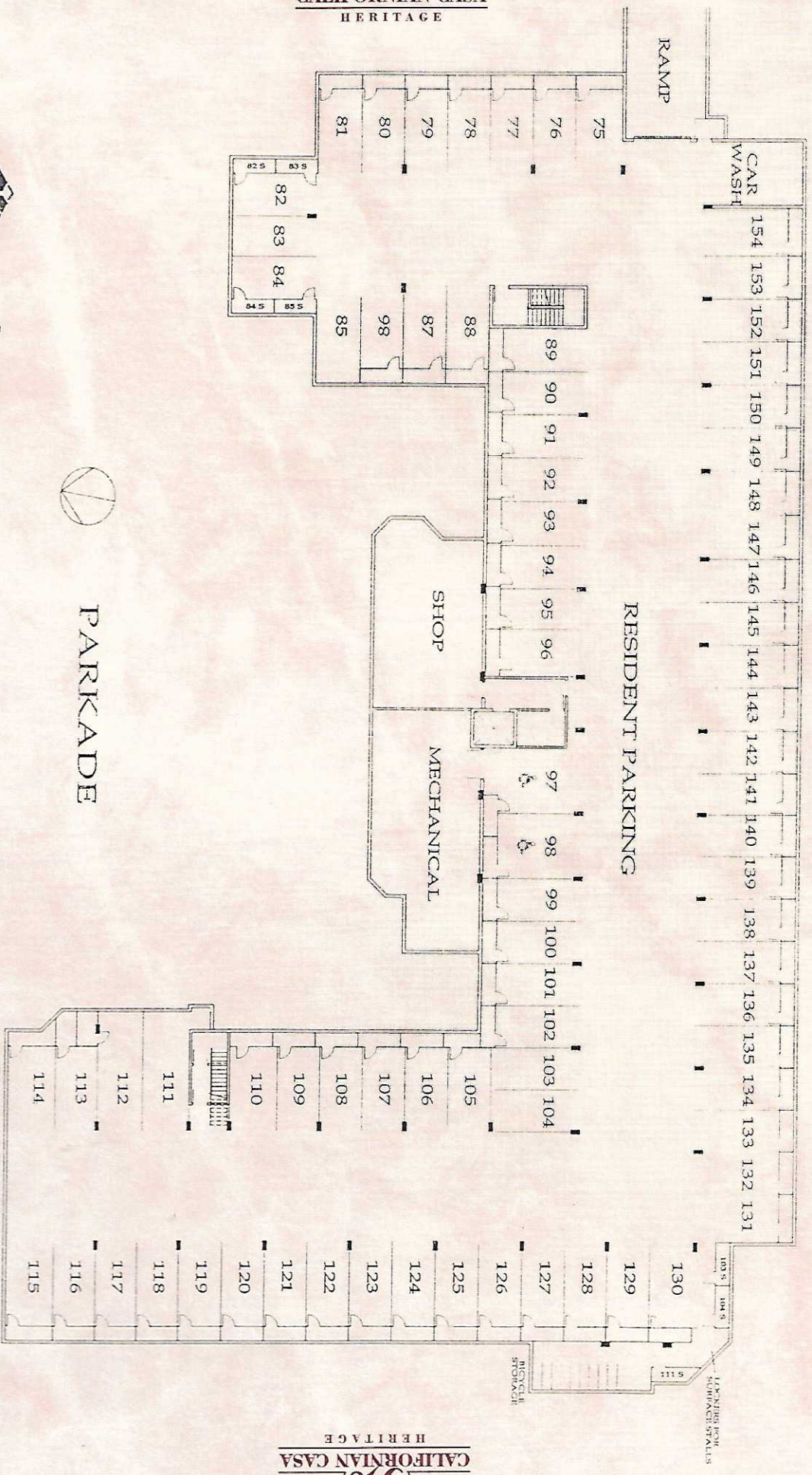
