

The Woodsworth



452

The Woodsworth Facing South on Richmond Street West

Rising just west of Spadina Avenue on Richmond Street West, this tall thin tower of 17 storeys represents the best of modern architecture and design. The Woodsworth is set to rise in a central location that's hard to beat.



The Woodsworth on Richmond Street West

It will be nestled in the King West district surrounded by restaurants, bars, shopping and great amenities. Also a short walk to the business district and UofT. Only 124 homes will be housed in this one of a kind development icon.





The Terrace Suites at The Woodworth



The Lobby at The Woodworth



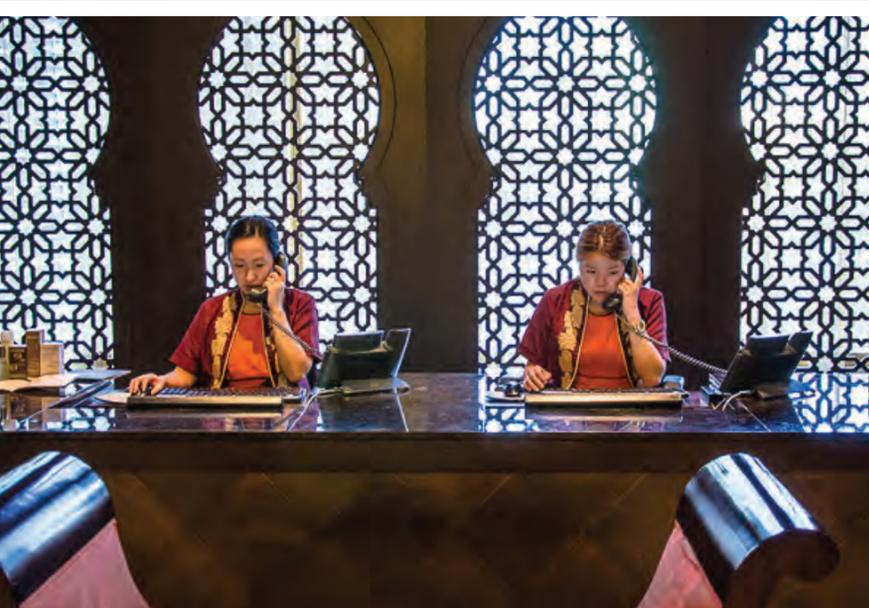
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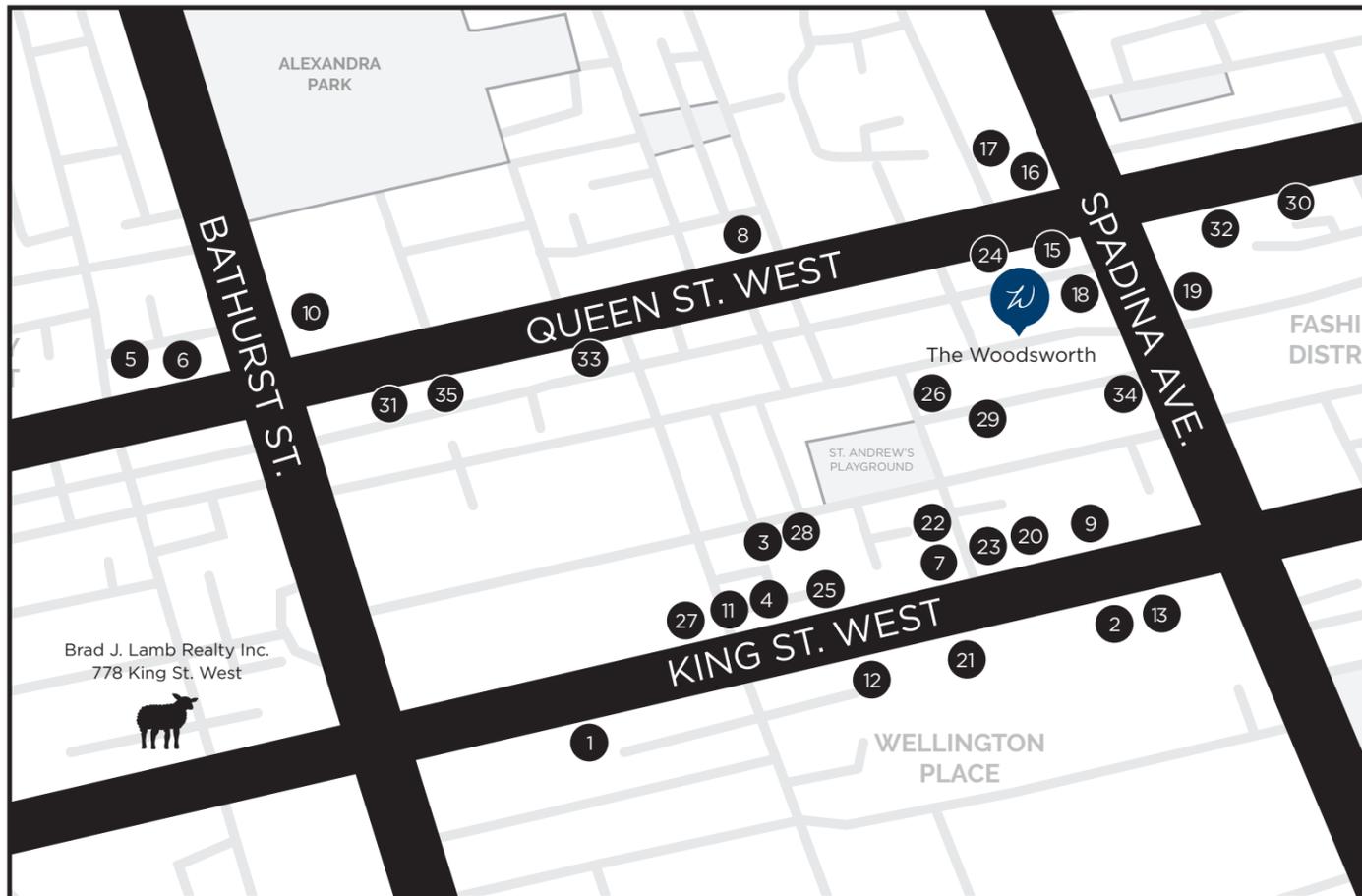


INTERIORS
NOV 2011
THE FASHION BOOK





NEIGHBOURHOOD GUIDE



ART | ENTERTAINMENT

- 1. EFS**
647 King St. West
efstoronto.com
EFS is a trendsetting venue located in King West's bustling fashion district catering to trendy young professionals.
- 2. SPiN**
461 King St. West
wearespin.com
SPiN Toronto is a ping pong social club located in the heart of Toronto's King West neighbourhood. It is a place where people, not limited to age, gender, or social class seeking a unique, active and engaging experience come together at the intersection of music, art, food, drink, and sport.
- 3. UNIUN**
473 Adelaide St. West
uniun.com
Where parlour tricks meet spectacle and where superior design fuses with entertainment. An industrial playground of pleasure, Uniun is the architect of your every nightlife desire.

RESTAURANT | CAFE | BAR

- 4. EVERLEIGH**
580 King St. West
theeverleigh.ca
The Everleigh is a fresh take on Canadian nightlife interpreted through nostalgia, art, music, cocktails and culture.
- 5. NORTH OF BROOKLYN**
650 Queen St. West
northofbrooklyn.com
Chill, contemporary eatery for thin-crust pies featuring seasonal ingredients plus salads
- 6. LISA MARIE**
638 Queen St. West
fidelgastros.com
This contemporary Queen Street West gastropub serves craft beers and a changing menu of small and large bites inspired by chef-owner Matt Basile's travels with the TV show Rebel Without a Kitchen.
- 7. BELFAST LOVE**
548 King St. West
donnellygroup.ca/belfast-love
Buzzing haunt with diverse menu of pub grub, plus a patio, pool table & plenty of TVs.

- 8. BAR CHEF**
472 Queen St. West
barcheftoronto.com
A visceral and emotional journey of taste, touch, smell, sound and sight. Visually it's a dimly lit, intimate environment offering creative cocktails, with over 5,000 housemade bitters.
- 9. WESLODGE**
480 King St. West
weslodge.com
A modern saloon featuring an extensive selection of expertly mixed classic drinks.
- 10. 416 SNACK BAR**
181 Bathurst St.
416snackbar.com
Just north of Queen Street on the east side, 416 Snack Bar is an ode to Toronto. A popular and innovative gastropub providing diverse snacks and libation.
- 11. THE KEG**
560 King St. West
kegsteakhouse.com
This new 260-seat restaurant on King St. occupies almost 10,000 square feet. The contemporary interior is divided into the bar and lounge, dining room and more intimate areas like the whisky tasting room.

