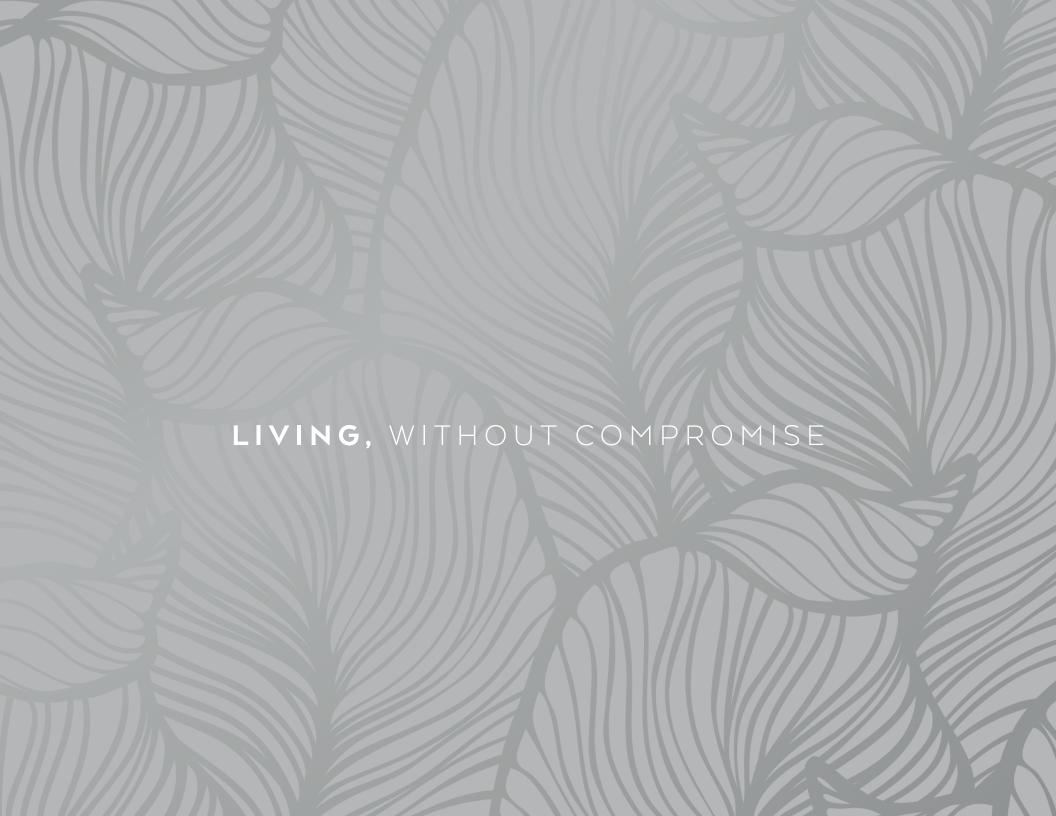
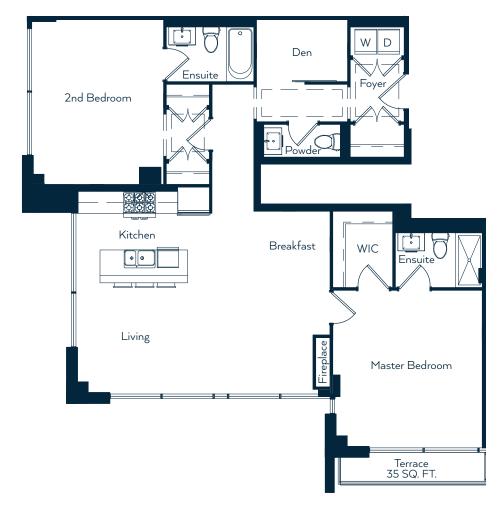
# INSIGNIA PRIVATE RESIDENCES AT SIXTEEN MILE CREEK FLOOR PLANS

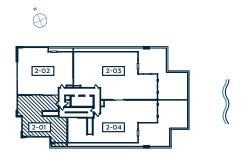




# THE ST. HELENA

At the heart of Napa Valley lies the town of St. Helena. Known affectionately as Napa Valley's Main Street, St. Helena brings all the region's pleasures together in one location. Gather with family and friends in The St. Helena suite's spacious living room. Enjoy spectacular views from your very own south-facing terrace. Live the life you want in The St. Helena.



