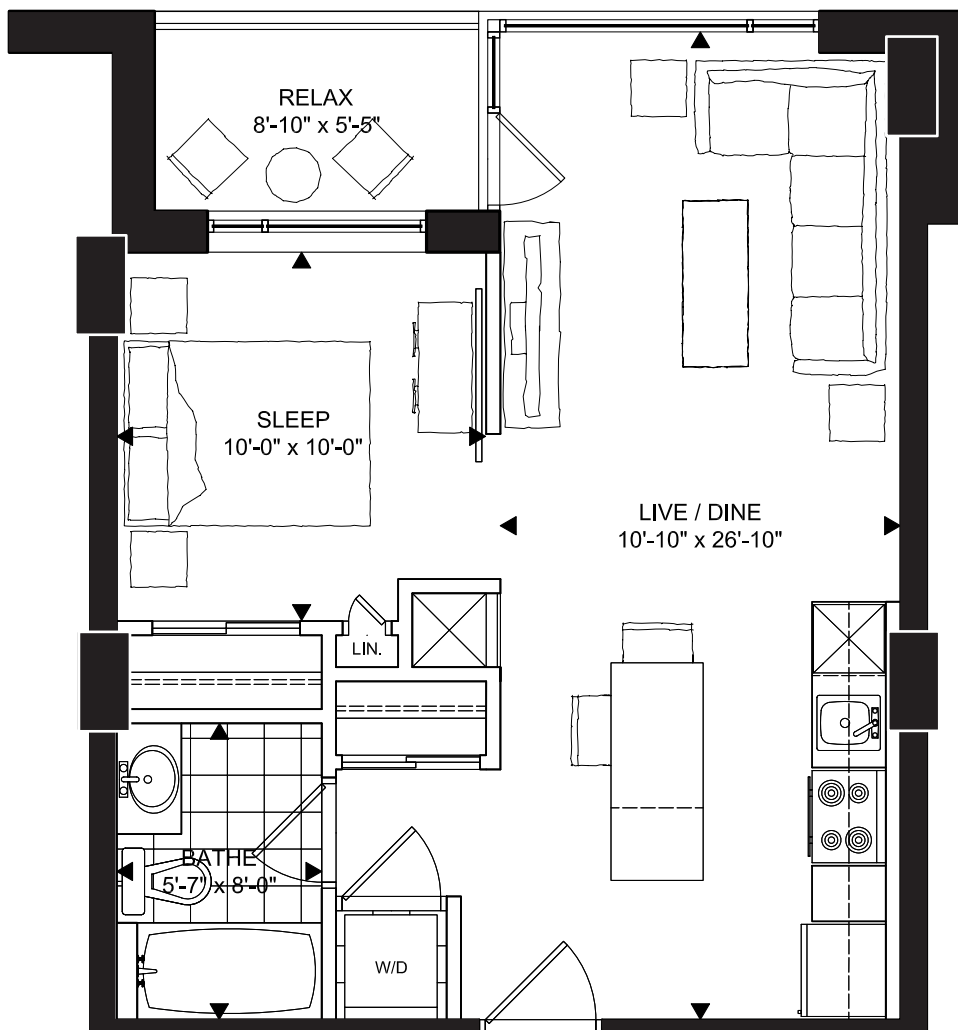




UNIT TYPE A ONE BEDROOM

SUITE AREA = 563 sq.ft.

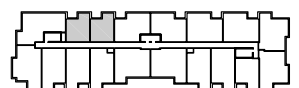
PLUS 48 sq.ft OF BALCONY = **611 sq.ft**

SUITES: 207,208,307,308,407,408,507,508

Marketing floor plans do not
indicate placement of dropped
ceilings and bulkheads for
mechanical purposes

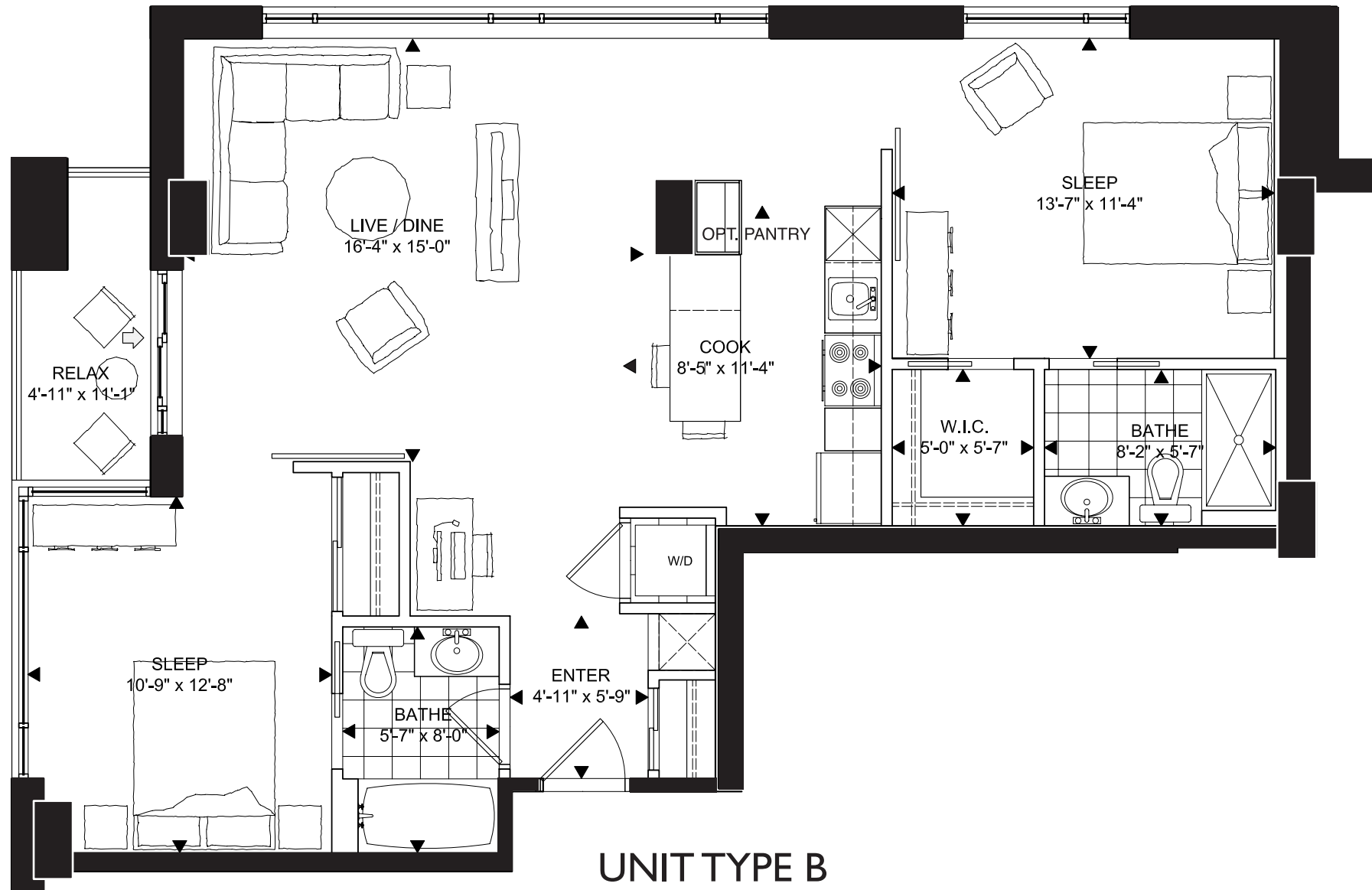
E&OE
Feb.11, 2009

PATRICIA AVENUE



2nd to 5th

RICHMOND ROAD



UNIT TYPE B

TWO BEDROOM

SUITE AREA = 1058 sq.ft.

PLUS 47 sq.ft OF BALCONY = **1106 sq.ft**

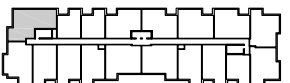
SUITES: 206,306,406,506

Marketing floor plans do not
indicate placement of dropped
ceilings and bulkheads for
mechanical purposes

E&OE
Feb.11, 2009

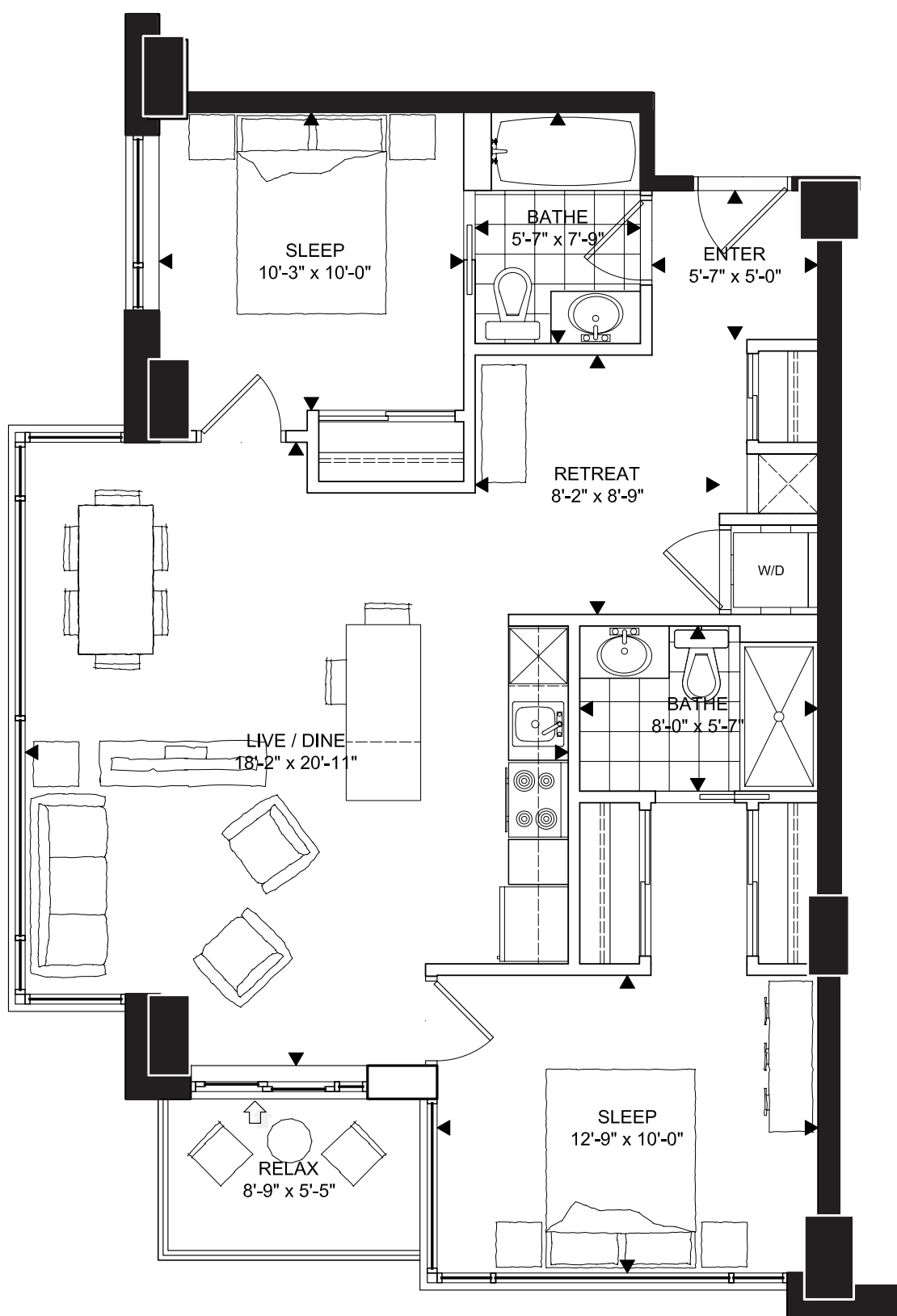


PATRICIA AVENUE



RICHMOND ROAD

2nd to 5th



UNIT TYPE C

TWO BEDROOM + STUDY

SUITE AREA = 942 sq.ft.

PLUS 48 sq.ft OF BALCONY = **990 sq.ft**

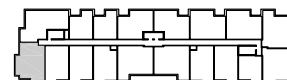
SUITES: 305,405,505

Marketing floor plans do not
indicate placement of dropped
ceilings and bulkheads for
mechanical purposes

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Feb.11, 2009

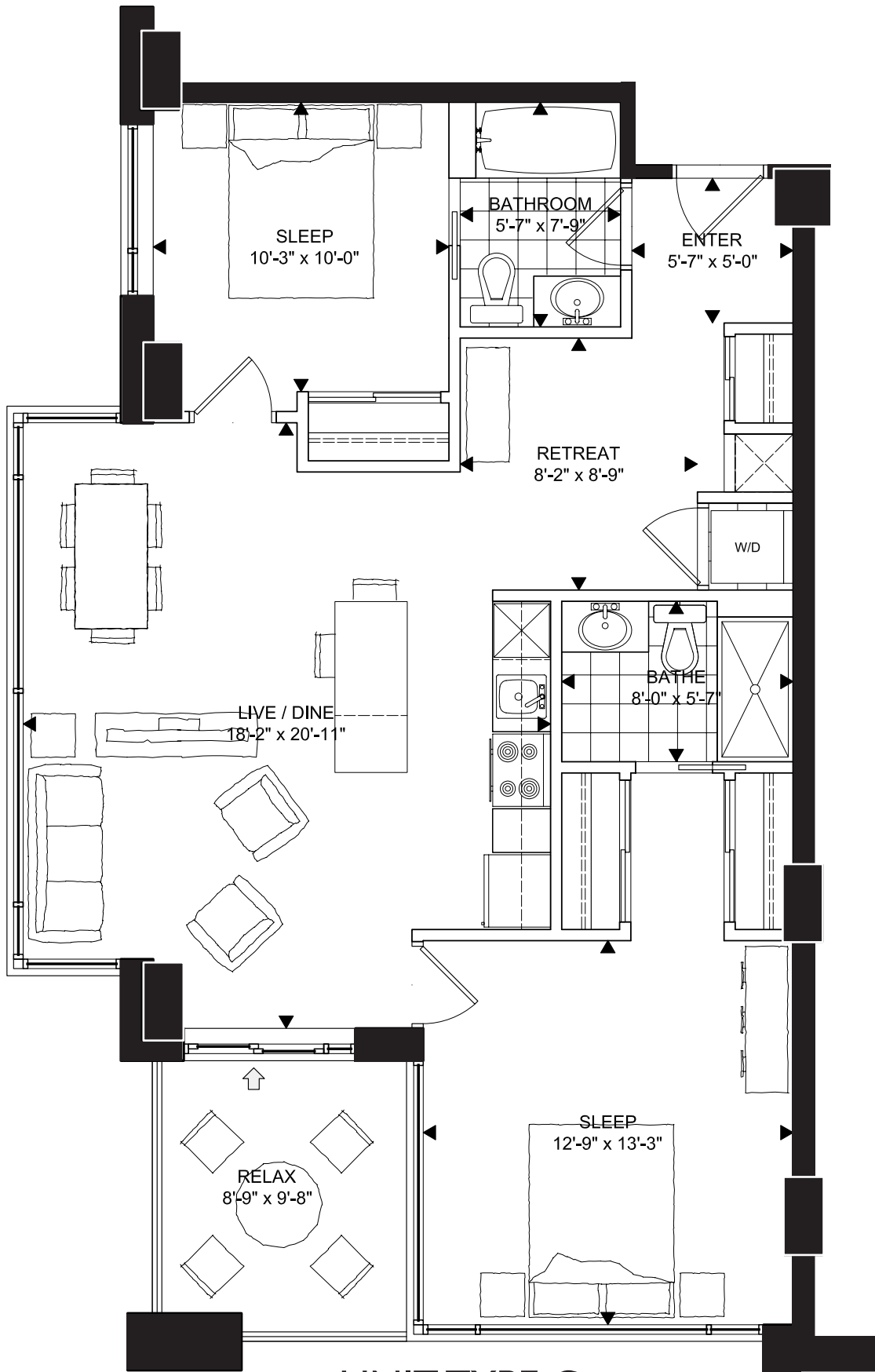


PATRICIA AVENUE



3rd to 5th

RICHMOND ROAD



UNIT TYPE C+

TWO BEDROOM + STUDY

SUITE AREA = 987 sq.ft.

