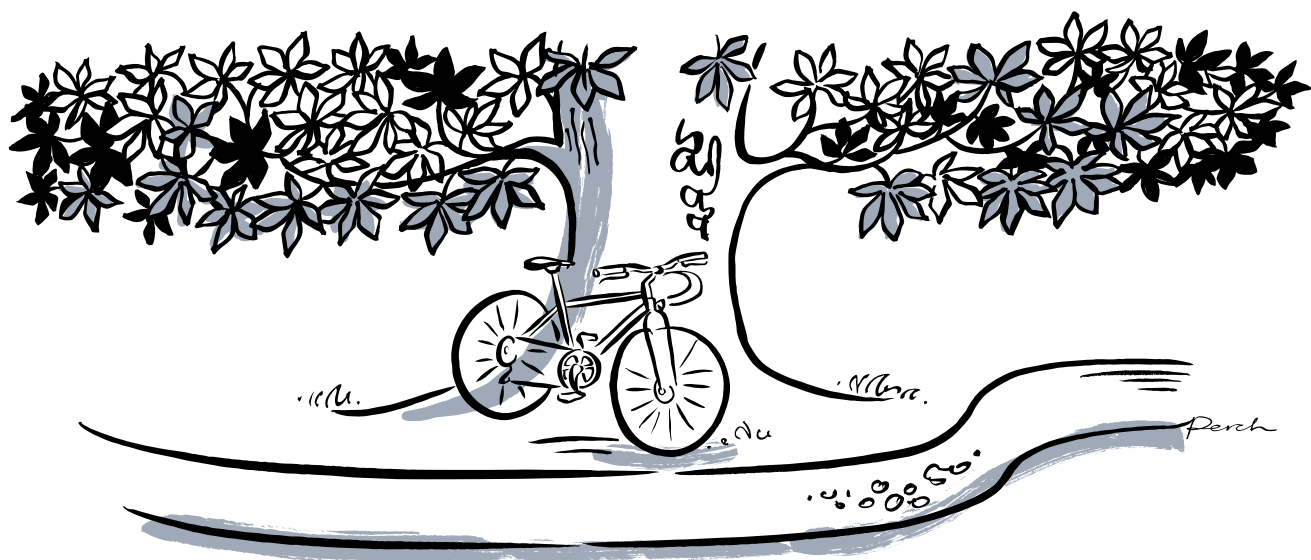


PERCH

YOUR LIFE. YOUR STAGE.



In a sea of emerald rises a glittering urban diamond.
Echoing with the music of birdsong, it's an island of calm.
A retreat. A sanctuary in a busy city.
A place where you can spend your days dreaming.
Lounging on your terrace with a book and cup of tea.
Veer off the beaten path, only to discover a winding trail.
Switch seamlessly to work, study or play.
Live large in spacious suites.
Indulge in luxurious amenities.
Embrace real life with much-needed serenity.
This is the gift of city living right next to a ravine.

Overlooking Highland Creek, with easy access to big city conveniences, Perch condominiums introduces the perfect mix of sophistication and calm. With its livable spacious suites, breathtaking views and inspired amenities, Perch promises a one-of-a-kind way of life.



An aerial photograph of a river winding through a lush, dense forest. The water is calm, reflecting the surrounding greenery and the sky. The trees are a mix of deciduous and coniferous, creating a vibrant green canopy. The word "PERFECTION" is overlaid in large, bold, orange capital letters across the middle of the image, with a thin orange horizontal line underneath it.

PERFECTION

HIGHLAND CREEK PARK



Mirroring the lush landscape in which it sits, Perch is picture-perfect. Rising to an intimate 12 storeys, its modern design with its distinctive curvilinear shape has a unique sense of place. Conceptualized by the renowned Core Architects, its architecture blends with the contours of the ravine and treeline. Its angular balconies and curved rear façade are thoughtfully placed to showcase the neighbouring ravine. Working closely with the Toronto and Region Conservation Authority, the building's quiet presence preserves protected lands. Defined by a subtle material palette, Perch is infinitely impressive at any angle.



Rendering is artist's concept only. Actual may vary without notice. E. & O.E.



