

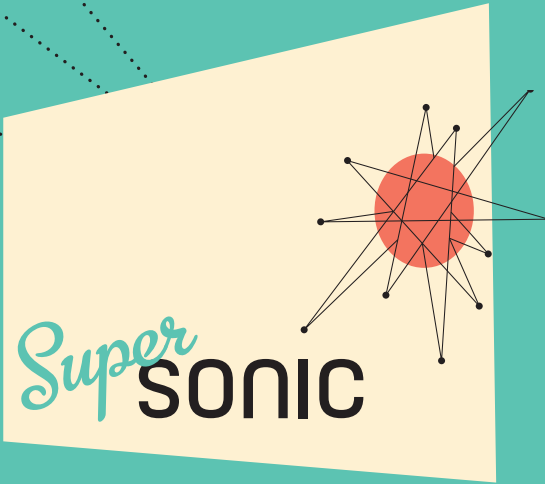


Benchmark Signature Realty INC. Brokerage
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FUTURE

PERFECT

CONDOS™





SUPERSONIC

SONIC

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THE FUTURE HAS EXPANDED THE POSSIBILITIES.

Where Eglinton Avenue meets Don Mills Road. Two towers, one unique vision. A community where zoom meets bloom. Soon the Science Centre Station of the Crosstown will open, connecting you to everything the city has to offer... in a flash. Juxtapose this with the greenscaped park that surrounds the development... a peaceful oasis in the heart of Don Mills.

Rendering is artist's concept only. Actual may vary. Information regarding future public transit contains data collected from third party sources, has not been independently verified and is subject to change. Visit www.thecrosstown.ca/the-project/faq.



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___ Park

Even in a future perfect world you need to power down. Pull the plug on work and enjoy all the spectacular amenities at SuperSonic, the newest within of the Sonic family.

Start outdoors... be active or passive. The landscaped park has a walking path, children's play areas, exercise equipment, secluded seating and a cool water feature. Upstairs on the 4th floor rooftop, you'll discover a variety of spaces for socializing and relaxing. Trees, plants, cabanas among the green, al fresco lounges, fire pit, barbeques and dining. Indoors there's so much more, all artfully decorated in a chic mid-century modern aesthetic.

Enjoy your favourite films in the screening room, entertain lavishly in the dining and party rooms. Hone your inner gourmand in the servery or, kick back, feet up in front of the fireplace. Work up a sweat in the fitness centre's professionally-designed gym and yoga studio. Do it all, or nothing at all. It's what's trending at SuperSonic.



