



# studio 2

SKY SUITES

TOWER SUITES

THE WARHOL  
COLLECTION

RESTAURANT/CAFE

STUDIO 2 LOBBY

INDOOR AMENITIES  
OUTDOOR AMENITIES

PODIUM SUITES

STUDIO 2 TOWNHOMES











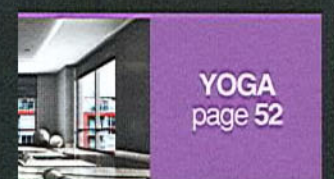
**CARDIO**  
page 56



**WEIGHTS**  
page 58



**YOGA**  
page 52



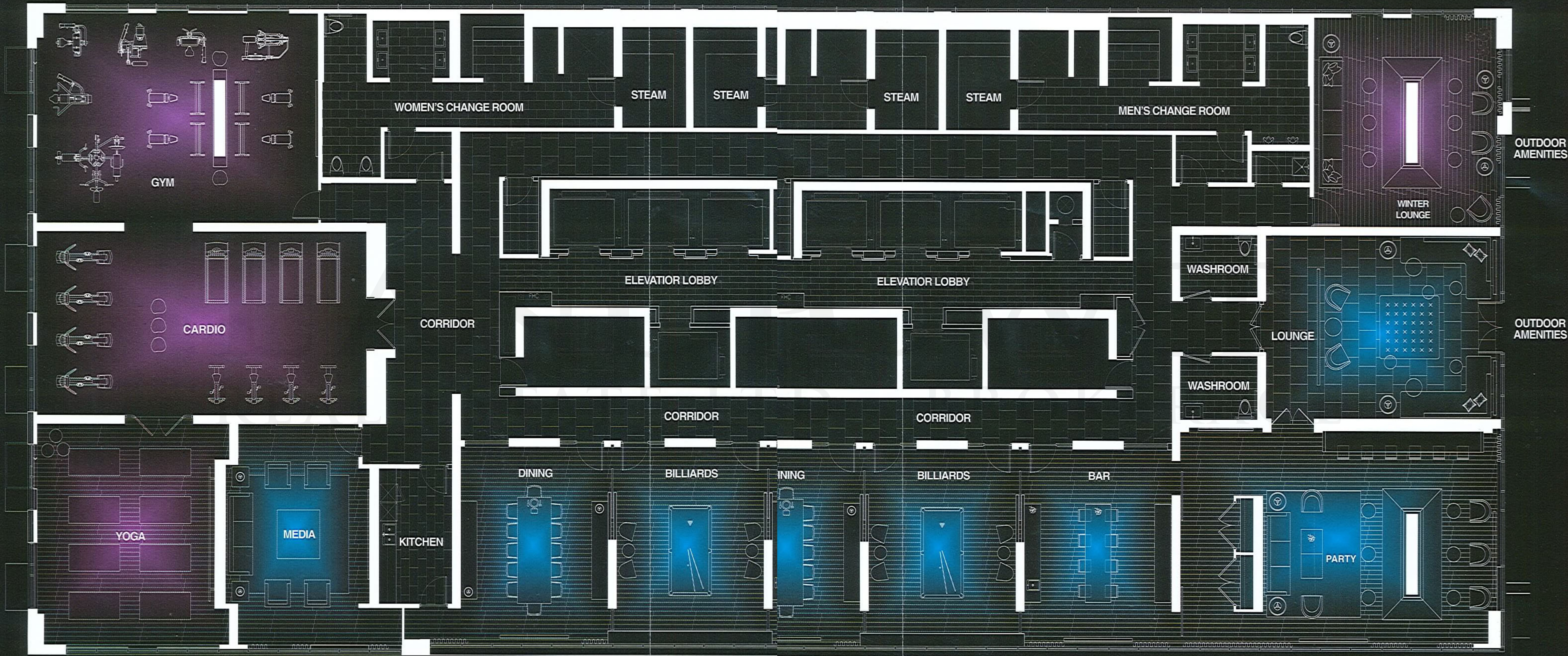
**YOGA**  
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**WINTER LOUNGE**  
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**LOUNGE**  
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**MEDIA LOUNGE**  
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**DINING**  
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**BILLIARDS**  
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**BILLIARDS**  
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**BAR**  
page 30



**PARTY ROOM**  
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ON RICHMOND

## Limited Power Of Attorney For Property

RE: SUITE \_\_\_\_\_ in STUDIO 2 - Building A

THIS LIMITED POWER OF ATTORNEY FOR PROPERTY is given on the \_\_\_\_ day of \_\_\_\_\_, 201\_\_ by \_\_\_\_\_ of the City/Town of \_\_\_\_\_ in the Province/State of \_\_\_\_\_.

### APPOINTMENT:

1) I APPOINT \_\_\_\_\_ of the City/Town of \_\_\_\_\_ in the Province/State of \_\_\_\_\_ and \_\_\_\_\_ of the City/Town of \_\_\_\_\_ in the Province/State of \_\_\_\_\_ [jointly or jointly and severally] to be my attorney(s) for property, and to do on my behalf, any and all acts, which I could do if capable, except make a will, subject to the conditions and restrictions contained herein.

### CONDITIONS AND RESTRICTIONS:

2) The power of attorney shall be exclusively in connection with my purchase of residential condominium unit(s) from Aspen Ridge Homes (Richmond II) Ltd. at their STUDIO 2 - Building A project located at Richmond Street West & Duncan Street, Toronto, Ontario together with any parking and locker unit(s) appurtenant thereto (the "Property").

3) Without limiting the generality of the foregoing, the power of attorney shall extend to the entering into of agreement(s) of purchase and sale and the execution of all documentation, including, but not limited to, any amendments, assignments to third parties and releases necessary and in relation to the Property.

### EFFECTIVE DATE:

4) The power of attorney shall be effective from and after the date on which this power of attorney is given.

### REVOCATION:

5) Any prior power of attorney for property or any power of attorney which affects my property given by me, except a power of attorney given to a Bank or financial institution for the purpose of transacting my business with that Bank or financial institution, is hereby revoked.

### CONTINUING POWER:

6) It is my intention and I so authorize by attorney(s) that the authority given by this power of attorney may be exercised during any incapacity on my part to manage my property, pursuant to section 7 of the Substitute Decisions Act.

### FAMILY LAW ACT CONSENT:

7) If my spouse shall dispose of or encumber any interest in a matrimonial home in which I have a right to possession under Part II of the Family Law Act, I authorize the attorney(s) named in this limited power of attorney for me and in my name to consent to the transaction as provided for in clause 21(1)(a) of the said Act.

### COMPENSATION:

8) I authorized my attorney(s) and my attorney(s) has or have agreed to accept no compensation for any work done by him, her, or them pursuant to this limited power of attorney for property.

Executed at \_\_\_\_\_ this \_\_\_\_ day of \_\_\_\_\_, 20\_\_ in the presence of both witnesses, each present at the same time.

\_\_\_\_\_  
Witness  
Print Name and Address

\_\_\_\_\_  
Witness  
Print Name and Address

\_\_\_\_\_  
Purchaser Signature

\_\_\_\_\_  
Purchaser Name (Please Print)



ASPEN RIDGE  
HOMES

studiocondos.ca

## WORK SHEET

**SUITE PREFERENCE #1:** \_\_\_\_\_ **FLOOR(S):** \_\_\_\_\_

BASE PURCHASE PRICE	\$ _____
PARKING COST	\$ _____
LOCKER COST	\$ _____
TOTAL PURCHASE PRICE	\$ _____

**SUITE PREFERENCE #2:** \_\_\_\_\_ **FLOOR(S):** \_\_\_\_\_

BASE PURCHASE PRICE	\$ _____
PARKING COST	\$ _____
LOCKER COST	\$ _____
TOTAL PURCHASE PRICE	\$ _____

**SUITE PREFERENCE #3:** \_\_\_\_\_ **FLOOR(S):** \_\_\_\_\_

BASE PURCHASE PRICE	\$ _____
PARKING COST	\$ _____
LOCKER COST	\$ _____
TOTAL PURCHASE PRICE	\$ _____

## PURCHASER INFORMATION

Purchaser Name:	Purchaser Name:
Address:	Address:
Suite #:	Suite #:
City: Province:	City: Province:
Postal Code:	Postal Code:
Residence Phone:	Residence Phone:
Business Phone:	Business Phone:
Email Address:	Email Address:
Date of Birth:	Date of Birth:
S.I.N. #:	S.I.N. #:
Occupation:	Occupation:

## PLATINUM BROKER ADVANCE SALE

**ONE DAY ONLY SELLING EVENT!!**

LANDPOWER REAL ESTATE LTD.

SATURDAY, OCTOBER 8, 2011

### INFORMATION SHEET

#### Allocation of Suites:

Allocation of suites is pre-determined and non-negotiable. Worksheets **MUST** be faxed in advance to the Presentation Centre (Fax #: 647-352-7738) no later than noon on Friday, October 7, 2011 and must be signed off and approved by the Broker of Record/President.

#### **Maximum of TWO suites per agent**

#### Power of Attorney:

Agents are allowed to purchase a suite on behalf of a client(s) via Power of Attorney (P.O.A.). The enclosed P.O.A. form **MUST** be used and fully executed.

#### Proof of Identity:

Each purchasing party to an agreement of purchase and sale must supply at least one piece of valid photo identification (driver's license, etc.); Health/OHIP cards will **NOT** be accepted. If purchasing via P.O.A. using the completed and accepted P.O.A. form, then at least TWO pieces of valid photo identification must be present with the completed work sheet.

#### If purchasing under a company name, please provide:

- Corporation's Certificate of Corporation status
- Personal guarantor with valid photo I.D.
- Proof of authority to sign with Articles of Incorporation
- Confirm names of all directors of company

#### Contact:

For more information, please contact one of our Sales Representatives at 647-35-ASPEN (2-7736).

