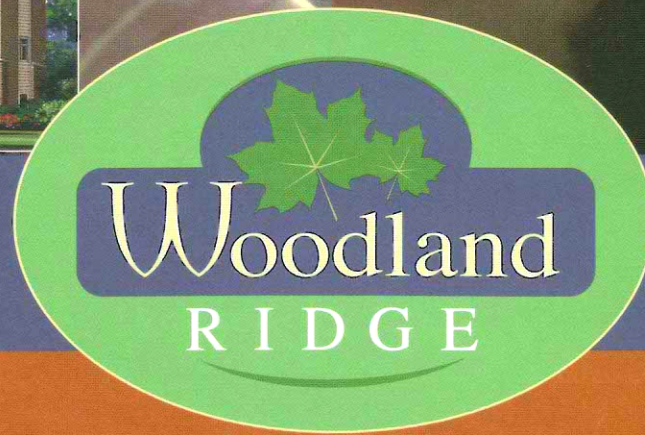
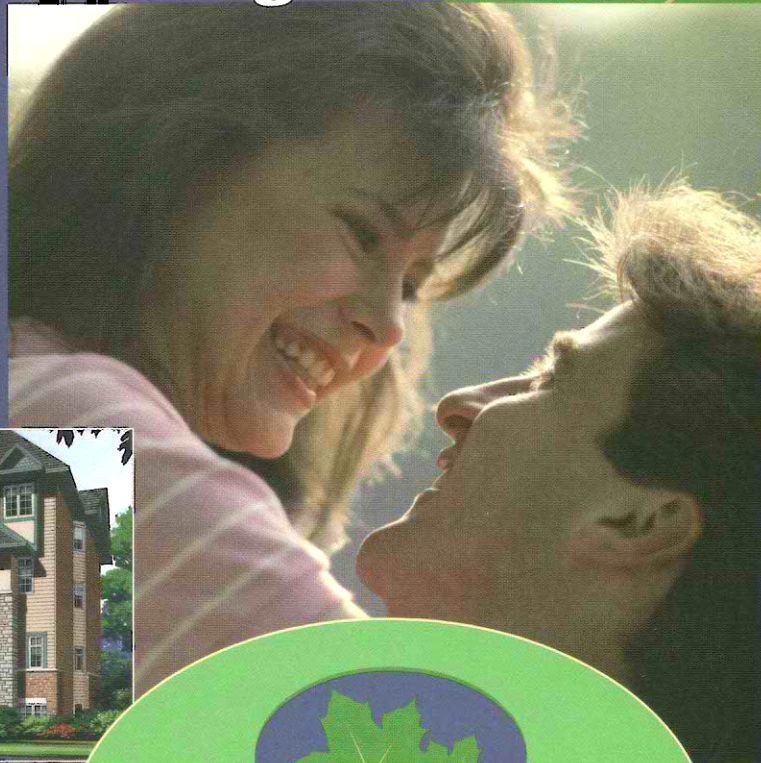


Terrace Towns

Parkland Setting - Urban Convenience



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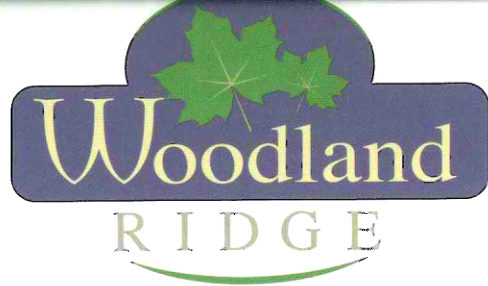
Woodland
RIDGE

748-5400


REGIONAL

THE REGIONAL GROUP


L.A. Group



Terrace Towns

Parkland Setting - Urban Convenience

Woodland Ridge's executive styled terrace town homes deliver the ideal lifestyle for the busy professional situated in a private enclave in a parkland setting with the city at your doorstep.

Drive or bus to work downtown in just minutes without the hassles of a freeway commute.

Relax or play in a private parkland setting with the convenience of shopping, restaurants, theatres, cafes and public transit only steps away.

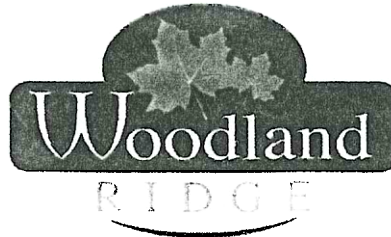
Woodland Ridge offers distinctively designed, contemporary-styled towns, complete with extra high ceilings, and a fabulous "lofty" feel. Best of all these stunning terrace towns provide all the upscale urban amenities you're looking for at a fraction of the cost of living downtown. These fabulous designs include gourmet kitchens, open concept living space, balconies, dens, oversized master bedrooms, luxurious bathrooms and much more.

Enjoy all the benefits of home ownership with the convenience of "lock and leave" worry free living.

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Best Price in Ottawa!

Over 85% SOLD OUT!



Unit #	Sq. Ft.	Price	Closing Date	Parking	Monthly Condo Fee
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CITYSIDE

PINE RIDGE - Lower Interior Unit - 2 Remaining					
7-65	1161	\$197,455	14-Jul-08	101	\$97.84
7-67	1161	\$197,455	18-Jul-08	103	\$97.84
MAPLE RIDGE - Lower End Unit - 1 Remaining					
7-63*	1262	\$215,635	9-Jul-08	99	\$104.67

PARKSIDE

PINE RIDGE - Lower Interior Unit - 5 Remaining					
4-31	1161	\$216,645	15-Mar-08	42	\$97.84
5-39	1161	\$218,665	18-Jun-08	51	\$97.84
5-41	1161	\$218,655	20-Jun-08	53	\$97.84
5-43	1161	\$218,655	25-Jun-08	55	\$97.84
5-45	1161	\$218,655	30-Jun-08	57	\$97.84
MAPLE RIDGE - Lower End Unit - 2 Remaining					
4-29	1242	\$227,250	15-Mar-08	40	\$104.67
4-35	1242	\$227,250	15-Mar-08	46	\$104.67
WILLOW RIDGE - Upper Interior Unit - 1 Remaining					
5-40	1290	\$232,805	31-Jul-08	52	\$108.72

Condominium monthly maintenance fee includes services such as snow removal, grass cutting, insurance, parking lot and exterior building maintenance. Please refer to the condominium disclosure statement for details. Please see sales representative for property tax estimates. * Revised floor plans 7-63. E&OE December 13, 2007

