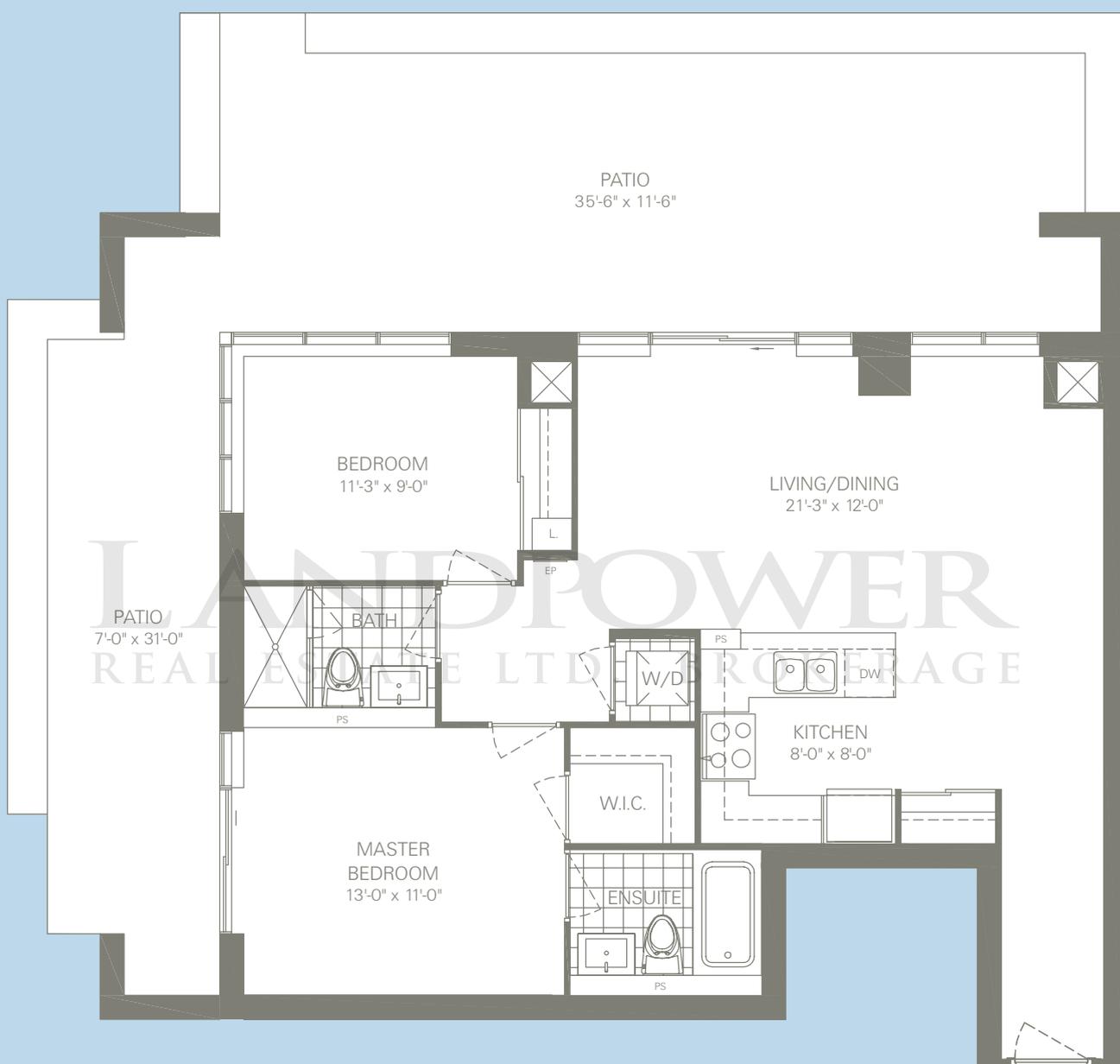
LANDFLOWER
REAL ESTATE LTD. BROKERAGE



Dimensions, specifications, layouts (including tile patterns), window sizes, mullions and materials are approximate only, may vary and are subject to change provided in the agreement of purchase and sale. Floor area measured in accordance with Tarion bulletin #2. Actual living areas will vary from area stated. E & O.E. Plans may be reversed.

SKYCITY08

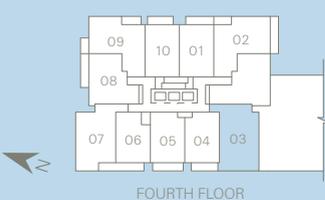
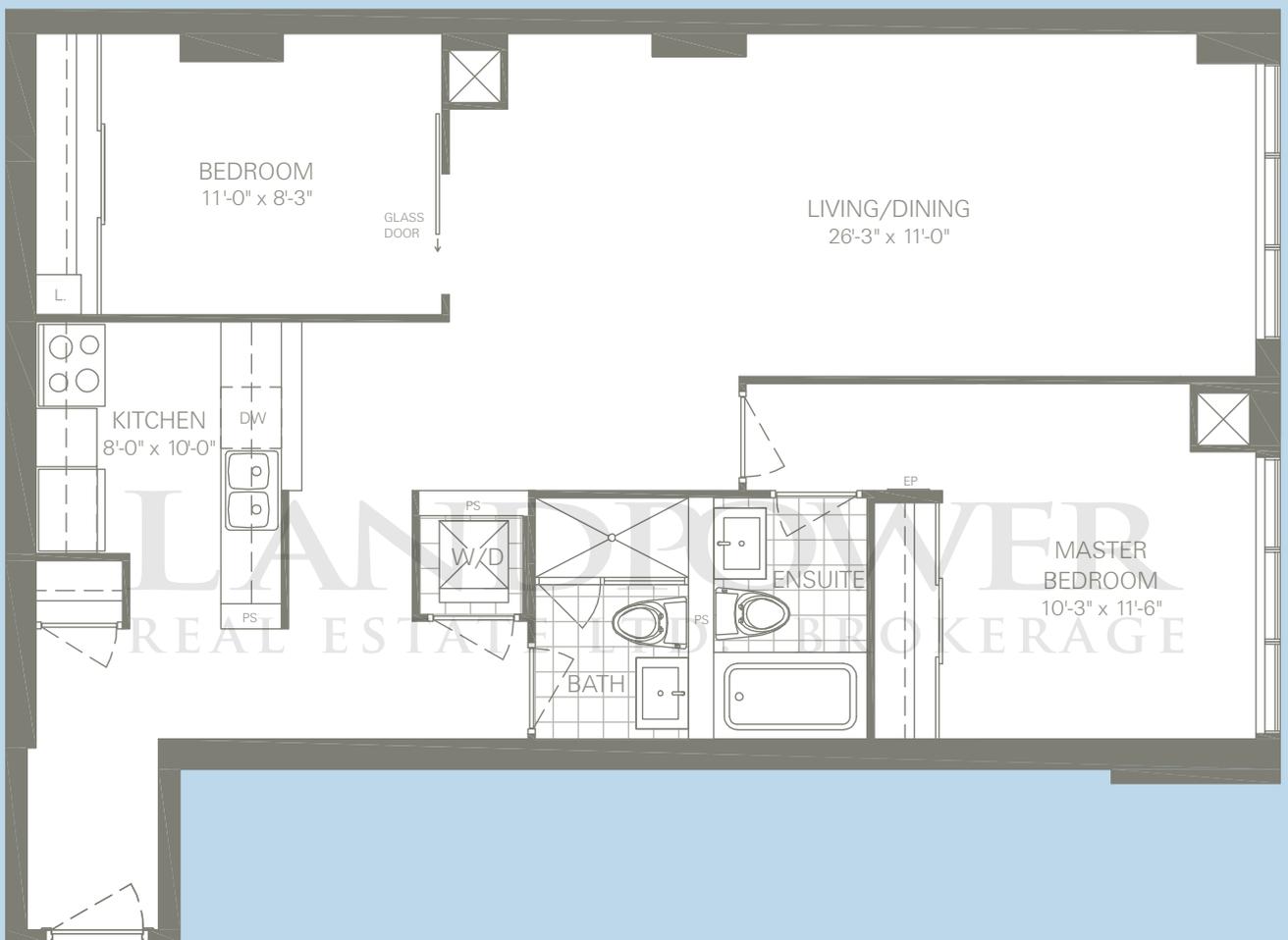
2B TWO BEDROOM 1015 SQ. FT.



