

CLEAR SPIRIT OWNERS INFORMATION BOOKLET



WELCOME HOME



NOW INTRODUCING

Customer Relations Team

Distillery SE Development Corp. is pleased to announce the introduction of our Customer Relations Support Team. Your peace of mind when moving into your new Home is our first priority! Below is a list of your support team. Please direct all inquiries to Monique Desnoyers.

Monique Desnoyers, Customer Relations

Email: customerrelations@liveatthedistillery.com

Office Phone & Around the Clock Message Centre: 416 214 2006

Andrea Ragazzi, Warranty Service Representative

JP Calandra, Warranty Service Manager

BROOKFIELD PROPERTY MANAGEMENT

We are pleased to announce that Brookfield will be the Property Management Company at Clear Spirit.

Brookfield has grown slowly, sensibly and thoughtfully since its beginnings in 1978 to become Ontario's largest and most respected condominium property management company with over 62,000 suites under management in more than 325 condominium corporations. Brookfield Residential Services Ltd. was formed as a result of the merger of the Property Management Division of Royal LePage and Brookfield Property Management in January, 1996.

Brookfield has started up and manages a number of new developments and condominium projects in the Greater Toronto area. In your neighbourhood, to name a few, Brookfield currently manages 25 The Esplanade, The Wellington, Market Square I and II, Trinity Lofts, Yorktown on the Park and Market Galleria.

**THANK YOU FOR CHOOSING
CLEAR SPIRIT AS YOUR NEW HOME**



PRE DELIVERY INSPECTION INFORMATION

PDI Protocol

The purpose of a Pre Delivery Inspection is to orient you to your new home. As such, the goal is to educate you to its features as well as to note the condition and state of finish. Contrary to common perception, the PDI form is not a warrantable form as recognized by Tarion; rather it is a document acknowledging the agreed condition of the residence. In a condominium, the PDI encompasses the suite boundaries only, and excludes common elements such as the exterior windows, balcony and railings, and the exterior side of your suite entry door. The first warrantable form from Tarion's perspective is the 30-day form, which is submitted by the homeowner to Tarion on or before the 30th day of possession. Any missing and/or defective items outstanding from the PDI are to be noted on the 30 day form.

Conducting the PDI

The PDI is conducted in an organized manner, typically starting from the room to the right of the suite entry door, and proceeding in a clockwise manner so that the inspection will be complete upon reaching the door. This is done to expedite the process in a timely and organized manner, while ensuring that no feature of the suite is skipped and all deficiencies are properly noted.

Features to be explained in the PDI include, but are not limited to, the following:

- Electrical panel – it's location, main shut off breaker, how to re-set a tripped breaker
- GFI's – location, function, use, and re-set.
- Junction boxes – just because it's there, it doesn't mean it's a free rough-in. Explain the function and why it's exposed.
- Switched outlets – location and function.
- Toilets, showers, and faucets – test and explain features. Low-flow toilets should always be explained. Also, water saver restrictors in shower heads and faucets. All drains and plugs to be checked for function.
- Water shut-offs – identify the location of all shut-offs and explain the difference between the main and local shut-off.
- Thermostat – location, function, and programming.
- Flooring – maintenance cleaning, care, and the importance of maintaining constant temperature and humidity.
- Fan coil unit – location, access, features, function, and required maintenance.
- ERV (Energy Recovery Ventilator) unit - location, access, features, function, and required maintenance.
- Windows – operation of screen, locking system, and opening unit.
- Sliding doors - operation of screen, locking system, and opening unit.

- Laundry – locate and explain functions of booster fan and lint trap. Explain the importance of keeping the lint trap clean.
- Appliances – warranty and service procedures.
- Rogers and Bell – outlet locations, who to contact.
- Alarm – setup, system admin, and monitoring.
- Elevator – booking procedures.
- Paperwork – what do with the completed PDI document.
- H.I.P – importance of the homeowners information package as mandated by Tarion.

What is a Deficiency?