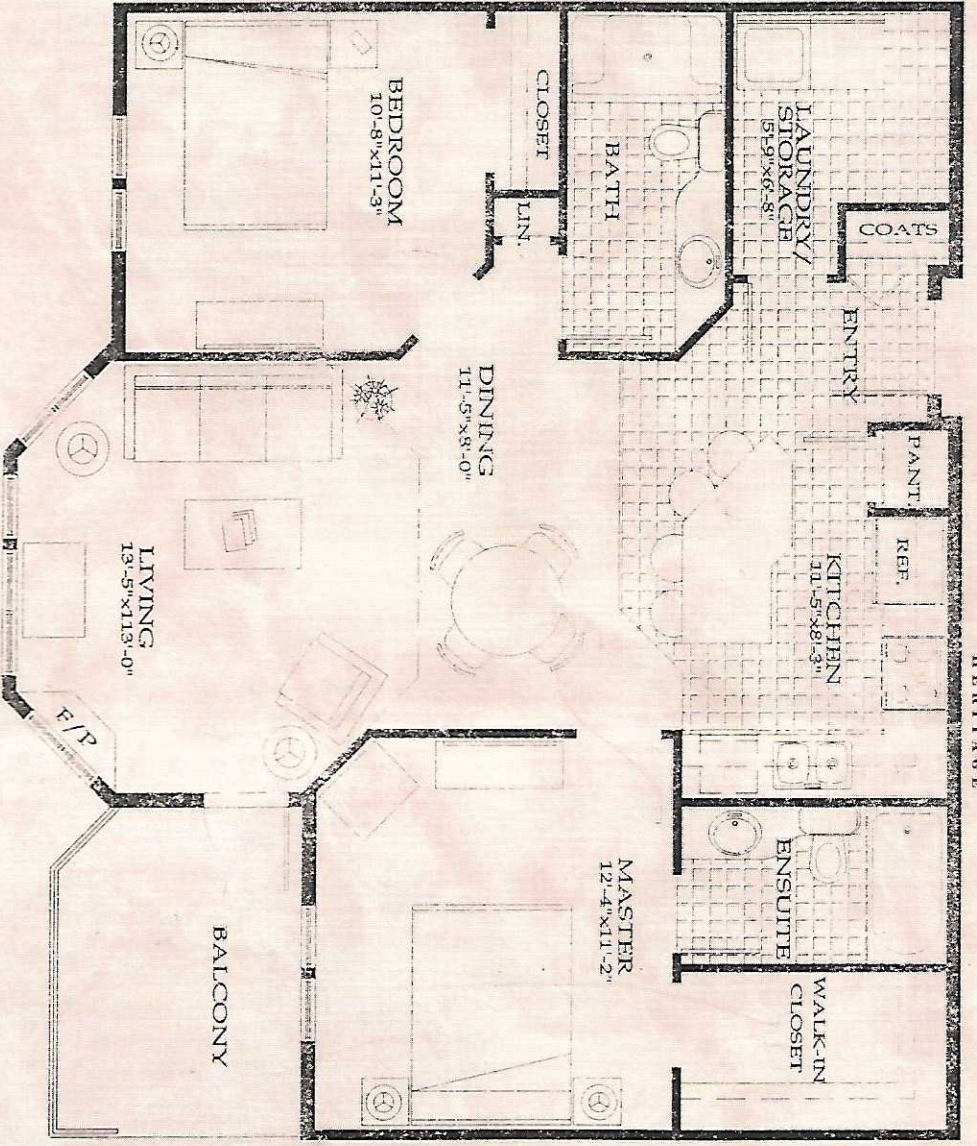




