



The Danforth

CLOSE TO EVERYTHING.
FAR FROM ORDINARY.





Terrace on Danforth, Concept Exterior Rendering

CLOSE TO EVERYTHING. FAR FROM ORDINARY.

Welcome to a convergence of culture and convenience on the Danforth. Terrace on Danforth offers a superb collection of well designed urban suites with balconies or terraces, as well as a fine complement of amenities

including a spectacular Terrace Garden. Live just minutes from the lakeshore, walking trails, golf courses and vibrant shopping and dining on the Danforth. At Terrace on Danforth, great location meets elegant living.



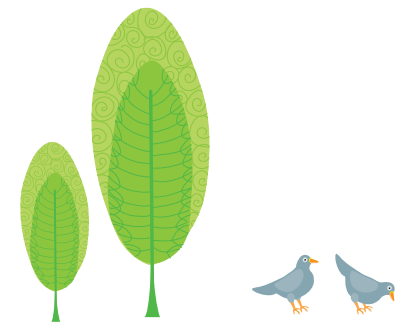


Terrace on Danforth, Concept Siteplan

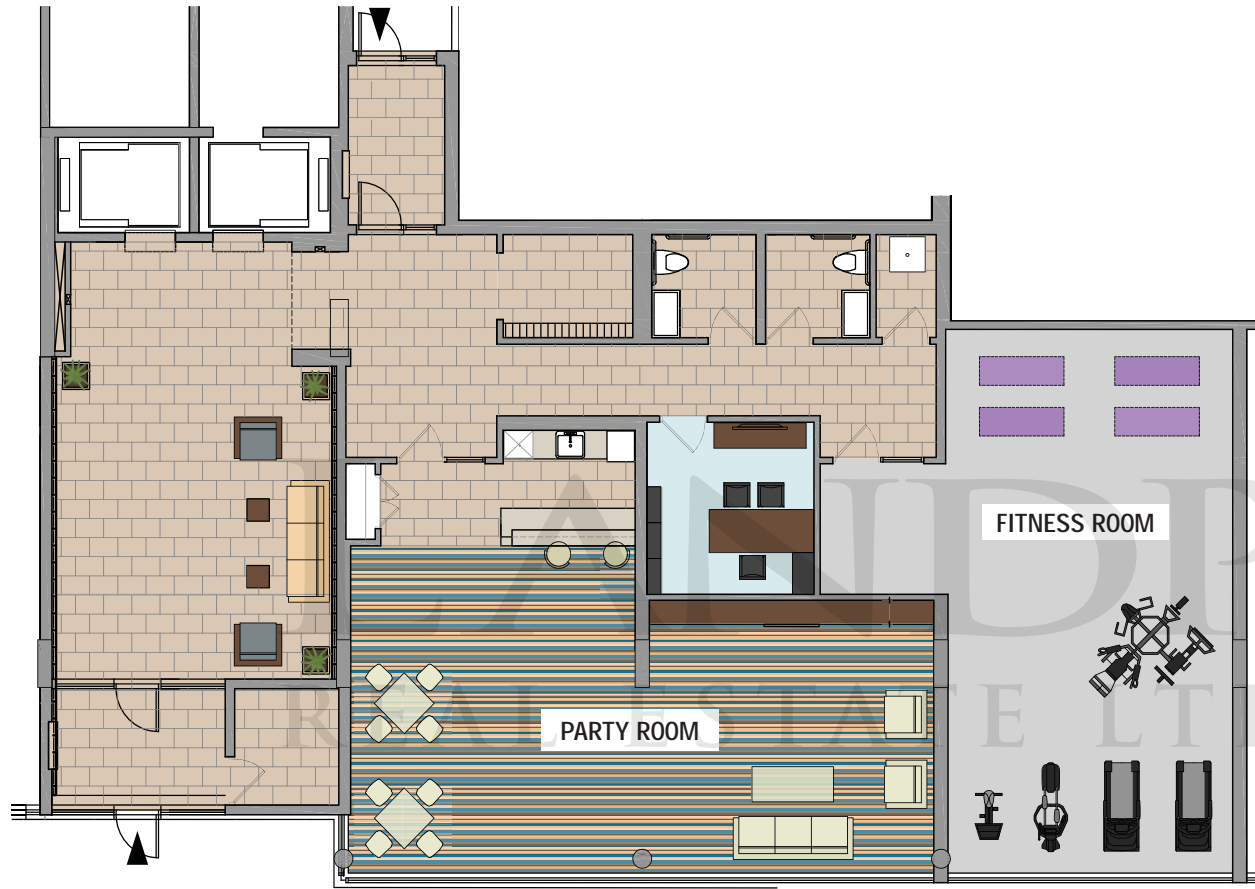
LIFE'S BETTER OUT HERE.

A distinctive boutique midrise that is set to revitalize this strategic Warden-Danforth corridor. Terrace on Danforth presents a stunning façade of shimmering glass and precast, punctuated by fresh air balconies.

Retail storefronts on the ground floor will connect the building to the street and give it a unique and lively vibe. Interior layouts aim to be bright, airy and spacious, with a fine selection of features and appointments.



Terrace on Danforth, Concept Amenity Plan

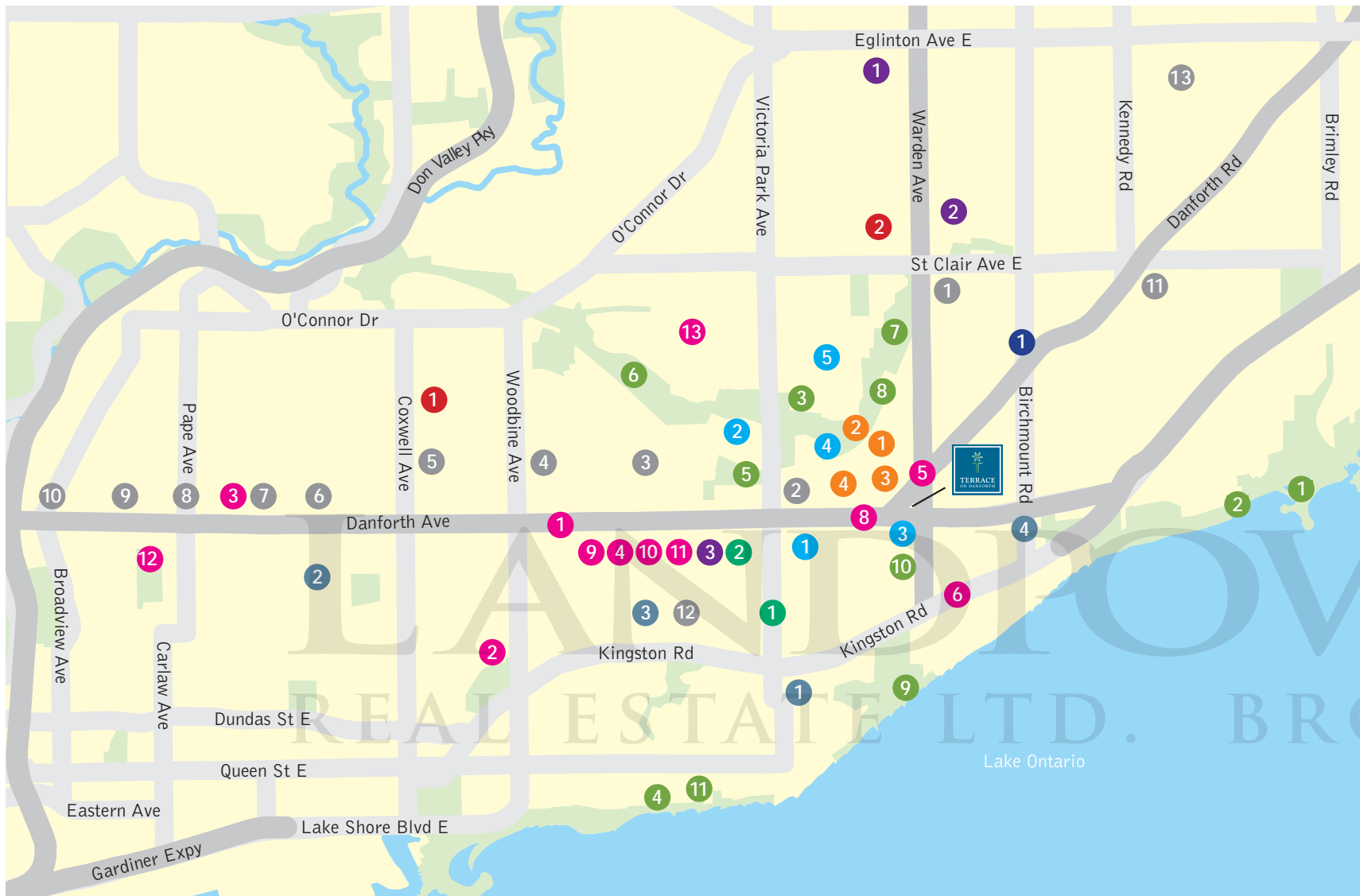


Terrace on Danforth, Concept Party Room

INSPIRATION FOR BODY AND MIND.

Terrace on Danforth offers a fine complement of fitness and social amenities. Trim the weight and tone the muscle in the fitness room, equipped with exercise machines and

yoga mats. Celebrate the good times with friends and family in the spacious party room, complete with caterer's kitchen and wet bar. It's all here, right at home.



DINING/ENTERTAINMENT

1. Basil Thai Kitchen (2326 Danforth Avenue)
2. Michelangelo Fine Italian Cuisine (1910 Gerrard St. East)
3. Amaro Pizza & Restaurant (962 Danforth)
4. Tim Hortons Restaurant (2575 Danforth Avenue)
5. Ella's Restaurants Banquet & Caterings (35 Danforth)
6. Stavros Greek Take Out Excellent! (1466 Kingston Road)
7. Eglinton Town Centre Hall & Cineplex Odeon Theatres (1 Eglinton Square)
8. LCBO (311 Danforth Avenue)
9. Smiley's Restaurant & Deli (2543 Danforth)
10. Poonan Delite Indian Restaurant (2658 Danforth Avenue)
11. Agni Haicica Chinese Restaurant (2805 Danforth)
12. Katsu Japanese Restaurant (572 Danforth)
13. Children's Peace Theatre (305 Dawes Road)

LIBRARIES

1. Albert Cambell Library (496 Birchmount)

LEISURE/RECREATION

1. Danforth Community Centre (3114 Danforth)
2. Crescent Town Club (2A The Market Place)
3. Gladiator Paintball Arena (4795 Danforth)
4. Teesdale Community Centre (40 Teesdale Pl)
5. West Scarborough Neighbourhood Community Centre (313 Pharmacy)

HIGH SCHOOLS

1. Neil McNeil High school (127 Victoria Park)
2. St. Patrick Catholic Secondary School (49 Feldstead Avenue)
3. Notre Dame High school (12 Malvern Avenue)
4. Birchmount Park Collegiate (3663 Danforth Avenue)

PARKS

1. Bluffers Park
2. Scarborough Bluff's Park
3. Dentonia Park & Golf Course
4. Beaches Park
5. Dentonia Athletic Park
6. Taylor Creek Park
7. Warden Woods
8. Byng Park
9. Toronto Hunt Club
10. Oakridge Park
11. Kew Gardens

BUS STATIONS/TRANSIT

1. Warden Station
2. Victoria Park Station
3. Main Station
4. Woodbine Station
5. Coxwell Station
6. Greenwood Station
7. Donlands Station
8. Pape Station
9. Chester Station
10. Broadview Station
11. Scarborough GO
12. Danforth GO
13. Kennedy GO

HOSPITALS

1. Toronto East General Hospital
2. Providence Healthcare

GROCERY

1. Loblaws
2. Metro Supermarkets

ELEMENTARY SCHOOLS

1. Oakridge Junior Public School (110 Byng Avenue)
2. Samuel Hearne Senior Public School (21 New Port Avenue)
3. Baitulmukarram Masjid School (14 Pharmacy Avenue)
4. St. Dunstan Separate School (14 Pharmacy Avenue)

RETAIL

1. Eglinton Town Centre
2. Warden Woods Mall (725 Warden Avenue)
3. Danforth Shoppers World (3003 Danforth Avenue)

LIFE ON THE DANFORTH

Life on the Danforth is an exciting fusion of culture, cuisine and convenience. Enjoy the ease of hopping on to the TTC outside your door, or the subway just moments away. Indulge your taste for exotic cuisines from around

the world at a great selection of bakeries, bistros, restaurants and take-outs along the exciting Danforth, while fine dining on Queen Street is just minutes away.

WELCOME HOME.

Ultimately, life at Terrace on Danforth is about style and comfort, location and convenience. It's about finding that perfect restaurant just moments from home, that serene lakeside park where all your worries melt away, the quality and value that make your new home priceless. It's about the freedom of living your life your way. And it's all here at Terrace on Danforth. Welcome home.



EXQUISITE FEATURES & FINISHES

KITCHEN FEATURES

Granite countertops.*

European-style cabinets, with an upper cabinet.* •

Stainless steel undermount sink with single-lever faucet and vegetable spray.*

Ceramic tile backsplash.*

6 Appliance package including: self-cleaning ceran top oven, micro wave hood fan vented to exterior, built-in multi-cycle dishwasher, and frost-free refrigerator.*

BATHROOM FEATURES

Mirror over vanity. •

White bathroom fixtures. •

Ceramic tile on floors, tub surround and wall and shower floor (where applicable).* •

Choice of vanity cabinets from builder's standard samples.* •

Single-lever faucets for vanities.

Pressure balanced valves in tub and shower.

White acrylic soaker tub. •

FLOORING

Ceramic tile in bathroom(s) and laundry area.* •

Laminate flooring in living room, dining room and den (if applicable).* •

Laminate flooring in foyer and kitchen.*

One choice of 40 oz. broadloom or sisal with foam under-pad in bedroom(s)

CONTEMPORARY SUITE

Solid core entry door with brushed hardware and stained finish.

Contemporary interior doors with brushed lever hardware.

Mirrored sliding closet doors in foyer, where applicable. •

Contemporary white 4 1/2" baseboards and 2 1/4" trim casings.

White textured ceilings throughout, except in kitchen, bathroom(s), and laundry areas which are finished with white semi-gloss latex paint.

Interior walls painted with two coats of flat off white latex paint (kitchen, bathroom(s), all interior doors and all trim painted with semi-gloss latex paint).*

6' High privacy screen dividing balcony and terrace where applicable •

Space efficient stacking electric washer/dryer (white) vented to exterior. •

8' ceilings on residential levels except where bulkhead installed •

SECURITY

Surveillance cameras in select areas of building and underground garage.

Electronic access control system for recreation amenities, parking garage, and other common areas.

Enter phone and cameras located in lobby and visitor entrances allowing residents to view visitors through dedicated television channel.

Suite entry doors roughed-in for in-suite security alarm system.

In-Suite fire alarm speaker and heat detector.

In-Suite hard wired smoke detector.

STATE-OF-THE-ART WIRING

Suites pre-wired using CAT 5 wiring, for telephone outlets in living room, bedroom(s), kitchen and den (if applicable). •

Suites pre-wired for cable television outlets using RG 6 wiring in living room, bedroom(s) and den (if applicable). •

Rough-in for wall mounted television in living-room. •

MECHANICAL AND ELECTRICAL SYSTEMS

Individually controlled central heating and cooling system (seasonal).

Central domestic hot water system.

White Decora-style receptacles and light switches throughout suites.

Light fixtures provided in kitchen, all bedroom(s), dining room and den, bathroom(s), and walk-in closet. (if applicable). •

Individual remote hydro metering for hydro consumption.

Heavy-duty wiring and receptacle for washer/dryer.

NOTES

* Indicates as per Vendor's standard sample(s).

• Indicates as per Vendor's plans.

Purchaser(s) shall select the colour and material from Vendor's standard samples only (one carpet colour and one laminate floor colour per suite).

Purchaser(s) may select upgraded materials from Vendor's samples and shall pay the upgrade costs at the time of colour and finishes selection.

Vendor reserves the right to make reasonable changes in the opinion of Vendor in the plans and specifications if required and to substitute other material or finishes or that provided for herein with material or finishes of equal or better quality than that provided for herein. The determination of whether or not a substitute material or finish is of equal or better quality shall be made by Vendor, in its sole, absolute and unfettered discretion, which determination shall be final and binding. 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 samples as a result of normal manufacturing and installation processes and/or as a result of any such finishes being of natural products (i.e., due to the inherent nature of the material itself) and Purchaser agrees that Vendor is not responsible for same. Vendor shall not be responsible for shade differences occurring in the manufacture of items such as, but not limited to, finishing materials or products such as carpet, tiles, granite, marble, porcelain, laminate flooring, bath tubs, sinks and other such products where the product manufacturer establishes the standard for such finishes. Nor shall Vendor be responsible for shade differences 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 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) or any engineered wood flooring (if any) may react to normal fluctuating humidity levels inducing gapping and cupping. Purchaser acknowledges that marble and similar stones (if any) are very soft stones, which will require a substantial amount of maintenance by Purchaser and are very easily scratched and damaged. Plan and specifications are subject to change without notice.

Where bulkheads are installed and where dropped ceilings are required, the ceiling height will be less than stated, as per Vendor's plans.

All plans, elevations, sizes and specifications are subject to change from time to time by Vendor without notice. E. & O. E.

Unit owners are covered by TARION Warranty Program (formally known as ONHWP). Vendor is proud to be registered with TARION Warranty Program.

March 28, 2011





by



**VIP Agent Offering for
Terrace on Danforth
by Liberty Development**

**SPECIAL 4% COMMISSION
LIMITED TIME**

1. **Faxed offer worksheets will be accepted until 12:00 pm Eastern Standard time Tuesday, April 26, 2011.**
2. **Fax offer worksheets to (416) 850-5831. Each worksheet must be accompanied by a copy of purchaser's government issued photo ID and SIN #.**

Free assignment for up to 1 year from purchase date.