- 12. BARO**
485 King St. West
barotoronto.com
Creative Latin dishes & cocktails served in a restored three-storey building with eclectic decor.
- 13. SOMA CHOCOLATE**
443 King St. West
somachocolate.com
A small chocolate factory in Toronto. Bean to bar chocolate, cookies, truffles, gelato, and hot chocolate. New creations are always in the works. This location is the truffle central, where a collection of 26 truffles are hand made.
- 14. WILBUR MEXICANA**
552 King St. West
wilburmexicana.com
This apothecary-inspired counter serves up Mexican street food like tacos & burritos. A casual eatery devoted to quick service, but still cool enough that you might want to linger over beers with friends.
- 15. FANCY FRANKS**
453 Queen St. West
fancyfranks.com
Serving up gourmet hot dogs that are 100% beef in an all-natural lamb casing. The meat is provided by a local Toronto butcher, the toppings are fresh from Kensington Market

- 16. BANH MI BOYS**
392 Queen St. West
banhmiboys.com
Serving up Vietnamese street food such as the Vietnamese sub sandwiches (including the 5 spice pork belly banh mi), steamed baos and tacos.
- 17. FRESH OFF THE BOAT**
404 Queen St. West
fotb416.com
Rated as one of Toronto's best seafood restaurants, expect a seafood-centric sandwich stop with an Asian skew.

- 18. LE GOURMAND**
152 Spadina Ave.
legourmand.com
Le Gourmand is an upscale café serving delectable pastries in the Queen Street West neighbourhood.
- 19. FRESH**
147 Spadina Ave.
freshrestaurants.ca
Fresh is Toronto's original source for modern vegetarian food and made-to-order juice. After almost 2 decades, and with 4 bustling downtown locations, Fresh remains an innovator in the vegetarian restaurant scene.

- 20. CIBO WINE BAR**
522 King St. West
cibowinebar.com
Cibo Wine Bar brings authentic rustic Italian flare blended with a vibrant nightlife that sure is a hot spot in the stylish King West.

- 21. SPICE ROUTE**
499 King St. West
spiceroute.ca
The experience at Spice Route is sheer bliss. From the moment one enters, the design is relaxing and indulging. The mixture of eclectic Asian decor, mesmerizing music, and distinctive cuisine is the soul of this spot.

- 22. JACOBS & CO STEAKHOUSE**
12 Brant St.
jacobssteakhouse.com
In the heart of King West village, Jacobs & Co. is the mature steakhouse of the next generation.

- 23. THE CITIZEN RESTAURANT + BAR**
522 King St. West
thecitizenzo.com
Embracing its connection to Toronto's past and inspired by classic New York bars of the 1930's and 40's, The Citizen is taking you back to the classic era of the neighbourhood hangout of dining at the bar with classic cocktails and comfort food.

- 24. THE BURGER'S PRIEST**
463 Queen St. West
theburgerspriest.com
A classic cheeseburger joint redeeming the burger one at a time. At The Burger's Priest they grind a custom blend of premium beef multiple times daily on location.

FITNESS | BEAUTY

- 25. HER MAJESTY'S PLEASURE**
566 King St. West
hermajestyspleasure.ca
A collection of curated and extraordinary experiences: café & juice bar, salon & nail bar, boutique & full bar and event space.

- 26. ORIGINAL GROOMING EXPERTS**
477 Richmond St. West
originalgrooming.com
Barber Salon for men, wholly devoted to the art of male grooming.

- 27. HAMMAM SPA**
602 King St. West
hammamspa.ca
Offering the highest quality facilities, products and spa treatments within a breathtaking and innovative environment, Hammam Spa strives to be a part of your ritual. Hammam Spa is the only facility in downtown Toronto that offers a traditional Turkish bath.

- 28. BODY BLITZ SPA**
471 Adelaide St. West
bodyblitzspa.com
A women's only spa that pits a modern twist on ancient restorative water practices. Relax, detoxify and replenish in their therapeutic water circuit or sample one of their body scrub, mud, body glow or massage treatments.

- 29. FUEL TRAINING CLUB WEST**
45 Camden St.
fueltrainingclub.ca
Fuel is where fitness meets lifestyle. You work hard, play hard and here, you train hard. With expert instructors and functional exercise that will help you be better.

SHOPPING

- 30. SAJE NATURAL WELLNESS**
399 Queen St. West
saje.ca
Saje Natural Wellness is dedicated to connecting people to the healing power of plants through natural remedies and 100% natural products. Specializing in aromatherapy and essential oils.

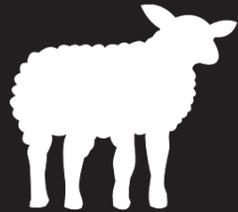
- 31. CB2**
651 Queen St. West
cb2.com
Modern furniture and home décor.

- 32. DUE WEST**
431 Queen St. West
duewest.ca
Due West is a fashion collective that began in 1973 as purveyors of fine leather goods. Over time, the clientele has grown with the city, and a genuine need for curated fashion of the highest quality has been fulfilled.

- 33. LOBLAWS**
585 Queen St. West
loblaws.ca
Canada's largest and preferred supermarket chain.

- 34. LIVESTOCK**
116 Spadina Ave. G1
deadstock.ca
Canada's premiere apparel and footwear boutique.

- 35. DESIGN REPUBLIC**
639 Queen St. West
mydesignrepublic.com
Located at Queen and Bathurst in the heart of the Queen West design district, DesignRepublic has quickly established a reputation as a must-visit destination for the discerning furniture shopper.



LAMB
DEVELOPMENT CORP.

PROJECT GALLERY

“We are absolutely committed to creating striking modern developments that offer stylish, design-conscious homes for everyone.”

- Brad J. Lamb



THE BRANT PARK, TORONTO COMPLETED 2016



GOTHAM, OTTAWA COMPLETED 2015



GLÄS, TORONTO COMPLETED 2009



PARC LOFTS, TORONTO COMPLETED 2011



SOBA, OTTAWA UNDER CONSTRUCTION



EAST FIFTY FIVE, TORONTO UNDER CONSTRUCTION



THE KING EAST, TORONTO COMPLETED 2012



THEATRE PARK, TORONTO COMPLETED 2014



KING CHARLOTTE, TORONTO COMPLETED 2015



6TH AND TENTH, CALGARY COMPLETED 2017



BAUHAUS, TORONTO NEW RELEASE



THE HARLOWE, TORONTO COMPLETED 2018





TELEVISION CITY, HAMILTON NEW RELEASE



WELLINGTON HOUSE, TORONTO NEW RELEASE



“Lamb is the single most recognizable figure in a decade long real estate boom that has transformed the city’s skyline.”

- Toronto Star



**THE LAMB
STANDARD**

This represents our corporate pursuit of excellence. Our goal is to deliver great architecture, clever modern interior design, and exceptional finishes. All of this is standard at every Lamb Development Corp. project. We guarantee that no other developer can or will deliver the same incredible standard.



EUROPEAN STYLED MODERN KITCHEN CABINETRY | 9' CEILINGS OR HIGHER | MINIMUM 6' DEEP BALCONIES | GAS BBQ NOZZLES ON ALL BALCONIES

HIGH DESIGN HALLWAYS, ELEVATOR LOBBIES, AND ENTRANCE LOBBY | EXCEPTIONALLY DESIGNED BESPOKE FACILITIES



EXOTIC PRE-FINISHED HARDWOOD FLOORS | LOFT STYLE EXPOSED CONCRETE FEATURES



SPECTACULAR MODERN ARCHITECTURE



THE TEAM



LAMB DEVELOPMENT CORP. DEVELOPER

Lamb Development Corp. (LDC) was founded in 2001 by Toronto's top condominium broker Brad J. Lamb to directly participate in the development of stylish, urban condominium projects. At that time, with over 15 years of experience in consulting, marketing and the selling of more than 100 of Toronto's most innovative and exciting projects, Mr. Lamb wanted to bring something different to the development world. Since then, he has done just that; developing 25 projects, along with 3,000 condos in development for a total value of 1.5 billion. An additional 2,000 completed units for a total value of \$1.0 billion.