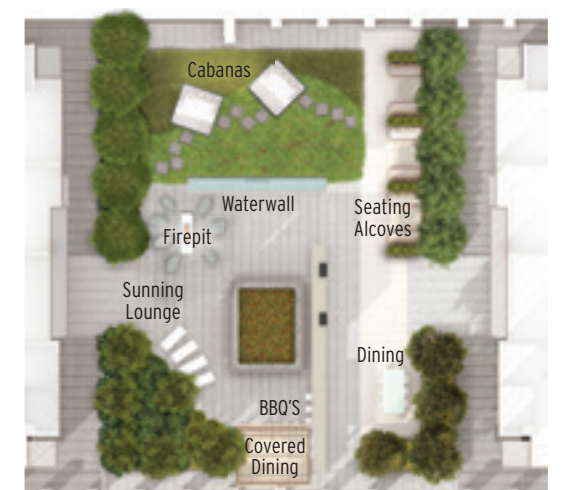


GROUND FLOOR ○ ○ ○ ○



THIRD FLOOR ○ ○ ○ ○

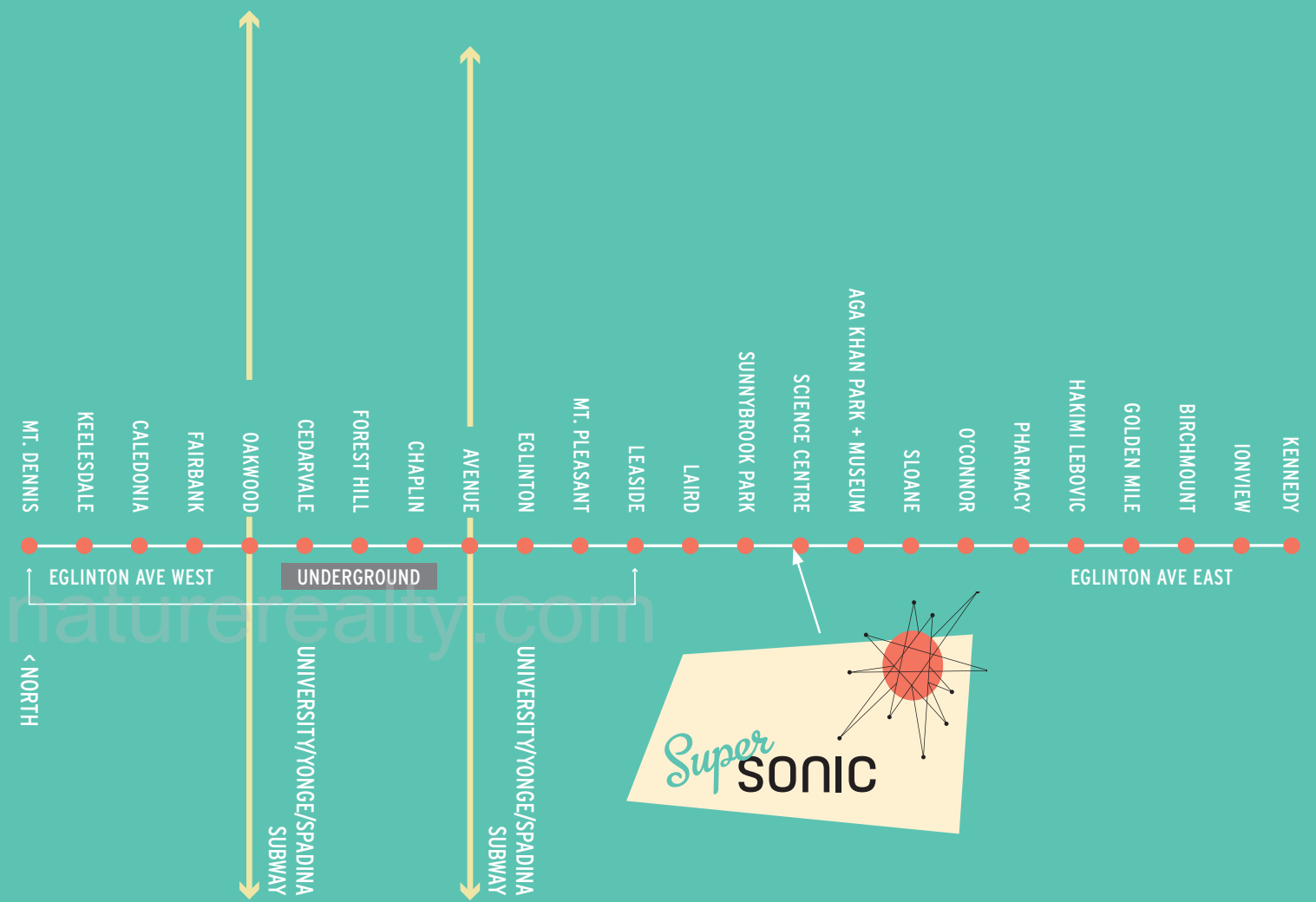
FOURTH FLOOR ROOFTOP TERRACE ○ ○ ○ ○



FASTER. EASIER.
CONVENIENT.
THAT'S
THE FUTURE.



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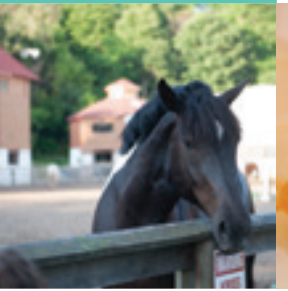
Now that construction has started on the Eglinton Crosstown LRT, with 25 stations between Weston Rd. and Kennedy Rd., the future is looking more exciting than ever.

