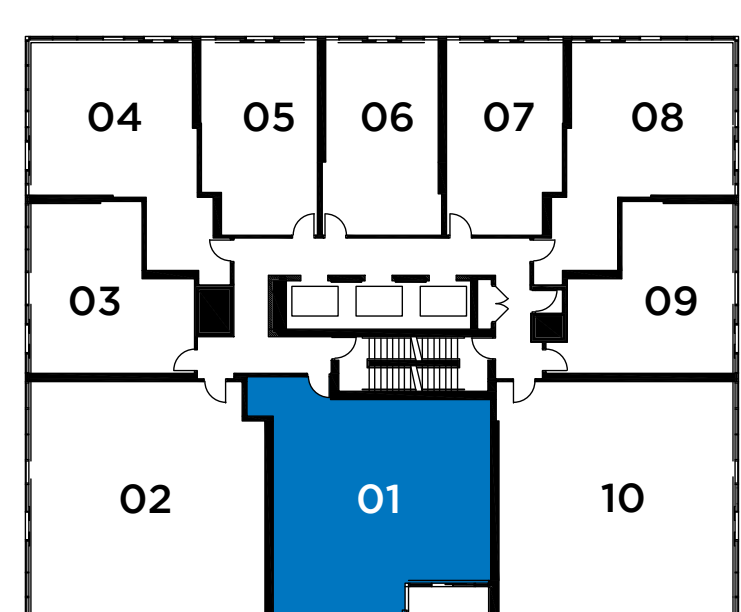
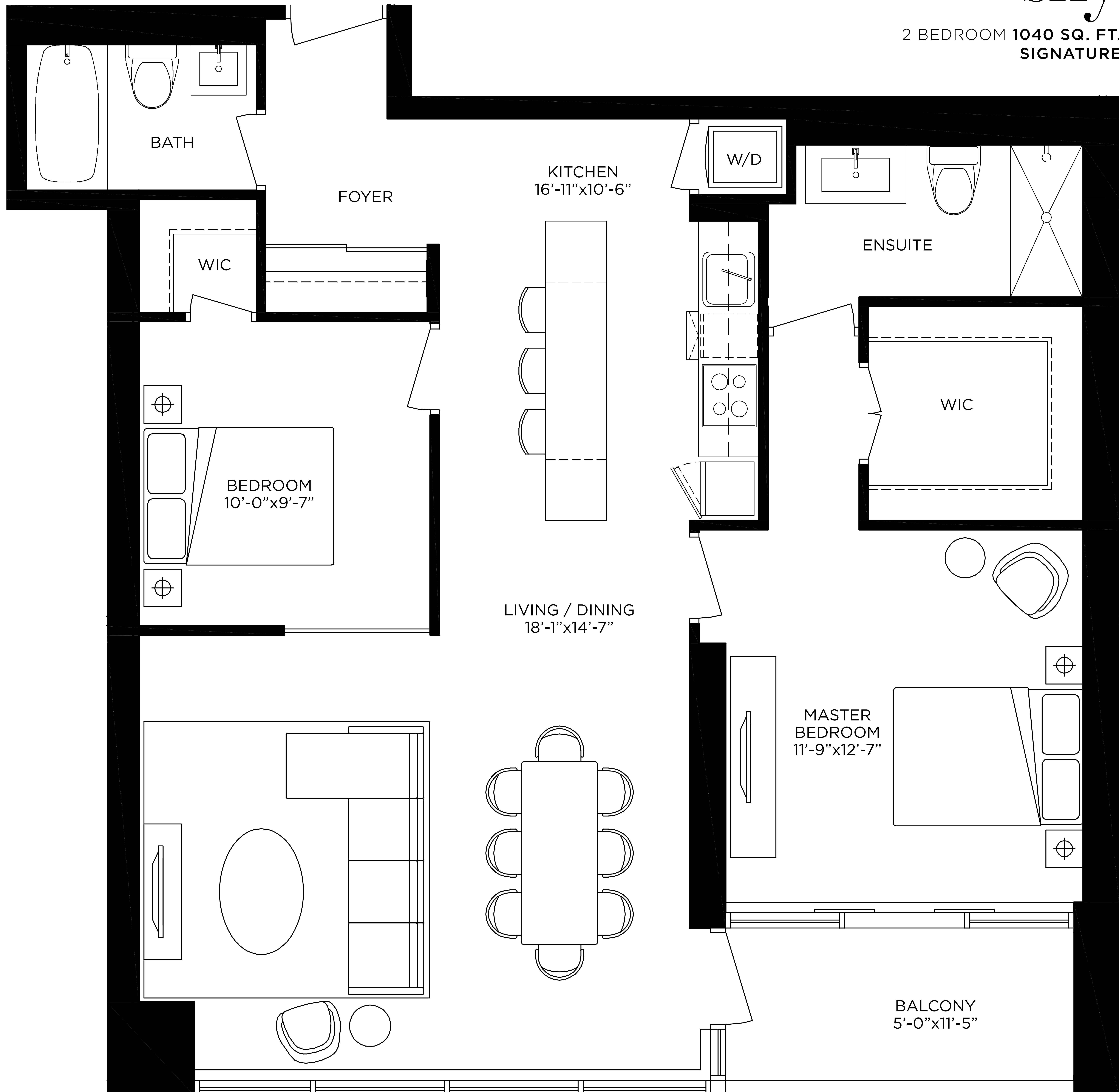
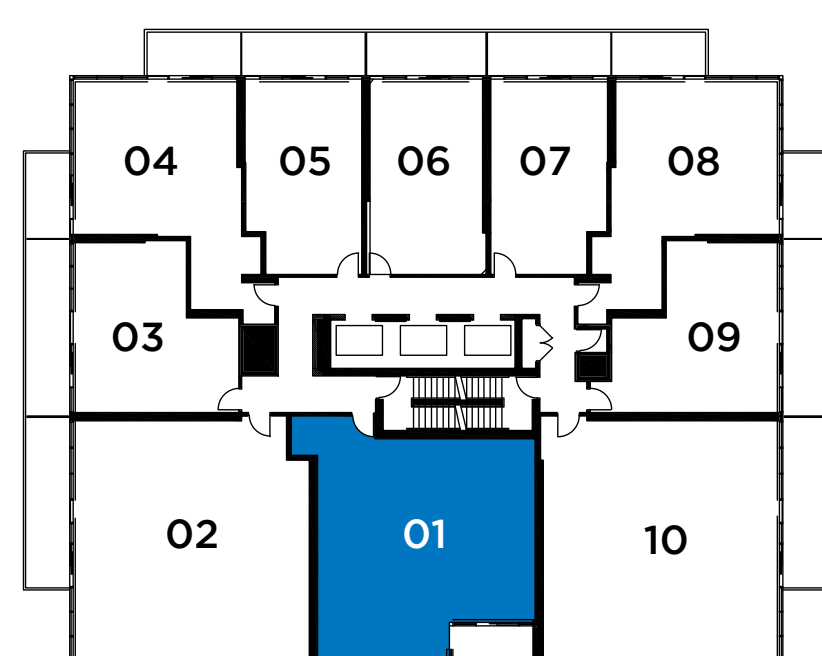