Lamb Development Corp. has become one of the country's busiest development companies, with each project pioneering up-and-coming locations and delivering a stylish, urban solution to each property.



BRAD J. LAMB REALTY INC. EXCLUSIVE BROKER

Brad J. Lamb has been selling real estate in Toronto since 1988. In 1995 he founded Brad J. Lamb Realty Inc., a boutique brokerage operation specializing in urban condos lofts, and townhomes. Since being licensed, Brad J. Lamb has sold over 29,000 properties for over \$8.5 billion.

Currently with a staff of 12 administrators and 17 licensed sales representatives, Brad J. Lamb Realty Inc. is the dominant name in the central Toronto real estate marketplace.

The company consists of two sales divisions, re-sale and new sale. A few of the over one hundred new projects handled exclusively by Brad J. Lamb Realty Inc. since 1996 are: Toy Factory Lofts, Radio City, Spire, 550 Wellington Condominium and Hotel, 75 Portland, Quad, Glas, Zen Lofts, Tip Top Lofts, East, Mozo, Garment Factory, The Printing Factory, Robert Watson Lofts, The Glasshouse, six50 King West, The Ninety, Parc, Cube, Flatiron Lofts, The King East, Worklofts, Theatre Park, The King Charlotte, One Eleven, The Brant Park, The Harlowe and East 55. Brad J. Lamb Realty Inc. has resold properties in over 300 different condo buildings in the Greater Toronto Area. They have also sold new development projects in Ottawa, Calgary, Edmonton and Montreal. The company prides itself on excellence. Every sales representative and employee working at Brad J. Lamb Realty Inc. is a specialist offering a tremendous level of experience and knowledge to our widespread client list.



ARCHITECTS ALLIANCE ARCHITECT

aA's team of 45 architects, designers and technologists provide the full spectrum of services, applied to a scope of practice that ranges from academic and institutional buildings to large-scale mixed-use developments: condominiums and affordable housing, classrooms and research labs, private courtyards and urban streetscapes. aA projects are located all over Canada, the United States, and Europe.



U31 INTERIOR DESIGNER

U31's competitive edge lies in their collective experience, strong conceptual skills and an insightful ability to understand their clients' vision. Dedicated to betterment, driven by passion; they are capable and excited to explore emerging markets. U31 is united by design.

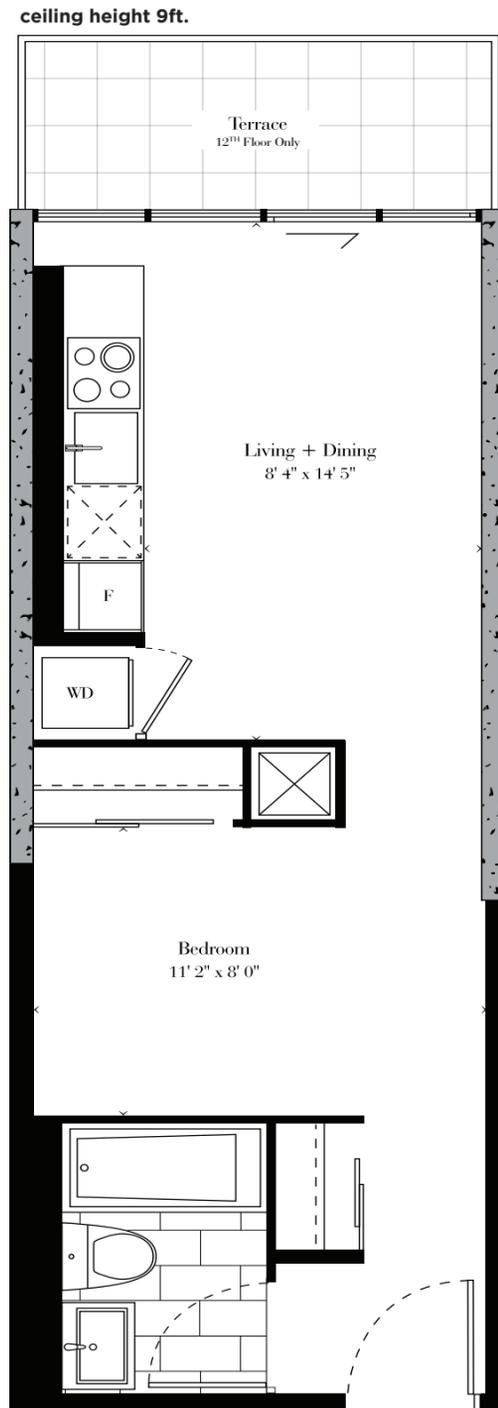


FLOOR PLANS

The Woodsworth Facing South on Richmond Street West

A

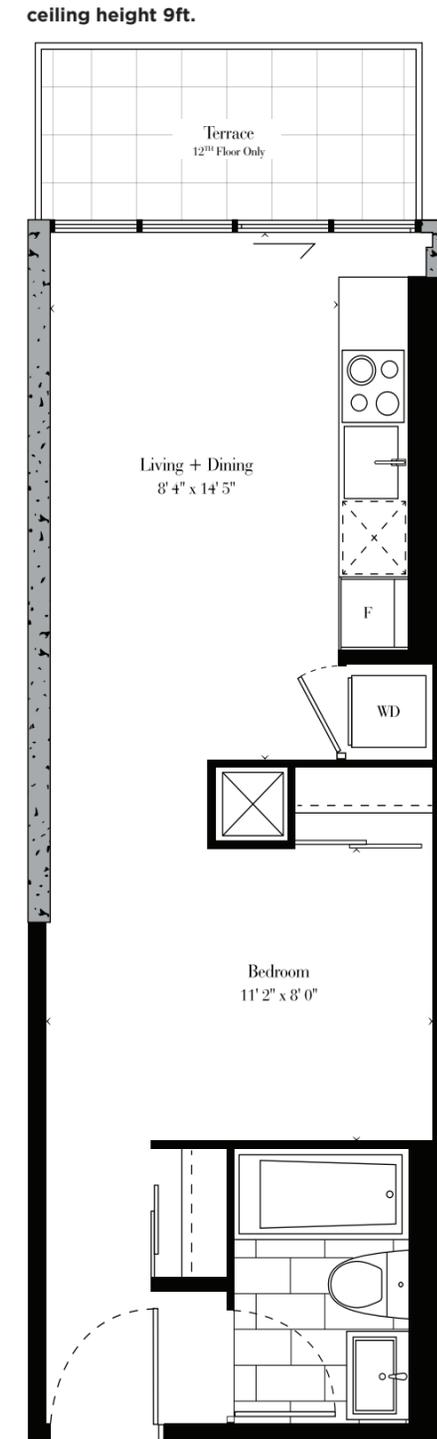
junior
one bedroom
406 sf
plus 53 sf terrace



- 1205
- 1305
- 1405
- 1505
- 1605

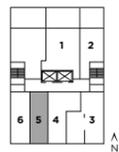
B

junior
one bedroom
442 sf
plus 49 sf terrace

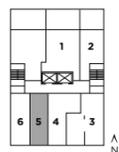


- 1206
- 1306
- 1406
- 1506
- 1606

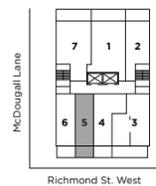
floor 16



floor 13-15



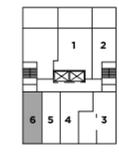
floor 12



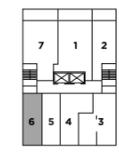
Windows, balcony and balcony door may shift in size and/or location. Actual floor area may differ from stated floor area. All prices, sizes and specifications are subject to change without notice. E.&O.E.