Deposit Structure:

\$5,000 with Offer
5% less \$5,000 in 30 Days
5% in 120 Days
5% in 300 Days
10% Due on Occupancy

Suite Features¹:

Granite kitchen countertops
White bathroom fixtures
European-style kitchen cabinets with upper cabinets
6 Appliance package
Laminate flooring in foyer, kitchen, living room,
dining room and den (if applicable)
Choice of 40 oz. carpet in bedroom
8" Ceilings

LANDPOWER
REAL ESTATE LTD. BROKERAGE

¹Per Purchase Agreement and Condominium Disclosure and subject to feature and finishes sheet Notes, vendor's plans and vendor's samples.

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Mailing Address:

505 Highway 7 East, Suite 303
Thornhill, ON L3T 7T1

Terrace on Danforth Sales Office:

3520 Danforth Ave
Toronto, ON M1L 1E5

www.terraceondanforth.ca

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TERRACE ON DANFORTH SPECIAL PREVIEW PRICE LIST¹

By



<u>MODEL</u>	<u>TYPE</u>	<u>SQ. FT.</u>	<u>VIEW</u>	<u>PRICED FROM</u>	<u>FLOOR AVAILABLE</u>
1A	1 Bedroom	465	North	\$192,000	5th
1B	1 Bedroom	545	North	\$224,000	Ph (Level 7)
1C	1 Bedroom	590	South	\$232,000	2nd to 6th
1A+D	1 Bedroom + Den	580	North	\$225,000	2nd to 4th
1B+D	1 Bedroom + Den	608	South	\$237,000	2nd to 6th
1C+D	1 Bedroom + Den	615	North	\$234,000	2nd to 6th
1D+D	1 Bedroom + Den	640	South	\$250,000	2nd to 6th
1E+D(B/F)	1 Bedroom + Den	650	North	\$248,000	5th to 6th
1F+D	1 Bedroom + Den	655	North	\$242,000	2nd to 4th
1G+D	1 Bedroom + den	660	South	\$254,000	2nd to 6th
1H+D	1 Bedroom + den	662	North/West	\$256,000	2nd to 6th
1J+D	1 Bedroom + den	666	South/West	\$258,000	2nd to 6th
1K+D	1 Bedroom + Den	670	North/East	\$251,000	2nd to 4th
2A	2 Bedrooms	695	North	\$268,000	5th
2B	2 Bedrooms	745	North/East	\$297,000	PH (7th)
2C	2 Bedrooms	780	South/East	\$293,000	2nd to 6th
2D	2 Bedrooms	810	North/West	\$316,000	Ph (7th)
2E	2 Bedrooms	820	South/East	\$320,000	PH (7th)
2F	2 Bedrooms	835	South	\$326,000	PH (7th)
2A+D(B/F)	2 Bedrooms + Den	825	North	\$292,000	2nd to 4th
2B+D	2 Bedrooms + Den	845	North	\$299,000	2nd to 4th
2C+D	2 Bedrooms + Den	880	South	\$345,000	PH (7th)
2D + D	2 Bedrooms + Den	900	North/East	\$339,000	5th
2E+D(B/F)	2 Bedrooms + Den	905	South	\$354,000	PH (7th)
2F+D	2 Bedrooms + Den	1079	South/West	\$415,000	PH (7th)

Highlights¹

Deposit Structure:

\$5,000 with Offer
5% less \$5,000 in 30 Days
5% in 120 Days
5% in 300 Days
10% Due on Occupancy

Parking:

Parking space is not included in the purchase price. Parking cost is \$22,000.00/space
No parking spaces for units less than 650 sq. ft.

Monthly Maintenance Fees²:

\$0.43/Sq. Ft., plus Hydro (metered separately for each individual unit consumption)

Estimated Taxes²:

1% of purchase price per year

Tentative Occupancy⁴:

September 30, 2013

Floor Premiums: Floor Price Increments vary.
Please consult the sales consultants for details.

Suite Features³:

Granite kitchen countertops
White bathroom fixtures
European-style kitchen cabinets with upper cabinets
6 Appliance Package
Laminate flooring in foyer, kitchen, living room, dining room, and den (if applicable)
Choice of 40 oz. carpet in bedroom
8' Ceilings

Building Amenities³:

Party/Meeting Room,
Fitness Room
Exterior Terrace

Number of Suites: 95

Number of Levels: 7

Sales Consultants: Linda Killackey and Zoie Conforti

Sales Representatives of PMA Brethour Real Estate Corporation Inc., Brokerage

Hours: Mon – Thurs: 12 p.m. – 7 p.m.; Sat, Sun & Holidays: 12 p.m. – 6 p.m.; Fri: Closed

Sales Office Address: 3520 Danforth Avenue, Toronto, ON M1L 1E5

Phone: (416) 987-7575 Fax: (416) 987-7576

E-mail: info@terraceondanforth.com Website: www.terraceondanforth.ca

¹Prices and availability subject to change without notice. All areas and stated dimensions are approximate. Actual living area, usable floor space and square footage may vary from stated floor area. All prices, figures, sizes, specifications, information and choices of vendor's samples are subject to change without notice.

²Maintenance fees and taxes are approximations/estimations only and are finalized on condominium registration.

³Per Condominium Disclosure and subject to feature and finishes sheet Notes, vendor's plans and vendor's samples.

⁴As per respective Agreement of Purchase and Sale.

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Terrace on the Danforth

(Without Parking)

Prices subject to change without notice.
This Price List supersedes all the previous lists.

Updated on 08-Apr-11
11:35 AM

PENTHOUSE LEVEL 7

Suite	1	2	3	4	5	6	7	8	9
Model	2B	2E	2F	2E+D(B/F)	2E+D(B/F)	2C+D	2F+D	2D	1B
Sq. Ft.	745	820	835	905	905	880	1,079	810	545
Terrace (Sq.Ft)	365	356	114	114	114	114	246+40	338	74
View	NE	SE	S	S	S	S	SW	NW	N
PH	\$297,000	\$320,000	\$326,000	\$354,000	\$354,000	\$345,000	\$415,000	\$316,000	\$224,000

GARDEN LEVEL 6 (ROOFTOP)

Suite	1	2	3	4	5	6	7	8	9	10	11	12	14	15
Model	2D+D	2C	1B+D	1C	1D+D	1G+D	1G+D	1D+D	1G+D	1G+D	1J+D	1H+D	1C+D	1E+D(B/F)
Sq. Ft.	900	780	608	590	640	660	660	640	660	660	666	662	615	650
Balcony (Sq.Ft)	62	136	43	43	40	40	40	40	40	40	66	79	32	0
View	E	SE	S	S	S	S	S	S	S	S	SW	NW	N	N
6	\$340,000	\$297,000	\$242,000	\$237,000	\$254,000	\$258,000	\$258,000	\$254,000	\$258,000	\$258,000	\$262,000	\$260,000	\$239,000	\$249,000

LEVEL 5

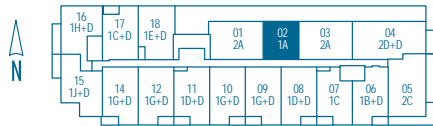
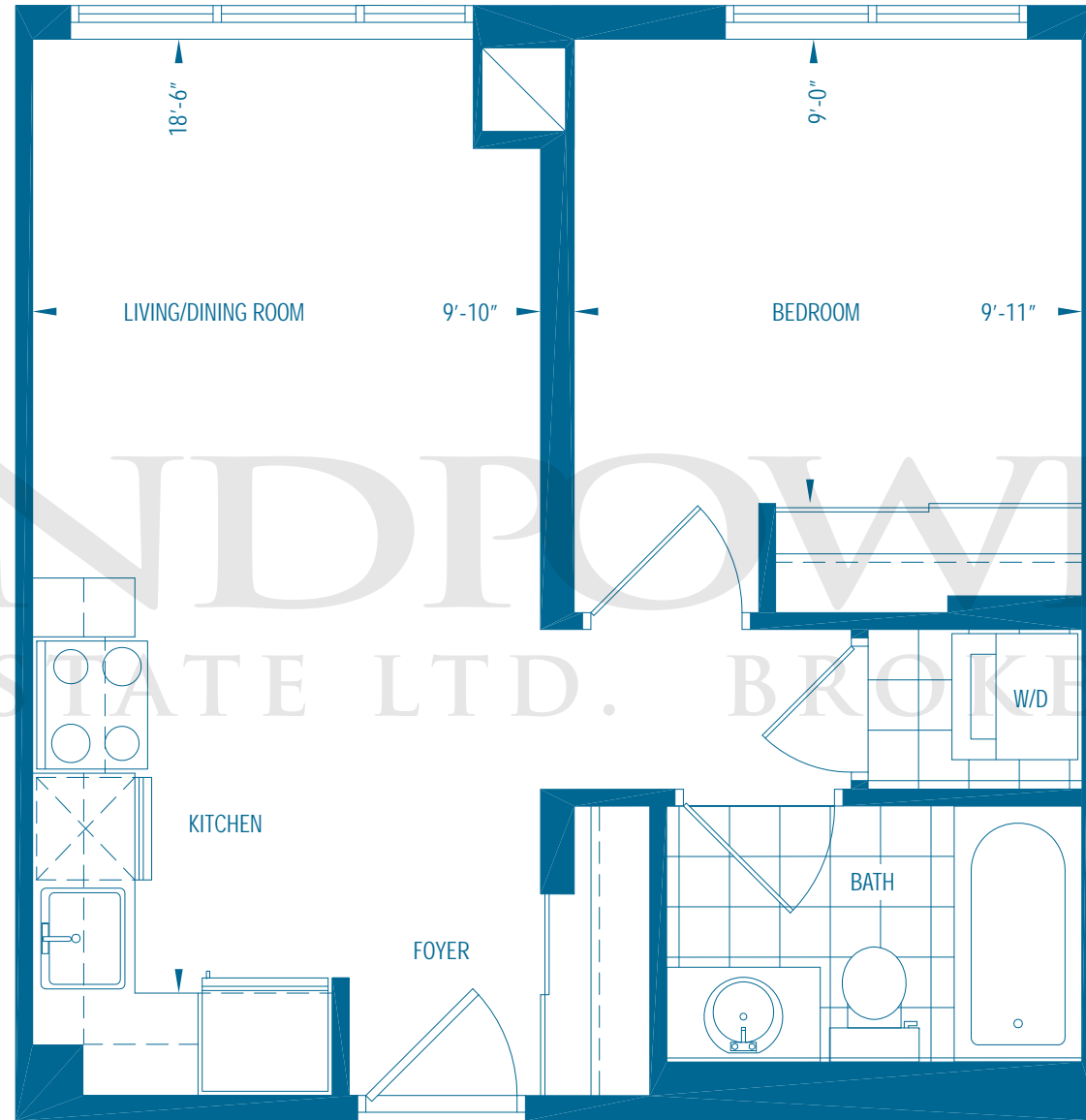
Suite	1	2	3	4	5	6	7	8	9	10	11	12	14	15	16	17	18
Model	2A	1A	2A	2D+D	2C	1B+D	1C	1D+D	1G+D	1G+D	1D+D	1G+D	1G+D	1J+D	1H+D	1C+D	1E+D(B/F)
Sq. Ft.	695	465	695	900	780	608	590	640	660	660	640	660	660	666	662	615	650
Balcony (Sq.Ft)	0	0	0	62	136	43	43	40	40	40	40	40	40	66	79	32	0
View	N	N	N	E	SE	S	S	S	S	S	S	S	S	SW	NW	N	N
5	\$268,000	\$192,000	\$268,000	\$339,000	\$296,000	\$241,000	\$236,000	\$253,000	\$257,000	\$257,000	\$253,000	\$257,000	\$257,000	\$261,000	\$259,000	\$238,000	\$248,000

LEVEL (2-4)

Suite	1	2	3	4	5	6	7	8	9	10	11	12	14	15	16	17	18	19	20
Model	2B+D(B/F)	1F+D	1F+D	1F+D	1A+D	1K+D	2C	1B+D	1C	1D+D	1G+D	1G+D	1D+D	1G+D	1G+D	1J+D	1H+D	1C+D	2A+D(B/F)
Sq. Ft.	845	655	655	655	580	670	780	608	590	640	660	660	640	660	660	666	662	615	825
Balcony (Sq.Ft)	0	0	0	0	30	60	136	43	43	40	40	40	40	40	40	66 (3 & 4)	79 (3 & 4)	32	0
Terrace (Sq.Ft)	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	49(level 2)	89(level 2)	0	0
View	N	N	N	N	N	NE	SE	S	S	S	S	S	S	S	S	SW	NW	N	N
4	\$303,000	\$245,000	\$245,000	\$245,000	\$229,000	\$253,000	\$295,000	\$239,000	\$234,000	\$252,000	\$256,000	\$256,000	\$252,000	\$256,000	\$256,000	\$260,000	\$258,000	\$237,000	\$296,000
3	\$301,000	\$243,000	\$243,000	\$243,000	\$227,000	\$252,000	\$294,000	\$238,000	\$233,000	\$251,000	\$255,000	\$255,000	\$251,000	\$255,000	\$255,000	\$259,000	\$257,000	\$235,000	\$294,000
2	\$299,000	\$242,000	\$242,000	\$242,000	\$225,000	\$251,000	\$293,000	\$237,000	\$232,000	\$250,000	\$254,000	\$254,000	\$250,000	\$254,000	\$254,000	\$258,000	\$256,000	\$234,000	\$292,000

SUITE 1A 465 SQ.FT.

ONE BEDROOM



FLOOR 5

Note: All prices, figures, sizes, specifications and information are subject to change without notice. E.&O.E. All areas and stated dimensions are approximate. Actual usable floor space, living area and square footage may vary from stated floor area. All illustrations are artist's concept only. The unit shown may be the reverse of the unit purchased. © 2011 Liberty Development Corporation. All rights reserved.

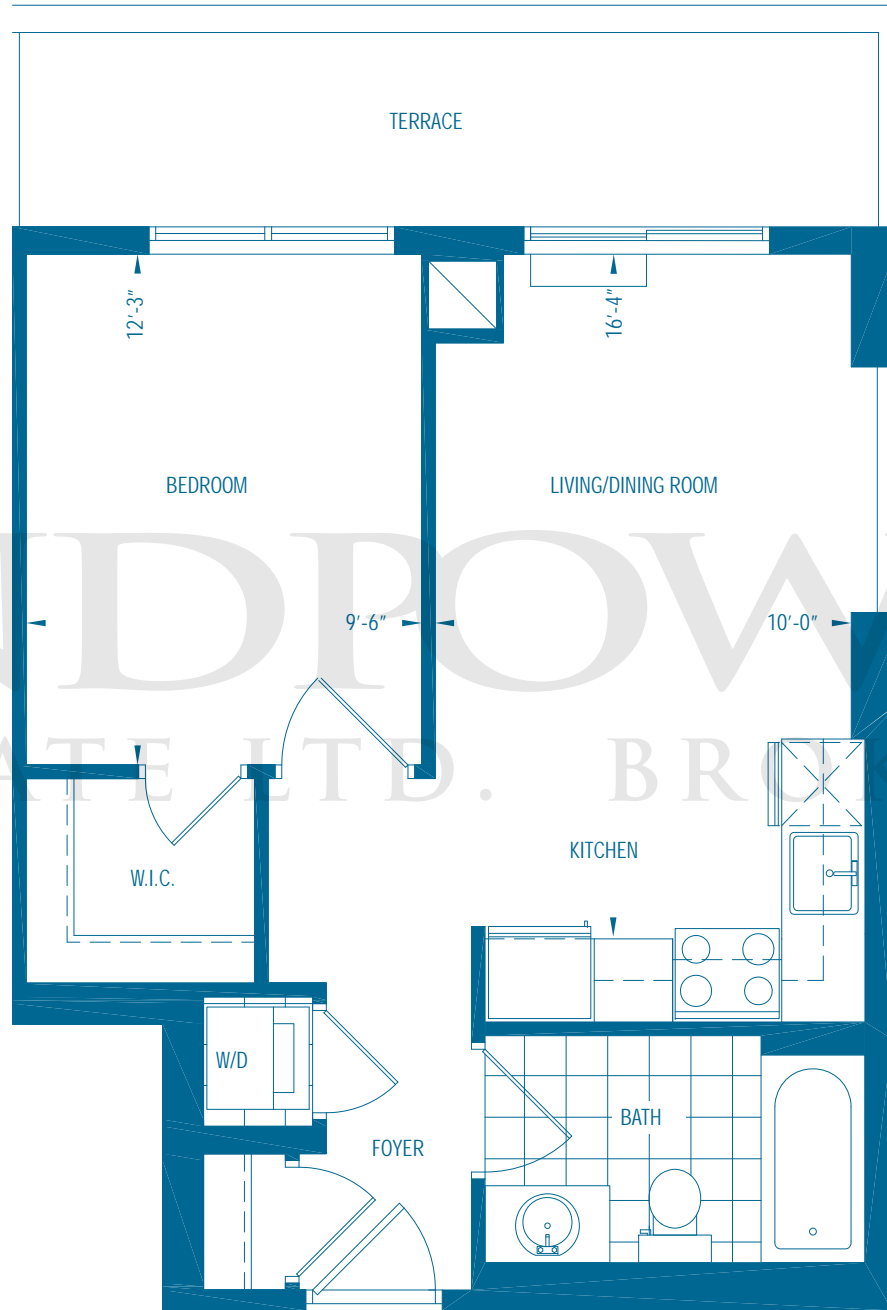
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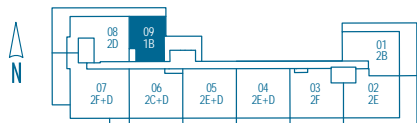
SUITE 1B 545 SQ.FT.

ONE BEDROOM

TERRACE 74 SQ.FT.