sky

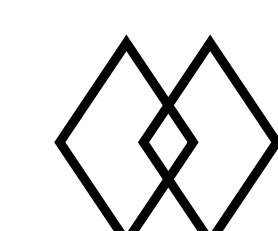
2 BEDROOM 1040 SQ. FT.
SIGNATURE



FLOORS 3 - 4



FLOORS 5 - 25

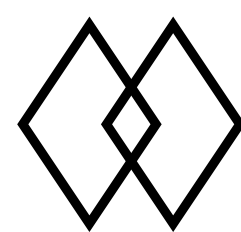
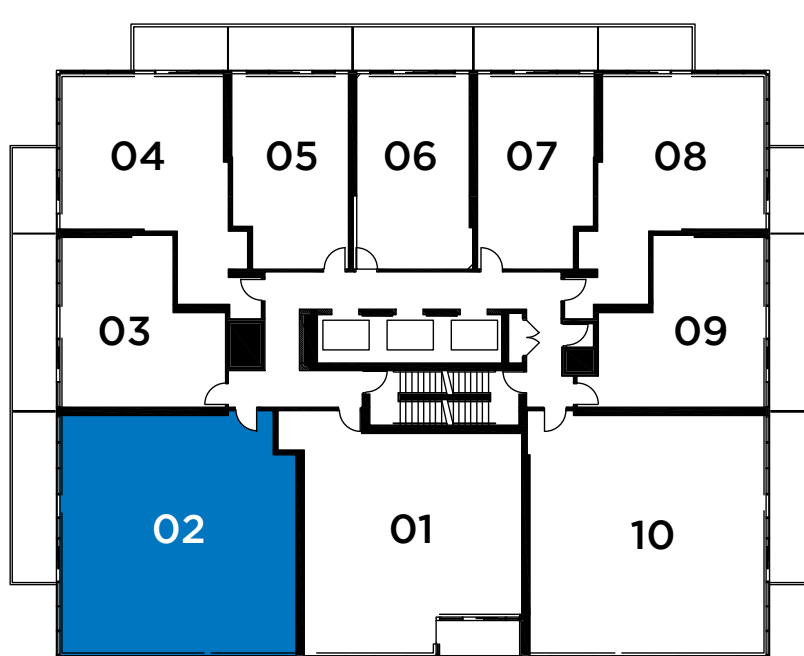
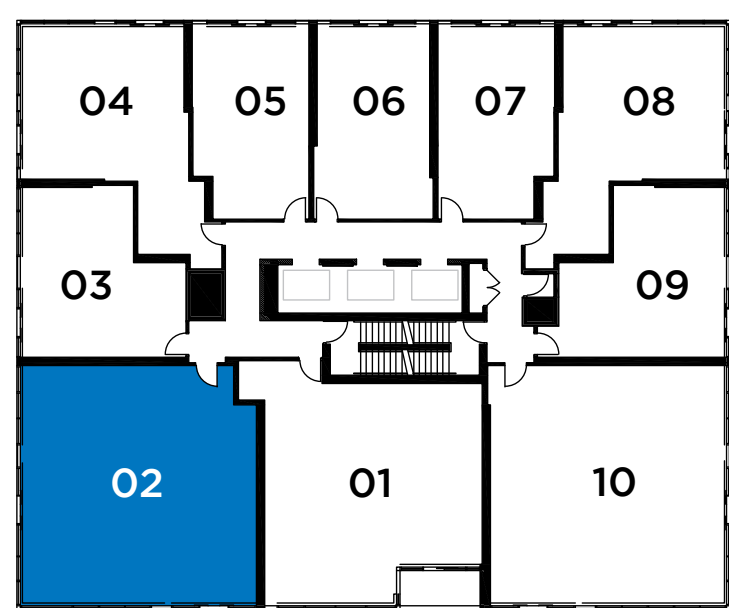


BLUEDIAMOND
AT IMPERIAL PLAZA

Dimensions, specifications, layouts (including, but not limited to tile patterns), window sizes, mullions, fixture representation, appliance locations, and materials are approximate only, may vary, and are subject to changes without notice as provided in the Agreement of Purchase and Sale. Plans may be reversed. Wall thickness will vary with floor levels reducing room dimensions accordingly. Furniture is not included. Prices are subject to change without notice. E. & O. E. Plans not to scale. For more information on the method used for calculating the floor area of any unit, reference should be made to Builder Bulletin NO. 22 published by Tarion.