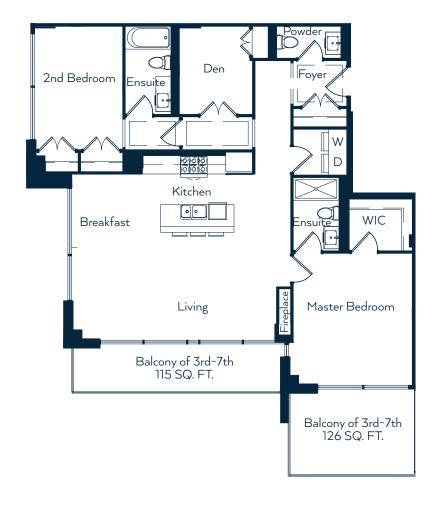


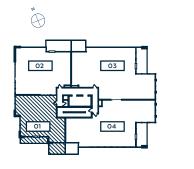
2 BEDROOM / DEN / 2.5 BATHROOM 1,271 SQ. FT. + TERRACE - 35 SQ. FT.

| "  |
|----|
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| 3" |
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# THE SIERRA

As one of California's northernmost wine regions, the Sierra Foothills are home to a select group of boutique wineries. The Sierra suite at The Insignia draws inspiration from the independent winemakers of the Sierra Foothills. Inspired by the same commitment to excellence and original thinking that drives the Sierra Foothills' most cherished boutique winegrowers, this luxury residence is a unique work of residential art. From the walk-in closets to the walk-out terrace, every inch of The Sierra has been engineered to create a character as distinct as the winemakers who inspired it.





2 BEDROOM / DEN / 2.5 BATHROOM 1,330 SQ. FT. + BALCONY 1 & 2 - 241 SQ. FT.

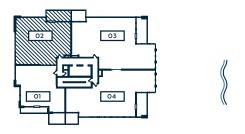
| Living      | 23' 9" | Х | 12′ 5″ |
|-------------|--------|---|--------|
| Kitchen     | 12' O" | X | 7'8"   |
| Breakfast   | 7'8"   | X | 8' O"  |
| Master      | 13' 6" | x | 14' 5" |
| 2nd Bedroom | 9'7"   | x | 13' 5" |
| Den         | 8' O"  | × | 9'7"   |
|             |        |   |        |

## THE TAPLIN

Taplin Road is the physical manifestation of the road less travelled. Meandering between the Silverado Trail and Spring Valley, Taplin Road was built with the freedom-seeker in mind. The Taplin suite at The Insignia, combines the same independent streak embodied by its Northern California namesake with a refined urban experience – the hallmark of The Insignia Private Residences. Live in this incredible northwest-facing suite and soak up the spirit of Northern California from the comfort of your own home.



FLOOR 2 / UNIT 2-02



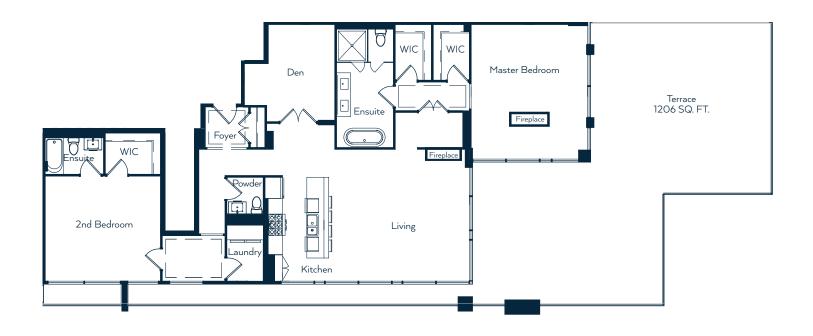


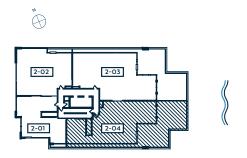
#### 2 BEDROOM / DEN / 2.5 BATHROOM 1,706 SQ. FT. + BALCONY - 191 SQ. FT.

| Living      | 16' 4"  | х | 19'8"  |
|-------------|---------|---|--------|
| Kitchen     | 13' 6"  | x | 7'8"   |
| Dining      | 13'7"   | X | 13' 7" |
| Master      | 15' 9"  | X | 14' O" |
| 2nd Bedroom | 15' 11" | X | 12' O" |
| Den         | 12' 4"  | X | 9'2"   |

# THE MONTEREY

The Monterey suite draws inspiration from one of California's most sought-after oceanside communities. Recognized for its purity and balance, this west coast favourite is the perfect pseudonym for this southeast-facing unit. The suite's two bedrooms are separated by a thoughtfully designed living space and the expansive balcony; featuring views of the lake and surrounding area help to bring a measure of balance to the space – inside and out.