Dimensions, specifications, layouts (including tile patterns), window sizes, mullions and materials are approximate only, may vary and are subject to change provided in the agreement of purchase and sale. Floor area measured in accordance with Tarion bulletin #2. Actual living areas will vary from area stated. E.& O.E. Plans may be reversed.

SKYCITY03

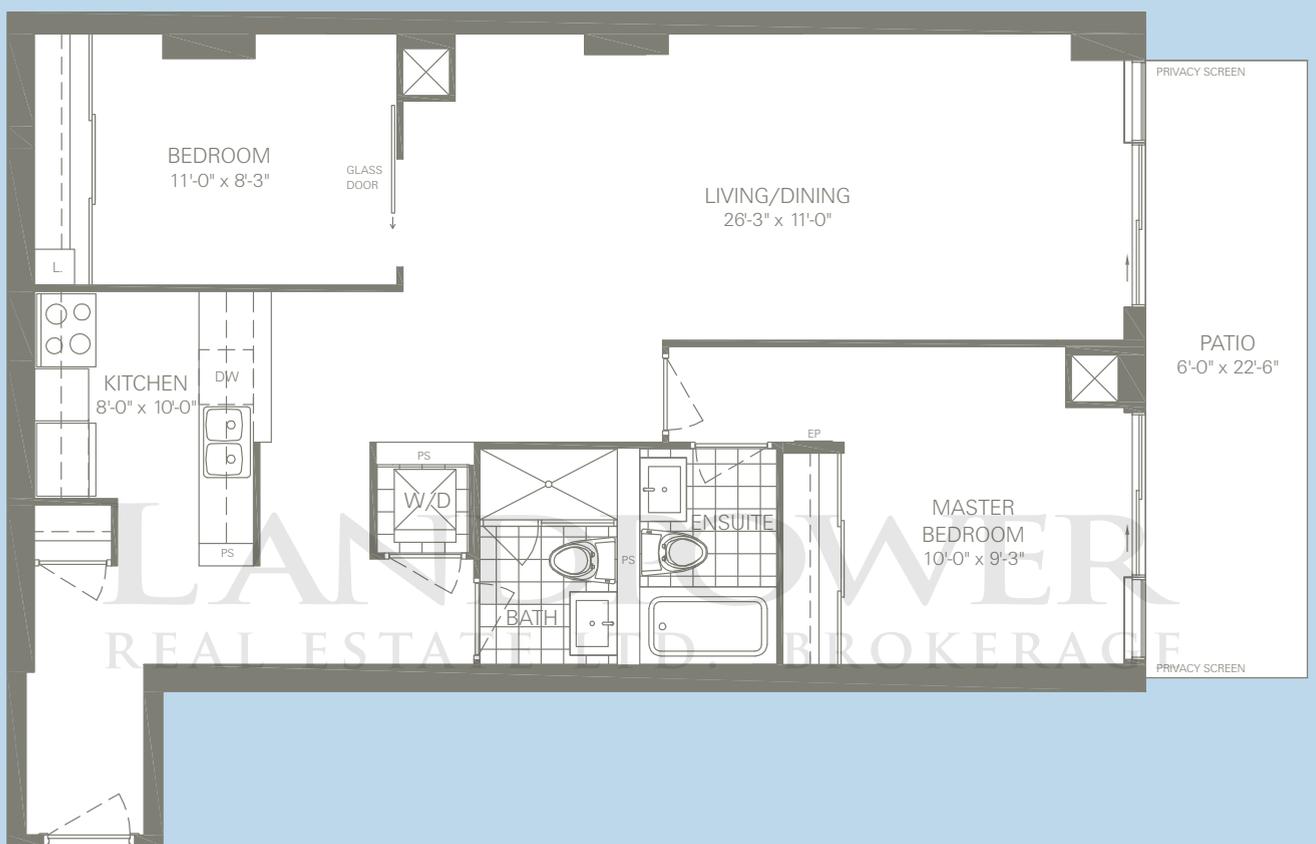
2G TWO BEDROOM 1050 SQ. FT.



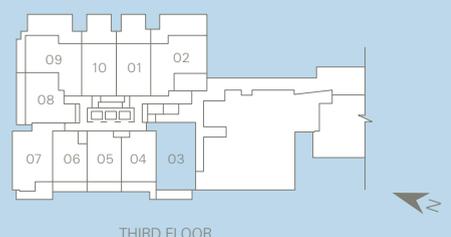
Dimensions, specifications, layouts (including tile patterns), window sizes, mullions and materials are approximate only, may vary and are subject to change provided in the agreement of purchase and sale. Floor area measured in accordance with Tarion bulletin #2. Actual living areas will vary from area stated. E & O.E. Plans may be reversed.

SKYCITY03

2G TWO BEDROOM 1065 SQ. FT.