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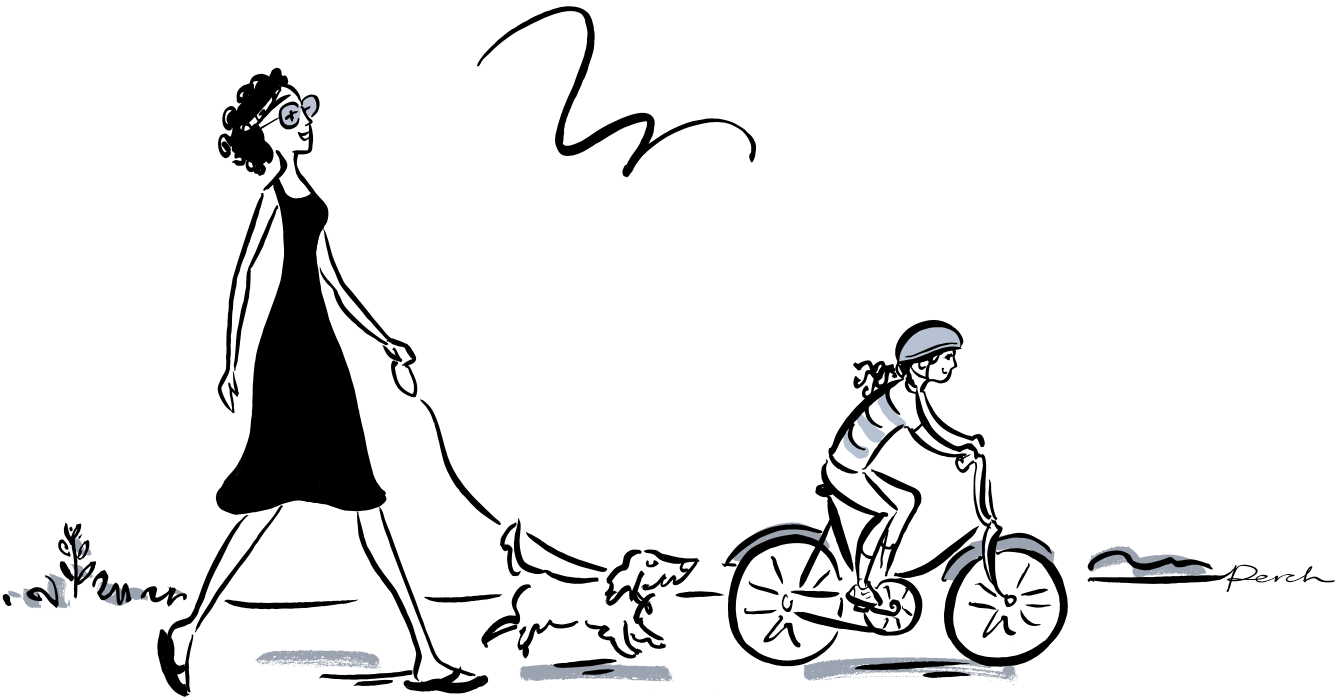


VIEW FROM 12TH FLOOR ROOFTOP TERRACE



ESCAPE

SCARBOROUGH BLUFFS



Perch is where a vibrant city meets the calming outdoors. Its ravine side location beside Highland Creek introduces nature to your everyday. Once you are done exploring the winding trails, picnics in shaded spots, spotting birds, you can count on other engaging places to add excitement. The Scarborough Bluffs, Toronto Zoo and a host of sports and recreation facilities are within easy reach to keep you busy. When it comes to the business of real life, Perch delivers efficiently. TTC and GO Transit, grocery stores, daycare, restaurants, movie theatre, and schools - including UofT Scarborough Campus and Centennial College, all the mainstays of city life are just a short drive away. At Perch, the two worlds are yours to enjoy and experience.

SCHOOLS

1. University of Toronto Scarborough
2. Centennial College - Progress Campus
3. Centennial College - Morningside Campus

RECREATION

1. Toronto Pan Am Sports Centre
2. Cineplex Odeon Morningside Cinemas
3. Scarboro Golf and Country Club
4. Toronto Zoo
5. Heron Park Community Centre

SHOPPING / SERVICES

1. LCBO
2. Shoppers Drug Mart
3. Food Basics
4. Scarborough Health Network - Centenary Hospital
5. Coppa's Fresh Market

PARKS

Highland Creek
Morningside Park
Colonel Danforth Park
Petticoat Creek Conservation Area
Rouge Park
Guild Park & Gardens
Bluffers Park and Beach
Heron Park