PLUS 82 sq.ft OF BALCONY = **1069 sq.ft**

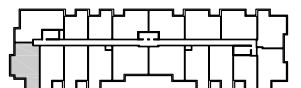
SUITE: 205

Marketing floor plans do not indicate placement of dropped ceilings and bulkheads for mechanical purposes

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Feb.11, 2009

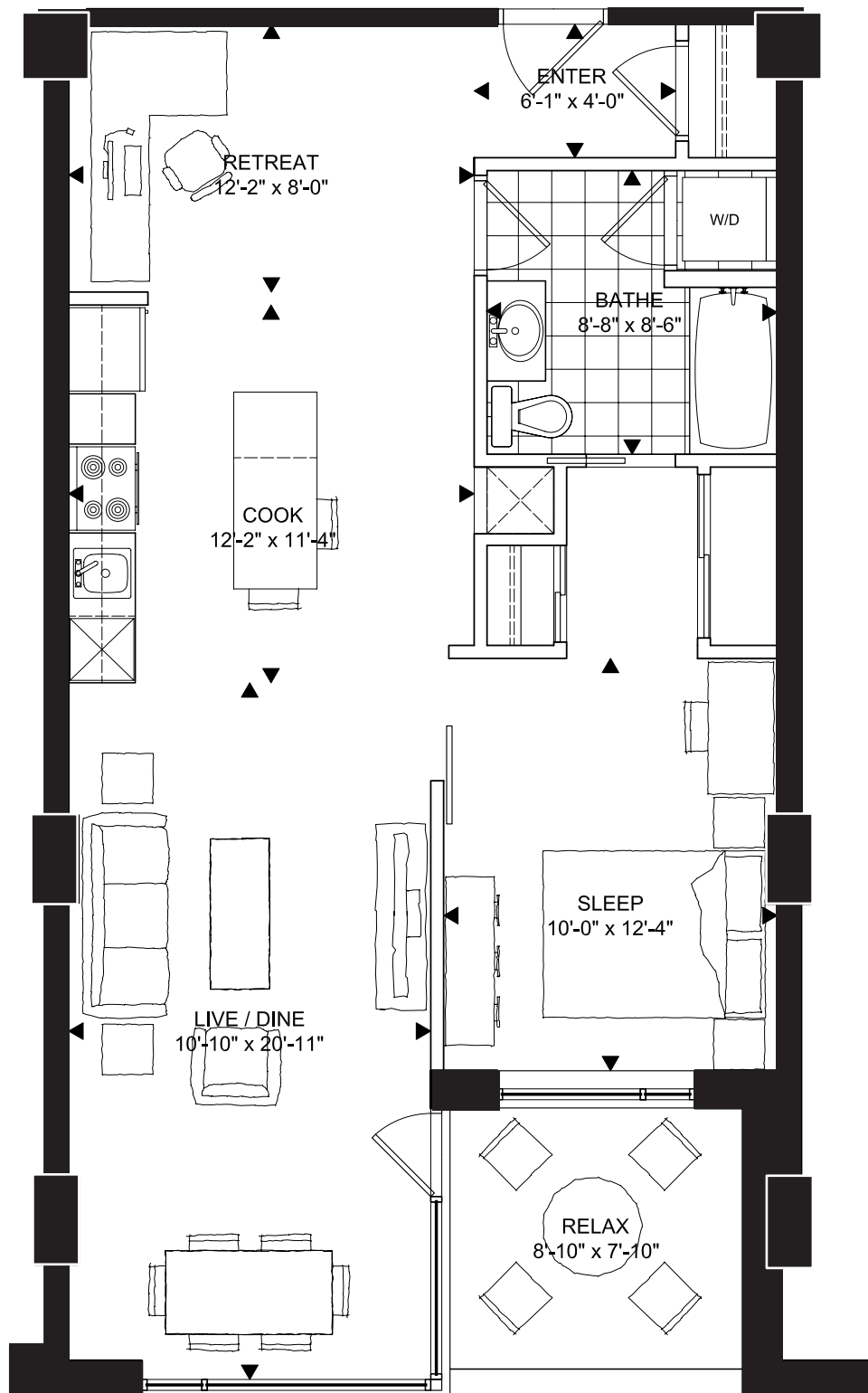


PATRICIA AVENUE



RICHMOND ROAD

2nd



UNIT TYPE D

ONE BEDROOM + STUDY

SUITE AREA = 784 sq.ft.

PLUS 44 sq.ft OF BALCONY = **828 sq.ft**

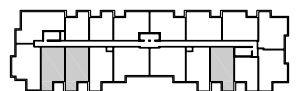
SUITES: 303,304,316,403,404,416,503,504,516,603,604,613

Marketing floor plans do not indicate placement of dropped ceilings and bulkheads for mechanical purposes

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Feb.11, 2009

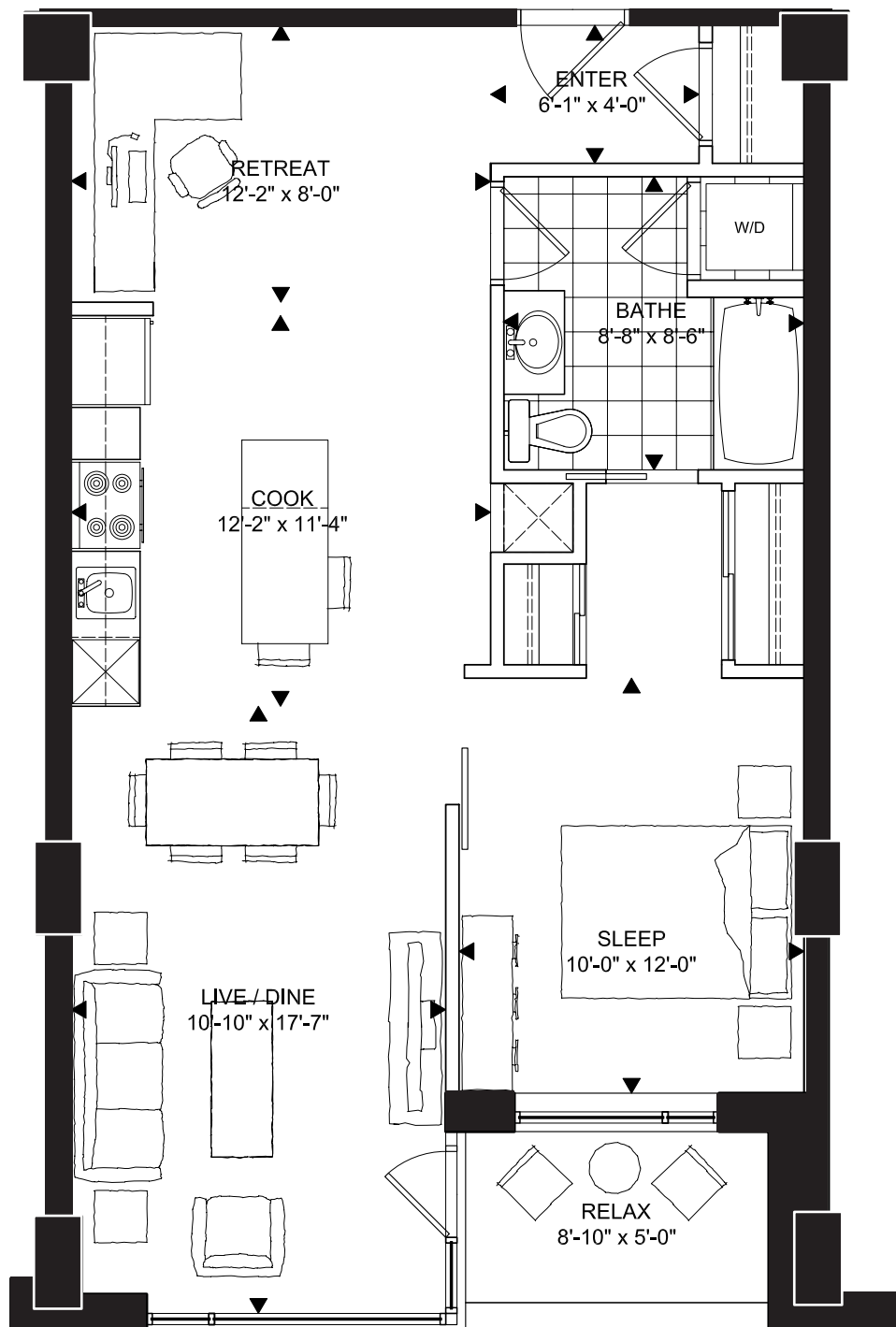


PATRICIA AVENUE



2nd

RICHMOND ROAD



UNIT TYPE D+

ONE BEDROOM + STUDY

SUITE AREA = 827 sq.ft.

PLUS 69 sq.ft OF BALCONY = **896 sq.ft**

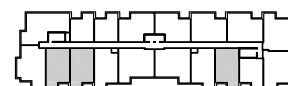
SUITES: 203,204,216

Marketing floor plans do not
indicate placement of dropped
ceilings and bulkheads for
mechanical purposes

E&OE
Feb.11, 2009

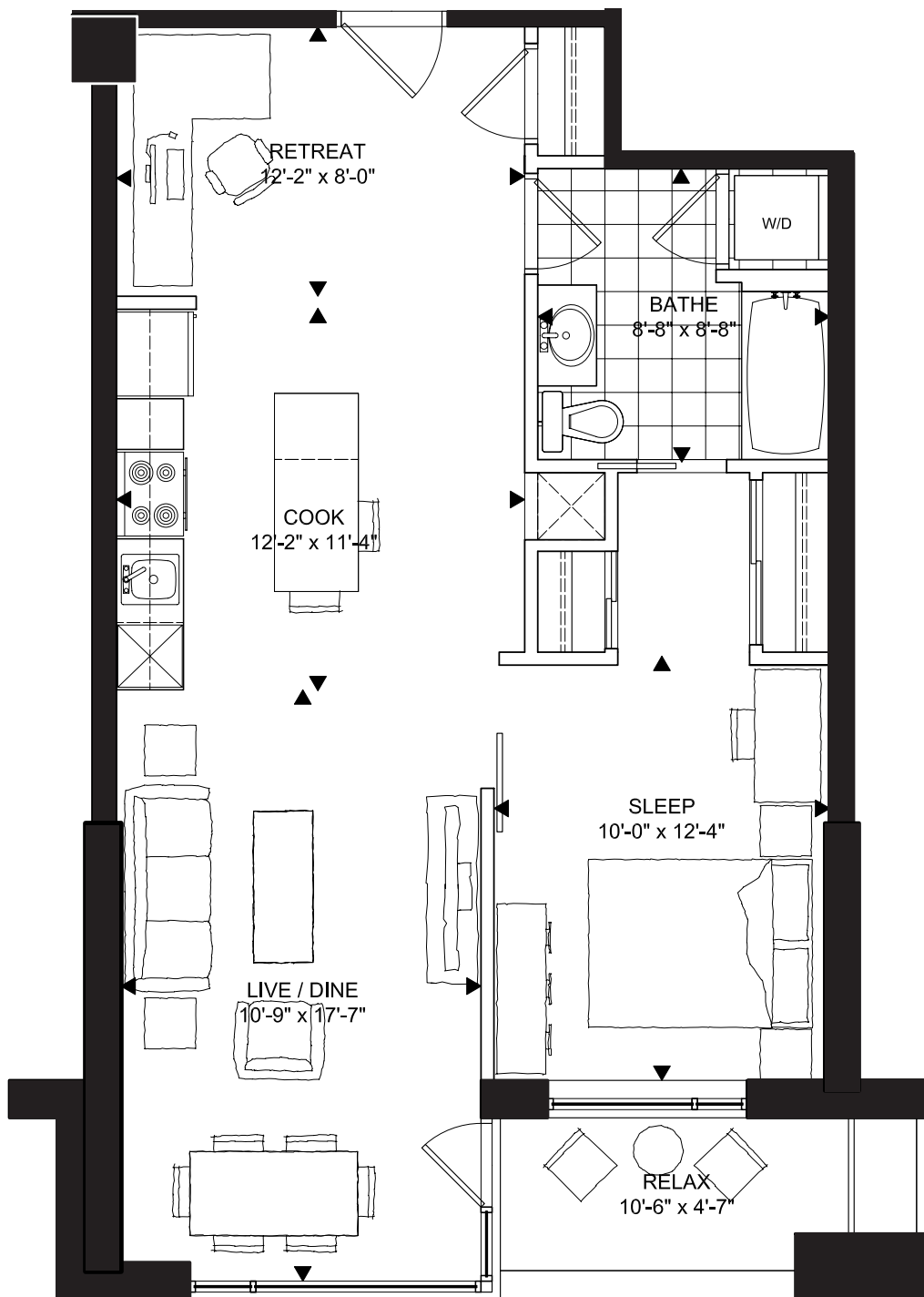


PATRICIA AVENUE



3rd to 6th

RICHMOND ROAD



UNIT TYPE E

ONE BEDROOM + STUDY

SUITE AREA = 768 sq.ft.

PLUS 52 sq.ft OF BALCONY = **820 sq.ft**

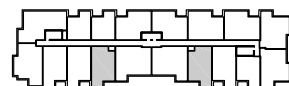
SUITES: 302,317,406,417,502,517,602,614

Marketing floor plans do not
indicate placement of dropped
ceilings and bulkheads for
mechanical purposes

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Feb.11, 2009

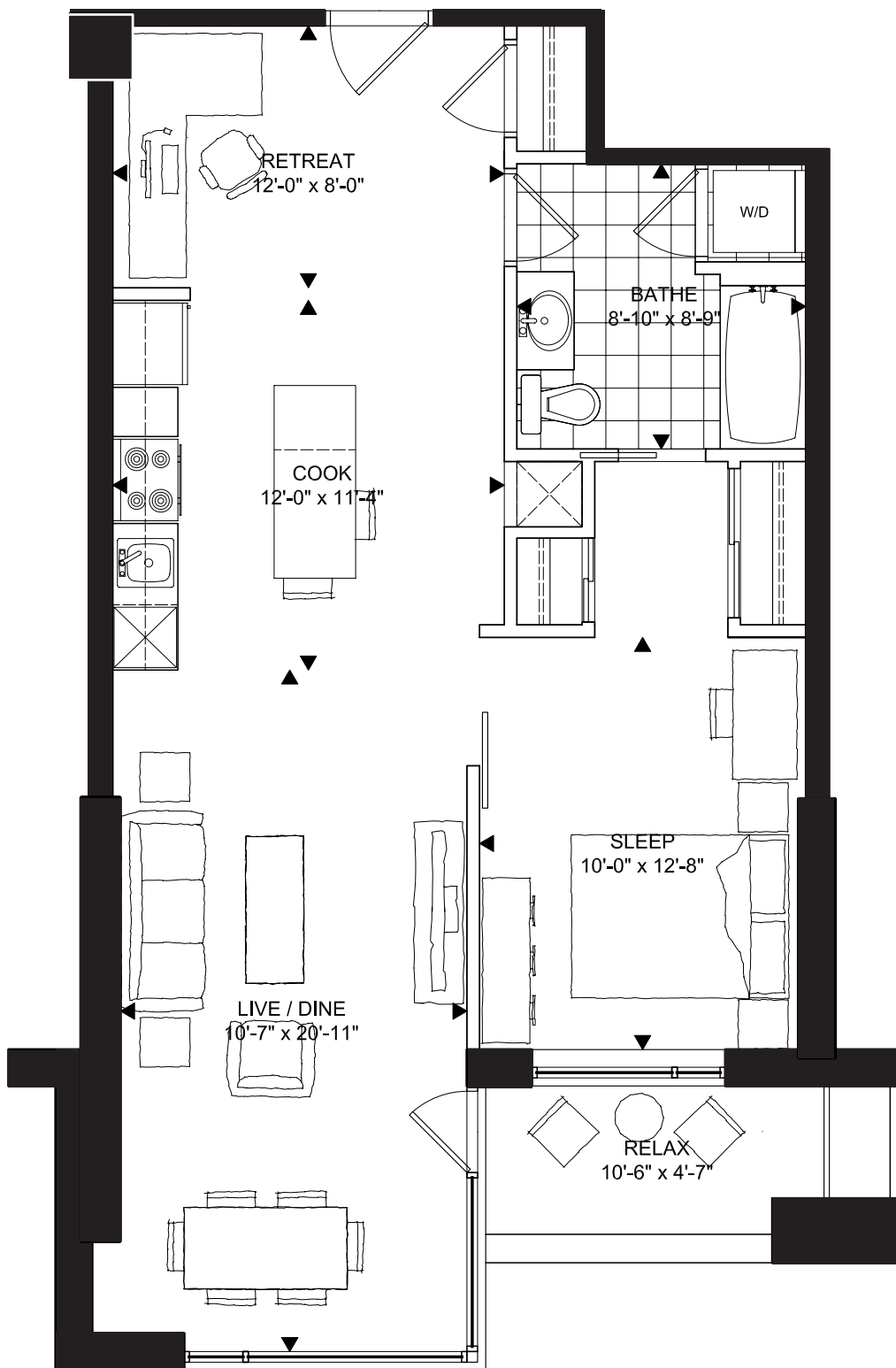


PATRICIA AVENUE



3rd to 6th

RICHMOND ROAD



UNIT TYPE E+

ONE BEDROOM + STUDY

SUITE AREA = 811 sq.ft.

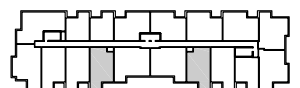
PLUS 52 sq.ft OF BALCONY = **863 sq.ft**

SUITES: 202,217

Marketing floor plans do not
indicate placement of dropped
ceilings and bulkheads for
mechanical purposes

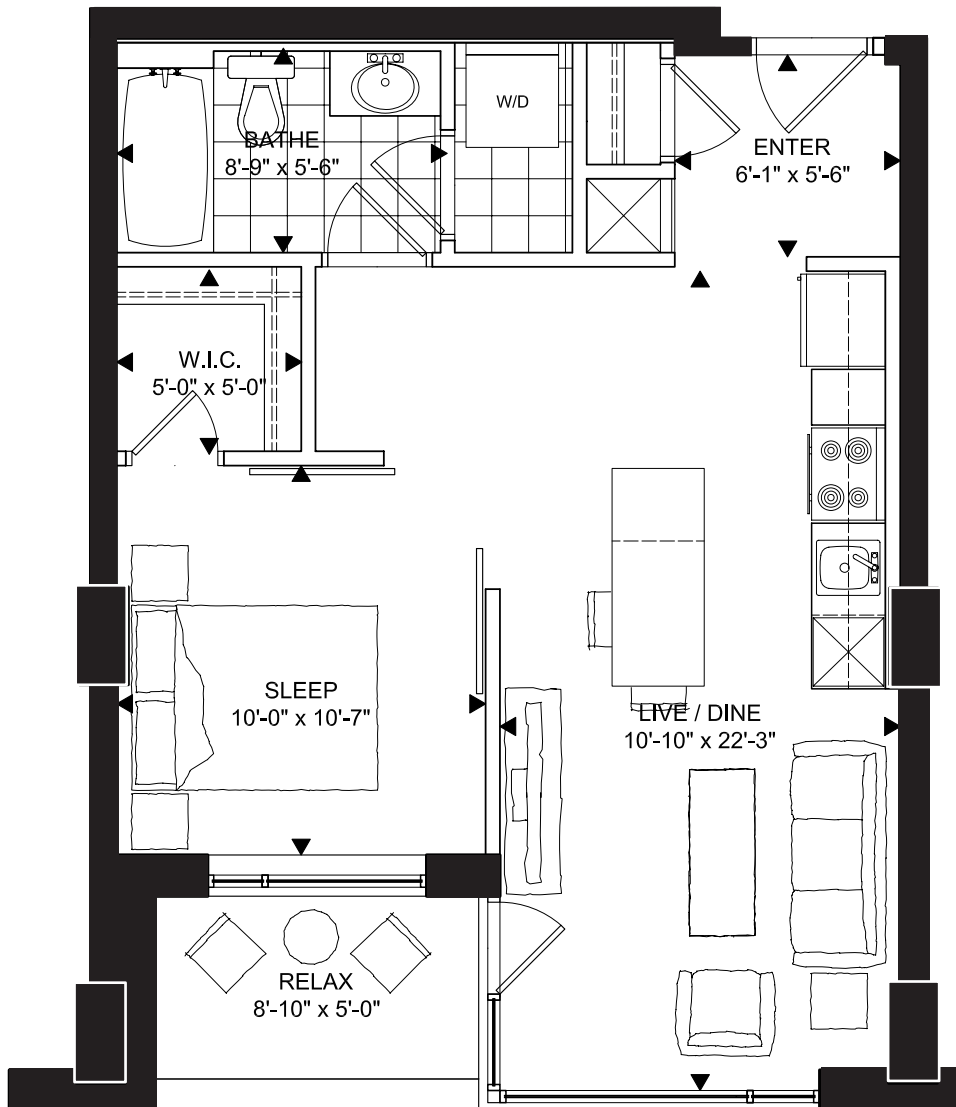
E&OE
Feb.11, 2009

PATRICIA AVENUE



2nd

RICHMOND ROAD

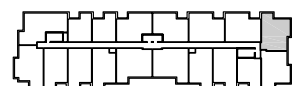


UNIT TYPE F
ONE BEDROOM
SUITE AREA = 586 sq.ft.
PLUS 44 sq.ft OF BALCONY = **630 sq.ft**
SUITES: 315,415,515,612