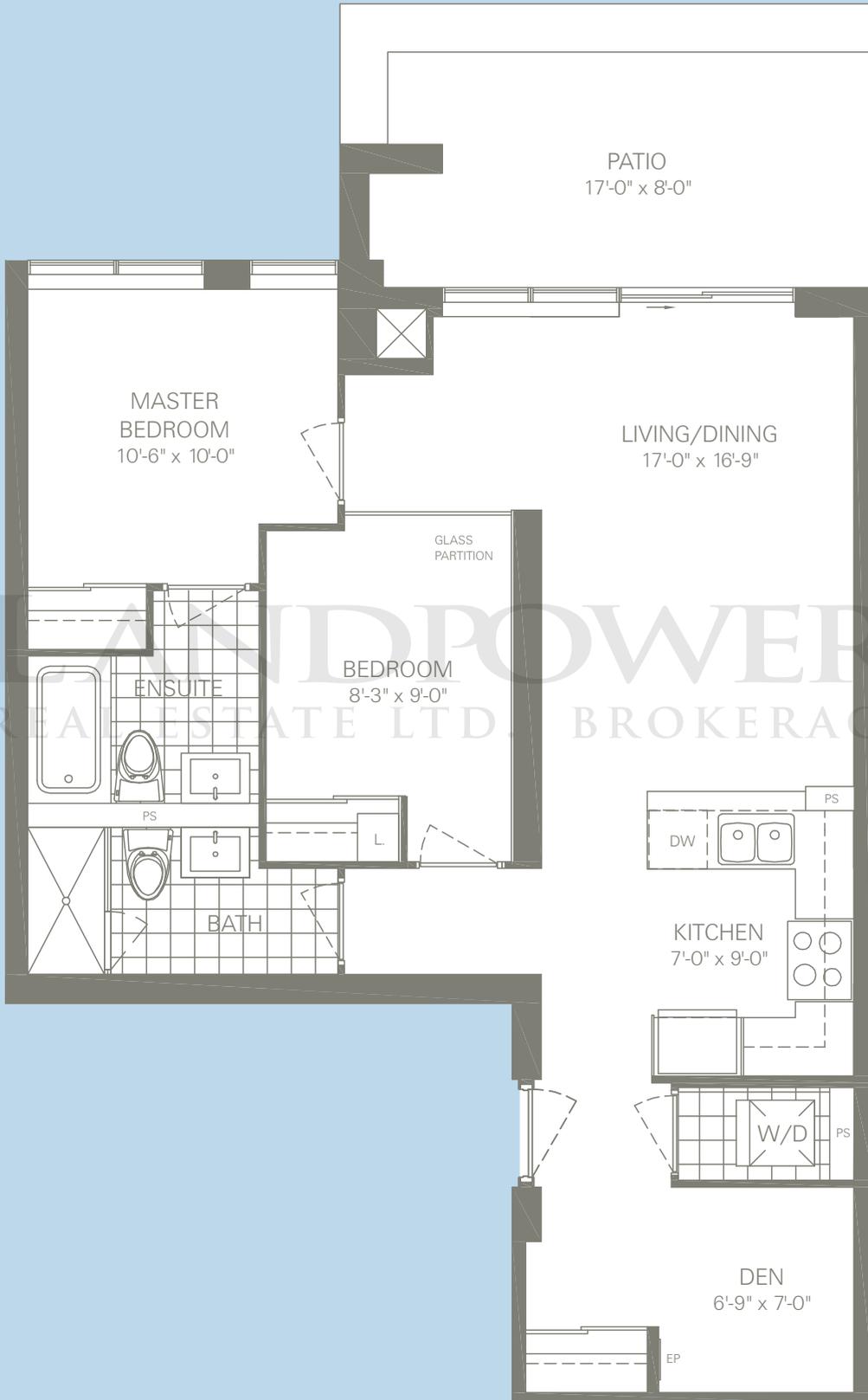
LANEPOWER
REAL ESTATE LTD. BROKERAGE



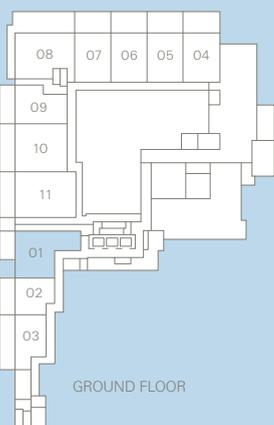
Dimensions, specifications, layouts (including tile patterns), window sizes, mullions and materials are approximate only, may vary and are subject to change provided in the agreement of purchase and sale. Floor area measured in accordance with Tarion bulletin #2. Actual living areas will vary from area stated. E.& O.E. Plans may be reversed.

SKYCITY01

2B+D TWO BEDROOM + DEN 895 SQ. FT.