Science Centre Station, just a short walk from SuperSonic, will be a major hub on this new line. Providing passengers fast, gridlock-free transit to just about anywhere they want to go in Toronto. When in service, the Crosstown will provide transit that is up to 60% faster* than current bus service. Helping residents get from A to B in the blink of an eye.

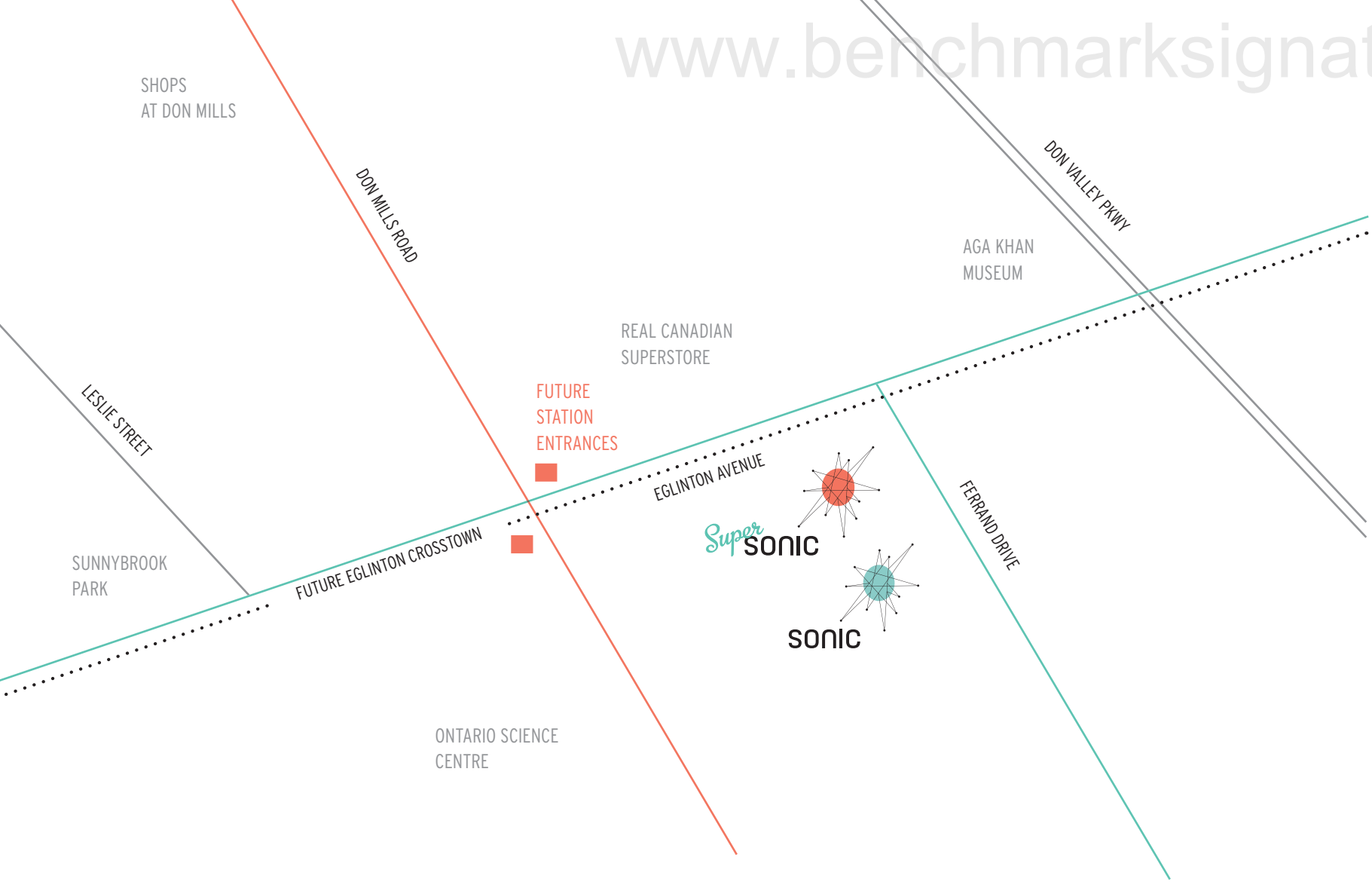


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AGA KHAN MUSEUM | MUSÉE AGA KHAN