Marketing floor plans do not indicate placement of dropped ceilings and bulkheads for mechanical purposes

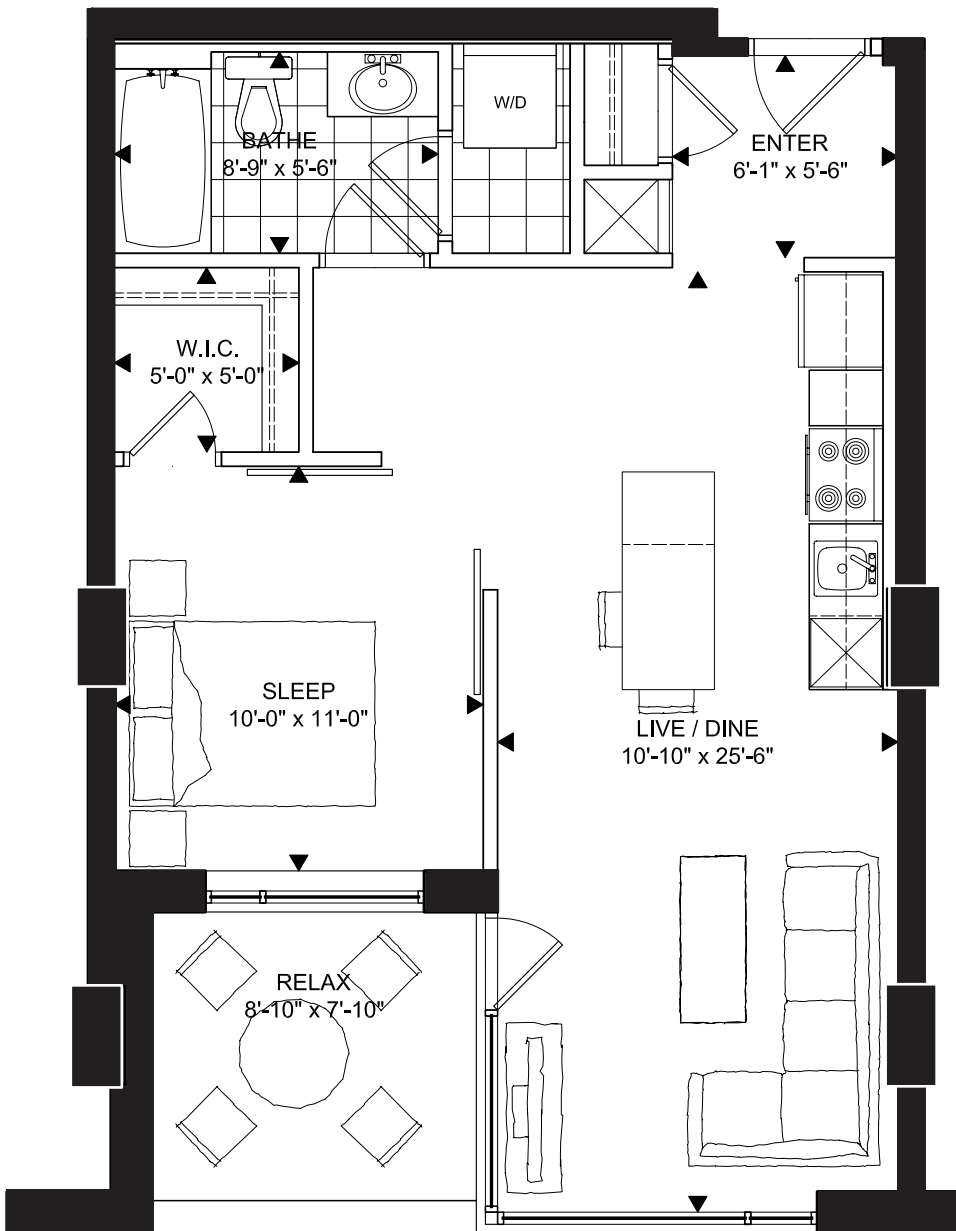
E&OE
Feb.11, 2009

PATRICIA AVENUE



3rd to 6th

RICHMOND ROAD

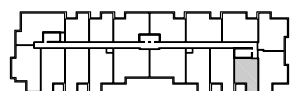


UNIT TYPE F+
ONE BEDROOM
SUITE AREA = 629 sq.ft.
PLUS 69 sq.ft OF BALCONY = **698 sq.ft**
SUITE: 215

Marketing floor plans do not indicate placement of dropped ceilings and bulkheads for mechanical purposes

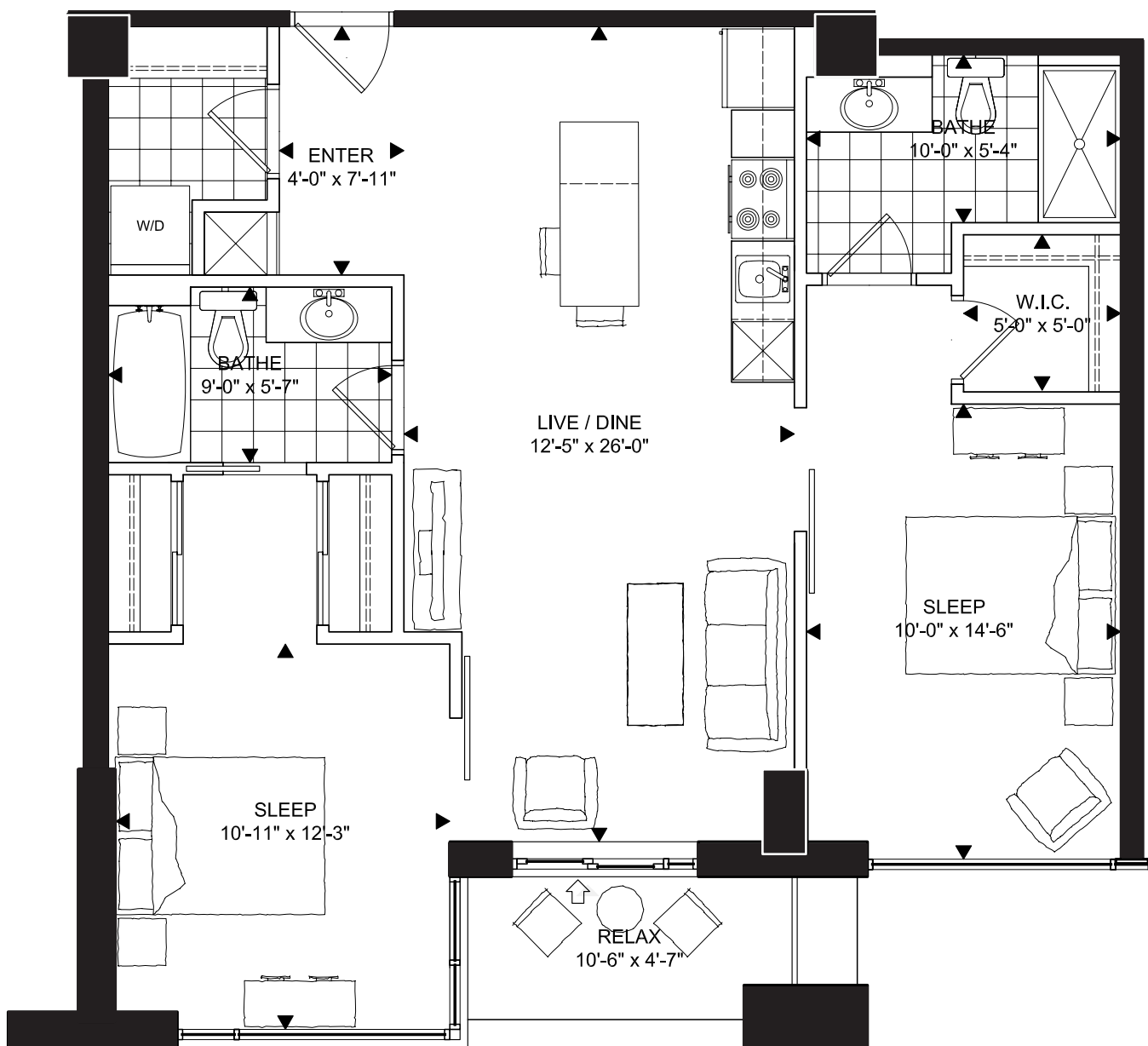
E&OE
Feb.11, 2009

PATRICIA AVENUE



RICHMOND ROAD

2nd

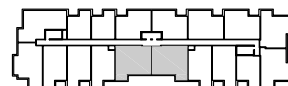


UNIT TYPE G
TWO BEDROOM
SUITE AREA = 962 sq.ft.
PLUS 52 sq.ft OF BALCONY = **1015 sq.ft**
SUITES: 201,218,301,318,401,418,501,518,601,615

Marketing floor plans do not
indicate placement of dropped
ceilings and bulkheads for
mechanical purposes

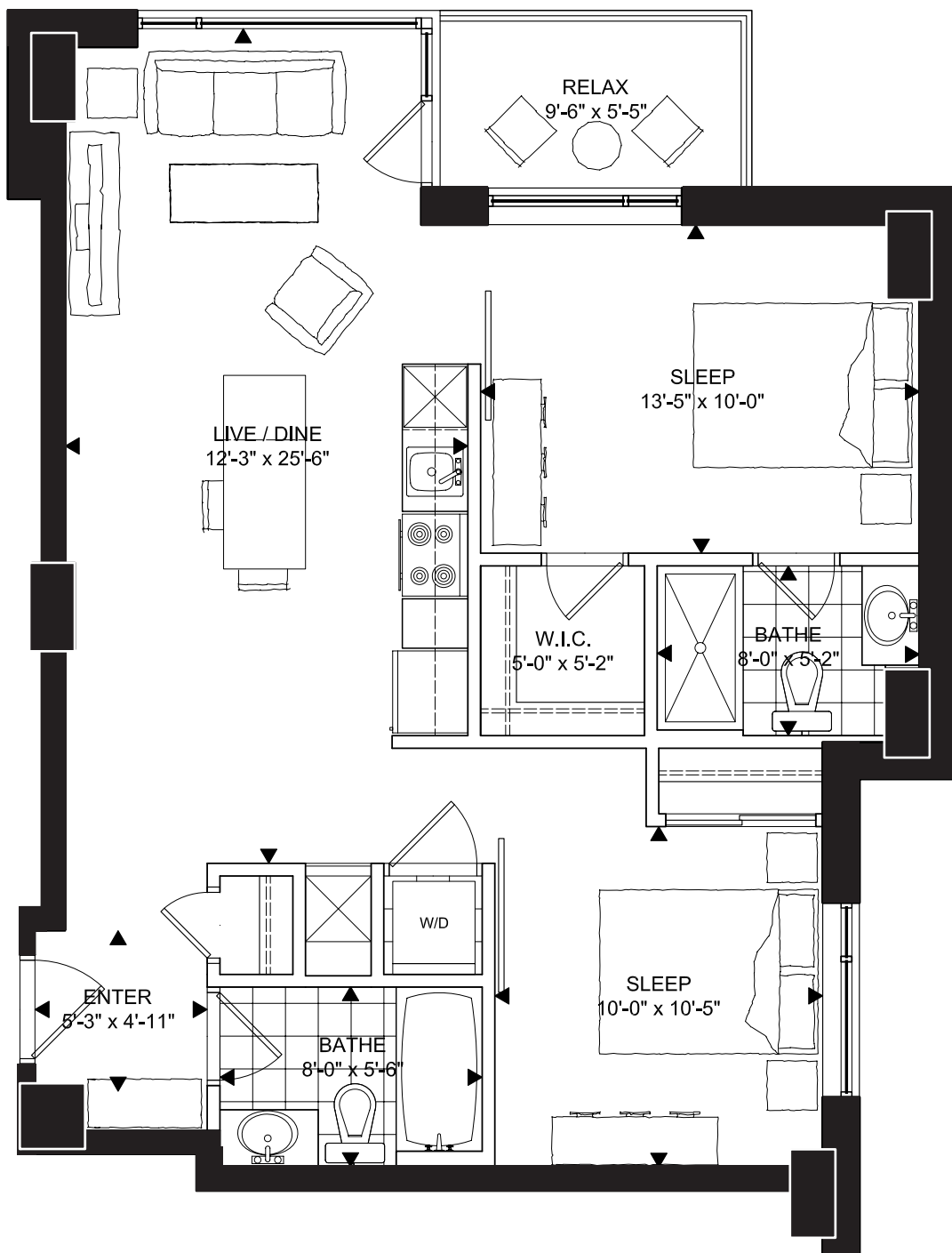
E&OE
Feb.11, 2009

PATRICIA AVENUE



2nd to 6th

RICHMOND ROAD

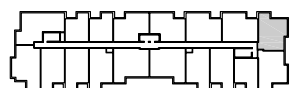


UNIT TYPE H
TWO BEDROOM
SUITE AREA = 870 sq.ft.
PLUS 52 sq.ft OF BALCONY = **921 sq.ft**
SUITES: 213,313,413,513

Marketing floor plans do not indicate placement of dropped ceilings and bulkheads for mechanical purposes

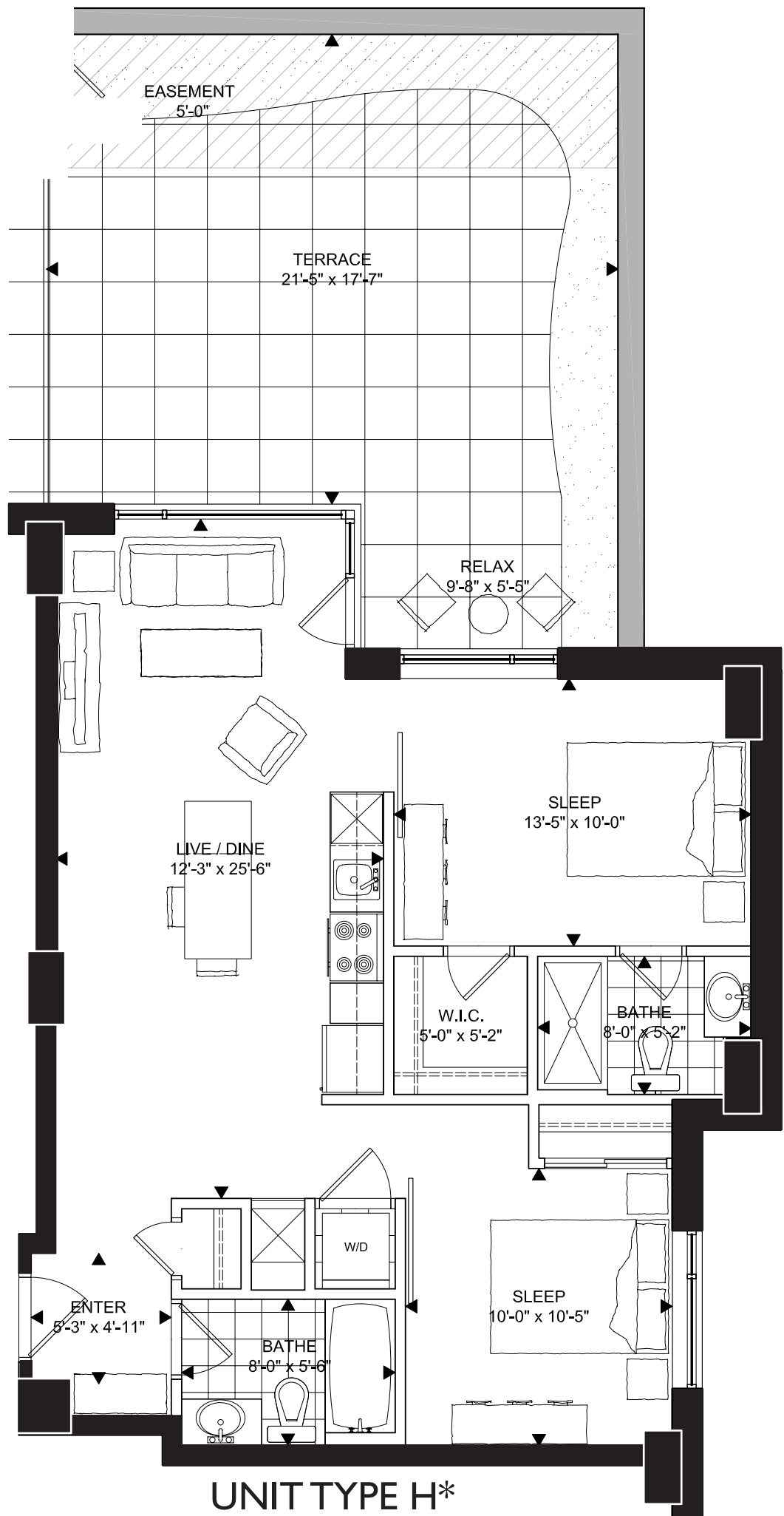
E&OE
Feb.11, 2009

PATRICIA AVENUE



2nd to 5th

RICHMOND ROAD



UNIT TYPE H*

TWO BEDROOM

SUITE AREA = 862 sq.ft.