LANDPOWER REAL ESTATE LTD. BROKERAGE



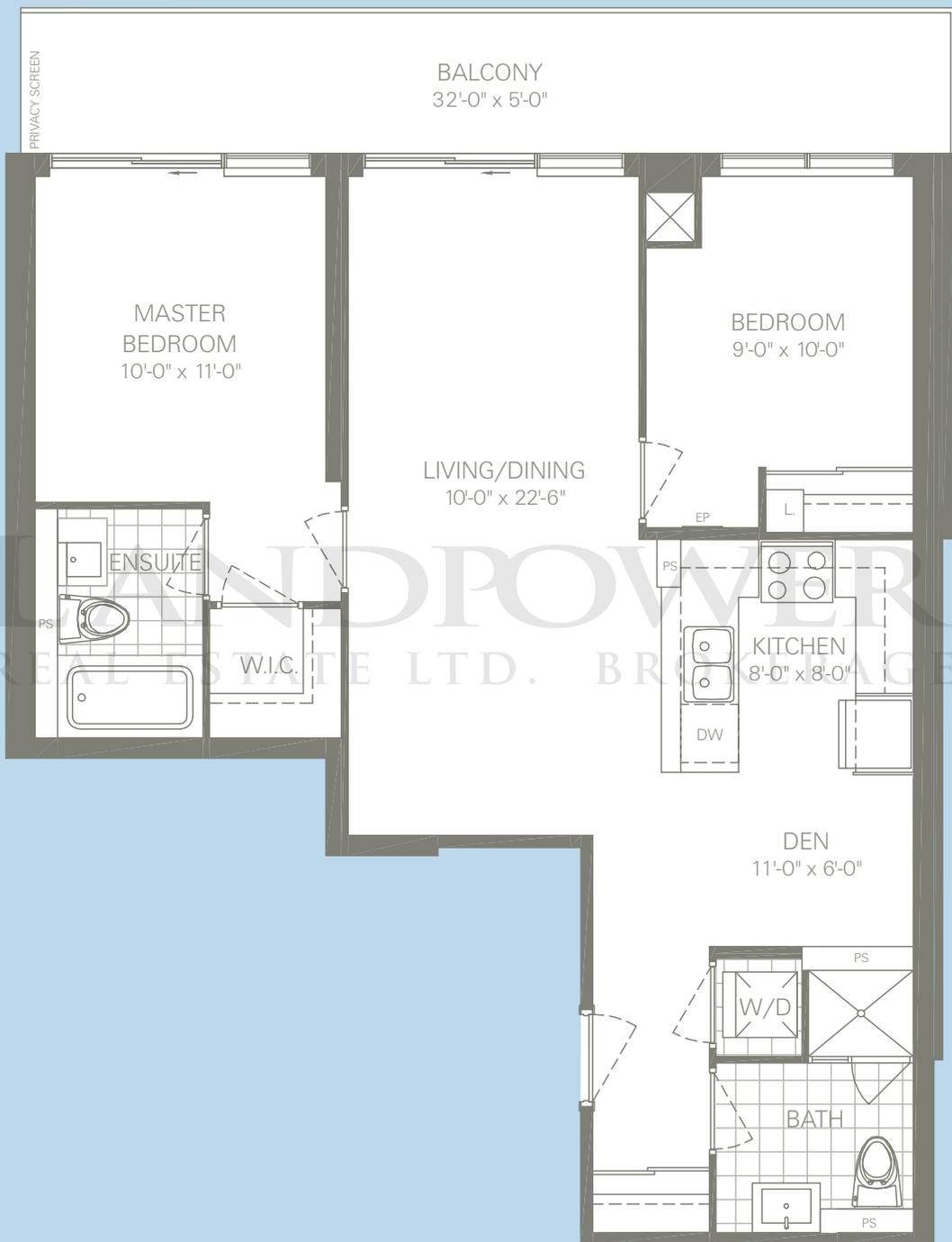
GROUND FLOOR



Dimensions, specifications, layouts (including tile patterns), window sizes, mullions and materials are approximate only, may vary and are subject to change provided in the agreement of purchase and sale. Floor area measured in accordance with Tarion bulletin #2. Actual living areas will vary from area stated. E & O.E. Plans may be reversed.

SKYCITY03

2B+D TWO BEDROOM + DEN 895 SQ. FT.



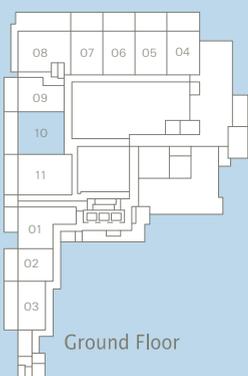
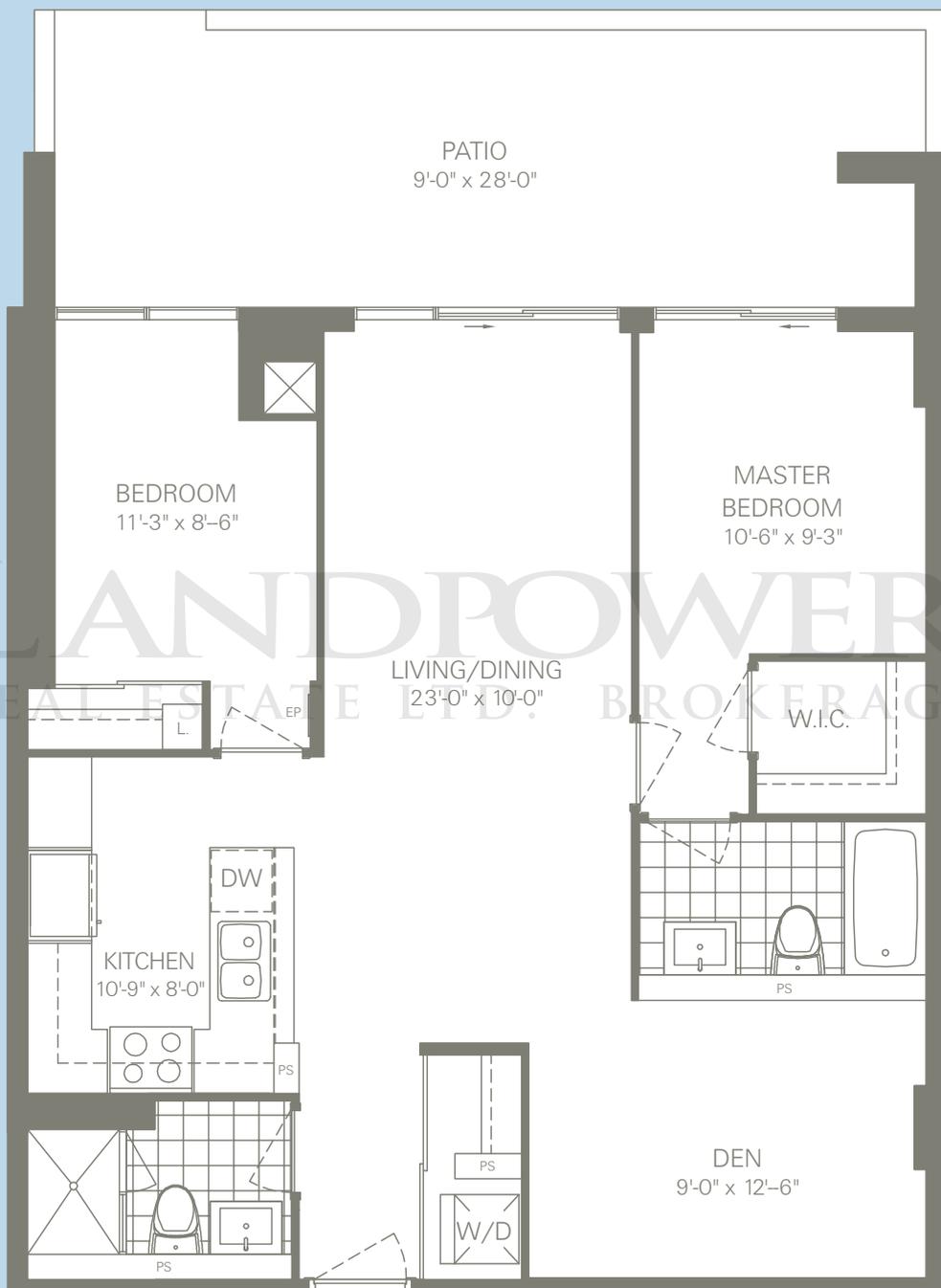
TYPICAL FLOORS (5-20)

Dimensions, specifications, layouts (including tile patterns), window sizes, mullions and materials are approximate only, may vary and are subject to change provided in the agreement of purchase and sale. Floor area measured in accordance with Tarion bulletin #2. Actual living areas will vary from area stated. E.& O.E. Plans may be reversed.



SKYCITY10

2B+D TWO BEDROOM + DEN 970 SQ. FT.