PARKADE



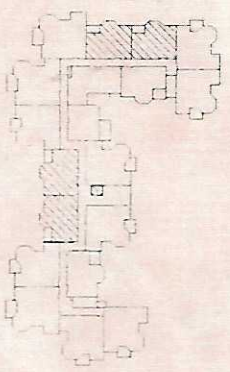




4
ABBEY LANE HOMES

Fourth floor living room with 11' ceiling
 Room dimensions are approximate only
 Floor areas shown may vary from
 actual construction units

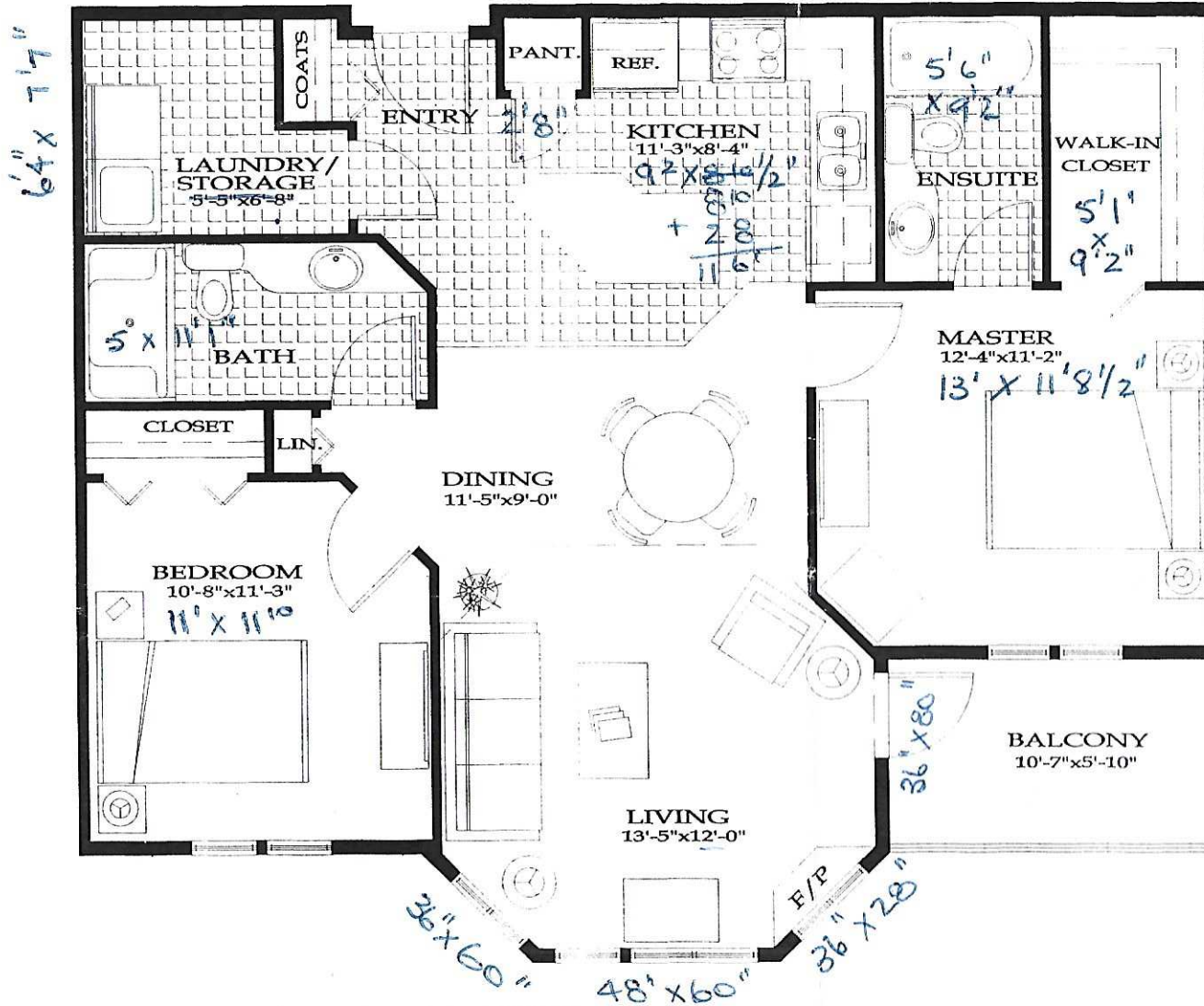
PROPOSED MONTHLY CONDO FEE: \$173
 Includes heat, water, gas, sewer, interior and exterior
 maintenance, parkade maintenance, grounds maintenance
 including lawn care & snow removal, common area
 insurance and a contribution to the condominium reserve fund.



