

PicassoTM
on Richmond



THE GOLDMAN GROUP



Monarch

Picasso's world

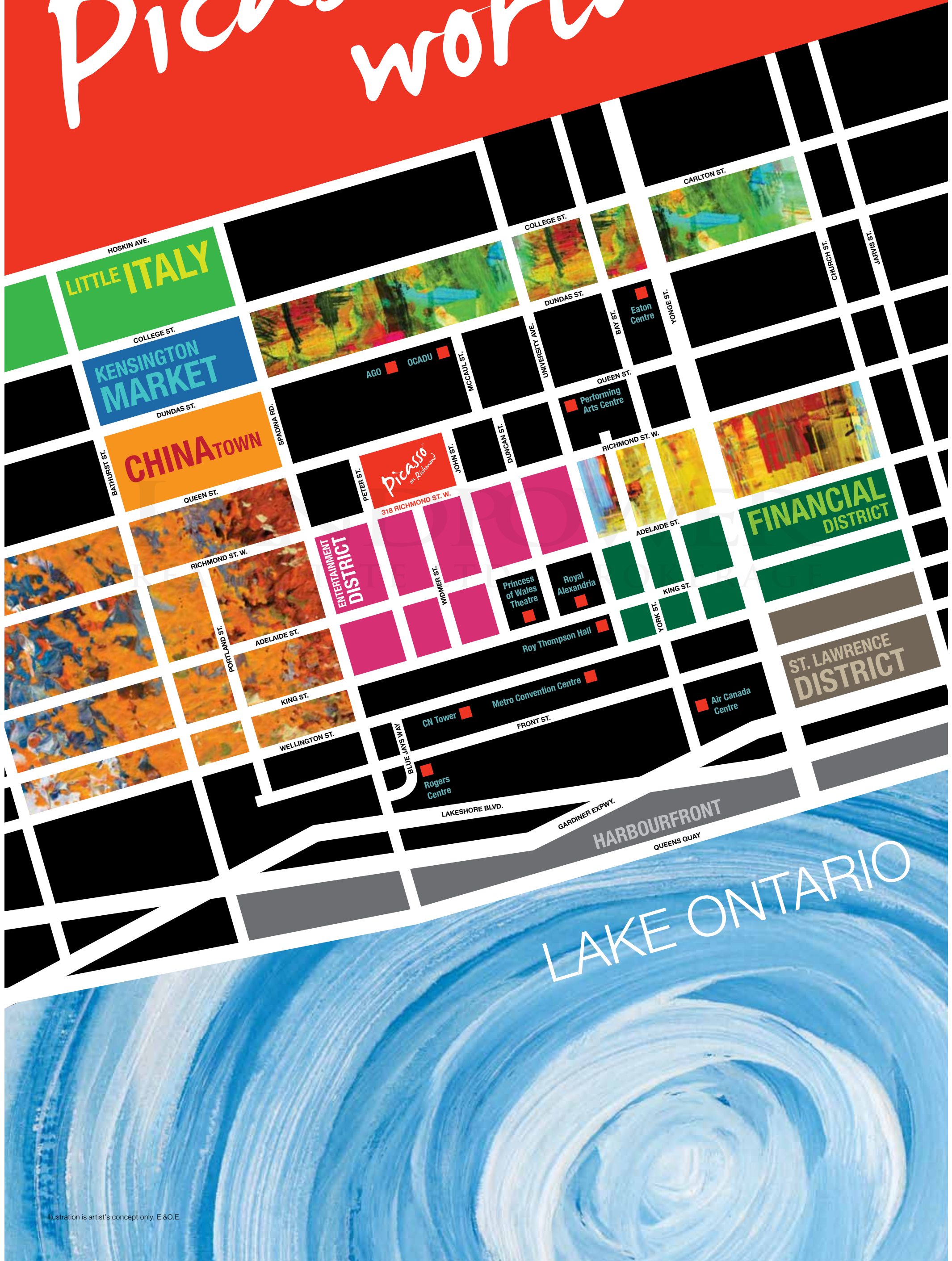


Illustration is artist's concept only. E.&O.E.

Features & Finishes

STREET VIEW. WINDOW VIEW. OVERVIEW.

Picasso on Richmond occupies one of the most significant sites in downtown Toronto. Lying on axis with Beverley Street and at the head of Widmer Street, along the north side of Richmond, the building will be seen as an urban icon in relation to other significant landmarks. The design is in response to this urban condition.

Floating cubic volumes shift outward, positioned to respond to each of these urban axes. These white volumes are accentuated by a dramatic red cut that jogs around each building face, creating a dynamic sculptural form.

This form extends from a ten storey podium that defines the space of Richmond Street West and animates the street with its own contribution of high end retail and commercial space at the pedestrian level. The main amenity space is situated on the tenth floor, overlooking a grand terrace, with roof gardens, BBQs, hot tub, tanning decks and an outdoor fireplace. This space offers panoramic views to the City and the lake.

The terrace and the roofs of most cubic volumes are planted with themed gardens, each with unique colours and attributes. The cumulative impact is to create a vertical landscape, an abstracted reference to the natural form of a mountain.

The completed project will create a unique living environment in downtown Toronto – living spaces that project out over the City providing spectacular views. Coupled with high-end retail and amenities at occupants' fingertips. These features create a highly cultured, sophisticated urban living experience.

- Building designed by Governor General Award winning Teeple Architects Inc.
- Lobby, interior and amenities designed by internationally acclaimed Interior Design firm UNION31
- One uniformed 24/7 concierge providing peace of mind
- Professionally designed inviting landscape area(s)
- Eco-friendly green roof, reducing heat-island effect
- Four high-speed elevators to serve the tower
- Designer decorated guest suite for your overnight guests
- Suites are designed with spacious balconies* and/or terraces* offering premium outdoor entertaining areas
- Mailroom conveniently located off main lobby
- Loading bay and service corridor
- Property Management office on site

STANDARD SUITE FINISHES

- Extraordinary living Spaces
- Suites designed with spacious balconies* or terraces* offering premium outdoor entertaining areas and panoramic views of the city, landscape, surrounding area
- Sliding doors with screens* or swing door* to outside balcony or terrace*
- Double glazed Low E windows with screens on operable windows
- Ceiling height of approximately 8 feet on podium floors*. Ceiling heights are exclusive of bulkheads required for mechanical or structural purposes
- Ceiling height of approximately 9 feet on tower floors*. Ceiling heights are exclusive of bulkheads required for mechanical or structural purposes
- Ceiling height of approximately 10 feet on PH floor*. Ceiling heights are exclusive of bulkheads required for mechanical or structural purposes
- All ceilings to be white stippled. Excluding kitchen, bathroom, laundry and/or storage rooms* where the ceiling will be smooth and painted in flat white
- Low VOC, washable and non-yellowing paint. Semi-gloss Antique white paint on walls throughout laundry room, powder room and bathroom(s). Flat Antique white paint on walls throughout all other principal rooms.
- All trim and doors painted in white semi gloss
- Laminate flooring in kitchen, foyer/entry, living/dining area, bedroom(s) and den*
- Contemporary styled interior swing doors with contemporary polished chrome hardware
- Contemporary 5" baseboards with coordinating door casing
- Plastic coated wire shelving in all closets that do not receive closet organizers*
- White Decora style receptacles and rocker panel switches
- In suite fire sprinkler system
- BBQ gas line hook-up for suites on PH floor*

FOYER

- Custom designed solid core suite entry door with contemporary hardware
- Suite entry door includes security view hole and deadbolt lock
- Swing closet door or mirrored sliding closet door*

LAUNDRY

- In suite laundry facilities include Energy Star rated 27" front loading washer and stacked dryer with wall mounted water safety control *
- Dryer vented to exterior*
- Select suites (as noted on plan) feature 24" under-the-counter vent less all-in-one washer/dryer in kitchen, bathroom, or bedroom closet*
- Vendor's pre-selected white ceramic tile in laundry
- Bathroom floor tile, to continue into laundry when it forms part of the bathroom*

ELECTRICAL

- Individual 100amp service panel with circuit breakers and copper wiring within suite (110/208 volt)
- Individually controlled in-suite heat pump system offering on demand heating and air conditioning
- Separate meter for electricity usage

- Pre-wired for telephone and cable outlets in all bedrooms, living room and den, ready for high speed internet access
- Smoke detector(s)
- In-suite sprinkler system
- Ceiling light fixtures in foyer, hallway(s), kitchen, bedroom(s), den and walk-in closet *
- Capped ceiling outlet(s) in living area*
- All balconies and terrace include electrical outlet(s)
- All appliances connected and ready to use

YOUR DREAM KITCHEN

- Contemporary designed gourmet kitchens featuring built-in appliances*
- Select cabinets offering horizontal awning style extended height uppers *
- Under cabinet valance lighting
- Quartz, granite or caesarstone kitchen countertop with square edge
- Oversized single stainless steel undermounted rectangular deep kitchen sink*
- Polished chrome, single lever, pull out kitchen faucet
- Choice of porcelain or ceramic or glass tile kitchen backsplash
- Extended breakfast bar on island*
- Certain suites complete with pantry *
- Stainless steel Brand name kitchen appliance packages, including:
 - 24" Kitchen Package
 - Integrated panelled door bottom freezer and top frost-free Energy Star ® rated refrigerator
 - Smooth top drop-in electric cook top with built-in oven
 - Panelled door built-in Energy Star ® rated dishwasher
 - Integrated microwave oven
 - Hood fan insert integrated into kitchen cabinetry