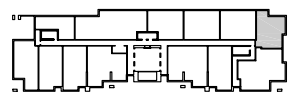
PLUS 429 sq.ft of BALCONY & TERRACE = **1291 sq.ft**

SUITE: 109

Marketing floor plans do not
indicate placement of dropped
ceilings and bulkheads for
mechanical purposes

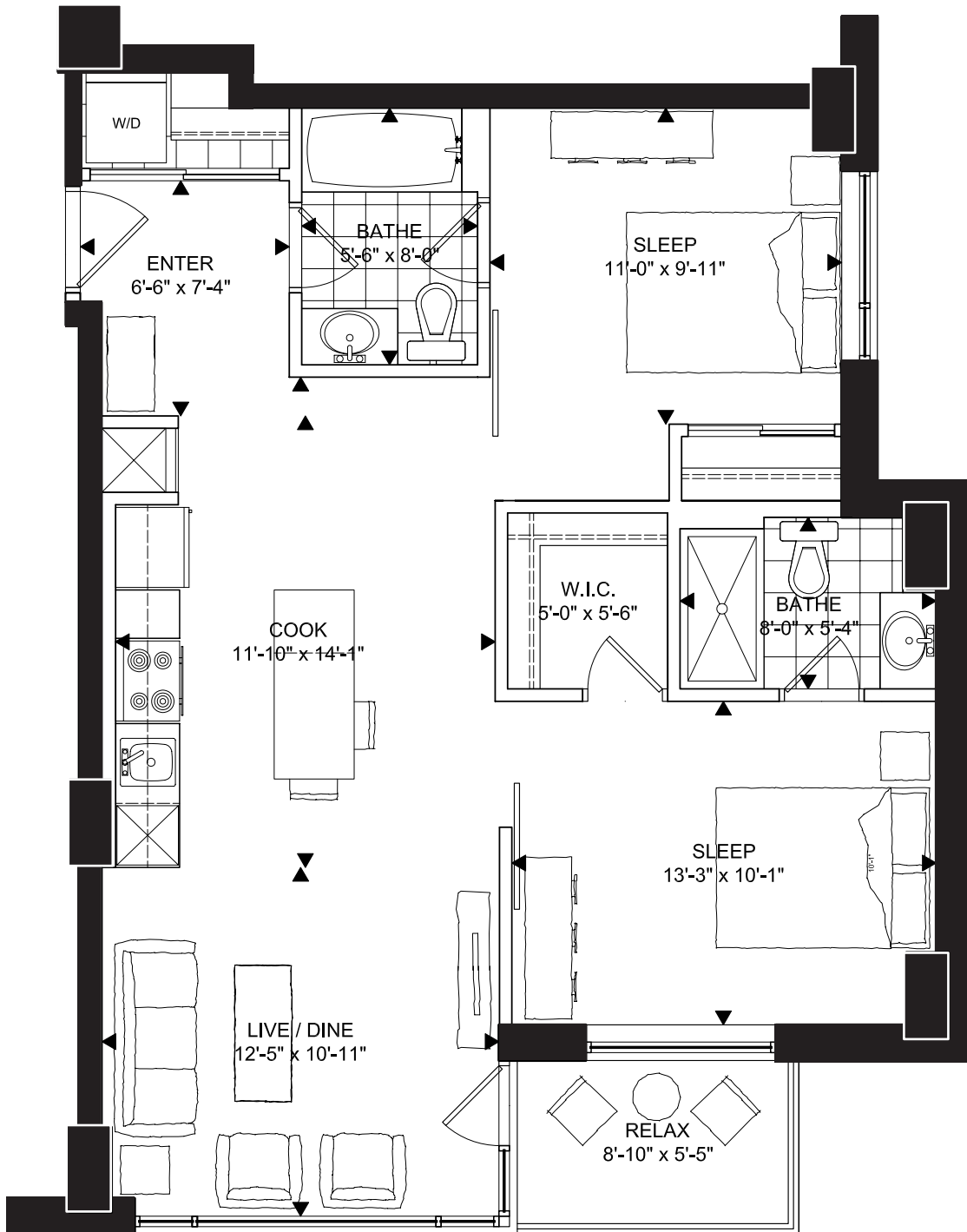
E&OE
Feb.11, 2009

PATRICIA AVENUE



1st

RICHMOND ROAD



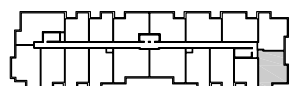
UNIT TYPE I
TWO BEDROOM
SUITE AREA = 878 sq.ft.
PLUS 48 sq.ft OF BALCONY = **925 sq.ft**
SUITES: 314,414,514,611

Marketing floor plans do not indicate placement of dropped ceilings and bulkheads for mechanical purposes

E&OE
Feb.11, 2009

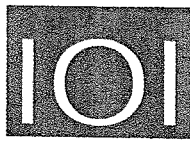


PATRICIA AVENUE



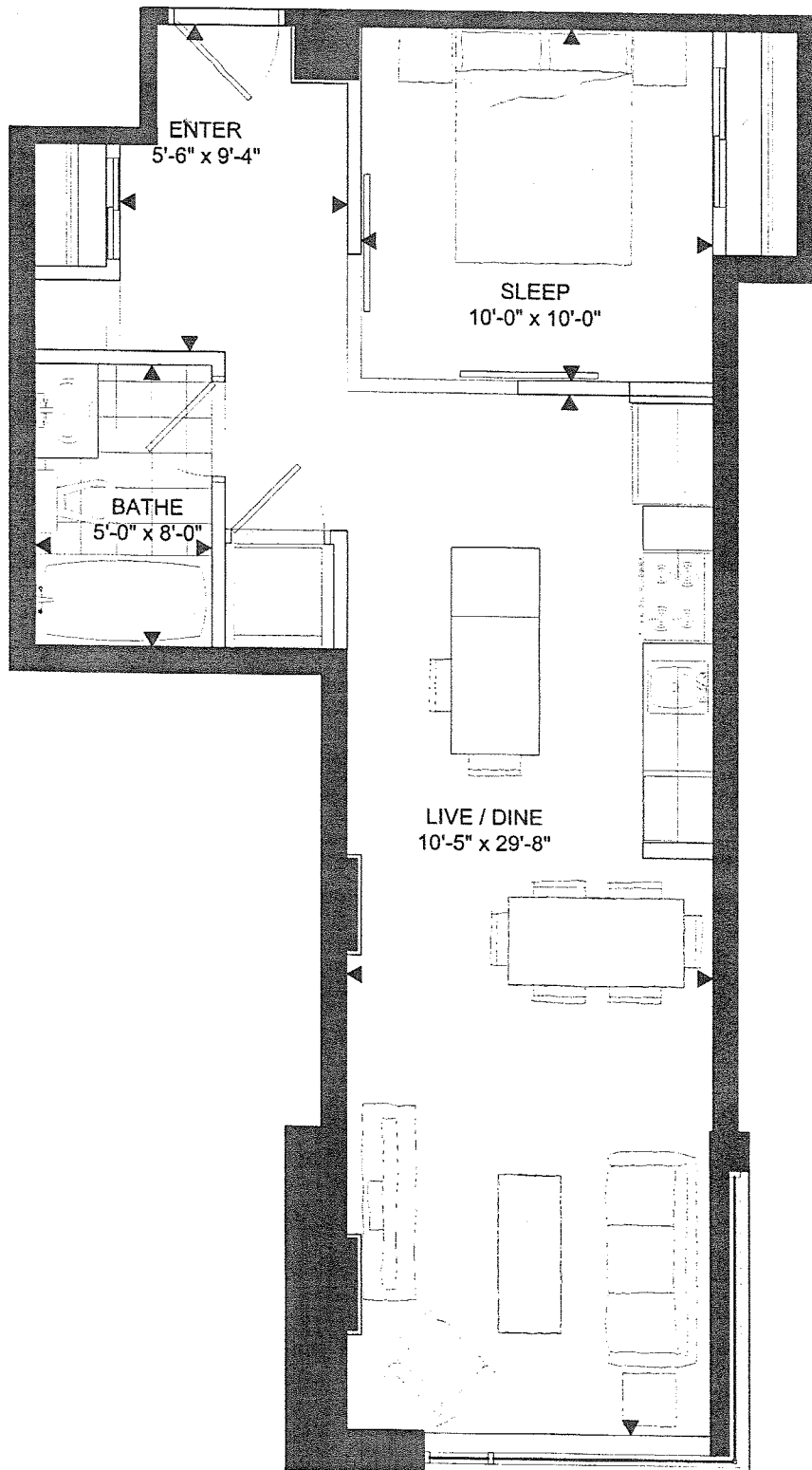
3rd to 6th

RICHMOND ROAD



RICHMOND ROAD

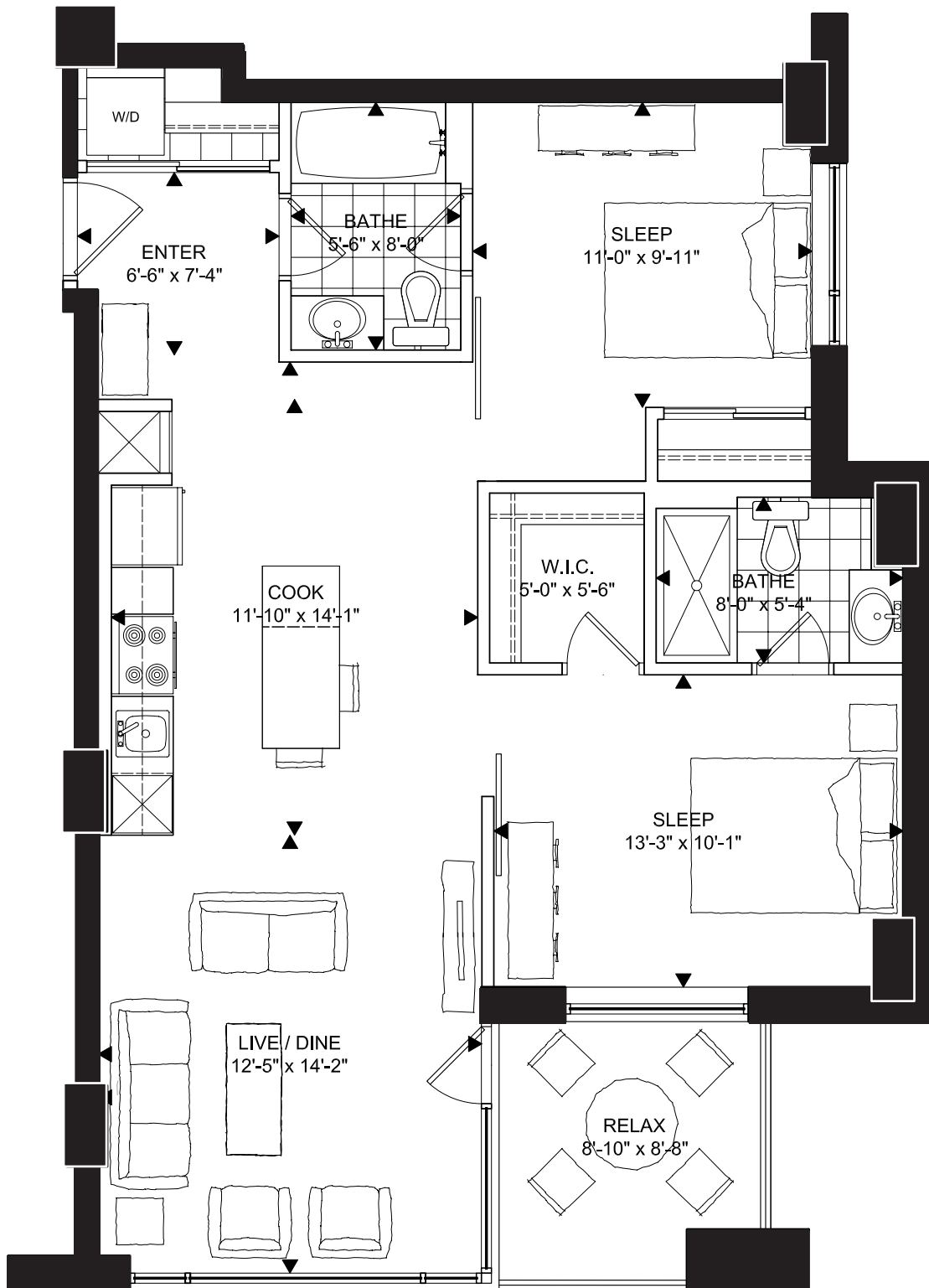
at Island Park



UNIT TYPE I+
ONE BEDROOM

SUITE AREA = 653 sq.ft

SUITES: 2ND FLOOR



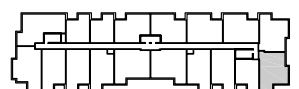
UNIT TYPE I+
TWO BEDROOM
SUITE AREA = 922 sq.ft.
PLUS 71 sq.ft OF BALCONY = **993 sq.ft**
SUITE: 214

Marketing floor plans do not indicate placement of dropped ceilings and bulkheads for mechanical purposes

