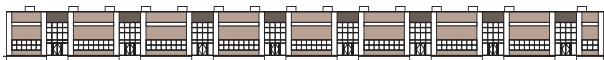


SITE ADDRESS:	1900 Clark Boulevard, Brampton, ON
SIZE:	2,461 ff ² and larger
ZONING:	M3A — Industrial Zone
SHIPPING:	Drive-in
CLEAR HEIGHT:	24' 8"
POSSESSION:	May 2008
COMMENTS:	<ul style="list-style-type: none"> • Brand new building • High quality construction • Excellent location (NW corner Airport Rd. & Clark Blvd.) • Direct access to public transportation • Close proximity to Highway 407

Clarkstone Developments Inc.
 3300 Bloor Street W, Suite 3100, Toronto, Ontario M8X 2X3
 Tel: (647) 628-9320 Fax: (905) 790-9479
www.clarkstone.ca

INDUSTRIAL COMMERCIAL INVESTMENTS



Vendor's Work

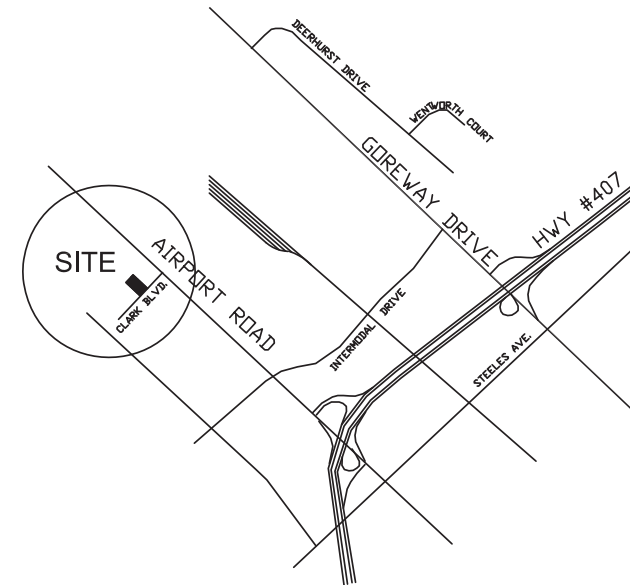
The items listed below will be provided and installed by the vendor in the premises at the Vendor's expense, in a good and workmanlike manner.

1. Demising wall to be 8" block to underside of roof deck/steel beam.
2. Exterior walls to be insulated.
3. Heating unit with gas piping and electrical hook-up according to the Vendor's mechanical engineer's calculations, at the Vendor's expense. (Note: No heating distribution system or air-conditioning is included.)
4. All electrical, gas, and water meters are to be obtained and installed by the Purchaser, at the Purchaser's expense.
5. Standard hazard group 2 NFPA 13 sprinkler system according to the Vendor's engineer's calculations. Any drops required by the Purchaser to be installed by the Vendor's contractor, at the Purchaser's expense of \$180.00 per drop (minimum charge \$475.00). No other sprinkler trade is permitted to do any work in the unit.
6. Pour 6" concrete floor slabs, smooth and machine finish.
7. Underground rough-in plumbing for one - 2 piece washroom according to the Vendor's mechanical engineer's approved plans.
8. Front exterior walls to be pre-cast, and rear walls to be 4'-0 block cladding, according to the Vendor's approved drawings.
9. 60 amp, 600 volt three phase three wire electrical service with unfused disconnect switch. Location according to the Vendor's mechanical engineer's plans. 1" conduit for telephone from electrical room to each unit.
10. Roof with 4 ply #15 felt, R20 insulation, asphalt with gravel and insulation, according to the Vendor's approved drawings.
11. All paved area, according to the Vendor's approved drawings.
12. All concrete sidewalk according to the Vendor's approved drawings.
13. All exterior elevations, openings, finishes, colours, and materials are pre-selected by the Vendor's architect and are not subject to change by the Purchaser.
14. No extra work to be provided by the Vendor unless expressly provided for herein or paid for before any work is commenced.
15. Purchaser agrees to supply the artwork for their sign to the Vendor. Such artwork is subject to approval by the Vendor.
16. Vendor reserves the right to change any specification or material for equal or better quality as per the Vendor's architect, whose discretion shall be final with respect to such change.