CAFES & RESTAURANTS

1. Starbucks
2. Freshii
3. Shoeless Joe's Sports Grill
4. The Keg Steakhouse + Bar
5. Sunset Grill
6. Kelseys Original Roadhouse
7. Miller Lash House
8. Shamrock Burgers
9. Six Social TO
10. Fratelli Village Pizzeria
11. Northern Smokes
12. Highland Harvest

TRANSPORTATION

1. Rouge Hill GO
2. Guildwood GO





TWYN RIVERS DR

PETTICOAT CREEK
CONSERVATION AREA

ROUGE
PARK

HWY 401

MEADOWLAND RD

MILITARY TRAIL

KINGSTON RD

HWY 2A

LAWSON RD

PORT UNION RD

COLONEL
DANFORTH
PARK

PERCH

OLD KINGSTON RD

LAWRENCE AVE E

HERON
PARK

LAKE
ONTARIO

MORNINGSIDE AVE

GALLOM RD

GUILDWOOD PKWY

GUILDWOOD
PARK & GARDENS



MAP NOT TO SCALE



GUILDWOOD GO STATION



HIGHLAND CREEK PARK



BLUFFERS PARK



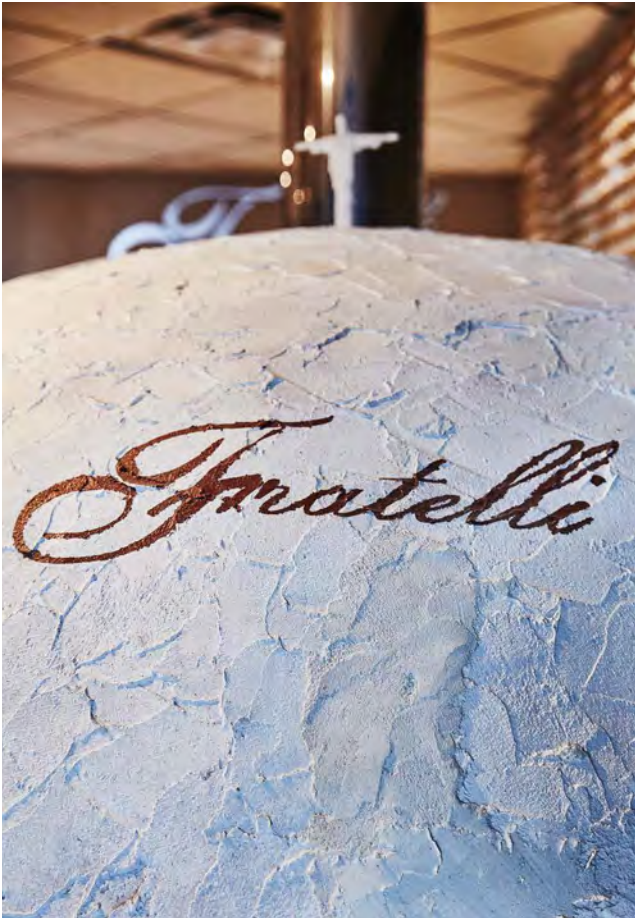