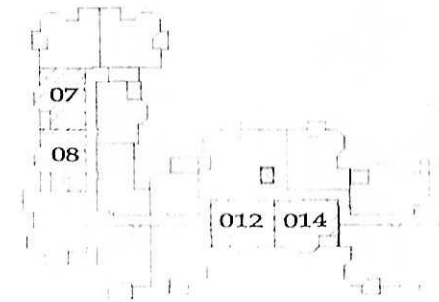
**EMERALD
 SUITES
 943 S.F.**



**EMERALD
SUITES**
07, 08, 012, 014
943 S.F



FOURTH FLOOR LIVING ROOM WITH 11' CEILING
ROOM DIMENSIONS ARE APPROXIMATE ONLY
FLOOR AREAS SHOWN MAY VARY FROM
ACTUAL CONSTRUCTION UNITS



californian Casa Heritage
2420 -108 Street T6J7J3



200, 10568 - 109 Street, Edmonton, Alberta T5H 3B2

Office: (780) 425-2884

Fax: (780) 425-2228

**WELCOME
TO
THE CALIFORNIAN CASA**

On behalf of our company, it gives me great pleasure to welcome you the Californian Casa.

We are proud that in today's competitive market you have selected an Abbey Lane Home.

Your new condominium home was months in the planning and building stage with many people involved. Confident that your new home was built using the finest materials available and meeting, and in most cases exceeding, all National and Local building codes, we now turn your condominium over to you with the firm knowledge that you are getting the finest home possible for your investment.

Your home requires a "Transition period". If properly maintained, this home will serve you and others who follow you for an unlimited number of years. Today, we will do the pre-occupancy inspection and repair any minor deficiencies as soon as possible. You should be aware that your condominium is backed by Abbey Lane Homes' One Year Warranty Program and by the New Home Warranty Program of Alberta for five years from the date of possession against structural situations.

In your "kit" we have included a six months and a one year service request form. After you have been in your home for six months and shortly before the expiry of your one year period please complete and return these forms to our office so we can attend to your concerns.

The Management and staff of Abbey Lane Homes sincerely hope that you will enjoy your new home and thank you for the privilege of being able to serve you.

Yours truly,
ABBEY LANE HOMES

Bruno Mastroprimiano
President
BM/amd

Abbey Lane Homes

Cordially invites you to join us

In Opening the show suite at the

Californian Casa

Wednesday, December 1st, 2002

Drop in between

7:00p.m. and 9:00 p.m.

**#105 2420 - 108 Street
Edmonton, AB**

*This is our opportunity to share the joyous season with those we
have worked with and to present you with a traditional
Christmas Gift*

*All of us here at Abbey Lane Homes wish you and your families a joyous
Holiday Season, Good Health and Happiness for the coming year!*

*Bruno and Rhonda Mastroprimano
Anne, Nadia, Karey & Allin*



THE CALIFORNIAN CASA HERITAGE

Elegant Living Features

- 24 Hour State-of-the-art Video Camera security at front entrance allows you to view callers through a stand-alone monitor and handset
- Hallways and common areas are pressurized and air conditioned
- Convenient garbage disposal room on each floor
- Well appointed furnished two-storey lobby
- Convenient, central elevator access
- Central in-building mail delivery
- In-floor hot water heating
- Open design floor plans from 695 square feet to 1,262 square feet
- Upgraded low-e windows
- Corner gas fireplace completed with mantle and tiled surround
- Master bedroom with 4 piece ensuite c/w medicine cabinet
- Second bathroom c/w five foot shower, by-pass doors and seat
- Banjo counter tops in bathrooms with full width mirrors.
- Spacious contemporary kitchen design with pantry with opaque glass french door and island
- Your choice of oak or white cabinets
- Kitchen features include: 21 cu. ft. frost free refrigerator, 30" self clean range, built-in dishwasher, double bowl stainless steel sink with garburator, built-in microwave/hood
- Posi Form kitchen countertops with ceramic tile to upper cabinets
- Full size in-suite laundry room with side-by-side washer and dryer.
- Telephone and cable jacks are provided in each bedroom, living room and den
- Large private balconies and main floor patios with gas barbecue outlet
- Suite entry doors have wide angle viewers and dead bolts
- Main floor suites are roughed in for future security system
- Fourth floor suites have 11' ceiling in living room c/w transom windows
- Generous sized balconies with tempered glass panel railings, maintenance free deck surfaces, exterior lighting and power plus natural gas barbecue hookups