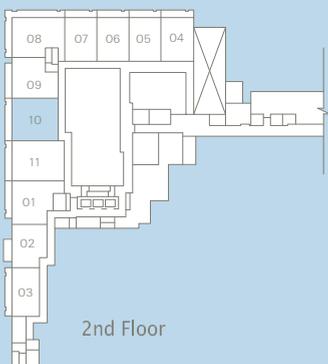
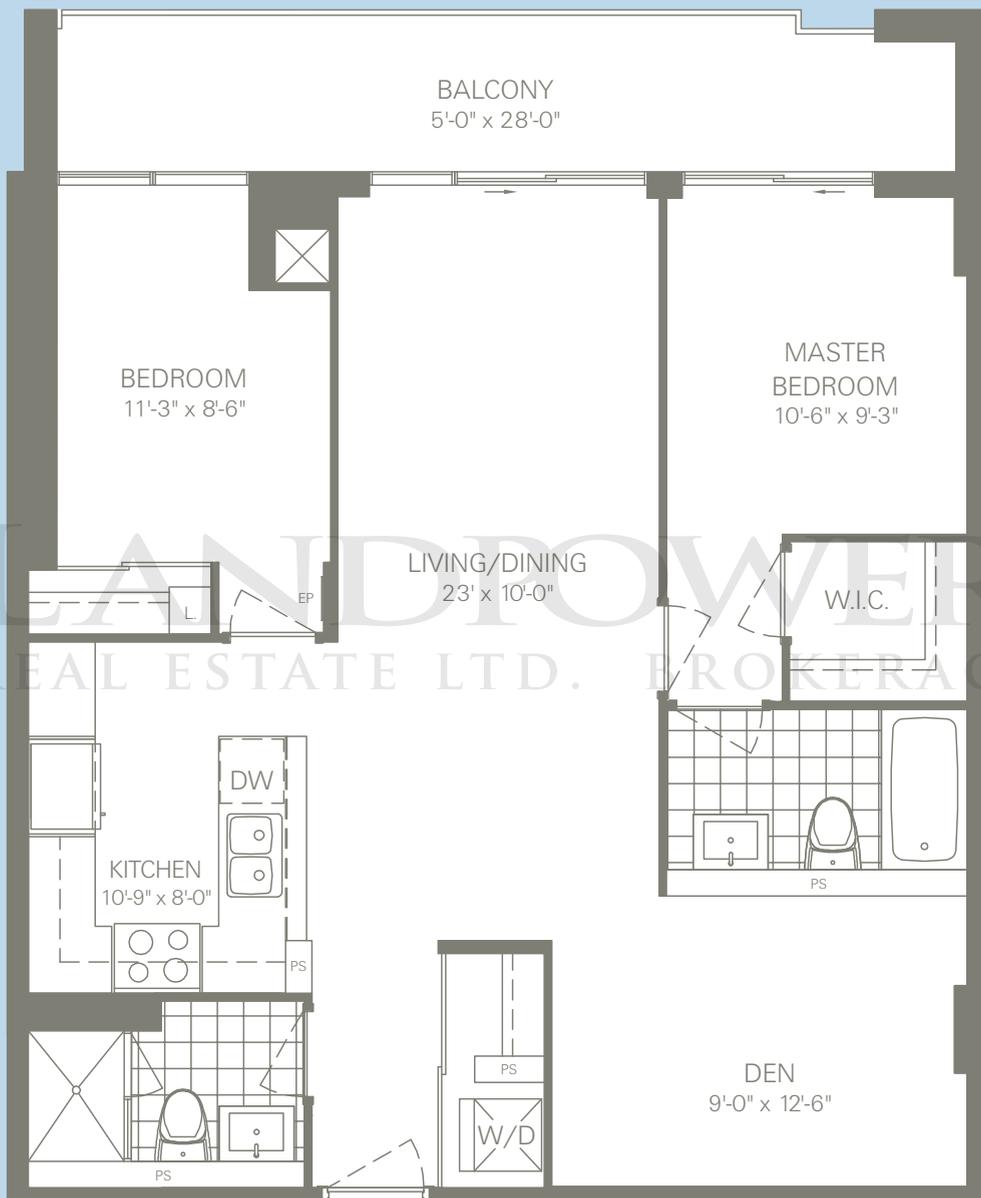


Ground Floor

Dimensions, specifications, layouts (including tile patterns), window sizes, mullions and materials are approximate only, may vary and are subject to change provided in the agreement of purchase and sale. Floor area measured in accordance with Tarion bulletin #2. Actual living areas will vary from area stated. E & O.E. Plans may be reversed.

SKYCITY10

2B+D TWO BEDROOM + DEN 970 SQ. FT.