Please note – Panelled door on kitchen appliance to match kitchen cabinetry

BATHROOM OASIS

(Main and/or ensuite)

- Custom designed cabinetry with mirror above vanity
- Cultured marble vanity countertop with a contemporary integrated sink
- Ensuite bathroom vanity features a lockable medicine drawer. In suites with one bathroom, main bathroom to feature lockable medicine drawer
- Choice of porcelain floor tile
- Soaker tub or separate shower stall*
- Tub enclosure to include choice of porcelain wall tile to ceiling (excluding ceiling)*
- Separate shower stall features frameless tempered glass enclosure with frameless tempered glass door. Shower enclosure to include porcelain wall tile on shower walls from floor to ceiling (excluding ceiling) complete with ceramic tile floor and a separate vapour resistant ceiling pot light controlled by an independent switch*
- Bathrooms with tub and shower receive:
 - Separate relaxing soaker tub. Complete with two rows of one choice of porcelain tile on tub surround.
 - Separate shower stall with frameless tempered glass door to include porcelain tile on shower walls from floor to ceiling

- (excluding ceiling) complete with ceramic tile floor and separate vapour resistant ceiling pot light in shower controlled by an independent switch.
- Chrome bathroom fixtures (soap dish in tub/shower to be white ceramic)
- Stand alone showers to receive a Soothing spa inspired Rain Shower style showerhead
- High efficiency toilet
- Pressure balanced mixing valve for tub/shower faucets providing temperature control
- Exterior vented exhaust fan in all bathrooms
- Privacy lock on all bathroom doors

BEDROOM RETREAT

- Built-in, ultra efficient closet organizers to maximize storage located in master bedroom closet*
- All other closets to receive plastic coated wire shelving
- Contemporary styled bedroom closet swing door(s) or mirrored sliders*
- Walk in closet*
- Side by side bedrooms have sound insulated walls
- Bedroom entry door(s) feature easy sliding contemporary framed glass door(s) or contemporary styled interior swing door(s) with polished chrome finish lever hardware*
- Ceiling light in bedroom area(s) and walk-in closet(s)*

PEACE-OF-MIND FEATURES

- One uniformed 24 hour, 7 day a week concierge
- Personally encoded in-suite speaker intrusion alarm and key pad with digital display, featuring suite to concierge digital display communication monitored by concierge
- Remote control access to resident underground parking garage
- Key fob access from underground parking to elevator lobby
- Key fob access to main entrance
- Electronic access control system to recreation amenities, parking garage, and other common areas
- All exterior doors from common areas and amenities monitored at concierge desk via security cameras
- Enterphone system and cameras located in lobby of main entrance complete with in-suite monitoring facility and operates with suite land line phone or mobile phone, allowing residents to view visitors through dedicated television channel
- Security cameras linked to concierge for surveillance monitoring.
- Underground security system complete with security key device. Two-way communication system from underground to concierge
- Secure, well lit and painted underground parking garage
- For added safety, the parking garage is well ventilated and protected by a fire sprinkler system
- Strategically located mirrors in the underground parking garage to assist with traffic flow
- Property management office on site

PICASSO CLUB

- **Picasso** – The Designer decorated special occasion/party room complete with caterer's kitchen and bar. Opening onto a spacious private terrace with bbq facilities, soothing outdoor hot tub, fireplace, cabanas and lounge chairs

- **Cue Lounge** – Sports lounge with billiards table and TV located adjacent to the Picasso party room

- **Pulse** – Dynamic Fitness room with cardio, yoga and aerobics area, offering TV viewing while you work out complete with commercial grade fitness equipment. Refresh in the tranquil dry sauna located in separate men's and ladies change rooms complete with lockers and showers

GREEN FEATURES

Environmental issues affect the world we live in – factors such as energy and water conservation, as well as the quality of the air we breathe. Monarch takes these issues seriously. As a member of the Canada Green Building Council (CaGBC), Monarch is committed to developing a greener lifestyle in its condominiums. We have taken the lead by incorporating numerous environmental initiatives that reduce total building energy consumption, and that will play a part in providing suite owners with greener, more energy-efficient surroundings.

Features include:

- Eco-friendly green roof system, reducing urban heat-island effect
- Individual suite metering of hydro consumption, giving you more control over your energy consumption
- Individually controlled year round heating and air conditioning heat pump system will allow residents to control their suite's energy costs
- High efficiency boilers for heating and domestic hot water will reduce energy consumption
- A car share program which is a revolution in urban transportation providing access to a car when you need it without the hassles of ownership. Car sharing improves our air quality and leads to less congestion on our roads and less noise in our surroundings.
- Energy Star® rated appliances to save on energy costs and consumption:
 - High efficiency dishwasher
 - High efficiency refrigerator
 - High efficiency laundry washers (excluding suites that receive the under the counter all-in-one washer/dryer combo)
- Carbon Monoxide (CO) detection system designed to minimize the operation of the exhaust fans in the parking garage, resulting in energy savings and reduced noise pollution.
- Indoor Air Quality certification for suite carpets by the Canadian Carpet Institute under the Carpet Testing Program.
- Low emission suite laminate flooring
- Low VOC (Volatile Organic Compounds) paint will ensure better indoor air quality
- Light fixtures designed to fit long lasting, energy saving lamps
- Lighting in common areas/rooms designed for energy efficiency, including motion sensors to reduce use of electricity
- Water saver low-flow showerheads in bathtubs
- Water saver low-flow lavatory faucets
- High efficiency toilets
- Double glazed, low E (emission), insulated glass window units to retain internal warmth and lower energy usage
- Bicycle parking location to encourage alternate transportation
- Automated tri-sorter recycling collection system to sort waste and recyclables to encourage residents to participate in waste reduction.

*In applicable suites as per Vendor's plan.

**Interior bedrooms are those bedrooms without any windows to the exterior

***One choice of colour per room from a range of Vendor's standard sample colour choices

Purchasers understand that the texture and smoothness of the finish on surfaces will be to industry standards. The Vendor shall have the right to substitute other products and materials for those listed in this schedule or provided for in the plans and specifications provided that the substituted materials are of a quality equal to, or better than, the products and materials so listed or so provided. Colours and specific finishes will depend on Vendor's package as selected. All specifications, dimensions and materials are subject to change without notice. E.& O.E.

Tarion Warranty Corporation

All Suites protected under Tarion (formerly The Ontario New Home Warranty Program).

PRICE LIST

TYPE	SQ.FT	EXPOSURE	AVAILABLE FLOORS	STARTING PRICE	DISCOUNT
STUDIO	456	W	25, 27	\$299,990	\$5,000
STUDIO	473	W	14, 15, 17, 18	\$294,990	\$5,000
1B	561	S	6, 7	\$333,990	\$7,500
1B	585	NW	31	\$386,990	\$7,500
1B	616	NE	23, 24, 25, 26, 27, 28, 29	\$388,990	\$7,500
1B+D	622	NW	21	\$411,990	\$10,000
1B+D	627	W	11, 12, 14, 15, 16, 17, 18	\$392,990	\$10,000
1B+D	639	SE	12, 14, 15, 16, 17, 20, 22, 25, 26, 27	\$416,990	\$10,000
1B+D	644	NW	24, 30, 31, 35	\$417,990	\$10,000
1B+D	652	NE	9, 12, 14, 15, 16, 19, 32, 33, 34, 35	\$395,990	\$10,000
1B+D	653	SE	11	\$424,990	\$10,000
1B+D	658	S	31	\$431,990	\$10,000
1B+D	661	S	12, 15	\$410,990	\$10,000
1B+D	665	NE	6	\$400,990	\$10,000
1B+D	670	S	6	\$395,990	\$10,000
1B+D	678	S	4, 5	\$396,990	\$10,000
1B+D	687	S	6	\$401,990	\$10,000
1B+D	791	S	5, 6, 7, 8	\$441,990	\$10,000
2B	791	S	6, 8	\$462,990	\$12,500
2B	797	SW	30, 31, 32, 33, 34, 35	\$521,990	\$12,500
2B+D	811	SW	21, 24, 26	\$515,990	\$15,000
2B+D	835	SE	33	\$594,990	\$15,000
2B+D	844	SW	11, 12, 14, 15, 16, 17	\$533,990	\$15,000
2B+D	906	SE	34, 35	\$595,990	\$15,000
2B+D	929	NW	11	\$568,990	\$15,000
2B+D	935	NW	12, 14, 15, 16 17, 18	\$569,990	\$15,000

REAL ESTATE LTD. BROKERAGE

Deposits: \$3,000 on Signing ☐ Balance to 5% in 30 days ☐ 5% in 180 days ☐ 5% in 270 days ☐ 5% in 365 days ☐ 0% on occupancy

Parking: \$45,000
HST: Included
Occupancy: December 2016

Estimated Maintenance Fee: \$0.52/sq. ft., excluding heat and hydro, cable, gas for individual suites separately metered

Premium pricing applies to views, ceiling heights and larger balcony/terrace suites

*limited time offer & subject to availability

Special offer subject to change without notice, Representations & information contained herein do not form part of any Agreement of Purchase & Sale.

Phone: 416-495-3549 • Email: nadeemc@monarchgroup.net • Fax: 1-866-373-2740

Prices and incentives are subject to change without notice. E. & O.E.

