



LANDPOWER
REAL ESTATE LTD. BROKERAGE
CONDOMINIUMS

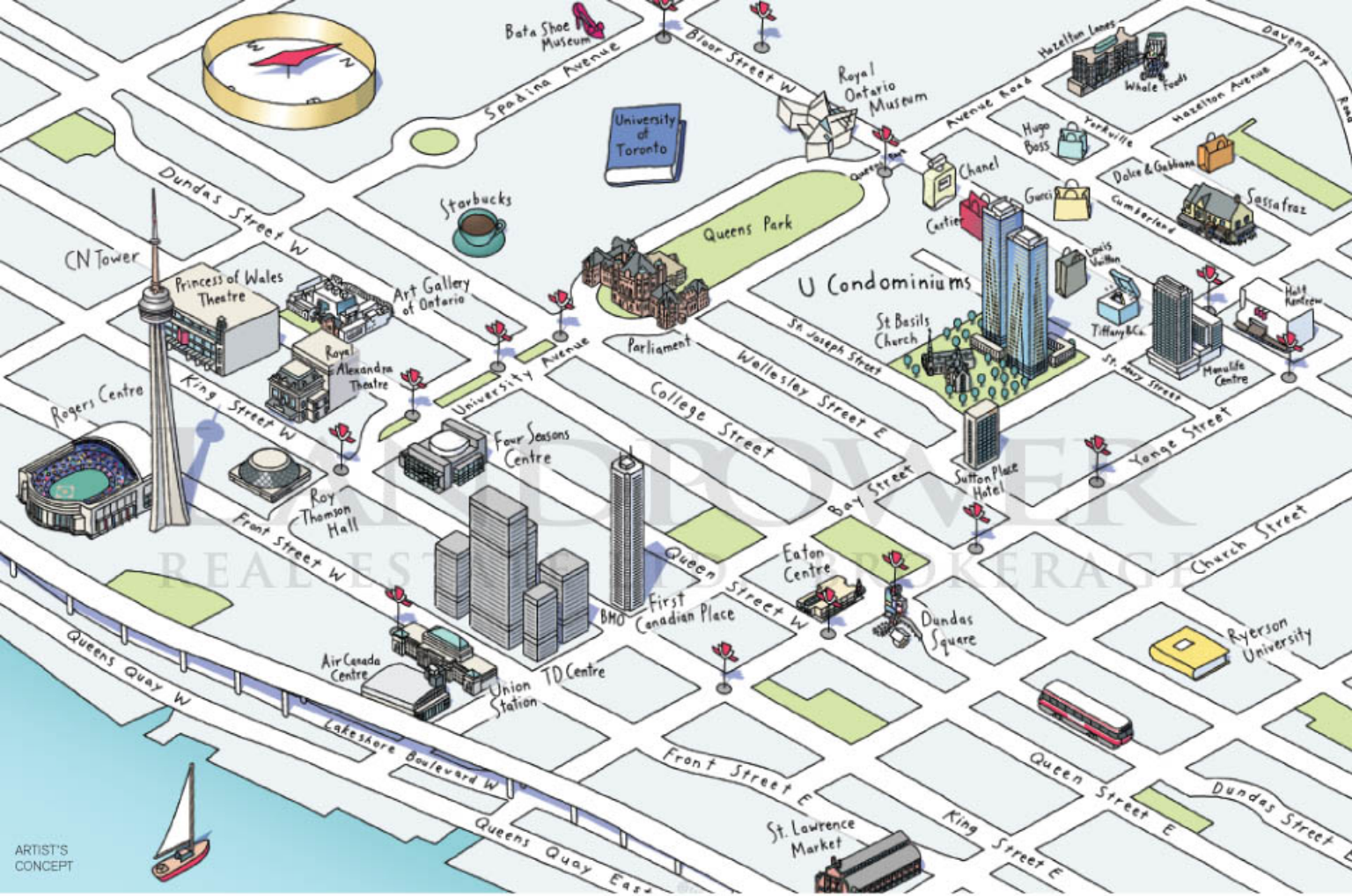


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THE SKERAGE



LAO
REAL ESTATE

ARTIST'S CONCEPT



ARTIST'S
CONCEPT

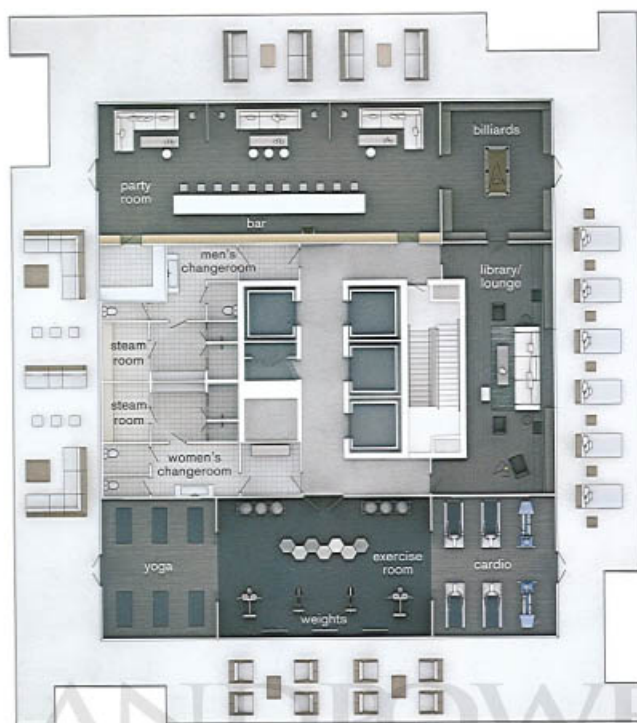


CONDOMINIUMS



PembertonGroup.com

TOP FLOOR AMENITIES PLAN



LANDFLOWER
REAL ESTATE LTD. BROKERAGE

SITE PLAN



FEATURES & FINISHES

GOURMET KITCHEN FEATURES

- Custom style kitchen cabinetry from vendor's standard samples
- Corian kitchen counter top 2" edge detail from vendor's standard samples
- Corian backsplash to match countertop
- Single stainless steel undermount sink with single lever pull out faucet as per plan
- Kitchen valance lighting over work surfaces
- Pre-finished 5' wide engineered wood flooring from vendor's standard samples

EXCEPTIONAL APPLIANCE PACKAGE

- Refrigerator Miele 24" bottom-mount freezer fully integrated
- Cook Top Fulgor 30" 4 burner touch control cook top – black finish
- Built-in-oven Fulgor 30" self clean convection built-in-oven – stainless steel finish
- Dishwasher Blomberg 24" fully integrated built-in
- Range Hood Built-in motor
- Microwave 0.8 cuft microwave - stainless steel finish
- Washer Blomberg 24" compact front load washer stackable
- Dryer Blomberg 24" front load dry stackable

INSPIRED BATHROOM FEATURES

- Choice of porcelain tiles for bathroom floors, walls of bathtub and shower enclosure or separate shower walls from vendor's standard samples
- Mosaic floor tile for floor of all separate shower enclosures from vendor's standard samples
- Corian® 2" counter top and integrated basin from vendor's standard samples
- Chrome faucet
- Designer vanity mirror and light
- Waterproof shower ceiling fixture
- 5' white soaker tub as per plan
- Elongated toilet in white
- Bathroom exhaust vented to exterior