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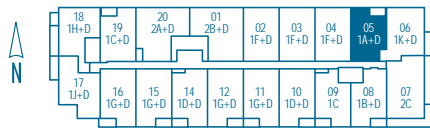
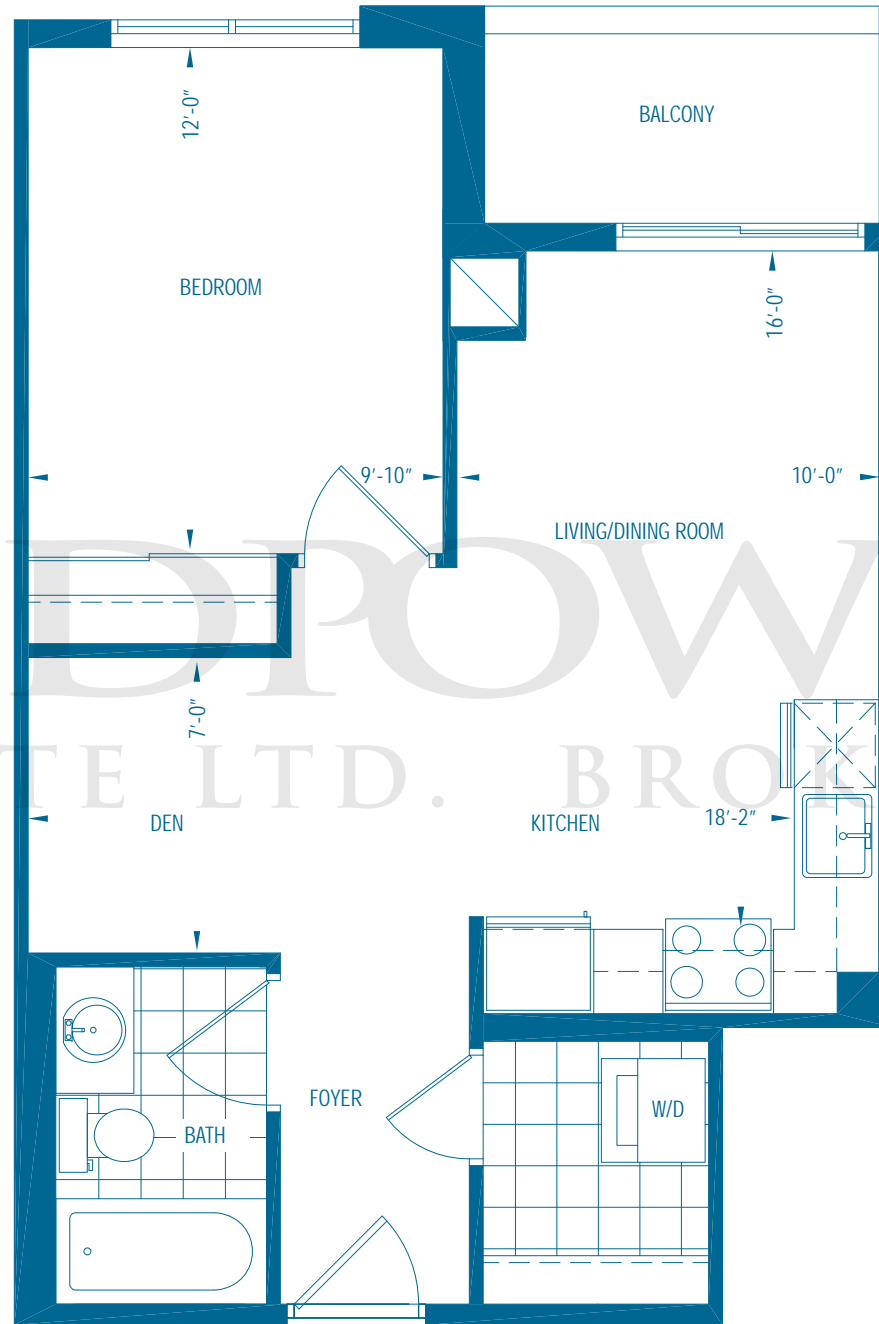
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SUITE 1A+D 580 SQ.FT.

ONE BEDROOM+DEN
BALCONY 30 SQ.FT.

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FLOOR 2-4

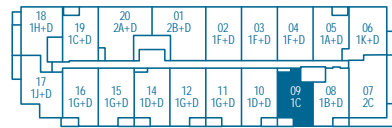
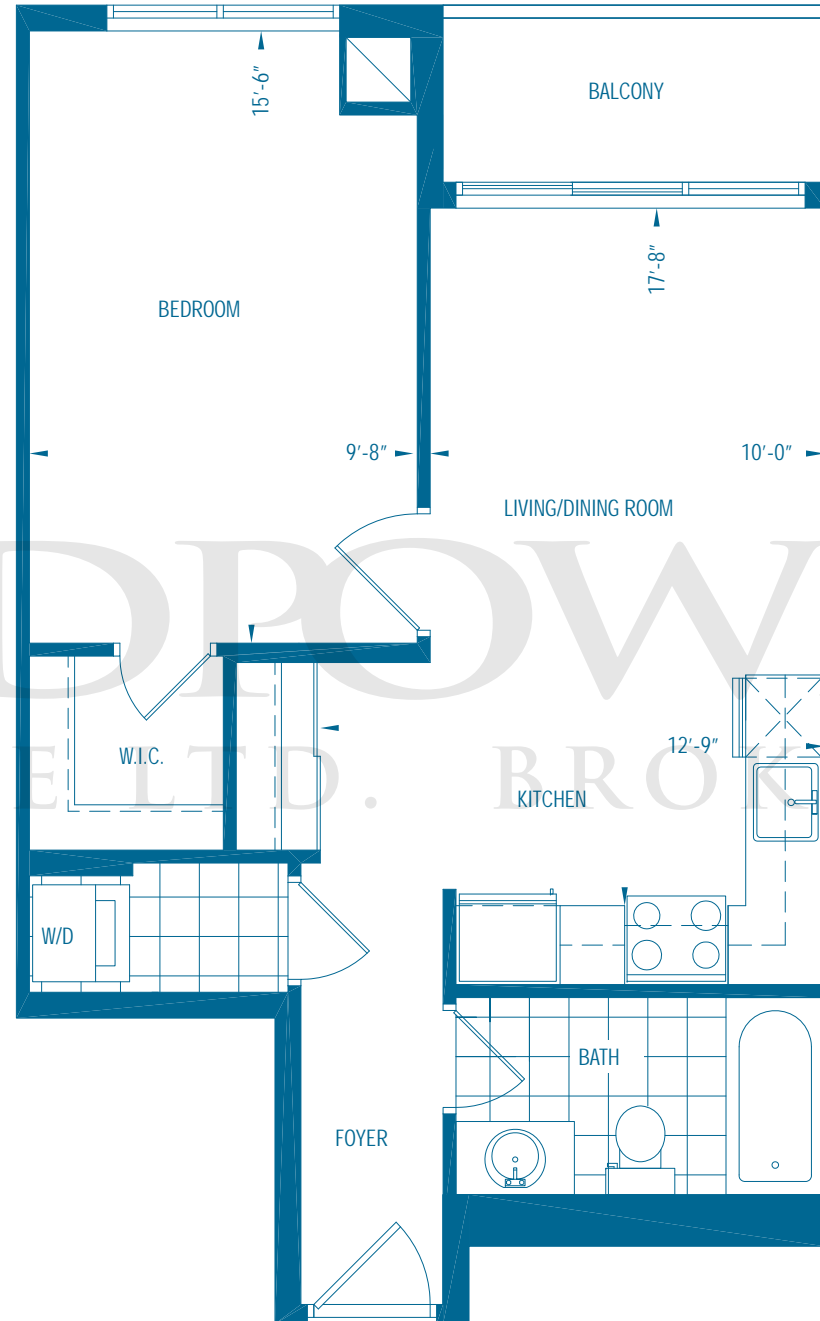
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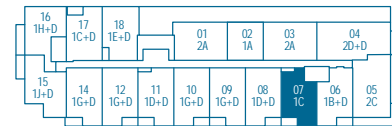
SUITE 1C 590 SQ.FT.

ONE BEDROOM
BALCONY 43 SQ.FT.

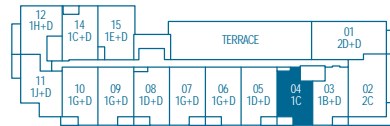
LANDPOWER
REAL ESTATE LTD. BROKERAGE



FLOOR 2 - 4



FLOOR 5



FLOOR 6

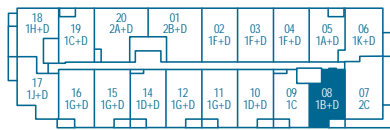
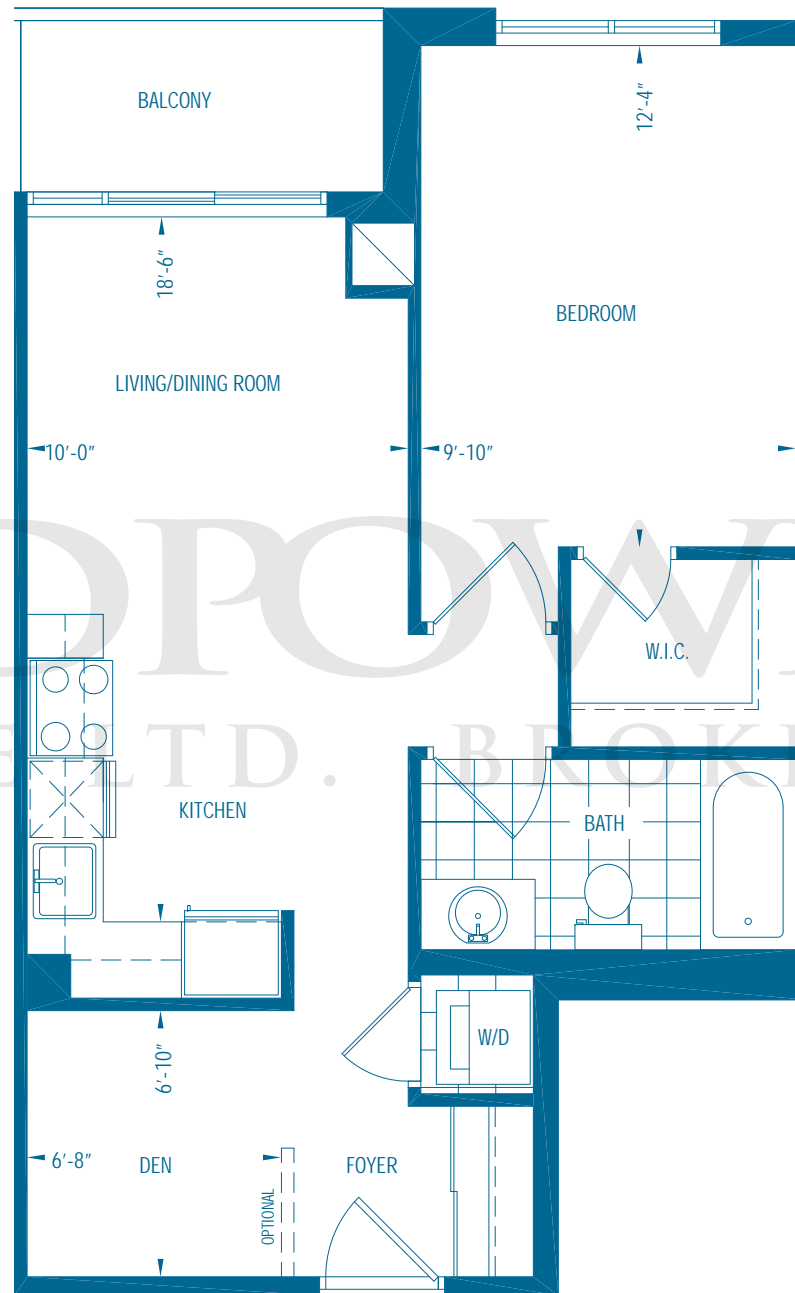
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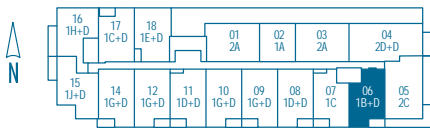
SUITE 1B+D 608 SQ.FT.

ONE BEDROOM+DEN
BALCONY 43 SQ.FT.

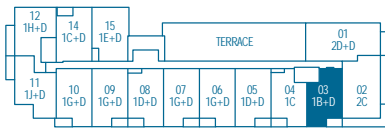
LANDPOWER
REAL ESTATE LTD. BROKERAGE



FLOOR 2 - 4



FLOOR 5



FLOOR 6

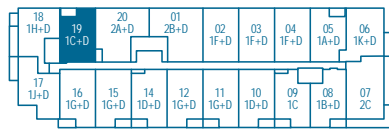
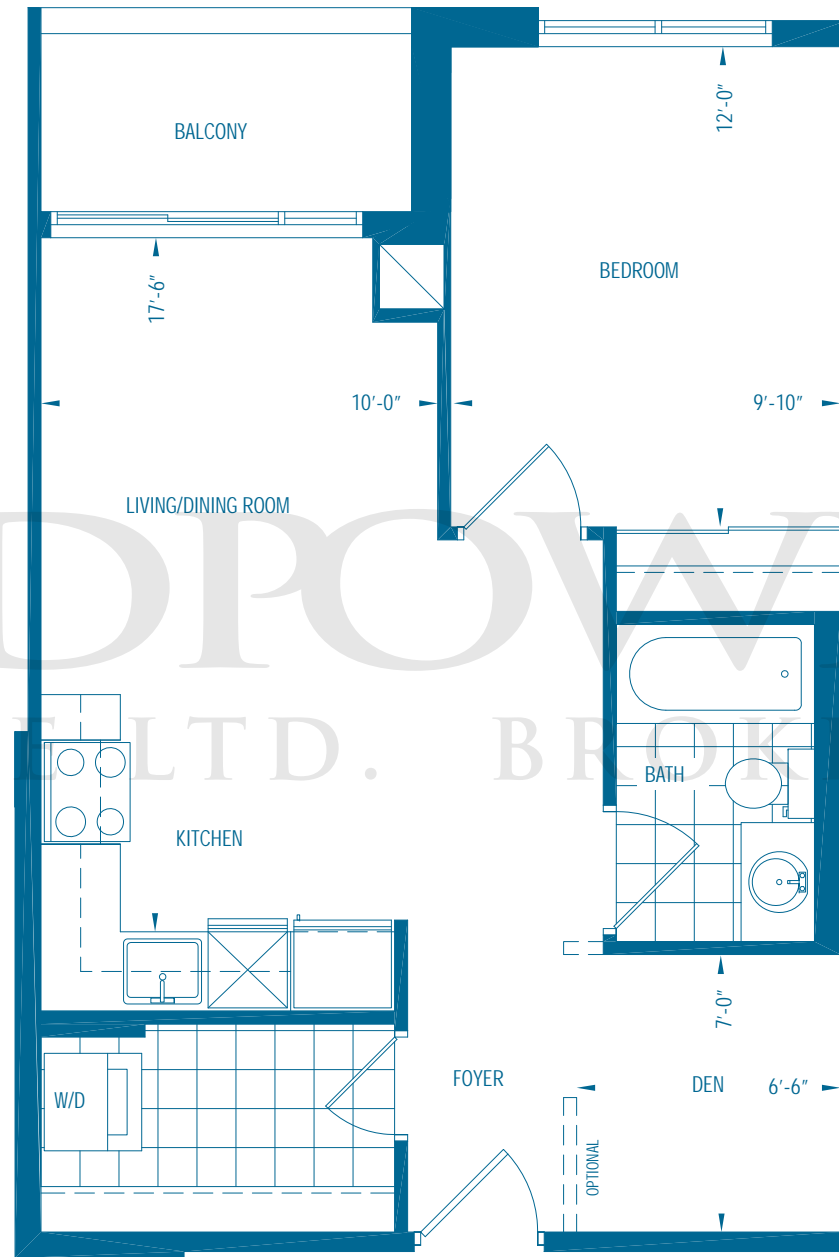
Note: All prices, figures, sizes, specifications and information are subject to change without notice. E.&O.E. All areas and stated dimensions are approximate. Actual usable floor space, living area and square footage may vary from stated floor area. All illustrations are artist's concept only. The unit shown may be the reverse of the unit purchased. © 2011 Liberty Development Corporation. All rights reserved.



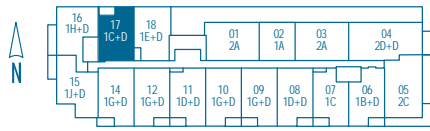
SUITE 1C+D 615 SQ.FT.

ONE BEDROOM + DEN
BALCONY 32 SQ.FT.