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Feb.11, 2009

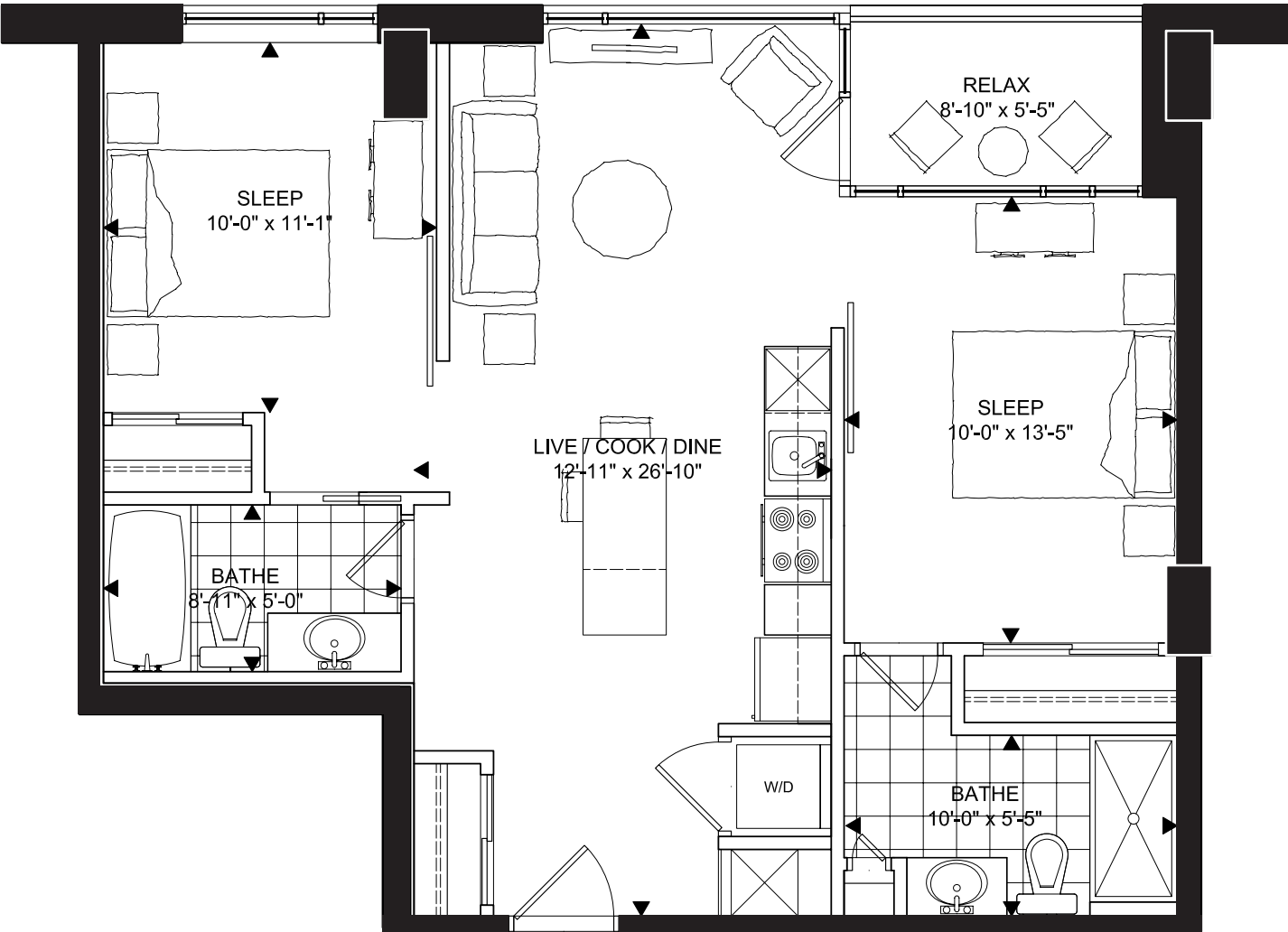


PATRICIA AVENUE



2nd

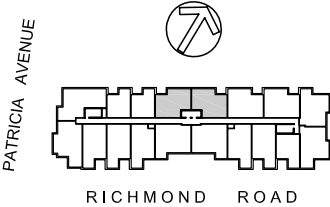
RICHMOND ROAD



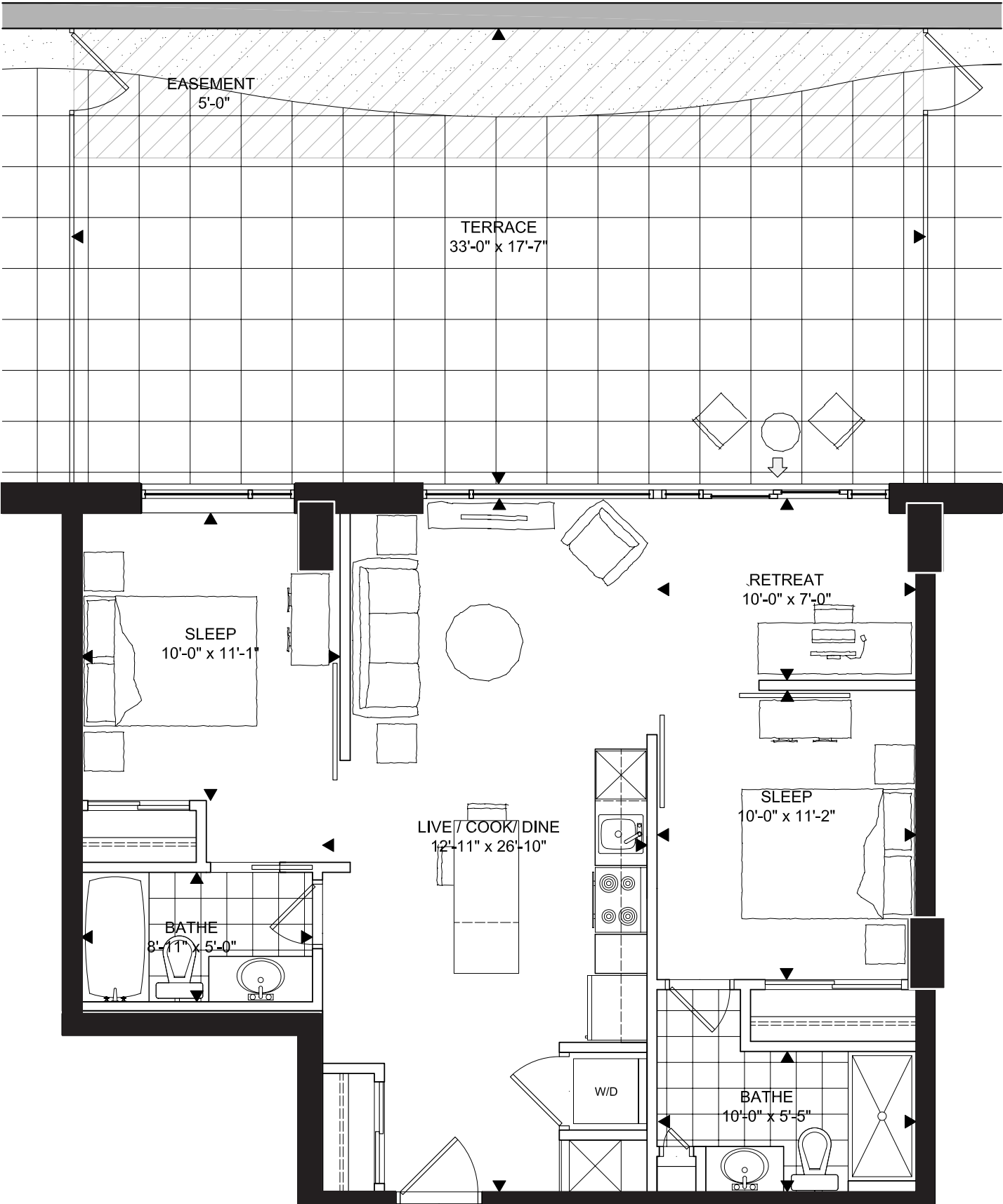
UNIT TYPE J
TWO BEDROOM
SUITE AREA = 798 sq.ft.
PLUS 48 sq.ft OF BALCONY = **846 sq.ft**
SUITES: 209,210,309,310,409,410,509,510

Marketing floor plans do not indicate placement of dropped ceilings and bulkheads for mechanical purposes

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Feb.11, 2009



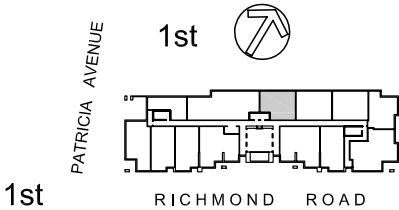
2nd to 5th

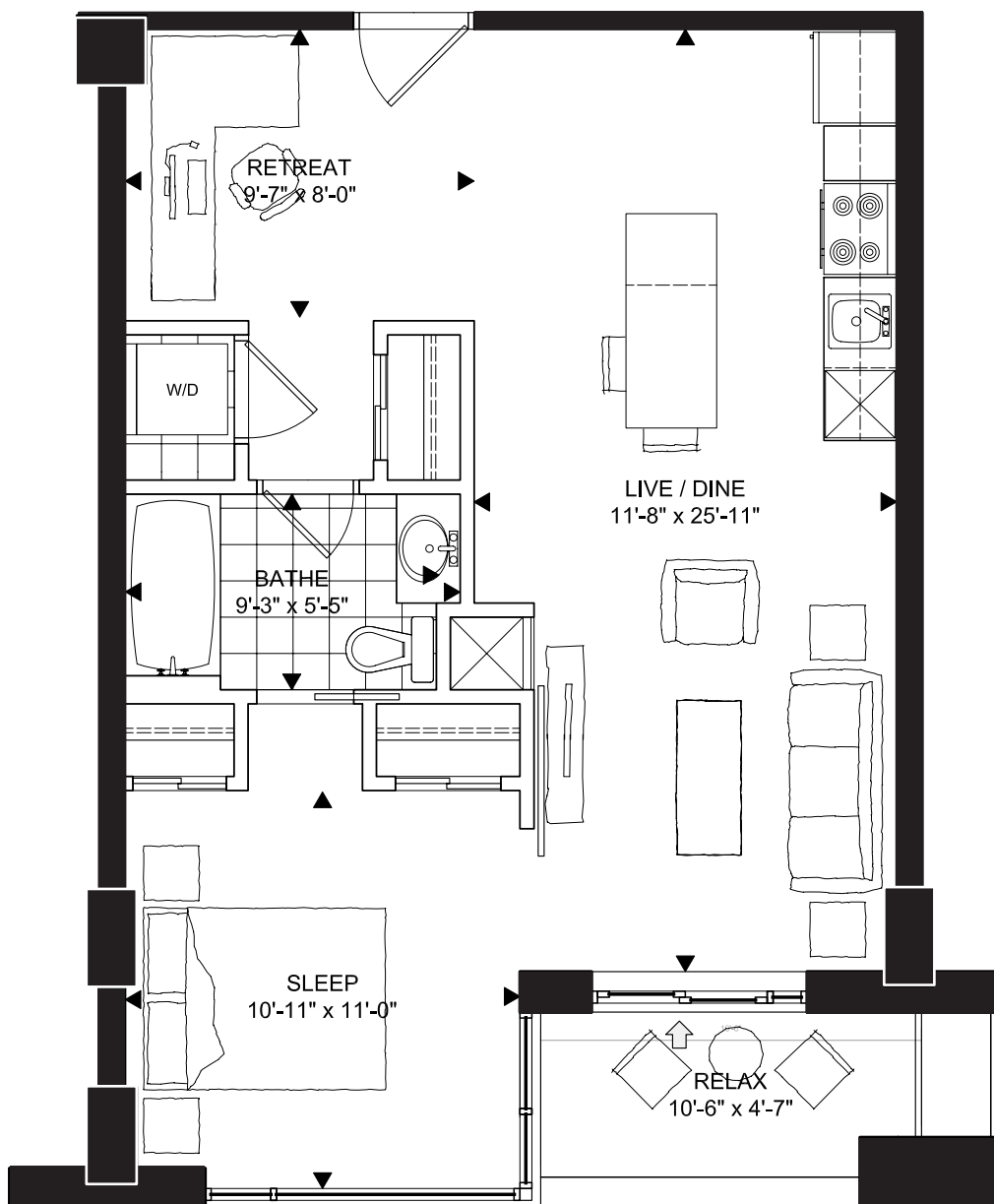


UNIT TYPE J+
TWO BEDROOM + STUDY
SUITE AREA = 853 sq.ft
PLUS 580 sq.ft OF BALCONY & TERRACE = 1433 sq.ft
SUITE: 106

Marketing floor plans do not indicate placement of dropped ceilings and bulkheads for mechanical purposes

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Feb.11, 2009





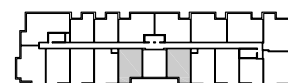
UNIT TYPE K
ONE BEDROOM + STUDY
 SUITE AREA = 669 sq.ft.
PLUS 52 sq.ft OF BALCONY = 722 sq.ft
 SUITES: 201,218,301,318,401,418,501,518,601,615

Marketing floor plans do not
 indicate placement of dropped
 ceilings and bulkheads for
 mechanical purposes

E&OE
 Feb.11, 2009

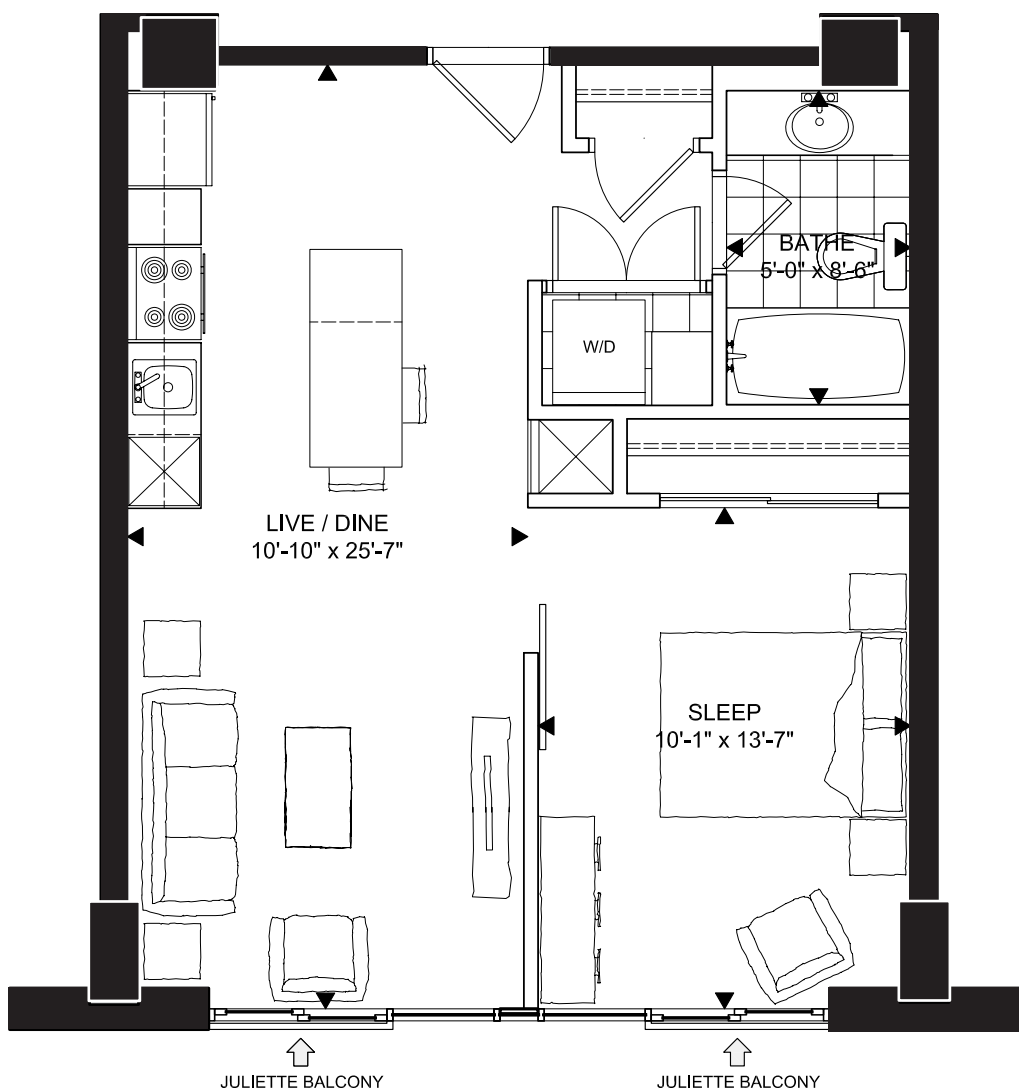


PATRICIA AVENUE



2nd - 6th

RICHMOND ROAD



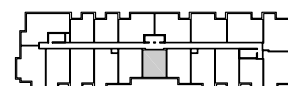
UNIT TYPE L
ONE BEDROOM
SUITE AREA = 587 sq.ft.
SUITES: 219,319,419,519,616

Marketing floor plans do not
indicate placement of dropped
ceilings and bulkheads for
mechanical purposes

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Feb.11, 2009

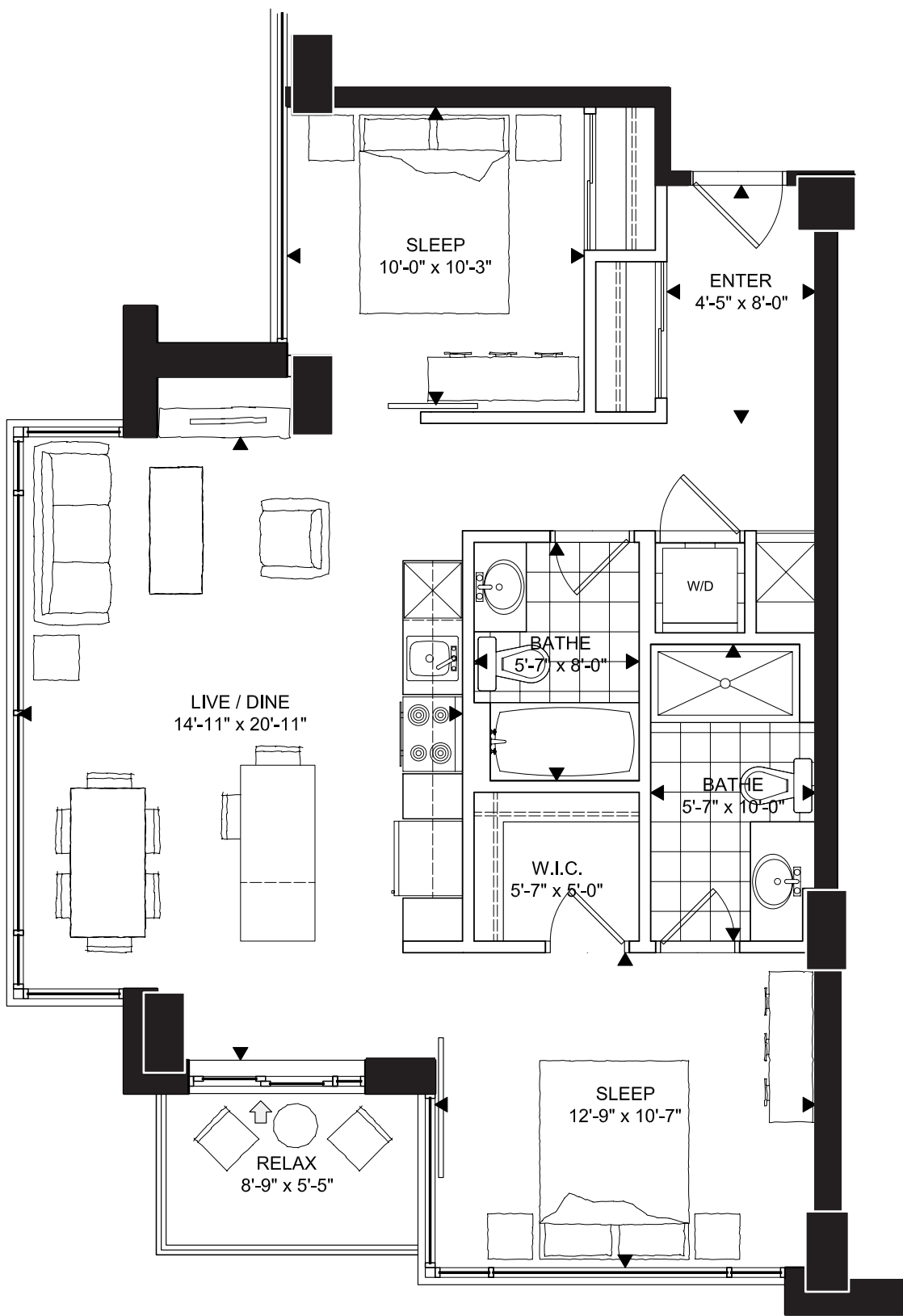


PATRICIA AVENUE



2nd - 6th

RICHMOND ROAD



UNIT TYPE M

TWO BEDROOM

SUITE AREA = 904 sq.ft.