indigo

2 BEDROOM 1200 SQ. FT.
SIGNATURE

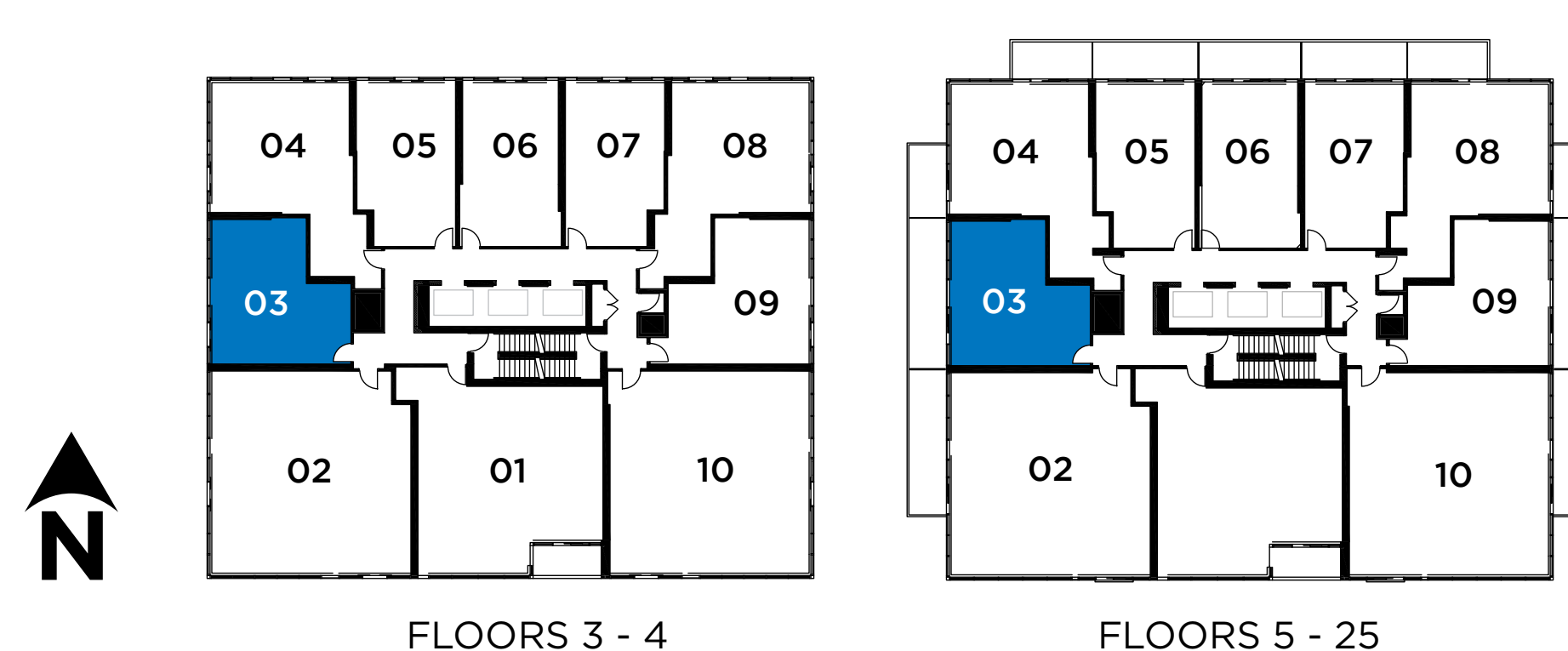
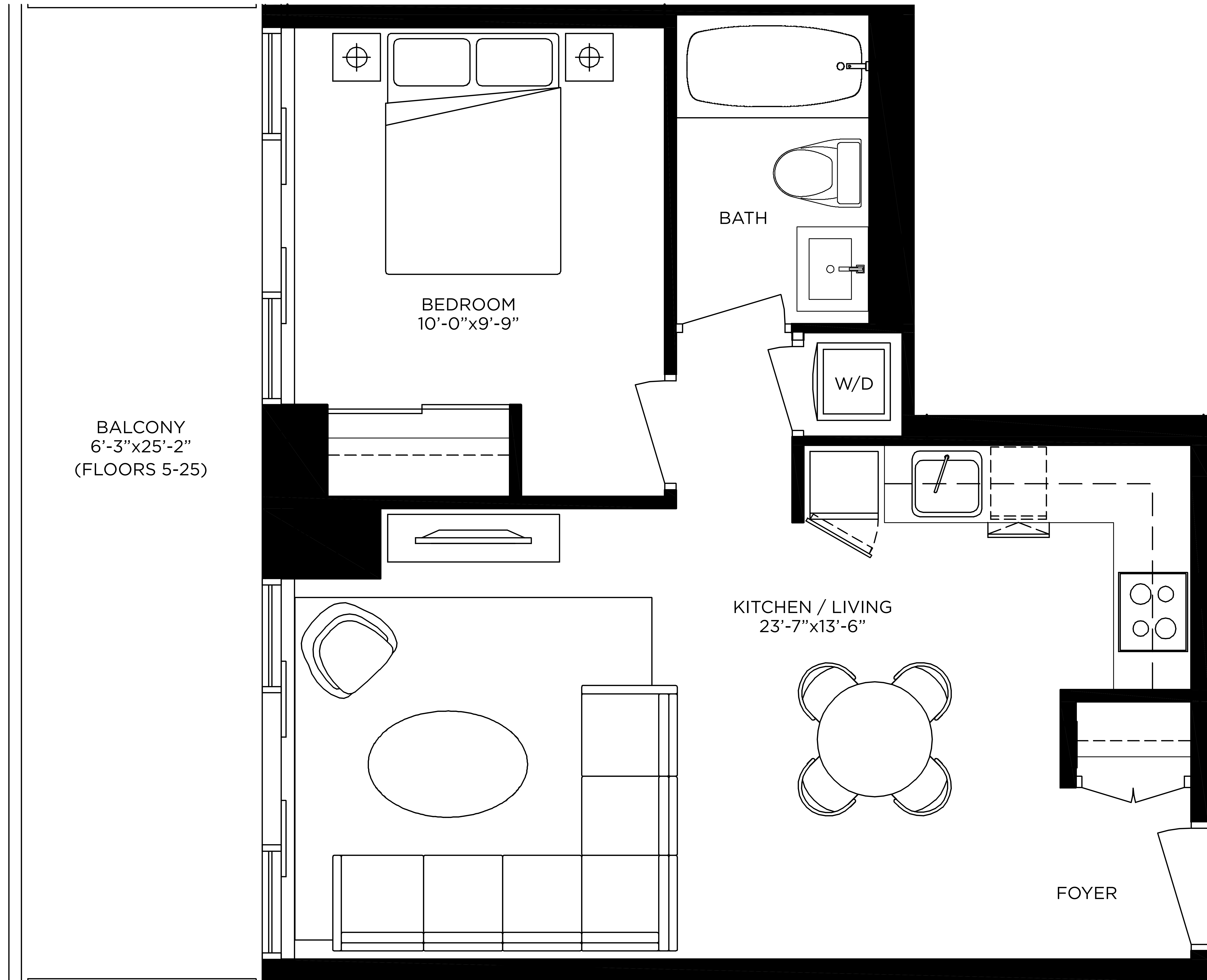


BLUEDIAMOND
AT IMPERIAL PLAZA

Dimensions, specifications, layouts (including, but not limited to tile patterns), window sizes, mullions, fixture representation, appliance locations, and materials are approximate only, may vary, and are subject to changes without notice as provided in the Agreement of Purchase and Sale. Plans may be reversed. Wall thickness will vary with floor levels reducing room dimensions accordingly. Furniture is not included. Prices are subject to change without notice. E. & O. E. Plans not to scale. For more information on the method used for calculating the floor area of any unit, reference should be made to Builder Bulletin NO. 22 published by Tarion.