The Woodsworth

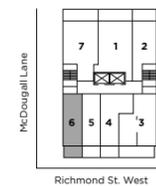
floor 16



floor 13-15



floor 12



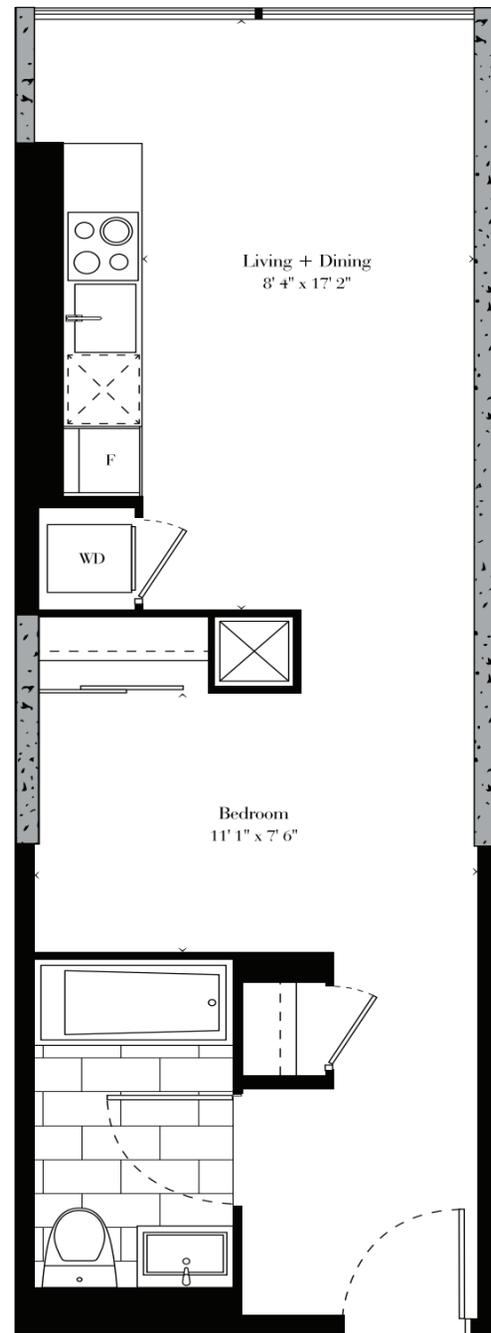
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The Woodsworth

C

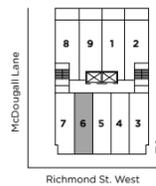
junior
one bedroom
471 sf

ceiling height 9ft.



- 206
- 306
- 406
- 506
- 606
- 706
- 806
- 906
- 1006
- 1106

floors 2-11



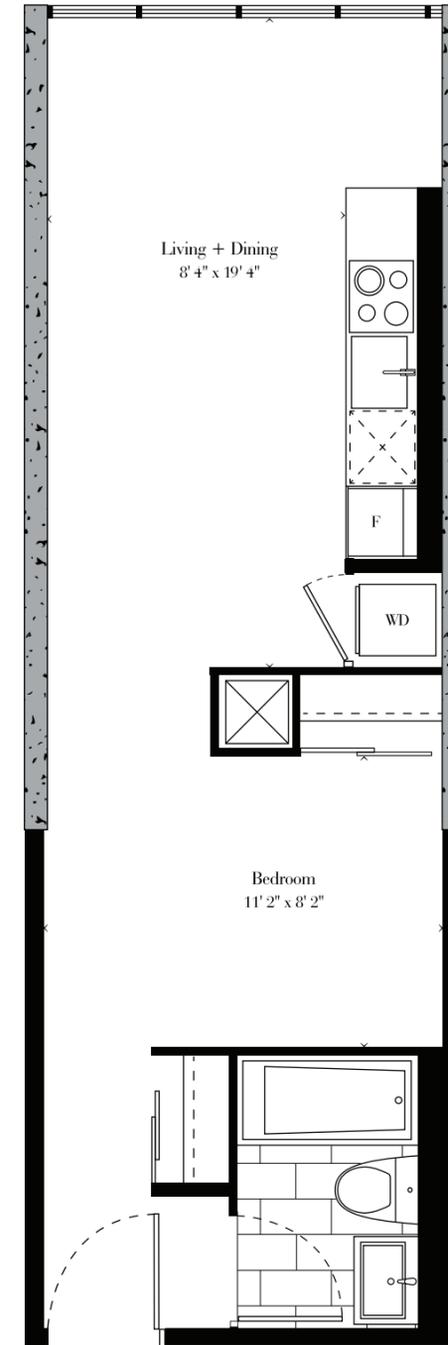
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The Woodsworth

D

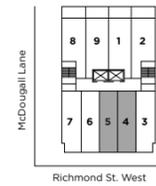
junior
one bedroom
474 sf

ceiling height 9ft.



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- 205
- 304
- 305
- 404
- 405
- 504
- 505
- 604
- 605
- 704
- 705
- 804
- 805
- 904
- 905
- 1004
- 1005
- 1104
- 1105

floors 2-11



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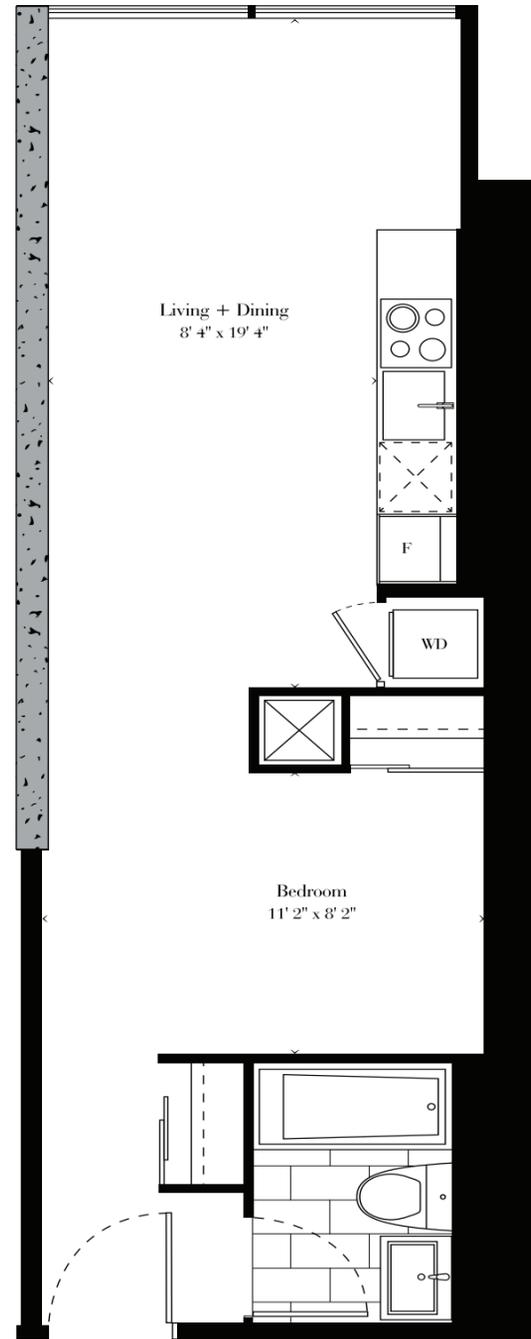
shown: unit 05
04 units - 471sf

The Woodsworth

E

junior
one bedroom
511 sf

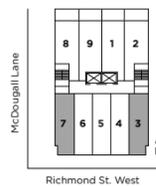
ceiling height 9ft.