Expected Occupancy: November 2014



## STUDIO 2 AVAILABILITY

October 11, 2011

Municipal Unit No.	Suite Type	Suite Size	Balcony Sizes (sf)	Terrace Sizes (sf)	Marketing Price
201	1B+D	641			\$372,990
203	STUDIO	495		112	\$298,990
208	1B	592		135	\$353,990
209	1B+D	601		161	\$360,990
210	1B+D	601		161	\$360,990
211	1B+D	601		161	\$360,990
212	1B+D	601		161	\$360,990
213	1B+D	681		230	\$412,990
214	1B	641		396	\$400,990
215	1B+D	693	122		\$411,990
223	2B+D	887	15		\$489,990
225	1B+D	636	15		\$370,990
227	2B+D	1357	45		\$750,990
228	2B	881	15		\$486,990
229	2B+D	1326	15		\$731,990
230	1B+D	641			\$372,990
301	1B+D	641	15		\$374,990
303	STUDIO	495			\$291,990
304	1B+D	636	81		\$376,990
305	1B+D	606		267	\$372,990
310	1B	629		212	\$381,990
311	1B+D	694	122		\$413,990
319	2B+D	887	15		\$490,990
321	1B+D	636	15		\$371,990
323	2B+D	1357	30		\$750,990
324	2B	881	15		\$487,990
325	2B+D	1326	30		\$733,990
326	1B+D	641	15		\$374,990
401	1B+D	641	15		\$375,990
410	1B	629	119		\$376,990
411	1B+D	694	60		\$409,990
419	2B+D	887	15		\$491,990
421	1B+D	636	15		\$372,990
423	2B+D	1357	45		\$752,990
424	2B	881	15		\$488,990
425	2B+D	1326	30		\$734,990
426	1B+D	641	15		\$375,990
501	1B+D	641	15		\$376,990
511	1B+D	694	122		\$415,990
519	2B+D	887	15		\$492,990
521	1B+D	636	15		\$373,990
523	2B+D	1357	45		\$753,990
524	2B	881	15		\$489,990
525	2B+D	1326	30		\$735,990
701	1B+D	673	15		\$402,990
702	2B+D	1024	15		\$600,990
704	2B+D	1000		87	\$592,990
705	1B+D	717		87	\$427,990
706	2B	835			\$490,990
707	2B+D	1357	30		\$795,990
708	2B	881	15		\$518,990
709	3B	1293	15		\$718,990
710	1B+D	673	15		\$402,990
802	2B+D	1024	15		\$601,990



## STUDIO 2 AVAILABILITY

October 11, 2011

Municipal Unit No.	Suite Type	Suite Size	Balcony Sizes (sf)	Terrace Sizes (sf)	Marketing Price
804	2B+D	1000	49		\$590,990
805	1B+D	717	49		\$426,990
806	2B	835			\$491,990
807	2B+D	1357	30		\$796,990
808	2B	881	15		\$519,990
809	3B	1293	30		\$720,990
1002	2B	750	44		\$447,990
1009	2B	762	44		\$454,990
1202	2B	750	63		\$450,990
1204	2B	762	82		\$458,990
1402	2B	750	73		\$452,990
1404	2B	762	73		\$464,990
1502	2B	750	82		\$453,990
1509	2B	762	63		\$459,990
1602	2B	750	92		\$455,990
1702	1B+D	683		142	\$425,990
1707	1B+D	683		241	\$432,990
1802	1B+D	683	88		\$423,990
1807	1B+D	683	83		\$422,990
2202	2B	750	73		\$460,990
2209	2B	762	73		\$467,990
2302	2B	750	63		\$460,990
2402	2B	750	54		\$460,990
2602	1B+D	683	88		\$431,990
2607	1B+D	683	83		\$430,990
2802	2B	750	54		\$474,990
2809	2B	762	92		\$483,990
3102	2B	750	82		\$479,990

-hold

POWER  
BROKERAGE



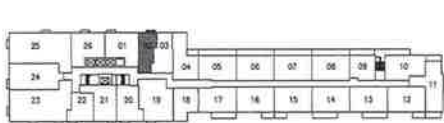
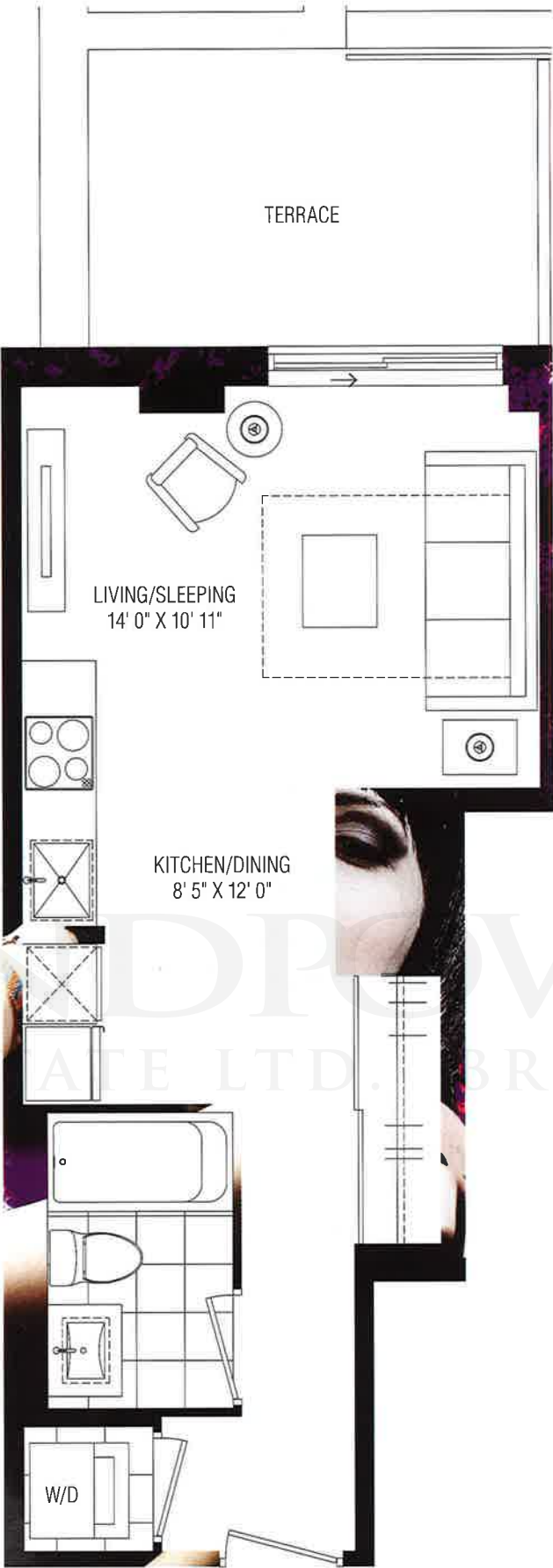
## The Suites



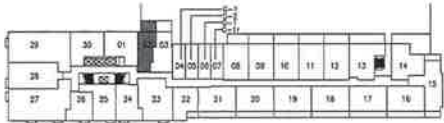
Livable space. That's the philosophy within the floorplan of every Aspen Ridge home. We have found that by listening to the needs of home purchasers and prospects, and bringing this understanding to our interior designs, we are able to develop unique interiors that offer maximum usable space for today's living routines. **Each Studio 2 suite floorplan was reviewed by Mike Niven Interior Design, ensuring efficiency of space.**



title: **suite B-A**  
suite: **420 sq.ft.**  
terrace: **111 sq.ft.**  
total: **531 sq.ft.**  
bedrooms: **studio**  
bathrooms: **one**



floors: 3 – 5 (with balcony)



floor: 2 (with balcony) – as illustrated above



title: suite B-B

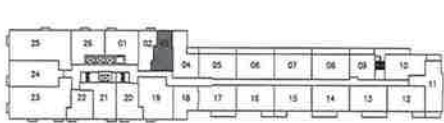
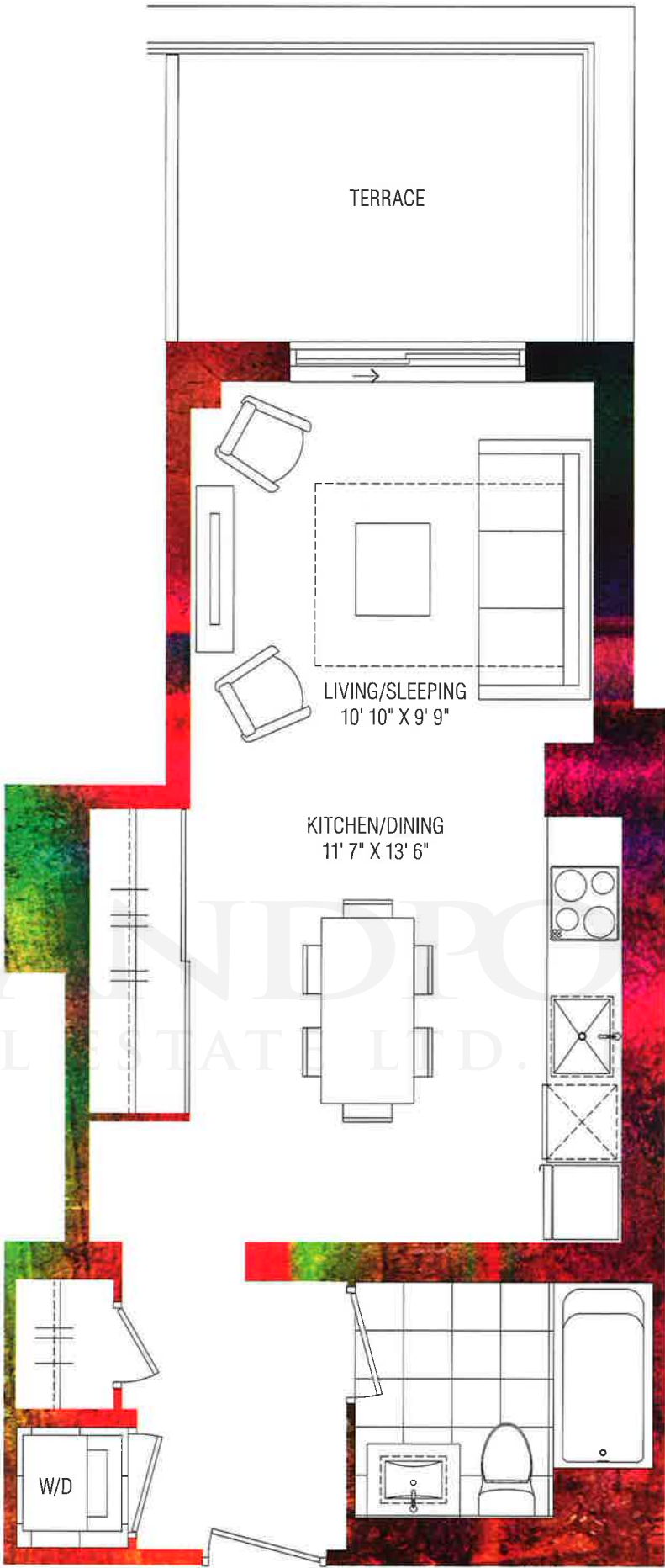
suite: 495 sq.ft.

terrace: 112 sq.ft.