- Any missing item
- Any item that is damaged on or prior to possession
- Any item that is not constructed in a workmanlike manner, from a normal viewing position. A normal viewing position is clearly defined by Tarion. The concern in question should be visible to the eye at a distance of six feet when viewed from a position that is normal to the room, i.e. standing in the hallway, seated or standing in a kitchen.
- Any item that doesn't function as reasonably intended

Certificate of Completion and Possession

The Certificate of Completion and Possession is required by the Tarion Warranty Corporation and is necessary to close your suite. During the inspection, the warranty sticker in the CCP is removed and placed on the electrical panel in your new home. Once you've completed your inspection you'll be asked to sign the CCP. You will be given a copy of the form at occupancy and a copy will be sent by us to Tarion Warranty Corporation to activate your warranty.

Warranty Service Forms

Besides the PDI, you as a homeowner have several other opportunities to note deficiencies or concerns. These include your 30-day, one-year, or second year warranty forms. These are Tarion statutory warranty forms with a specific builder repair period. Any incomplete PDI items should be carried over to the 30-day.

What Happens Next?

Following the PDI, the noted deficiencies are forwarded to the construction manager (Tucker Hirise). They handle the physical construction of the building and follow up directly with their sub-trades to address any and all construction related deficiencies. As your developer, we will assist in ensuring that they are resolved in a timely and workmanlike manner.

What is a Reasonable Timeframe for Deficiencies to be Corrected?

There are a variety of factors that affect the timeliness of repairs. Examples include; trade availability, material availability, access, and logistics. Tarion timelines are specific and apply to Statutory Warranty Forms. These are the 30-Day and 1 Year forms. Any incomplete PDI items must be recorded on the 30-Day form. The builder repair period allowed by Tarion is 120 days. We aim for a significantly quicker turn around; however, in some cases we may experience delays due the afore-mentioned factors.

Where to Meet?

The PDI Meeting Site is located at 6 Trinity St., on the west side of Trinity. This is where you will meet your Warranty Service Representative who will provide you with a hardhat and work boots to be worn during your PDI.

Who can come?

It is recommended that the homebuyers themselves attend the Pre Delivery Inspection, though you may bring one or two people at a maximum. If you cannot attend at the scheduled time, please ensure that you send a designate on your behalf and that you advise us in writing of who this person will be.

How long does it take?

Please be on time for your appointment. We have allocated a maximum of 2 hours for each PDI to ensure that each homeowner receives our full attention and time during the scheduled PDI appointment. Please understand that the PDI schedule is something that cannot be changed. Construction prepares the suites on a schedule to ensure that each suite's deficiencies can be completed prior to occupancy and that the closing date schedules are maintained.

What is appropriate attire?

Given that construction is still underway and the Ministry of Labour still considers Clear Spirit to be a construction project, suitable clothing is required. The minimum requirement is a top with sleeves that cover the shoulders and full length pants and socks. Halter tops, dresses, and tank tops are not permissible on a job site. Hard hats and construction boots will be provided for you.

Customer Relations Support Site

Distillery SE Development Corp. is pleased to announce that we now have a customer support website for our Clear Spirit Home Owners.

The website is designed to support our Home Owners through occupancy and beyond. Our goal is to keep you informed of any upcoming events, new information or updates to your move in process. You will find links to additional information as well as printable forms for ease of use.

We are very excited about all of the communication possibilities! We look forward to receiving your feedback regarding the use of the site, content information and anything else you may like to share.

<http://liveatthedistillery.com/customerrelations/>



FREQUENTLY ASKED QUESTIONS

It's extremely important to us that our Home Owners are equipped with all of the knowledge and answers you may need. Attached is a list of FAQ's that should answer any general introductory questions you may have.

If there is a question that is not on this list please let us know!