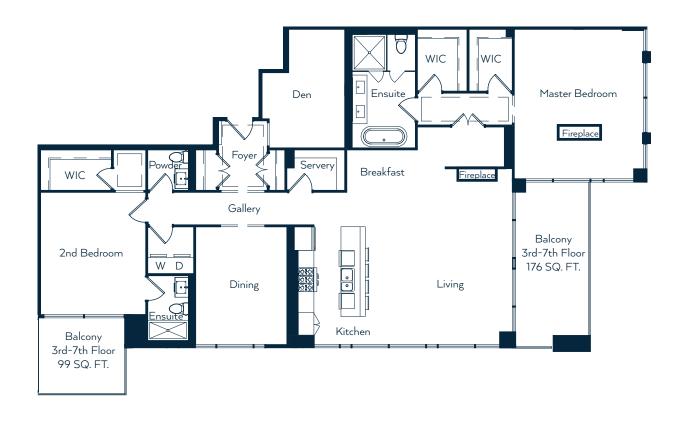


2 BEDROOM / DEN / 2.5 BATHROOM 1,957 SQ. FT. + TERRACE - 1,206 SQ. FT.

| Living      | 19' 11" | x | 18' 1" |
|-------------|---------|---|--------|
| Kitchen     | 7'8"    | X | 14' 3" |
| Master      | 15'11"  | x | 18' 5" |
| 2nd Bedroom | 15' 9"  | x | 14' 5" |
| Den         | 12' 5"  | X | 13' 4" |

## THE THOMAN

The highway that cuts between St. Helena and Thoman, California offers a glimpse into the engine that fuels this region's economy. To the people of Thoman, the fruit grown along this stretch of road remains an enduring signifier of wealth and prosperity. The grapes that grow along this route are a physical representation of hard work; and, a commitment to excellence in their chosen craft. Inspired by those who look beyond the vine, The Thoman at The Insignia Private Residences represents more than the sum of its parts. Two spacious bedrooms, two and a half baths, and a standalone den, combine to form a first class living space. But, the real lure here is in knowing that you live in one of the most elegant and exclusive living spaces Oakville has to offer.



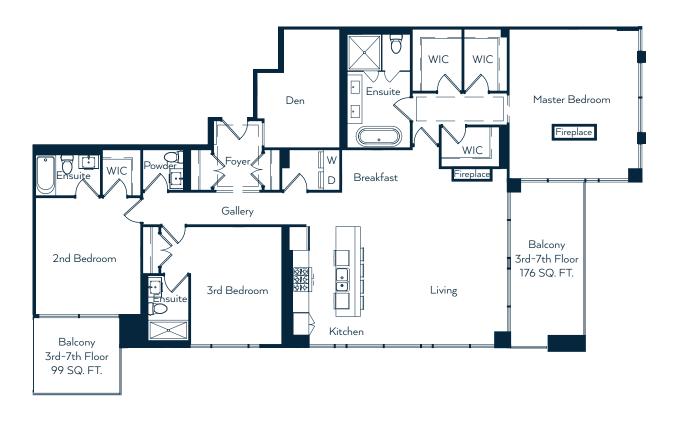




| Living      | 18' ' | 9" x  | 21' 8"  |
|-------------|-------|-------|---------|
| Kitchen     | 14'   | 6" x  | 7'8"    |
| Breakfast   | 8' 8  | 8" x  | 9' 3"   |
| Dining      | 11'   | 3" x  | 14' 6"  |
| Master      | 15'   | 11" x | 18' 5"  |
| 2nd Bedroom | 15'   | 1" x  | 12' 11" |
| Den         | 10'   | 5" ×  | 14' 7"  |

## THE THOMAN OPTION

The highway that cuts between St. Helena and Thoman, California offers a glimpse into the engine that fuels this region's economy. To the people of Thoman, the fruit grown along this stretch of road remains an enduring signifier of wealth and prosperity. The grapes that grow along this route are a physical representation of hard work; and, a commitment to excellence in their chosen craft. Inspired by those who look beyond the vine, The Thoman at The Insignia Private Residences represents more than the sum of its parts. Three spacious bedrooms, three and a half baths, and a standalone den. combine to form a first class living space. But, the real lure here is in knowing that you live in one of the most elegant and exclusive living spaces Oakville has to offer.



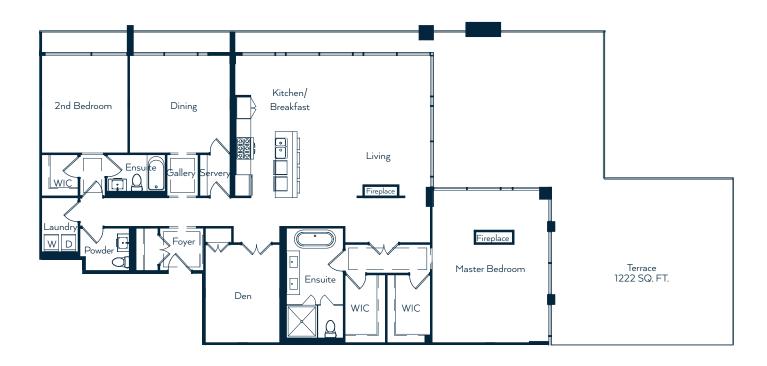


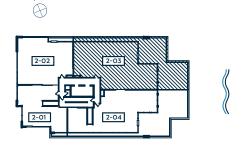


| Living      | 18' | 9"  | x | 21' | 8" |
|-------------|-----|-----|---|-----|----|
| Kitchen     | 14' | 6"  | х | 7'  | 8" |
| Breakfast   | 8'  | 8"  | х | 9'  | 3" |
| Master      | 15' | 11" | х | 18' | 5" |
| 2nd Bedroom | 12' | 11" | х | 14' | 5" |
| 3rd Bedroom | 11' | 3"  | х | 14' | 6" |
| Den         | 10' | 5"  | х | 14' | 7" |
|             |     |     |   |     |    |