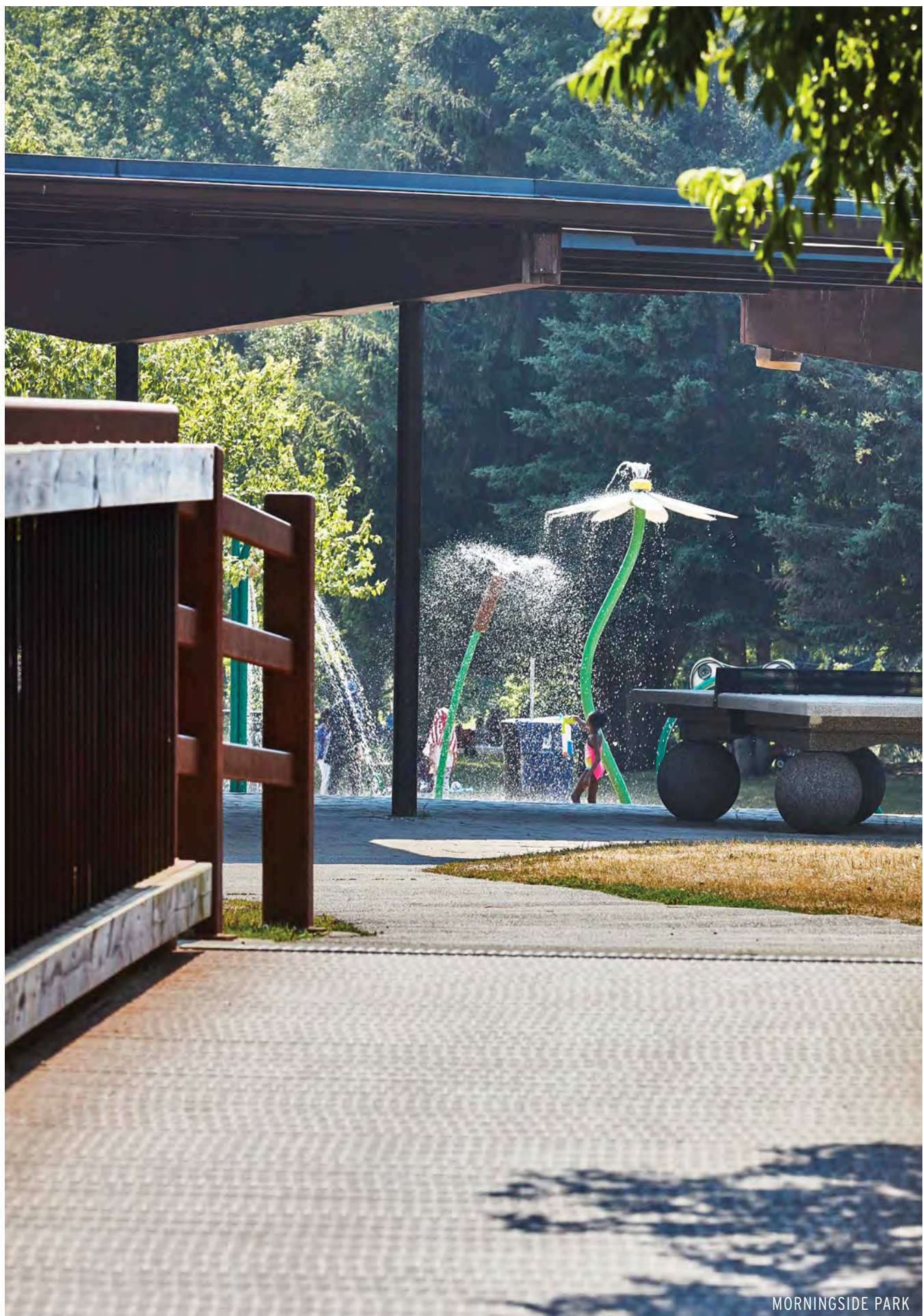
BLUFFERS PARK



Highland Hall
1000 University Ave. Scarborough, ON M1C 1A5

HIGHLAND HALL





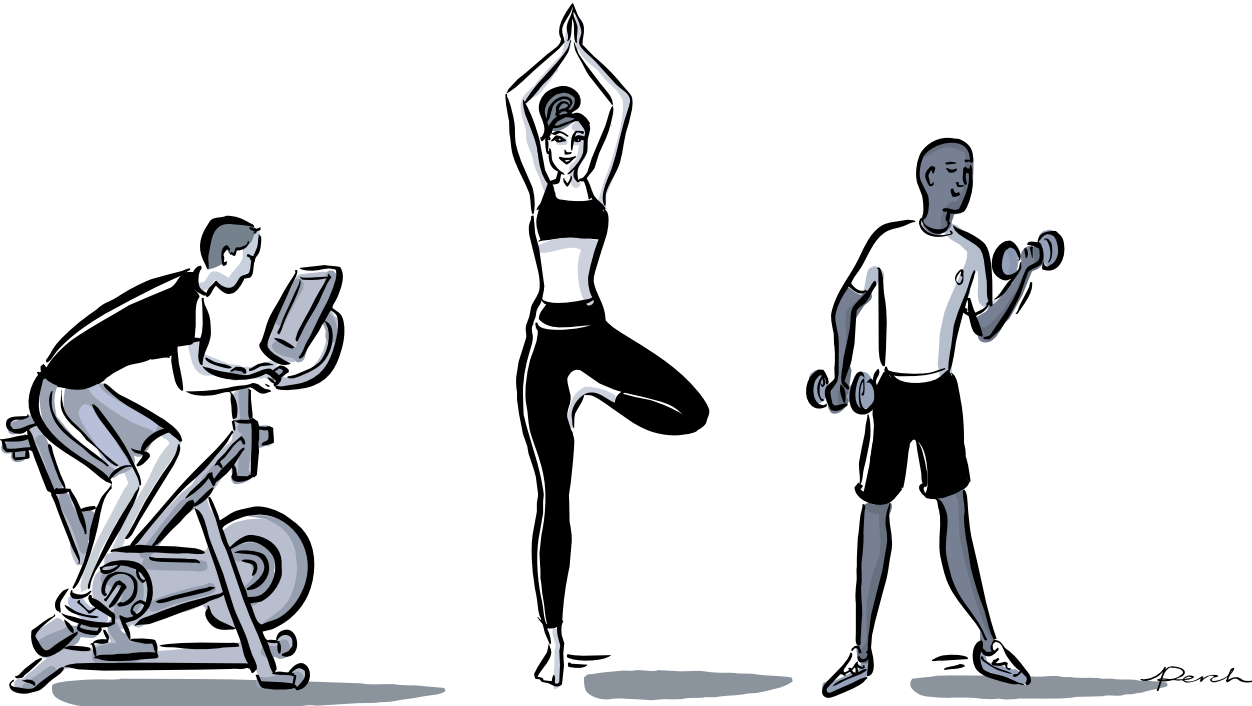
MORNINGSIDE PARK





SANCTUARY

BLUFFERS PARK



Meticulously crafted for pleasure, wellness and relaxation, every amenity space doubles up as a sophisticated retreat. The Lobby Lounge with its plush sunken seating, tranquil palette of natural materials, accented with subtle metal flourishes transports you to a refined time and place. The luxuriously-appointed Ravine Side Party Room is perfect for a cocktail reception or dinner party. Complete with state-of-the-art equipment and a restful Yoga Studio, the Fitness Centre celebrates mindful healthy living. The Outdoor Exercise Area and Reading Patio are perfect for those quiet moments when you want to slow down and relax. Overlooking the ravine, the Rooftop Terrace is Perch's crowning glory. Created for unwinding, here you can host BBQs and entertain friends while marvelling at the spectacular views. For oenophiles, a Wine Tasting Room awaits your company and favourite finds. A dedicated Kids' Play Area with a playhouse, innovative climbing structures will keep the little residents happily occupied. Even four-legged companions have their own special place at Perch. And when it's time for work, the Wi-Fi Lounge is perfect for meetings and enhancing productivity. Blending effortlessly with the great outdoor, the amenities will pamper all your senses.