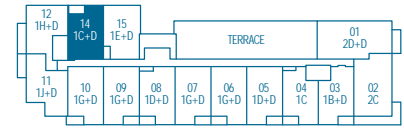
LANDPOWER
REAL ESTATE LTD. BROKERAGE



FLOOR 2 - 4



FLOOR 5



FLOOR 6

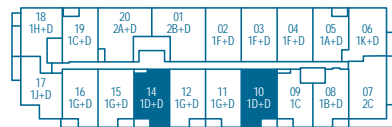
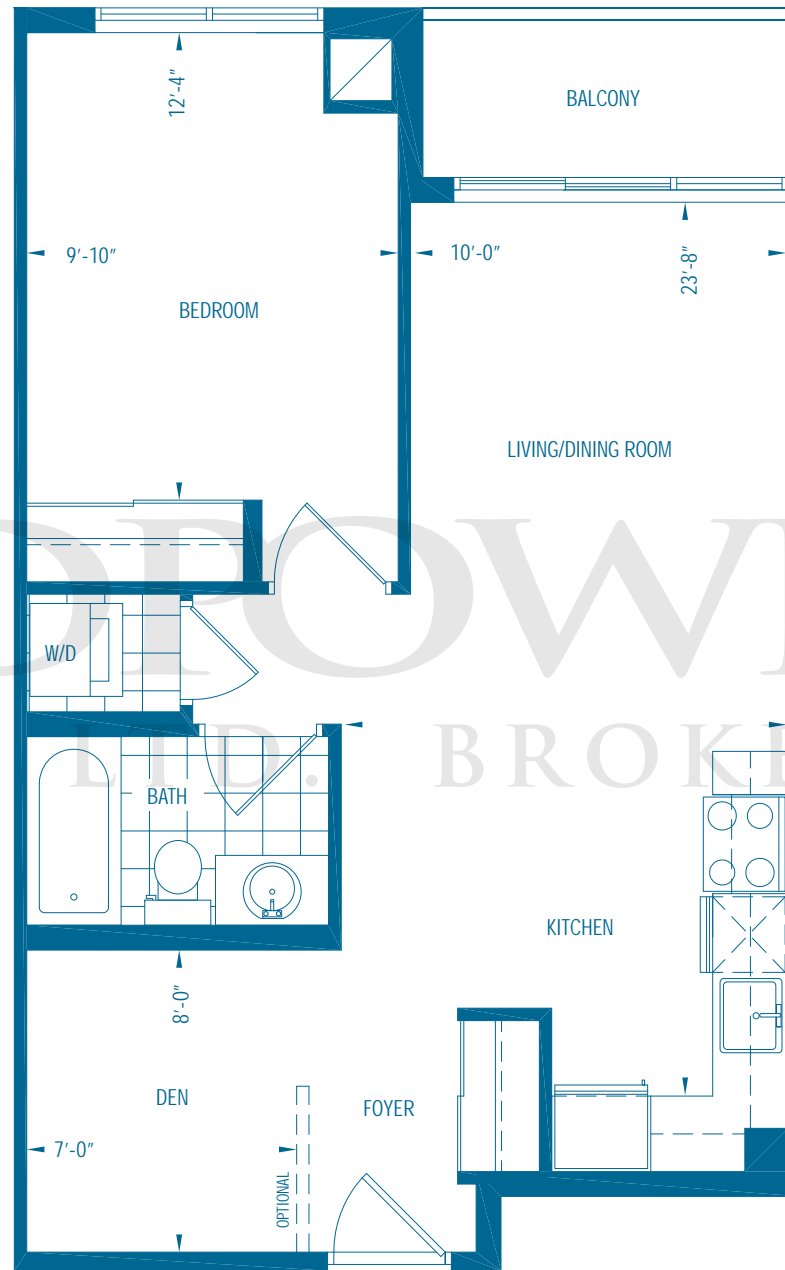
Note: All prices, figures, sizes, specifications and information are subject to change without notice. E.&O.E. All areas and stated dimensions are approximate. Actual usable floor space, living area and square footage may vary from stated floor area. All illustrations are artist's concept only. The unit shown may be the reverse of the unit purchased. © 2011 Liberty Development Corporation. All rights reserved.



SUITE 1D+D 640 SQ.FT.

ONE BEDROOM+DEN
BALCONY 40 SQ.FT.

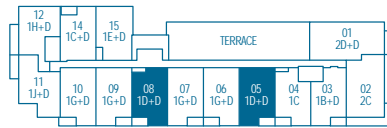
LANDFLOWER
REAL ESTATE LTD. BROKERAGE



FLOOR 2 - 4



FLOOR 5



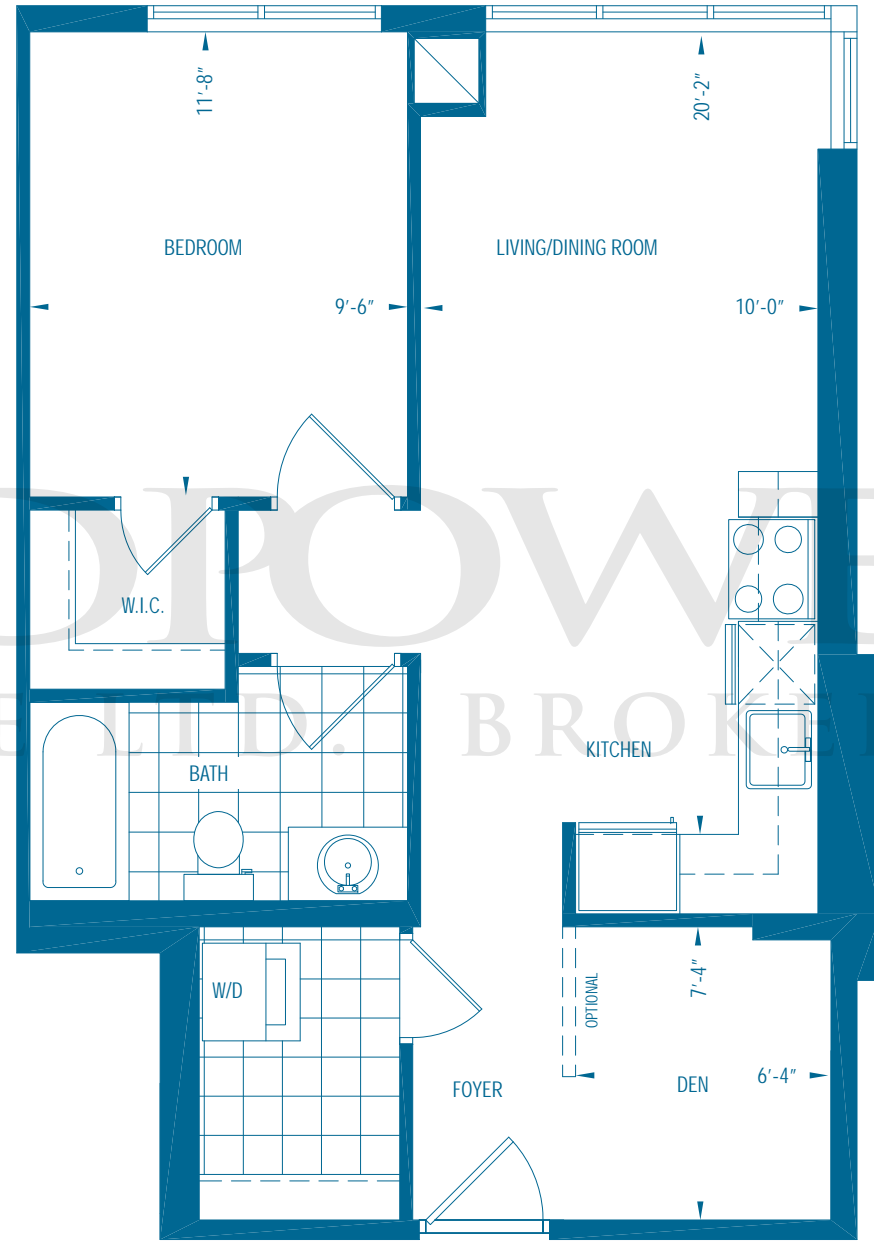
FLOOR 6

Note: All prices, figures, sizes, specifications and information are subject to change without notice. E.&O.E. All areas and stated dimensions are approximate. Actual usable floor space, living area and square footage may vary from stated floor area. All illustrations are artist's concept only. The unit shown may be the reverse of the unit purchased. © 2011 Liberty Development Corporation. All rights reserved.

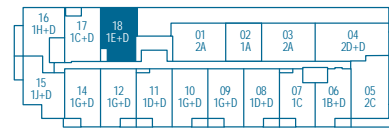


SUITE 1E+D (B/F) 650 SQ.FT.

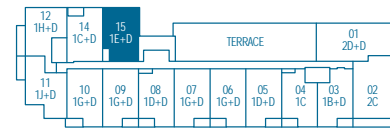
ONE BEDROOM + DEN



LANDPOWER
REAL ESTATE LTD. BROKERAGE



FLOOR 5



FLOOR 6

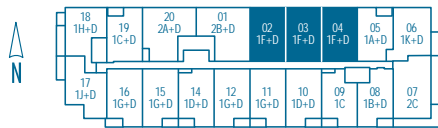
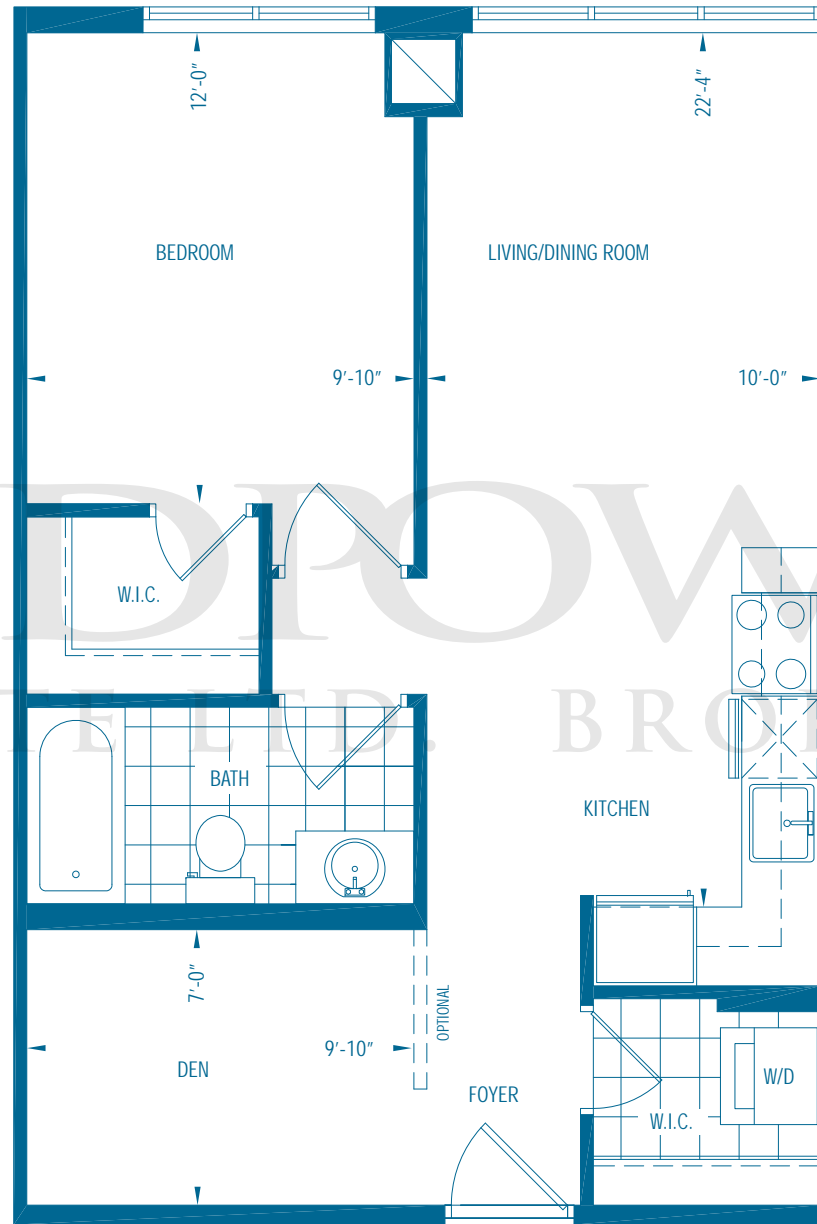
Note: All prices, figures, sizes, specifications and information are subject to change without notice. E.&O.E. All areas and stated dimensions are approximate. Actual usable floor space, living area and square footage may vary from stated floor area. All illustrations are artist's concept only. The unit shown may be the reverse of the unit purchased. © 2011 Liberty Development Corporation. All rights reserved.



SUITE 1F+D 655 SQ.FT.

ONE BEDROOM+DEN

LANDPOWER
REAL ESTATE LTD. BROKERAGE



FLOOR 2 - 4

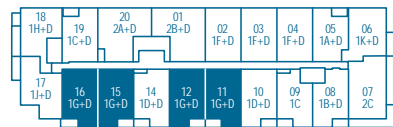
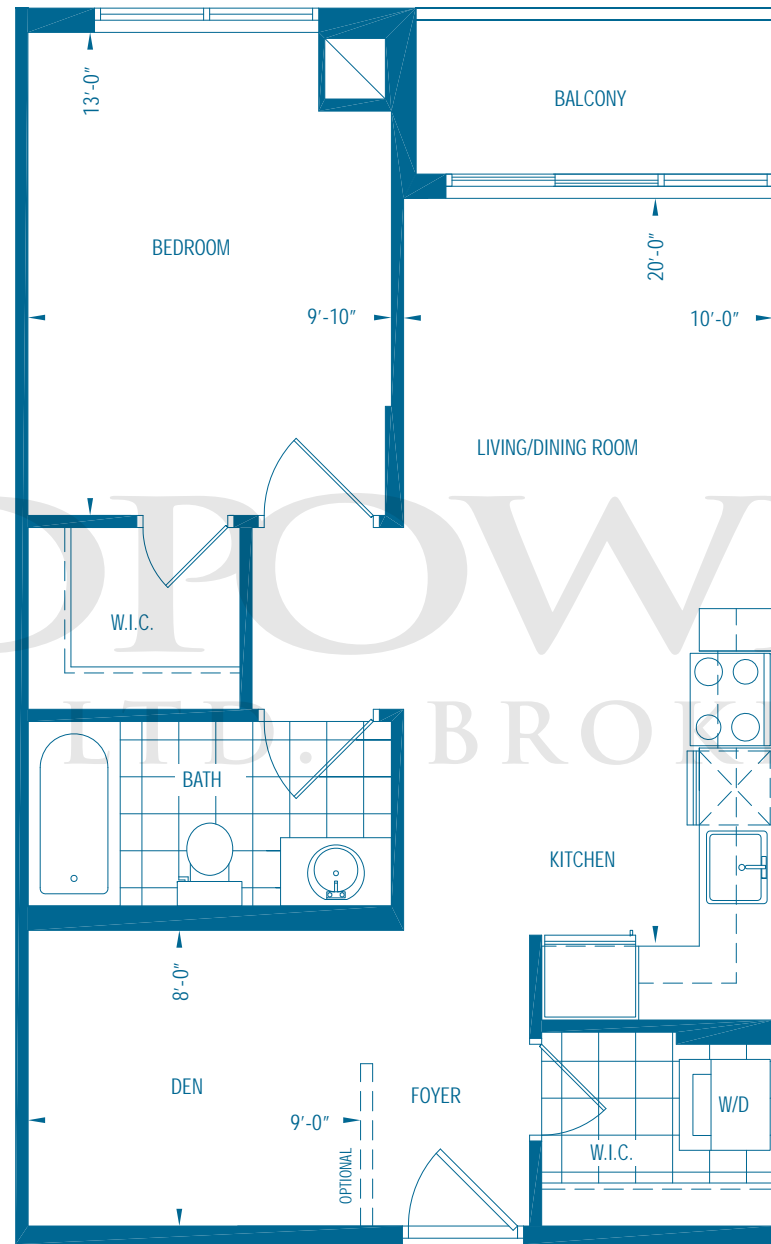
Note: All prices, figures, sizes, specifications and information are subject to change without notice. E.&O.E. All areas and stated dimensions are approximate. Actual usable floor space, living area and square footage may vary from stated floor area. All illustrations are artist's concept only. The unit shown may be the reverse of the unit purchased. © 2011 Liberty Development Corporation. All rights reserved.



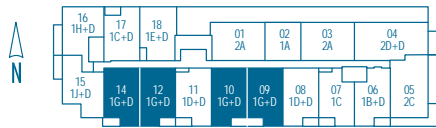
SUITE 1G+D 660 SQ.FT.

ONE BEDROOM + DEN
BALCONY 40 SQ.FT.

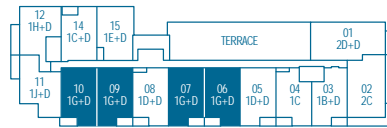
LANDPOWER
REAL ESTATE LTD. BROKERAGE



FLOOR 2 - 4



FLOOR 5



FLOOR 6

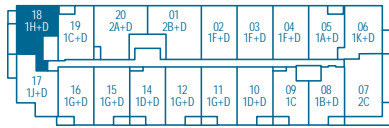
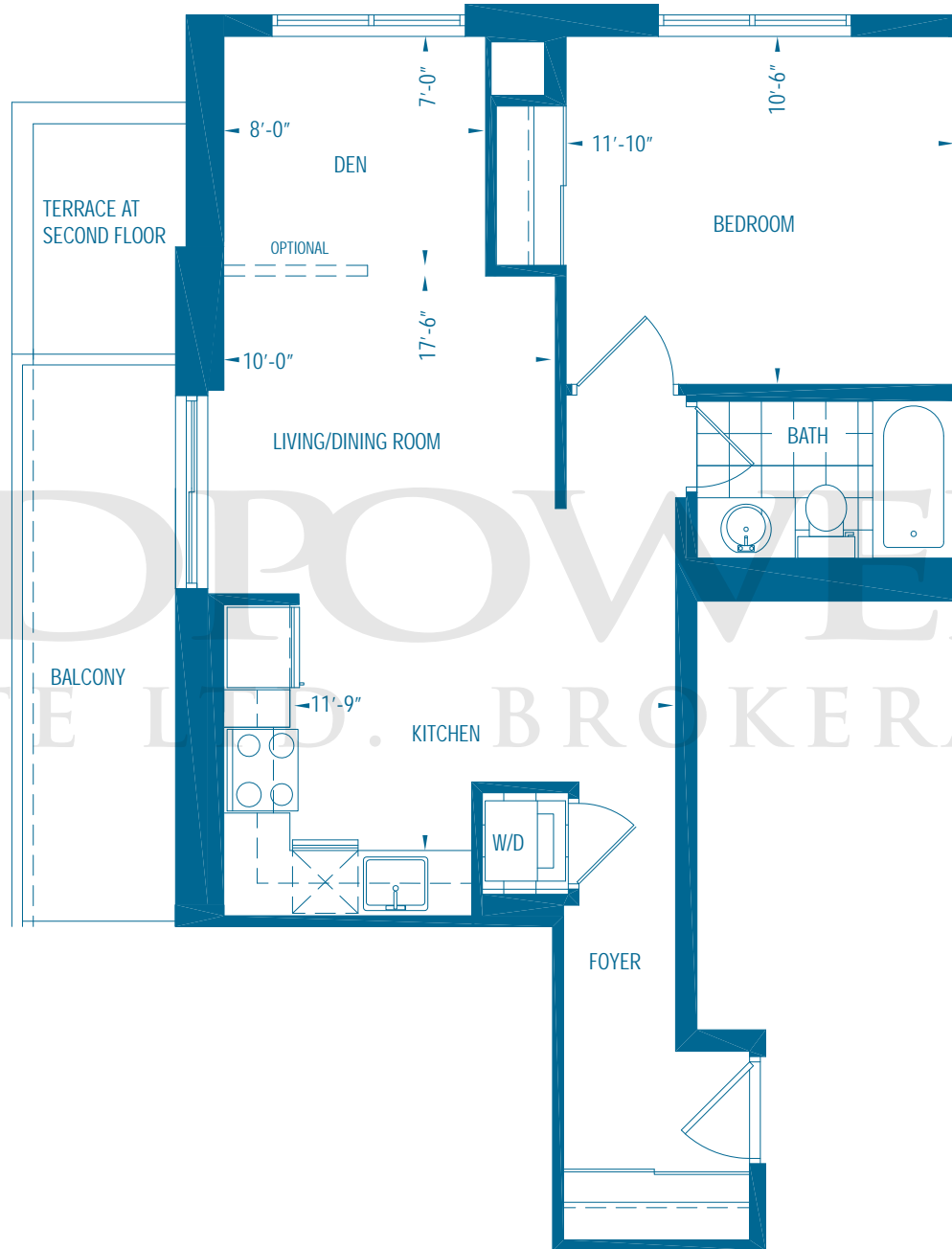
Note: All prices, figures, sizes, specifications and information are subject to change without notice. E.&O.E. All areas and stated dimensions are approximate. Actual usable floor space, living area and square footage may vary from stated floor area. All illustrations are artist's concept only. The unit shown may be the reverse of the unit purchased. © 2011 Liberty Development Corporation. All rights reserved.



