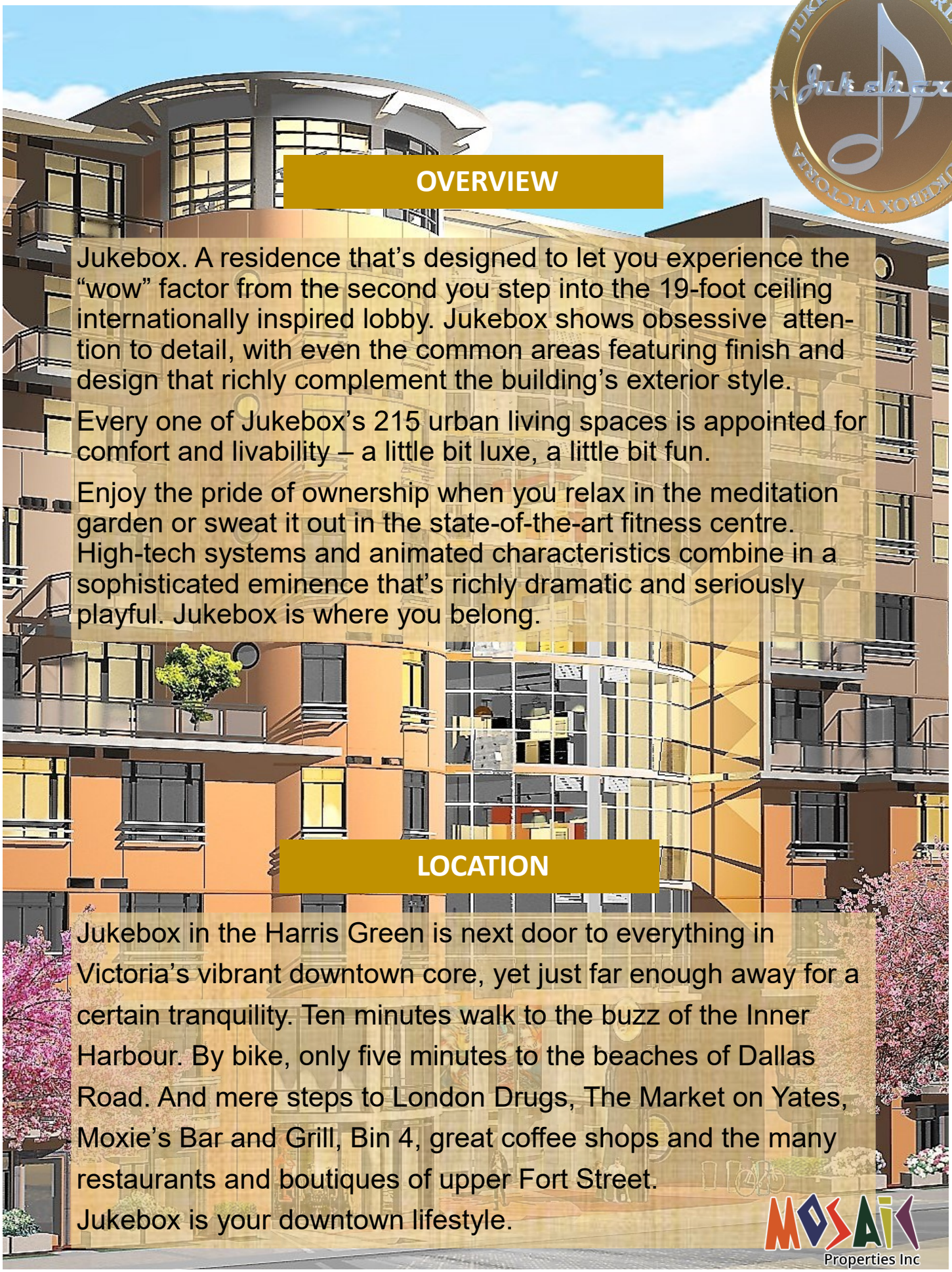


RESIDENCE AMENITIES AND FEATURES SHEET



OVERVIEW

Jukebox. A residence that's designed to let you experience the "wow" factor from the second you step into the 19-foot ceiling internationally inspired lobby. Jukebox shows obsessive attention to detail, with even the common areas featuring finish and design that richly complement the building's exterior style.

Every one of Jukebox's 215 urban living spaces is appointed for comfort and livability – a little bit luxe, a little bit fun.

Enjoy the pride of ownership when you relax in the meditation garden or sweat it out in the state-of-the-art fitness centre. High-tech systems and animated characteristics combine in a sophisticated eminence that's richly dramatic and seriously playful. Jukebox is where you belong.

LOCATION

Jukebox in the Harris Green is next door to everything in Victoria's vibrant downtown core, yet just far enough away for a certain tranquility. Ten minutes walk to the buzz of the Inner Harbour. By bike, only five minutes to the beaches of Dallas Road. And mere steps to London Drugs, The Market on Yates, Moxie's Bar and Grill, Bin 4, great coffee shops and the many restaurants and boutiques of upper Fort Street.

Jukebox is your downtown lifestyle.