LEGAL: All measurements, specifications, dimensions, areas and distances are approximate only and are subject to change without notice. Usable areas of units may be less than as set out in this document. All plans, including elevations and site plans, are conceptual renderings only. The location of units, unit sizes and configurations and unit layouts including the location of doors providing access thereto and the clear heights thereof, together with the location and layout of any electrical closets or other common areas, are all subject to change without notice at the option of the Vendor. No portion of this document is intended to create any legal obligations. Information respecting uses is included to assist in the independent verification of such uses and may not be relied upon as accurate or complete. All Vendor's work is subject to change at the sole option of the Vendor without notice. The provisions of any executed agreement of purchase and sale and the municipally approved construction drawings and specifications will in all cases apply and shall supersede any information set out in this document. Errors and Omissions excepted.



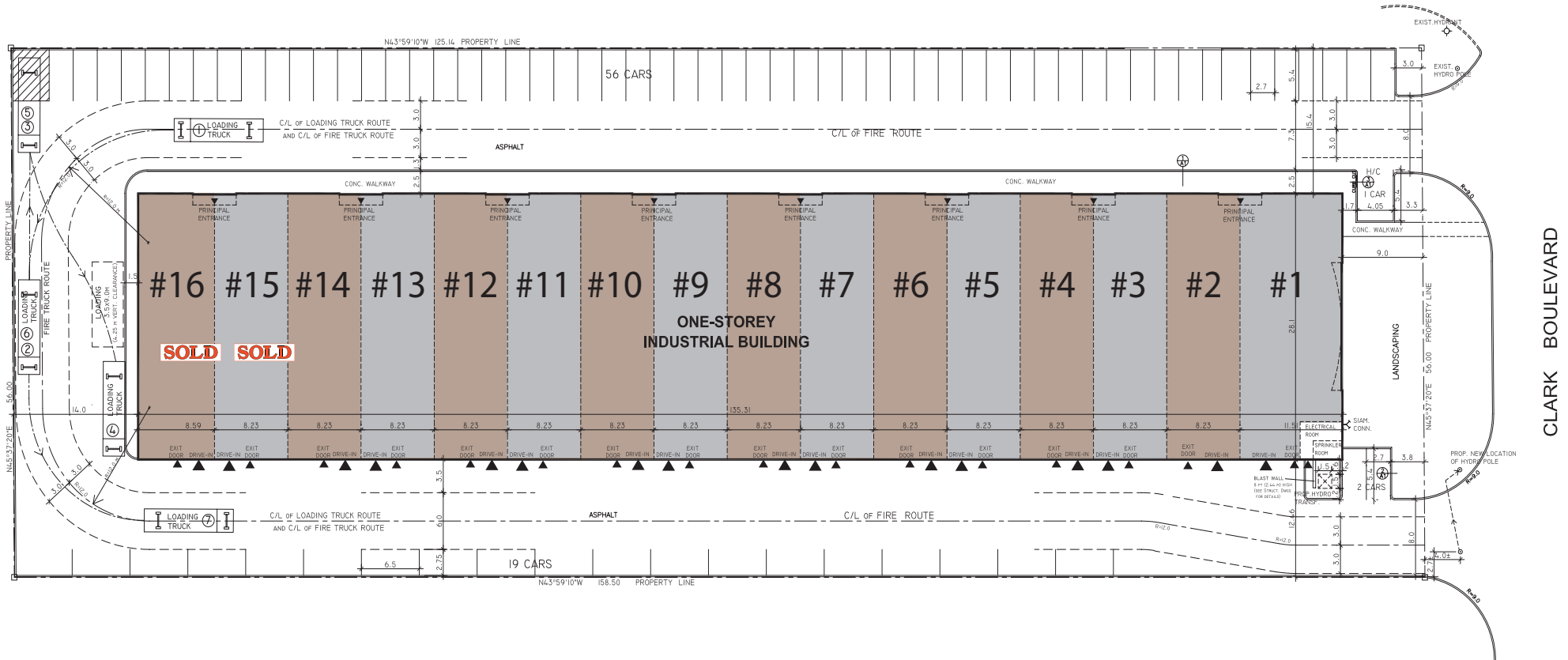
1900 Clark Boulevard, Brampton, Ontario



FOR SALE
PRIME INDUSTRIAL
CONDOMINIUM UNITS

BROKERS PROTECTED

SITE PLAN: 1900 Clark Boulevard, Brampton, Ontario



CLARK BOULEVARD

CONDOMINIUM SIZES	
Unit #1	= 3,223 ff ²
Units #2-15	= 2,461 ff ²
Unit #16	= 2,569 ff ²



TM

FOR FURTHER INFORMATION PLEASE CALL
Chester Konwisarz or Vince Ferri
647-628-9320