- Privacy lock
- Chrome finish pressure balanced valve for bathtub and showers
- Chrome framed glass door for bathrooms with separate showers

PRINCIPAL LIVING AREA FEATURES

- Pre-finished engineered 5' wide wood flooring for foyer, living/dining, bedroom and den from vendor's standard samples
- Solid core wood veneer suite entry door complete with brushed chrome lever handle
- Semi solid interior doors complete with brushed chrome lever handle as per plan
- Sliding glass panel doors dividing rooms as per plan
- Floor to ceiling height of approximately 9' in principal rooms excluding mechanical bulkheads
- White 8" x 8" ceramic tile for storage and laundry room floors
- Mirrored closet sliding doors with chrome finish or slab swing closet door as per plan
- White plastic coated ventilated wire shelving in all closets
- Wood door casings with matching trim and 4" baseboards
- Painted white wood window sills
- Light fixture installed in hallway
- Capped ceiling outlet in dining room and den
- Paint colour off white
- Smooth finish ceiling
- White Decora style switches and matching plugs

ELECTRICAL AND TECHNICAL

- Individual vertical heat pump(s) for year round control
- Individual suite hydro meter
- 100 amp service panel with automatic circuit breakers
- Cable TV outlets located in living room, all bedrooms and den (one per room)
- Telephone outlets located in living room, all bedrooms and den (one per room)
- Suite entry door to have door contact and keypad connect to manned 24-hour a day lobby concierge desk
- Weather proof electrical outlet located on balcony



ENVIRO U

Today protecting the environment and taking responsibility for energy consumption reduction is more than a passing trend. At U Condominiums, Pemberton Group will set a new benchmark for sustainable, green condominium living.