# THE RUTHERFORD

Since its first harvest in 1966, the Rutherford-based Robert Mondavi Winery has emerged as an enduring signifier of excellence in winemaking. During the second half of the twentieth century, Mondavi pioneered a number of innovative techniques which helped to firmly establish this region as one of the most sought after winegrowing destinations in the world. This stylish yet sophisticated northeast-facing suite draws inspiration from Mondavi's unwavering desire to push beyond the conventional to achieve something truly exceptional.



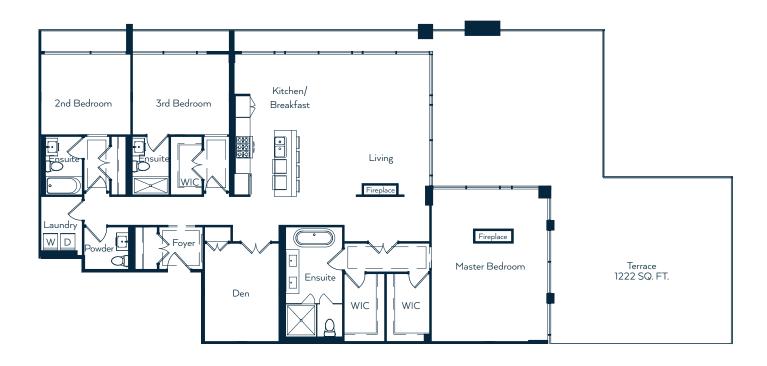


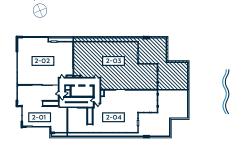
2 BEDROOM / DEN / DINING / 2.5 BATHROOM 2,285 SQ. FT. + TERRACE - 1,222 SQ. FT.

| Living            | 18' 11" | х | 19' 3"  |
|-------------------|---------|---|---------|
| Kitchen/Breakfast | 7'8"    | х | 19' 6"  |
| Dining            | 13' 9"  | х | 13' 4"  |
| Master            | 15' 11" | × | 20' 10" |
| 2nd Bedroom       | 11' 9"  | х | 13' 4"  |
| Den               | 10'2"   | х | 13' 5"  |

# THE RUTHERFORD OPTION

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## 3 BEDROOM / DEN / 3.5 BATHROOM

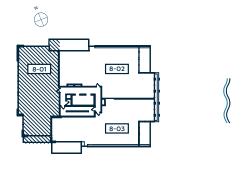
2,285 SQ. FT. + TERRACE - 1,222 SQ. FT. PLAN ROTATED TO ACCOMODATE SCALE-NORTH ARROW INCLUDED TO DEMONSTRATE ORIENTATION

| Living            | 18' 11" | х | 19' 3"  |
|-------------------|---------|---|---------|
| Kitchen/Breakfast | 7'8"    | Х | 19' 6"  |
| Master            | 15' 11" | х | 20' 10" |
| 2nd Bedroom       | 11' O"  | Х | 12' 4"  |
| 3rd Bedroom       | 13' 3"  | х | 11' O"  |
| Den               | 10'2"   | х | 13' 5"  |

# THE BEAULIEU

The name comes from the French phrase *Quel beau lieu* or *What a beautiful place*. Legend has it that as early as 1900, landowner Fernande de Latour used these words to describe a 4-acre plot of land that would later become one of Napa Valley's largest and most successful producers of wine. The spirit of de Latour's gesture carries over into The Beaulieu suite at The Insignia Private Residences. This west-facing suite includes two masterfully designed bedrooms, two and a half baths, a spacious den, and a pair of balconies that have been engineered to impress. Quel beau lieu, indeed.





LOWER PENTHOUSE 2 BEDROOM / DEN / DINING / 2.5 BATHROOM 2,363 SQ. FT. + BALCONY 1 & 2 - 190 SQ. FT.

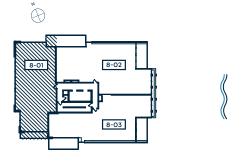
| Living      | 19' | 3"  | х | 16' | 2"  |
|-------------|-----|-----|---|-----|-----|
| Kitchen     | 19' | 3"  | х | 7'  | 8"  |
| Breakfast   | 19' | 3"  | х | 9'  | 0"  |
| Dining      | 12' | 7"  | х | 14' | 3"  |
| Master      | 15' | 10" | х | 22' | 11" |
| 2nd Bedroom | 11' | 0"  | х | 14' | 3"  |
| Den         | 11' | 10" | х | 8'  | 8"  |

Plan rotated to accomodate scale. North arrow included to demonstrate orientation.