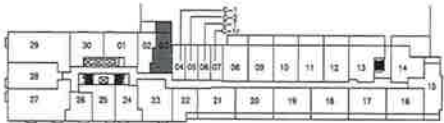
total: 607 sq.ft.

bedrooms: studio

bathrooms: one



floors: 3 – 5 (with juliet balcony)

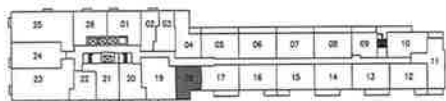
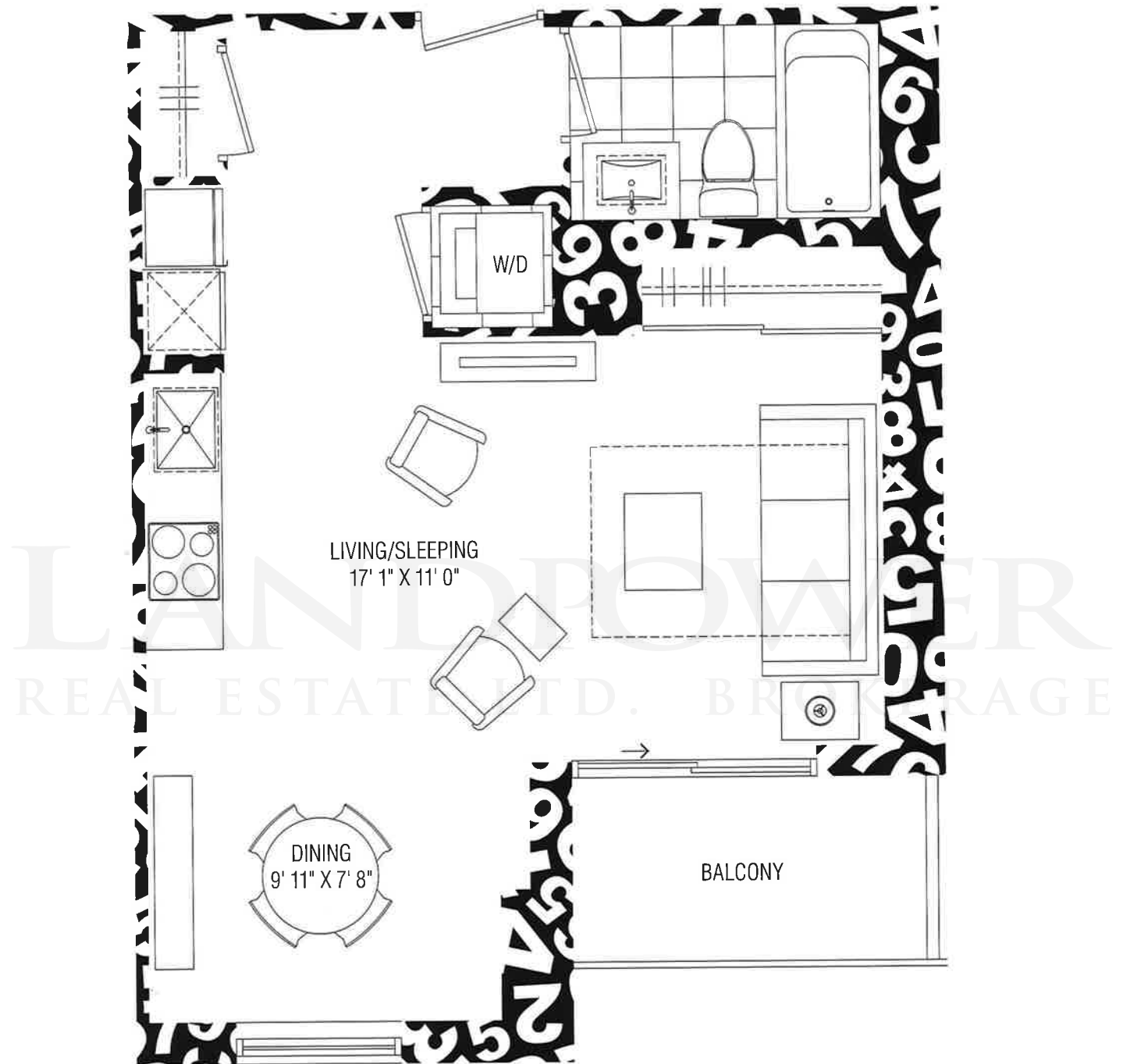


floor: 2 (with terrace) – as illustrated above

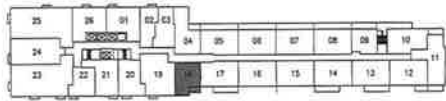




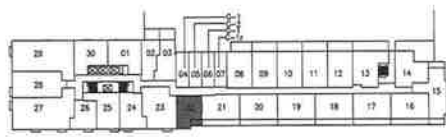
title: suite B-D  
suite: 488 sq.ft.  
balcony: 46 sq.ft.  
total: 534 sq.ft.  
bedrooms: studio  
bathrooms: one



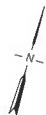
floors: 3, 5 (with juliet balcony)



floor: 4 (with balcony)



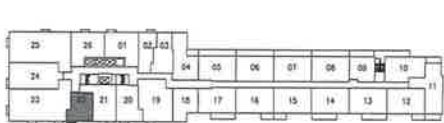
floor: 2 (with balcony) – as illustrated above



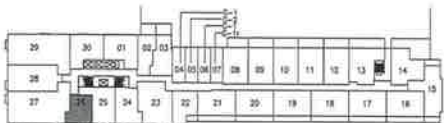


title: suite B-E

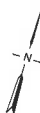
suite: 452 sq.ft.  
balcony: 15 sq.ft.  
total: 467 sq.ft.  
bedrooms: studio  
bathrooms: one



floors: 3 – 5 (with balcony)

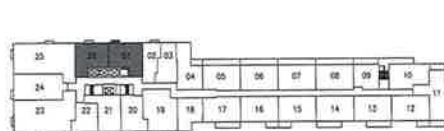
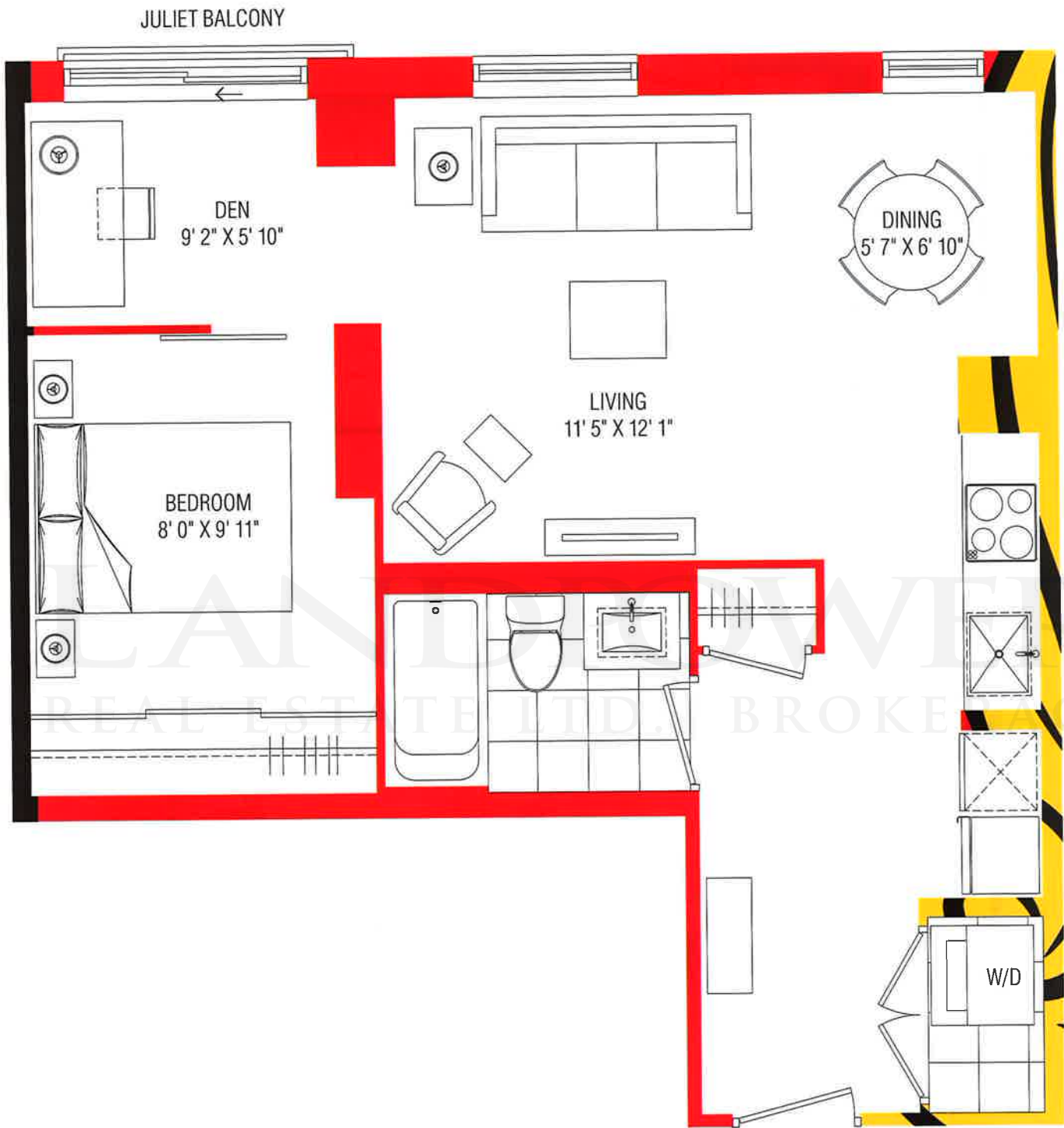


floor: 2 (with balcony) – as illustrated above

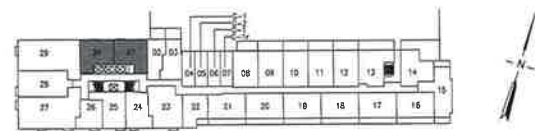




title: suite 1D-P  
suite: 641 sq.ft.  
balcony: n/a  
total: 641 sq.ft.  
bedrooms: one  
bathrooms: one



floors: 3 – 5 (with balcony)



floor: 2 (with juliet balcony) – as illustrated above



title: **suite 1-A**

suite: **534 sq.ft.**

balcony: **22 sq.ft.**

total: **556 sq.ft.**

bedrooms: **one**

bathrooms: **one**



floors: **10, 12 – 16, 19 – 24, 27 – 32 (with balcony)** floor: **11 (with balcony)** – as illustrated above