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SuperSonic is located in the heart of the future. Across Don Mills Road is the Ontario Science Centre and, just along Eglinton, at the Don Valley Parkway, you'll discover the dazzling contemporary architecture of the Aga Khan Museum. The Shops at Don Mills are minutes away and the Real Canadian Superstore is across the street. Check out the trails at Sunnybrook Park or tee off at the Flemingdon Park Golf Course.

The TTC runs regularly along Eglinton and Don Mills, and the future Eglinton Crosstown is quickly becoming a reality. At SuperSonic the future is closer than you think and now greater than you can imagine.





The axiom, the accepted truth of exceptional interior design, is here at SuperSonic. Mid-century expression, with a definitive contemporary palette, flows from the moment you enter the suites. Linear kitchens in two-tone wood, stainless steel appliances, quartz slab countertops, drop-in cook tops for a look that's totally timeless. Baths at SuperSonic are simply sensual in look and feel. Contemporary cabinetry and hardware throughout, a sanctuary for your body and soul. This is future perfect living.

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GENERAL SUITE FEATURES

- _Ceiling height approximately 8’6” with smooth finish*‡
- _Plank laminate flooring in entry corridor, living/dining areas, bedrooms, kitchen and den*†
- _Approximately 4” flat cut baseboard with reveal, co-ordinating approximately 2” flat cut door casings*
- _Custom designed solid core suite entry door with security view hole and suite entry door surround
- _Sliding door(s) and/or swing door(s) (hollow core and/ or glass) throughout*
- _Satin nickel finish hardware on swing door(s)*
- _Closet shelf and/or rod in all closets*
- _Eggshell off-white paint finish for walls throughout
- Flat white paint finish for ceilings throughout*
- _Balconies, terraces, and patios with sliding doors and/ or swing doors*,-_Laundry area floor finished in tile*
- _Floor to ceiling glazing/window systems in accordance with building elevations*‡

KITCHENS

- _Contemporary kitchen cabinetry custom designed by U31*†‡
- _Straight edge composite quartz slab countertops*†
- _Kitchen backsplash*†
- _Studio, 1 Bedroom and 1 Bedroom Plus Den units to receive a single basin under mount stainless steel sink, with single-lever pull-out spray faucet in chrome finish*
- _2 and 3 Bedroom units to receive a one and a half basin under mount stainless steel sink, with single-lever pull-out spray faucet in chrome finish*

APPLIANCES

- _Studio and 1 Bedroom units to receive energy efficient kitchen appliances consisting of a 24” stainless steel finish refrigerator, 24” electric cooktop, 24” stainless steel finish built-in electric oven, 24” integrated hood fan vented to exterior, 18” stainless steel finish dishwasher and stainless steel finish microwave in lower cabinet*
- _1 Bedroom Plus Den, 2 and 3 Bedroom units to receive energy efficient kitchen appliances consisting of a 30” stainless steel finish refrigerator, 30” electric cooktop, 30” stainless steel finish built-in electric oven, 30” integrated hood fan vented to exterior, 24” stainless steel finish dishwasher and stainless steel finish microwave in lower cabinet*
- _Stacked front-load washer-dryer directly vented to the exterior*

BATHROOMS

- _Custom designed white cultured marble integrated sink and countertop with single lever faucet in chrome finish*
- _Contemporary vanity custom designed by U31*†‡
- _Frameless mirror and wall mounted medicine cabinet designed by U31*†‡
- _Full height ceramic wall tile with accent tile detail in tub surround and in separate shower stall*†
- _Faucet with chrome finish and rain style showerhead in tub or in separate shower*
- _Framed clear glass shower door and recessed ceiling moisture resistant shower light in separate shower stall*
- _Pressure balanced valve(s) for tub and/or shower*
- _Contemporary low consumption toilet(s)*
- _Half height ceramic wall tile behind toilet and vanity*†
- _Rectangular design white acrylic tub*
- _Porcelain floor tile in bathroom(s)*†
- _Privacy lock on bathroom door(s)*
- _Exhaust vent to exterior through ERV (Energy Recovery Ventilation) unit*