- White classique style finishing throughout suite with raised panel doors, polished pewter hardware and levered door handles

Underground Amenities

- Secure, heated underground parkade is bright and well lit
- Secure, heated underground drywalled storage adjacent to parking stall
- Underground heated car wash bay
- Underground heated handyman's workshop

Common Area Amenities

- Large Social Room with kitchenette & washroom
- Fitness room with treadmills, stationary bicycle and free weights
- Furnished Guest Suite with private bath for your guests
- Extensive soundproofing throughout
- Fire suppression sprinklers throughout
- Extensively landscaped with mature trees and shrubs

Product Selections

Complimentary design and color coordination services provided. Customer selects carpet, linoleum, countertop laminate, ceramic tile and oak or white cabinets to customize your home.

Condo Fees

Condominium fees include heat, water, gas, sewer, interior and exterior building maintenance, parkade maintenance, all grounds maintenance including lawn care and snow removal, common area insurance, and a contribution to the condominium reserve fund.

THE CALIFORNIAN CASA HERITAGE 25 Avenue & 109 Street

Condominium Living

is fast becoming the lifestyle of choice for many Edmontonians. This is evident by the number of condominium properties available.

Choosing the right one isn't always easy. Location, design and craftsmanship are important considerations when choosing your new home. These concerns have been well contemplated in the development of The Californian Casa.

Great Location

Enjoy the new Safeway right across the street, retail, banks, restaurants, South Edmonton Common and theatres nearby. Welcome the bus located just outside the front door to take you wherever you please. If you wish, you can luxuriate in the facilities offered at The William Lutsky YMCA just down the street.

Award Winning Abbey Lane Homes is highly regarded within the new home building industry. As one of three builders chosen to build in the River Valley 12 years ago when the City re-allowed development, Abbey Lane Homes' Rossdale Estates went on to win not only an Edmonton SAM award but a National Award as well. What's more, The Californian projects in Terra Rosa, Westmount and Capilano have all been award-winning.

Abbey Lane Homes Listens.

Recent customer surveys completed by previous buyers have helped us make what's great even better. With recommendations from our homeowners, we've improved The Californian by offering where possible, kitchen windows, kitchen pantry's with opaque glass french doors, large eat-at islands, larger laundry/storage rooms, five foot showers, a handyman's room and more!

Inspired Lifestyle

The gracious Social Room located on the main floor will be a place where you can mingle with friends and neighbours and entertain large groups effortlessly. Residents join in on weekly coffee parties, monthly celebrations such as pot-lucks and barbeques and other such events that brings the whole community together.

Tired of paying that monthly fee to a fitness centre? Delight in your very own Fitness Room also located on the main floor across from the lobby area. Look forward to overnight guests by reserving the Guest Suite complete with private bath and hotel-like atmosphere. Think you'll miss your garage? Bet you won't. The underground, heated parkade boasts a heated slab driveway, car wash bay and secure drywall storage instead of typical chain-link fencing. Enjoy the Handyman's Shop where you can still fix and putter to your heart's content.

Choose from 695 sq. ft. to 1262 sq. ft., 1 bedroom, 1 bedroom plus den, 2 bedrooms and 2 bedroom plus den designs. Incentive pricing from \$104,900!

Choose Now...Best Location,
Best Parking, Best Price.

SALES CENTRE
OPEN DAILY 1-5 P.M.
OR BY APPOINTMENT ANYTIME

Call Karey Lear
REALTY LTD.
975-8866