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Lower Unit

The Pine Ridge

1161 Sq. Ft.



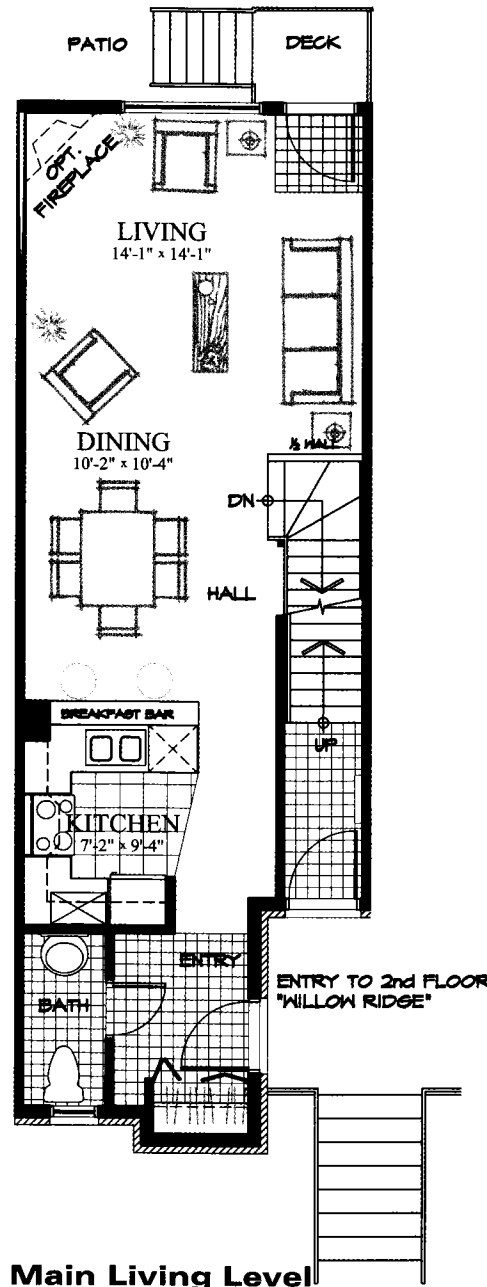


Terrace Towns

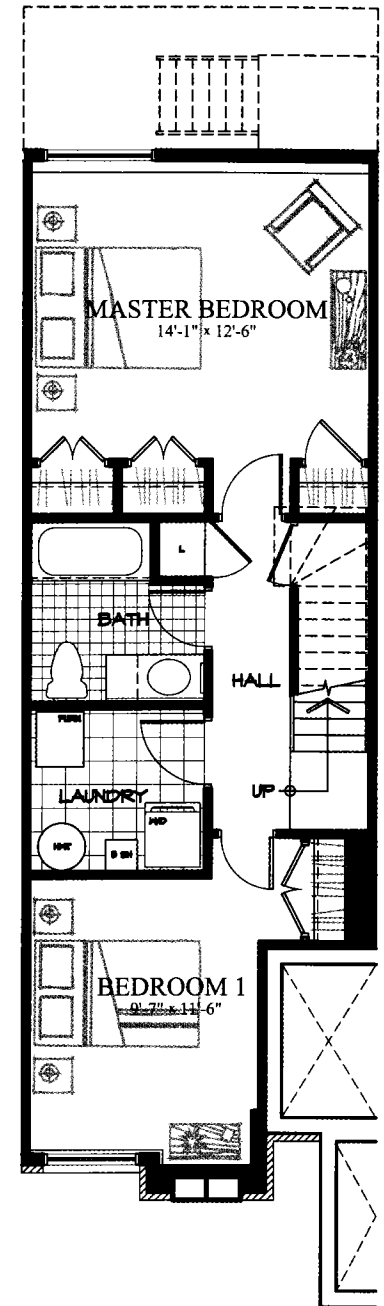
The Pine Ridge

1161 Sq. Ft.
Lower Unit

Affordable terrace townhome living
2 Bedroom, 1.5 bathrooms, ideal space,
open concept, contemporary styled kitchen
with breakfast bar, 2nd floor laundry
and private backyard.

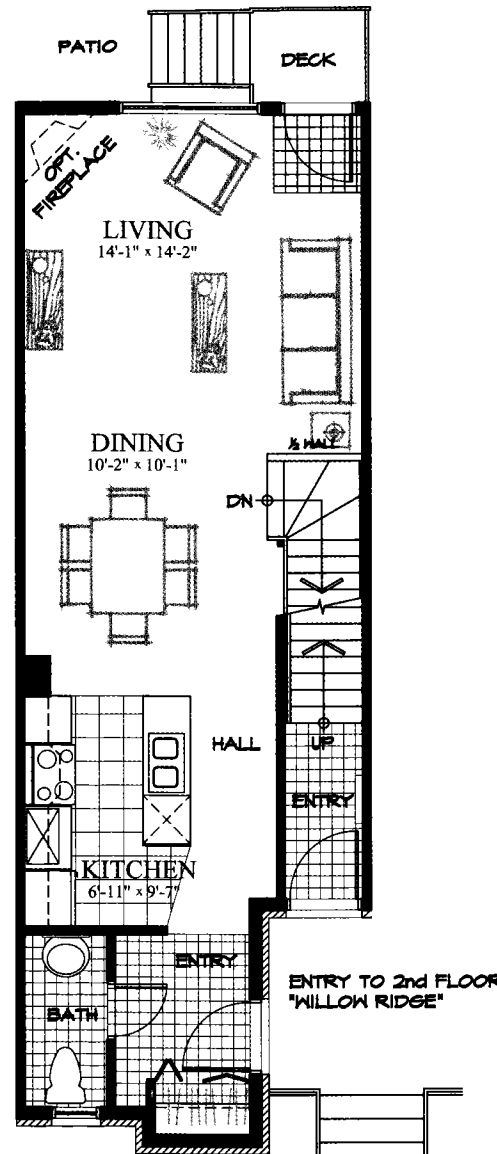


**Main Living Level
Lower End Unit**

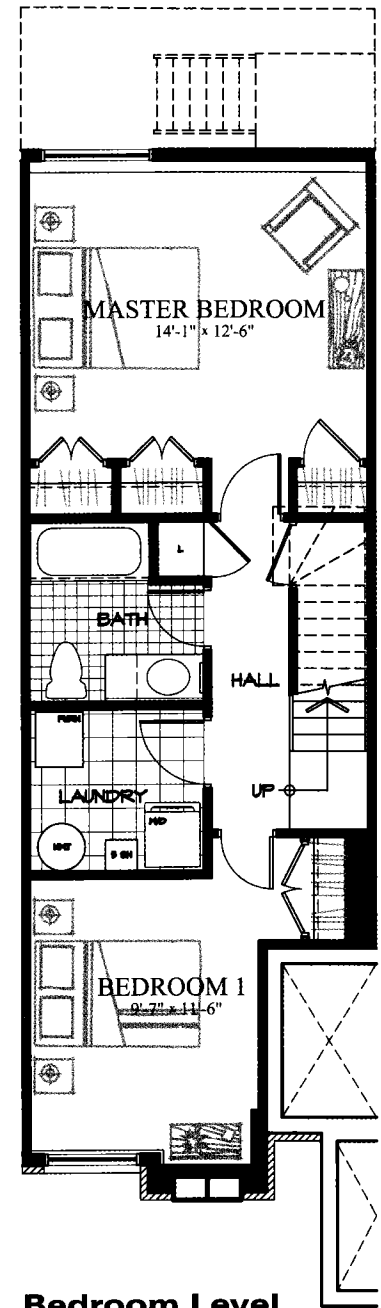


**Bedroom Level
Lower End Unit**

Design your perfect living space - interchangeable floor plans to fit your budget and lifestyle.