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LOBBY LOUNGE



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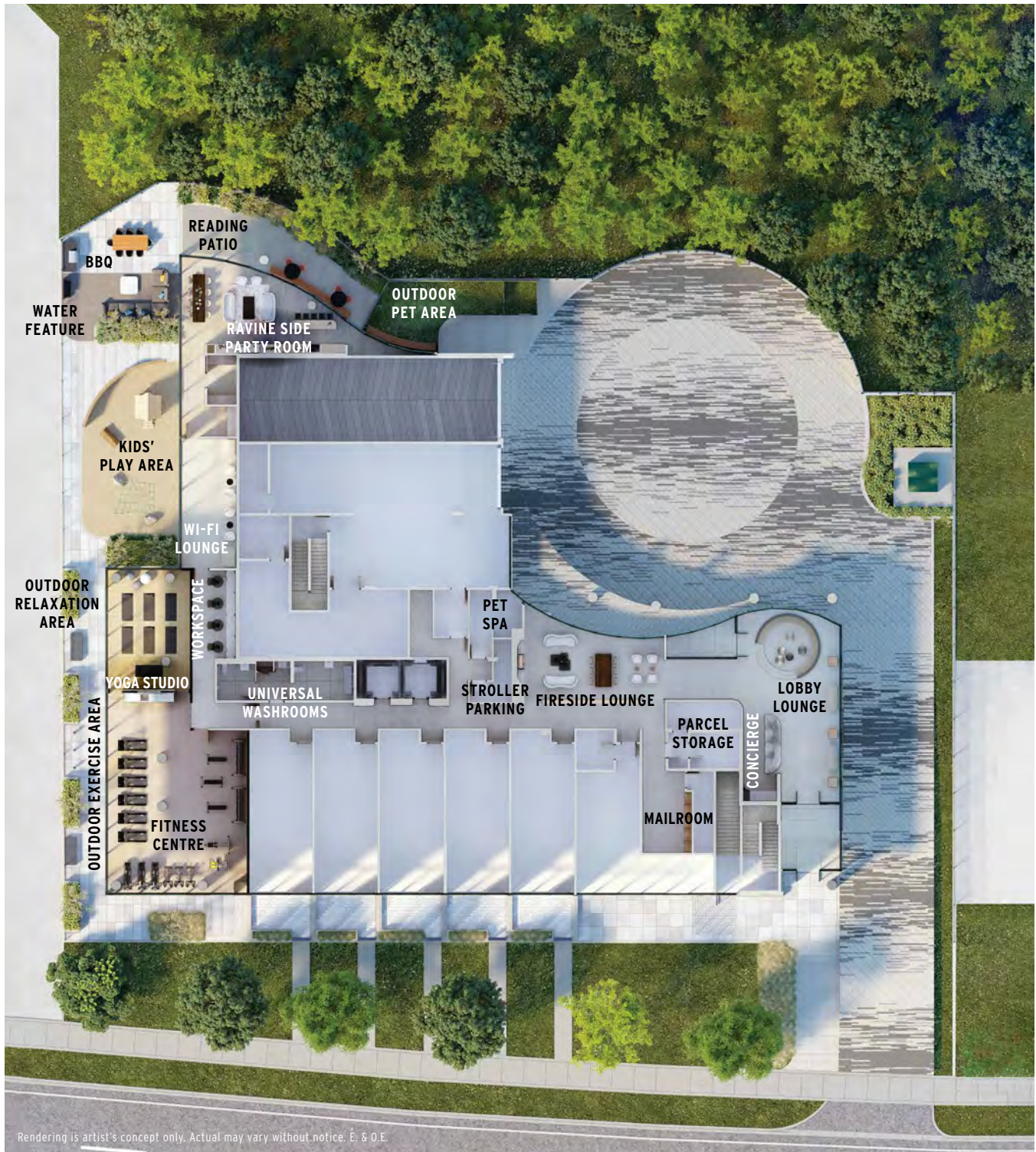




Rendering is artist's concept only. Actual may vary without notice. E. & O.E.