PLUS 48 sq.ft OF BALCONY = **951 sq.ft**

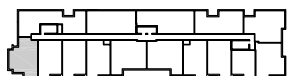
SUITE: 605

Marketing floor plans do not indicate placement of dropped ceilings and bulkheads for mechanical purposes

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Feb.11, 2009

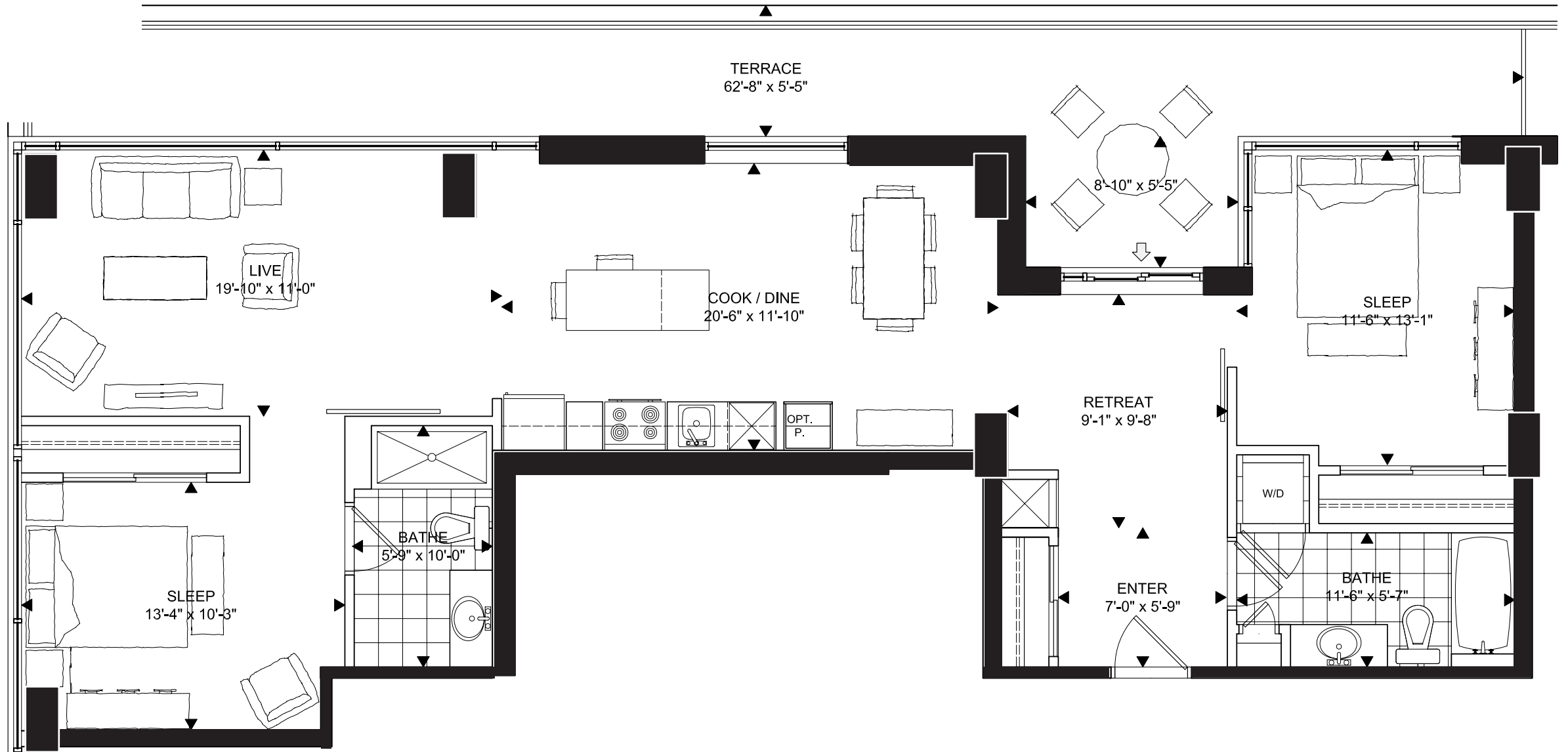


PATRICIA AVENUE



6th

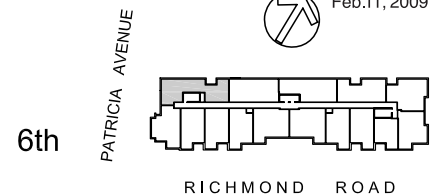
RICHMOND ROAD

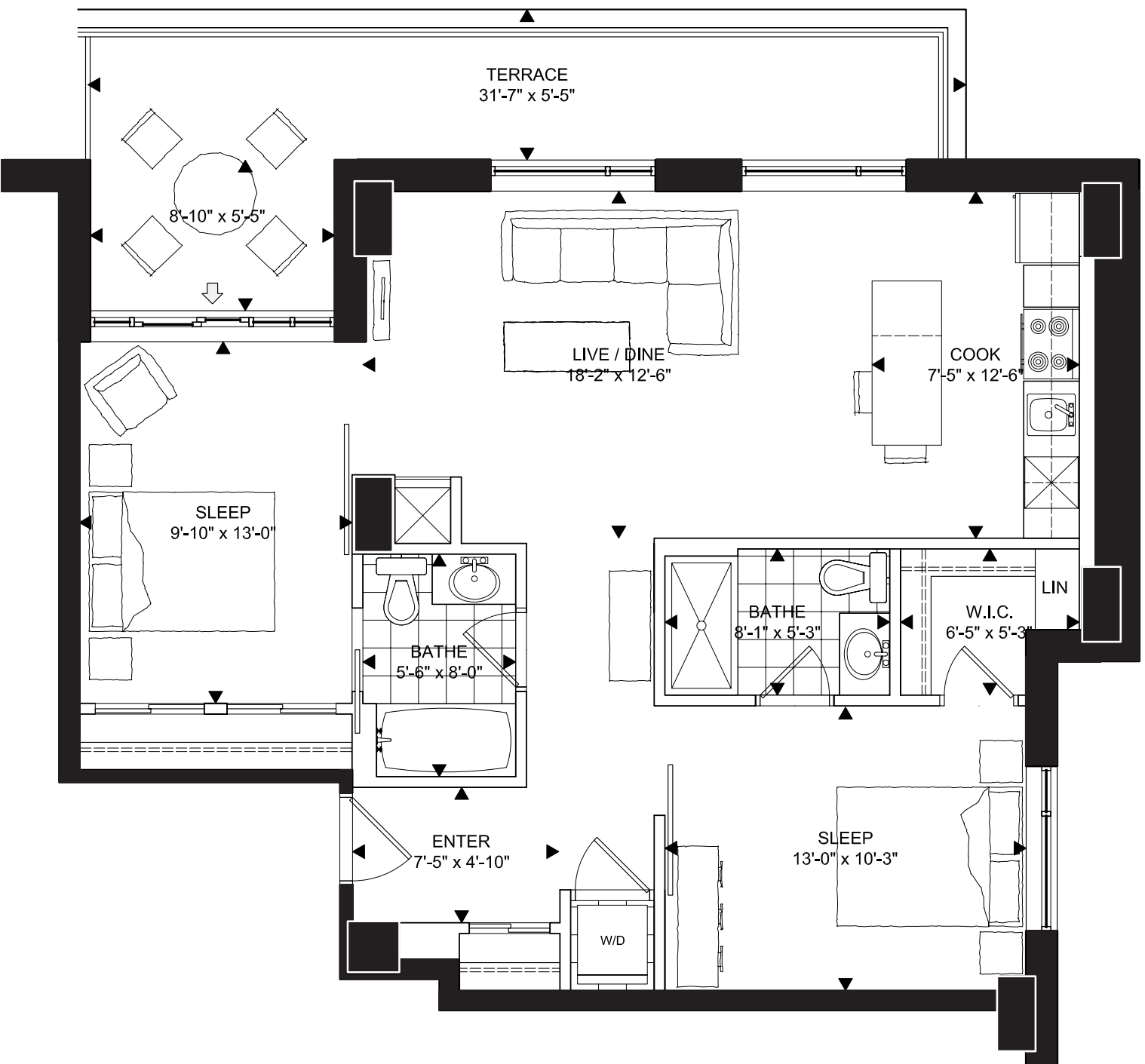


UNIT TYPE N
TWO BEDROOM
SUITE AREA = 1210 sq.ft.
PLUS 343 sq.ft OF TERRACE = **1552 sq.ft**
SUITE: 606

Marketing floor plans do not
indicate placement of dropped
ceilings and bulkheads for
mechanical purposes

E&OE
Feb.11, 2009

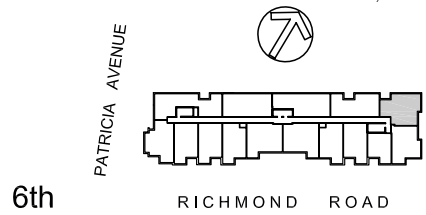


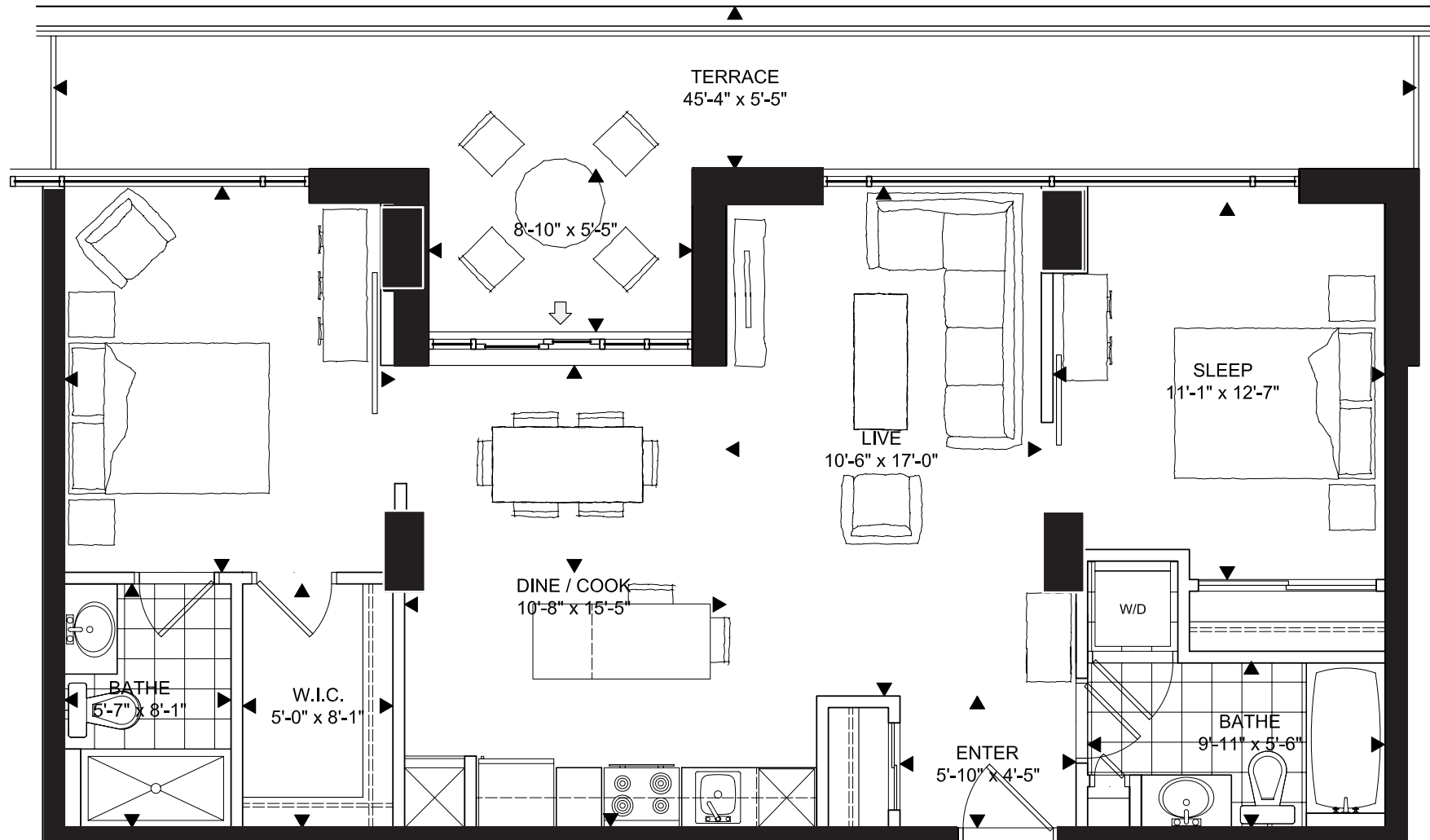


UNIT TYPE O
TWO BEDROOM
SUITE AREA = 995 sq.ft.
PLUS 195 sq.ft OF TERRACE = **1189 sq.ft**
SUITE: 610

Marketing floor plans do not indicate placement of dropped ceilings and bulkheads for mechanical purposes

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Feb.11, 2009

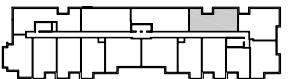




UNIT TYPE P
TWO BEDROOM
 SUITE AREA = 957 sq.ft
PLUS 264 sq.ft OF BALCONY = 1220 sq.ft
 SUITE: 609

Marketing floor plans do not indicate placement of dropped ceilings and bulkheads for mechanical purposes

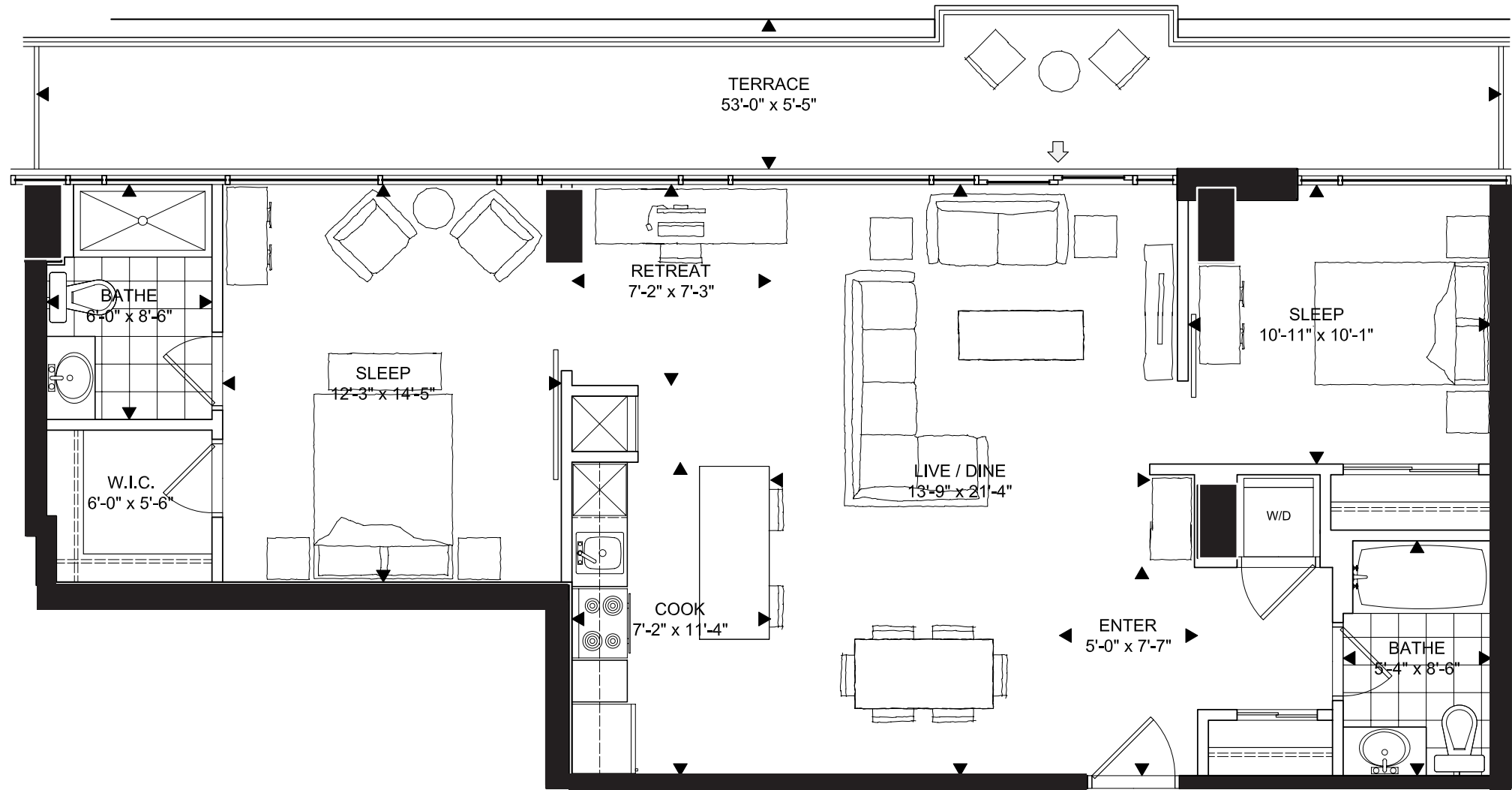
E&OE
Feb.11, 2009



6th

PATRICIA AVENUE

RICHMOND ROAD



UNIT TYPE Q
TWO BEDROOM + STUDY
SUITE AREA = 1054 sq.ft.
PLUS 262 sq.ft OF BALCONY = 1316 sq.ft
SUITE: 608

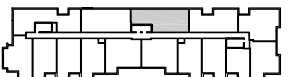
Marketing floor plans do not
indicate placement of dropped
ceilings and bulkheads for
mechanical purposes

E&OE
Feb.11, 2009

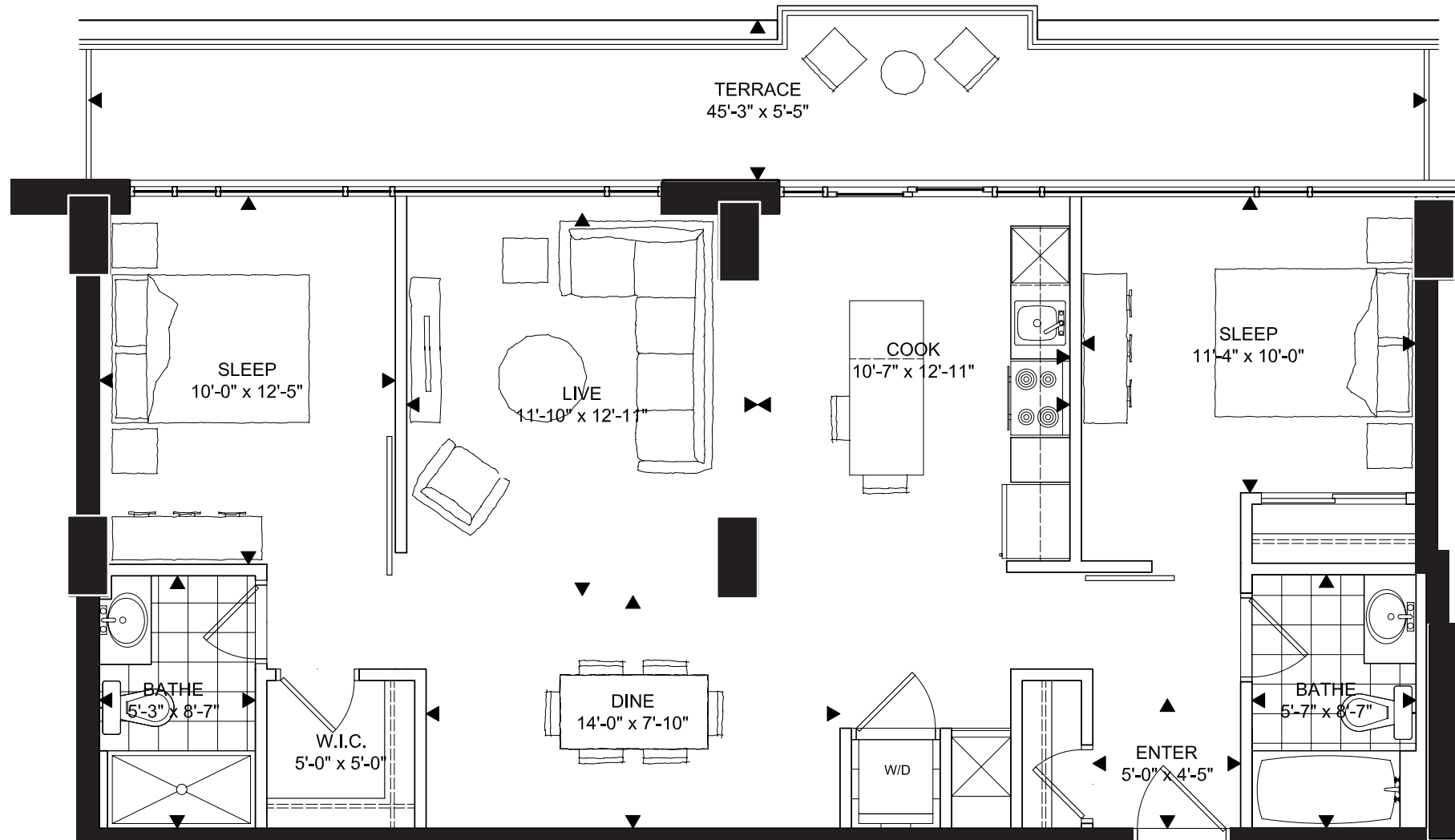


6th

PATRICIA AVENUE



RICHMOND ROAD



UNIT TYPE R

TWO BEDROOM

SUITE AREA = 1018 sq.ft.