Optional Main Living Level Lower End Unit



Bedroom Level Lower End Unit

Actual useable floor space may vary from the stated floor area. Materials, specifications, and floor plans are subject to change without notice. Vertical, horizontal boxes, drop ceilings and false walls are not indicated on plan and may be required at the discretion of LA Group. Kitchen layouts, furnace, H.W.T. & laundry area location could vary from plans. [Additional costs will apply to optional plans for main living and bedroom levels please see sales representative for details. E. & O.E.]

Exceptional Exclusive Highlights

Urban Convenience - Parkland Setting

- Stately stone entrances
- Personalized terrace towns - all floorplates are interchangeable
 - Extra high ceilings up to 9 ft. ceilings on most floors
 - Maintenance free vinyl casement windows throughout
 - Open concept gourmet kitchens with large breakfast bars
- Quality ceramic flooring in foyer and on all bathroom floors
 - Colonial interior passage doors
 - Insuite laundry areas
 - Convenient main floor powder rooms
 - Solid oak handrails and spindles
- Private balconies or backyards - great outdoor living space
- Quality construction - upgraded party wall for better sound attenuation

Woodland Ridge - offers you - distinctively designed contemporary styled terrace towns in a Incredible Neighbourhood at affordable prices with quality finishings.



Lower End Unit **The Maple Ridge**

1242 Sq. Ft.



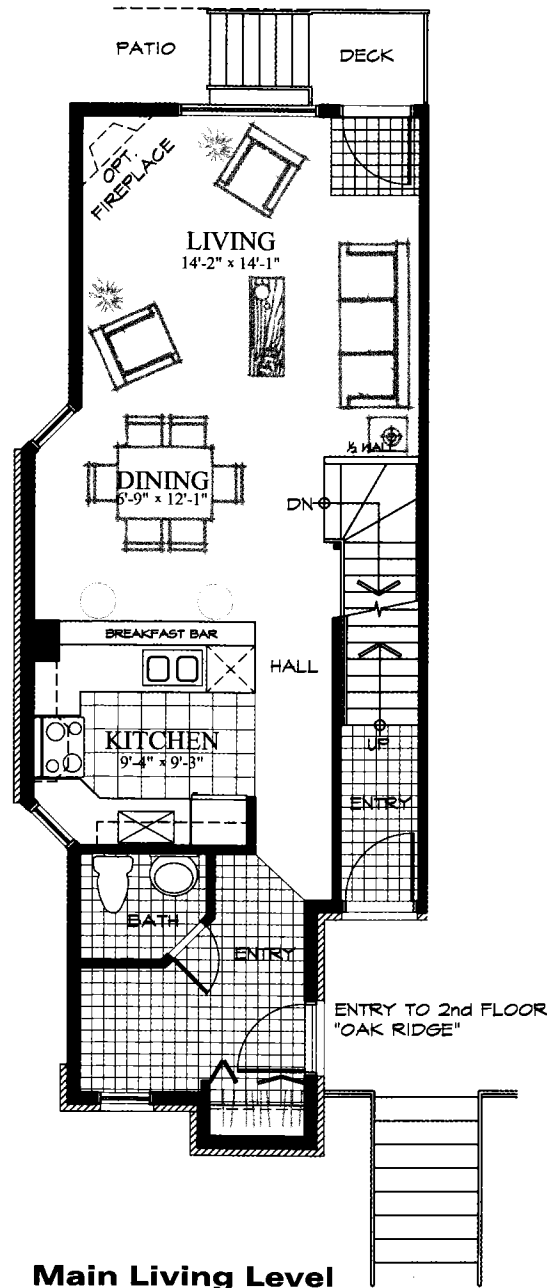


Terrace Towns

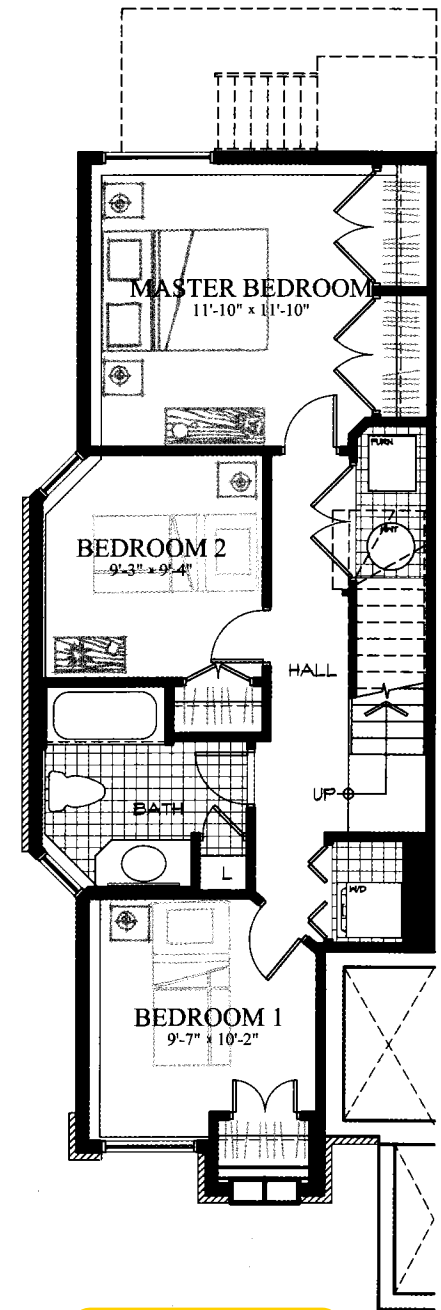
The Maple Ridge

1242 Sq. Ft.
Lower End Unit

3 bedroom terrace home with contemporary styled open concept living level, 1.5 bathrooms or 2 ensuite baths with convenient main level powderroom plus private backyard. The ideal living space for the busy professional.