Tradeup Real Estate Inc. Brokerage





May 31, 2012

PRICE LIST

TYPE	SQ.FT	EXPOSURE	AVAILABLE FLOORS	STARTING PRICE	INCENTIVE
STUDIO	456	W	27	\$321,990	\$0
STUDIO	473	W	14, 17, 18	\$314,990	\$0
1B	616	NE	23, 24, 25, 26, 27, 28, 29	\$403,990	\$7,500
1B+D	627	W	11, 12, 14, 15, 16, 17, 18	\$407,990	\$10,000
1B+D	639	SE	12, 14, 16, 17, 18, 20, 22, 26, 27	\$431,990	\$10,000
1B+D	644	NW	30	\$438,990	\$10,000
1B+D	652	NE	9, 12, 14, 15, 16, 19, 32,33,35	\$410,990	\$10,000
1B+D	661	S	12, 15	\$425,990	\$10,000
1B+D	791	S	5, 6	\$456,990	\$10,000
2B+D	811	SW	21,24	\$522,990	\$15,000
2B+D	844	SW	11, 12	\$540,990	\$15,000
2B+D	906	SE	35	\$603,990	\$15,000
2B+D	929	NW	11	\$575,990	\$15,000
2B+D	935	NW	12, 14, 15, 16, 17,18	\$576,990	\$15,000

EXCLUSIVE SKY SUITES & PENTHOUSE PRICE LIST

TYPE	SQ.FT	EXPOSURE	AVAILABLE FLOORS	STARTING PRICE	INCENTIVE
STUDIO	398	W	36	\$288,990	\$5,000
1B	585	NW	36	\$415,990	\$10,000
1B+D	642	S	36	\$454,990	\$15,000
1B+D	658	S	36, 37,39	\$460,990	\$15,000
2B	761	NW	38, 39, 40	\$539,990	\$20,000
2B	852	NE	36, 37, 38, 39, 40	\$587,990	\$20,000
2B+D	906	SE	36, 37, 38	\$613,990	\$25,000
3B	948	NW	36, 37, 38, 39, 40	\$642,990	\$30,000
3B	1231	SW	38, 39, 40	\$828,990	\$30,000



Deposits: \$3,000 on Signing • Balance to 5% in 30 days • 5% in 180 days • 5% in 365 days • 5% on occupancy

Parking: \$45,000 on select suites only
HST: Included
Occupancy: December 2016

Estimated Maintenance Fee: \$0.52/sq. ft., excluding heat and hydro, cable, gas for individual suites separately metered
Premium pricing applies to views, ceiling heights and larger balcony/terrace suites

*limited time offer & subject to availability

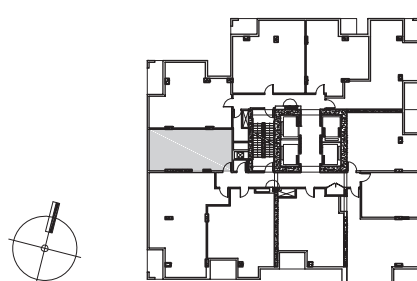
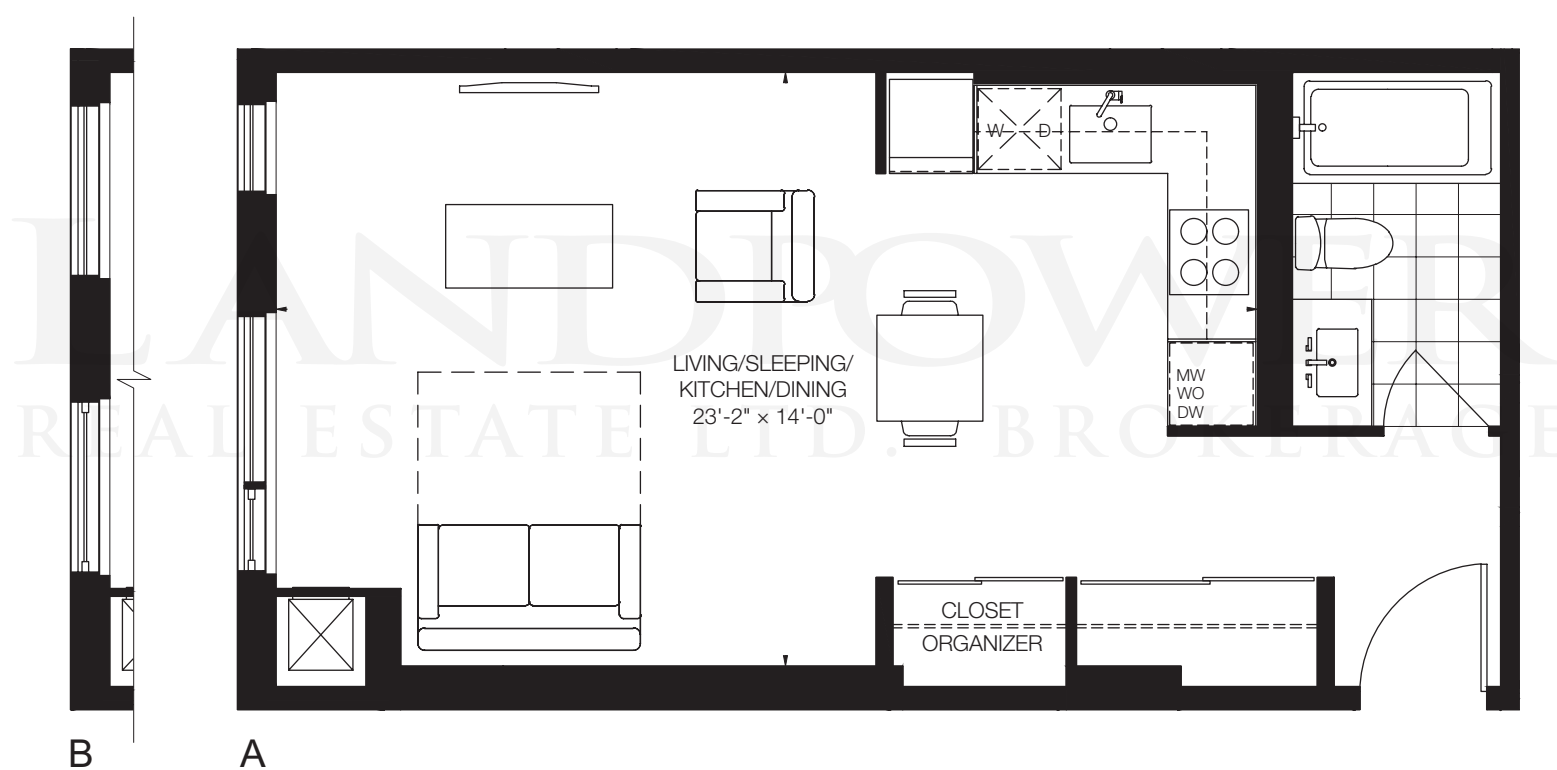
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Tradeup Real Estate Inc. Brokerage
May 30, 2012



PicassoTM on Richmond

456 sq.ft.
STUDIO



FLOORS 21-27

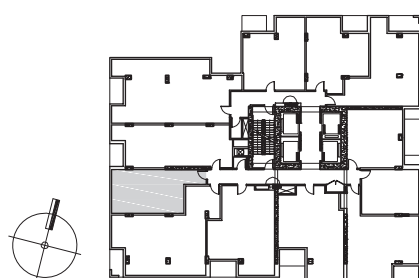
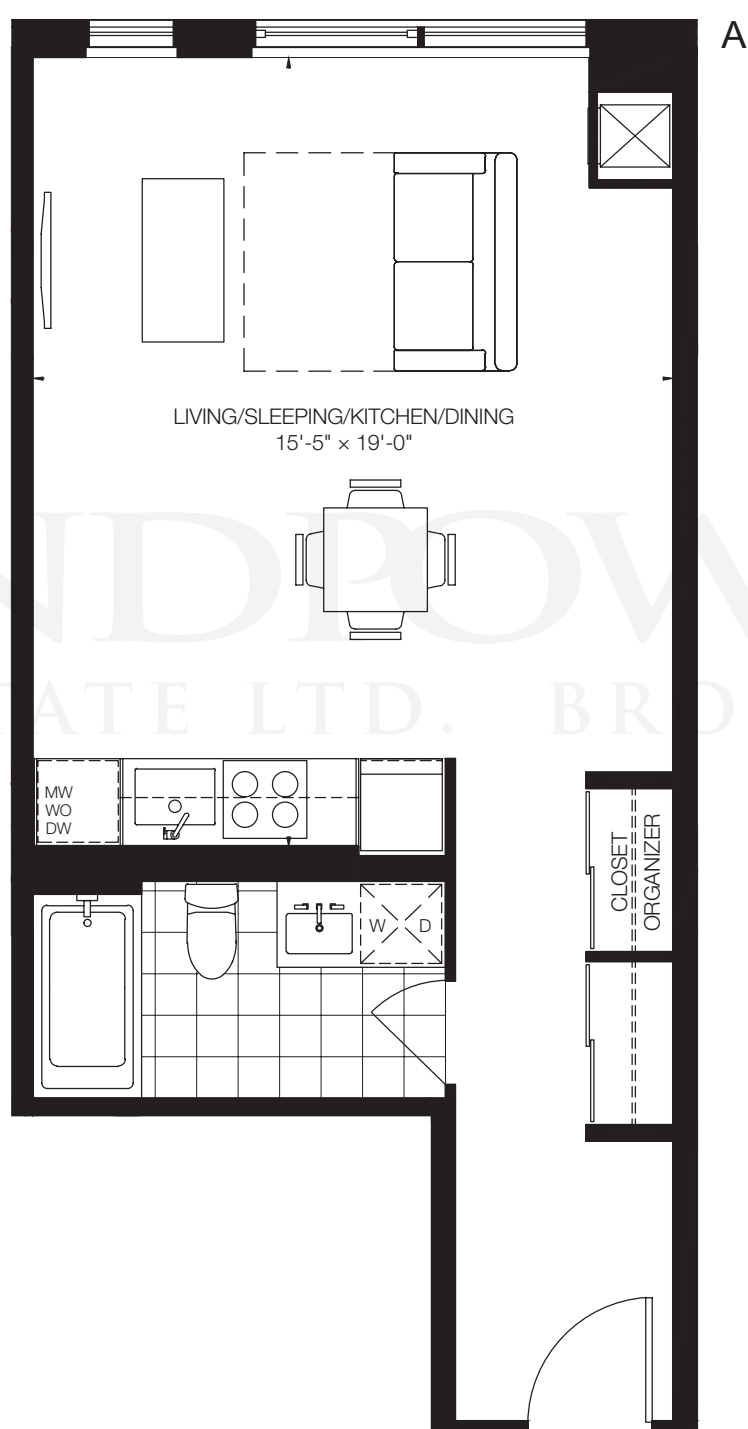
A: WINDOW/BALCONY PATTERN ON FLOORS 21, 24, 26, 27
B: WINDOW/BALCONY PATTERN ON FLOORS 22, 23, 25