shown: unit 03

- 203
- 207
- 303
- 307
- 403
- 407
- 503
- 507
- 603
- 607
- 703
- 707
- 803
- 807
- 903
- 907
- 1003
- 1007
- 1103
- 1107

floors 2-11



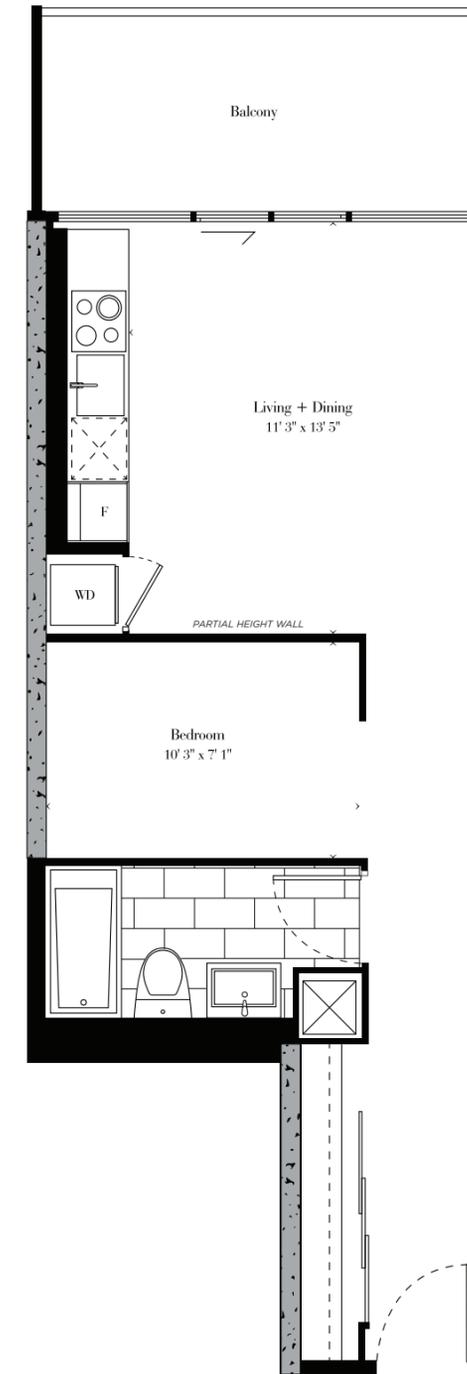
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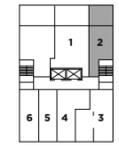
F

junior
one bedroom
519 sf
plus 88 sf balcony

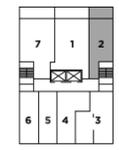
ceiling height 9ft.



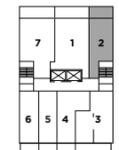
floor 16



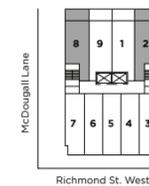
floor 13-15



floor 12



floors 2-11
guest suite 208



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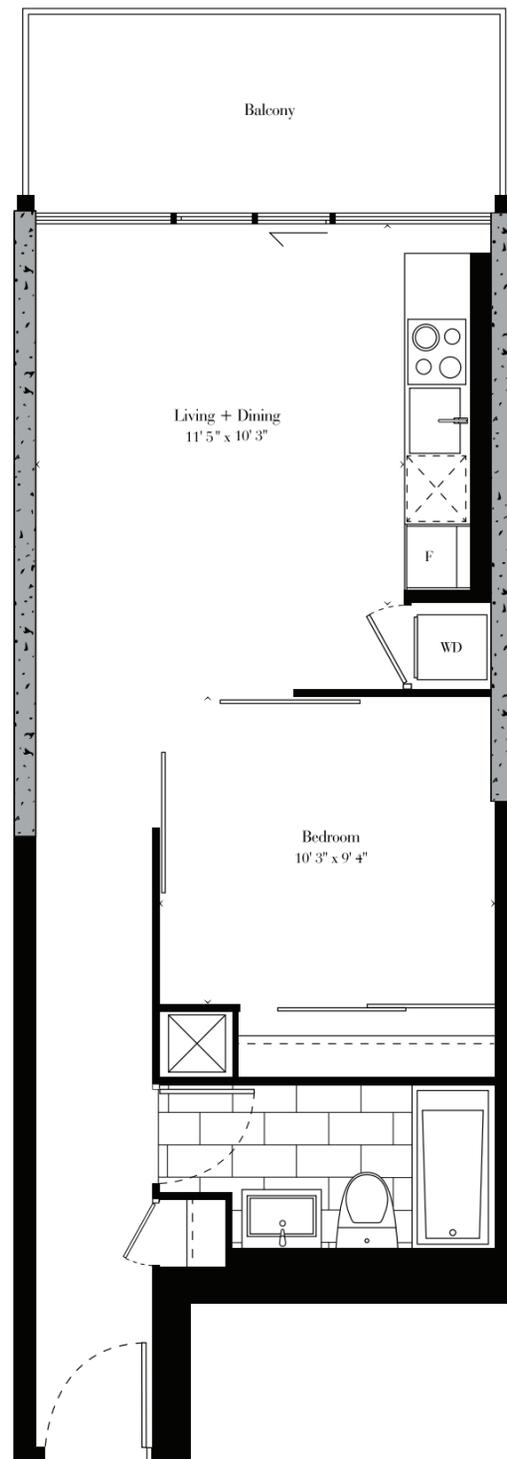
The Woodsworth

- 202
- 302
- 308
- 402
- 408
- 502
- 508
- 602
- 608
- 702
- 708
- 802
- 808
- 902
- 908
- 1002
- 1008
- 1102
- 1108
- 1202
- 1302
- 1402
- 1502
- 1602

G

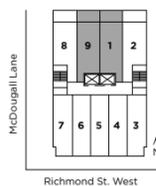
one bedroom
526 sf
 plus 88 sf balcony

ceiling height 9ft.



- 201
- 209
- 301
- 309
- 401
- 409
- 501
- 509
- 601
- 609
- 701
- 709
- 801
- 809
- 901
- 909
- 1001
- 1009
- 1101
- 1109

floors 2-11



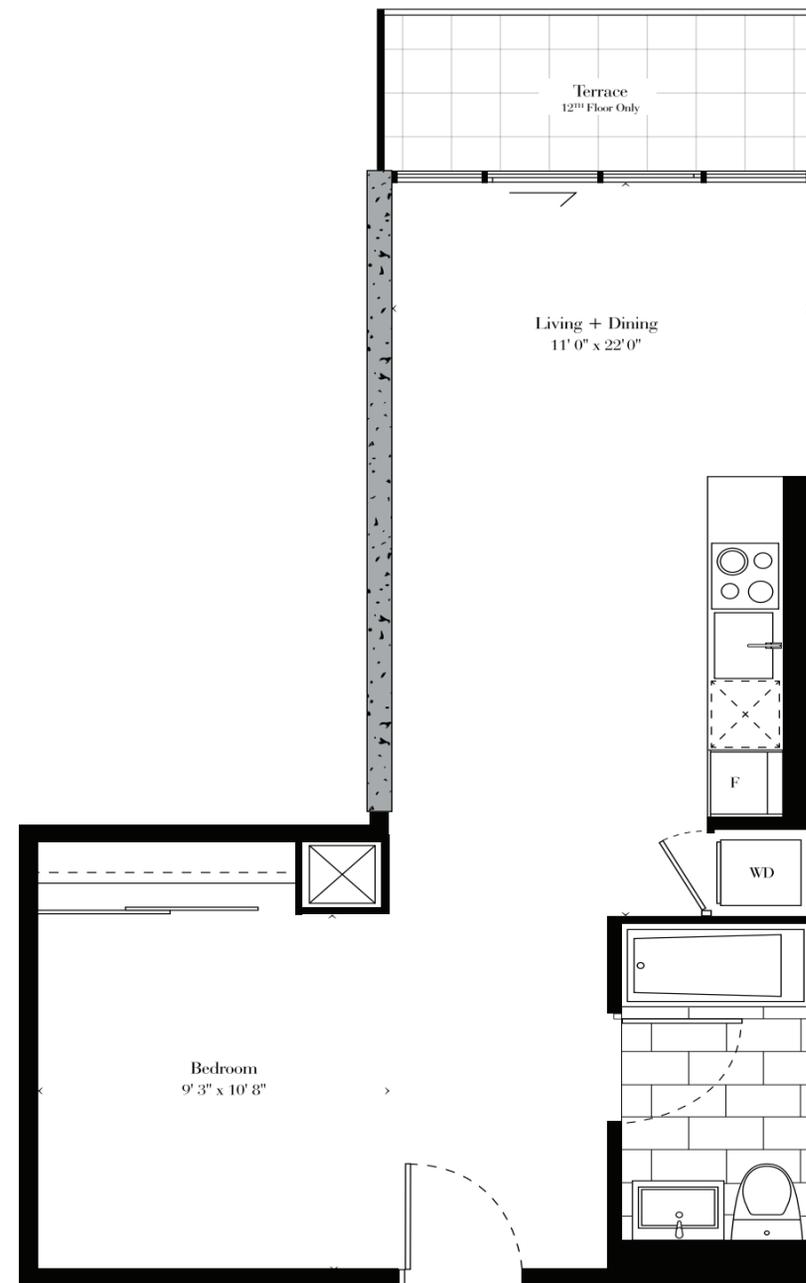
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The Woodsworth

H

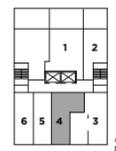
junior
 one bedroom
537 sf
 plus 53 sf terrace

ceiling height 9ft.