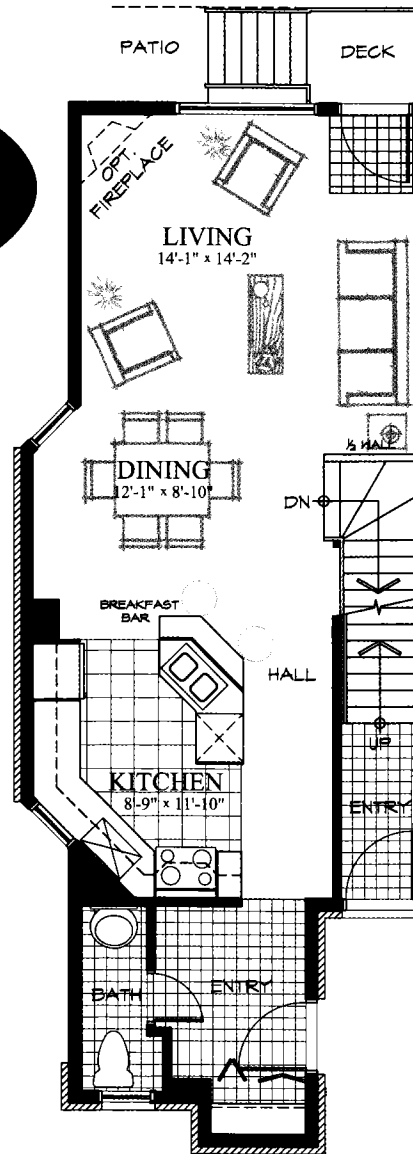


**Main Living Level
Lower End Unit**

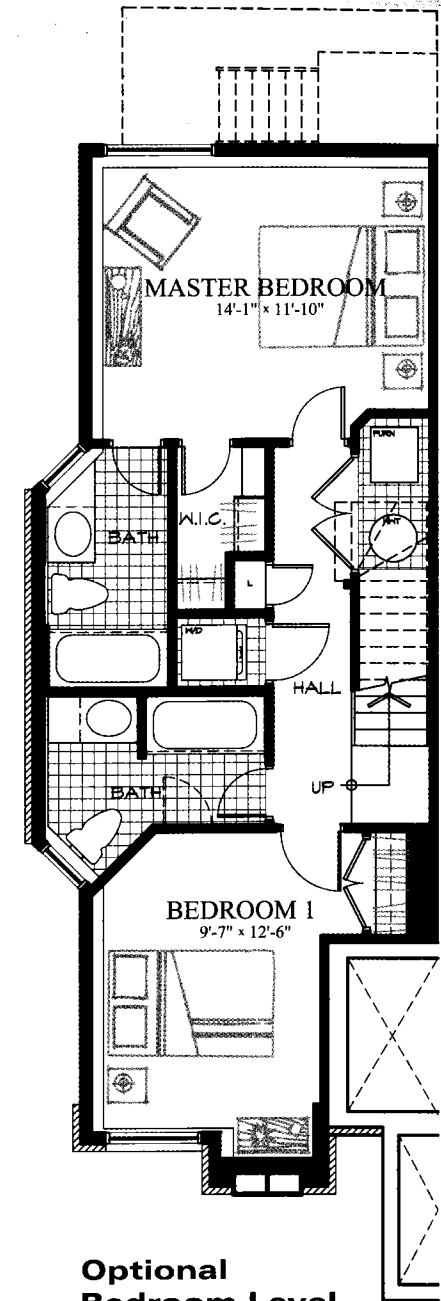


**Bedroom Level
Lower End Unit**

Design your perfect living space - interchangeable floor plans to fit your budget and lifestyle.



**Optional
Main Living Level
Lower End Unit**



**Optional
Bedroom Level
Lower End Unit**

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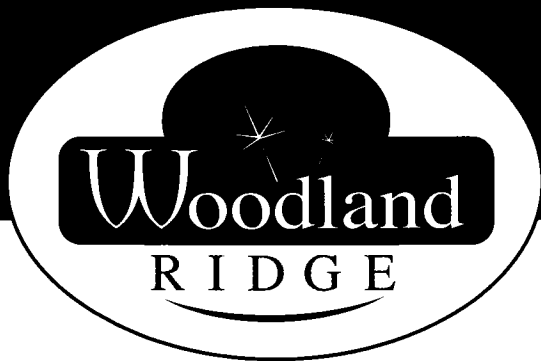
Upper Unit

The Willow Ridge

1290 Sq. Ft.



Artist Concept E.&O.E.

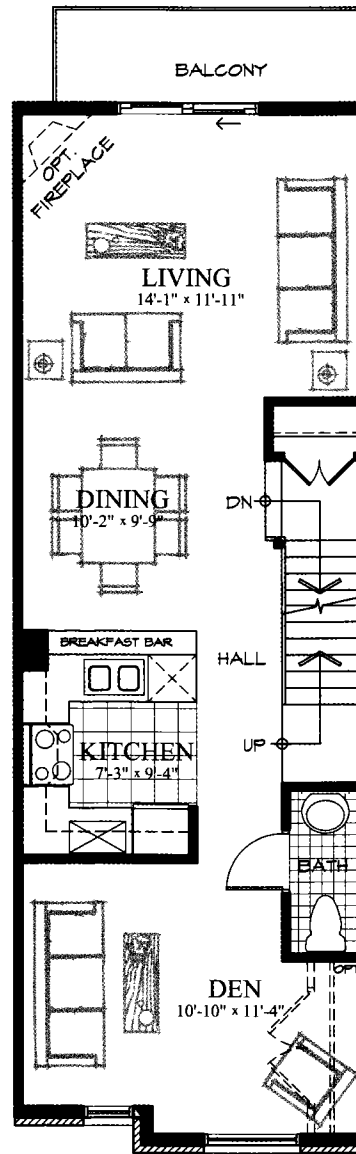


Terrace Towns

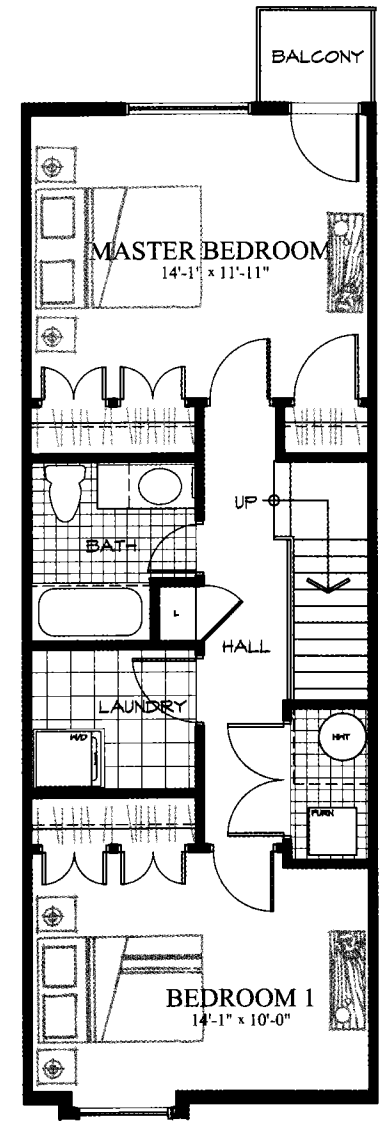
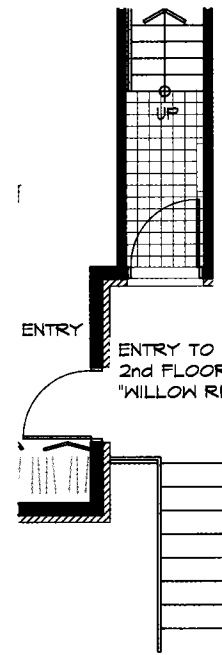
The Willow Ridge