COMMON AREAS & BUILDING FAÇADE

- Exterior glazing with Low-E glass, argon gas and tint to reduce thermal gain
- Underground parking garage equipped with CO sensor to monitor air quality. Monitoring system operates garage fans only when air quality drops
- Energy-efficient fluorescent lighting throughout common areas including underground garage
- Three parking spaces leased to AutoShare™, AutoShare™ will supply three rental cars and a one-year free membership to each suite owner
- Common area amenity rooms have motion sensor activated lights. When areas not in use lights turn off automatically

IN-SUITE FEATURES

- Water efficient dual flush toilet
- Water efficient shower head, all plumbing fixtures in bathroom are low-flow high pressure water efficient
- Water efficient kitchen faucet
- Energy Star™-rated refrigerator, dishwasher and front loading washer
- Individual vertical heat pumps to allow owner to control heating and cooling
- Individual suite hydro meter to allowing owner to pay for their use only
- Low VOC interior paint
- Locally manufactured Corian® countertops are hypoallergenic, offer improved air quality due to a reduction in VOC off-gassing, and are GreenGuard®-certified

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 and 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.

EXECUTIVE SUITES UNPRECEDENTED STANDARD FEATURES & FINISHES (SUITES 01, 02 & 04 ONLY)*

PRINCIPAL LIVING AREA FEATURES

- Floor to ceiling height of approximately 10' in principal rooms excluding mechanical bulkheads

EXCEPTIONAL APPLIANCE PACKAGE

- | | |
|-----------------|---|
| • Refrigerator | Miele 30" Mastercool integrated fridge/freezer |
| • Cook-Top | Miele 30" touch control ceran glass cook-top |
| • Built-in-oven | Miele 30" self clean built-in-oven – stainless |
| • Dishwasher | Miele 24" integrated dishwasher with cutlery tray |
| • Range Hood | Miele slide out hood fan |
| • Microwave | Miele built-in-microwave |
| • Washer | Miele 5.5 kg front loading washer stackable |
| • Dryer | Miele 5.5 kg front loading electric dryer |

*Levels 34-44 (West Tower), Levels 43-54 (East Tower)

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 herein with the material that is of equal or better quality than that provided 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, grain, veining, natural variations in appearance etc. of features and finishes installed by 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, tile, bathtubs, 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 ordered in certain circumstances and said orders may be stable. 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. Plans and specifications are subject to change without notice. E. & O. E.



CONDOMINIUMS

Price List

Tower Suites (floors 4 to 34)

9' high ceilings*

Model	Bedrooms	Size*	Exposure	Starting from*
Innis ✓	1 Bedroom	542	East	\$336,900
Trinity ✓	1 plus Den	592	North	\$364,900
Knox ✓	1 plus Den	611	South	\$389,900
Loretto ✓	1 plus Den	648	West	\$413,900
Victoria ✓	2 Bedrooms	736	West	\$466,900
King (1) ✓	2 Bedrooms	896	North East	\$546,900
King (2) ✓	2 Bedrooms	896	South East	\$556,900
St. Michael's (1) ✓	2 Bedrooms	892	North West	\$566,900
St. Michael's (2) ✓	2 Bedrooms	892	South West	\$606,900

Premiums apply to each floor (range between \$250/floor to \$500/floor) See Sales for Specific Pricing.

Executive Suites (floors 35 to 45)

10' high ceilings*

Model	Bedrooms	Size	Exposure	Starting From*
New	1 +Den+Study	820	East	\$519,900
Woodsworth ✓	2 Bedrooms	825	West	\$546,900
University	2 Bedrooms	1188	North East	\$755,900
Wycliffe ✓	2 Bdrm + Den	1473	North West	\$939,900
St. Joseph ✓	2 Bdrm + Den	1458	South West	\$966,900
Massey ✓	2 Bdrm+ Den	1477	South East	\$949,900

Premiums for Executive Suite \$1,000/floor (plus additional \$5,000 for LPH, \$10,000 for PH)

Exceptional Standard Features Include:

*Upgraded Appliance Package
 Prefinished Engineered 5" Wide Wood Flooring Throughout
 Smooth Ceilings Throughout and much more...*

<p>Deposit \$5,000 with offer Balance to 5% of Purchase Price in 30 days 5% of the Purchase Price in 90 days 5% of the Purchase Price in 270 days 5% of the Purchase Price in 365 days 5% of the Purchase Price on Occupancy</p>	<p>Maintenance Fees \$0.45 per square foot including heat, water, building insurance, common elements expenses Hydro separately metered</p>
<p>Parking* \$38,000 Parking wait list for Innis and Trinity Suites</p>	<p>Locker* \$5,700 Limited release</p>

Occupancy June 2012

Marianne Paroczai Broker of Record
 Sophia von Niebelschuetz Sales Representative

Presentation Gallery Hours: Monday to Thursday 12 - 7
 Saturday, Sunday & Holidays 12 - 6 Fridays - Closed
 T 416 546 6605 F 416 546 3261

www.ucondominiums.ca
info@ucondominiums.ca

Prices, terms and conditions subject to change without notice. E. and O.E. April 1, 2009. Limited time offer. Some units subject to additional premiums. See sales for details. Taxes are not assessed. Taxes as per City of Toronto. Note: There is no 13th floor. * Parking and Locker subject to Federal Goods and Services Tax. Parking and Locker subject to availability. Maintenance fee approximate as per Budget. Prices shown above are in the Thousands. Some units have limited availability. Ceiling heights based on all principal rooms excluding mechanical bulkheads. All information correct at time of printing.