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PicassoTM on Richmond

473 sq.ft.
STUDIO



FLOORS 11-18

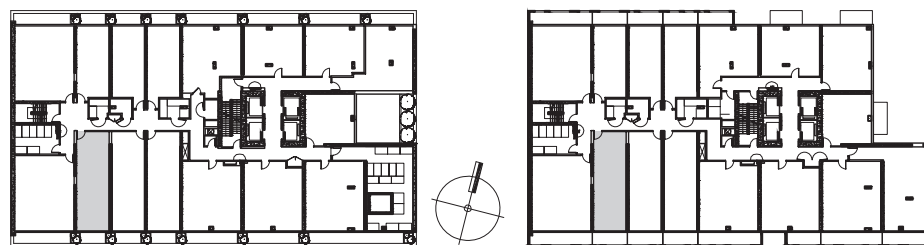
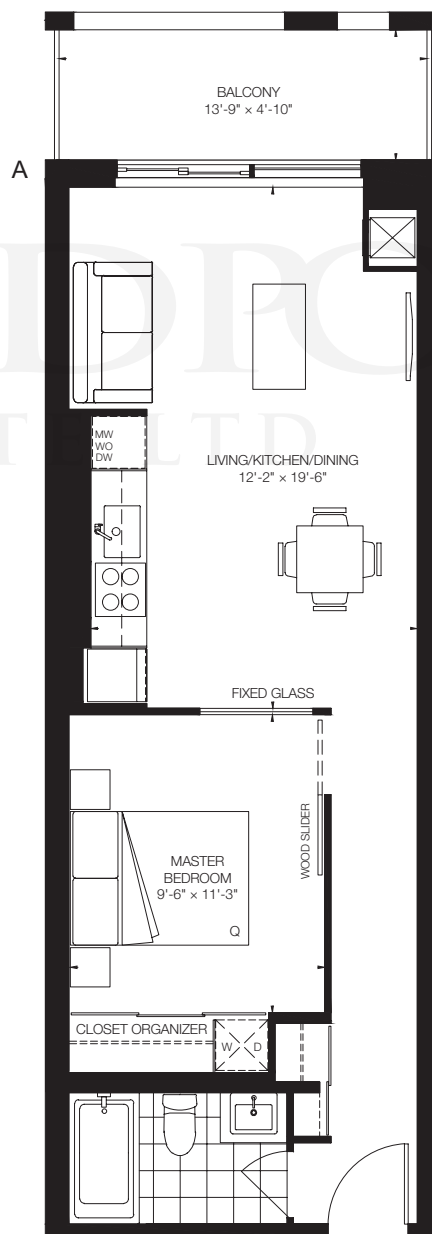
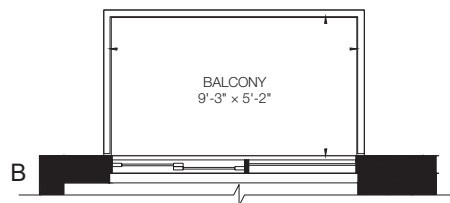
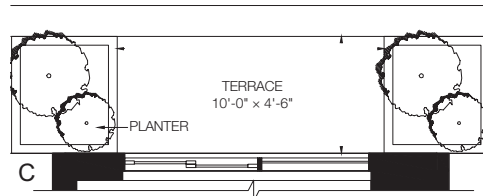
A: WINDOW/BALCONY PATTERN ON FLOORS 14, 15, 18
B: WINDOW/BALCONY PATTERN ON FLOORS 11, 12, 16, 17

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PicassoTM on Richmond

561 sq.ft.
1 Bedroom



FLOORS 4-9

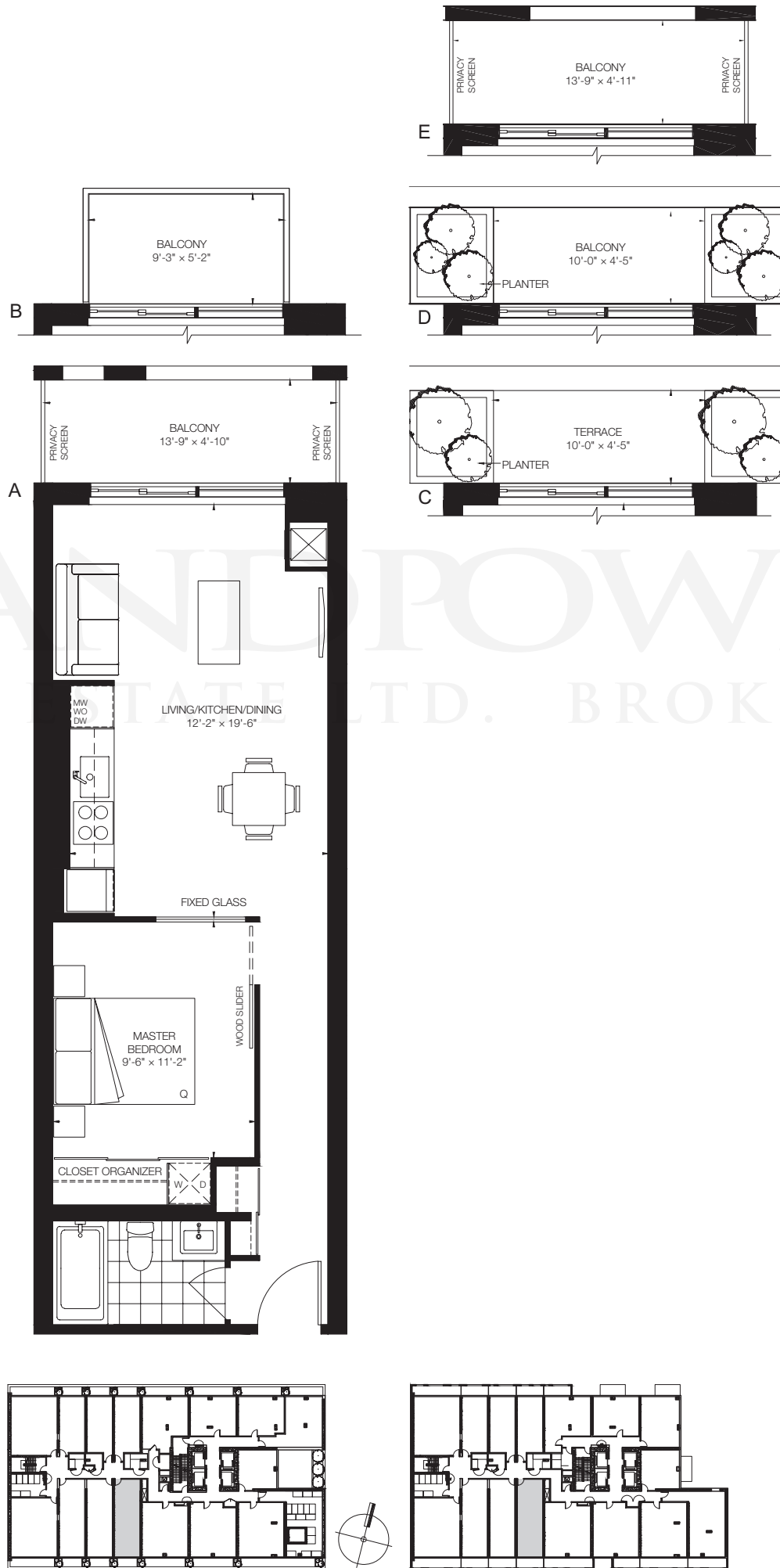
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B: WINDOW/BALCONY PATTERN ON FLOORS 5, 6, 7
C: WINDOW/BALCONY PATTERN ON FLOOR 4