# THE BEAULIEU OPTION

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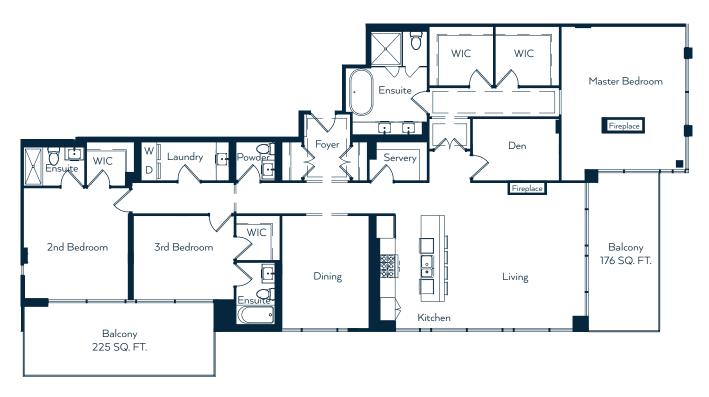
### LOWER PENTHOUSE 3 BEDROOM / DEN / LIBRARY /3.5 BATHROOM 2,363 SQ. FT. + BALCONY 1 & 2 - 190 SQ. FT.

| Living      | 19' 3"  | x   | 16'2"   |
|-------------|---------|-----|---------|
| Kitchen     | 19' 3"  | Х   | 7'8"    |
| Breakfast   | 19' 3"  | Х   | 9' 0"   |
| Master      | 15' 10' | , x | 22' 11" |
| 2nd Bedroom | 12' 7"  | Х   | 14' 3"  |
| 3rd Bedroom | 11' O"  | Х   | 12' O"  |
| Den         | 11' 10' | " x | 8' 8"   |

Plan rotated to accomodate scale. North arrow included to demonstrate orientation.

## THE NAPA

The Napa River zigs and zags its way through Oakville County breathing life into the many vineyards that hug along the water's edge. The Napa flows north to south, from the mountains upstream to the mouth of San Pablo Bay and the Pacific Ocean below. From here, a world of opportunity awaits. The Napa suite at The Insignia Private Residences makes the most of The Insignia's riverside location with sweeping views of the Sixteen Mile Creek as it pushes its way downstream toward Lake Ontario. This south-facing suite is perfect for those who wish to combine elegant modern living with just the right amount of all-natural beauty.



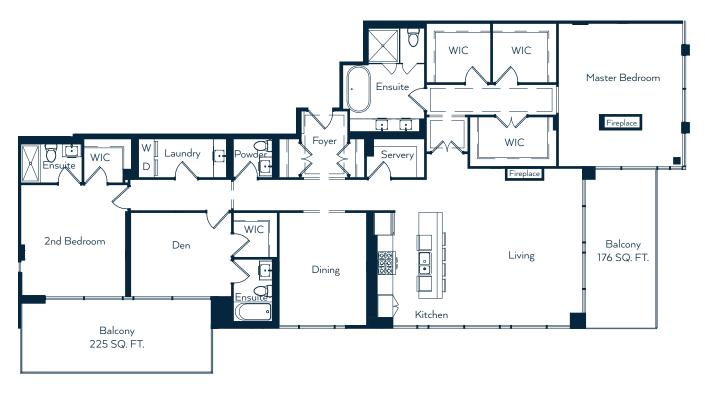


### LOWER PENTHOUSE 3 BEDROOM / DEN / DINING / 3.5 BATHROOM 2,438 SQ. FT. + BALCONY 1 & 2 - 401 SQ. FT.

| Living      | 18′ | 9"  | X | 18' 9"  |
|-------------|-----|-----|---|---------|
| Kitchen     | 7'  | 8"  | х | 14' 6"  |
| Dining      | 11' | 3"  | х | 14' 6"  |
| Master      | 16' | 0"  | х | 18' 5"  |
| 2nd Bedroom | 13' | 4"  | х | 14' 5"  |
| 3rd Bedroom | 12' | 11" | х | 10' 10" |
| Den         | 11' | 2"  | х | 8' O"   |
|             |     |     |   |         |

## THE NAPA OPTION

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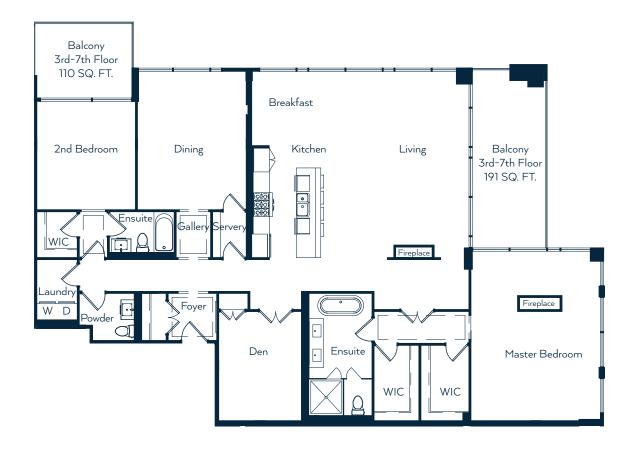