URBAN DESIGN I

studio 325 sq. ft. + 54 sq. ft. balcony min.



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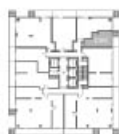
note: lengths of balconies vary per floor
(numbers indicate floor area)



West Building
26 - 29th floors



West Building
30th - 33rd floors

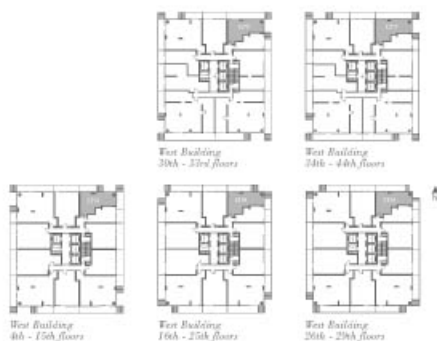
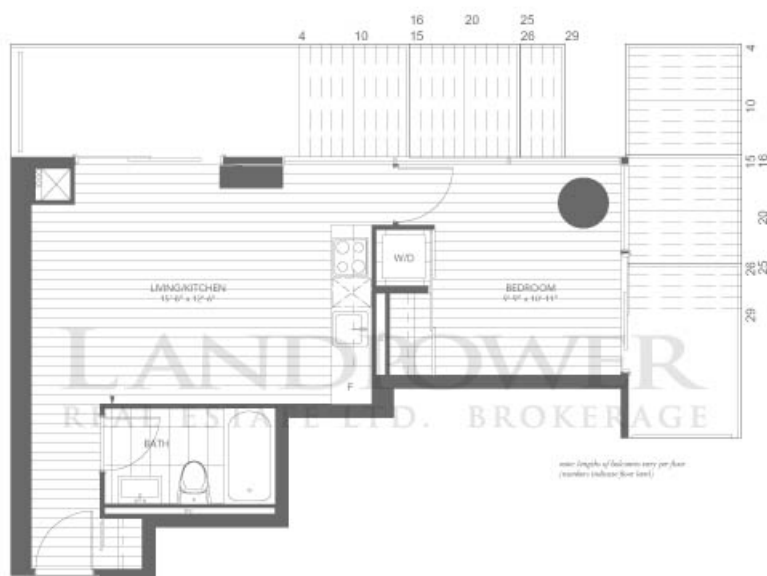


West Building
34th - 36th floors

Drawings, specifications, forms and contract are subject to change without notice. The prices may vary. Actual conditions may vary from what is shown. Builders' required to be bonded. License and a broker's and realtor's license and listing with real estate board are not included.

URBAN DESIGN II

one bedroom 512 sq. ft. + 86 sq. ft. balcony min.



URBAN DESIGN III

studio 442 sq. ft. + 71 sq. ft. balcony



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West Building
24th - 34th floors

Showing, availability, terms and conditions are approximate and subject to change without notice. This plan is not a contract. All rights reserved. All trademarks are the property of their respective owners. All rights reserved for trademarked names and logos. All trademarks are the property of their respective owners. All rights reserved.

URBAN DESIGN IV

one bedroom + den 680 sq. ft. + 132 sq. ft. balcony



West Building
34th - 34th floors

INNIS

one bedroom 542 sq. ft. + 132 sq. ft. balcony



West Building
4th - 33rd floors

TRINITY

one bedroom + den 592 sq. ft. + 126 sq. ft. balcony



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West Building
34b - 35th floors



West Building
34A - 44th floors

Dimensions, specifications, floor plan and materials are approximate only and may change without notice. Buyer to verify. Please note that this is a preliminary floor plan and is not intended to be used for construction or other purposes. All dimensions are approximate and may vary from those shown on the floor plan.