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PicassoTM on Richmond

561 sq.ft.
1 Bedroom



FLOORS 4-9

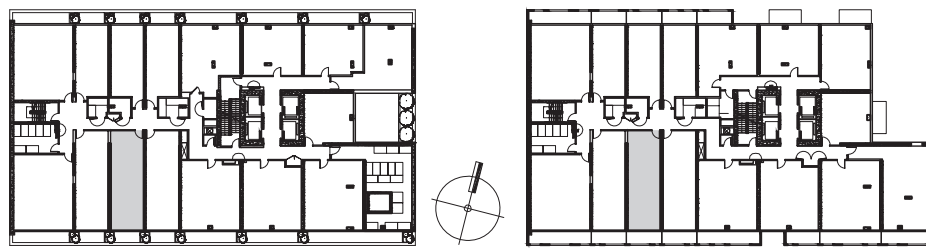
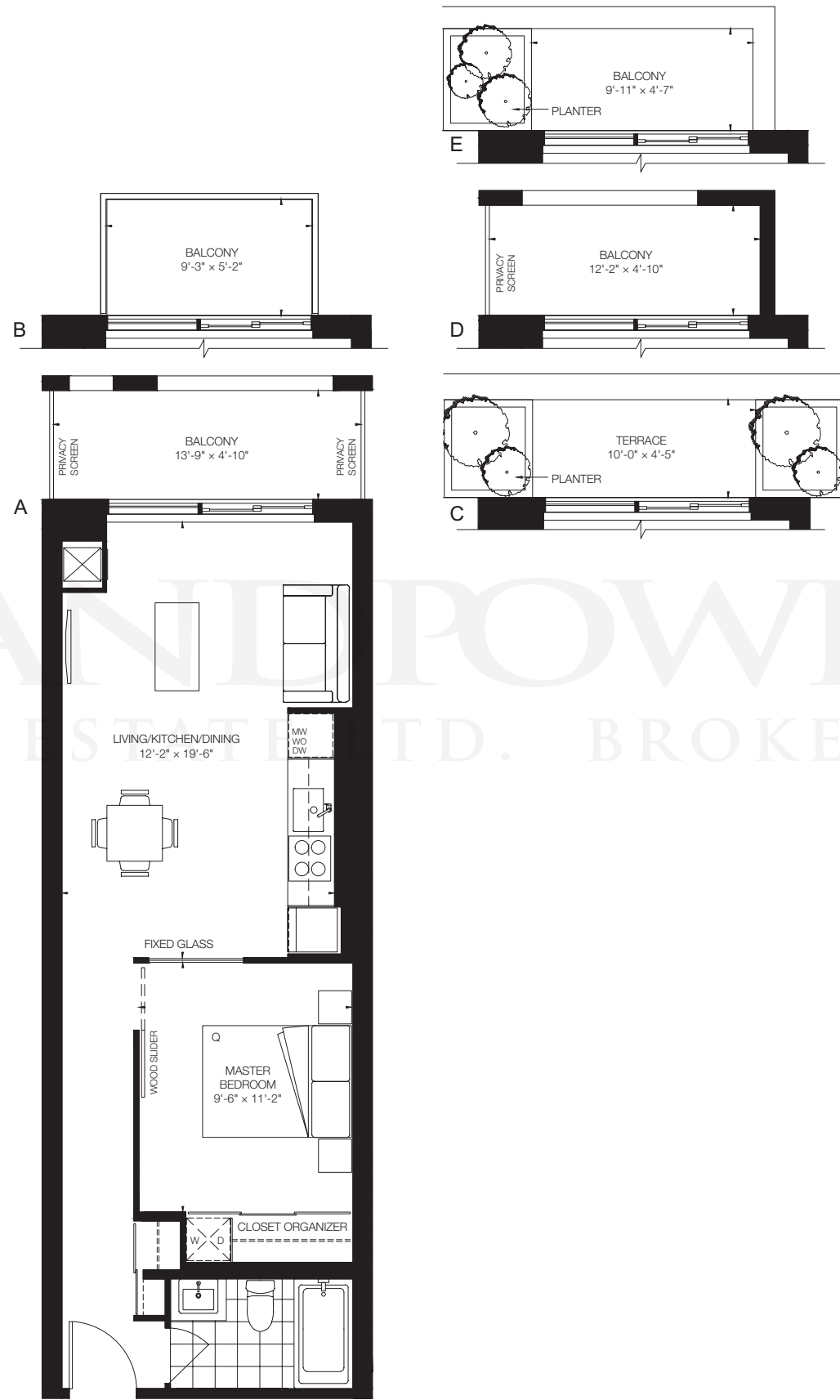
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- B: WINDOW/BALCONY PATTERN ON FLOOR 5
- C: WINDOW/BALCONY PATTERN ON FLOOR 4
- D: WINDOW/BALCONY PATTERN ON FLOOR 7
- E: WINDOW/BALCONY PATTERN ON FLOOR 6

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PicassoTM on Richmond

561 sq.ft.
1 Bedroom



FLOORS 4-9

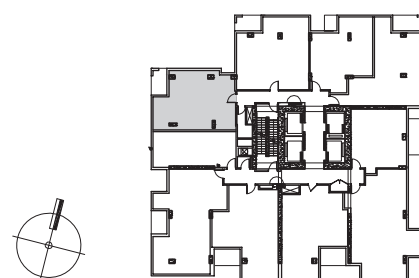
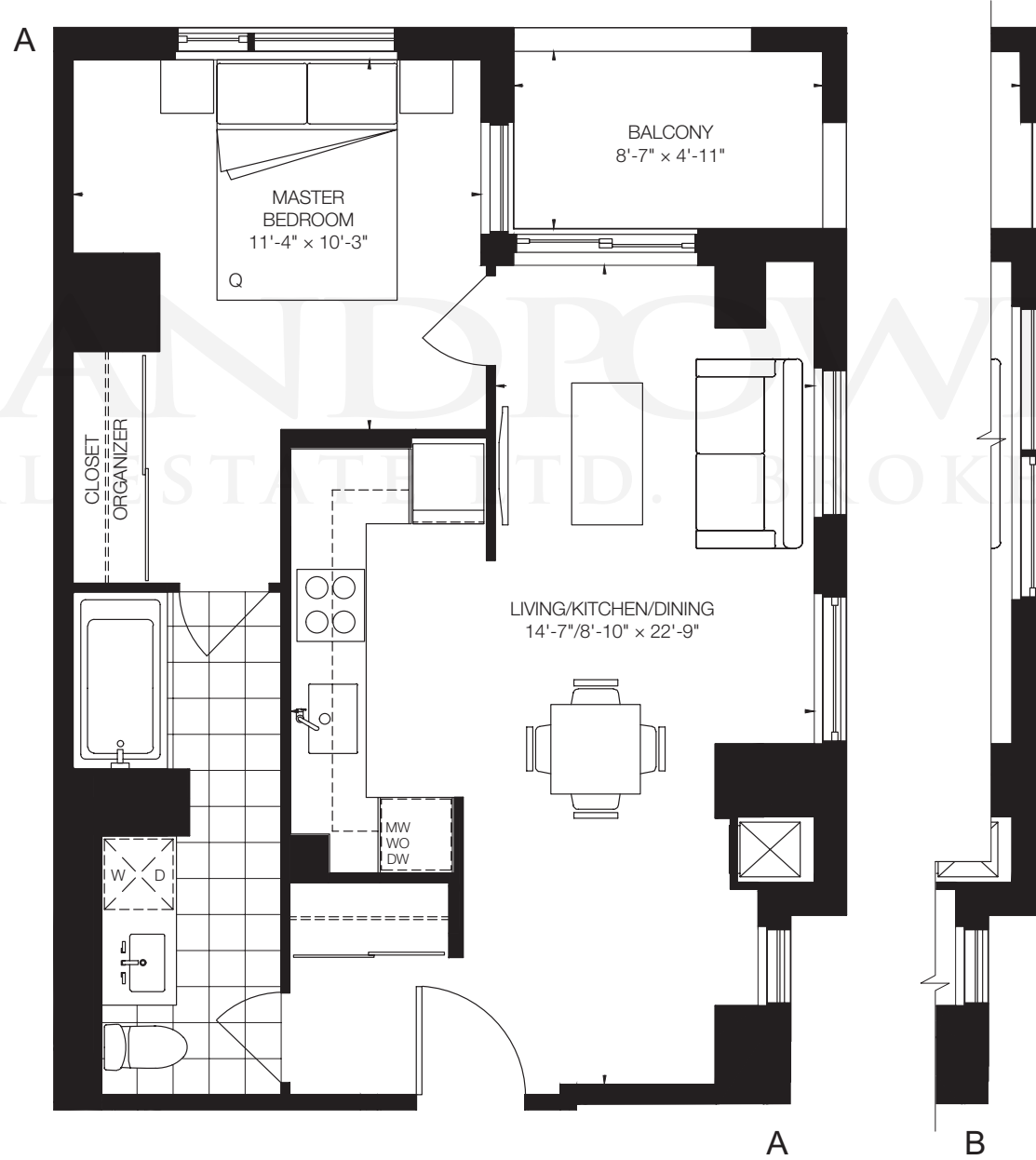
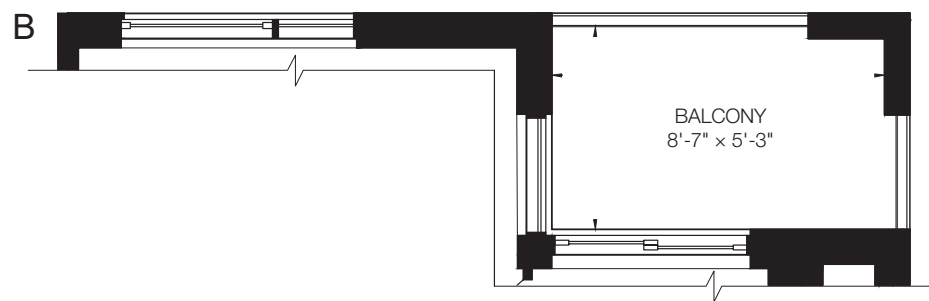
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- B: WINDOW/BALCONY PATTERN ON FLOOR 5
- C: WINDOW/BALCONY PATTERN ON FLOORS 4
- D: WINDOW/BALCONY PATTERN ON FLOOR 6
- E: WINDOW/BALCONY PATTERN ON FLOOR 7