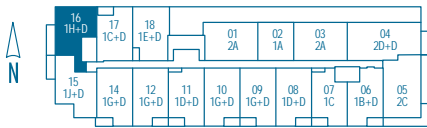
SUITE 1H+D 662 SQ.FT.

ONE BEDROOM+DEN
TERRACE 89 SQ.FT. @ FLOOR 2
BALCONY 79 SQ.FT. @ FLOOR 3-6

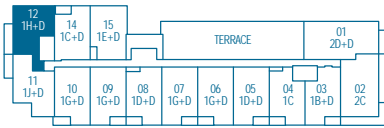
LANDPOWER
REAL ESTATE INC. BROKERAGE



FLOOR 2 - 4



FLOOR 5



FLOOR 6

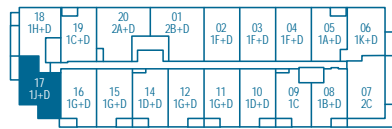
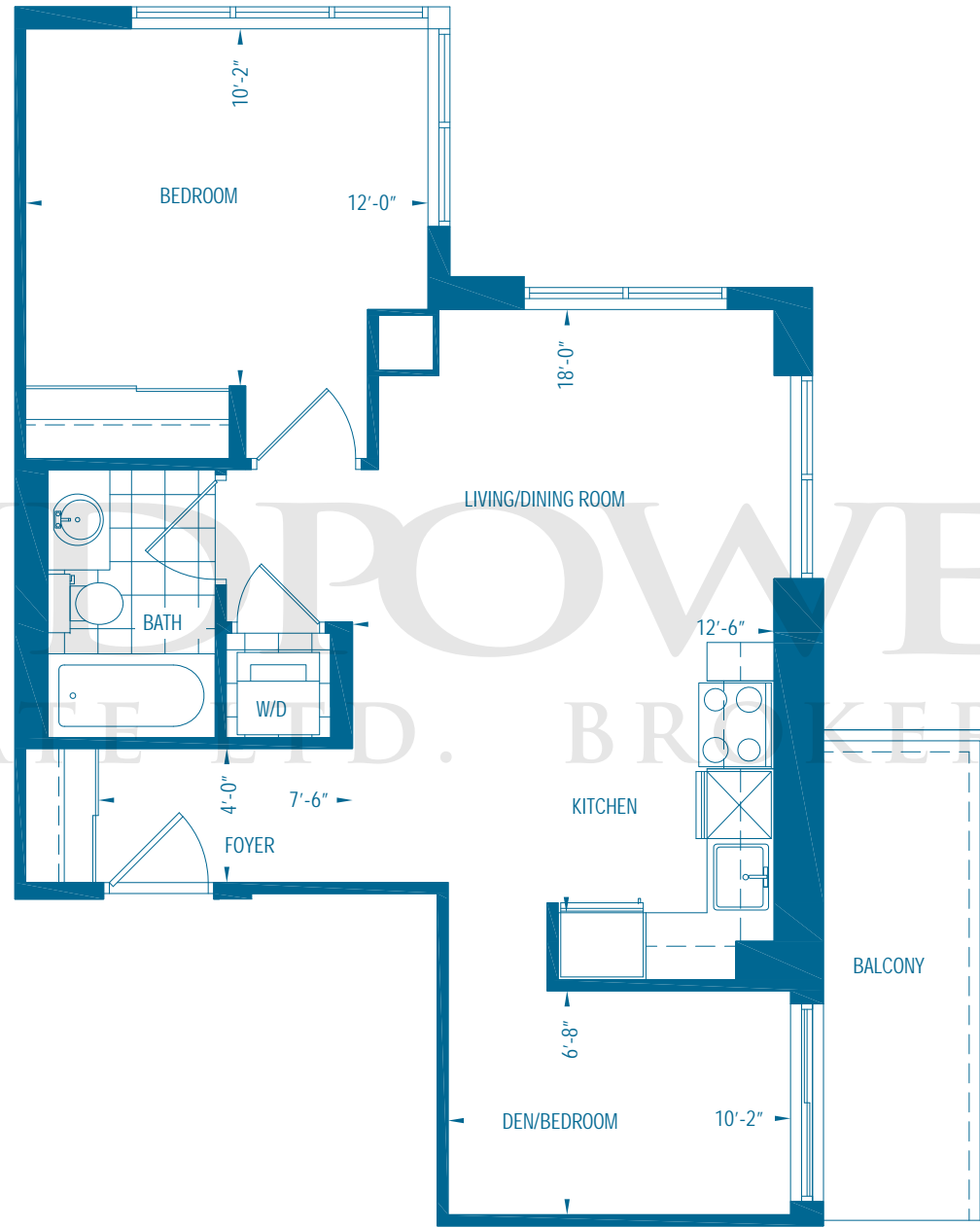
Note: All prices, figures, sizes, specifications and information are subject to change without notice. E.&O.E. All areas and stated dimensions are approximate. Actual usable floor space, living area and square footage may vary from stated floor area. All illustrations are artist's concept only. The unit shown may be the reverse of the unit purchased. © 2011 Liberty Development Corporation. All rights reserved.



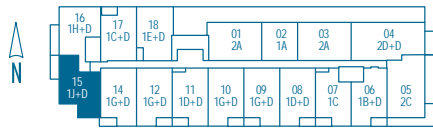
SUITE 1J+D 666 SQ.FT.

ONE BEDROOM + DEN
TERRACE 49 SQ.FT. @ FLOOR 2
BALCONY 66 SQ.FT. @ FLOOR 3-6

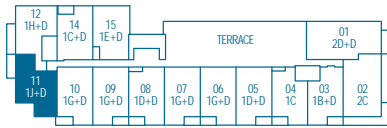
LANDSPOWER
REAL ESTATE LTD. BROKERAGE



FLOOR 2 - 4



FLOOR 5



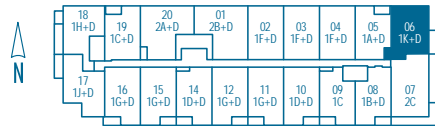
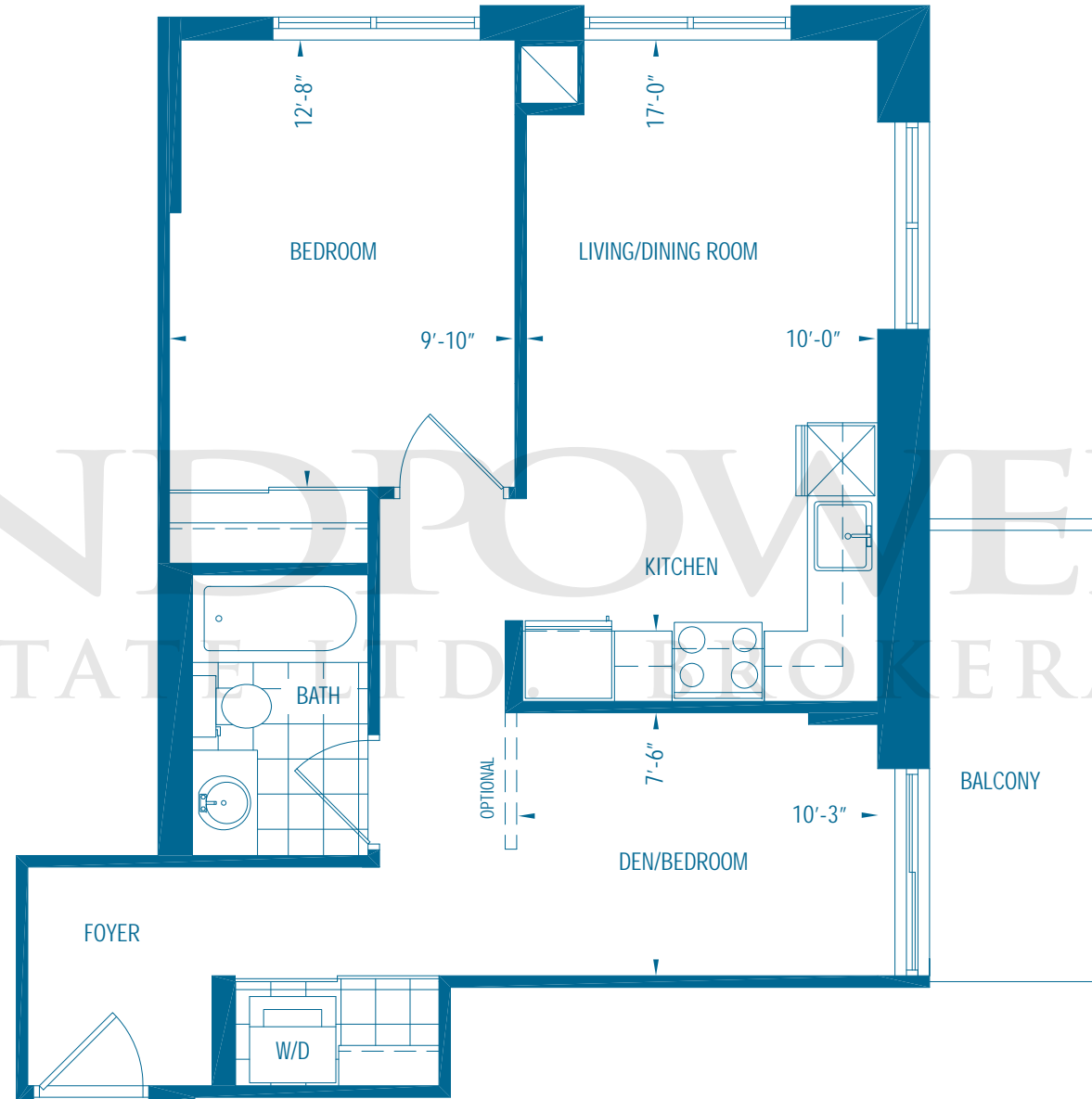
FLOOR 6

Note: All prices, figures, sizes, specifications and information are subject to change without notice. E.&O.E. All areas and stated dimensions are approximate. Actual usable floor space, living area and square footage may vary from stated floor area. All illustrations are artist's concept only. The unit shown may be the reverse of the unit purchased. © 2011 Liberty Development Corporation. All rights reserved.



SUITE 1K+D 670 SQ.FT.

ONE BEDROOM+DEN
BALCONY 60 SQ.FT.



FLOOR 2 - 4

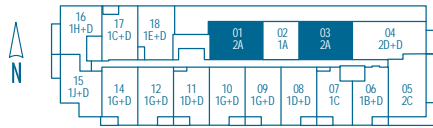
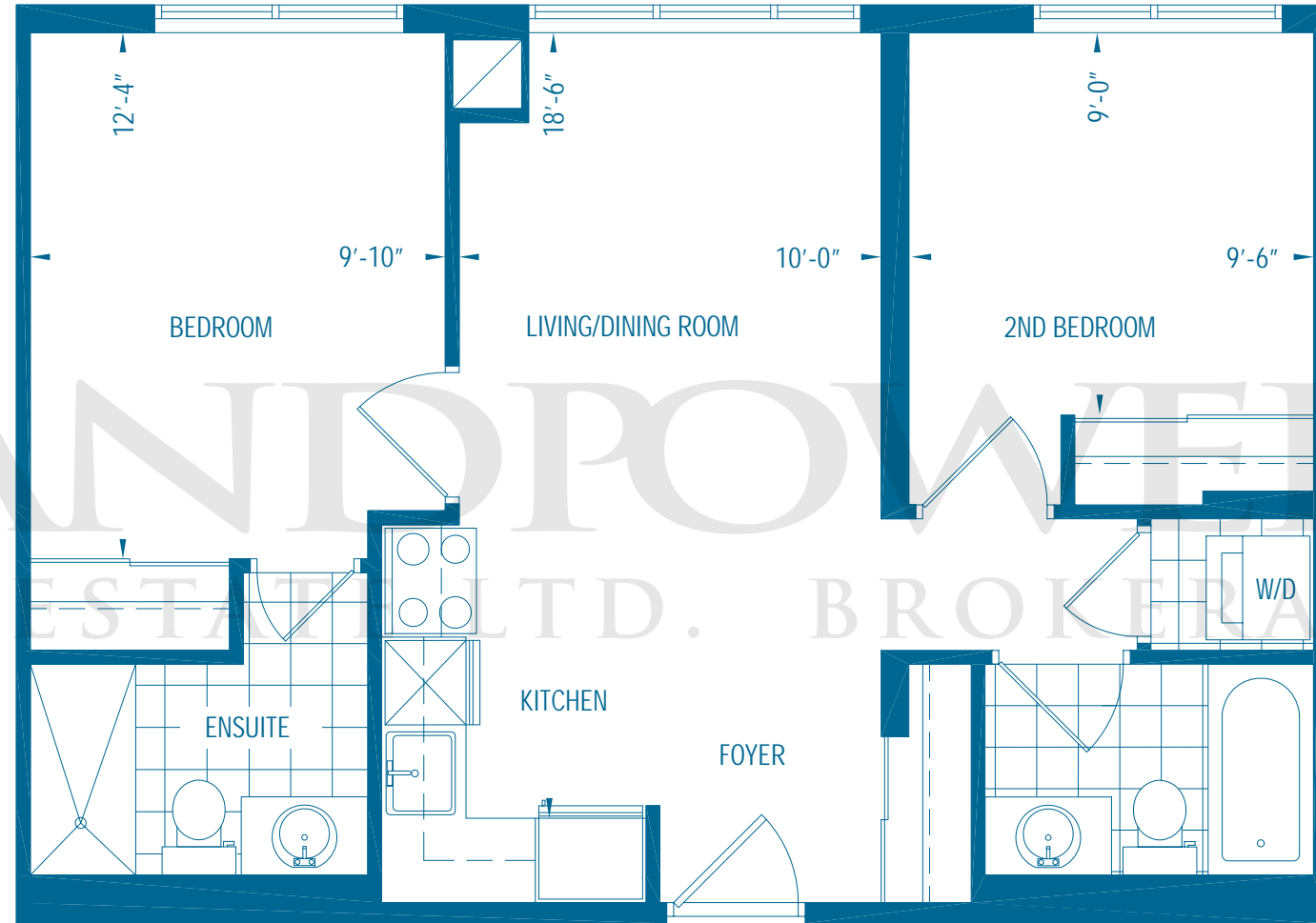
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SUITE 2A 695 SQ.FT.