KNOX

one bedroom + den 611 sq. ft. + 126 sq. ft. balcony

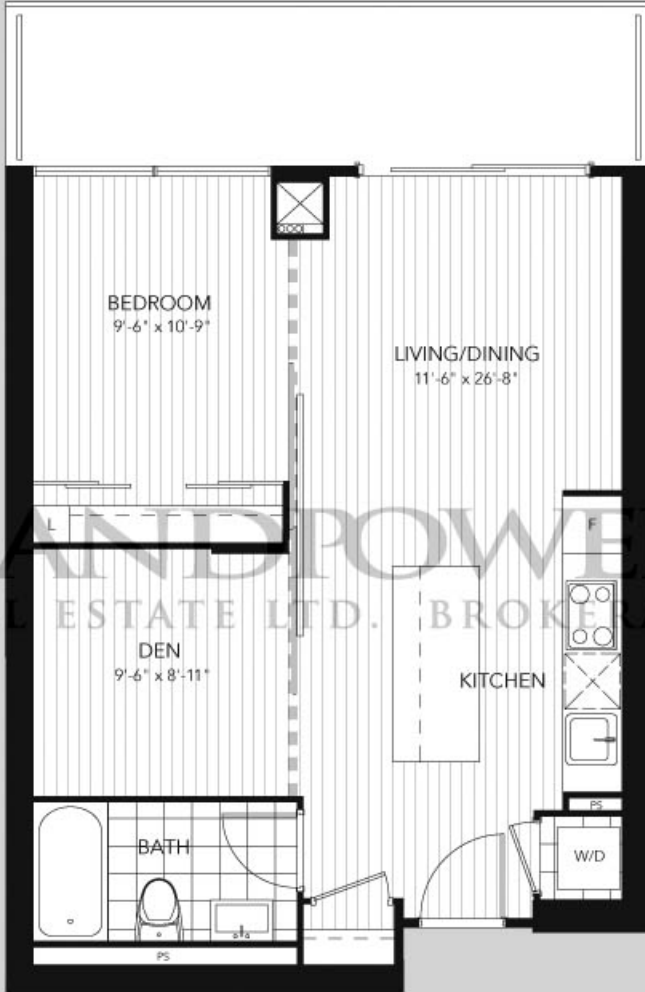


West Building
4th - 33rd floors

Dimensions, specifications, layouts and materials are approximate only and are subject to change without notice. Tile patterns may vary. Actual usable floorspace may vary from stated floor areas. Bulkheads required for mechanical purposes such as kitchen and washroom exhausts and heating and cooling ducts have not been indicated.

LORETTO

one bedroom + den 648 sq. ft. + 132 sq. ft. balcony



West Building
4th - 33rd floors

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BENSON

one bedroom + den 748 sq. ft. + 143 sq. ft. balcony

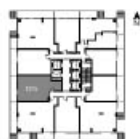
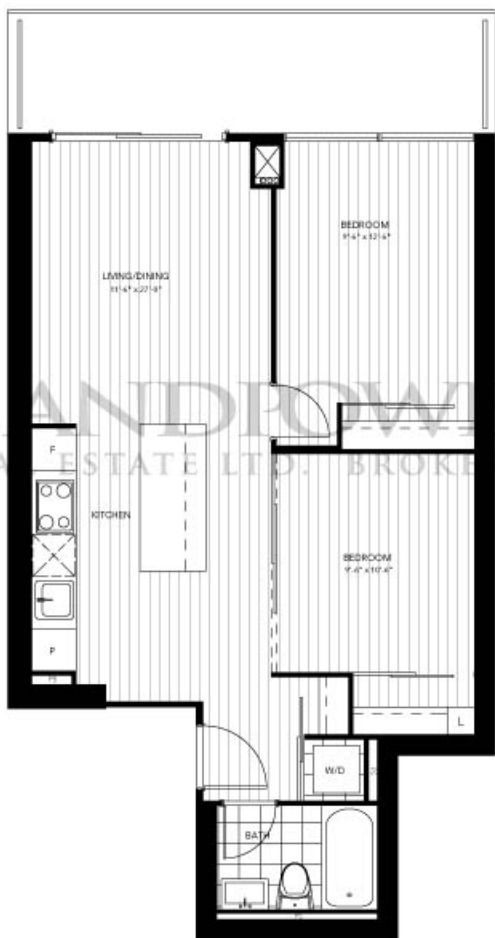


East Building
43rd - 54th floors

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VICTORIA

two bedroom 736 sq. ft. + 132 sq. ft. balcony



West Building
4th - 23rd floors

KING

two bedroom 896 sq. ft. + 277 sq. ft. balcony min.



*note: lengths of balconies vary per floor
(numbers indicate floor level)*



West Building
4th - 15th floors

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KING

two bedroom 896 sq. ft. + 277 sq. ft. balcony min.



West Building
16th - 25th floors

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KING

two bedroom 896 sq. ft. + 277 sq. ft. balcony min.