1290 Sq. Ft.
Upper Unit

2 Bedroom plus den - great design - ideal home office or media room - contemporary kitchen with breakfast bar - oversized balcony, choice of optional floorplan with oversized kitchen - great living space - ideal location - well priced.

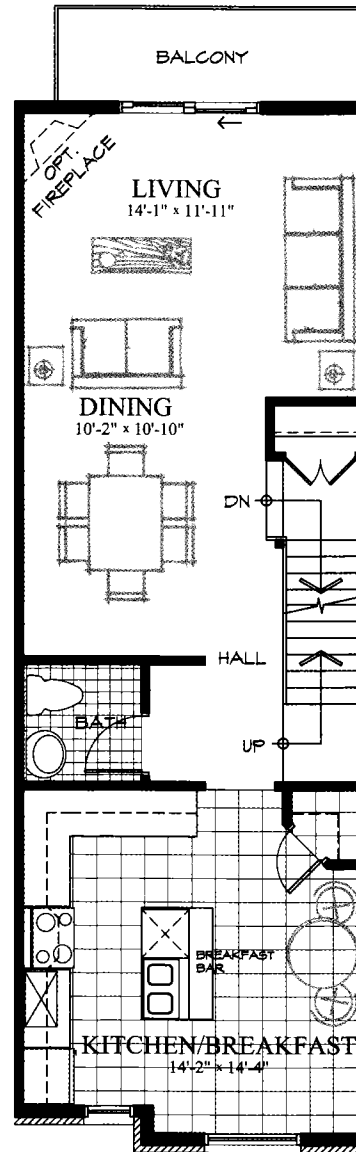


**Main Living Level
Upper End Unit**

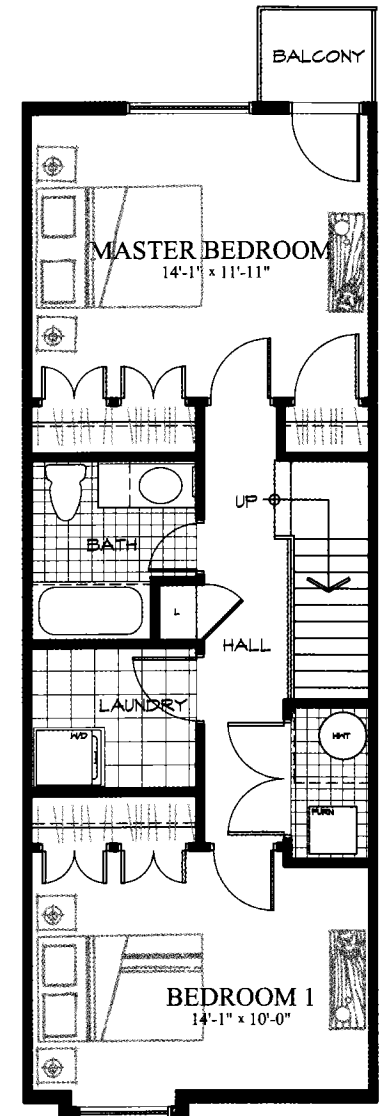


**Bedroom Level
Upper End Unit**

Design your perfect living space - interchangeable floor plans to fit your budget and lifestyle.



**Optional
Main Living Level
Upper End Unit**



**Bedroom Level
Upper End Unit**

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Woodland RIDGE



Terrace Towns

Parkland Setting - Urban Convenience

Woodland Ridge's executive styled terrace town homes deliver the ideal lifestyle for the busy professional situated in a private enclave in a parkland setting with the city at your doorstep.

WOODLAND RIDGE SPECIFICATIONS

EXTERIOR FEATURES

- Architecturally designed by the award winning firm of Douglas Hardie Architect Inc.
- **Stately stone entrances with quality clay brick skirting and architectural stucco detailing (as per plan)**
- Maintenance-free vinyl siding
- Maintenance-free aluminum soffit and fascia
- 25 year self-sealing shingles with "Ice and Water shield" eave protection
- Quality maintenance-free vinyl casement windows, with double glazed thermal glass, screens on all operating sections
- Double glazed white vinyl patio doors with sliding screen (as per plan)
- Vent for dryer exhausted to outside
- Steel insulated fully glazed balcony door in living room of the Pine Ridge and the Maple Ridge and in the master bedroom of the Oak Ridge and the Willow Ridge
- Rear patio where applicable as per plan
- Fibreglass Balcony decks with aluminum rails and stairs as per site plan
- Exterior light fixture located at front door and rear balcony doors
- **Plug-in for all exterior parking spaces (1 per unit)**
- Rear privacy screens and balcony dividers - (as per plans)
- Mailbox and decorative address numerals
- Deadbolt and grip set on front entry door

STRUCTURE

- Cement parging to exposed concrete foundation walls
- Poured concrete footings, foundation walls 8" poured concrete And 3" concrete basement floor floor
- Bituminous tar damp proofing or approved drainage system on foundation walls
- 4" diameter perimeter drainage system

LANDSCAPING

- Architecturally designed streetscapes (as per landscape plan)
- Fully sodded lots, front and rear
- Poured concrete front walk and sidewalks (as per plan)
- Landscaped in accordance with city approved plans prepared by John Allorio, Altrorio Design Consultants - Landscape Architect

FRAMING

- Pre-engineered floor joist system, both ground floor, second floor and third floor
- Sub floor 5/8" tongue and groove sheathing, glued, nailed and screwed
- 1/4" underlay for cushion flooring except on concrete sub floor
- 5/8" underlay for ceramic flooring except on concrete sub floor
- 9 ft. ceiling heights on livingroom/diningroom level of the Maple Ridge and the Pine Ridge with 8 ft. 11inch ceiling heights on the bedroom level (not including drop ceilings and bulkheads)
- 9 ft. ceiling heights on livingroom/diningroom level of the Oak Ridge and the Willow Ridge with 8 ft. ceiling heights on the bedroom level (not including drop ceilings and bulkheads)