TWO BEDROOM



FLOOR 5

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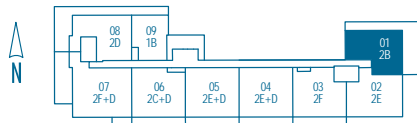
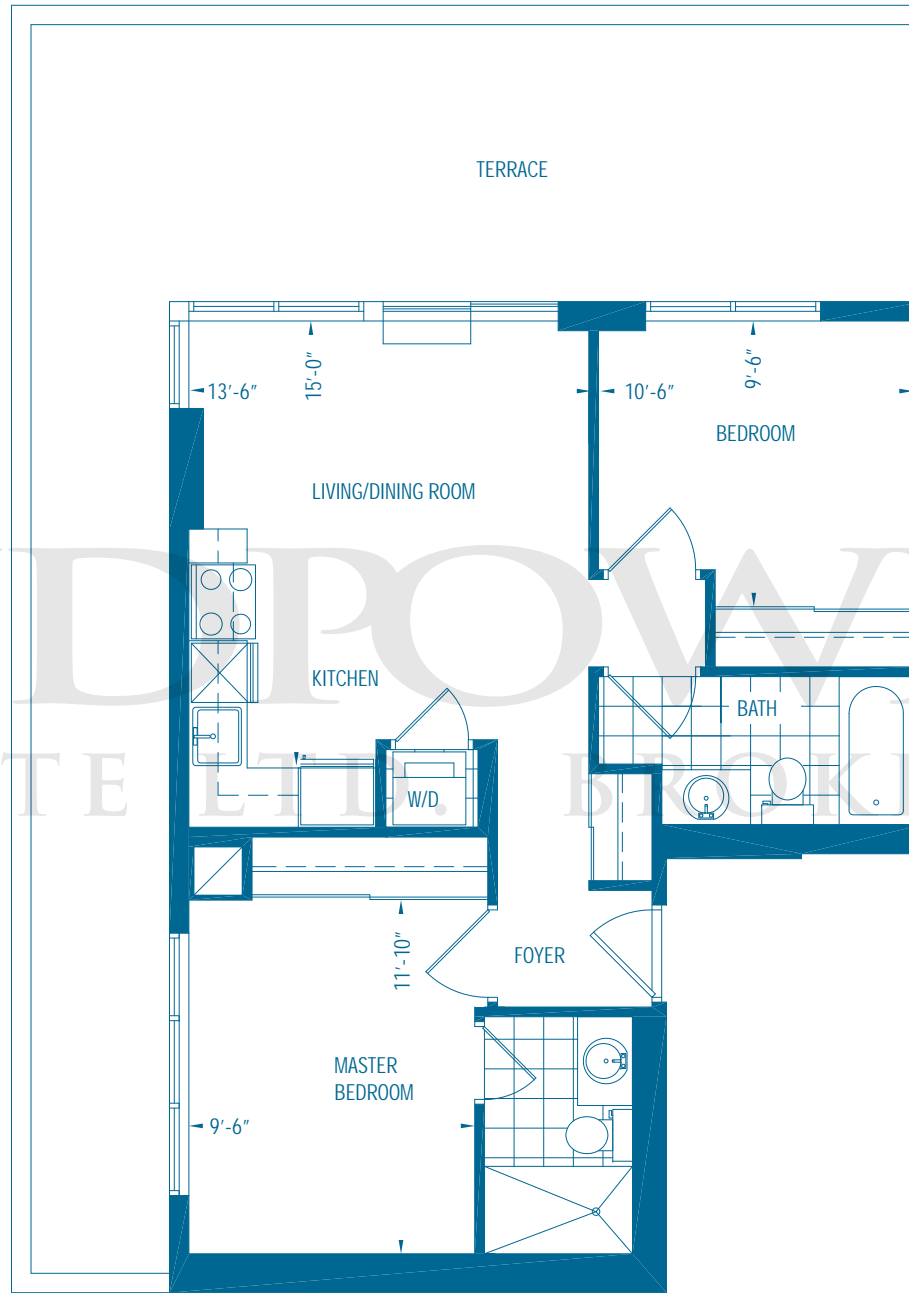
LAND POWER
REAL ESTATE LTD. BROKERAGE



SUITE 2B 745 SQ.FT.

TWO BEDROOM
TERRACE 365 SQ.FT.

LANDPOWER
REAL ESTATE LTD. BROKERAGE



PH FLOOR

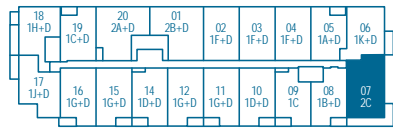
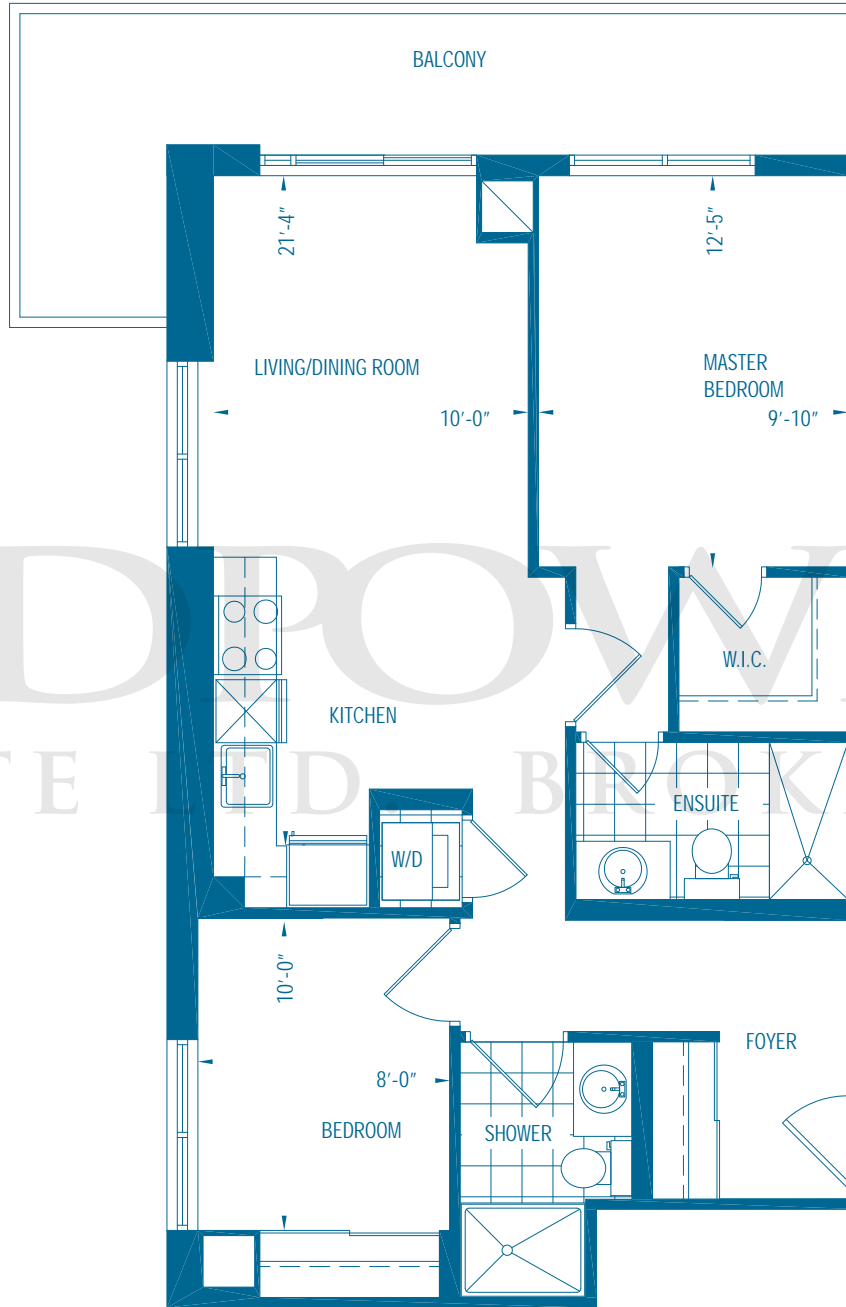
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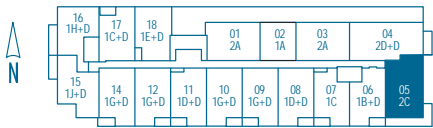
SUITE 2C 780 SQ.FT.

TWO BEDROOM
BALCONY 136 SQ.FT.

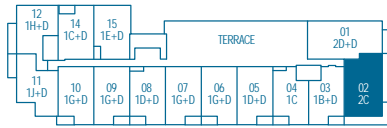
LANDPOWER
REAL ESTATE LTD. BROKERAGE



FLOOR 2 - 4



FLOOR 5



FLOOR 6

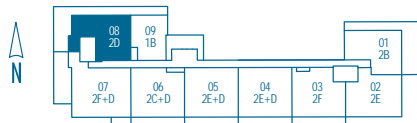
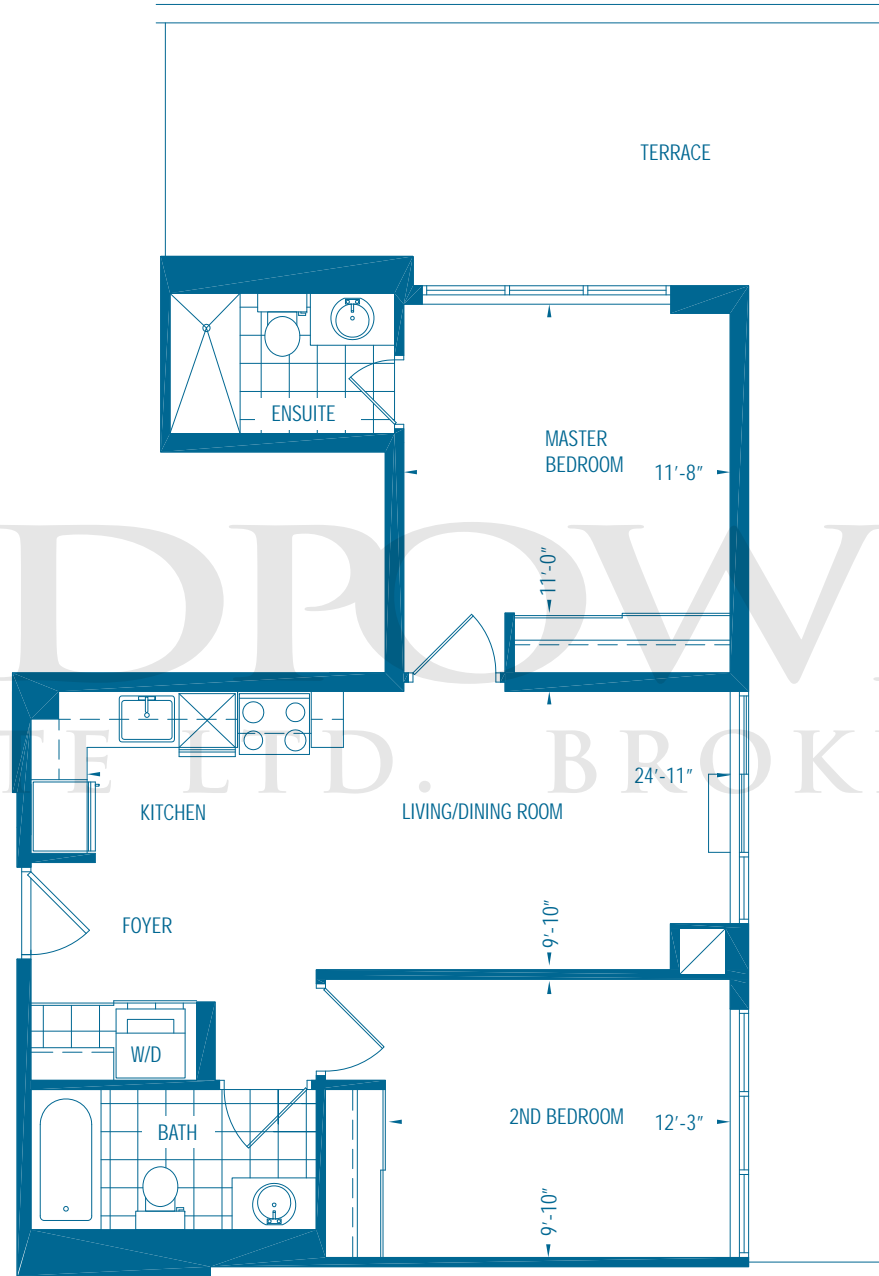
Note: All prices, figures, sizes, specifications and information are subject to change without notice.
E.&O.E. All areas and stated dimensions are approximate. Actual usable floor space, living area and square footage may vary from stated floor area. All illustrations are artist's concept only. The unit shown may be the reverse of the unit purchased. © 2011 Liberty Development Corporation. All rights reserved.



SUITE 2D 810 SQ.FT.

TWO BEDROOM
TERRACE 338 SQ.FT.

LANDPROVER
REAL ESTATE LTD. BROKERAGE



PH FLOOR

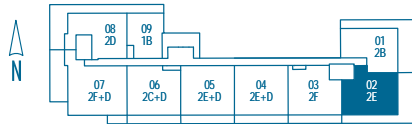
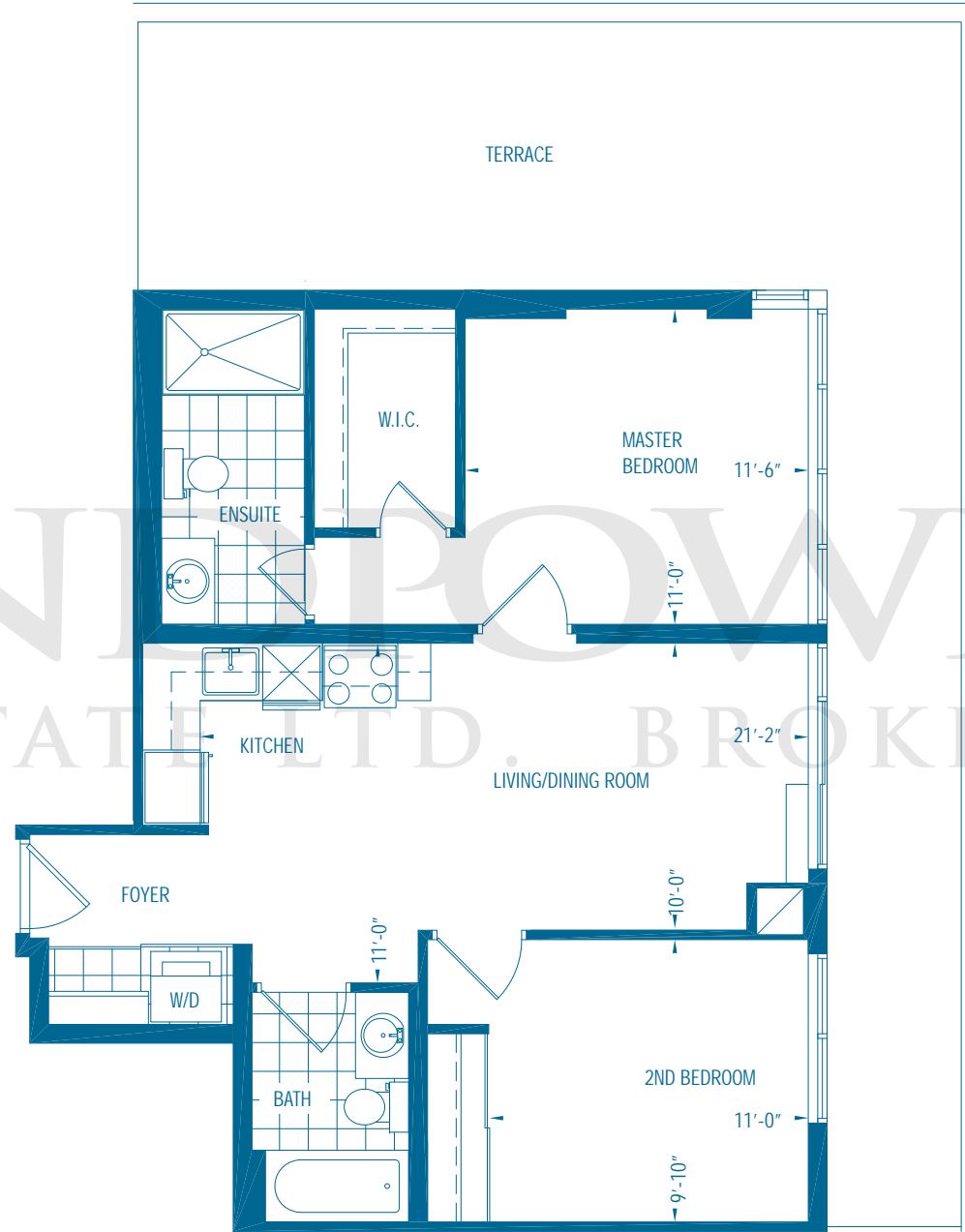
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SUITE 2E 820 SQ.FT.

TWO BEDROOM
TERRACE 356 SQ.FT.

LANEPOWER
REAL ESTATE LTD. BROKERAGE



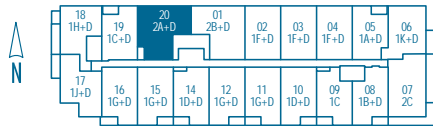
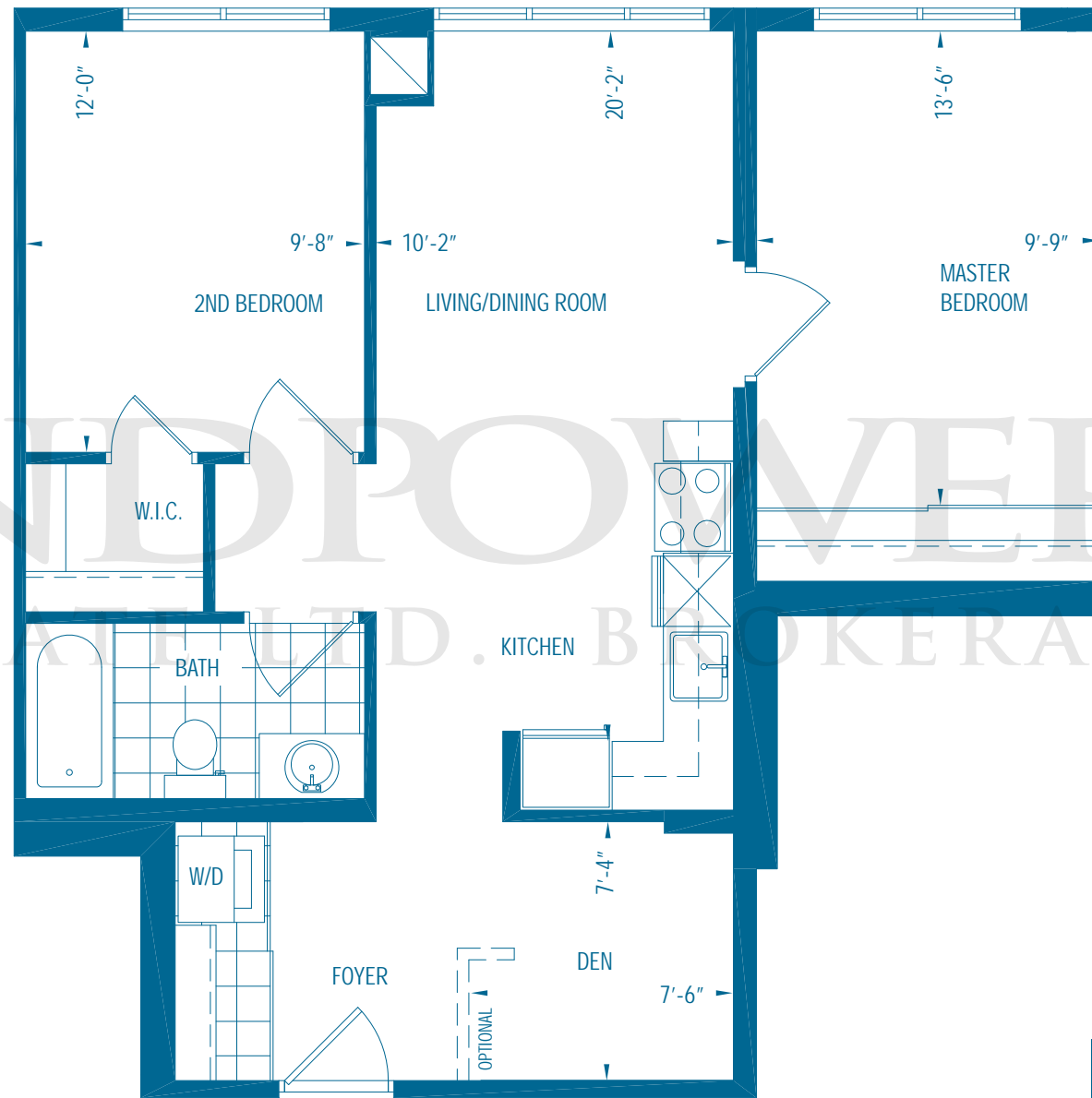
PH FLOOR

Note: All prices, figures, sizes, specifications and information are subject to change without notice. E.&O.E. All areas and stated dimensions are approximate. Actual usable floor space, living area and square footage may vary from stated floor area. All illustrations are artist's concept only. The unit shown may be the reverse of the unit purchased. © 2011 Liberty Development Corporation. All rights reserved.