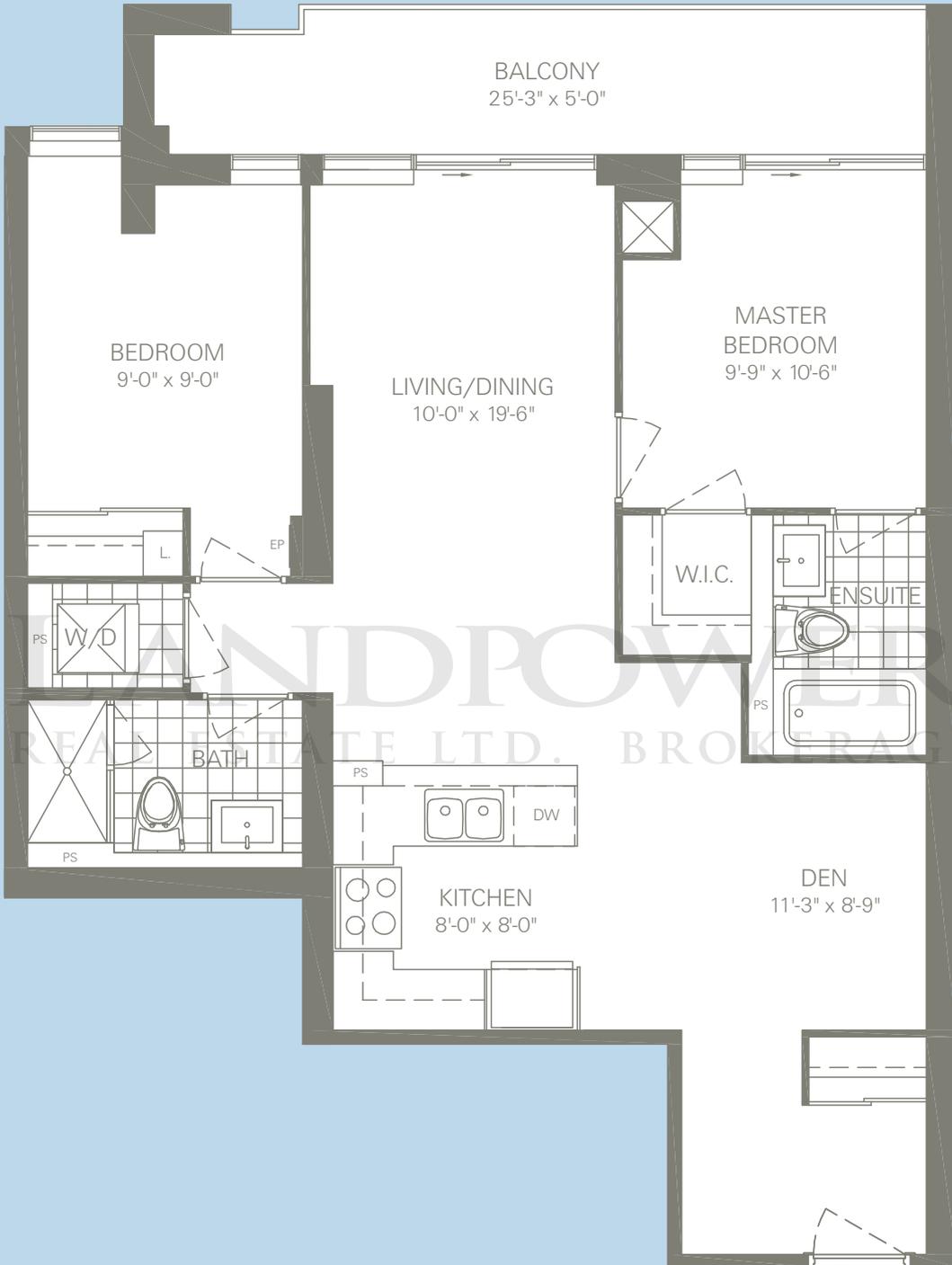


2nd Floor

Dimensions, specifications, layouts (including tile patterns), window sizes, mullions and materials are approximate only, may vary and are subject to change provided in the agreement of purchase and sale. Floor area measured in accordance with Tarion bulletin #2. Actual living areas will vary from area stated. E & O.E. Plans may be reversed.

SKYCITY01

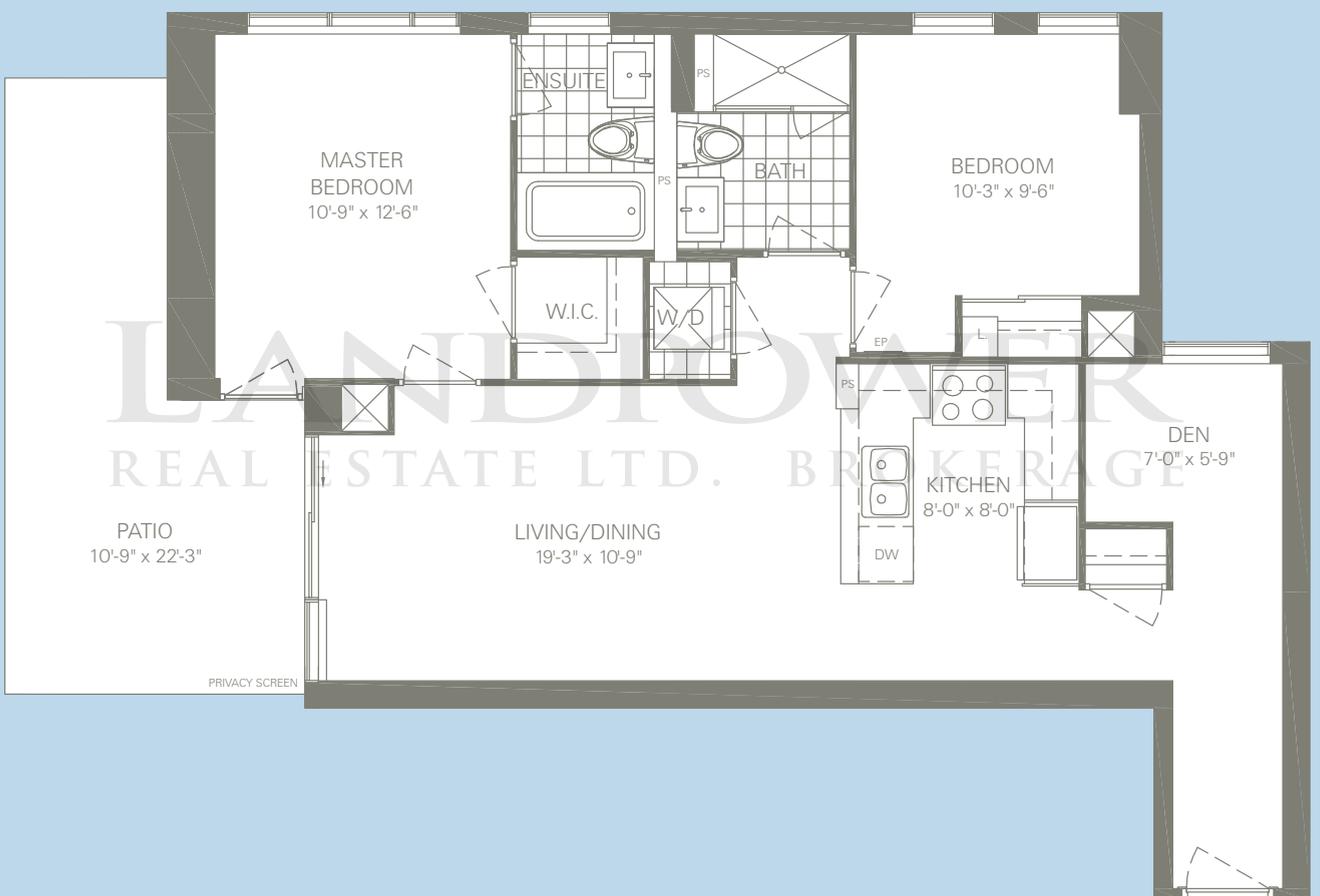
2B+D TWO BEDROOM + DEN 920 SQ. FT.



Dimensions, specifications, layouts (including tile patterns), window sizes, mullions and materials are approximate only, may vary and are subject to change provided in the agreement of purchase and sale. Floor area measured in accordance with Tarion bulletin #2. Actual living areas will vary from area stated. E & O.E. Plans may be reversed.

SKYCITY07

2E+D TWO BEDROOM + DEN 965 SQ. FT.

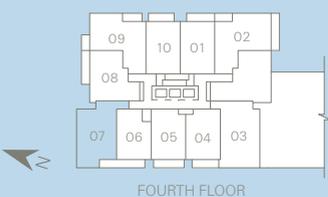


THIRD FLOOR

Dimensions, specifications, layouts (including tile patterns), window sizes, mullions and materials are approximate only, may vary and are subject to change provided in the agreement of purchase and sale. Floor area measured in accordance with Tarion bulletin #2. Actual living areas will vary from area stated. E.& O.E. Plans may be reversed.