title: suite 1-B

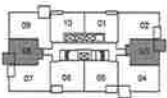
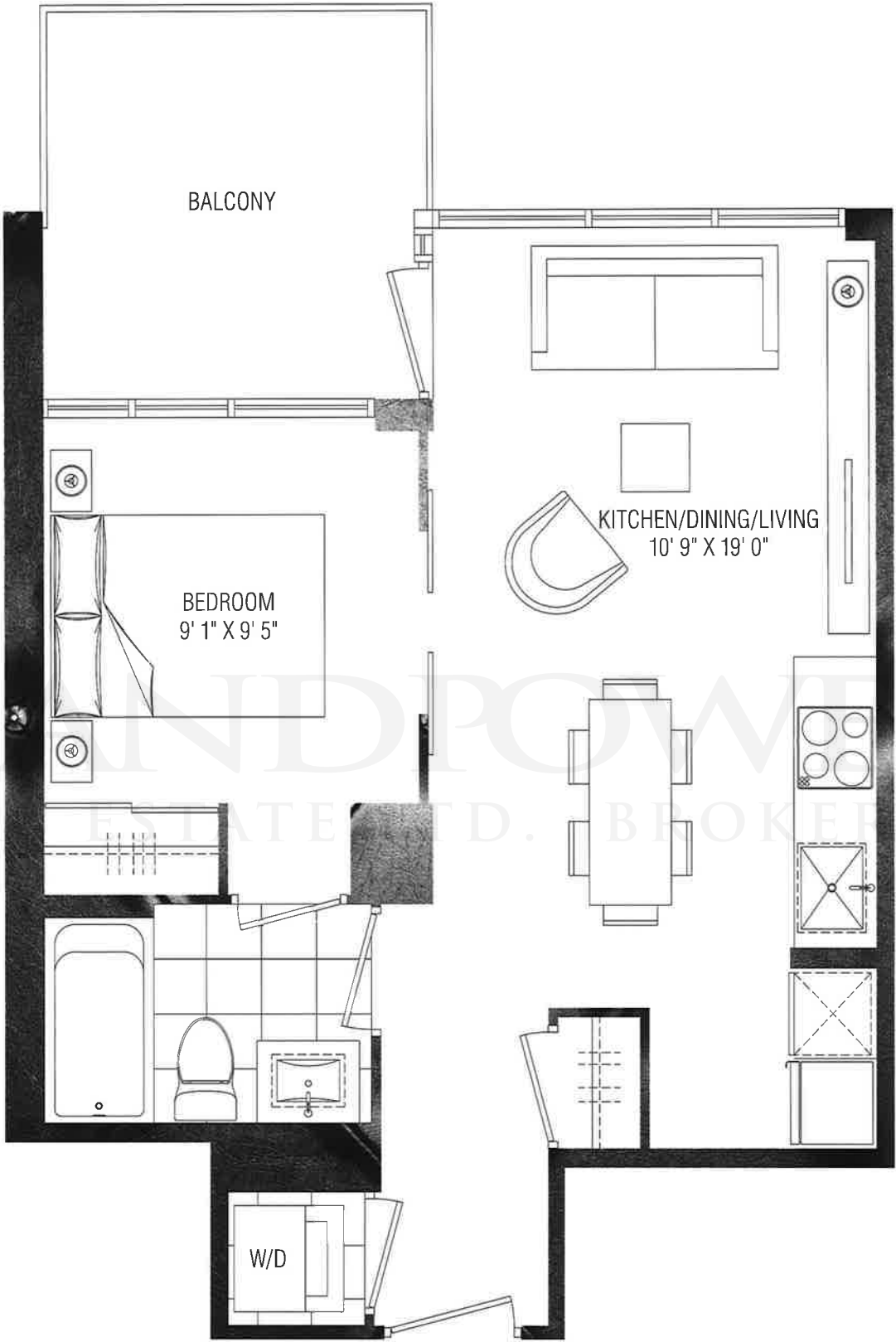
suite: 490 sq.ft.

balcony: 92 sq.ft.

total: 582 sq.ft.

bedrooms: one

bathrooms: one



floors: 10, 12 – 16, 19 – 24, 27 – 32 (with balcony)

floor: 11 (with balcony) – as illustrated above



title: **suite 1-C**

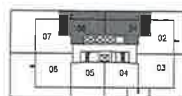
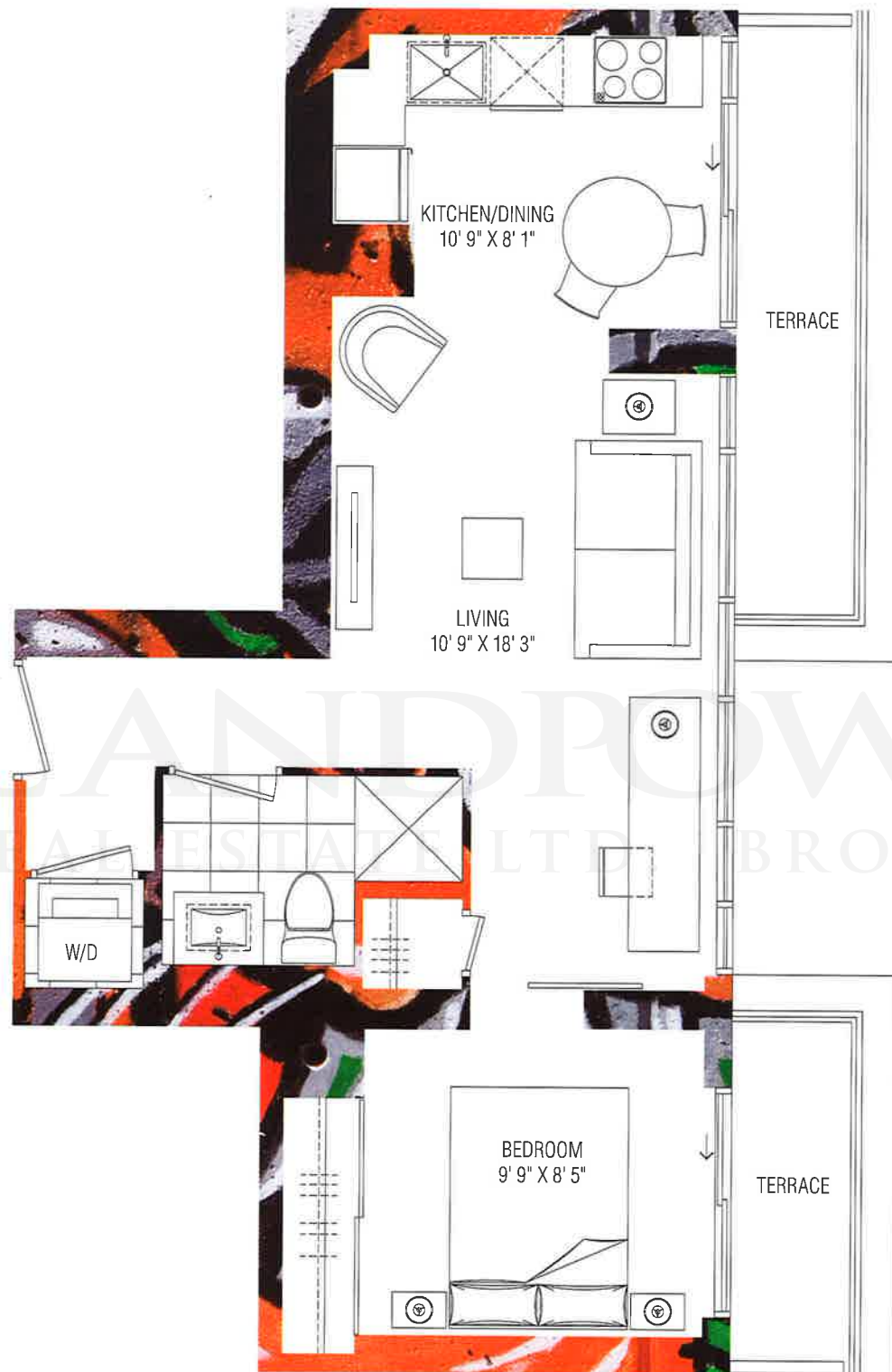
suite: **544 sq.ft.**

terrace: **131 sq.ft.**

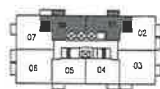
total: **675 sq.ft.**

bedrooms: **one**

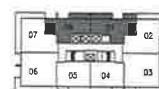
bathrooms: **one**



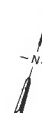
floor: **9** (with terrace)



floors: **18, 26, 34** (with balcony)



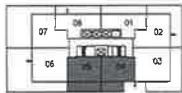
floors: **17, 25, 33**  
(with terrace) – as illustrated above



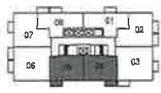


title: suite 1-D

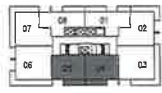
suite: 557 sq.ft.  
terrace: 81 sq.ft.  
total: 638 sq.ft.  
bedrooms: one  
bathrooms: one



floor: 9 (with terrace)



floors: 18, 26, 34 (with balcony)



