

Topping Off at the Waterfront!

MARCH 2010 NEWSLETTER

In the December newsletter, we projected topping off the building in mid to late February, with crane removal expected toward the end of March and, based on where we are today, we have pretty much met those expectations. The roof structure is almost finished and the dismantling of the crane will start mid April.

From the photo insert you can see that we are almost there; the shape of the building is almost finished and once the mechanical roof is complete in the next week or so, Quay West will be completely 'topped-off'.

You will also note from the photo that significant progress has been made with the installation of the windows and precast, and we expect these areas to be fully completed in April. Landscaping and amenity spaces are expected to start in the spring and be completed prior to the first move-ins.

On the inside, preparations are being made for the installation of elevators and drywall and taping are in progress on floors 4 and 3 respectfully, with suite finishes (tiles/ cabinetry/flooring) due to start in April.

As we told you in our last newsletter (December), the next milestone following the completion of the roof is the issuing of notices for Confirmed Occupancy Dates. The dates are presently being reviewed and you can expect to receive notification by the beginning of April. These are the dates that units will be ready for occupancy.

Approximately 90% of you have had your Design Studio appointments for selections of upgrades and finishes. These will continue over the next short while until all are completed.

While following up on Design Studio appointments, Lorraine, your Personal Care Consultant, has fielded a number of questions from many of you regarding parking spots and lockers. *Here is what you need to know...*

At this time and until the designated areas are surveyed, we do not yet have an accurate count of how many lockers will ultimately be available. While the sizes will generally be the same, given the fact that services and columns exist throughout the building, a number of lockers will have unavoidable obstructions. Once the surveys are complete and we have all the pertinent information, purchasers will be contacted based on date of purchase to review their options and purchase their locker. Once we have sold all lockers we will send out a notice advising purchasers that we are now sold out. For the suites that have a parking unit, these parking spots will be allocated by the vendor based on date of purchase. All allocations (lockers and parking spots) are final and no changes will be possible.

Your next update will be in the late summer before occupancies are due to start and will cover, among other things, how you can prepare yourself, so watch for it! Remember, if you have any questions or concerns at any time, please do not hesitate to contact Lorraine McEwen at (416) 495-3525 or lorrainem@monarchgroup.net.

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