PLUS 226 sq.ft OF BALCONY = **1243 sq.ft**

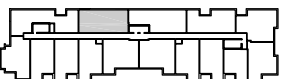
SUITE: 607

Marketing floor plans do not
indicate placement of dropped
ceilings and bulkheads for
mechanical purposes

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Feb.11, 2009

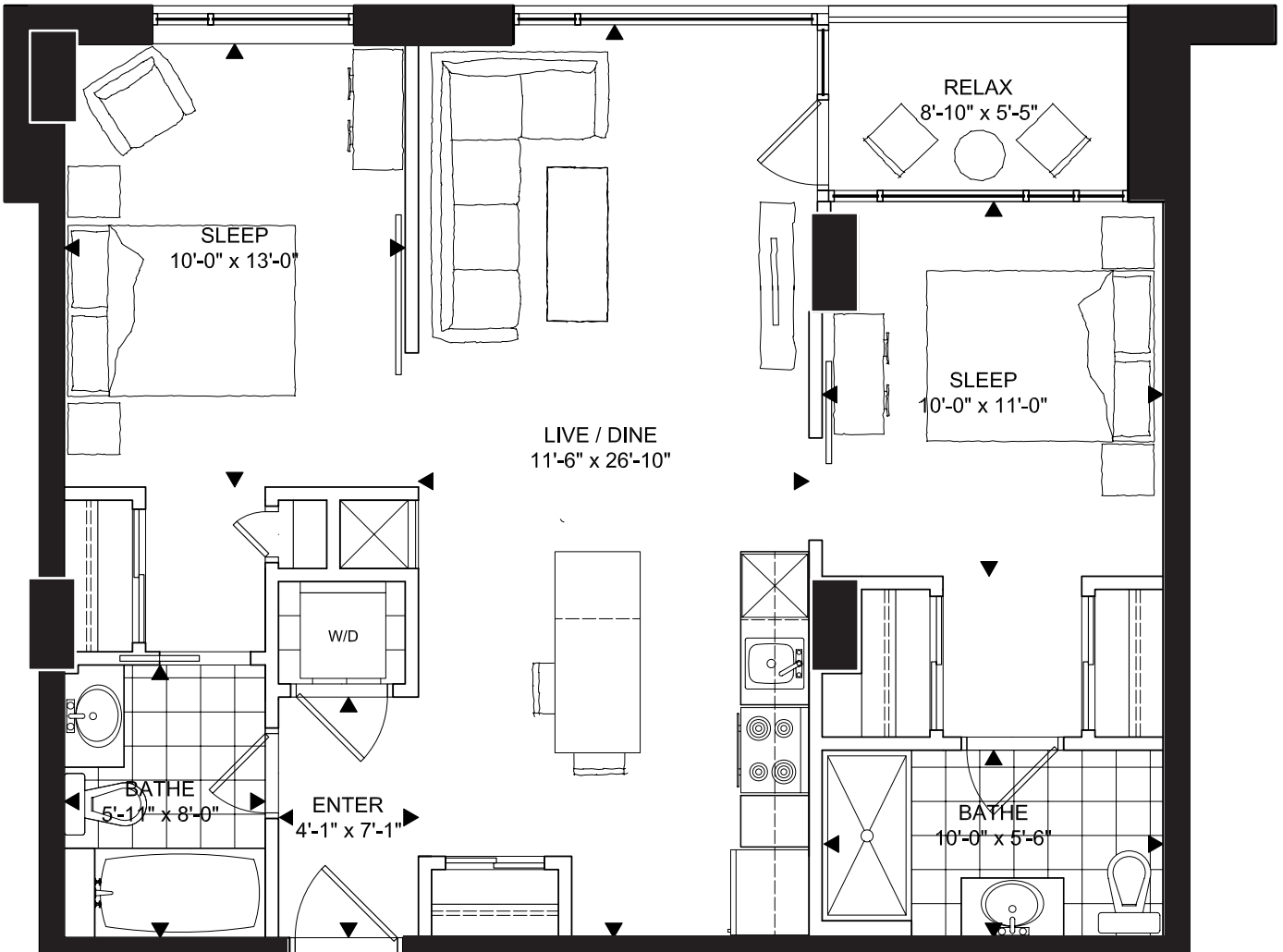


PATRICIA AVENUE



6th

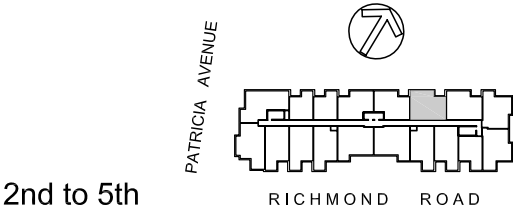
RICHMOND ROAD

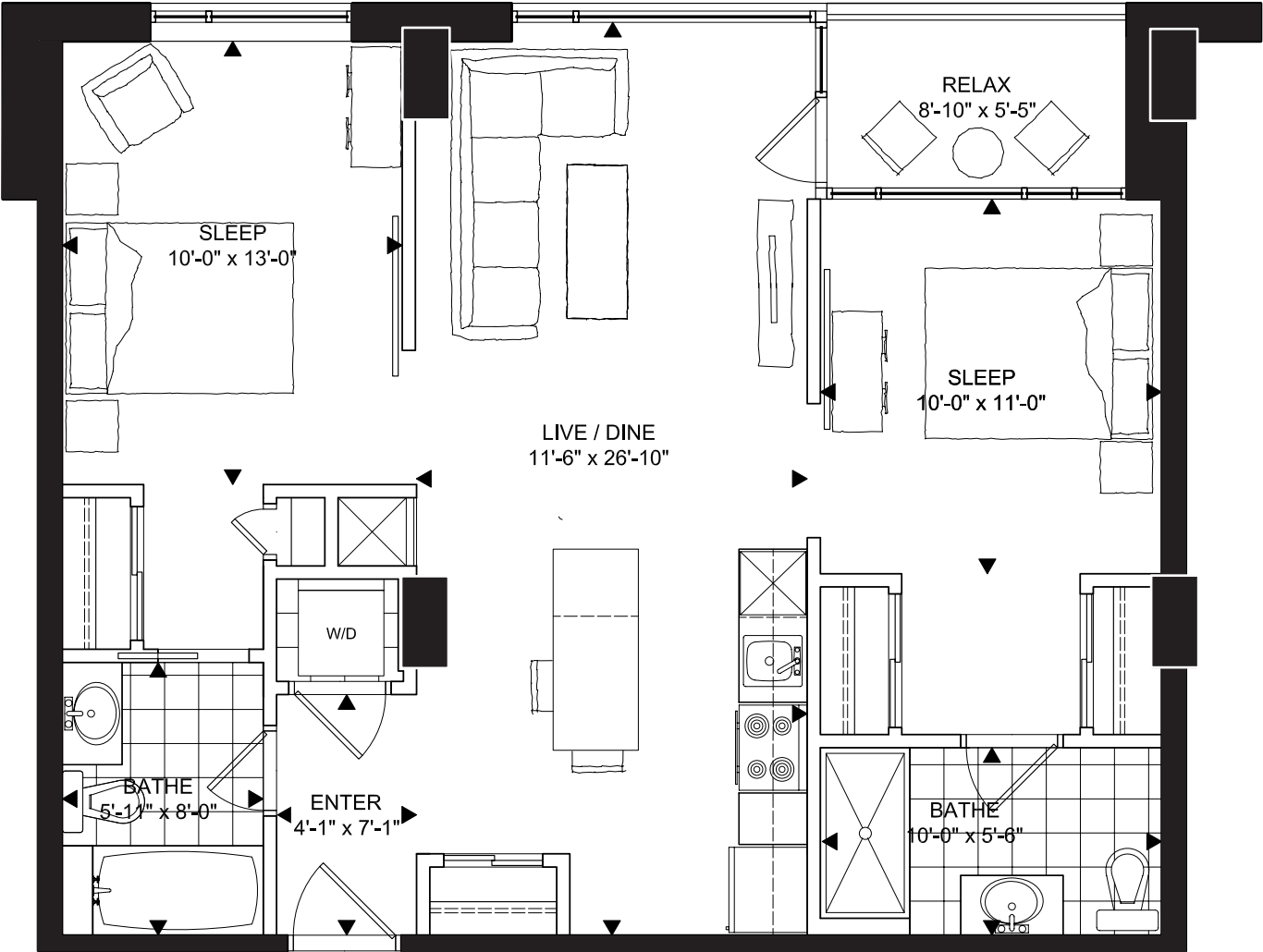


UNIT TYPE S
TWO BEDROOM
SUITE AREA = 869 sq.ft.
PLUS 48 sq.ft OF BALCONY = **917 sq.ft**
SUITES: 211,311,411,511

Marketing floor plans do not indicate placement of dropped ceilings and bulkheads for mechanical purposes

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UNIT TYPE S*

TWO BEDROOM

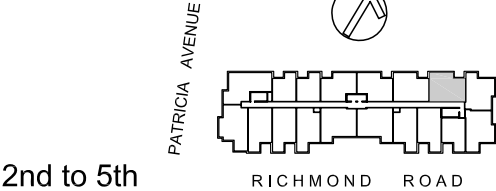
SUITE AREA = 869 sq.ft.

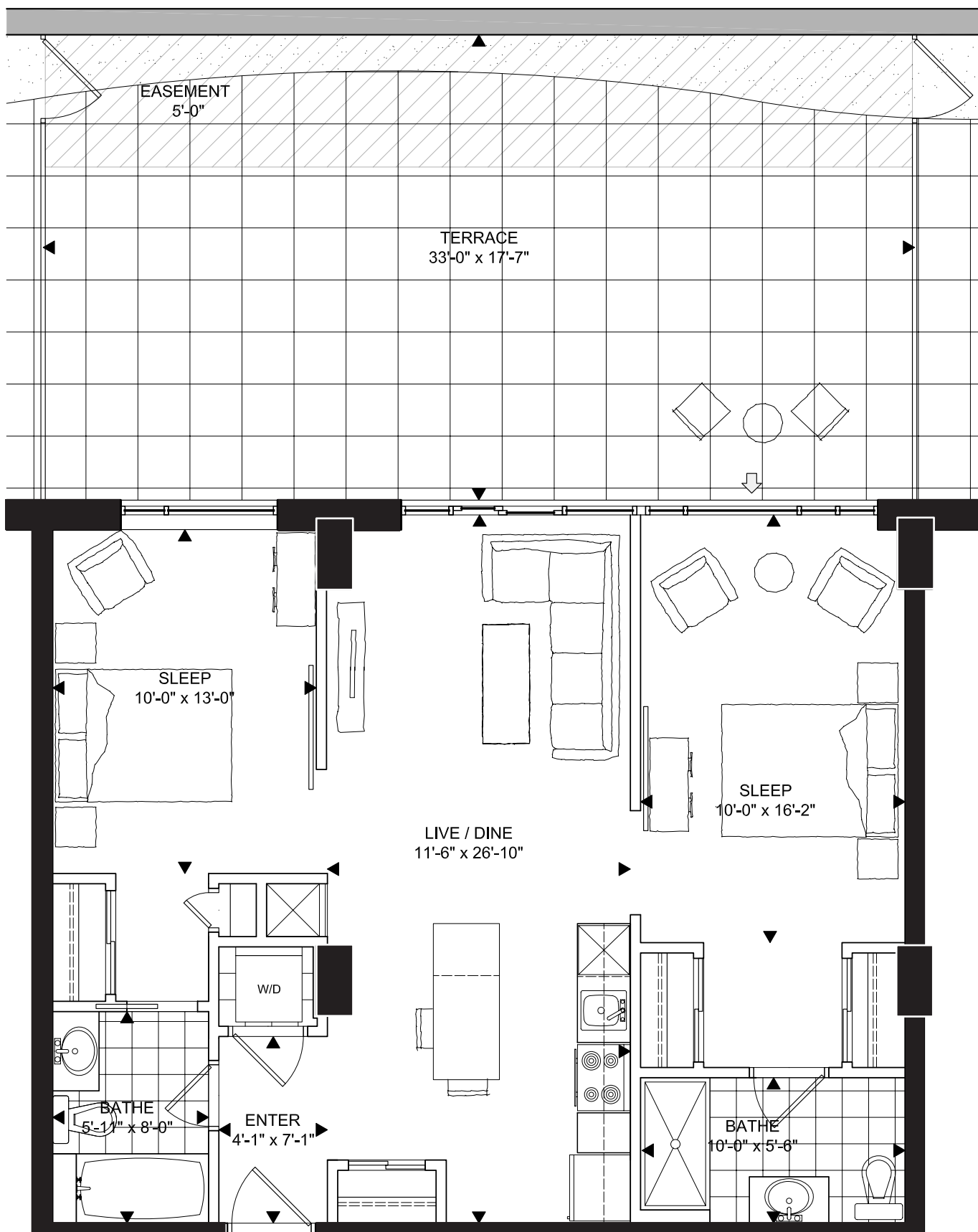
PLUS 48 sq.ft OF BALCONY = **917 sq.ft**

SUITES: 212,312,412,512

Marketing floor plans do not
indicate placement of dropped
ceilings and bulkheads for
mechanical purposes

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Feb.11, 2009





UNIT TYPE S*+

TWO BEDROOM

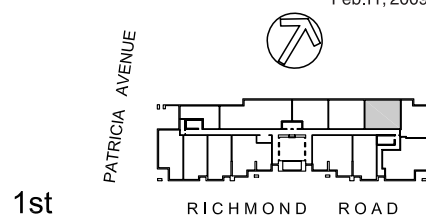
SUITE AREA = 917 sq.ft.

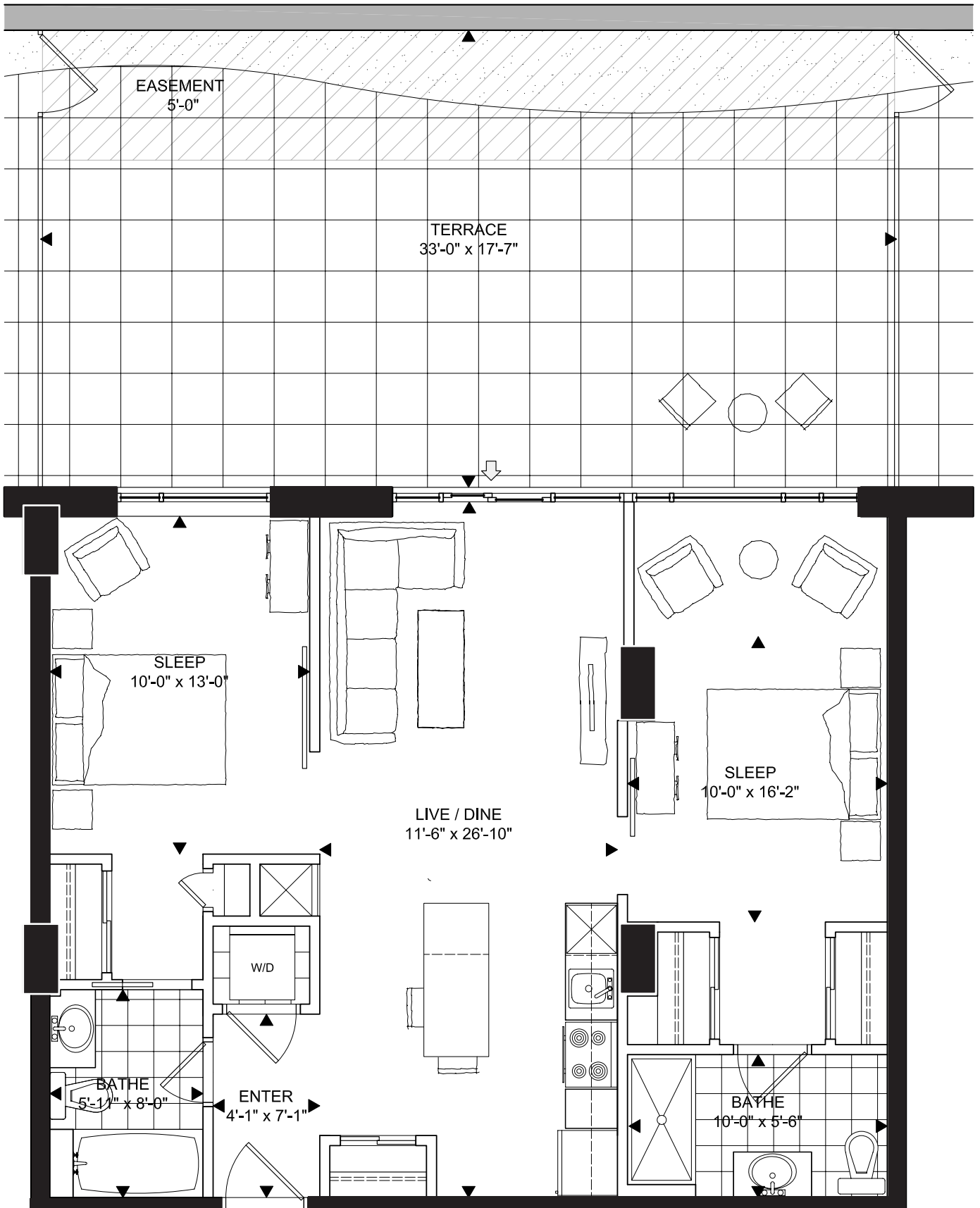
PLUS 580 sq.ft OF BALCONY & TERRACE = **1497 sq.ft**

SUITE: 108

Marketing floor plans do not
indicate placement of dropped
ceilings and bulkheads for
mechanical purposes

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Feb.11, 2009





UNIT TYPE S+

TWO BEDROOM

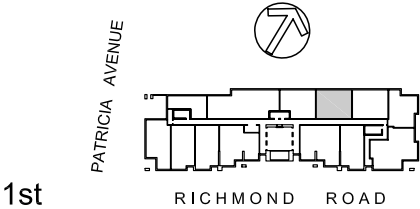
SUITE AREA = 917 sq.ft.

