

THE ART OF TRANSFORMATION

SALES CENTRE, 201 Front Street North, Sarnia, Ontario www.firstsarniaplace.com



FIRST
SARNIA
PLACE

Where lifestyle is front and center

First Sarnia Place

Backgrounder #2: Luxury Waterfront Condominium Transformation Comes to Life

About First Sarnia Place

First Sarnia Place will be a preferred location for contemporary luxury condominium suites and professional business offices, situated at one of Sarnia's most desirable addresses: 201 Front Street North. The waterfront landmark was first established as the global headquarters of Polysar Limited. In May, 2006, Riverdance Holding Inc., announced its plans to transform seven floors into only 38 residential suites, ranging in area from 1,150 to 2,400 square feet. On August 11, 2006, the condominium project's model suite was officially opened, providing an exciting first view of the luxurious lifestyle that awaits First Sarnia Place residents.

The Model Suite

Situated on the 9th Floor, the model suite displays the essential elements of First Sarnia Place and its appeal as a luxury residence. The model showcases the tower's incredible view of the Sarnia and Port Huron riverfront. Reflecting the planned union of the condominium designs and floor plans, the suite has a spectacular 270 degrees sweep of the surrounding landscape and key local features, including the St. Clair River. To complement the expansive vista, the suite features spacious living, dining and entertaining areas, presented in a soft contemporary style. The genre is relatively new to the area, but one that most people will find highly appealing.

The soft contemporary design is characterized by:

- Quality appointments, including richly finished hardwood flooring, thick pile carpeting, limestone floors in the foyer, marble flooring in the bathroom, granite and marble countertops, designer sinks and faucets and stainless steel kitchen appliances
- Soft lighting, in the form of sconces and recessed ceiling fixtures, and
- Continuity of visual flow, which through the gentle forms and muted colours of the furniture and accessories convey the focus of attention readily and easily between the exterior and the interior and throughout the suite.

In addition, the model suite features:

- Spacious living, dining and entertaining areas
- 1-bedroom design (with library/2-bedroom)
- Private, oversized balconies
- Luxurious en suite and guest bathrooms
- En suite laundry

Commencing Saturday, August 12, 2006, the model suite will open to the public Tuesdays - Fridays from noon - 2 p.m. and from 5 p.m. - 8 p.m. and on Saturdays from 1 p.m. - 4 p.m. Other times may be arranged by appointment (519-337-0010).

First Sarnia Place

First Sarnia Place will feature an elegant marble-faced lobby presided over by an evening concierge, as well as heated underground parking, an exercise facility, a multi-purpose activity centre, and private, landscaped waterfront patio and barbecue area. The building itself is outfitted with an efficient central heating and cooling system, high-speed elevators, and is managed by an experienced full-time superintendent.

The 38 luxury condominiums will be located on security access-controlled floors 6 through 12, with residential penthouse suites situated on the 12th floor. Professional and government offices will remain on the lower five floors, as well as on the top floor of our tower. While the two groups will be separated physically, residents will enjoy a high level of access to the various services in the building. For example, residents will only be a brief elevator ride away from the fine cuisine of one of Sarnia's stellar restaurants, *On the Front*, which will continue to welcome its patrons to experience dining at the top of the city on the 14th floor.

The building was designed by the renowned architectural firm, The Webb Zarafa Menkes Housden Partnership and constructed in 1978 by Gilvesy Construction Limited. It immediately commanded a prominent position along Sarnia's waterfront, as the dominant high rise and the global corporate headquarters of Polysar Limited, a major international manufacturer. Its redesign is the product of a creative collaboration between Malhotra Nicholson Architects and interior decorator Elizabeth Gilvesy Designs.

Local Amenities Close at Hand

First Sarnia Place is well situated within a short walk of retail eclectic boutiques, quality restaurants, live theatre, modern dockage, museums and galleries. The tower is minutes away from beautiful parks, sandy beaches, wilderness trails, sports and entertainment venues, challenging golf course and well-appointed country clubs. It is accessible via major highways and Sarnia's Chris Hadfield Airport — just an hour's drive from London and Detroit and three hours from Toronto.

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