*note: lengths of balconies vary per floor
(numbers indicate floor level)*

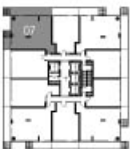
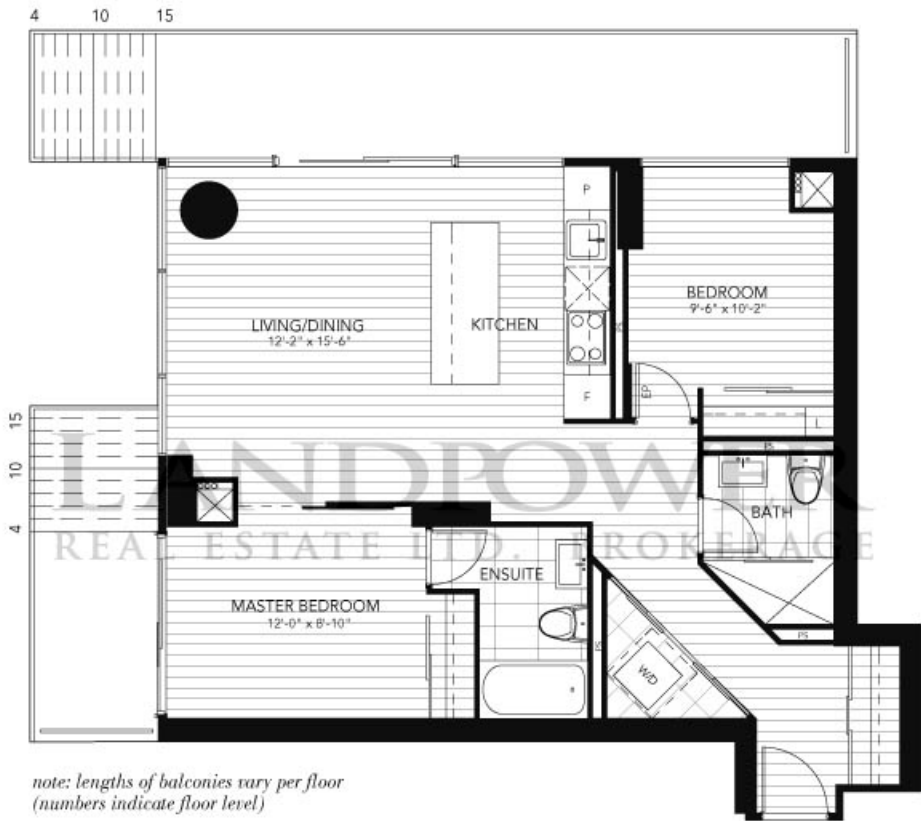


West Building
26th - 33rd floors

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ST. MICHAEL'S

two bedroom 892 sq. ft. + 277 sq. ft. balcony min.

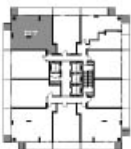


West Building
4th - 15th floors

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ST. MICHAEL'S

two bedroom 892 sq. ft. + 277 sq. ft. balcony min.



West Building
16th - 25th floors

Dimensions, specifications, layouts and materials are approximate only and are subject to change without notice. Tile patterns may vary. Actual usable floorspace may vary from stated floor area. Bulkheads required for mechanical purposes such as kitchen and washroom exhausts and heating and cooling ducts have not been indicated.

ST. MICHAEL'S

two bedroom 892 sq. ft. + 277 sq. ft. balcony min.



West Building
26th - 33rd floors

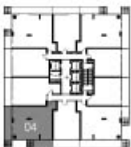
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ST. MICHAEL'S

two bedroom 892 sq. ft. + 277 sq. ft. balcony min.



note: lengths of balconies vary per floor
(numbers indicate floor level)