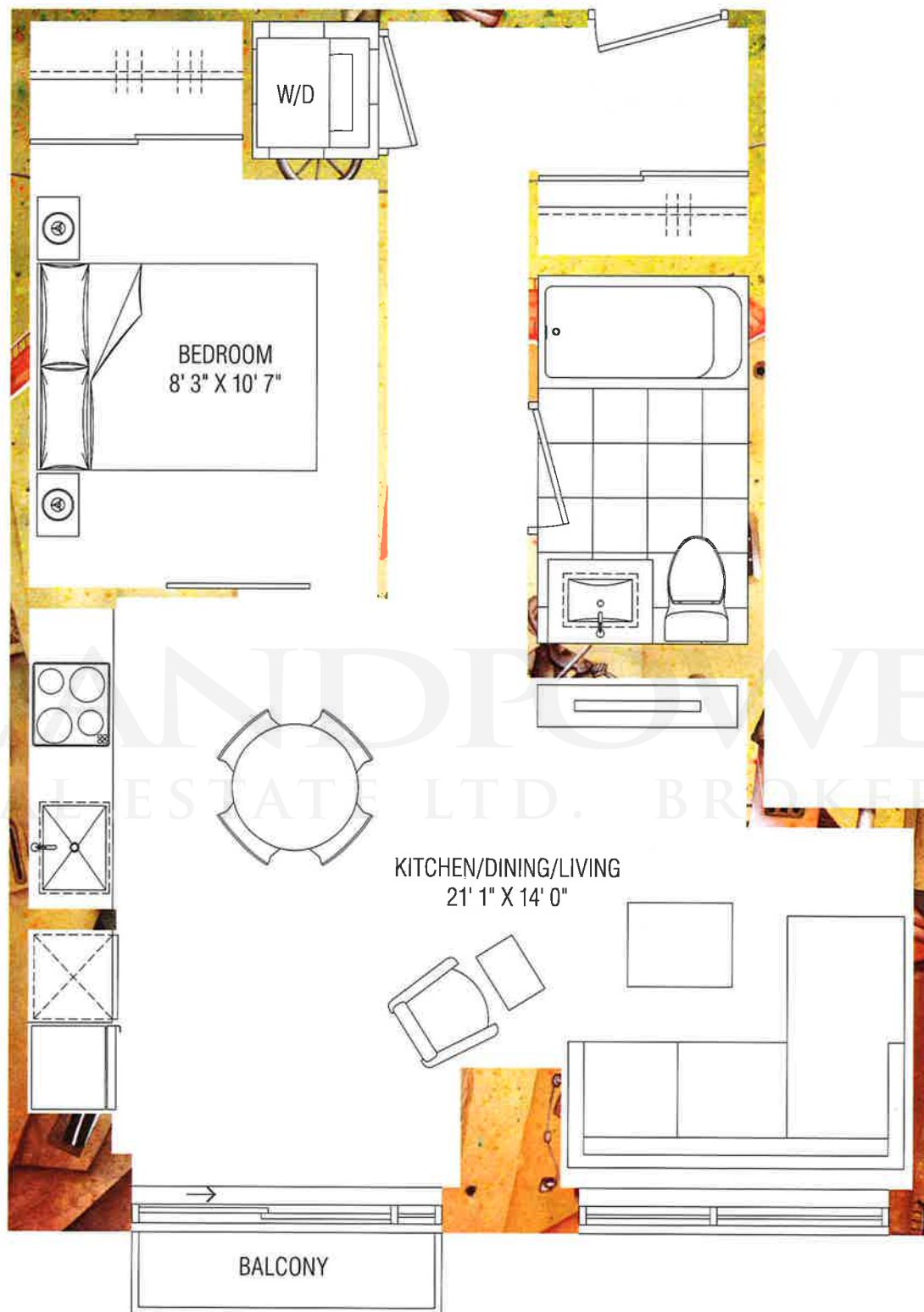
floors: 17, 25, 33  
(with terrace) – as illustrated above



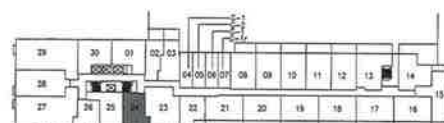


title: suite 1-E

suite: 569 sq.ft.  
balcony: 15 sq.ft.  
total: 584 sq.ft.  
bedrooms: one  
bathrooms: one



floors: 3 – 5 (with balcony)



floor: 2 (with balcony) – as illustrated above





title: suite 1D-A

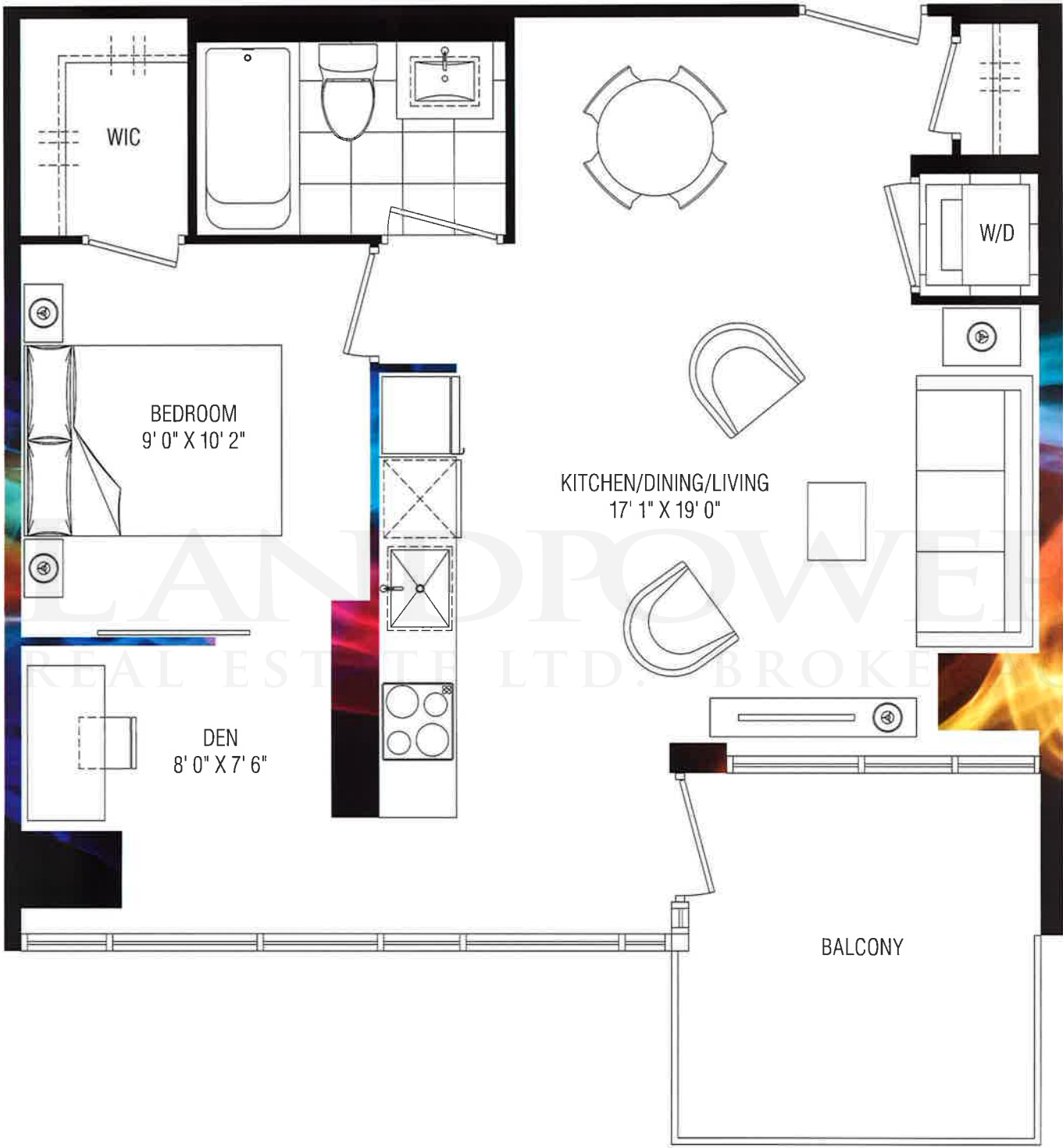
suite: 638 sq.ft.

balcony: 92 sq.ft.

total: 730 sq.ft.

bedrooms: one

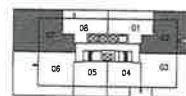
bathrooms: one



floors: 10 – 15, 19 – 24, 27 – 32 (with balcony) floor: 16 (with balcony) – as illustrated above



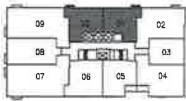
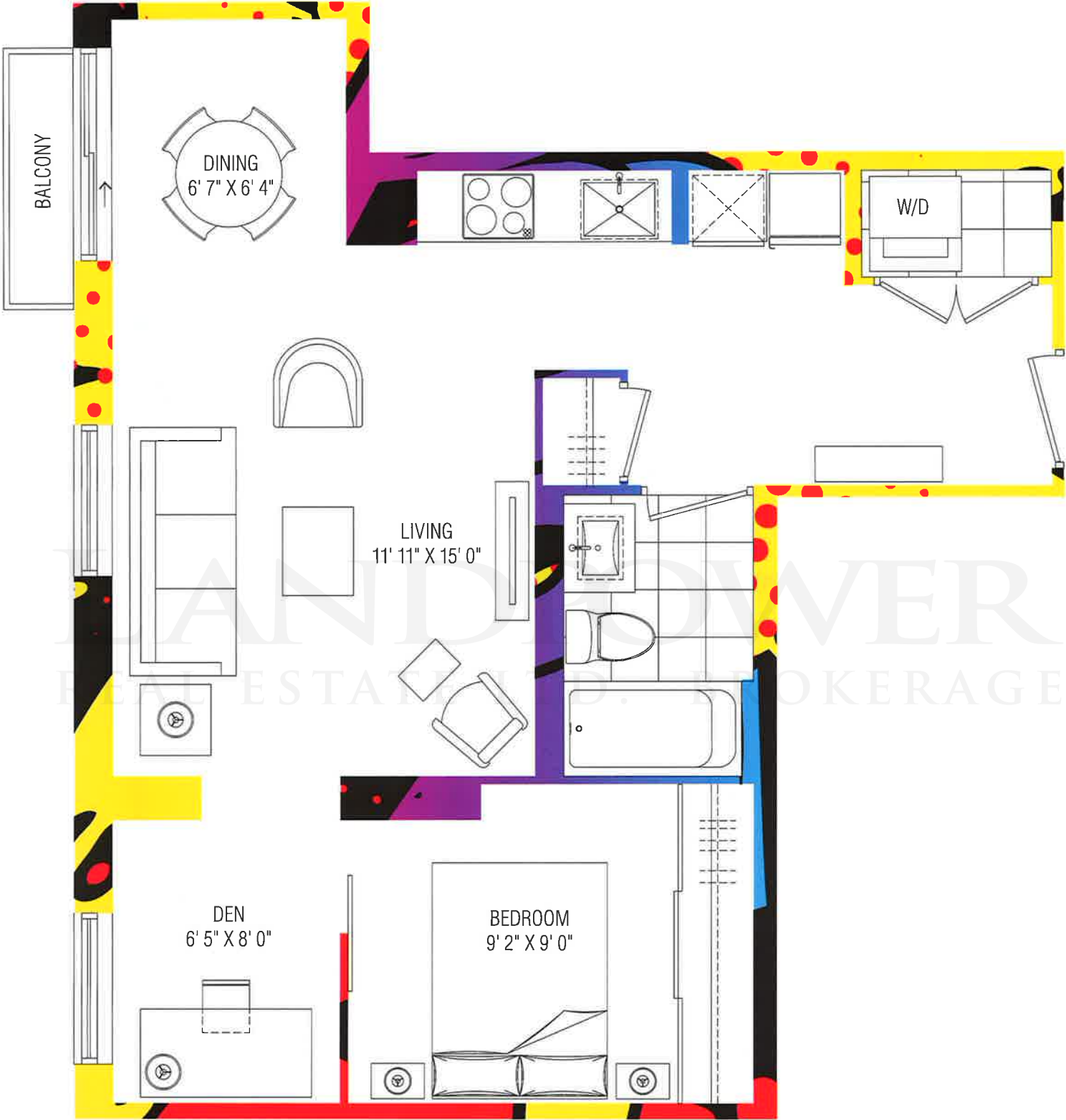
suite: **683 sq.ft.**  
 terrace: **142 sq.ft.**  
 total: **825 sq.ft.**  
 bedrooms: **one**  
 bathrooms: **one**





title: suite 1D-C

suite: 673 sq.ft.  
balcony: 15 sq.ft.  
total: 688 sq.ft.  
bedrooms: one  
bathrooms: one