MECHANICAL/ELECTRICAL FEATURES

- _Individually controlled seasonal central air conditioning and heating fan coil system
- _Individual suite hydro meter(s), water meter(s) and thermal energy meter(s)*
- _Pre-wired telephone and cable outlets in den, bedroom(s) and living/eating area*
- _Switch controlled receptacles in living area, and bedroom(s), with ceiling mounted light fixture(s) in entry corridor and track lighting fixture in kitchen*
- _Recessed pot light and sconce in bathroom(s)*
- _In-suite smoke detector
- _In-suite water sprinkler system
- _In-suite ERV (Energy Recovery Ventilation) unit(s)*

*Where applicable and as per plan.
†As per Vendor’s preselected standard finish packages.
‡Ceiling heights are subject to bulkheads, dropped ceilings and structural beams.



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Without limiting the generality of anything contained in this Agreement:
Materials and finishes will be Vendor’s preselected standard. Where indicated the choices noted may be chosen from Vendor’s preselected standard finish packages provided they have not yet been ordered or installed and that colours and materials are available from suppliers and provided that the Purchaser shall not delay construction in making selection. If the colours and materials chosen are not available or the Closing will be delayed by reason of such choice, the Purchaser shall forthwith make new choices failing which the Vendor shall have the right to make such selections as provided for in paragraph 16(j) of Schedule “A” to this Agreement. All colour and material choices from Vendor’s preselected standard finish packages must be submitted to the Vendor within seven (7) days of notification by the Vendor’s representative. The Vendor will not allow the Purchaser to do any work and/or supply any material to finish the suite before the Closing Date. The Vendor reserves the right to substitute any products or materials used in construction of the suite provided that such substitute materials are of equal or better quality than those represented to the Purchaser. The Vendor further reserves the right to make changes or modifications in the plans and specifications at its discretion. Vendor is not responsible for shade differences occurring from different dye lots or for variations including without limitation, in size, colour, grain, shade, texture and veining in materials including with respect to tile, carpets, hardwood or laminate flooring, cabinetry, railing, natural or manufactured stone, paint, trim and doors, as applicable and as per plan. Samples viewed when choices are made from Vendor’s samples or Vendor’s preselected standard packages are only a general indication of material selected. Details and location of windows, doors, lights and outlets may not be as shown on renderings, plans or sample boards. The Purchaser acknowledges that there shall be no reduction in the price or credit for any standard feature listed herein which is omitted at the Purchaser’s request. References to model types or model numbers refer to current manufacturer’s models, if applicable. If these types or models shall change, the Vendor shall provide an equivalent model. All dimensions, if any, are approximate. Pursuant to this Agreement of Purchase and Sale or pursuant to a supplementary agreement, purchase order or request for extras, the Purchaser may have requested the Vendor to construct, supply and/or install an additional feature within the suite which is in the nature of an optional extra. If, as a result of building, construction, site conditions or conditions within the suite or the building, the Vendor is not able or willing to construct, supply and/or install such extra, then the Vendor may, by written notice to the Purchaser, terminate the Vendor’s obligation to construct, supply and/or install the extra. In such event, the Vendor shall refund to the Purchaser the monies, if any, paid by the Purchaser to the Vendor in respect of such extra, without interest and in all other respects, this Agreement shall continue in full force and effect.

Linvest is a Toronto-based real estate development organization with deep roots in the highly reputed, award winning H&R family of companies. H&R has excelled in innovative land development and construction for more than 60 years and has built thousands of homes in Ontario. Working under the Lindvest banner since 1998, this team of professionals has designed and built diverse, successful developments across the Greater Toronto Area. Today, Lindvest is recognized for its excellence in planning, progressive urban design and high standards of construction. The company was most recently honoured with BILD's Project of the Year award for B.streets, a mid-rise condominium at Bathurst and Bloor in Toronto.