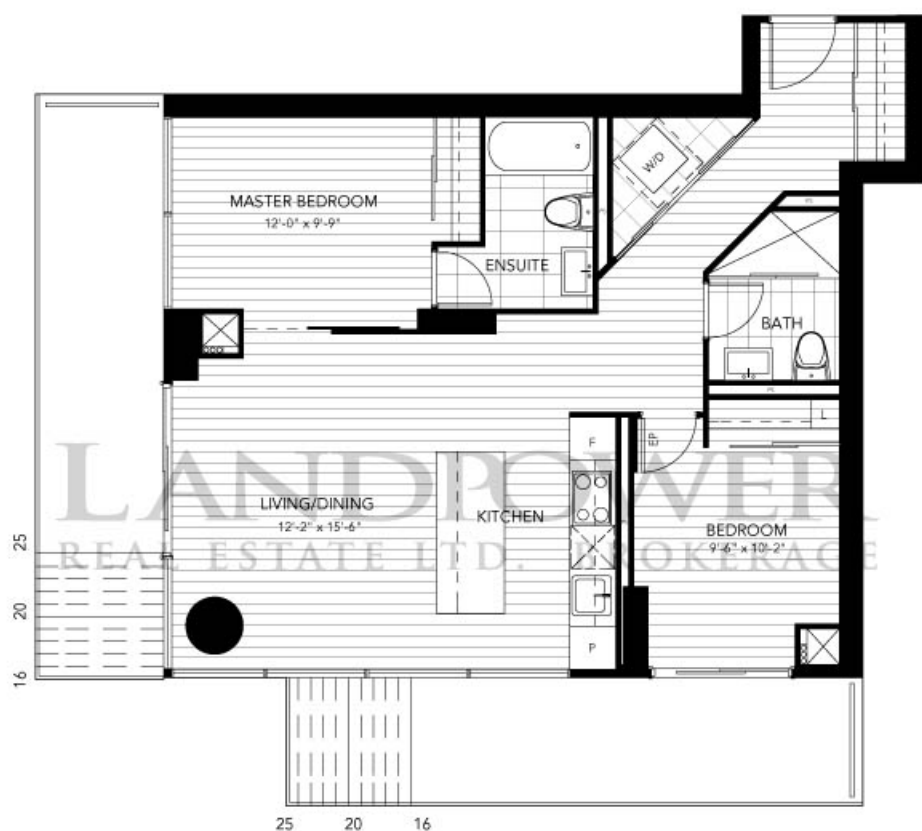


West Building
4th - 15th floors

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ST. MICHAEL'S

two bedroom 892 sq. ft. + 277 sq. ft. balcony min.



*note: lengths of balconies vary per floor
(numbers indicate floor level)*

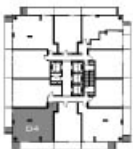
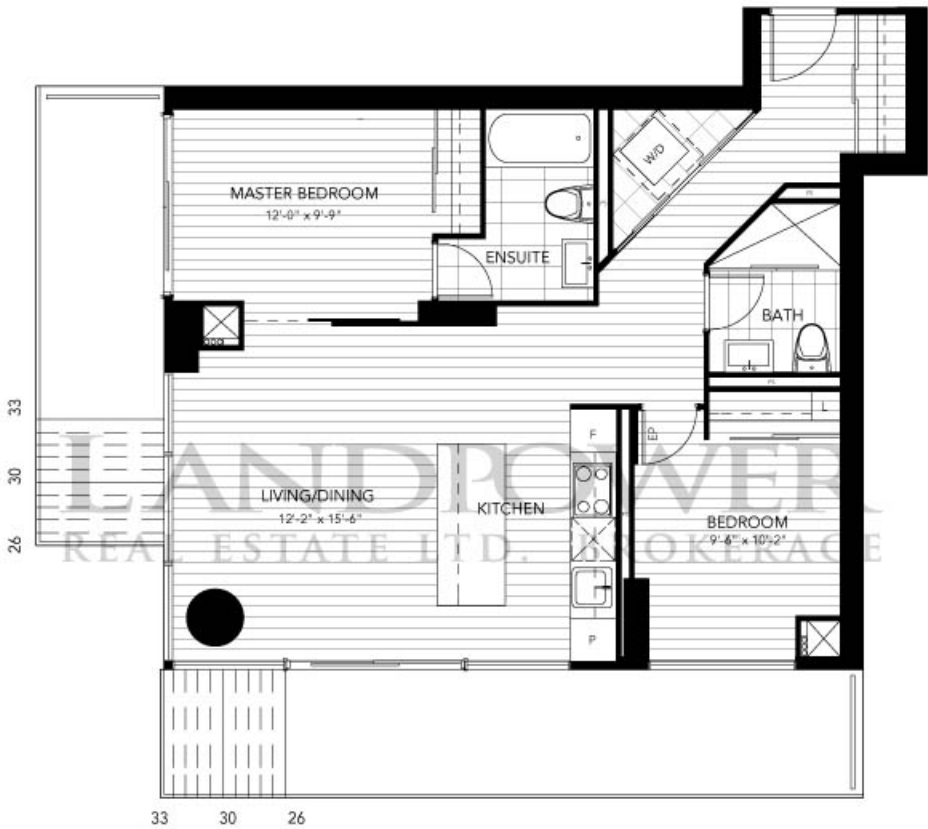


West Building
16th - 25th floors

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ST. MICHAEL'S

two bedroom 892 sq. ft. + 277 sq. ft. balcony min.