WELCOME HOME



FREQUENTLY ASKED QUESTIONS

Question: How is my interim occupancy date established? (Also referred to as “closing date” in your Agreement of Purchase and Sale)

Answer: Your Customer Relation Support Team will be advised by the Construction and Development Team who will forecast the date when the building and your suite will have met the requirements for occupancy, as established in the Ontario Building Code. Interim occupancy begins from the date that the Purchaser is entitled to receive the keys. The interim closing period ends once the requirements of registration are satisfied and a deed for transfer of ownership of the unit is delivered to the purchaser.

Question: What Is an “Interim Occupancy Fee”?

Answer: This is a monthly occupancy fee which is calculated (and cannot be greater) than the following amounts.

1. Interest calculated on a monthly basis on the unpaid balance of the purchase price of the Unit. The rate of interest charged is based on a prescribed rate being the rate of interest that the Bank of Canada has most recently posted for a conventional one year mortgage as of the first of the month in which the purchaser assumes interim occupancy of the Unit.
2. An amount reasonably estimated on a monthly basis for municipal taxes attributable to the Unit.
3. The projected monthly common expense including maintenance and utilities contribution for the Unit described under the Budget Statement provided to you with the condominium documents (based on the residential unit and any parking or locker units).

Question: Do I need to buy Property Insurance?

Answer: Yes, as the new Home Owner you will be responsible to provide Proof of Property Insurance on the day of occupancy. We will confirm your proof of insurance when you pick up your keys. Insurance is required upon interim occupancy as well as after final closing to cover contents, liability, upgrades and improvements. This includes any upgrades that were purchased from the Declarant. Please contact your own insurance agent for this coverage prior to taking occupancy. It remains the owner's responsibility to ensure that proper homeowner insurance is in place, even if the unit is being rented.

Please Note: Secondary damage resulting from defects such as property damage, as well as personal injury, are not covered under the Tarion Warranty Corporation Act. You should discuss any additional coverage you may require with your insurance provider.

Question: What is the Tarion Warranty Corporation?

Answer: Tarion Warranty Corporation is a private corporation that was established in 1976 to protect the rights of new home buyers and regulate new home builders in accordance with the Ontario New Home Warranty Plan Act. The primary purpose of Tarion is to ensure that builders abide by this legislation and to step in to protect consumers if builders fail to fulfill their warranty obligations.

www.tarion.com

LAST CHANCE!

LIVE ON TOP OF THE DISTILLERY DISTRICT!

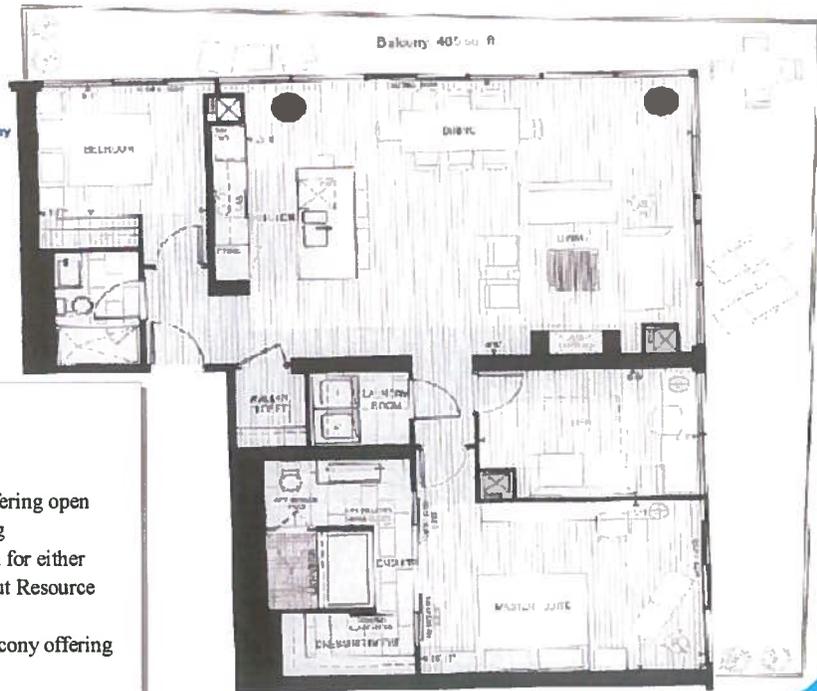
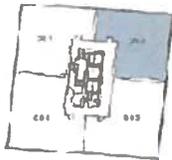
Featured Suite!