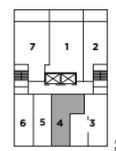


- 1204
- 1304
- 1404
- 1504
- 1604

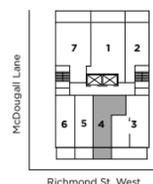
floor 16



floor 13-15



floor 12



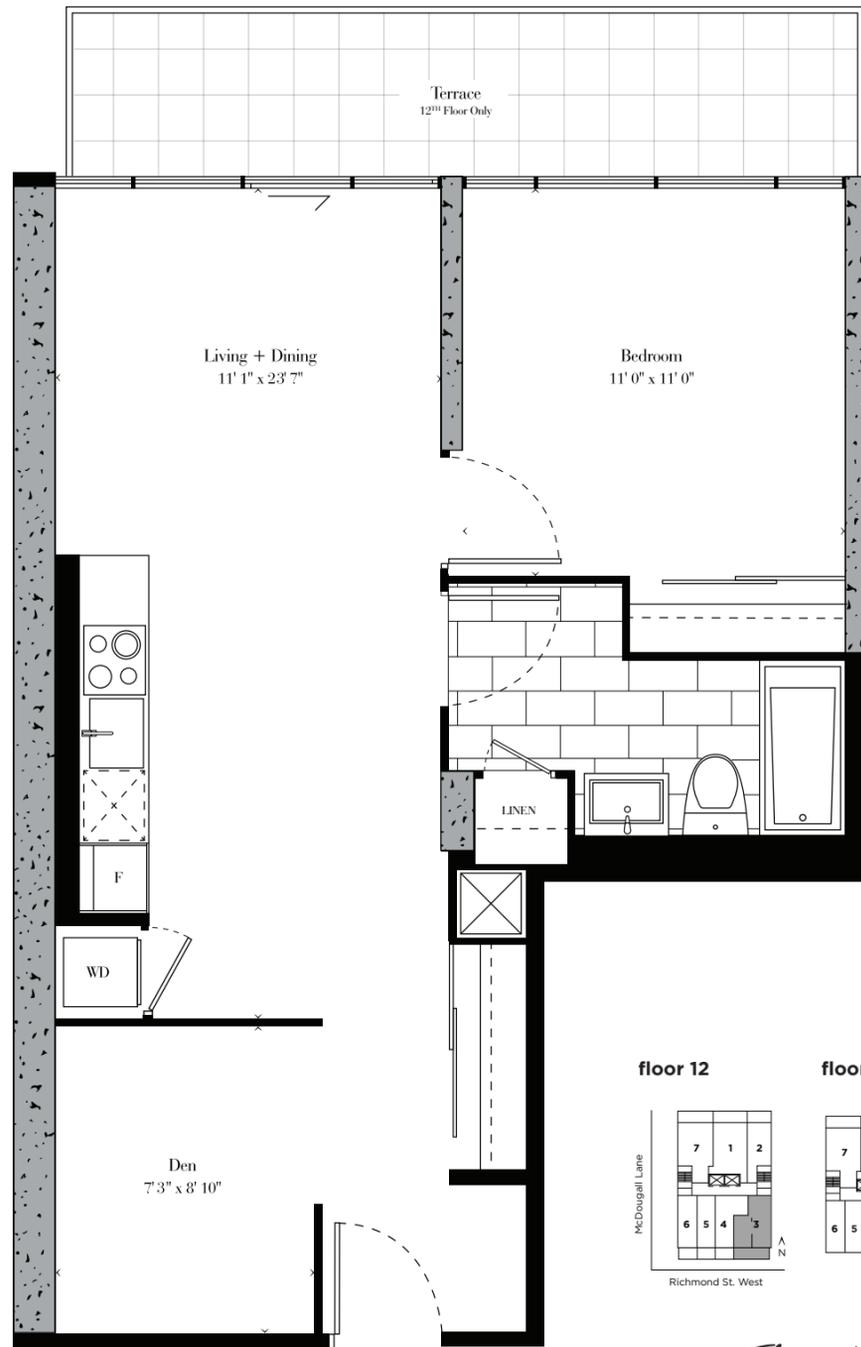
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The Woodsworth

J

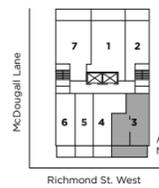
one bedroom + den
716 sf
plus 102 sf terrace

ceiling height 9ft.

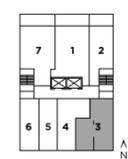


- 1203
- 1303
- 1403
- 1503
- 1603

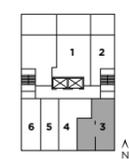
floor 12



floor 13-15



floor 16



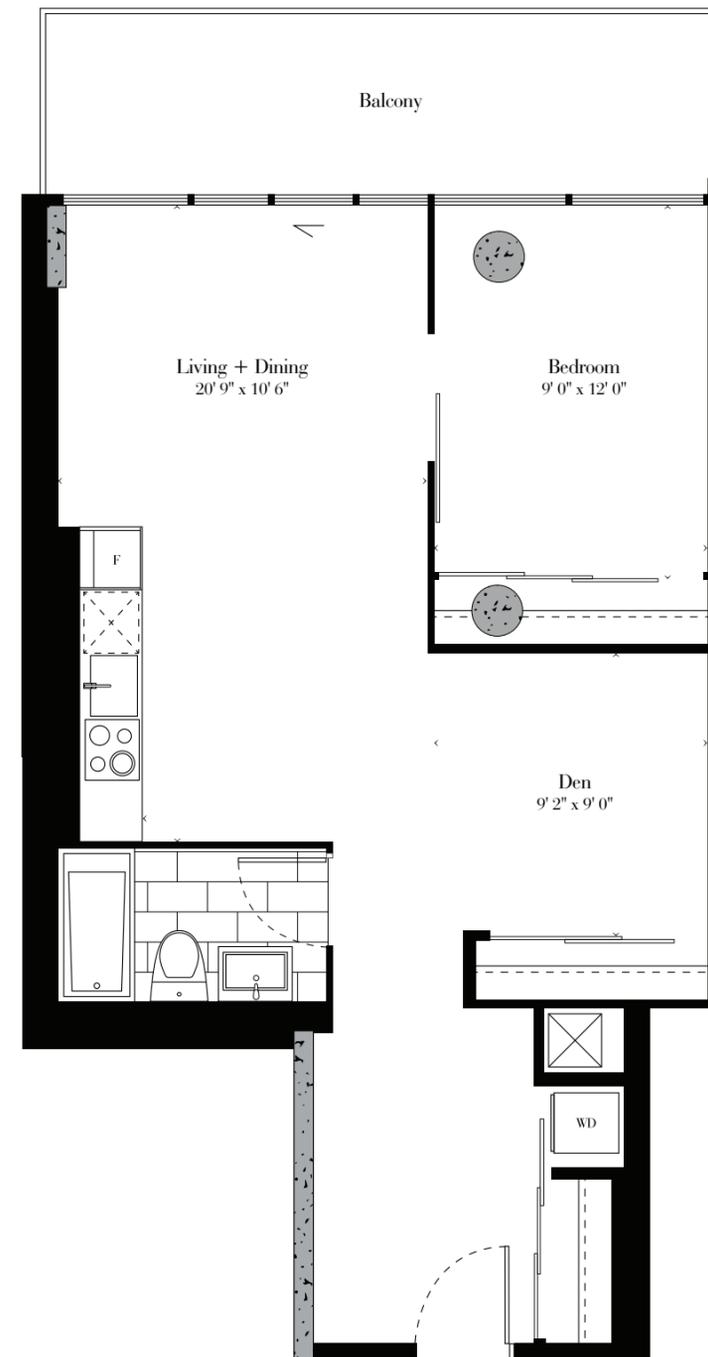
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J

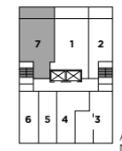
one bedroom + den
777sf
plus 134 sf balcony

ceiling height 9ft.