MOSAIC Properties Inc

Jukebox

BUILDING FEATURES

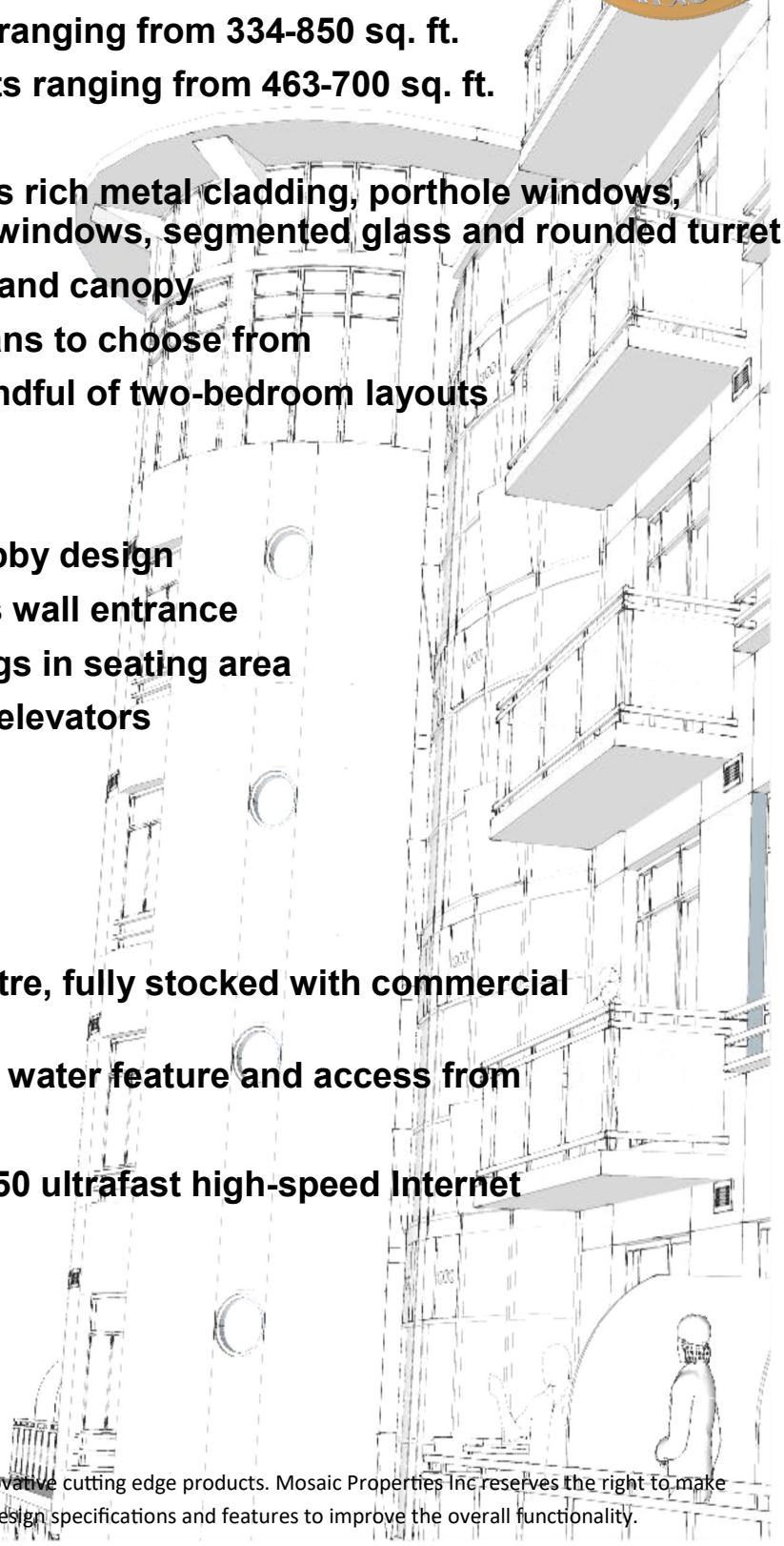
- 215 unique urban living spaces ranging from 334-850 sq. ft.
- 12 commercial ground floor units ranging from 463-700 sq. ft.
- 9-story building
- Modern exterior finishes such as rich metal cladding, porthole windows, coloured glass railings, curved windows, segmented glass and rounded turret
- Unique artistic themed signage and canopy
- Numerous selection of floor plans to choose from
- Studios, one-bedroom and a handful of two-bedroom layouts

LOBBY

- Internationally inspired hotel lobby design
- Nineteen-foot ceilings and glass wall entrance
- Fireplace and modern furnishings in seating area
- Three glass-walled, high-speed elevators

AMENITIES

- A nearly 2,000 sq. ft. fitness centre, fully stocked with commercial grade exercise equipment
- Outdoor meditation garden with water feature and access from fitness centre
- Shaw Cable's new Wide Open 150 ultrafast high-speed Internet
- Secure bike storage rooms
- Underground parking available
- Low strata fees



Mosaic Properties Inc is always striving to get the most innovative cutting edge products. Mosaic Properties Inc reserves the right to make changes and modifications to floor plans, project design specifications and features to improve the overall functionality.

Jukebox

RESIDENCE FEATURES

LIVING

- Average ceiling height of 10 feet
- Real hardwood is combined with elements of ceramic in all suite flooring
- Unique custom-made track lighting for Jukebox
- Ceiling mounted projectors that project your unit number on custom carpeting -- made expressly for Jukebox
- Exposed sprinkler pipes, spiral galvanized ducting, suspended track lights and a teak wood-blade ceiling fan all hang from the ceiling
- Separate Whirlpool washer and dryer units incorporate the latest ventless heat pump technology

BEDROOMS

- Two sliding glass doors offer bedroom access from both the hall and dining area
- Custom-built wardrobes exclusively for Jukebox
- Suspended platforms from the ceiling for additional storage
- Bedroom walls are ¾ height so the light pours in throughout the whole unit

KITCHEN

- Kitchens are fitted with GE Loft Series appliances
- Equipped with fridge, dishwasher, built-in convection oven, built-in microwave, glass cooktop and suspended range hood
- Craftsmanship and attention to detail is on display in kitchen fixtures by fluid™

BATHROOMS

- Bathrooms feature showers with solid quartz walls and rain shower heads
- Large linen cabinet for extra storage
- Craftsmanship and attention to detail is on display in bathroom fixtures by

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