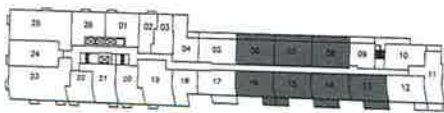
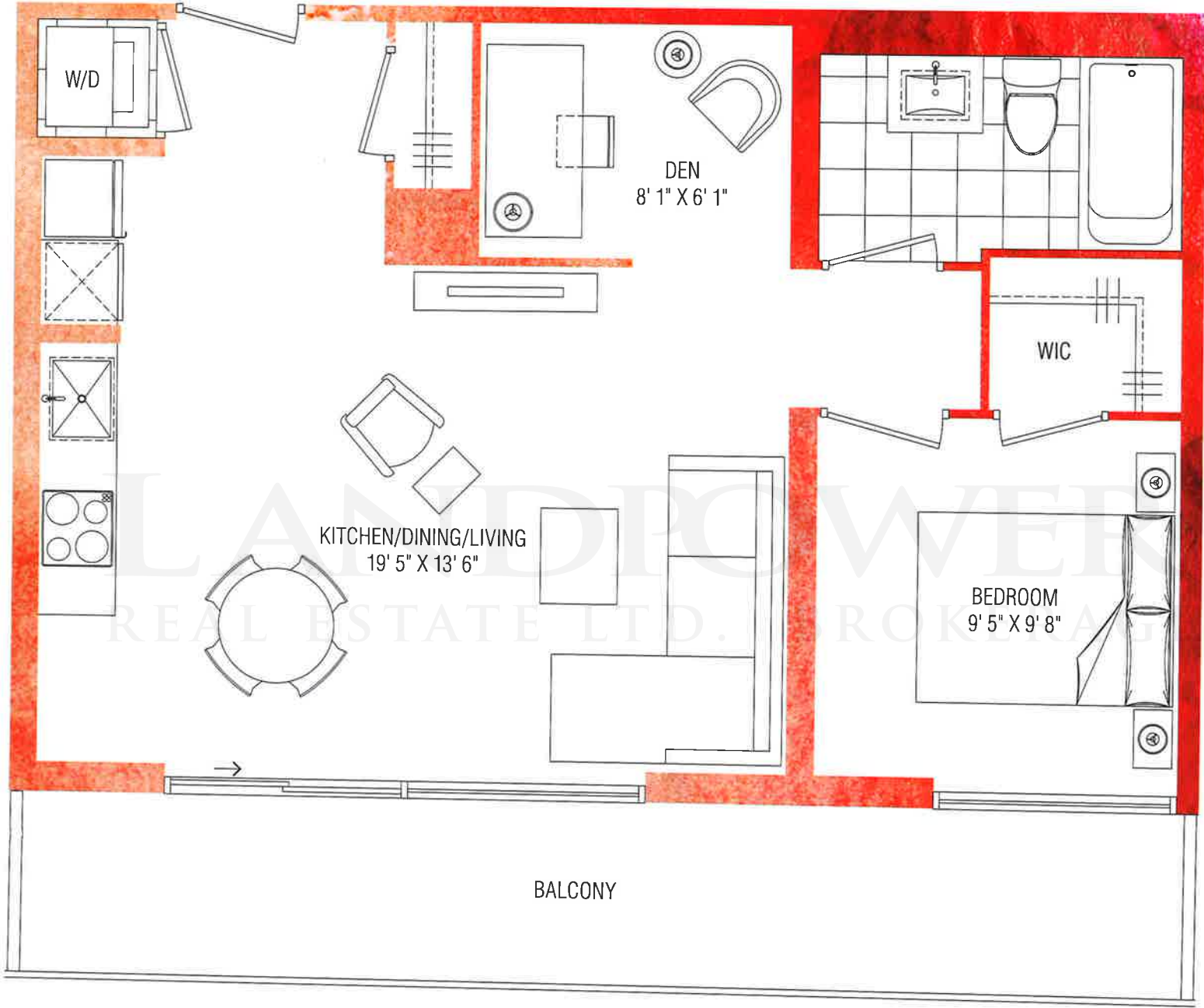


floor: 7 (with balcony)      floor: 8 (with balcony) – as illustrated above

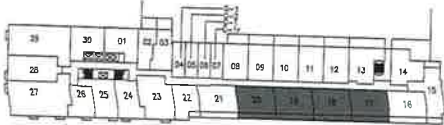


title: suite 1D-G

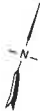
suite: 631 sq.ft.  
balcony: 150 sq.ft.  
total: 781 sq.ft.  
bedrooms: one  
bathrooms: one



floors: 3 – 5 (with balcony)



floor: 2 (with balcony) – as illustrated above

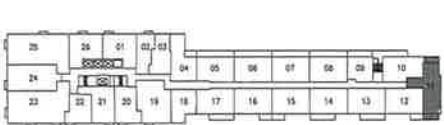




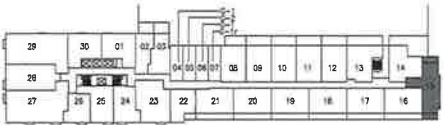
title: suite 1D-I  
suite: 693 sq.ft.  
balcony: 122 sq.ft.  
total: 815 sq.ft.  
bedrooms: one  
bathrooms: one



LANIPCOVER  
REAL ESTATE LTD. BROKERAGE



floors: 3 – 5 (with balcony)

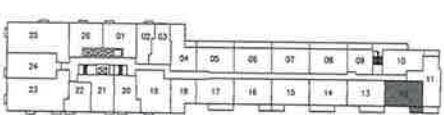
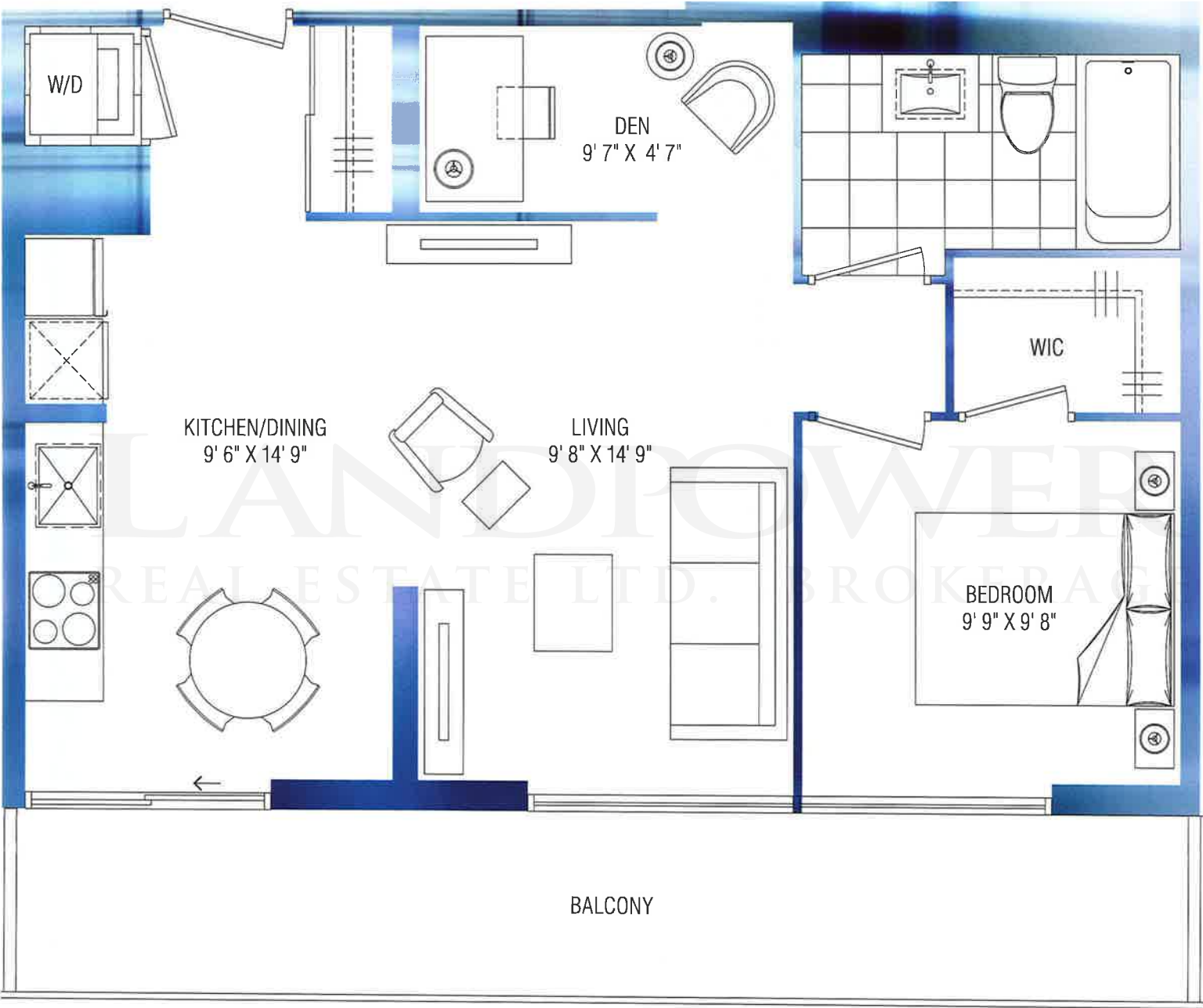


floor: 2 (with balcony) – as illustrated above

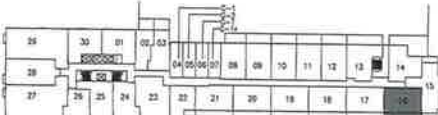


title: suite 1D-J

suite: 631 sq.ft.  
balcony: 150 sq.ft.  
total: 781 sq.ft.  
bedrooms: one  
bathrooms: one



floors: 3 – 5 (with balcony)