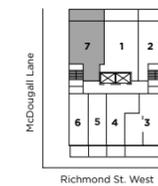


- 1207
- 1307
- 1407
- 1507

floor 13-15



floor 12



The Woodsworth

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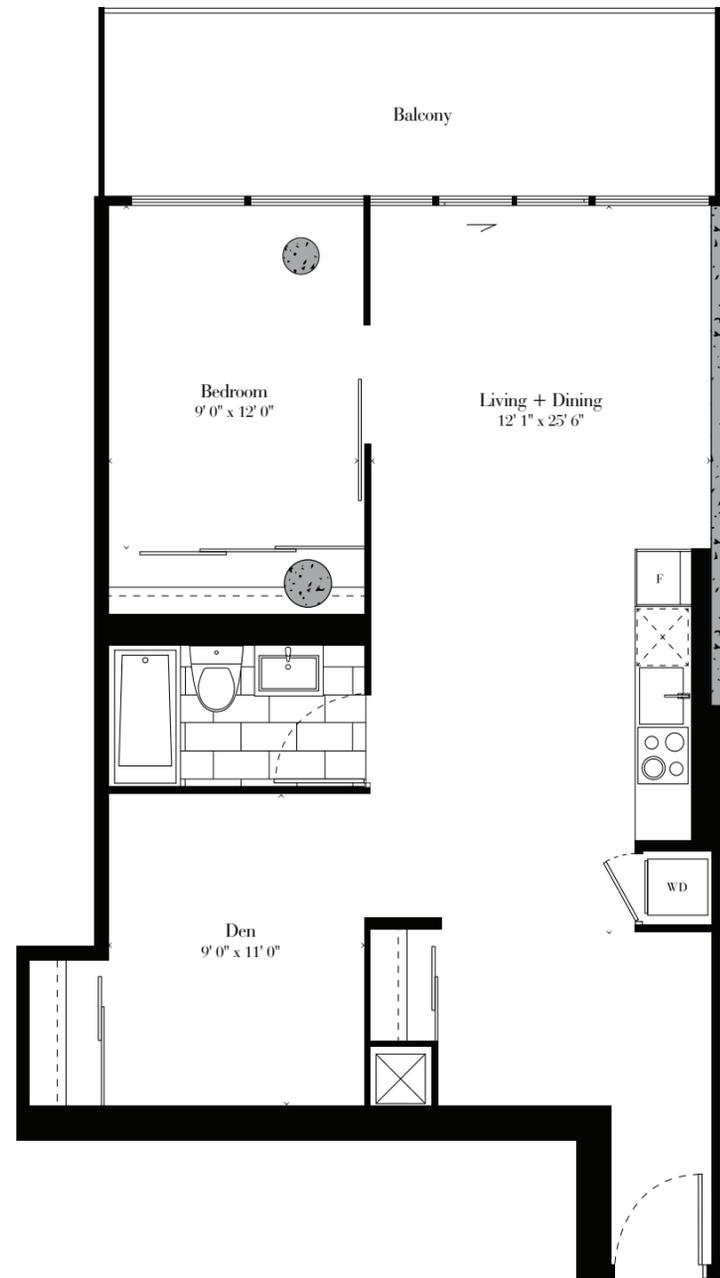
K

one bedroom + den

791 sf

plus 136 sf balcony

ceiling height 9ft.

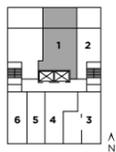


- 1201
- 1301
- 1401
- 1501
- 1601

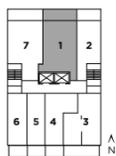
SKY PENTHOUSE FLOOR PLANS

17TH FLOOR

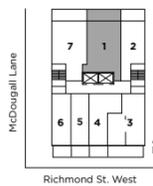
floor 16



floor 13-15



floor 12



Window(s), balcony and balcony door may shift in size and/or location. Actual floor area may differ from stated floor area. All prices, sizes and specifications are subject to change without notice. E.&O.E.

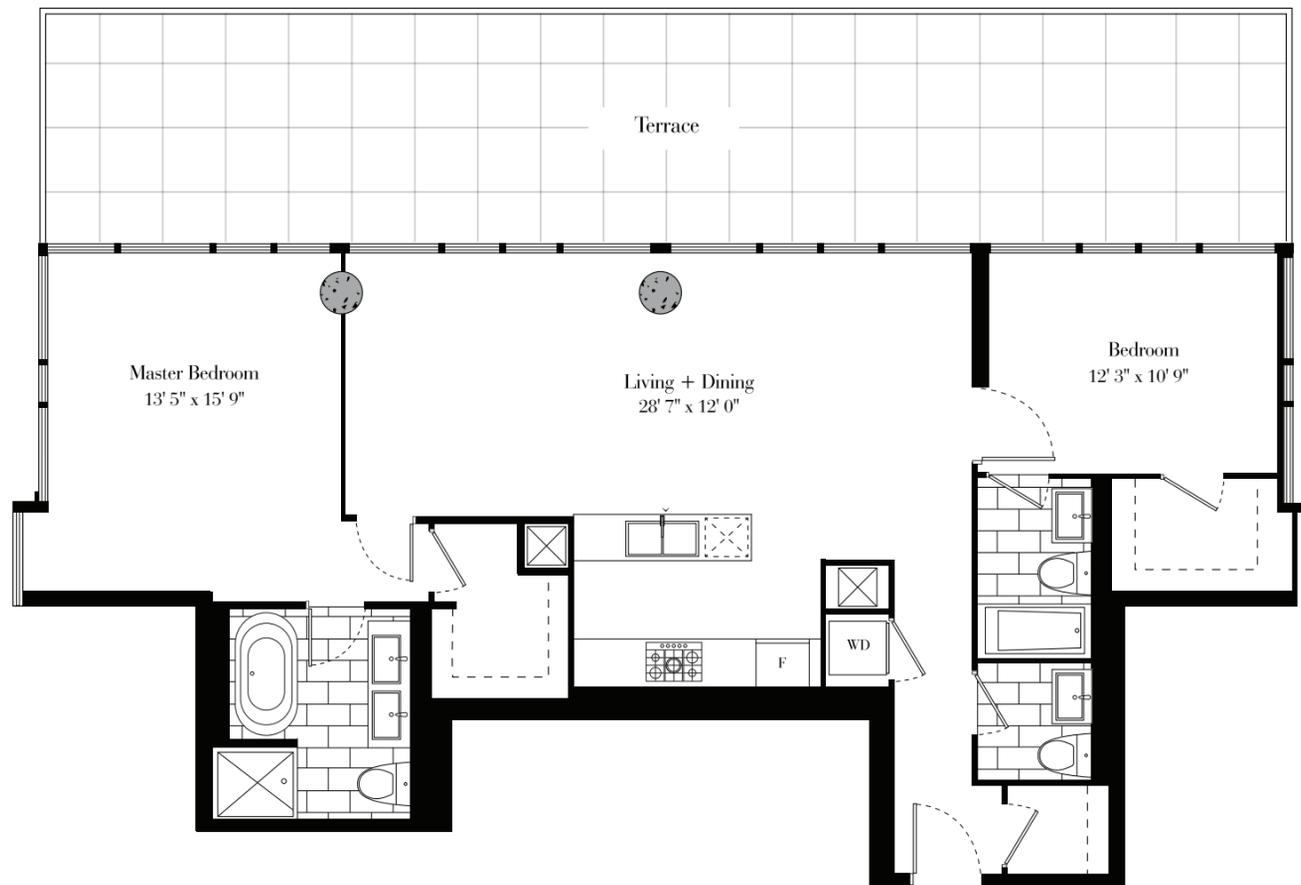
The Woodsworth

L

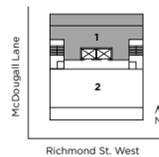
sky penthouse
two bedroom
1,359 sf
plus 588 sf balcony

PH 1701

ceiling height 10ft.



floor 17



Window(s), balcony and balcony door may shift in size and/or location. Actual floor area may differ from stated floor area. All prices, sizes and specifications are subject to change without notice. E.&O.E.