West Building
26th - 33rd floors

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NEW

two bedroom 820 sq. ft. + 203 sq. ft. balcony

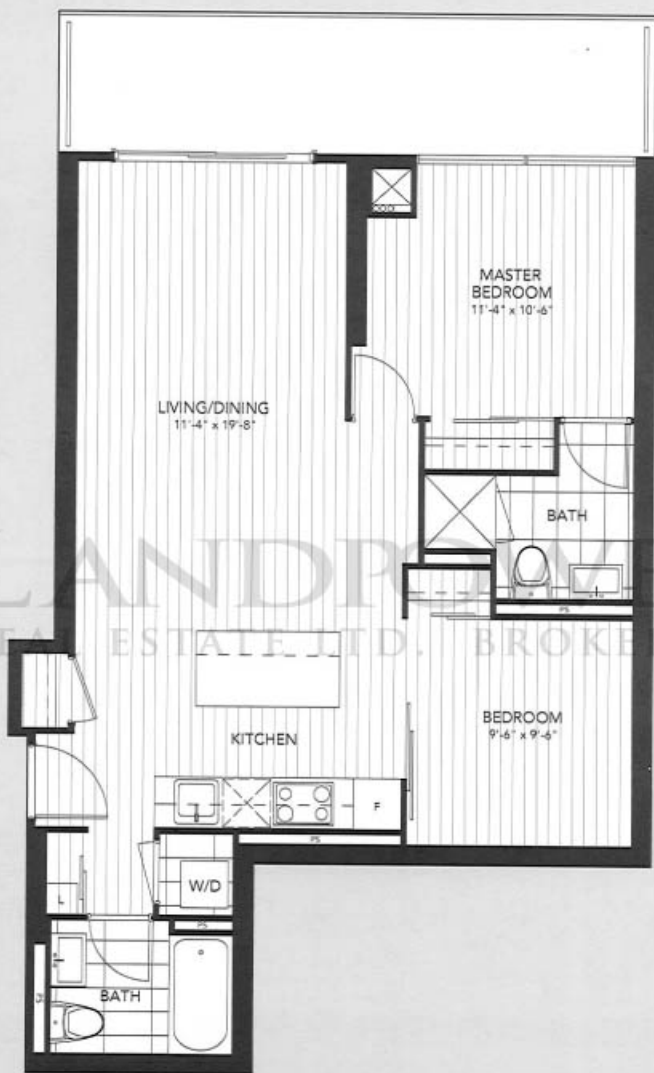


East Building
levels 43rd - 54th

Dimensions, specifications, layout and material are approximate and subject to change without notice. The pictures are not drawn to scale. Buyer should verify the actual dimensions and specifications before making any purchase. All dimensions are approximate and subject to change without notice.

WOODSWORTH

two bedroom 825 sq. ft. + 139 sq. ft. balcony min.



West Building
34th - 44th floors

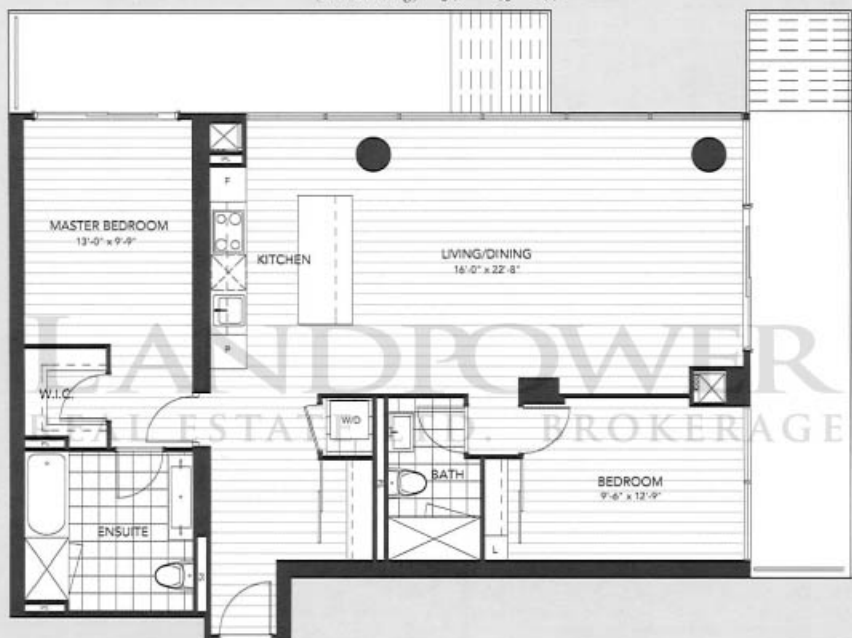
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UNIVERSITY

two bedroom 1,188 sq. ft. + 340 sq. ft. balcony min.

note: lengths of balconies vary per floor
(numbers indicate floor level)

(east building)	43	50	54
(west building)	34	40	44



(west building) 34 40 44
(east building) 43 50 54



West Building
34th - 44th floors



East Building
43rd - 54th floors

Dimensions, specifications, layouts and materials are approximate only and are subject to change without notice. Tile patterns may vary. Actual usable floorspace may vary from stated floor area. Bulkheads required for mechanical purposes such as kitchen and vestibroom exhausts and heating and cooling ducts have not been indicated.

WYCLIFFE

two bedroom + den 1,473 sq. ft. + 399 sq. ft. balcony min.



*note: lengths of balconies vary per floor
(numbers indicate floor level)*



West Building
34th - 44th floors



East Building
43rd - 54th floors

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ST. JOSEPH

two bedroom + den 1,458 sq. ft. + 399 sq. ft. balcony min.



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MASSEY

two bedroom + den 1,477 sq. ft. + 399 sq. ft. balcony min.



note: lengths of balconies vary per floor
(numbers indicate floor level)

(west building) 44 40 34



West Building
34th - 44th floors

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