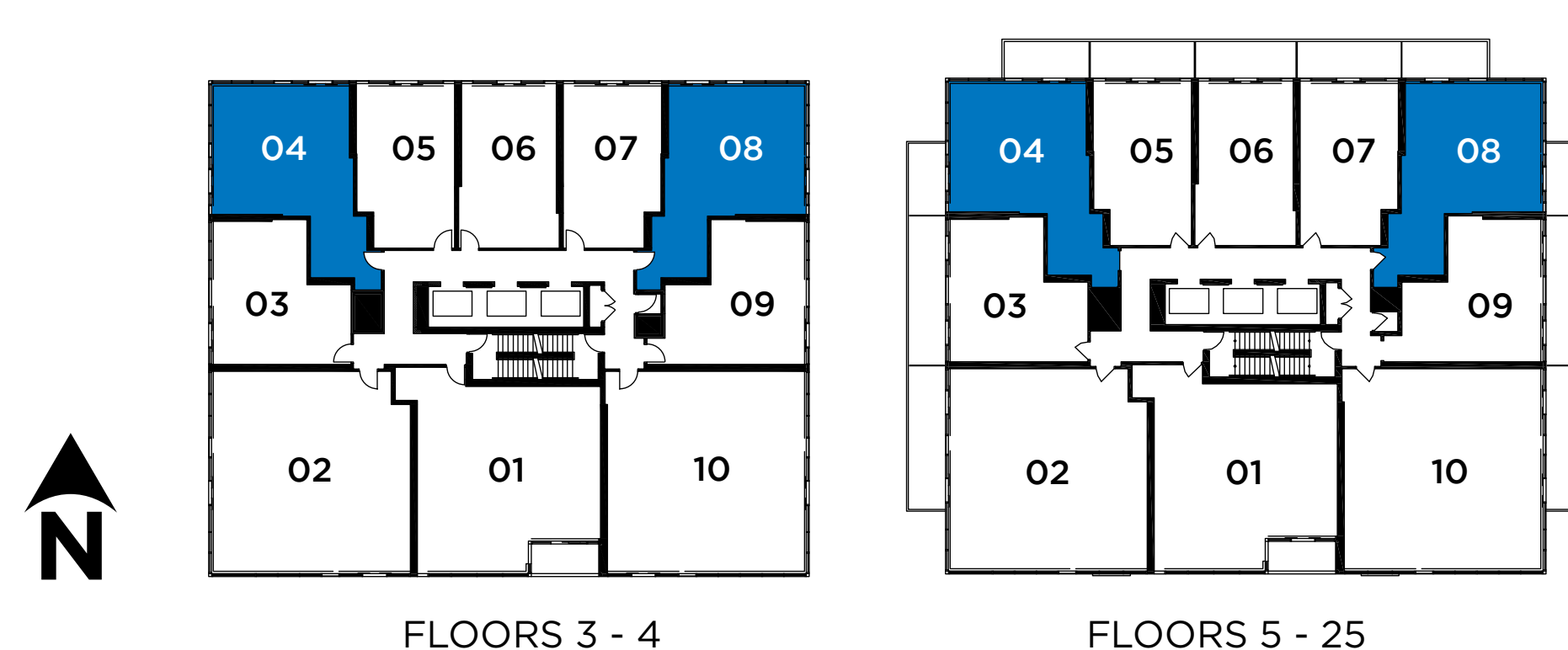
sapphire

1 BEDROOM 540 SQ. FT.



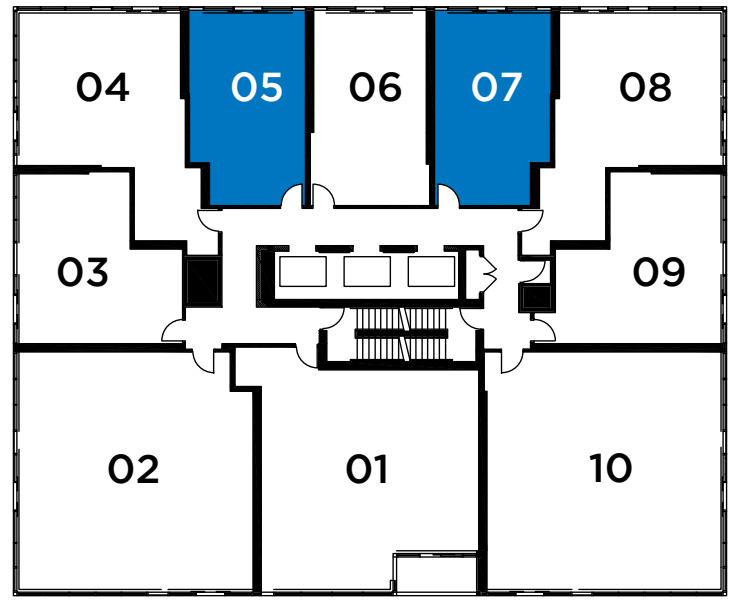
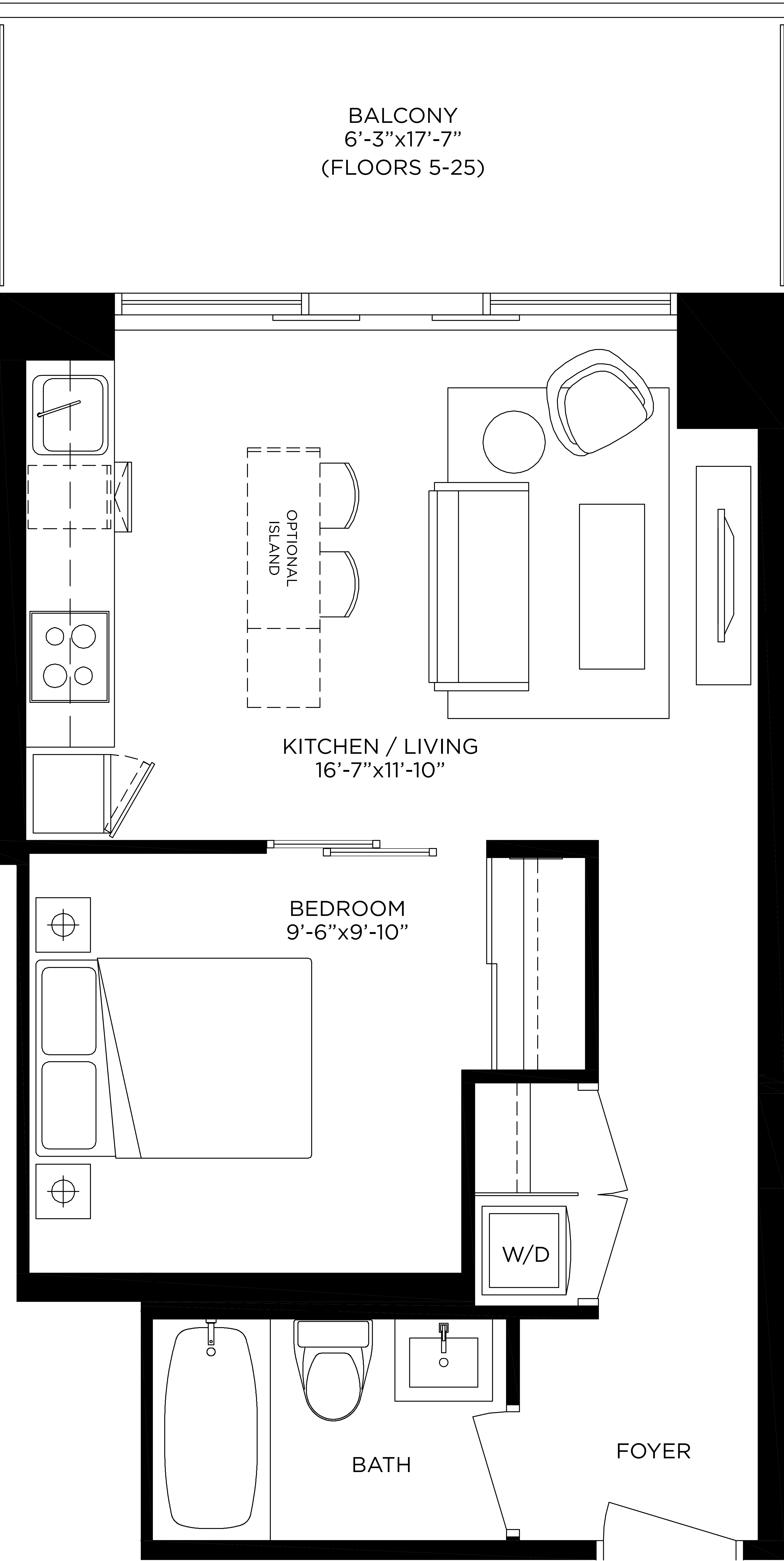
teal