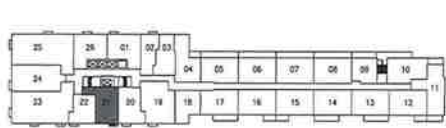


floor: 2 (with balcony) – as illustrated above

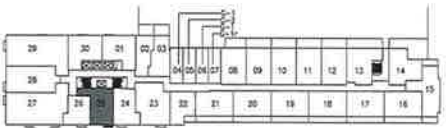




title: suite 1D-K  
suite: 636 sq.ft.  
balcony: 15 sq.ft.  
total: 651 sq.ft.  
bedrooms: one  
bathrooms: one



floors: 3 – 5 (with balcony)



floor: 2 (with balcony) – as illustrated above



title: suite 1D-L

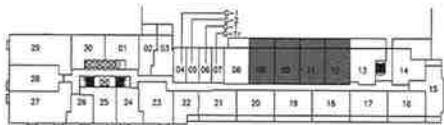
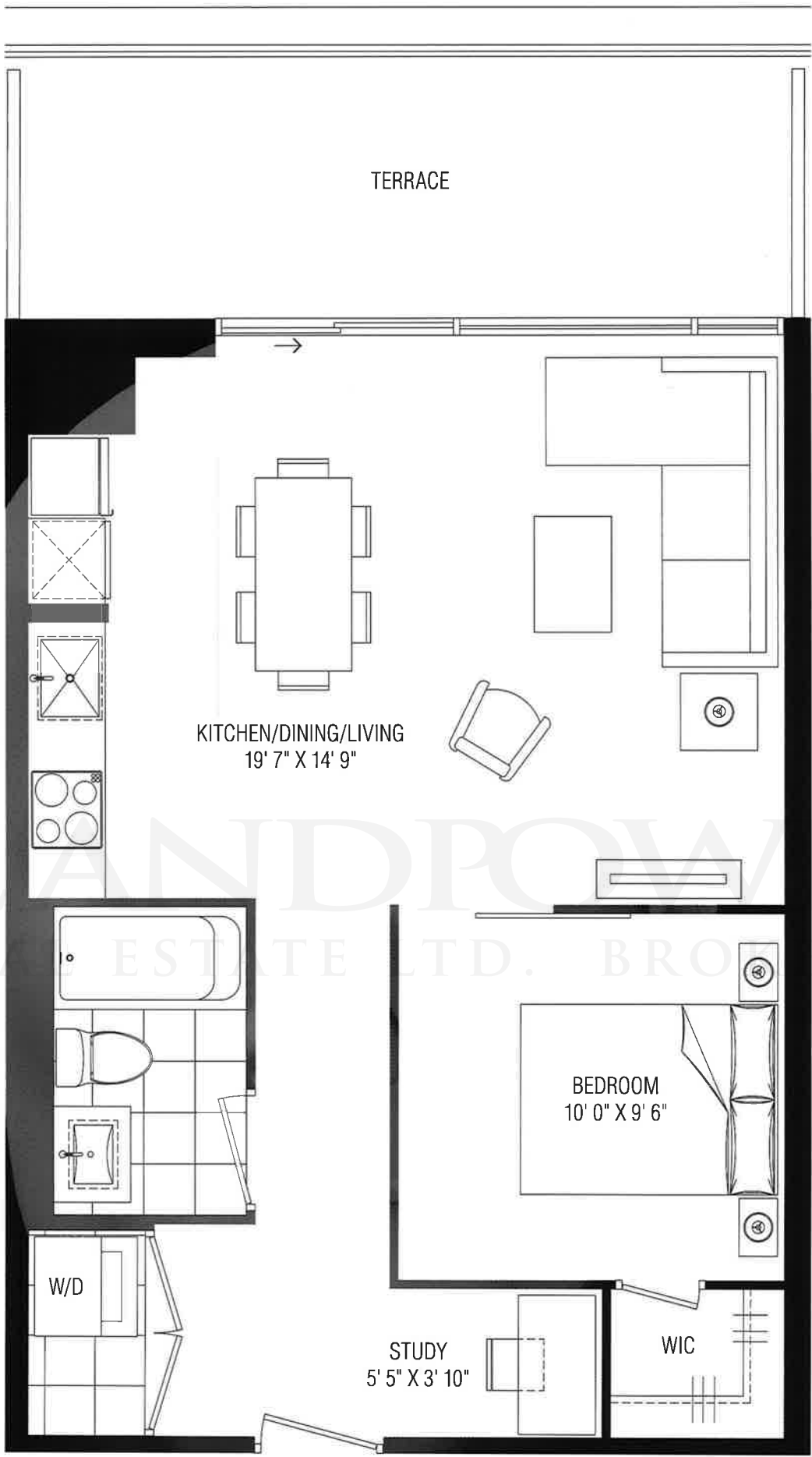
suite: 601 sq.ft.

terrace: 161 sq.ft.

total: 762 sq.ft.

bedrooms: one

bathrooms: one



floor: 2 (with terrace) – as illustrated above



title: suite 1D-S

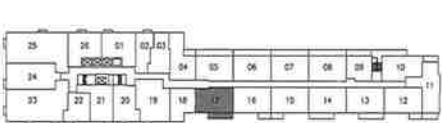
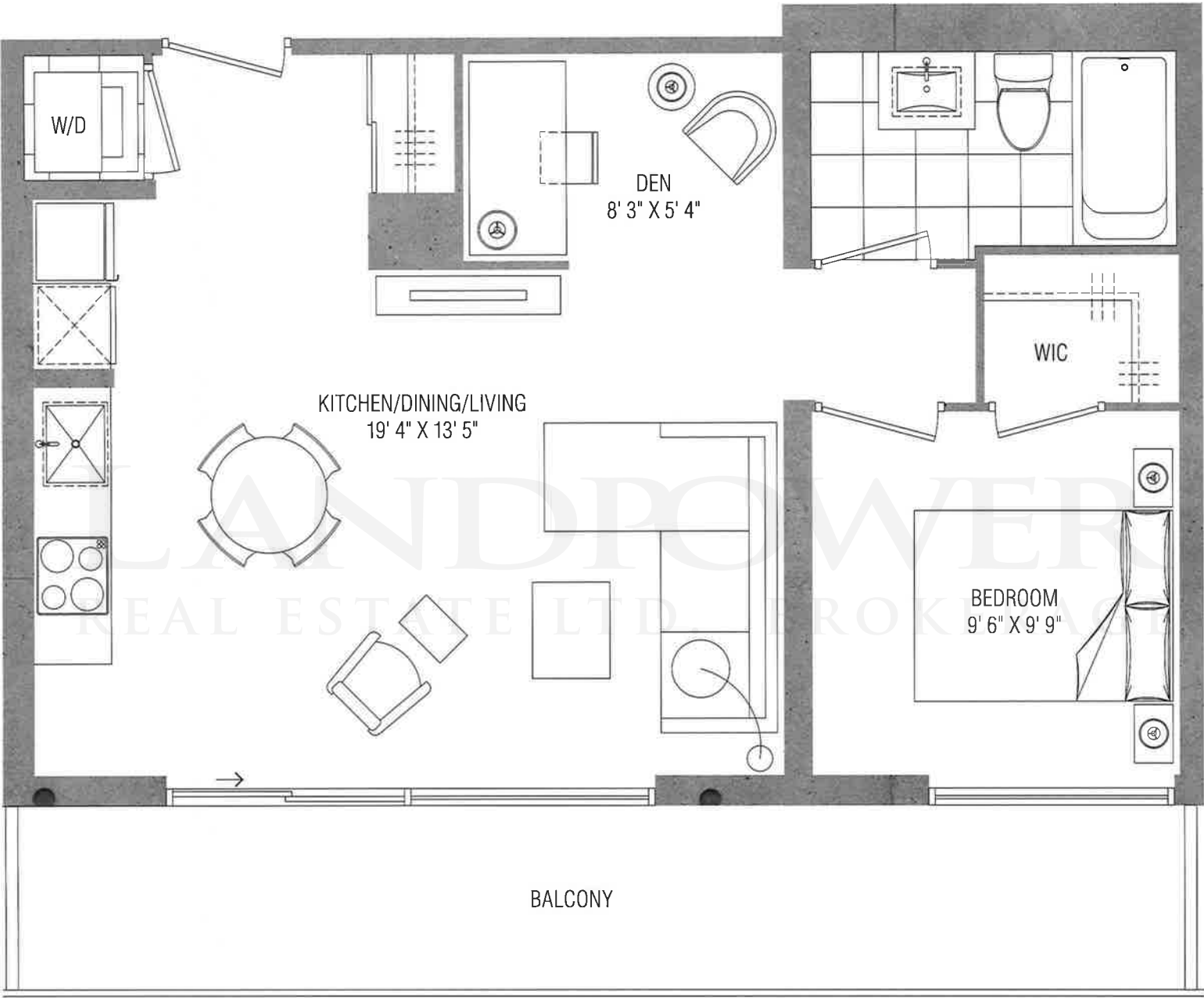
suite: 618 sq.ft.

balcony: 150 sq.ft.