ROOFTOP TERRACE



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AMENITY FLOOR PLAN - GROUND

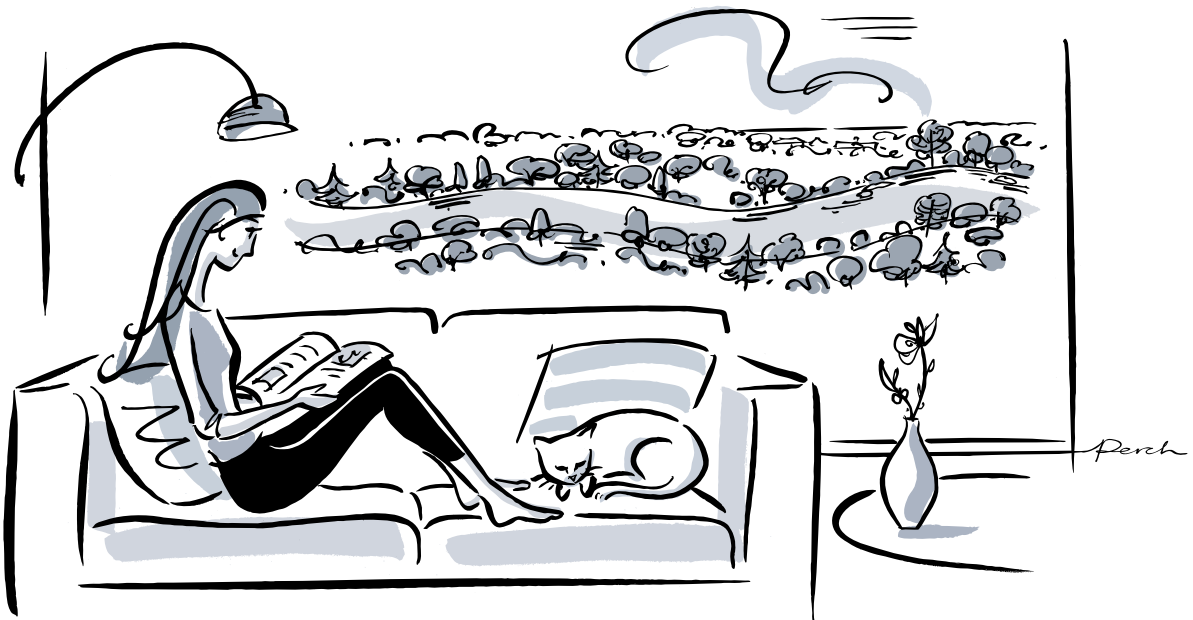


AMENITY FLOOR PLAN - ROOFTOP



RETREAT

BLUFFERS PARK



An air of serene elegance resides at Perch. Envisioned by the celebrated design firm, Cecconi Simone, these open and airy suites have been designed to accommodate your life, your dreams. The perfect stage for everyday moments. With large terraces/balconies/patios in all suites, blessed with breathtaking views of the ravine, lake or the city, carefully selected finishes, a palette of tranquil colours, your home is a retreat. The chef-inspired kitchens are a delight for home cooks. The efficient office nooks make working from home a breeze. The spa-like baths are the perfect hideaways for relaxing.



Rendering is artist's concept only. Actual may vary without notice. Finishes may not be as depicted. Furniture, accessories and upgrades are not included and are for illustration purposes only. E. & O.E.



SUITE INTERIOR

FEATURES & FINISHES

THE BUILDING

1. Building design by Core Architects Inc.
2. Interior design by Cecconi Simone Inc.

GENERAL SUITE FEATURES

1. Ceiling height approximately 10'6" on floors 5, 6 and 11 with smooth finish*‡;
2. Ceiling height approximately 9'0" on floors 2 to 4 and 7 to 10 with smooth finish*‡;
3. Townhome ceiling heights approximately 9'6" on main floor, 8'10" on upper floor and corridor entrance foyer 7'6", with smooth finish*‡;
4. Pre-finished vinyl flooring in entry foyer/corridor, living/ dining areas, kitchen, bedroom(s) and den*†;
5. Custom designed solid core entry door with suite entry surround and with security view-hole;
6. Sliding door(s) and/or swing door(s) (hollow core and/or glass) throughout*;
7. Balconies, terraces, and patios with sliding doors and/or swing doors*;
8. Flat cut baseboard approximately 4", co-ordinating flat cut door casings approximately 2"*;
9. Satin nickel finish hardware on swing door(s)*;
10. White plastic-coated ventilated wire shelving and/or rod in all closets*;
11. White low VOC paint for walls and ceilings throughout*;
12. Porcelain tile under washer/dryer*;
13. Floor to ceiling glazing/window/spandrel systems and or transom window(s) in accordance with building elevations*†
14. White Decora style switches and outlets*.

KITCHENS

1. Contemporary kitchen cabinetry custom designed by Cecconi Simone*†‡;
2. Integrated undercabinet lighting*;
3. Straight edge composite stone countertops*†;
4. Ceramic tile backsplash*†;
5. Single bowl stainless steel undermount sink with polished chrome finish single lever contemporary design faucet and pullout spray*;
6. Ceiling mounted track lighting*.

APPLIANCES

1. European-style energy efficient appliance package consisting of a stainless steel finish electric slide-in range, hood fan, integrated dishwasher, integrated refrigerator and stainless steel finish microwave in lower cabinetry*;
2. 1 Bedroom suites and some 2 Bedroom suites to receive 24" refrigerator, slide-in range and dishwasher*;
3. Select 2 Bedroom suites, 3 Bedroom suites and Townhomes to receive 30" refrigerator, slide-in range and 24" dishwasher*;
4. Hood fan directly vented to exterior*;
5. 1 Bedroom suites to receive 24" stacked front-load washer/ dryer directly vented to exterior*;
6. 1 Bedroom plus den suites, all 2 Bedroom suites, all 3 Bedroom suites and Townhomes to receive 27" stacked front-load washer/dryer directly vented to exterior*.