SKYCITY08

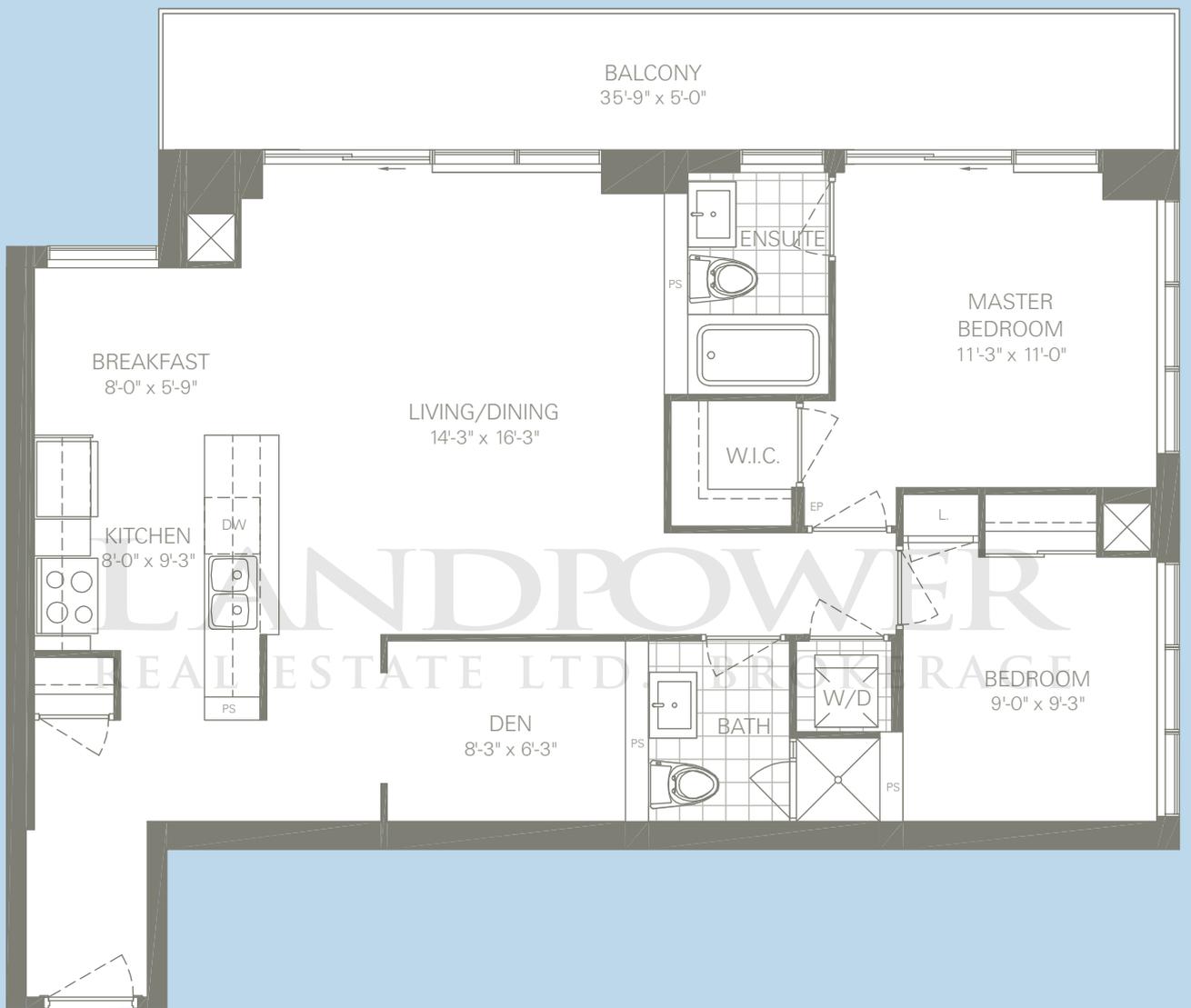
2E+D TWO BEDROOM + DEN 965 SQ. FT.



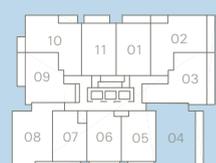
Dimensions, specifications, layouts (including tile patterns), window sizes, mullions and materials are approximate only, may vary and are subject to change provided in the agreement of purchase and sale. Floor area measured in accordance with Tarion bulletin #2. Actual living areas will vary from area stated. E & O.E. Plans may be reversed.

SKYCITY04

2F+D TWO BEDROOM + DEN 1030 SQ. FT.



Dimensions, specifications, layouts (including tile patterns), window sizes, mullions and materials are approximate only, may vary and are subject to change provided in the agreement of purchase and sale. Floor area measured in accordance with Tarion bulletin #2. Actual living areas will vary from area stated. E.& O.E. Plans may be reversed.