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Woodland RIDGE



Terrace Towns

Parkland Setting - Urban Convenience

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- Exterior wall 2" x 6" studs
- Exterior basement wall framed with 2" x 4" studs
- Party walls (between dwelling, all levels except basement and attic)
- Party wall construction consists of two independent 2" x 4" stud walls c/w
- 1 layer 5/8" firecode drywall on each side of insulation for sound attenuation
- Prefabricated engineered roof trusses
- 7/16" roof sheathing with "H" clips
- 3/4" minimum lightweight concrete sound attenuation subfloor applied to main floor of upper models

- Privacy locks on all bathrooms
- White ceramic towel bar & tissue holder in bathrooms
- Quality glass mirror above vanity in bathrooms and pedestal sink in powder room
- Dishwasher opening and rough-in for future installation
- Brushed nickel interior door hardware
- Stipple ceilings throughout, except kitchen, bathroom and powder room areas
- Walls painted in off-white flat finish; except bathroom and kitchen walls and ceilings to be semi-gloss
- Wood trim and doors to be white semi-gloss
- Smoke detectors in accordance with Building Code

INTERIOR FINISHES

- Colonial trim, including 3 1/8" baseboards, with 2 1/8" trim on doors and windows
- Solid oak handrails and railings with turned spindles and 1/2 walls with oak caps, as per plans, with choice of stain from builder's samples
- Colonial interior passage and swing doors (as per plan)
- Ceramic tile flooring in vestibule, main bathroom and powder room from builder's samples
- Pre-selected designer light fixtures 40 oz. quality broadloom in your choice of one colour from builder's samples
- 1/2" foam underpad
- Resilient cushion flooring with plywood underlay in kitchen, storage and laundry rooms (as per plan)
- Quality kitchen and vanity cabinets in your choice of colour and style from builder's samples - with flush breakfast bars as per plan microwave shelf with plug on separate circuit (where applicable)
- Post-formed counter tops in kitchen and main bath
- All full bathrooms equipped with medicine cabinet

ELECTRICAL AND HEATING

- 100 amp service with circuit breaker panel
- Copper wiring throughout
- Bedroom lighting switched to wall outlet
- White Decora style outlets and rocker light switches
- Heavy duty electrical outlets for connection of stove and stacking clothes washer/dryer (appliances not included)
- Door chime at front door deleted rear door
- Pre-wired for Bell (4 outlets) and Cable (3 outlets), as per plans
- Two speed white or black kitchen hood fan vented to exterior (high CMF)
- Bathroom fans vented to exterior
- High efficiency forced air natural gas furnace
- High efficiency natural gas hot water heater (rental)
- Dining room ceiling capped outlet
- All heating ducts power cleaned prior to occupancy
- Heating ducts sized for future installation by purchaser of central air with rough in electrical
- Central air conditioning included in all units in Blocks 1 and Block 7

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Woodland RIDGE



Terrace Towns

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- Exterior lighting at the front of the units to operate on a photocell
- Rear weather protected electrical outlet on main level balcony
- Electrical wiring system will accommodate use of High-speed CAT. 5 telecommunications equipment

ENERGY FEATURES

- Exterior walls R20 batt insulation
- Attic R40 blown insulation
- 6 mil poly cover over all insulation
- All openings fully caulked and sealed
- Weather stripping to all entry doors
- Quality air barrier house wrap

PLUMBING FIXTURES AND ACCESSORIES

- Quality bathroom fixtures in white
- Polished chrome make-up bar lighting in all bathrooms
- Bathtubs to be steel enamel
- Double stainless steel sink in kitchen complete with vegetable sprayer
- Chrome single lever, washer less faucets & shower control (except laundry)
- Hook-ups for washing machine
- Exterior frost-free hose bibs at rear of ground floor models only
- Ceramic tile for all standard tub enclosures approx. 1 ft. from ceiling
- Pressure balance regulators on all shower heads
- All toilets to feature low volume water tank
- Optional Gas burning fireplace with fresh air intake complete with Oak mantle shelf above fireplace with ceramic hearth and facing as per plan

ADDITIONAL INFORMATION

- All homes will be registered in the Tarion New Home
- Warranty Plan which carries a seven year warranty
- A selection of standard extras is available so that each home may be personalized to individual tastes (subject to construction cut off dates)
- All CHANGES MUST BE FINAL 45 DAYS PRIOR TO THE EXCAVATION OF THE FOUNDATION or as determined by the builder
- All exterior material, elevations & colours are subject to Architectural control
- Drop ceilings, bulkheads, false walls, vertical chases and enclosures may not be indicated on the plan – and may change without notice and will be placed where required, at the sole discretion of the vendor
- Kitchen layouts, HWT, furnace & laundry locations may vary from plans
- Model homes may display some finishes and features which, if not specified above, may not be included
- All plans, prices and specifications are subject to change without prior notice.
- Vendor reserves the right to substitute materials of equal or better quality without notice.
- Where the Purchaser is given a choice of materials or colours, the Purchaser agrees to confirm such choices to the Vendor within seven days of being requested to do so by the Vendor, and in the event such confirmation is not received by the Vendor within the prescribed time, the Vendor shall irrevocably make such choices on behalf of the Purchaser, and such choices shall be binding on the Purchaser.