LINVEST

1952	HR Developments Founded
1993	Westbrook / Richmond Hill
1995	Credit Valley / Mississauga Summerhill / Newmarket
1996	Cranston Park / Vaughan
1997	Homestead / Brampton
1998	Linvest Founded Proudfoot Hollows / Oakville
1999	Residence of Beauclaire / Vaughan
2000	Thornhill Woods / Vaughan
2001	Berczy Square / Markham Jefferson Forest / Richmond Hill
2002	Centrepark / Vaughan Taunton Wood / Whitby
2003	Castle Square / Markham Estates of Valleycreek / Brampton
2004	Rhapsody / Newmarket Copper Ridge / Brampton Grand Cornell / Markham
2005	Royal York Grand / Toronto
2006	Roxborough / Vaughan Thornberry Woods / Vaughan
2007	Westown / Toronto
2009	Castle Gate / Brampton
2010	Gracefields / Newcastle
2011	B.streets / Toronto
2013	The Brownstones at Westown / Toronto
2014	Grand Cornell Brownstones / Markham Aurora Glen / Aurora Spring Valley Junction / Brampton
2015	Sonic / Toronto Gracefields North / Newcastle
2016	The Grove / Richmond Hill
2017	SuperSonic / Toronto



ARCHITECT

The award winning firm Page & Steele Architects was founded in Toronto in 1926, and merged with IBI Group in 2008 to form an international firm - Page+Steele/IBI Group Architects (P+S/IBI). An innovative design team complements the high level of service and technical expertise for which P+S/IBI is known, reflected in the numerous design awards received by the firm. P+S/IBI has a proven record for city building, creating landmark projects and communities that have ultimately become “timeless”. Recent works include Delta's new flagship hotel in Toronto, the Hazelton Hotel & Residences, L'Avenue in Montreal, MuseumHouse on Bloor, 133 Hazelton Avenue, CHAZ on Charles Street, and the Ritz Carlton Hotel & Residences.



INTERIOR

U31 is a multi-disciplinary design firm based out of Toronto that specializes in hospitality and condominium developments, as well as, private residences. Led by Creative Principals Kelly Cray and Neil Jonsohn. U31 has established a solid reputation for design excellence throughout North America and the Caribbean, and has been the recipient of numerous prestigious awards including: the National Home Builder's MIRM Award; the International Council of Interior Architects and Designers' RING Award; the American Society of Interior Designer's Best of Competition and ARIDO's Gold Award of Excellence. U31's proven track record reflects an authenticity and passion for compelling design.



LANDSCAPE

NAK Design Group is a Toronto-based landscape architectural consulting firm. Founded in 1987, NAK provides clients with an integrated approach to the design of “Life spaces” within an urban context. Creative design solutions begin with a clear and concise understanding of the landscape, its inherent natural qualities, and its inhabitants. NAK provides comprehensive consulting services and visionary design solutions to public and private sector clients throughout southern Ontario, the Greater Toronto Area, and internationally. NAK has been the recipient of many design awards throughout the years, and continues to strive for excellence in design originality, and implementation.



SALES

Milborne Real Estate Inc. is one of Canada's leading real estate brokerage firms. The company has successfully sold over 60,000 residential units, in over 600 developments in Toronto, where they are headquartered, and throughout North America. This achievement represents over twenty billion dollars in sales. Milborne has an industry-wide reputation as being the dominant force in Canadian sales and marketing of urban and resort condominiums and communities, residential/hotel condominiums, and commercial condominiums.



BRANDING

L.A. Inc. is one of North America's foremost companies specializing in branding, marketing, and communications for major real estate developments throughout North America and Europe. The Toronto-based firm has created exciting and memorable brands and award-winning marketing programs for major developments in New York, South Florida, Las Vegas, Atlanta, Philadelphia, Chicago, Nashville, Minneapolis, St. Louisville, Cincinnati, Toronto, Montreal, Calgary, Ottawa, and Vancouver.