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PicassoTM on Richmond

585 sq.ft.
1 Bedroom



FLOORS 30-35

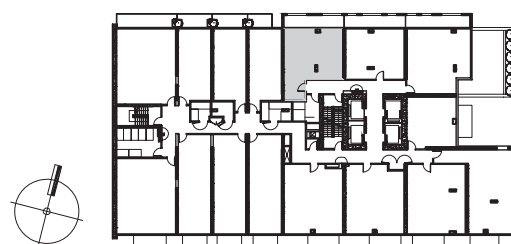
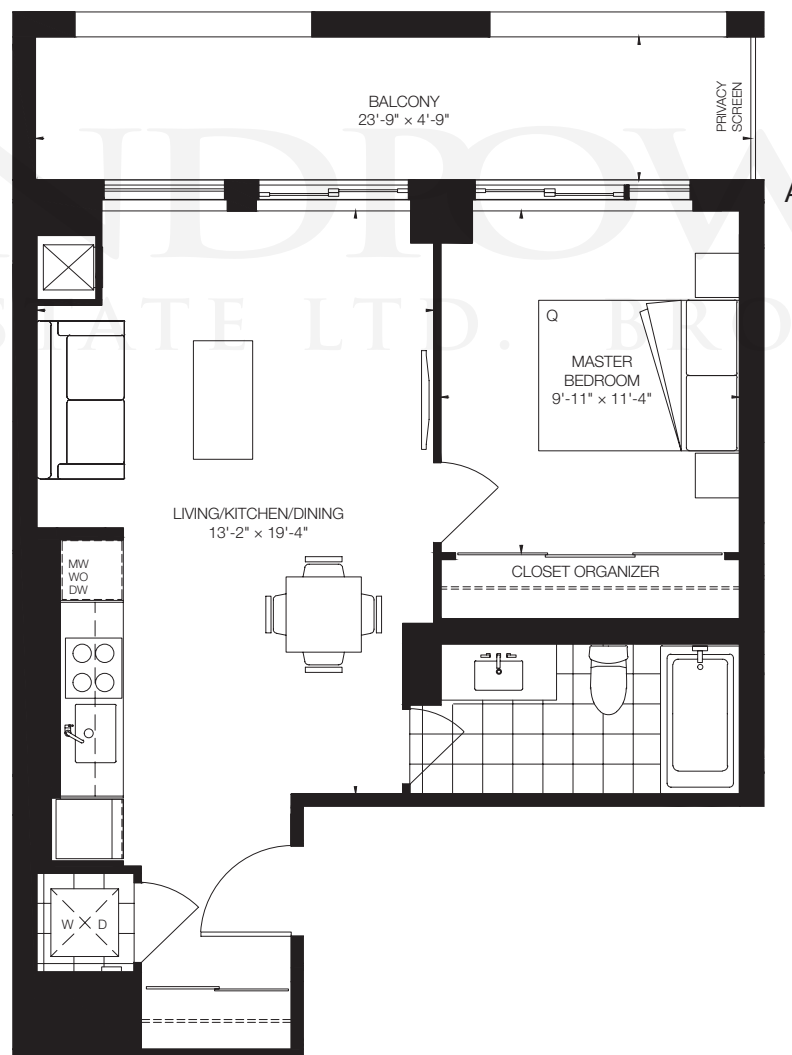
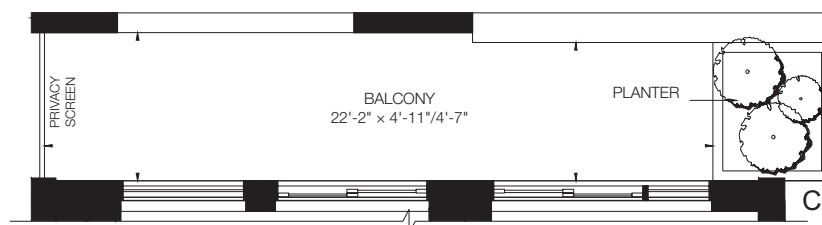
A: WINDOW/BALCONY PATTERN ON FLOORS 30, 32, 33
B: WINDOW/BALCONY PATTERN ON FLOOR 31, 34, 35

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585 sq.ft.
1 Bedroom



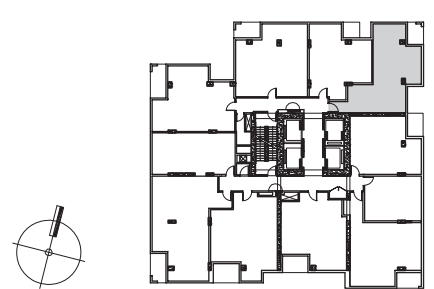
A: WINDOW/BALCONY PATTERN ON FLOORS 5, 6
B: WINDOW/BALCONY PATTERN ON FLOORS 8, 9
C: WINDOW/BALCONY PATTERN ON FLOOR 7

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PicassoTM on Richmond

616 sq.ft.
1 Bedroom



FLOORS 23-29

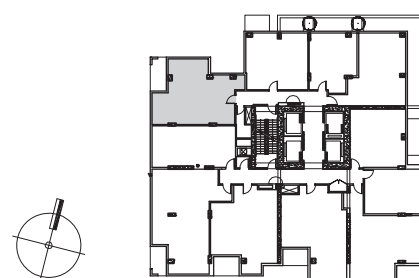
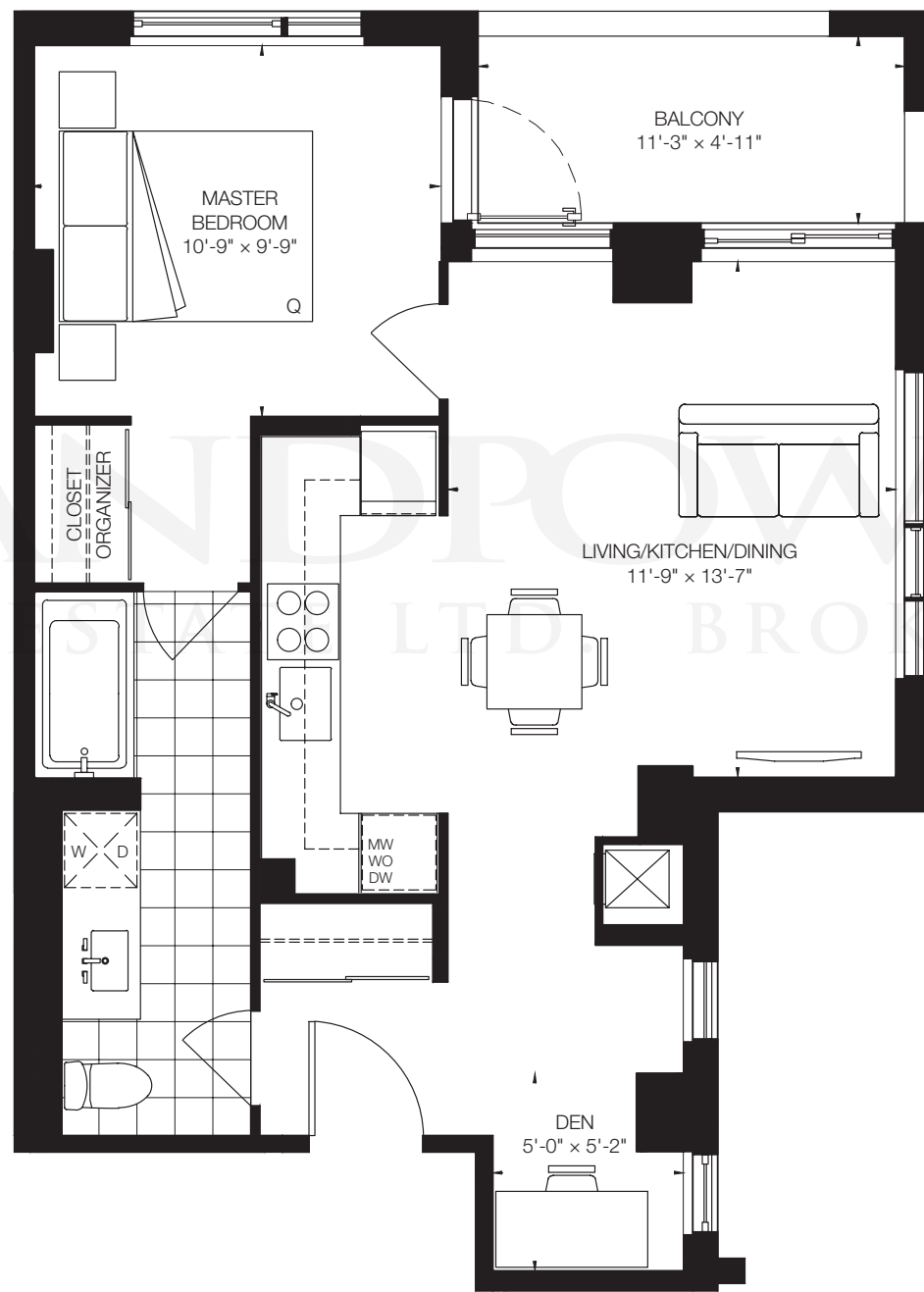
A: WINDOW/BALCONY PATTERN ON FLOORS 23, 24, 25, 28
B: WINDOW/BALCONY PATTERN ON FLOORS 26, 27, 29