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Woodland RIDGE

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Woodland RIDGE

Terrace Towns

Maintenance Free Executive Terrace Towns

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

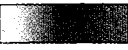







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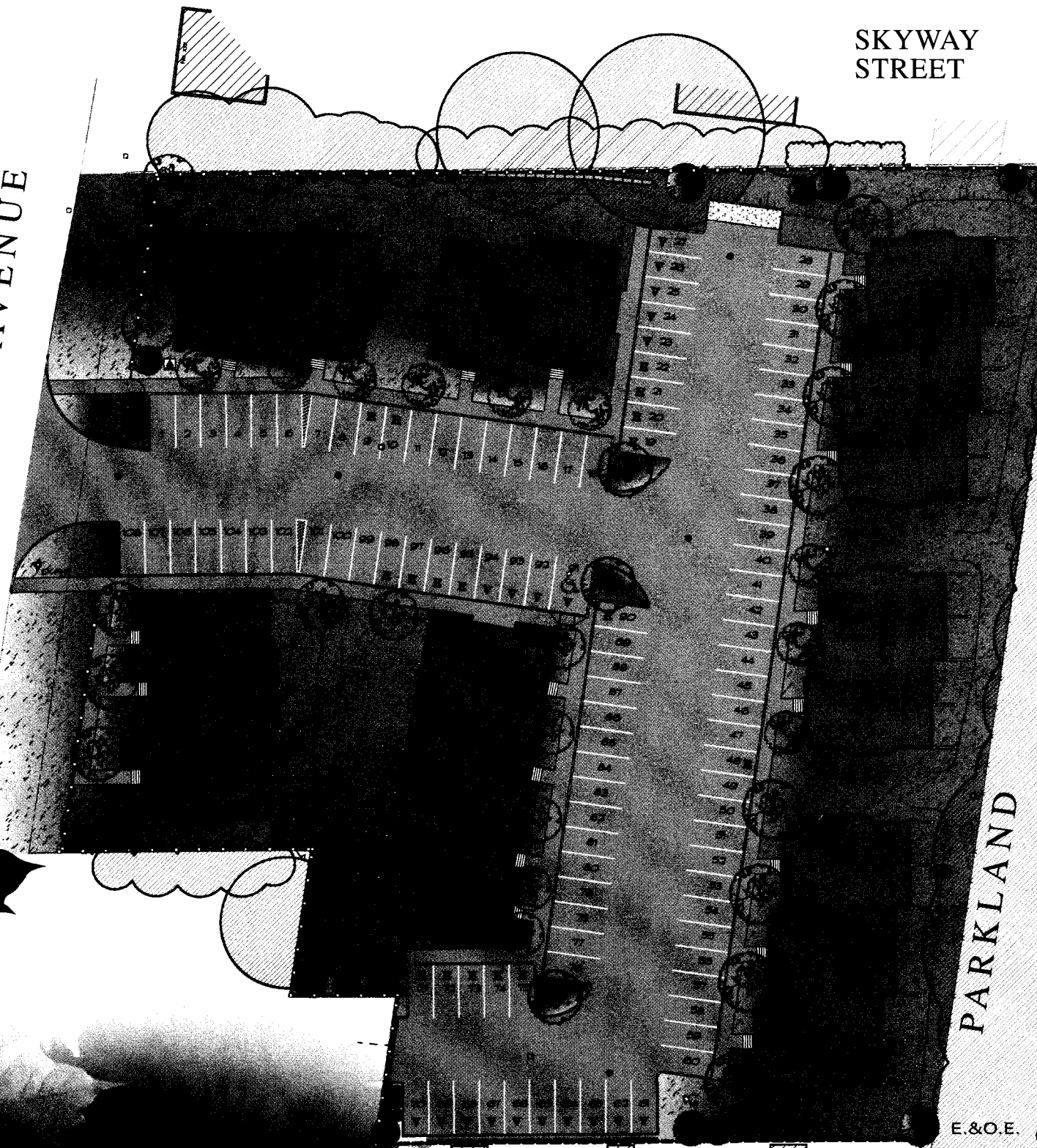
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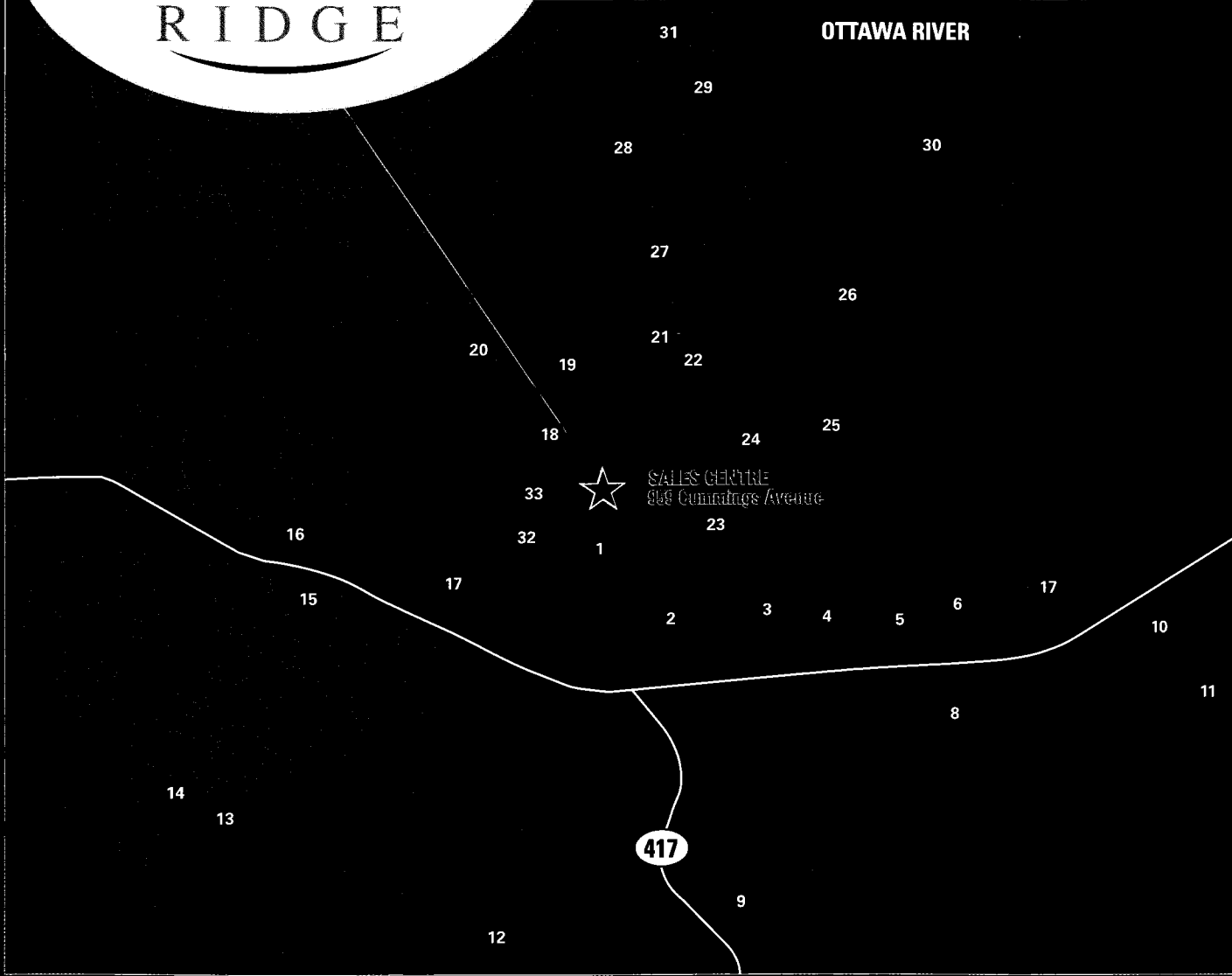
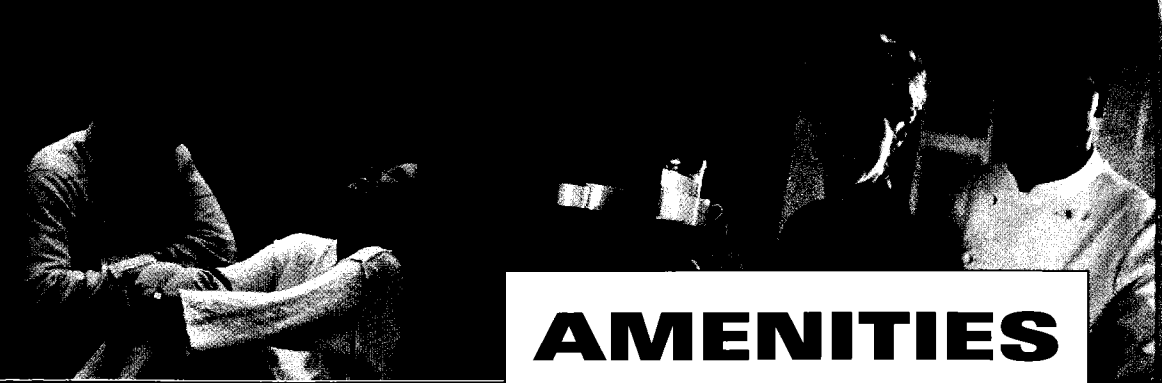
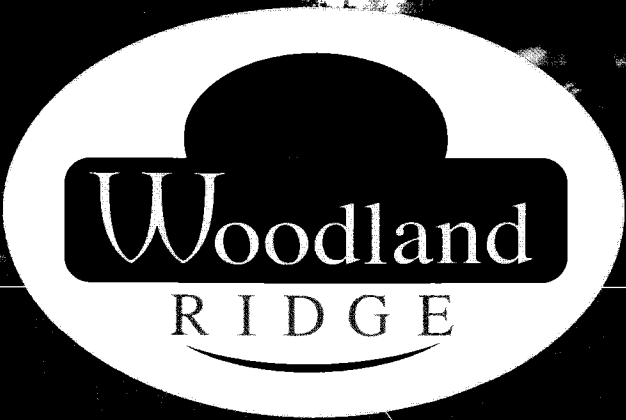
-  DECIDUOUS TREES
-  EVERGREEN TREES
-  SHRUB MASSES
-  EXISTING TREES OFF SITE
-  PROPOSED SOD
-  PROPOSED PEDESTRIAN ASPHALT
-  Cast-In-Place CONCRETE PAVING
-  1.5m ht. CHAINLINK FENCING
-  1.8m ht. WOOD PERIMETER FENCING
-  1.8m ht. x 2.4m long WOOD UNIT DIVIDER FENCING
-  FH FIRE HYDRANT
-  G GARBAGE CONTAINERS