2 BEDROOM **705 SQ. FT.**

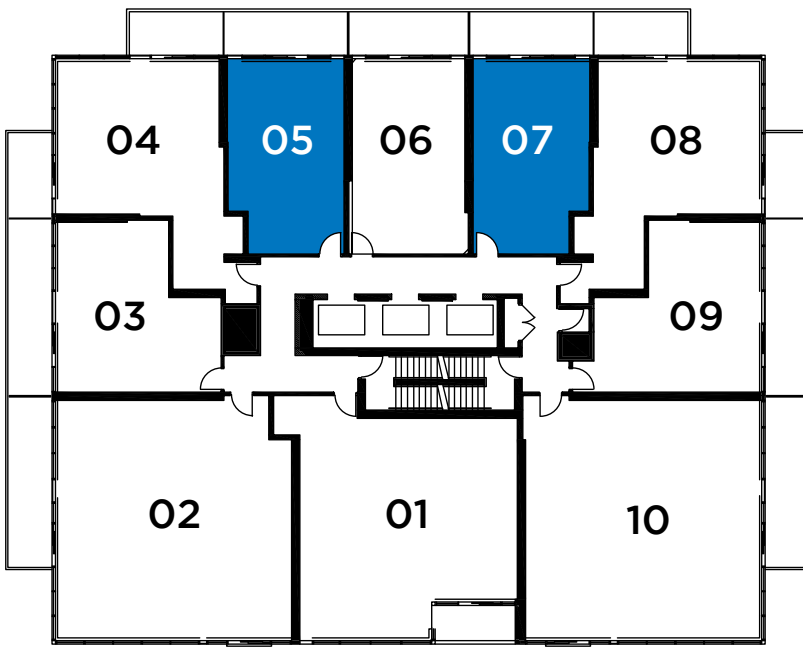


navy

1 BEDROOM 485 SQ. FT.

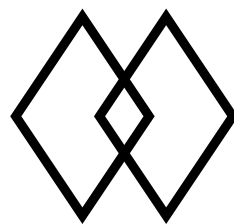


FLOORS 3 - 4



FLOORS 5 - 25

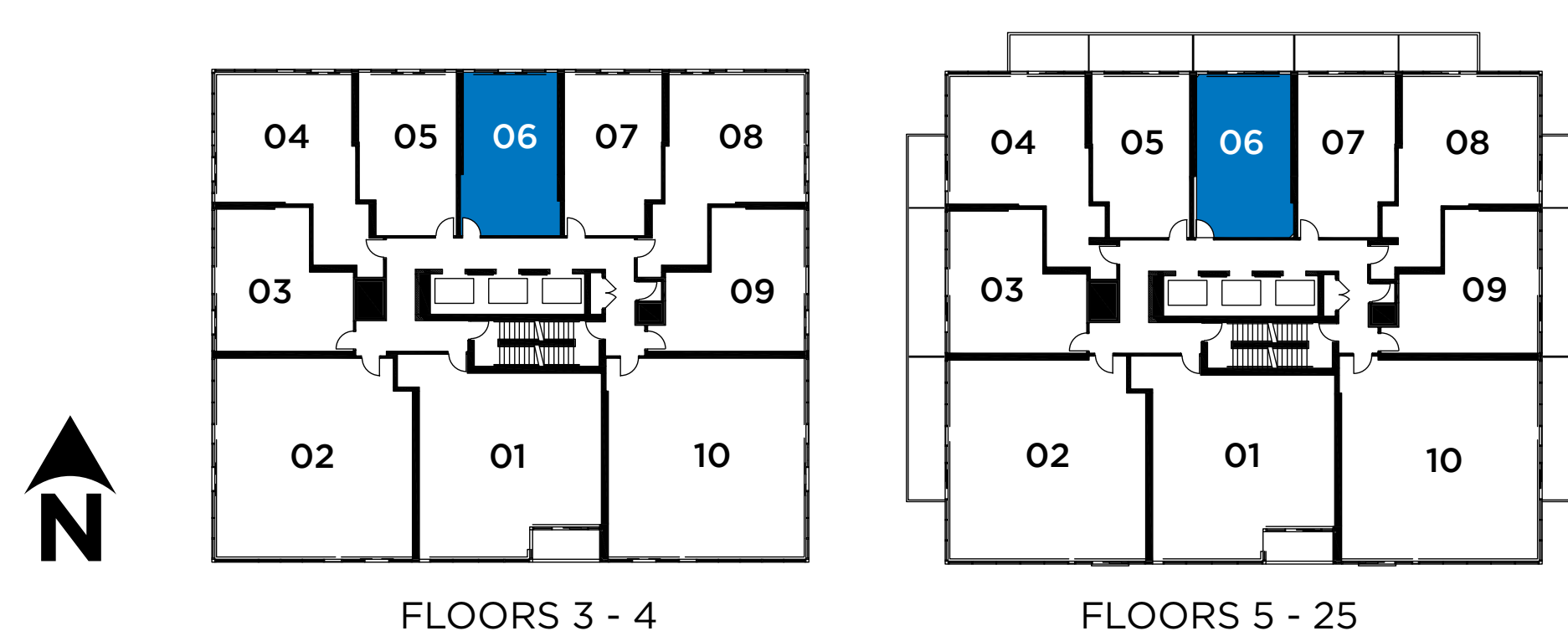
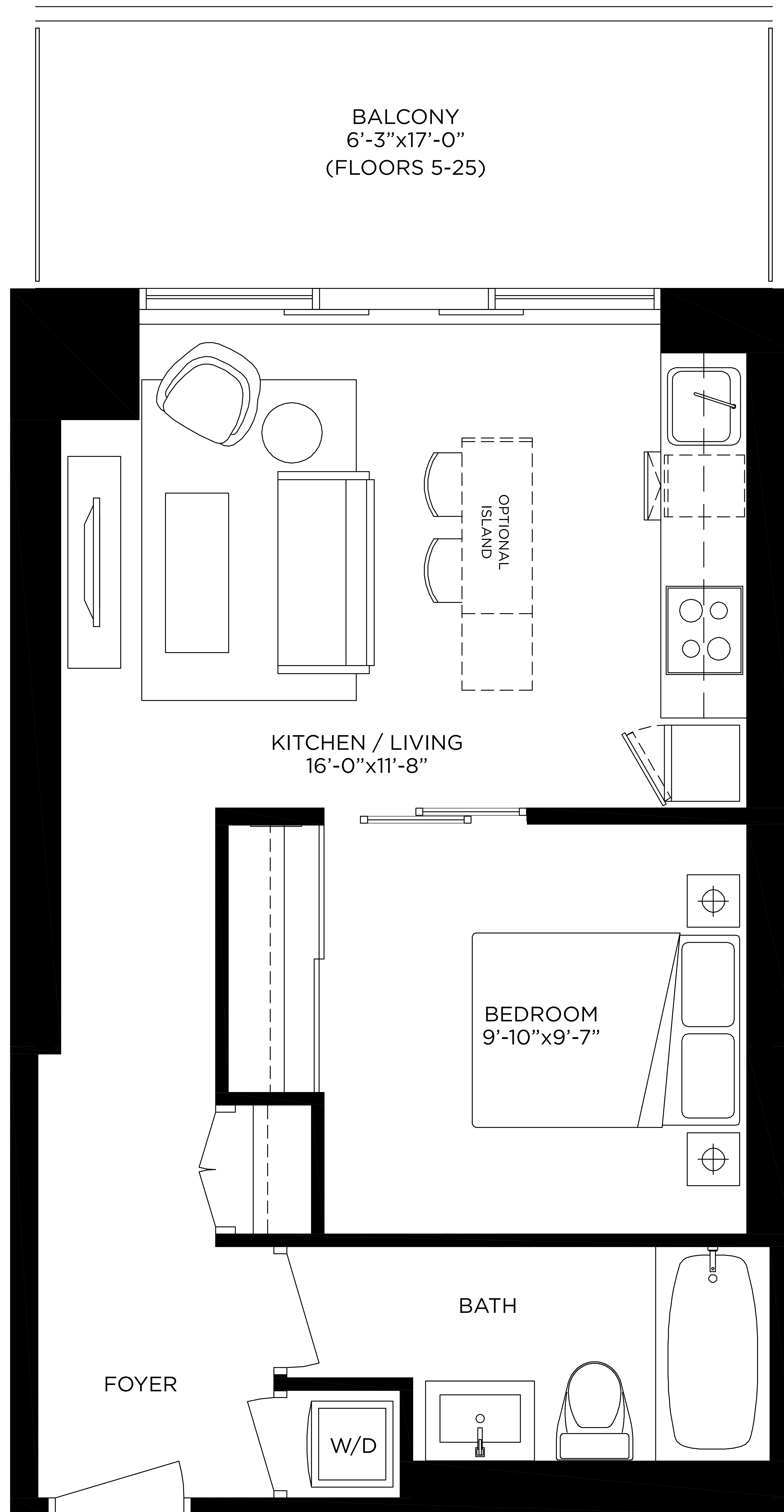
Dimensions, specifications, layouts (including, but not limited to tile patterns), window sizes, mullions, fixture representation, appliance locations, and materials are approximate only, may vary, and are subject to changes without notice as provided in the Agreement of Purchase and Sale. Plans may be reversed. Wall thickness will vary with floor levels reducing room dimensions accordingly. Furniture is not included. Prices are subject to change without notice. E. & O. E. Plans not to scale. For more information on the method used for calculating the floor area of any unit, reference should be made to Builder Bulletin NO. 22 published by Tarion.