BATHROOMS

1. Vanity with drawer(s) custom designed by Cecconi Simone*†;
2. Composite stone countertop*†;
3. White deck mounted sink with polished chrome finish single lever faucet*;
4. Mirror above vanity*;
5. Recessed lighting and wall sconce*;
6. Porcelain floor tile in bathroom(s)*†;
7. Full height porcelain wall tile in tub surround and in separate shower stall*†;
8. Contemporary style high efficiency dual flush toilet(s)*;
9. Rectangular design white acrylic soaker style tub*;
10. Ensuite/Main washroom with tub or shower, wall mounted rain shower head and hand shower*;
11. Second washroom with tub or shower and wall mounted rain shower head*;
12. Pressure balanced valve(s) for tub and/or shower*;
13. Framed clear glass shower door, white acrylic shower pan and recessed ceiling moisture resistant shower light in separate shower stall*;
14. Accessory package consisting of chrome finish towel bar, paper holder and robe hook*;
15. Privacy lock on bathroom door(s)*;
16. Exhaust vent to exterior through ERV (Energy Recovery Ventilation)*.

MECHANICAL/ELECTRICAL FEATURES

1. Individually controlled seasonal central air conditioning and heating 4 pipe fan coil system;
2. Individual suite hydro meter(s), water meter(s) and thermal energy meter(s)*;
3. Pre-wired outlet for cable TV, telephone and high-speed internet*;
4. Switch controlled receptacles in living area, bedroom(s), and track lighting fixture in kitchen*;
5. Recessed pot light(s) or surface mounted light fixtures in entry foyer(s) and walk in closets*;
6. Emergency voice communications systems;
7. In-suite smoke detector;
8. In-suite water sprinkler system*.

* 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.

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. The determination of whether or not same are minor shall be made by the Vendor's architect. 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, porcelain, vinyl, laminate flooring or carpeting, cabinetry, railing, natural or manufactured stone, exterior finishes, paint, trim and doors, as applicable and as per plan.



SUITE BATHROOM

(Continued) 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, location, height, width and colour of glazing/window/spandrel systems, 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, and acknowledges that the Vendor may deny such 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. The Purchaser acknowledges that the Vendor may deny such request. Also, 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. E.&O.E. October 5, 2020



BALANCE

BLUFFERS PARK



Perch condominiums is the product of an internationally acclaimed team of experts who have collaborated on numerous award-winning projects.

DEVELOPER & BUILDER

FIRMLAND

Firmland was founded as a continuation of multi-generational success in creating and delivering residential communities throughout the Greater Toronto Area. With expertise in home building, construction, property and investment management, the Firmland leadership team has been responsible for the development and construction of thousands of homes and condos. Successfully completed projects such as the award-winning B.streets condos at Bloor & Bathurst and the Sonic community at Don Mills & Eglinton bear the unmistakable stamp of Firmland's founder's commitment to quality and excellence.

firmland.com

ARCHITECTURE

CORE ARCHITECTS INC.

CORE Architects Inc. is an award-winning firm of architects and interior designers based in Toronto. Since its formation in 1996, CORE has quickly distinguished itself by its innovative yet thoughtful design solutions, focusing on creativity, innovation and sustainability. CORE's portfolio includes over 160 condominium projects, 55 of which are in the downtown core of Toronto; the urban master planning for over 200 million square feet of residential development internationally, numerous private residences and recreational and sports clubs, restaurants, hotels and resorts, office environments and over 1500 retail rollouts across Canada and internationally.

corearchitects.com

INTERIOR DESIGN

CECCONI SIMONE

Cecconi Simone Inc. is an award-winning interior-design practice based in Toronto, Canada, privately owned and operated by Elaine Cecconi and Anna Simone. Established in 1982, Cecconi Simone has designed some of the most beautiful and successful interior environments for the retail, corporate, hotel-hospitality and residential sectors in Canada, the United States, Anguilla, Italy, Spain, the United Arab Emirates, Qatar, India and China. Cecconi Simone has positioned itself as an industry leader, designing intelligent, progressive and brand-specific interiors for a diverse cross-section of projects around the world.

cecconisimone.com

SALES

MILBORNE REAL ESTATE INC.

Milborne is one of Canada's leading real estate brokerage firms. The company has successfully sold over 125,000 residential units in over 740 developments in Toronto, where they are headquartered, and throughout North America. This achievement represents over \$35 billion 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.

milborne.com

BRANDING

L.A. INC.

L.A. is one of North America's foremost companies specializing in branding, marketing, and communications for major real estate developments. Inspired by its motto, 'creativity is the only advantage,' the Toronto based firm has created memorable brands and award-winning marketing programs for developments across Canada and the United States.

la-ads.com

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