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PicassoTM on Richmond

622 sq.ft.
1 Bedroom + Den



FLOOR 21

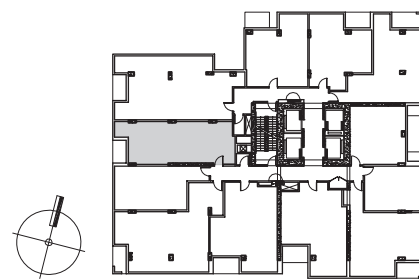
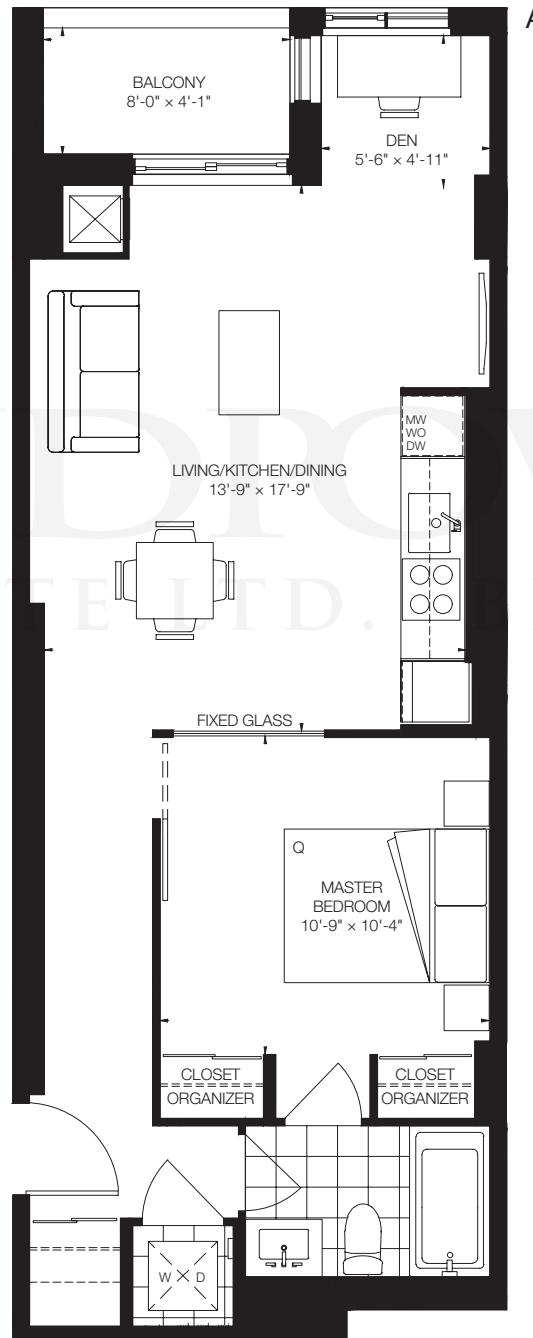
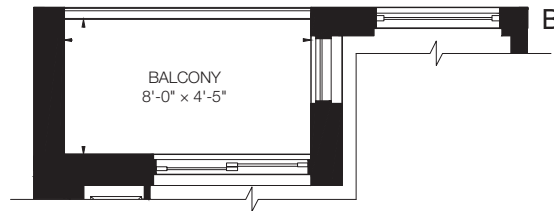
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PicassoTM on Richmond

627 sq.ft.

1 Bedroom + Den



FLOORS 11-18

A: WINDOW/BALCONY PATTERN ON FLOORS 11, 12, 16, 18

B: WINDOW/BALCONY PATTERN ON FLOORS 14, 15, 17

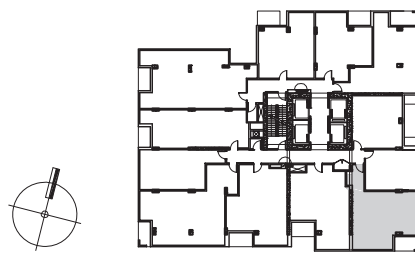
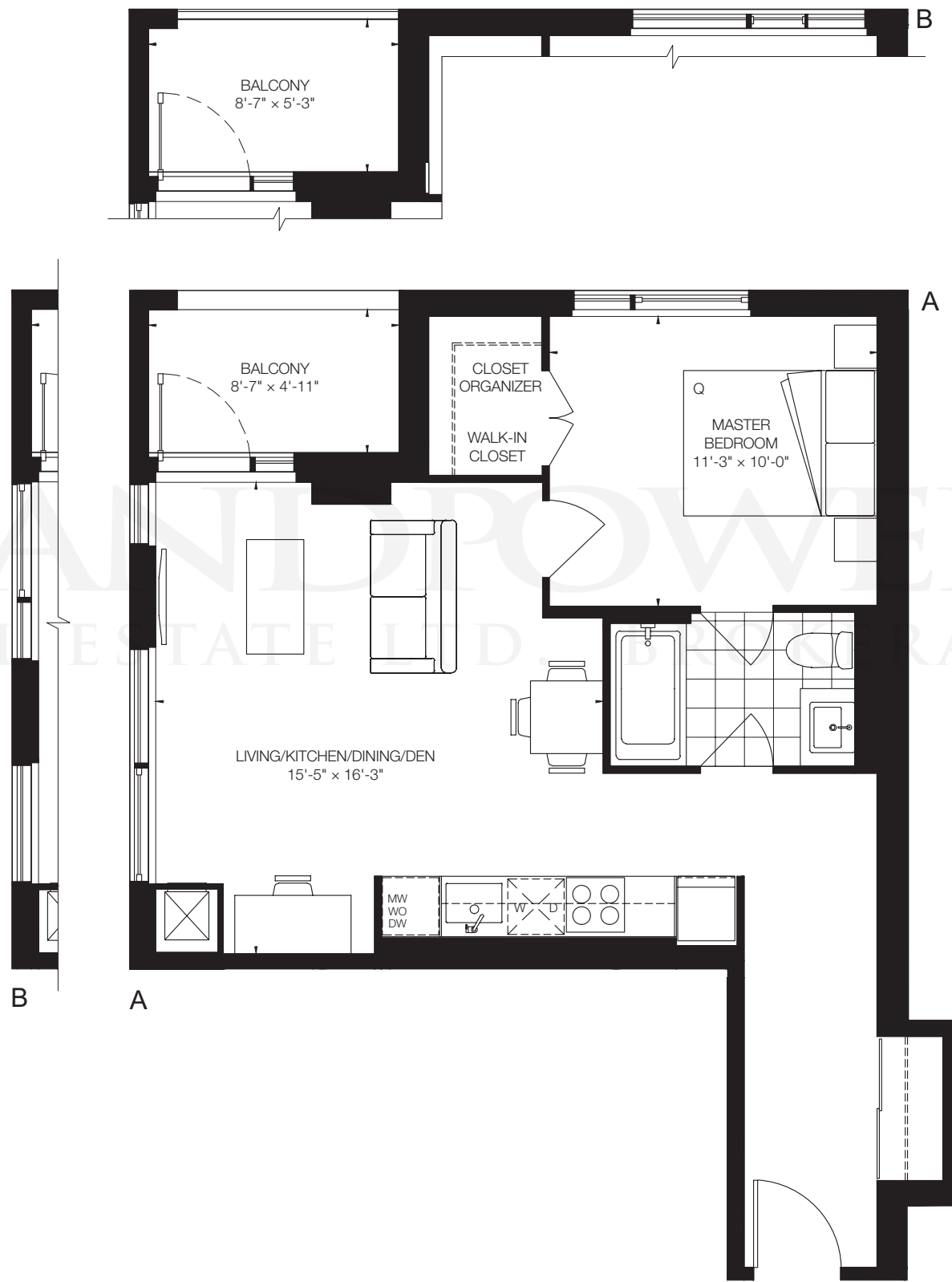
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PicassoTM on Richmond

639 sq.ft.