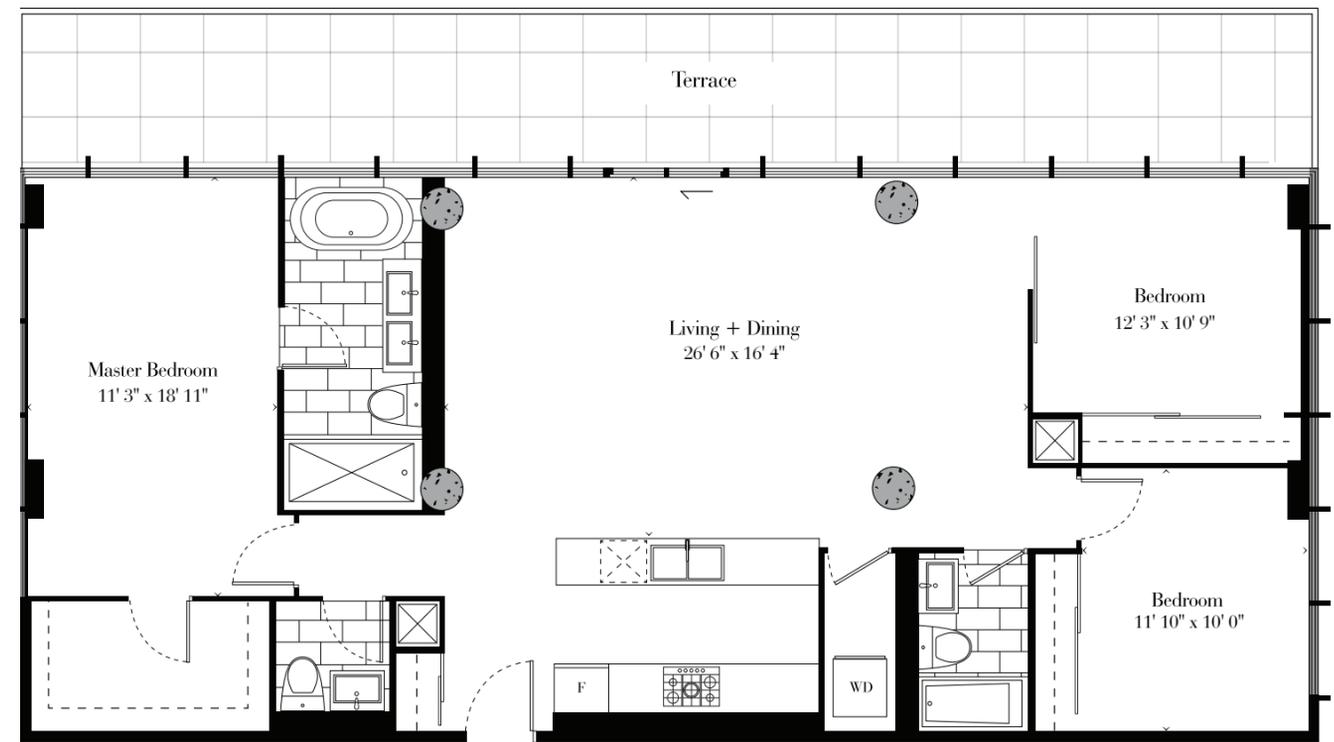
The Woodsworth

M

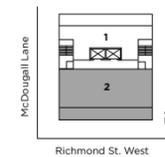
sky penthouse
three bedroom
1,587 sf
plus 342 sf balcony

PH 1702

ceiling height 10ft.



floor 17



Window(s), balcony and balcony door may shift in size and/or location. Actual floor area may differ from stated floor area. All prices, sizes and specifications are subject to change without notice. E.&O.E.

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FEATURES AND FINISHES

Suite Features

- + Ceiling height in principal rooms is 9ft*
- + Large windows
- + Sliding doors open onto the balcony*
- + Exposed concrete ceilings in all areas except the bathroom, powder room*, washer/dryer room and foyer*
- + Bathroom, powder room* and foyer* ceilings are smooth drywall painted white
- + Exposed concrete feature wall* and columns*
- + White painted interior walls
- + 4" Baseboard and 2.5" door casing
- + Slab style bathroom, closet and washer/dryer room doors with brushed chrome hardware
- + Glass sliding bedroom doors*
- + Vinyl coated wire shelving in all closets and storage areas*
- + Washer and dryer
- + Individually controlled heating and air conditioning system utilizing a heat pump system
- + Gas BBQ connection provided on balconies* and terrace

Kitchen

- + Custom designed european style kitchen cabinetry with island* in a selection of door finishes***
- + Stone surface counter top***
- + Glass tile backsplash***
- + Single bowl or double bowl under-mount stainless steel sink*
- + Single lever deck mounted faucet set
- + Stainless steel appliances- energy star frost free refrigerator, gas cook top, and electric built-in oven
- + Dishwasher, and intergrated fan and microwave

Bathrooms

- + Custom designed european style bathroom cabinetry in a selection of door finishes***
- + Contemporary shower head
- + Full vanity width mirror
- + Porcelain wall tile*** on all wet wall surrounds (bathtub and shower*)
- + Deep soaker bathtub with tiled skirt
- + Pressure balanced mixing valve in the bathtub and shower*

Floor Coverings

- + Pre-finished engineered wood floors*** throughout with the exception of the bathroom and washer/dryer room
- + Porcelain floor tile*** in bathroom
- + Ceramic floor tile in washer/dryer room

Safety and Security

- + Electronic communication system located in the secure main entry vestibule
- + Surveillance cameras in the lobby, main entry vestibule
- + Key fob controlled access system at all main building entry points
- + Smoke and carbon monoxide detectors provided in all suites
- + Suites are fully sprinklered

Electrical Fixtures

- + Individual electrical panel with circuit breakers
- + White 'decora style' receptacles and switches throughout
- + Ceiling mounted track lighting in kitchen
- + Ceiling mounted light fixtures in foyer* and hallways*
- + Pot light(s) in bathroom(s*)
- + Capped ceiling light fixture outlet in dining room*
- + Switch-controlled split outlets in living room and bedroom(s)

Multi-media Technology

- + Structured high speed wiring infrastructure with network centre to support the latest entertainment and high speed communications services
- + Pre-wired telephone, cable television and communication outlets

*- Denotes availability determined by suite design

***- Denotes finishes to be selected from the vendor's samples

- Natural products (i.e. granite, wood and marble) are subject to natural variations in colour and grain. Tile is subject to pattern, shade and colour variations.

- If the unit is at a stage of construction which will enable the Vendor to permit the Purchaser to make colour and material choices from the Vendor's standard selections, then the Purchaser shall have until the Vendor's date designated by the Vendor (of which the Purchaser shall be given seven (7) days prior notice) to properly complete the Vendor's colour and material selection form. If the Purchaser fails to do so within such time period, the Vendor may irrevocably exercise the

Purchaser's rights to colour and material selections hereunder and such selections shall be binding upon the Purchaser. No changes whatsoever shall be permitted in colours or materials so selected by the Vendor, except that the Vendor shall have the right to substitute other materials and items for those provided in this Schedule provided that such materials and items are of quality to or better than the materials and items set out herein

- The Purchaser acknowledges that there shall be no reduction in the price or credit for any standard feature listed herein which is omitted at the Purchaser' request;

- References to model types or model numbers refer to current manufacturers models. If these types or models change, the Vendor shall provide an equivalent model;

- All dimensions, if any, are approximate. Actual usable floor space may vary from the stated floor area, if so stated;

- All specifications and materials are subject to change without notice E. & O.E.

- Pursuant to this Agreement or this Schedule or pursuant to a supplementary agreement or purchaser order, the Purchaser may have requested the Vendor to construct an additional feature within the unit which is in the nature of an optional extra. If, as a result of building, construction or site conditions within the Unit or Building, the Vendor is not able to construct such extra, then the Vendor may, by written notice to the Purchaser, terminate the Vendor's obligation to construct the extra. In such event, the Vendor shall refund to the Purchaser the monies, if any, paid by the Purchaser to the vendor in

respect of such extra without interest and in all other respects this agreement shall continue in full force and effect;

- The Vendor shall have the right to substitute other products and materials for those listed in this Schedule, represented to the Purchaser or provided for in the plans and specifications provided that the substituted products and materials are of a quality equal to or better than the products and materials so listed or so provided. The determination of whether or not substituted materials and products are of equal or better quality shall be made by the Vendor's architect. All suites protected by the Tarion New Home Warranty Program.

+ Illustrations are artist's impressions. All specifications and materials are subject to change without notice E.&O.E.

THEWOODSWORTH.COM
416.368.5262

EXCLUSIVE BROKER

BRAD J. LAMB
REALTY INC.

REAL ESTATE BROKERAGE

DEVELOPER