SUITE 2A+D (B/F) 825 SQ.FT.

TWO BEDROOM + DEN



FLOORS 2 - 4

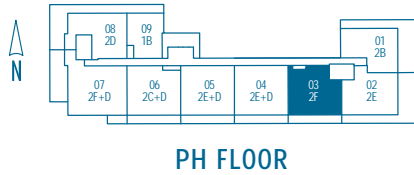
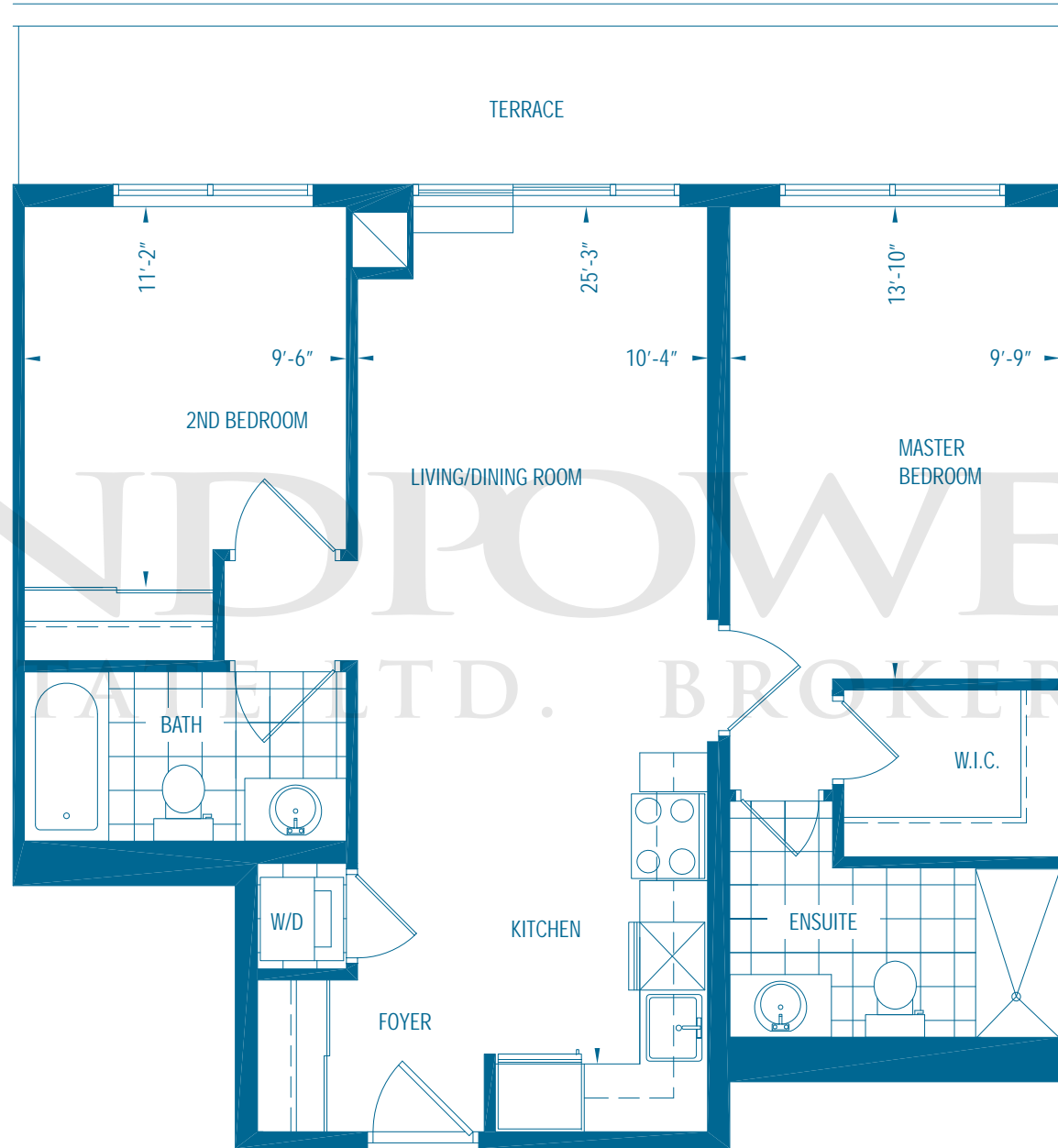
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LANDPOWER
REAL ESTATE LTD. BROKERAGE



SUITE 2F 835 SQ.FT.

TWO BEDROOM
TERRACE 114 SQ.FT.



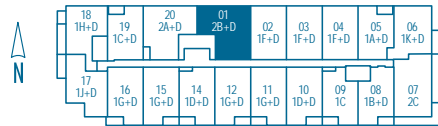
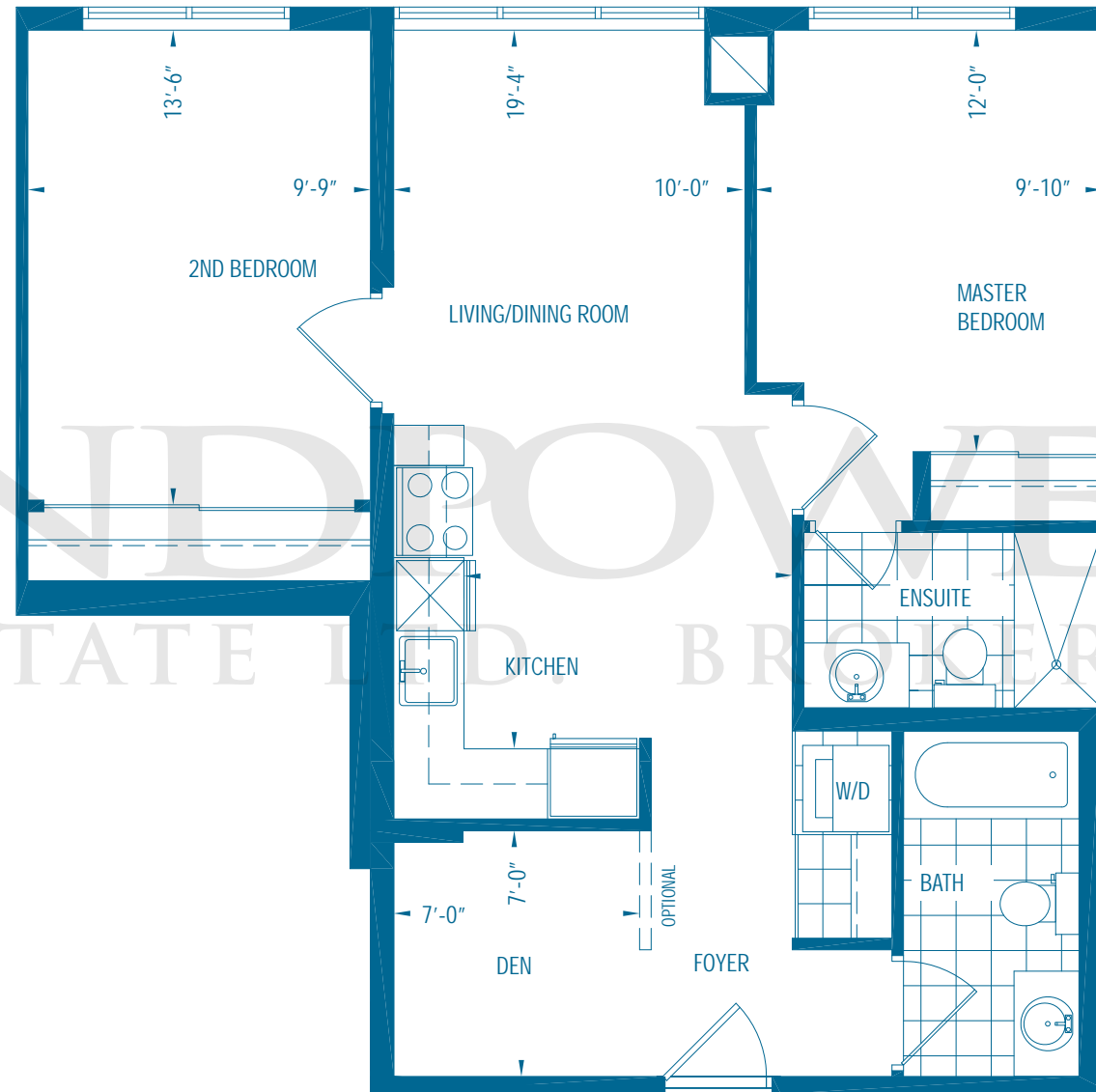
Note: All prices, figures, sizes, specifications and information are subject to change without notice. E.&O.E. All areas and stated dimensions are approximate. Actual usable floor space, living area and square footage may vary from stated floor area. All illustrations are artist's concept only. The unit shown may be the reverse of the unit purchased. © 2011 Liberty Development Corporation. All rights reserved.

LANDPOWER
REAL ESTATE LTD. BROKERAGE



SUITE 2B+D (B/F) 845 SQ.FT.

TWO BEDROOM + DEN



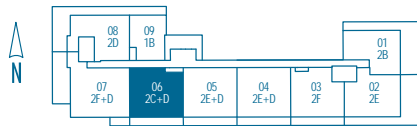
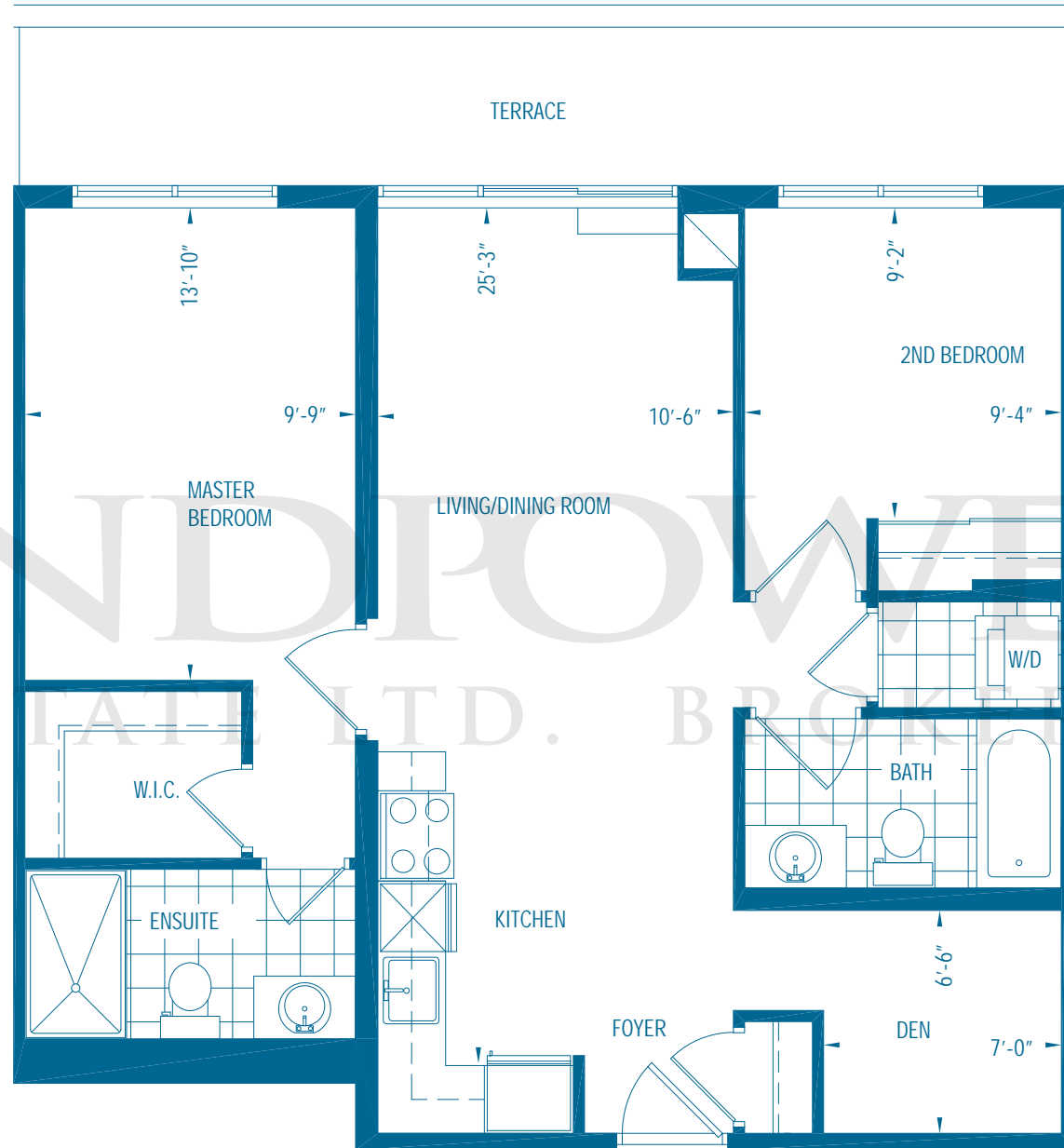
FLOORS 2 - 4

Note: All prices, figures, sizes, specifications and information are subject to change without notice. E.&O.E. All areas and stated dimensions are approximate. Actual usable floor space, living area and square footage may vary from stated floor area. All illustrations are artist's concept only. The unit shown may be the reverse of the unit purchased. © 2011 Liberty Development Corporation. All rights reserved.



SUITE 2C+D 880 SQ.FT.

TWO BEDROOM + DEN
TERRACE 114 SQ.FT.



PH FLOOR

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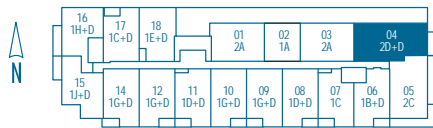
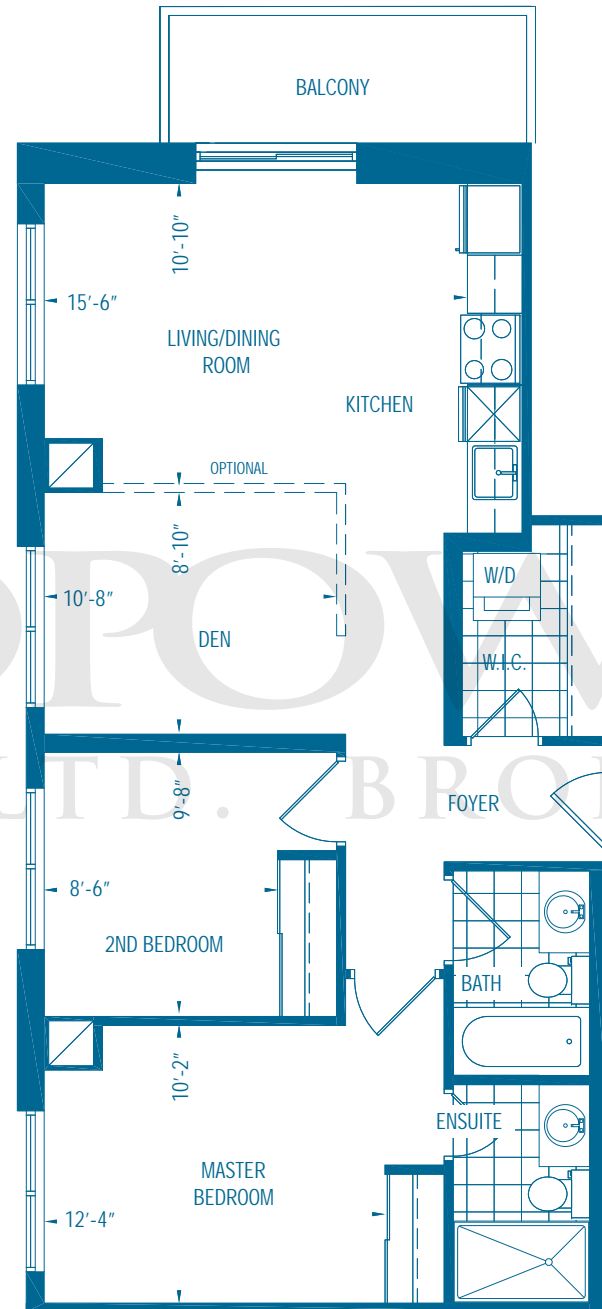
LANDPOWER
REAL ESTATE LTD. BROKERAGE



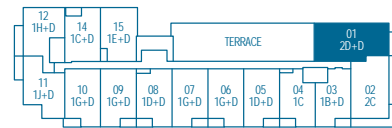
SUITE 2D+D 900 SQ.FT.