LOWER PENTHOUSE 2 BEDROOM / DEN / DINING / 2.5 BATHROOM 2,438 SQ. FT. + BALCONY 1 & 2 - 401 SQ. FT.

| Living      | 18' 9"  | х | 20' 2"  |
|-------------|---------|---|---------|
| Kitchen     | 7'8"    | Х | 14' 6"  |
| Dining      | 11' 3"  | Х | 14' 6"  |
| Master      | 16' O"  | Х | 18' 5"  |
| 2nd Bedroom | 13' 6"  | Х | 14' 5"  |
| Den         | 12' 11" | Х | 10' 10" |
|             |         |   |         |

## THE BERINGER

The Beringers' story is that of the American Dream come to life. Tempted by the opportunities in the new world, Jacob Beringer sailed from his home in Mainz, Germany to New York in 1868. After a brief stay on America's east coast, Beringer ventured across the continent to Napa Valley in search of a place where he could build a vast vineyard. Here, Jacob and his brother Frederick purchased 215 acres of land. Together, the two worked tirelessly to transform this bit of California wilderness into a neatly cropped garden suitable for cultivating grapes. In 1875, the Beringer brothers established one of the first wineries in Napa Valley. For those who chose to dream - and to dream big - there is The Beringer at The Insignia Private Residences.







| Living      | 18' 11" | x | 22' 11" |
|-------------|---------|---|---------|
| Kitchen     | 13' 6"  | Х | 7'8"    |
| Breakfast   | 8' 1"   | Х | 9'2"    |
| Dining      | 13' 5"  | Х | 17' O"  |
| Master      | 15' 11" | Х | 20' 10" |
| 2nd Bedroom | 12'2"   | Х | 13' 4"  |
| Den         | 10'2"   | Х | 13' 5"  |

## THE BERINGER OPTION

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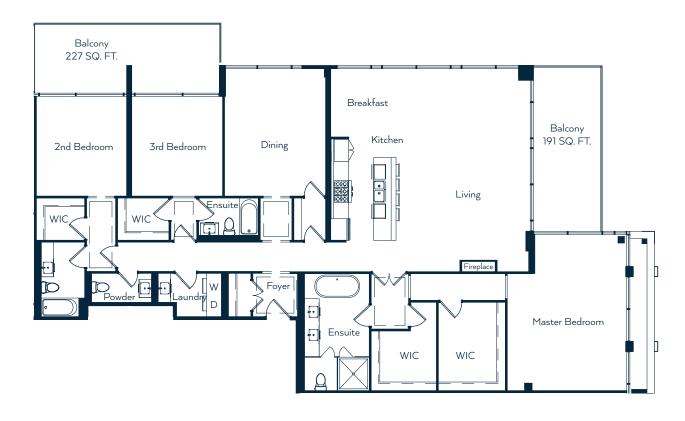


#### 3 BEDROOM / DEN / 3.5 BATHROOM 2,439 SQ. FT. + BALCONY 1 & 2 - 301 SQ. FT.

| Living      | 18' 11" | х | 22' | 11" |
|-------------|---------|---|-----|-----|
| Kitchen     | 13' 6"  | х | 7'  | 8"  |
| Breakfast   | 8' 1"   | х | 9'  | 2"  |
| Master      | 15' 11" | × | 20' | 10" |
| 2nd Bedroom | 12'2"   | × | 11' | 0"  |
| 3rd Bedroom | 13' 5"  | х | 14' | 8"  |
| Den         | 10'2"   | Х | 13' | 5"  |
|             |         |   |     |     |

# THE PHELPS

The Phelps at The Insignia Private Residences borrows its name from one of Napa Valley's most revered winegrowers. Built on a sprawling 670-acre Oakville County estate, this vineyard has long been dedicated to producing wines celebrated for their character, quality and significance. The Phelps suite at The Insignia is no exception. Built to the same standards embodied by its namesake, The Phelps suite exemplifies the kind of exceptional quality and distinctive character you've come to expect from The Insignia Private Residences.