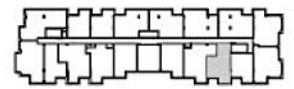
PLUS 580 sq.ft OF BALCONY & TERRACE = **1497 sq.ft**

SUITE: 107

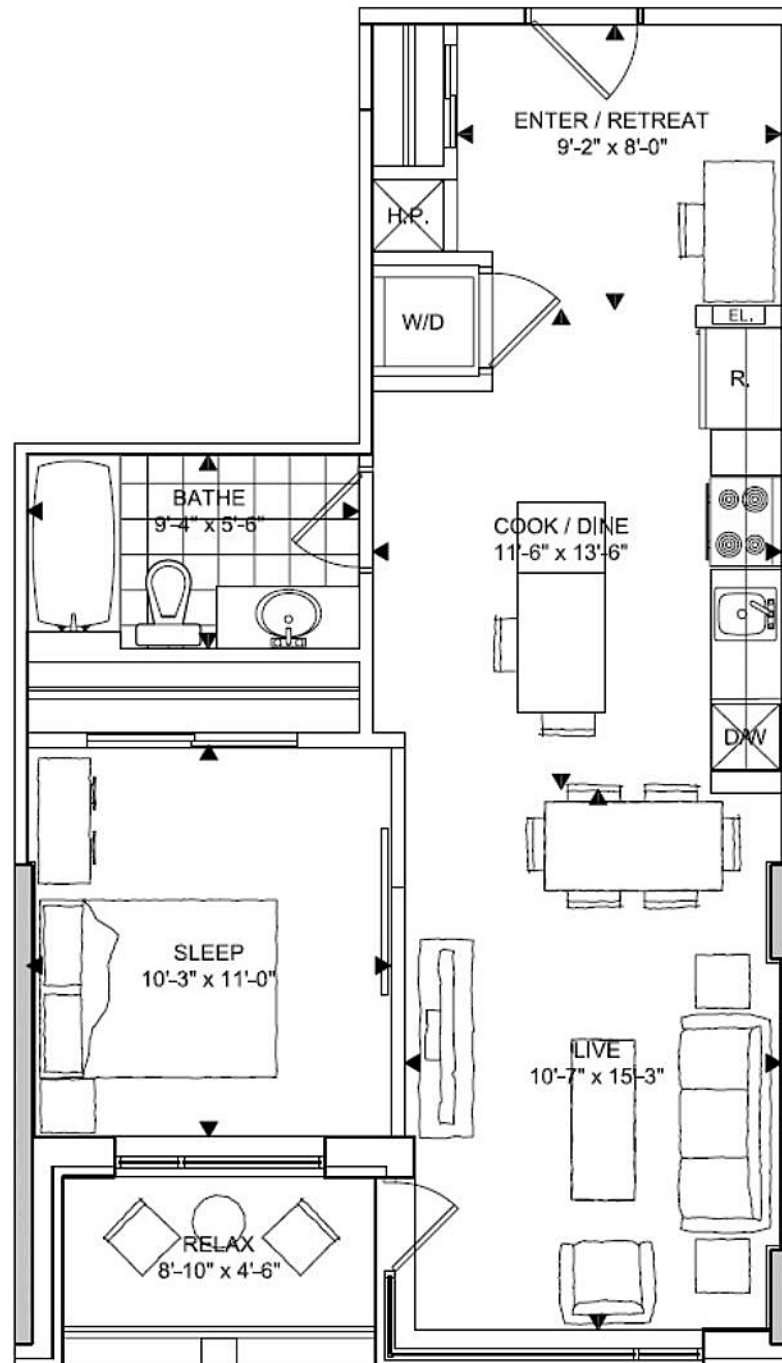
Marketing floor plans do not indicate placement of dropped ceilings and bulkheads for mechanical purposes

E&OE
Feb.11, 2009





3rd to 6th



UNIT TYPE X

ONE BEDROOM

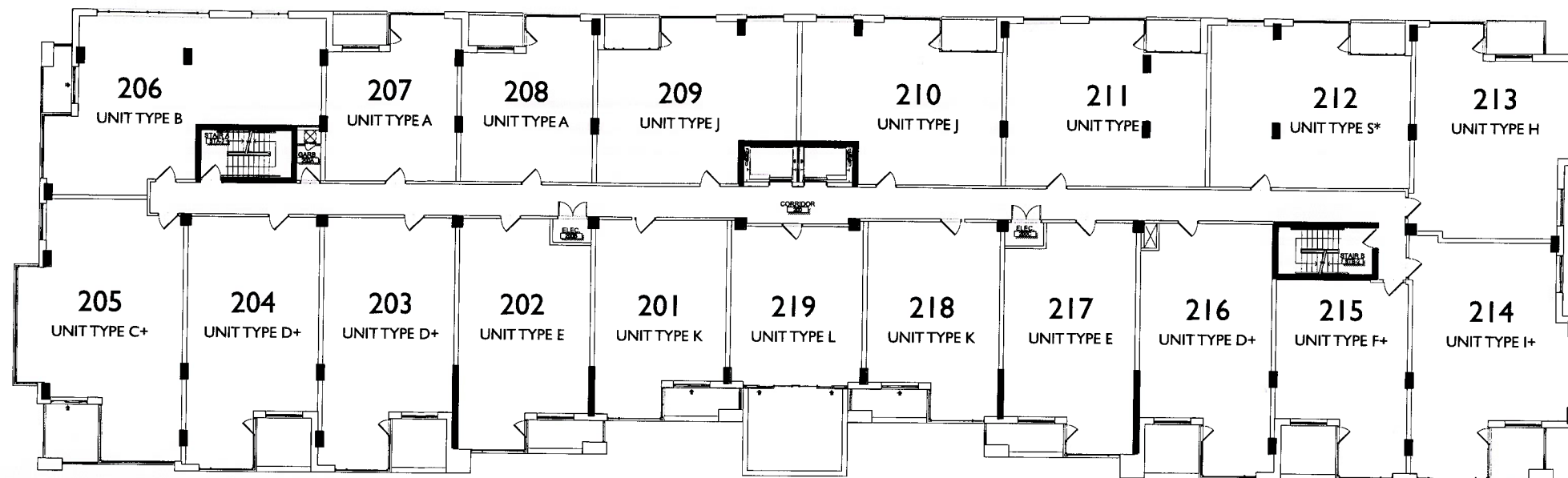
UNIT AREA = 670 sq.ft.

PLUS 39 sq.ft OF BALCONY = 709 sq.ft

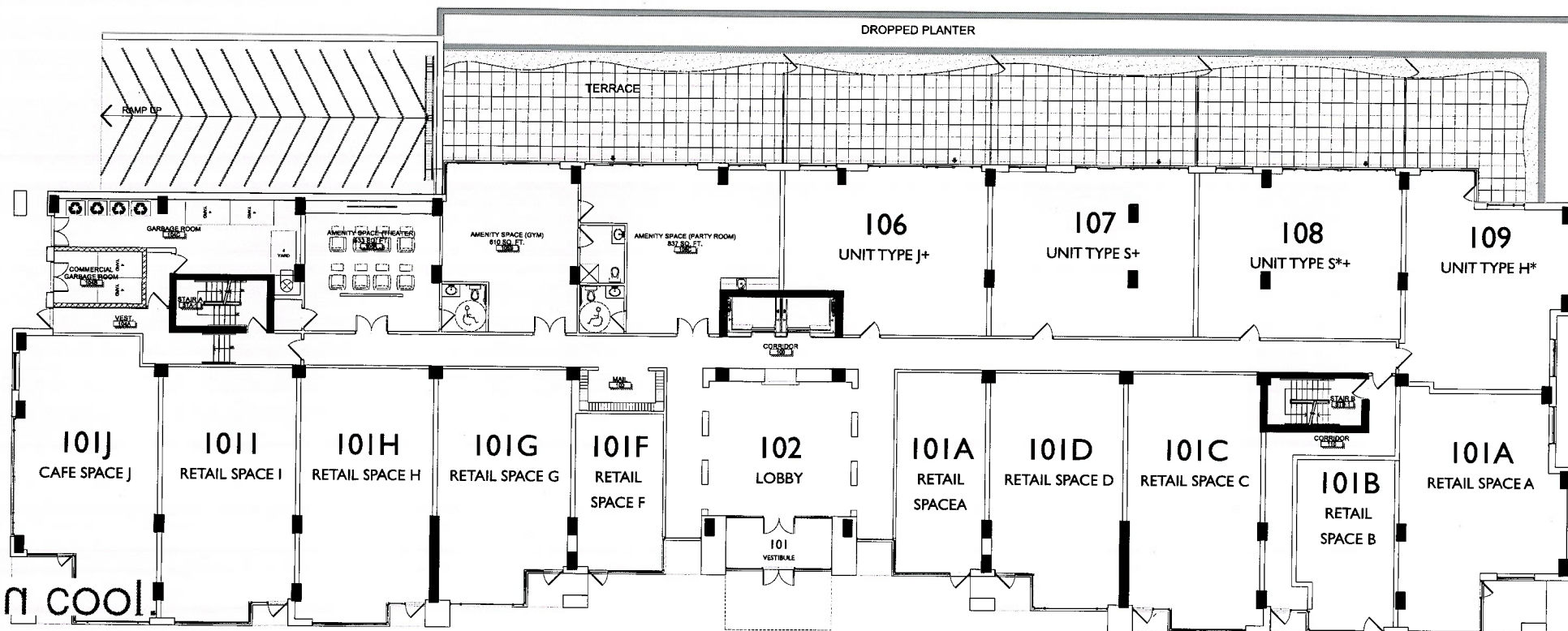


RICHMOND ROAD
at Island Park

2ND FLOOR PLAN



GROUND FLOOR PLAN



urban chic urban cool



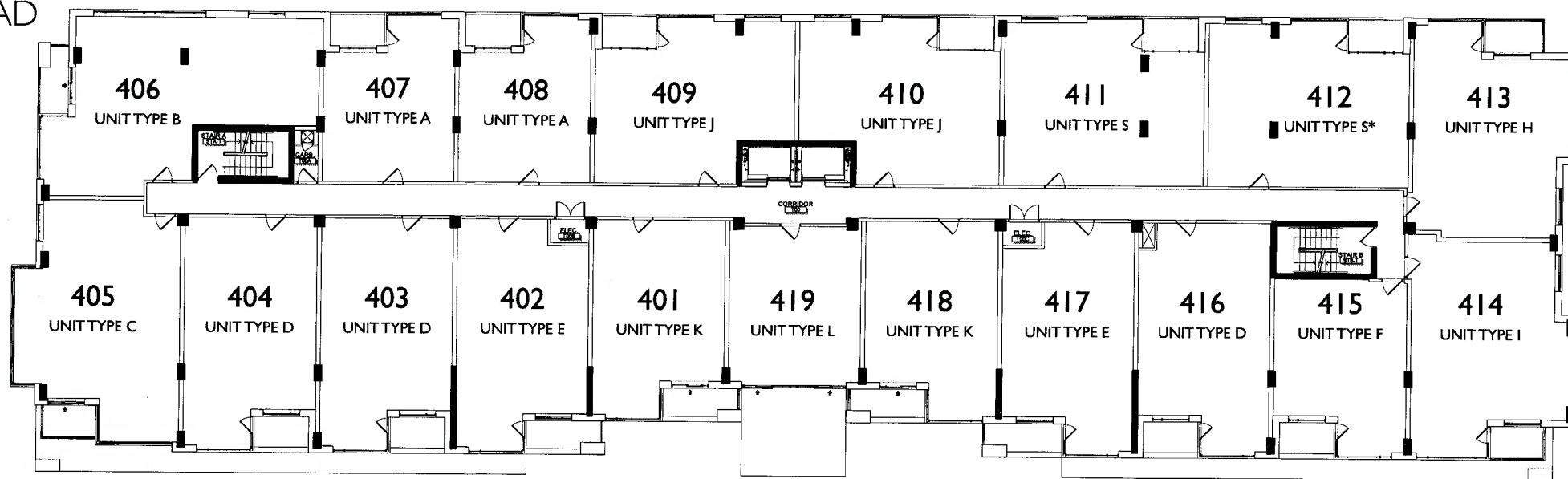
IOI RICHMOND.CA



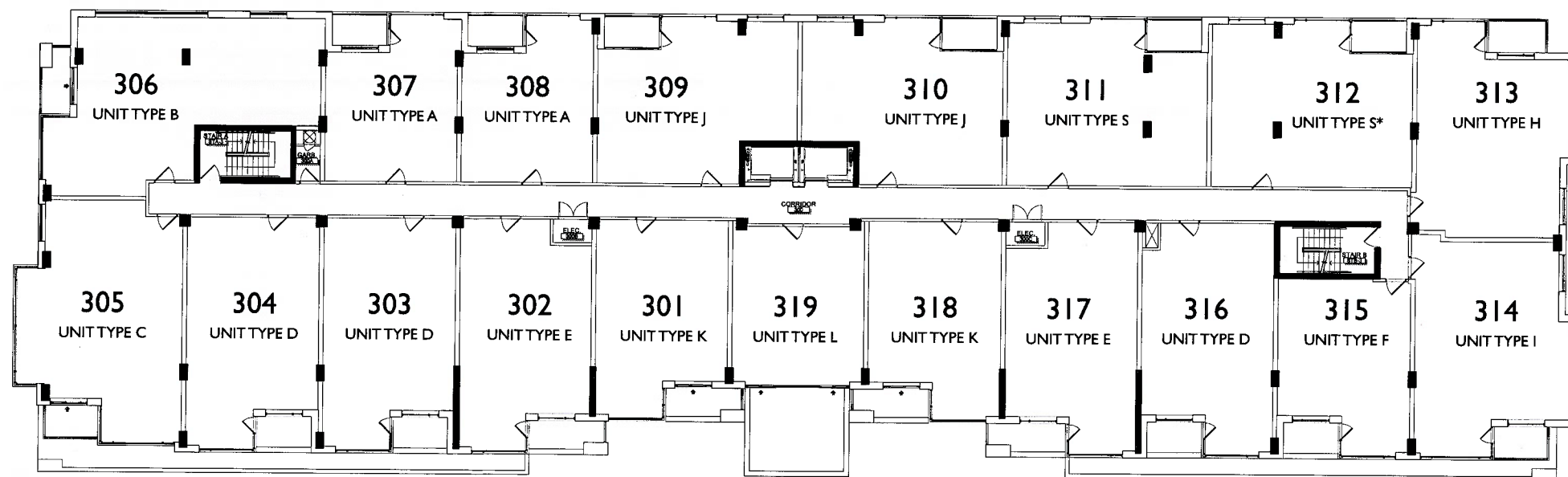
RICHMOND ROAD

at Island Park

4TH FLOOR PLAN



3RD FLOOR PLAN



urban **chic** urban cool.



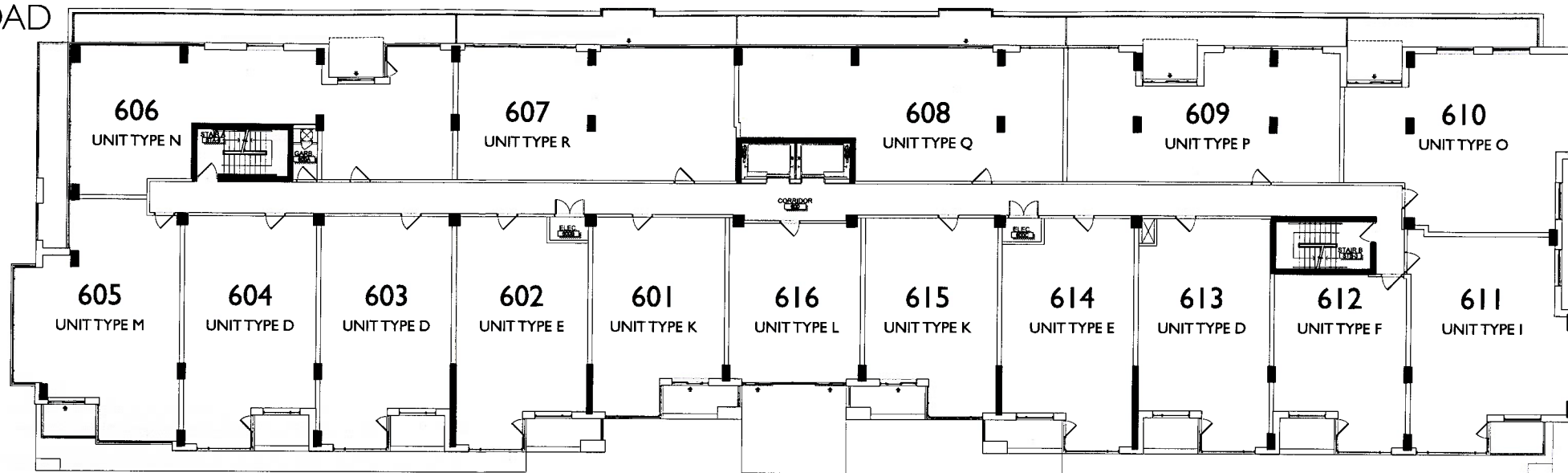
IOI RICHMOND.CA



RICHMOND ROAD

at Island Park

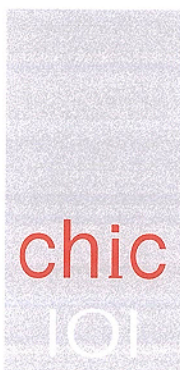
6TH FLOOR PLAN



5TH FLOOR PLAN



urban **chic** urban cool.



IOI RICHMOND.CA