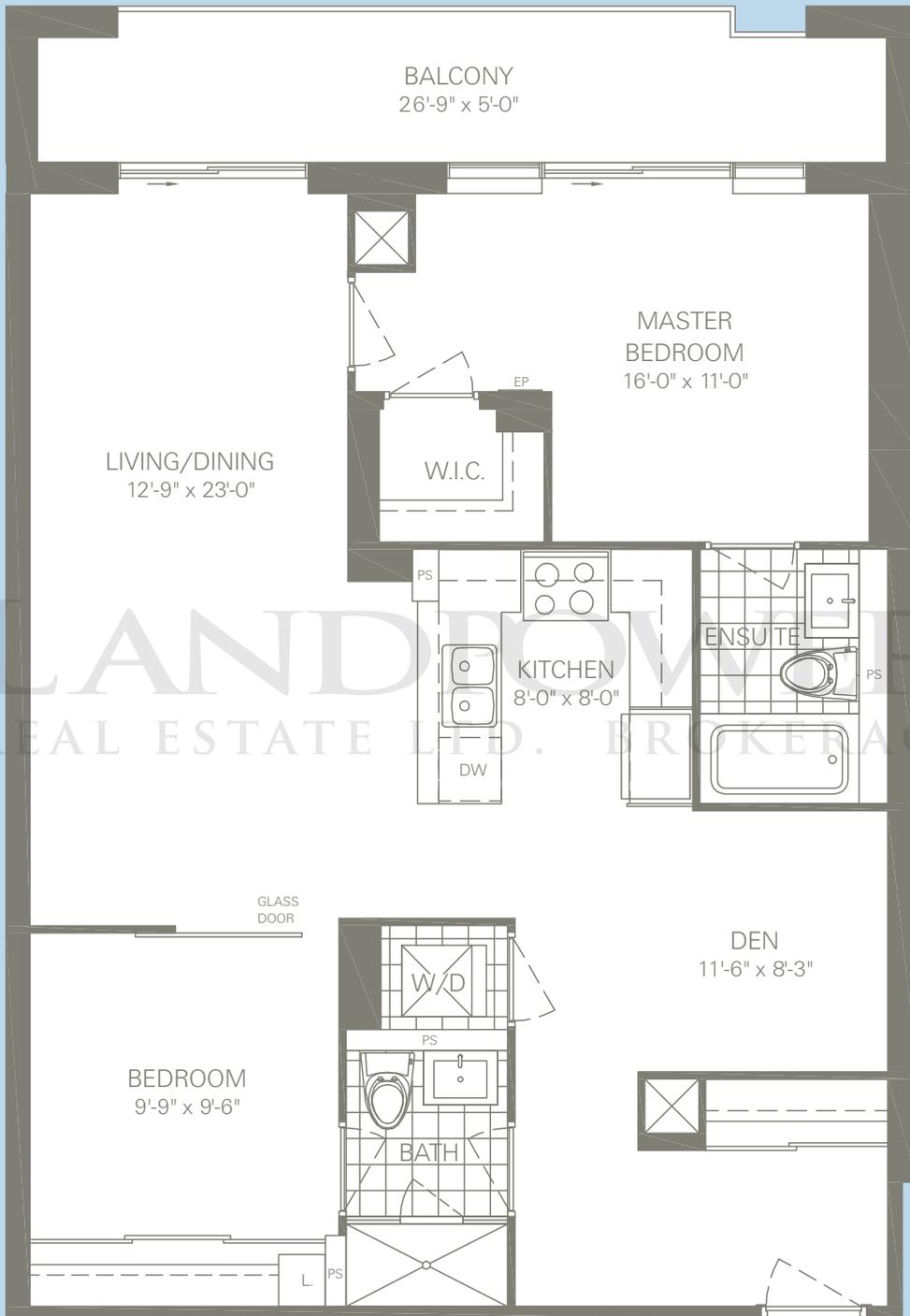


TYPICAL FLOORS (5-20)



SKYCITY 11

2B+D TWO BEDROOM + DEN 1035 SQ. FT.

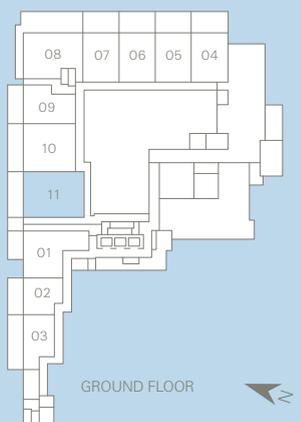
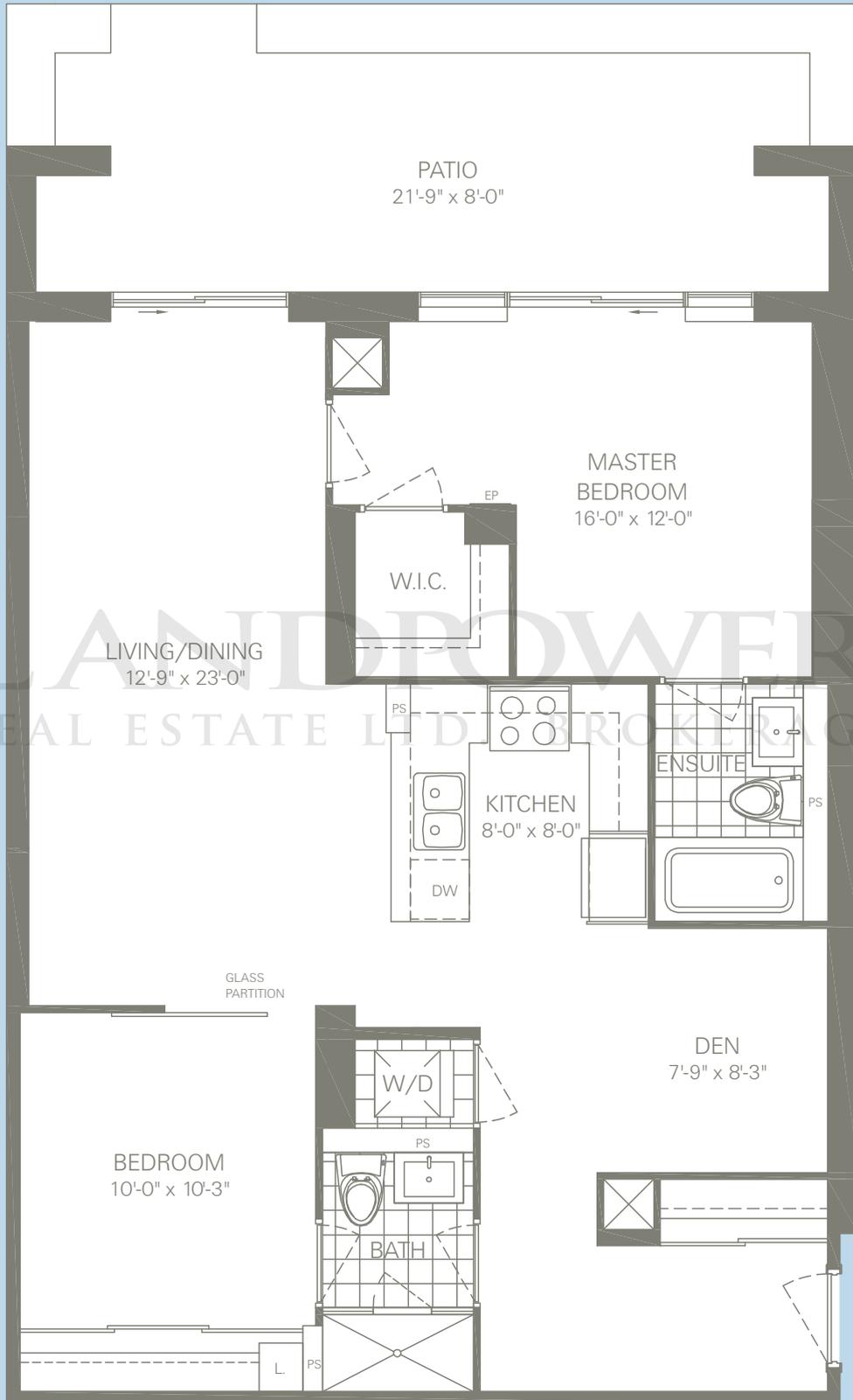


SECOND FLOOR

Dimensions, specifications, layouts (including tile patterns), window sizes, mullions and materials are approximate only, may vary and are subject to change provided in the agreement of purchase and sale. Floor area measured in accordance with Tarion bulletin #2. Actual living areas will vary from area stated. E & O.E. Plans may be reversed.

SKYCITY 11

2B+D TWO BEDROOM + DEN 1080 SQ. FT.



Dimensions, specifications, layouts (including tile patterns), window sizes, mullions and materials are approximate only, may vary and are subject to change provided in the agreement of purchase and sale. Floor area measured in accordance with Tarion bulletin #2. Actual living areas will vary from area stated. E.& O.E. Plans may be reversed.