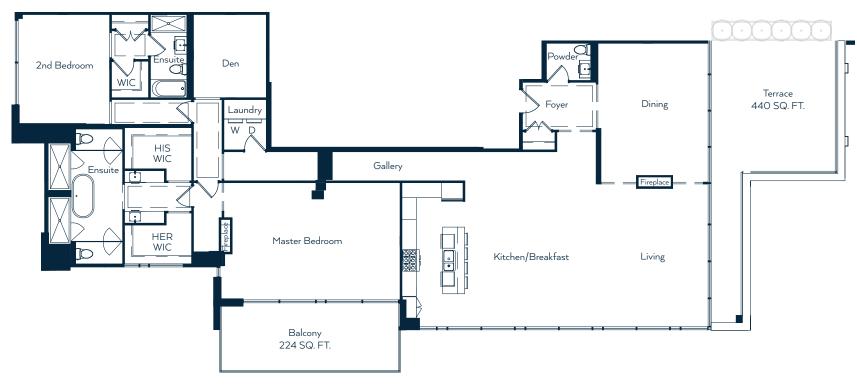


LOWER PENTHOUSE 3 BEDROOM / DINING / 3.5 BATHROOM 2,742 SQ. FT. + BALCONY 1 & 2 - 418 SQ. FT.

| Living      | 18' | 11" | Х | 21' | 9"  |
|-------------|-----|-----|---|-----|-----|
| Kitchen     | 13' | 6"  | X | 7'  | 8"  |
| Breakfast   | 9'  | 3"  | X | 9'  | 4"  |
| Dining      | 13' | 7"  | × | 17' | 0"  |
| Master      | 16' | 0"  | X | 20' | 10" |
| 2nd Bedroom | 12' | 1"  | X | 13' | 4"  |
| 3rd Bedroom | 12' | 2"  | × | 13' | 4"  |
|             |     |     |   |     |     |

# THE SONOMA

Considered by many to be the birthplace of winemaking in California, Sonoma is renowned for an eclectic blend of wine, art and culture. The wide sweeping river valleys and vast mountain ranges of Sonoma make for a picture perfect retreat from the frenetic pace of everyday life. Featuring brilliant panoramic lake views and one of the grandest, most awe-inspiring layout of all the suites here at The Insignia, this top floor penthouse suite is every bit as impressive as its namesake.





#### PENTHOUSE

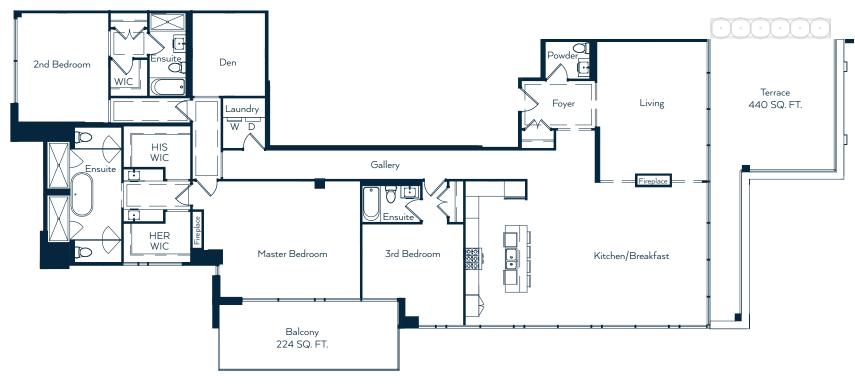
2 BEDROOM / DEN / DINING / 2.5 BATHROOM 2,968 SQ. FT. + BALCONY - 224 SQ. FT.

+ TERRACE - 440 SQ. FT.

| Living            | 20' 5" | X | 19' 9"  |
|-------------------|--------|---|---------|
| Kitchen/Breakfast | 21' 6" | x | 19' 9"  |
| Dining            | 15' O" | X | 18' 10" |
| Master            | 24'8"  | x | 16' 1"  |
| 2nd Bedroom       | 12' 6" | X | 15' 3"  |
| Den               | 10' 0" | x | 11'8"   |

# THE SONOMA OPTION

Considered by many to be the birthplace of winemaking in California, Sonoma is renowned for an eclectic blend of wine, art and culture. The wide sweeping river valleys and vast mountain ranges of Sonoma make for a picture perfect retreat from the frenetic pace of everyday life. Featuring brilliant panoramic lake views and one of the grandest, most awe-inspiring layout of all the suites here at The Insignia, this top floor penthouse suite is every bit as impressive as its namesake.





#### PENTHOUSE

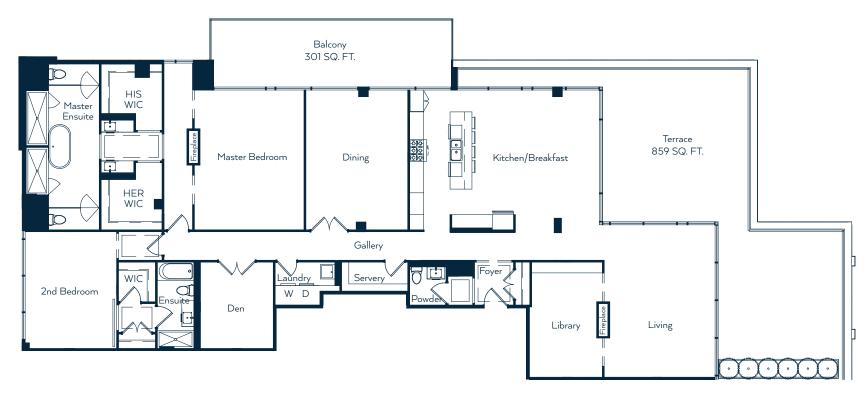
3 BEDROOM / DEN / 3.5 BATHROOM 2,968 SQ. FT. + BALCONY - 224 SQ. FT.