BLUEDIAMOND
AT IMPERIAL PLAZA

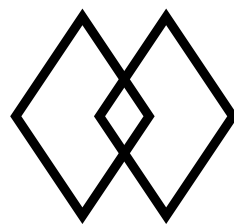
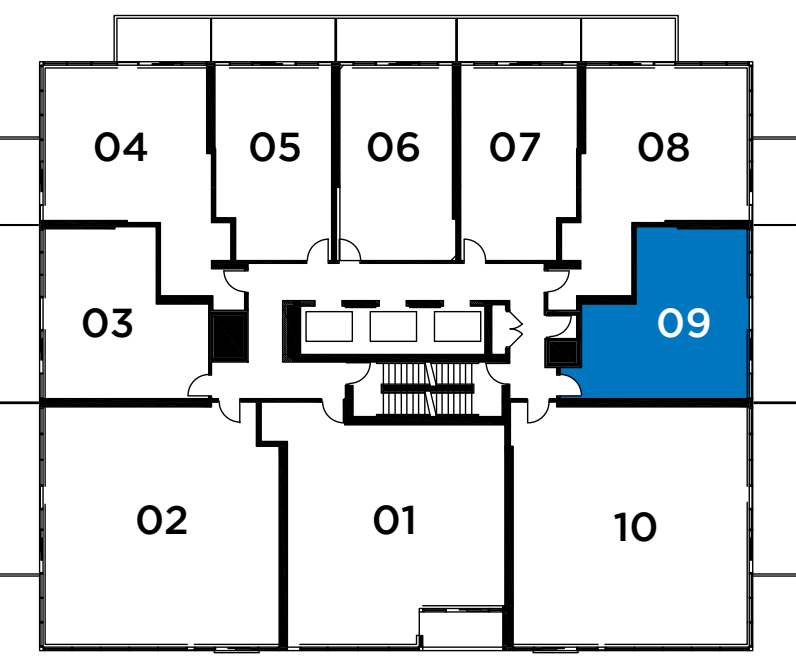
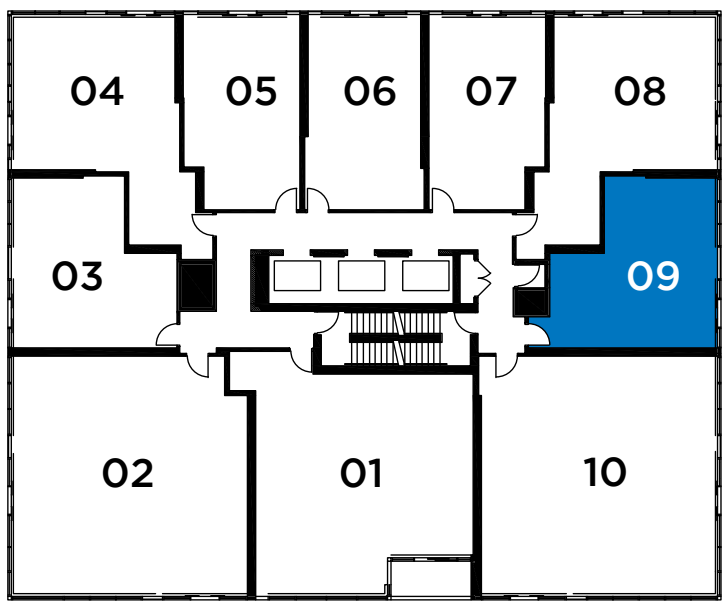
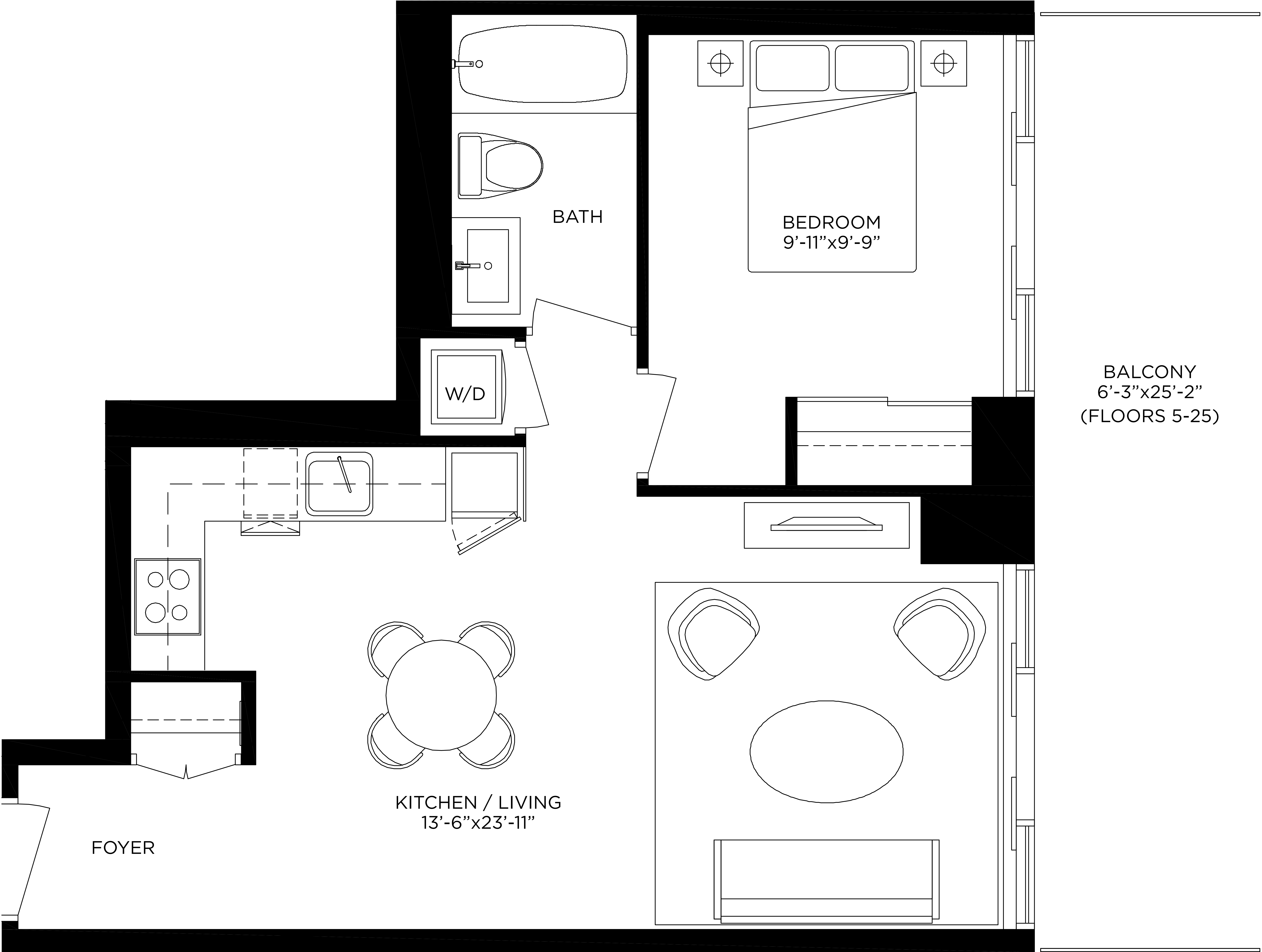
aqua