THE DISTILLERY COLLECTION

PH-3902

1,407 sq. ft. 463 sq. ft. Balcony
Total 1,872 sq. ft.

2 BEDROOMS + OFFICE



Features & Finishes:

- Fabulous panoramic views!
- Spacious living and dining room area offering open concept floor plan – ideal for entertaining
- Two large bedrooms with additional area for either office, spare bedroom or both **ask about Resource Furniture opportunities
- Four entrances to Large wrap around balcony offering spectacular views.
- Large amount of additional storage throughout the suite
- Additional common area space! – Only 4 suites on your floor!
- Large kitchen island and modern layout
- Two full washrooms including Ensuite washroom offering dressing area with frosted glass slider
- Large laundry room area
- High ceilings throughout the space!
- Ask us about our Décor & Furniture Options!
- ** See Disclaimer Below.

Local Area and on Site Amenities:

- Ideal for anyone looking for large space in the beautiful Distillery Historical District next to the downtown core
- Easy access to Gardner Expressway, DVP and all
- Access to the Distillery Historical District and all that it has to offer
- Walking distance to restaurants, cafés, Nightlife, walking trails and much more!
- Outdoor pool, lounge, BBQ, Yoga, Theater, Gym and Much More!

CONTACT SALES FOR MORE INFORMATION

** Location/number of walkouts subject to change at vendor's option. Furniture not included in purchase price. Entry, walk in closet, laundry room, main bath, kitchen, master ensuite, part of master suite, den, living, dining room, second bedroom and along windows have dropped ceilings including those represented by shaded areas in floor plan. Sizes of bulkheads vary. See sales rep for details. All dimensions, actual indoor/outdoor balcony square footage may vary from stated floor plan.

E&OE





“Refer Your Friends” Purchaser Referral Program*

We all know the very best advertising is “word of mouth” and Distillery SE Development Corp. would like to acknowledge your loyalty in a special way. When you spread the word about what an amazing opportunity Clear Spirit and Gooderham are, we want to let you know how much your referral is appreciated.

*Should a friend or relative purchase a suite at **Clear Spirit or Gooderham**, on your recommendation, you will both receive a **\$2,000** credit on closing.*

Just bring the Certificate of Introduction below to the **Clear Spirit and Gooderham** Sales Office when you first introduce your friend or relative, in order to register for the *Purchaser Referral Program*. You may make as many referrals as you wish. Additional referral certificates are available at the Sales Office.

* This offer may not be used in conjunction with the Broker Cooperation Program. Distillery SE Development Corp. reserves the right to terminate or change the program at any time.

Offer Expires: December 31, 2012

~ Certificate of Introduction ~

This certificate is registered proof of your recommendation. Should your friend or neighbour purchase a home at **Clear Spirit or Gooderham**, both you and your referral will receive a \$2,000 credit on closing.

TO BE VALID, THIS CERTIFICATE MUST BE PRESENTED PRIOR TO TIME OF PURCHASE.

Your Name: _____ Referral: _____

Address: _____ Address: _____

City/Province: _____ City/Province: _____

Postal Code: _____ Postal Code: _____

Phone No.: _____ Phone No.: _____

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**OFFICE USE ONLY:**

Date Registered: \_\_\_\_\_ Authorization: \_\_\_\_\_

Referrer Suite: \_\_\_\_\_ Authorization: \_\_\_\_\_

Referral Suite: \_\_\_\_\_ Authorization: \_\_\_\_\_  
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Accepted By Distillery SE Development Corp. Per A.S.O. _____ Date: _____

Offer Expires: December 31, 2012