CUMMINGS AVENUE

SKYWAY STREET

PARKLAND





AMENITIES

- 1 Ken Steele Park
 - 2 Cyrville Community Centre
 - 3 Silver City - Shopping, Restaurants and Movies, all walking distance
 - 4 Gloucester Centre - Loblaws, Good Life Fitness and Shopping
 - 5 Shopping - LCBO, Beer Store, Staples and more
 - 6 Gloucester Wave Pool, Public Library, Earl Armstrong Arena
 - 7 Lester B. Pearson School
 - 8 Pineview Golf Club
 - 9 Big Box Stores - Costco, Home Depot, ext
 - 10 Green's Creek Conservation Area
 - 11 Hornet's Nest Park - soccer
 - 12 Museum of Science and Technology
 - 13 Ottawa General Hospital
 - 14 Children's Hospital of Eastern Ontario
 - 15 Ottawa Train Station
 - 16 Baseball - Ottawa Lynx
 - 17 St Laurent Shopping Centre - one of Ottawa's largest enclosed
 - 18 Rideau High School
 - 19 Queen Elizabeth School
 - 20 St. Laurent Park, Arena and Library
 - 21 C.M.H.C
 - 22 Samuel Genest School
 - 23 Carson Grove School and Park
 - 24 La Cité Collegiale
 - 25 N.R.C.
 - 26 C.S.I.S.
 - 27 Montfort Hospital
 - 28 Golf Range
 - 29 Aviation Museum
 - 30 Boat Launch
 - 31 Ottawa River Eastern Parkway
 - 32 Loeb, Zellers, and more shopping
 - 33 Winner's
- ... and much more!



Terrace Towns

Parkland Setting - Urban Convenience

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Builders of Quality Homes and Communities

The Regional Group Your Property. Our Priority.



Founded in 1958, The Regional Group has earned a reputation for integrity, creativity and excellence. We have achieved this by progressively anticipating and responding to the changing needs of the real estate industry and marketplace. The Regional Group has extensive experience in every aspect of residential development, from planning through to municipal approvals and construction management. Recent residential development projects in the Ottawa Region include: Land's End, West Ridge Estates, Notting Hill, Spring Ridge and Equinelle.

Regional and its affiliates now manage over 27 million sq.ft., valued at over \$4 billion, in major Canadian cities from Ottawa to Victoria. The portfolio includes high-rise residential buildings, townhouse and condominium projects, office and industrial buildings, retail centres, and multi-use complexes, for a full spectrum of clients from private investors (individual and syndicated) to corporate building owners.

The Regional Group takes the worry out of Property Management!

As specialists in condominium management, The Regional Group views each condominium as a community in itself with its own particular structure and flavour. Our goal is to assist in increasing both community spirit and the desire to maintain and enhance the atmosphere in which the owners and residents live. Regional's Condominium Management Team supports this goal with results-oriented systems that are both flexible and effective. The Regional approach establishes a system for planning, executing and evaluating the procedures within each community. This system takes into account all financial, administrative and physical operations.

Your Property. Our Priority.

The outstanding success of The Regional Group stems from our determination to continually increase the value of our clients' real estate investments.

The L. A. Group

Gilles Brisebois

A Commitment to Environment and Community

A strong sense of personal space. A tradition of livable style. Construction excellence and flawless service. These precepts are behind every home he has built in the last 18 years. Gilles Brisebois has been recognized with 11 Awards of Excellence by the Ottawa-Carleton Home Builders Association for homes judged to be the finest in the area. He has been awarded the highest rating by the Ontario New Home Warranty Program for after-sales service since 1988.

Most importantly, Gilles Brisebois and the L.A. Group have earned the praise and satisfaction of hundreds of area homeowners.

Over 1,800 homes built across the region

- Brownstones on the Canal
- Land's End on the Rideau
- South Branch Cove
- Mississippi Quays
- South Branch Pines
- Forests of South Gower
- Connell Farm
- Oxford Landing
- Village Walk in Manotick
- Qualicum Ridge
- Equinelle in Kemptville
- Hundreds of custom homes



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