1 BEDROOM **500 SQ. FT.**



turquoise

1 BEDROOM **560 SQ. FT.**

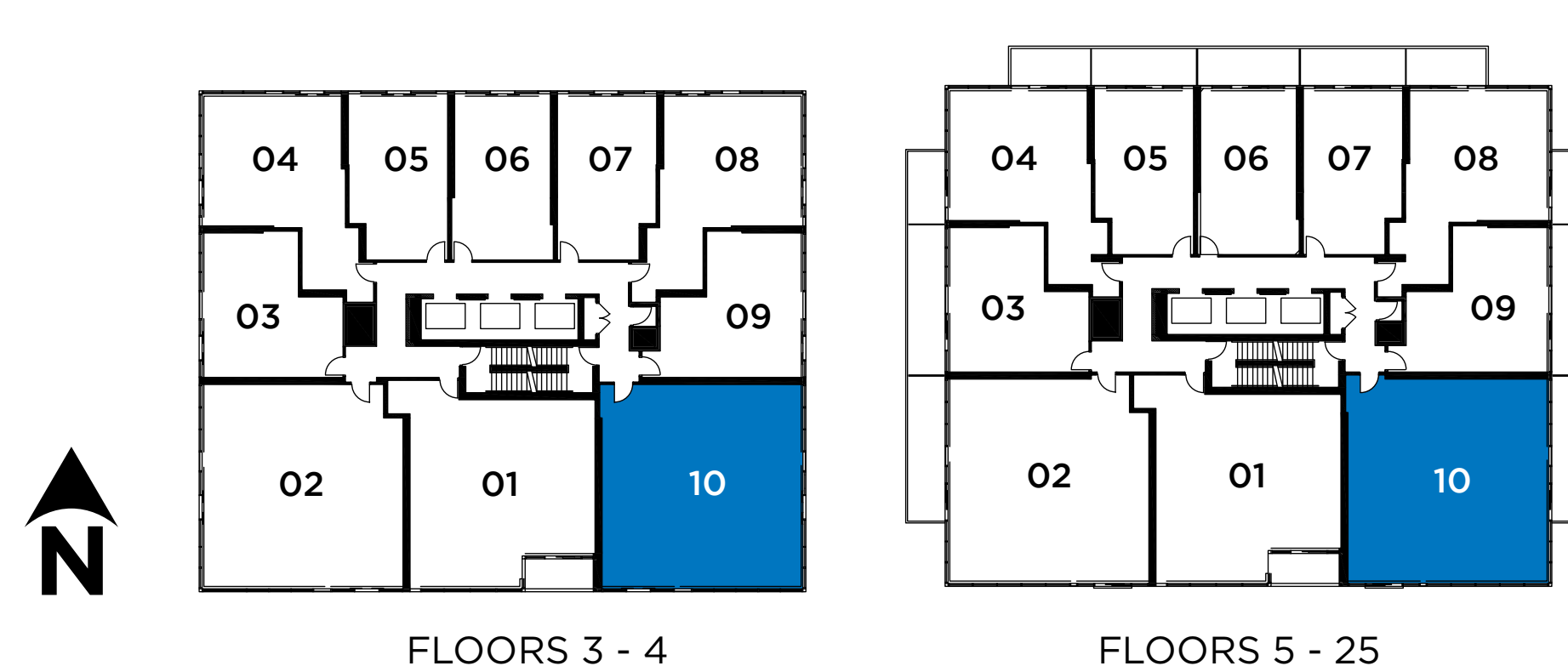
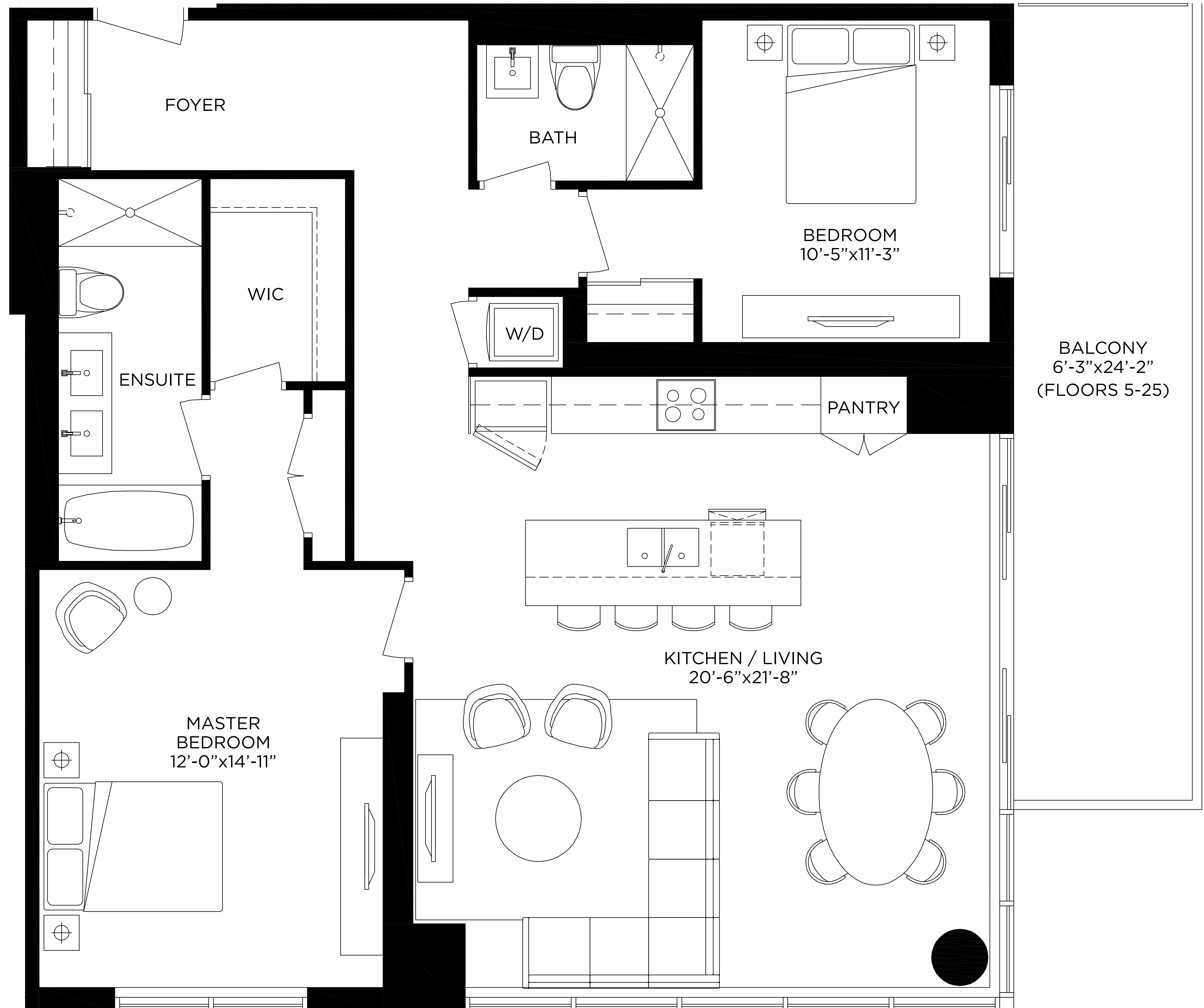