+ TERRACE - 440 SQ. FT.

| Living            | 15' 1"  | X | 19' 0"  |
|-------------------|---------|---|---------|
| Kitchen/Breakfast | 33' 1"  | X | 19' 9"  |
| Master            | 21' 6"  | X | 16' 1"  |
| 2nd Bedroom       | 12' 6"  | X | 15' 3"  |
| 3rd Bedroom       | 13' 11" | X | 13' 10" |
| Den               | 10' 0"  | х | 11'8"   |

# THE CASTLE

Few residences anywhere rival the grandest estate in Oakville County. Towering above the grapevines on its very own 30-acre estate is a replica of a 13th century castle called Castello di Amorosa. This Castle of Love is an architectural marvel. Featuring over 8,000 tons of hand-squared stone spread across 107 rooms, the Oakville County estate is quite literally fit for a King. Drawing inspiration from the Castello di Amorosa, The Castle suite at The Insignia is as grand as it gets – a palatial estate fit for the 21st century.





#### **PENTHOUSE**

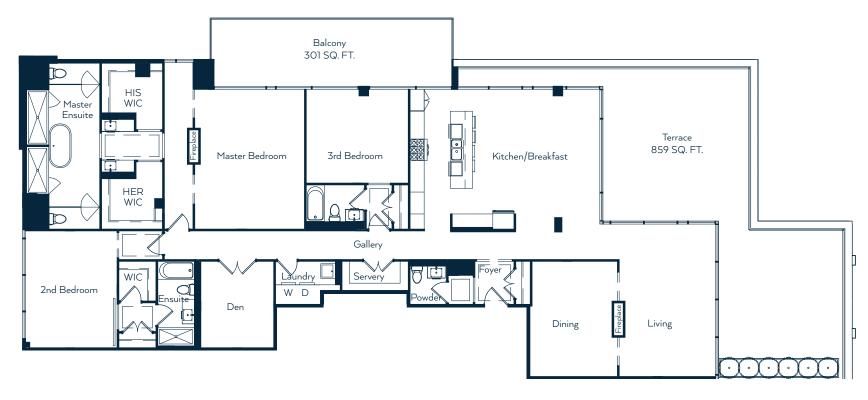
2 BEDROOM / DEN / DINING/ LIBRARY /2.5 BATHROOM 3,117 SQ. FT. + BALCONY - 301 SQ. FT.

+ TERRACE - 859 SQ. FT.

| Living            | 15'2"  | Х | 20' 10" |
|-------------------|--------|---|---------|
| Kitchen/Breakfast | 26' 0" | Х | 19' 6"  |
| Dining            | 14' 0" | х | 19'2"   |
| Master            | 19'2"  | Х | 19'2"   |
| 2nd Bedroom       | 12' 6" | Х | 16' O"  |
| Library           | 10' 0" | х | 15' 9"  |
| Den               | 10'0"  | х | 11' 10" |

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Few residences anywhere rival the grandest estate in Oakville County. Towering above the grapevines on its very own 30-acre estate is a replica of a 13th century castle called Castello di Amorosa. This Castle of Love is an architectural marvel. Featuring over 8,000 tons of hand-squared stone spread across 107 rooms, the Oakville County estate is quite literally fit for a King. Drawing inspiration from the Castello di Amorosa, The Castle suite at The Insignia is as grand as it gets – a palatial estate fit for the 21st century.





#### PENTHOUSE

3 BEDROOM / DEN / DINING / 3.5 BATHROOM 3,117 SQ. FT. + BALCONY - 301 SQ. FT.

+ TERRACE - 859 SQ. FT.

| Living            | 13' 2" | Х | 20' 10" |
|-------------------|--------|---|---------|
| Kitchen/Breakfast | 26' 0" | Х | 19' 6"  |
| Master            | 19' 2" | х | 19' 2"  |
| Dining            | 12' O" | Х | 15' 9"  |
| 2nd Bedroom       | 12' 6" | Х | 16' O"  |
| 3rd Bedroom       | 14' 0" | х | 12' 10" |
| Den               | 10' 0" | х | 11' 10" |



## PRIVATE RESIDENCES

AT SIXTEEN MILE CREEK

Sales Centre: 229 Lakeshore Road East, Oakville, ON L2J 1J2

Residence: 70 Old Mill Road. Oakville. ON L6J 7W3

www.theinsignia.ca



For more information, please contact:

Cindy Avis, Broker, Cindy Avis Team | P 905.338.9000 | E cindy@avisteam.com



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