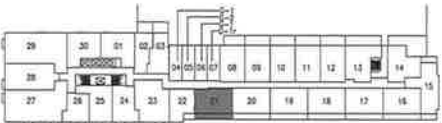
total: 768 sq.ft.

bedrooms: one

bathrooms: one



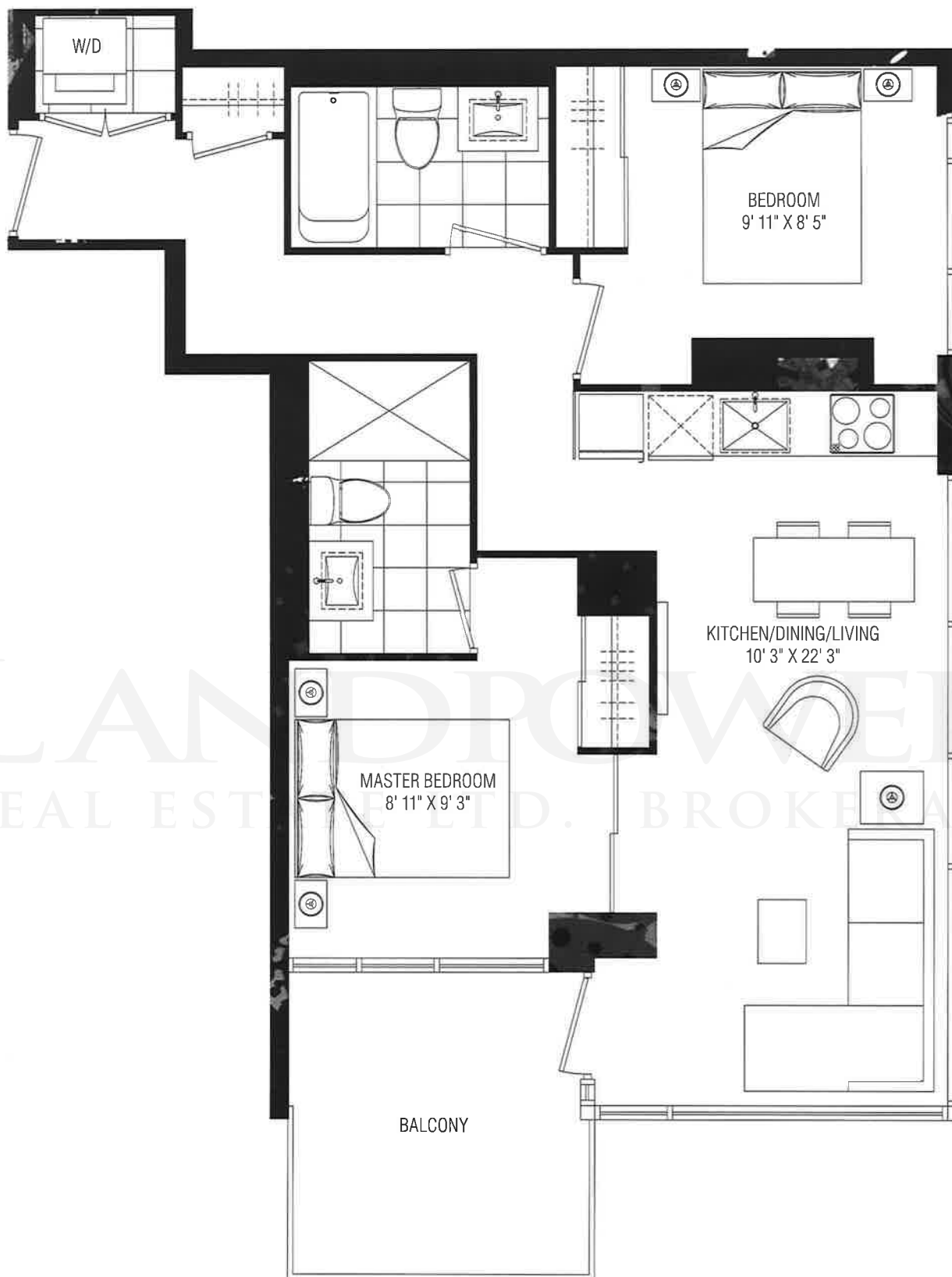
floors: 3 – 5 (with balcony)



floor: 2 (with balcony) – as illustrated above



title: **suite 2-A**  
 suite: **750 sq.ft.**  
 balcony: **92 sq.ft.**  
 total: **842 sq.ft.**  
 bedrooms: **two**  
 bathrooms: **two**



floors: **10 – 15, 19 – 24, 27 – 32 (with balcony)**      floor: **16 (with balcony)** – as illustrated above



title: **suite 2-B**

suite: **762 sq.ft.**

balcony: **92 sq.ft.**

total: **854 sq.ft.**

bedrooms: **two**

bathrooms: **two**

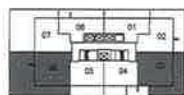


floors: **10, 12 – 16, 19 – 24, 27 – 32** (with balcony)

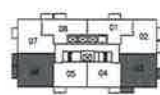
floor: **11** (with balcony) – as illustrated above

title: suite 2-C

suite: 805 sq.ft.  
balcony: 241 sq.ft.  
total: 1046 sq.ft.  
bedrooms: two  
bathrooms: two



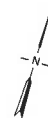
floor: 9 (with terrace)



floors: 18, 26, 34 (with balcony)



floors: 17, 25, 33  
(with terrace) – as illustrated above





title: suite 2-E

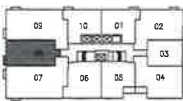
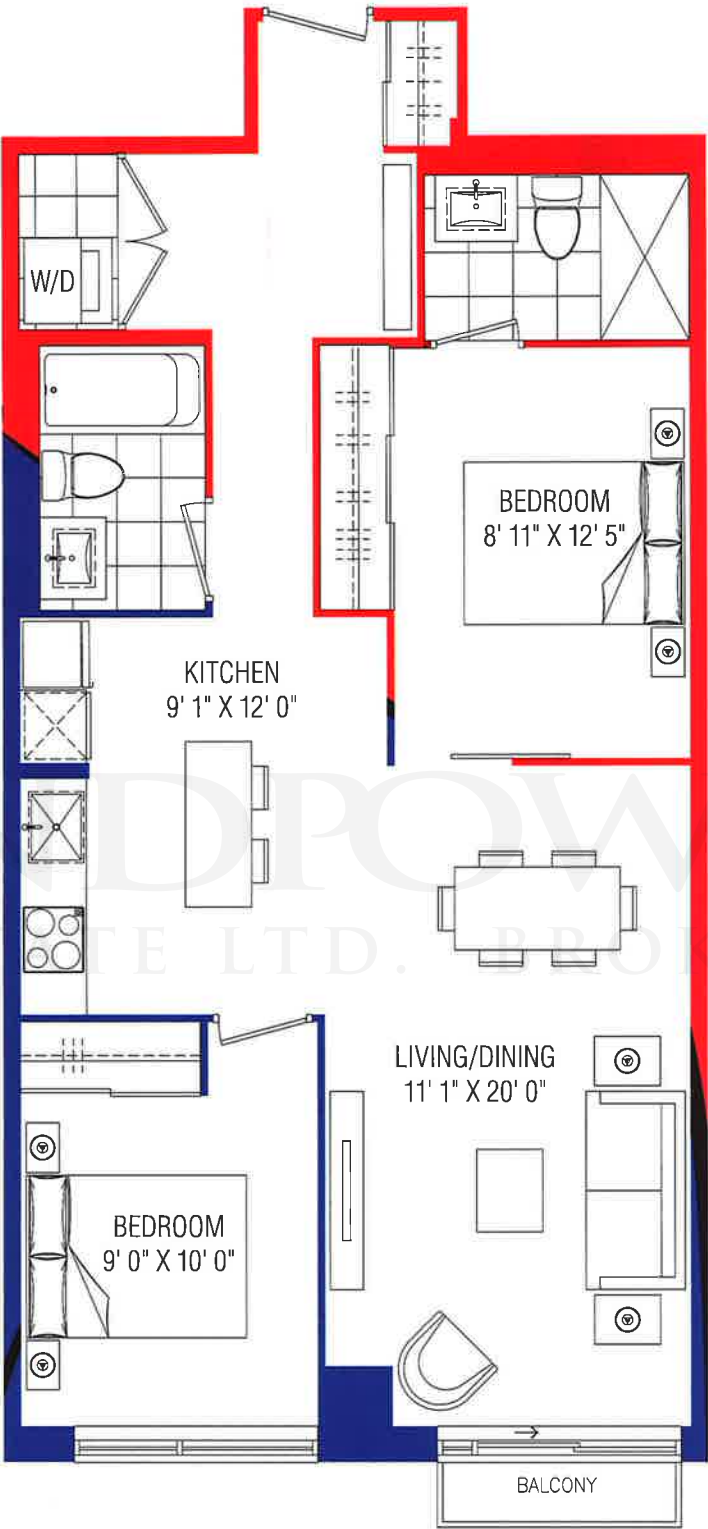
suite: 881 sq.ft.

balcony: 15 sq.ft.

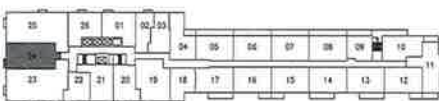
total: 896 sq.ft.

bedrooms: two

bathrooms: two



floors: 7 – 8 (with balcony)



floors: 3 – 5 (with balcony)

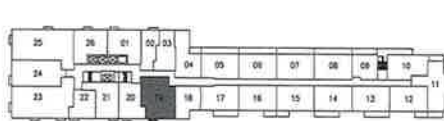


floor: 2 (with balcony) – as illustrated above

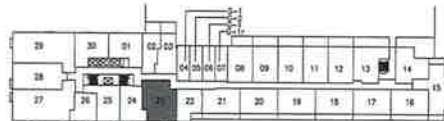


title: suite 2D-E

suite: 887 sq.ft.  
balcony: 15 sq.ft.  
total: 902 sq.ft.  
bedrooms: two  
bathrooms: two



floors: 3 – 5 (with balcony)



floor: 2 (with balcony) – as illustrated above





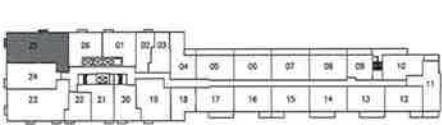
## The Warhol Collection



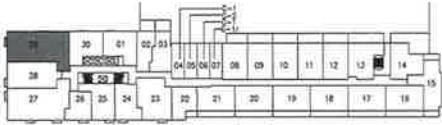
Uniquely located within the building these street oriented loft like homes are reminiscent in character to trendy vintage neighborhoods of great cities, purposely blending with the surrounding heritage landmarks. Larger in size, these units are influenced by open concept loft living. Designed specifically to maximize natural light to enhance to airy open feeling, sliding glass panels are used instead of walls, open, but with privacy intact. Living areas boast uninterrupted windows, pulling all kitchen, bathrooms and sleeping areas away from the exterior walls, visually expanding the already large living areas. Upgraded kitchen specs and larger ensuite baths complete these one of a kind homes, perfectly suited for the sophisticated urban dweller.

title: **The Warhol  
Collection**  
title: **suite 2D-G**

suite: **1326 sq.ft.**  
balcony: **15 sq.ft.**  
total: **1341 sq.ft.**  
bedrooms: **two**  
bathrooms: **two**



floors: **3 – 5** (with balcony)



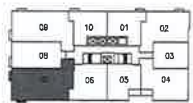
floor: **2** (with balcony) – as illustrated above





title: **The Warhol  
Collection**  
title: **suite 2D-F**

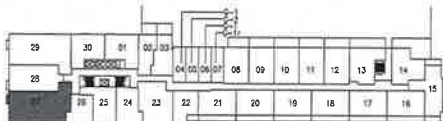
suite: **1357 sq.ft.**  
balcony: **45 sq.ft.**  
total: **1402 sq.ft.**  
bedrooms: **two**  
bathrooms: **two**



floors: **7 – 8** (with balcony)



floors: **3 – 5** (with balcony)



floor: **2** (with balcony) – as illustrated above