BLUEDIAMOND
AT IMPERIAL PLAZA

Dimensions, specifications, layouts (including, but not limited to tile patterns), window sizes, mullions, fixture representation, appliance locations, and materials are approximate only, may vary, and are subject to changes without notice as provided in the Agreement of Purchase and Sale. Plans may be reversed. Wall thickness will vary with floor levels reducing room dimensions accordingly. Furniture is not included. Prices are subject to change without notice. E. & O. E. Plans not to scale. For more information on the method used for calculating the floor area of any unit, reference should be made to Builder Bulletin NO. 22 published by Tarion.

royal

2 BEDROOM 1225 SQ. FT.
SIGNATURE




BLUEDIAMOND
AT IMPERIAL PLAZA

Dimensions, specifications, layouts (including, but not limited to tile patterns), window sizes, mullions, fixture representation, appliance locations, and materials are approximate only, may vary, and are subject to changes without notice as provided in the Agreement of Purchase and Sale. Plans may be reversed. Wall thickness will vary with floor levels reducing room dimensions accordingly. Furniture is not included. Prices are subject to change without notice. E. & O. E. Plans not to scale. For more information on the method used for calculating the floor area of any unit, reference should be made to Builder Bulletin NO. 22 published by Tarion.



TOWER RESIDENCES FEATURES AND FINISHES OF YOUR NEW HOME

BUILDING:

- Glass & metal panel clad exterior
- Contemporary 2 level lobby with concierge station
- Entry phone system
- 3 High-speed elevators with custom designed cabs
- Designer selected broadloom in corridors
- Garbage chute system with recycling capability
- Provision for high speed access for internet, interactive TV and telephone service
- 6 contemporary townhouses

COMMON ELEMENTS:

Blue Diamond (Exclusively)

- Library/Lounge (Ground Floor)
- Prep Kitchen
- Games/Media Lounge
- Dining Room
- Reception Room
- Sculpture Garden
- Management Office
- 2 Hospitality Suites to be purchased by the Condominium, available on a fee for use basis

Imperial Club (Facilities shared with Imperial Plaza)

- Indoor pool and whirlpool spa
- Men's and women's change room each with showers, day lockers and steam room
- Gallery lounge overlooking pool
- 2 squash courts with viewing area
- Fitness auditorium with circuit training and cardio equipment
- Yoga/Pilates studio
- Aerobics/private training room
- Multipurpose games room and lounge with ping pong, pool table and foosball equipment
- 2 screening rooms with seating and audio/video equipment
- Media lounge with seating and video game equipment
- 2 acoustically isolated unequipped sound studio rooms. Also, adjacent "Green Room"
- Golf simulator room
- Amenities' coordinator station

SUITE FEATURES:

- 8'6" high ceilings in principal rooms (painted smooth finish)
- Laminate plank flooring* in foyer, living/dining room, adjoining den (if applicable, as per plan) and kitchen and bedroom(s)
- Painted slab swing interior doors with painted wood door frames and brushed chrome finished hardware
- Provision for telephone outlet in bedroom(s), den and living room in Vendor pre-determined locations
- Provision for cable outlet in bedroom(s), den and living room in Vendor pre-determined locations
- Switched capped ceiling outlet in foyer, hallways and walk-in closets and bedroom(s)
- Switched wall outlets in living room and den
- Individually controlled heating and air conditioning
- Clothes washer and matching dryer (stacked as per plan)
- Smoke and heat detector(s) as per Ontario Building Code
- EVC (Emergency Voice Communications) in suite as per Ontario Building Code
- In-suite sprinkler fire protection system

Bathrooms:

- Imported porcelain or ceramic tile* floors
- White soaker tubs in each suite, where shown on Schedule "A"
- 2 piece white water closet
- Full height porcelain or ceramic tile* tub surround (24" high in bathroom with separate shower enclosure)
- Pressure balance valve for shower
- Separate shower stall, where shown on Schedule "A", featuring aluminum framed glass enclosure
- Vapour-proof ceiling light in shower stall or over bathtub
- Wall mounted vanity light fixture
- European style vanity cabinet(s)*

- Single lever faucet for vanity sink(s)
- Vanity width mirror above sink
- Chrome finished bathroom accessories
- Privacy locks on all bathroom doors
- Exhaust ducted to the exterior

Kitchens:

- Laminate plank flooring*
- Custom designer European style cabinetry* with stone countertops*
- Appliances comprised of:
- 4 burner smooth-top electric cooktop
- built-in, undercounter electric oven
- fully integrated refrigerator with bottom-mount freezer
- fully integrated dishwasher (18” or 24” as per Schedule “A”) and
- overhead hood fan
- Double or single stainless steel sink as per Schedule “A”
- Single lever pull-out faucet

SAFETY AND SECURITY:

- 24-hour building security
- Controlled access system provided at main building entry points
- Emergency response key chain pendants, usable in selected areas within the underground parking garage
- Video cameras and 2-way communicator to concierge station for selected zones in underground garage and entry areas
- Fire detection, protection and sprinkler systems as per Ontario Building Code
- Suite will have conduit for future purchaser supplied and installed alarm system, including door contact on suite entry door.
- Suite equipped with Rogers Hybrid-Fiber Optic Network providing fiber to the suite for future installation by Purchaser of Rogers Smart Home Monitoring

* colour and styles for these finishes and features are to be selected from Vendor’s samples

NOTE: Specifications are subject to change without notice. Vendor may substitute materials for those shown in the Plans and Specifications, provided such materials in the sole opinion of the Vendor’s consultant are of at least comparable quality. Model suites, displays, marketing materials and Schedule “A”s may include finishes that are upgrades and are not included in the purchase price. These upgrades may be offered at extra cost at time of colour selection or may not be made available. Presentation centre kitchen is not necessarily representative of a kitchen to be installed in all the Units. Where brand names are specified, the Vendor, in its sole discretion, may substitute with similar product of at least equal quality from another manufacturer. Appliance locations shown on Schedule “A”s may vary. Only those items designated with an asterisk (*) may be selected by Purchaser. All dimensions stated herein are approximate only. Presentation Centre display furnishings and decorations are not included.
Errors and omissions are excepted. January 6th 2015



Diamondcorp



Building Excellence since 1976