TWO BEDROOM+DEN
BALCONY 62 SQ.FT.

LAND PROVER
REAL ESTATE LTD. BROKERAGE



FLOOR 5



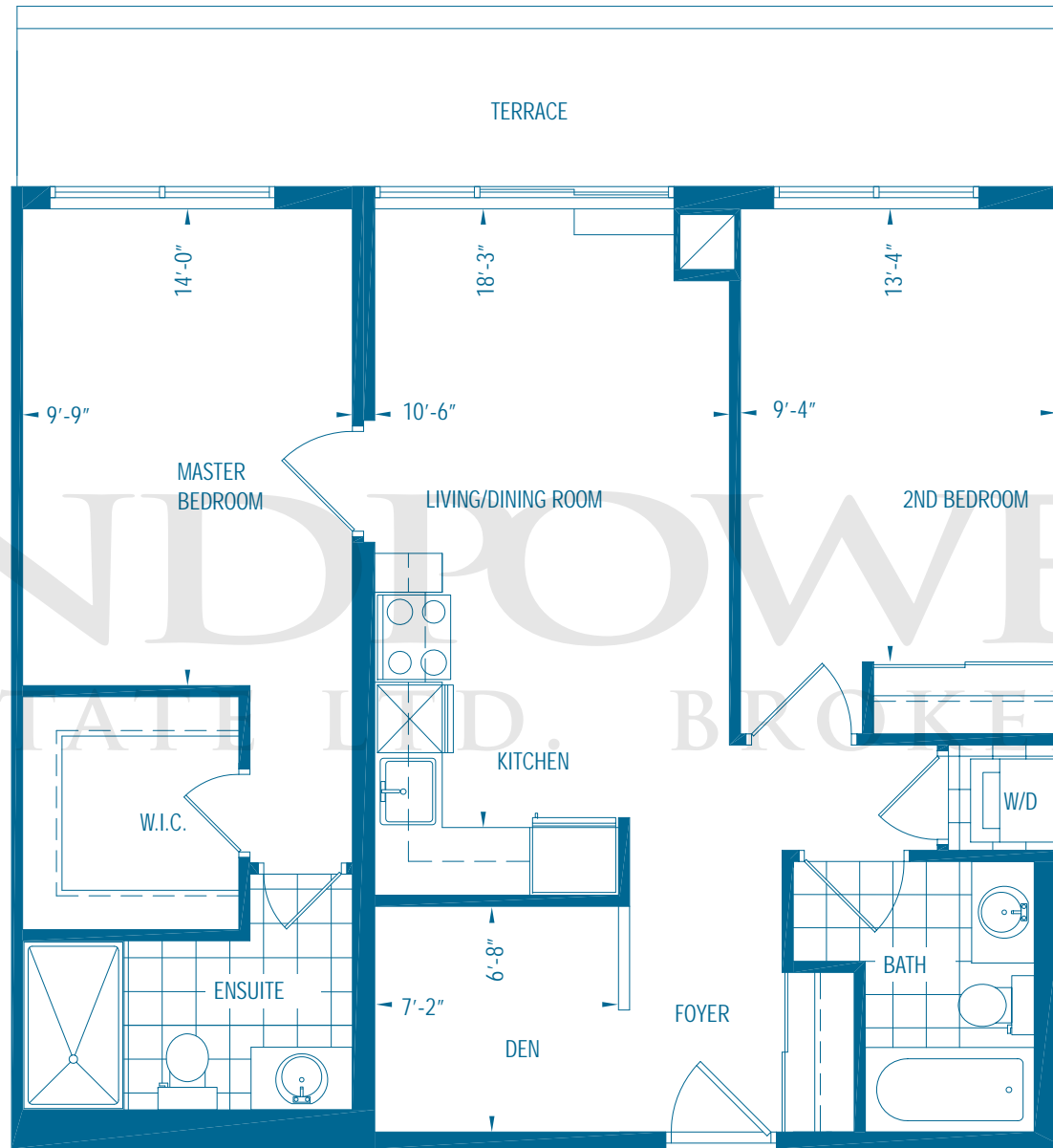
FLOOR 6

Note: All prices, figures, sizes, specifications and information are subject to change without notice. E.&O.E. All areas and stated dimensions are approximate. Actual usable floor space, living area and square footage may vary from stated floor area. All illustrations are artist's concept only. The unit shown may be the reverse of the unit purchased. © 2011 Liberty Development Corporation. All rights reserved.



SUITE 2E+D (B/F) 905 SQ.FT.

TWO BEDROOM + DEN
TERRACE 114 SQ.FT.



PH FLOOR

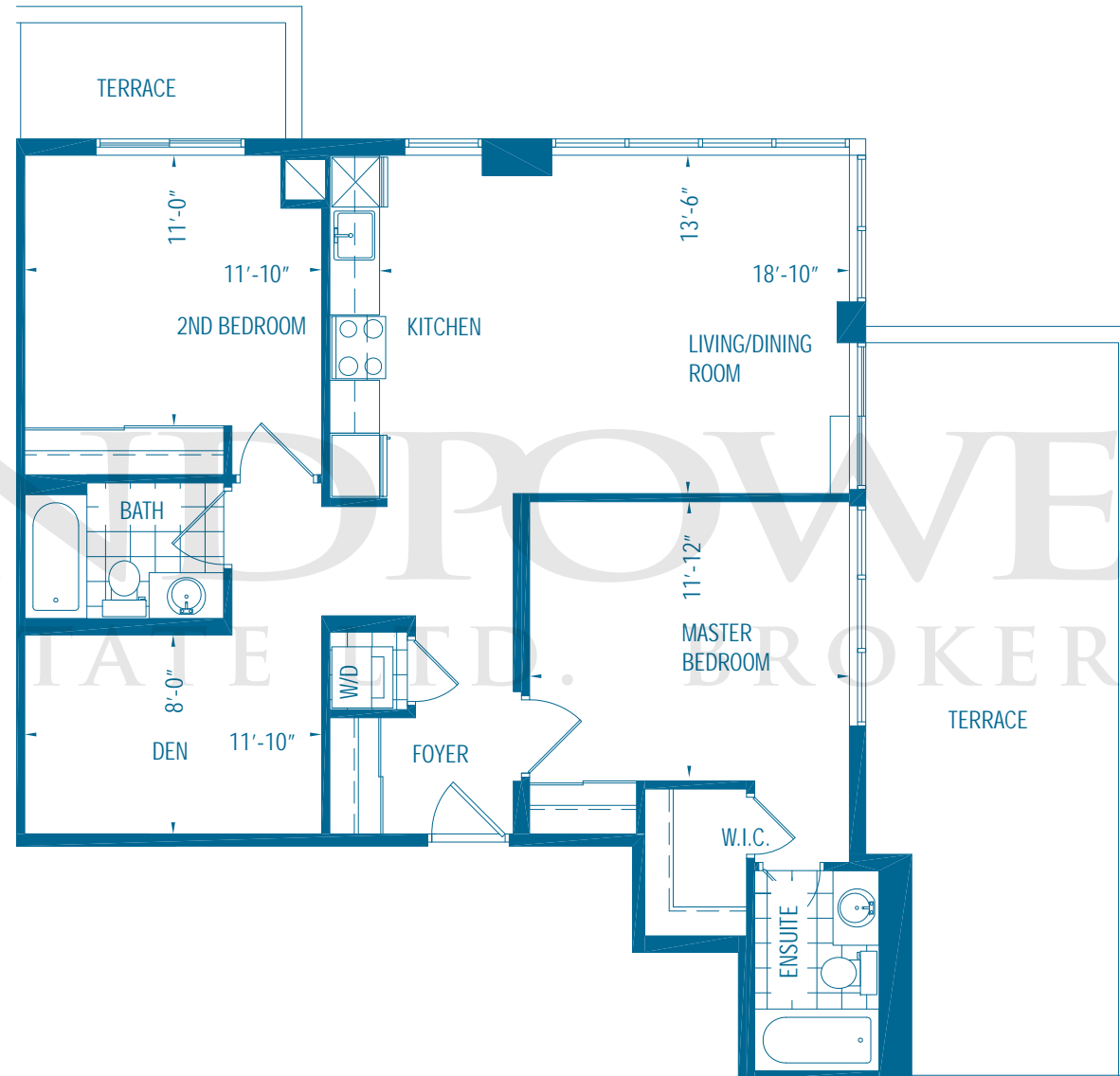
Note: All prices, figures, sizes, specifications and information are subject to change without notice. E.&O.E. All areas and stated dimensions are approximate. Actual usable floor space, living area and square footage may vary from stated floor area. All illustrations are artist's concept only. The unit shown may be the reverse of the unit purchased. © 2011 Liberty Development Corporation. All rights reserved.

LANDPOWER
REAL ESTATE LTD. BROKERAGE

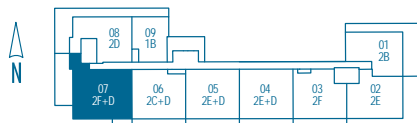


SUITE 2F+D 1079 SQ.FT.

TWO BEDROOM+DEN
TERRACE 245 SQ.FT. +
TERRACE 40 SQ.FT.



LANDSPROVER
REAL ESTATE LTD. BROKERAGE



PH FLOOR

Note: All prices, figures, sizes, specifications and information are subject to change without notice. E.&O.E. All areas and stated dimensions are approximate. Actual usable floor space, living area and square footage may vary from stated floor area. All illustrations are artist's concept only. The unit shown may be the reverse of the unit purchased. © 2011 Liberty Development Corporation. All rights reserved.





by



LIBERTY for all.ca

TERRACE ON DANFORTH – OFFER WORKSHEET

1st Purchaser

First: Last:

D.O.B. (M/D/Y) / / 19 S.I.N.

Company: Title:

Address:

City: Postal Code:

Home Tel: Office Tel:

Cell Tel: Fax No.:

E-Mail:

2nd Purchaser

First: Last:

D.O.B. (M/D/Y) / / 19 S.I.N.

Company: Title:

Address:

City: Postal Code:

Home Tel: Office Tel:

Cell Tel: Fax No.:

E-Mail:

Co-Broke – Broker Info.

Broker of Record:

Brokerage Name:

Co-Broke – Agent Info.

Fax:

Agent Name:

Address: Tel:

E-Mail: Cell:

Vendor Sales Agent / Rep.

Preference Suite No.: 1st: 2nd: 3rd:

Suite: Unit: Level: Building:

Purchase Price: Other:

Deposit Structure (Circle Applicable): A(Res) \$ Dollar Amt. Cross Check

i. With Offer \$5,000 \$

ii. 30 Days 5%-\$5,000 \$

iii. 120 Days 5% \$

iv. 300 Days 5% \$

v. Occupancy 10% \$

v. Closing Balance of PP \$

Source:

Purchaser Information – NOTE – ALL purchasers must bring the following to qualify for purchase at point of sale: (a) an original government issued Photo Identification at time of purchase; (b) FOUR (4) deposit cheques to be made payable to "Bratty & Partners LLP, In Trust". Vendor will determine final choice of suite and availability for purchase at its sole and unfettered discretion; completion of this form does not constitute any binding purchase and sale or reservation. Please print clearly & legibly & fax to: Attn: Terrace on Danforth – Offer Worksheet, at 416-850-5831.

041511_Terrace on Danforth_Offer Worksheet_No Tel No Fax #.doc

Mailing Address: 505 Highway 7 East, Suite 303 Thornhill, ON L3T 7T1

Terrace on Danforth Sales Office: 3520 Danforth Ave Toronto, ON M1L 1E5

www.terraceondanforth.ca



by

LIBERTYforall.ca

CO-OPERATIVE BROKER PROGRAM REGISTRATION

Suite #: _____ Unit: _____ Level: _____

The Vendor agrees to pay

(THE "BROKER")

a commission fee of FOUR percent (4%)* of the purchase price, (net of applicable taxes) (the "Commission Fee"), in respect of an Agreement of Purchase and Sale executed between the Vendor and the Purchaser listed below, if the following Purchaser purchases a unit in **Terrace on Danforth** (the "Purchased Unit"). To be eligible for the Commission Fee, the Broker's salesperson must accompany the Purchaser on the Purchaser's first visit to **Terrace on Danforth**. Both the Purchaser and the Salesperson must register at **Terrace on Danforth** at that time. The Purchaser shall not have previously registered with the Vendor and Broker's salesperson must comply with the Co-Brokers Program Regulations.

PURCHASER(S) NAME(S)

ADDRESS

BUSINESS PHONE

HOME PHONE

E-MAIL

The Commission Fee is payable as follows: One Thousand dollars (\$1,000.00) of the total Commission Fee will be advanced upon a firm sale, once mortgage approval and all deposit cheques have been received by the Vendor. For greater certainty, neither the Commission Fee nor any portion thereof shall be paid to the Broker until all paper work and documents relating to the Purchased Unit, including, without limitation, a mortgage approval and commitment (as required), deposit cheques, have been received by Vendor. The balance to fifty percent (50%) of the total Commission Fee will be paid at construction start. The final 50% of the Commission Fee owing will be paid upon successful closing of the Agreement of Purchase and Sale, provided the Program Regulations have been complied with. In the event the Broker, the agent, or an agent associated or working with the Broker or agent, as applicable, directly or indirectly lists, offers, or causes to be listed or offered the Purchased Unit for sale on the MLS system or otherwise prior to final closing of the Agreement of Purchase and Sale, the Commission Fee or any portion thereof paid or payable by Vendor shall be, at the sole and absolute discretion of Vendor, immediately forfeited and repaid by the Broker to Vendor and no further amounts shall be payable by Vendor to the Broker under the Co-operative Registration and the Co-Broker Program Regulations.

I hereby confirm that I registered the above Purchaser with the Vendor on _____, 2011.

REGISTERED SALESPERSON'S SIGNATURE

PRINT NAME

BROKER'S ADDRESS

BUSINESS PHONE

HOME PHONE

Per:

THE VENDOR - 2228053 ONTARIO INC.
(AUTHORIZED SIGNING OFFICER (SALES CONSULTANT) FOR VENDOR)

*Special commission rate of 4% applies to Agreements of Purchase and Sale executed and units sold for a limited time. The Commission rate program is subject to change or cancellation at Vendor's sole and unfettered discretion without notice.

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by

CO-OPERATIVE BROKER PROGRAM REGULATIONS

Liberty Development Corporation ("Liberty") is pleased to introduce a Co-operative Broker Program (the "Program") for the benefit of brokers and agents selling **Terrace on Danforth**.

Simply introduce a prospect to the The Terrace on Danforth **Sales Office** (the "Sales Centre") and, if they close a unit in **Terrace on Danforth** (the "Purchased Unit"), you are eligible for a special commission of 4%.*

The Rules Are as Follows:

1. The agent must register each prospect by personally escorting them to the Sales Centre. Telephone or online registrations are not acceptable.
2. A four percent (4%) commission will not be paid if the prospect has first registered with **Terrace on Danforth** at any time without an agent.
3. Only one Commission fee is allowed per purchase.
4. A guest registration and co-operative broker program registration form must be properly completed at the time that the prospect is introduced at the Sales Centre.
5. Registration of the prospect is valid for a period of sixty (60) days.
6. If the prospect has not purchased a suite from **Terrace on Danforth** within the sixty (60) day period, the prospect may again be personally registered by the agent.
7. All paperwork, Agreement of Purchase and Sale, forms, etc. will be handled by our sales representatives.
8. The Co-operating Broker will receive a commission of four percent (4%) of the purchase price net of applicable taxes (the "Commission Fee") payable as follows:

The Commission Fee is payable as follows: One Thousand dollars (\$1,000.00) of the total Commission Fee will be advanced upon a firm sale, once mortgage approval and all deposit cheques have been received by the Vendor. For greater certainty, neither the Commission Fee nor any portion thereof shall be paid to the Broker until all paper work and documents relating to the Purchased Unit, including, without limitation, a mortgage approval and commitment (as required), deposit cheques, have been received by Vendor. The balance to fifty percent (50%) of the total Commission Fee will be paid at construction start. The final 50% of the Commission Fee owing will be paid upon successful closing of the Agreement of Purchase and Sale, provided the Program Regulations have been complied with. In the event the Broker, the agent, or an agent associated or working with the Broker or agent, as applicable, directly or indirectly lists, offers, or causes to be listed or offered the Purchased Unit for sale on the MLS system or otherwise prior to final closing of the Agreement of Purchase and Sale, the Commission Fee or any portion thereof paid or payable by Vendor shall be, at the sole and absolute discretion of Vendor, immediately forfeited and repaid by the Broker to Vendor and no further amounts shall be payable by Vendor to the Broker under the Co-operative Registration and the Co-Broker Program Regulations.

9. The Co-operating Broker must invoice the Vendor directly for the commission. Invoices should be sent to the Vendor (**2228053 Ontario Inc.**) c/o 505 Hwy #7 East, Suite 303, Thornhill, Ontario L3T 7T1. Please contact the sales office for questions concerning the payment of commissions at 416-987-7575.

10. Vendor reserves the right to modify or cancel this Program or Regulations at any time without notice. E. & O.E.

We look forward to a successful working relationship between Liberty Development and the Real Estate Brokers.

I,

NAME OF AGENT

SIGNATURE

Of the office of

COMPANY / BROKERAGE FIRM

The introducing agent, hereby acknowledge that I have read the rules and regulations of the Co-operative Broker Program and Registration and understand same.

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LANDPOWER

REAL ESTATE LTD. BROKERAGE



LIBERTY for all

TerraceOnDanforth.ca
416.987.7575

Note: All prices, figures, sizes, specifications and information are subject to change without notice. E.&O.E. All areas and stated dimensions are approximate. Actual usable floor space, living area and square footage may vary from stated floor area. All illustrations are artist's concept only. The unit shown may be the reverse of the unit purchased. © 2011 Liberty Development Corporation. All rights reserved.