1 Bedroom + Den



FLOORS 12-22, 24-30

A: WINDOW/BALCONY PATTERN ON FLOORS 12, 14, 17, 18, 22, 24, 29, 30
 B: WINDOW/BALCONY PATTERN ON FLOORS 15, 16, 19, 20, 21, 25, 26, 27, 28

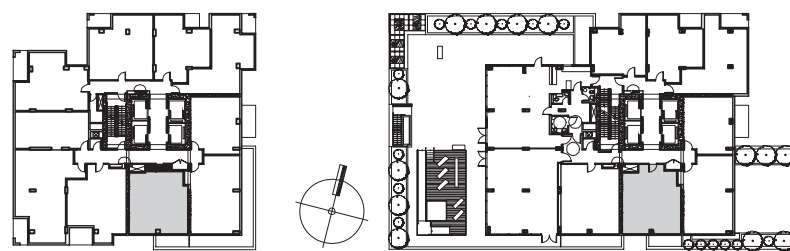
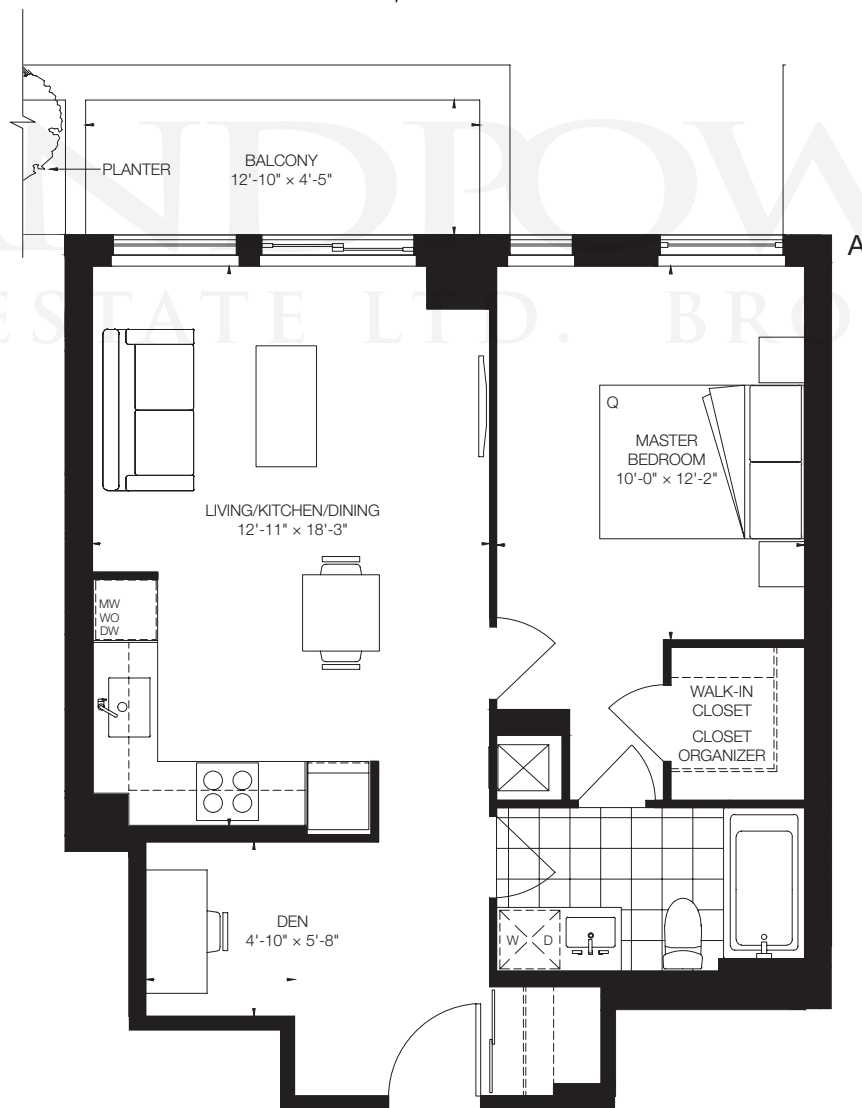
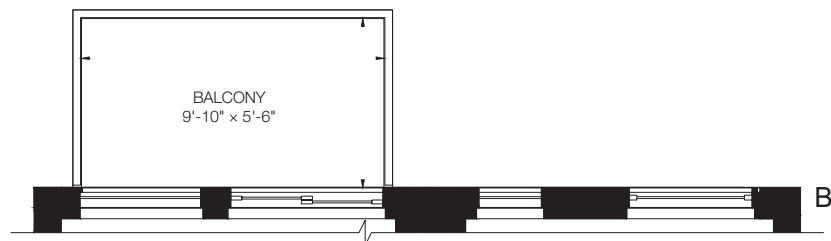
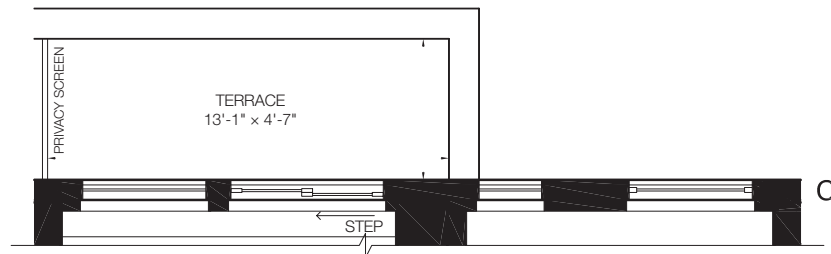
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PicassoTM on Richmond

639 sq.ft.

1 Bedroom + Den



FLOORS 10-11, 23

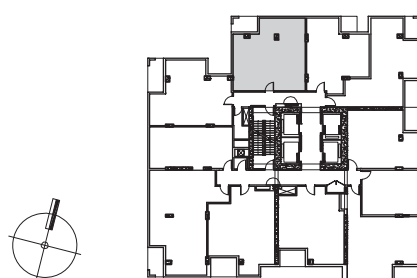
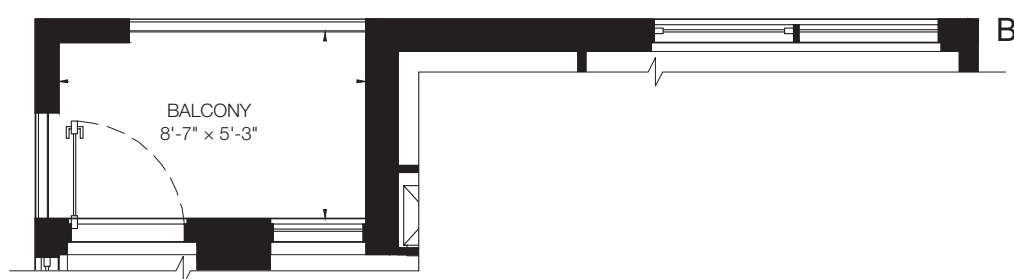
- A: WINDOW/BALCONY PATTERN ON FLOOR 10
- B: WINDOW/BALCONY PATTERN ON FLOOR 11
- C: WINDOW/BALCONY PATTERN ON FLOOR 23

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PicassoTM on Richmond

644 sq.ft.

1 Bedroom + Den



FLOORS 22-28, 30-35

A: WINDOW/BALCONY PATTERN ON FLOORS 22, 26, 27, 28, 30, 31, 34, 35

B: WINDOW/BALCONY PATTERN ON FLOORS 23, 24, 25, 32, 33

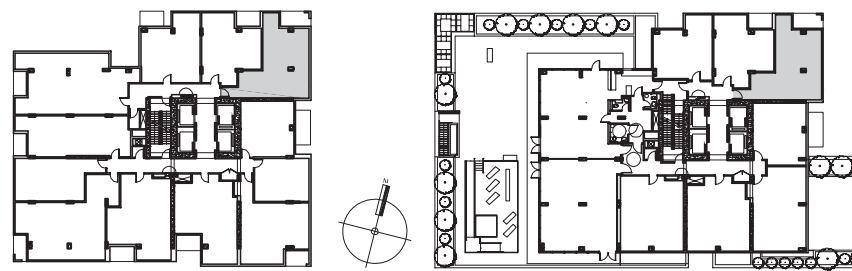
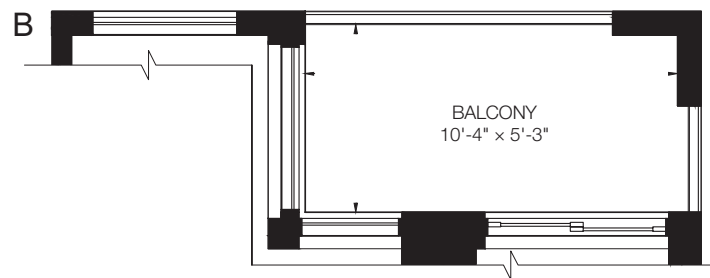
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PicassoTM on Richmond

652 sq.ft.

1 Bedroom + Den



FLOORS 9-20, 32-35

A: WINDOW/BALCONY PATTERN ON FLOORS 9, 10, 11, 16, 19, 20, 32, 35

B: WINDOW/BALCONY PATTERN ON FLOORS 12, 14, 15, 17, 18, 33, 34

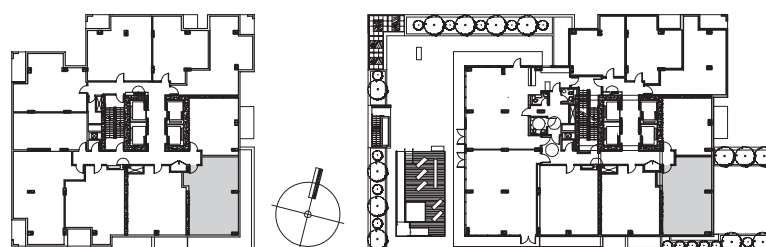
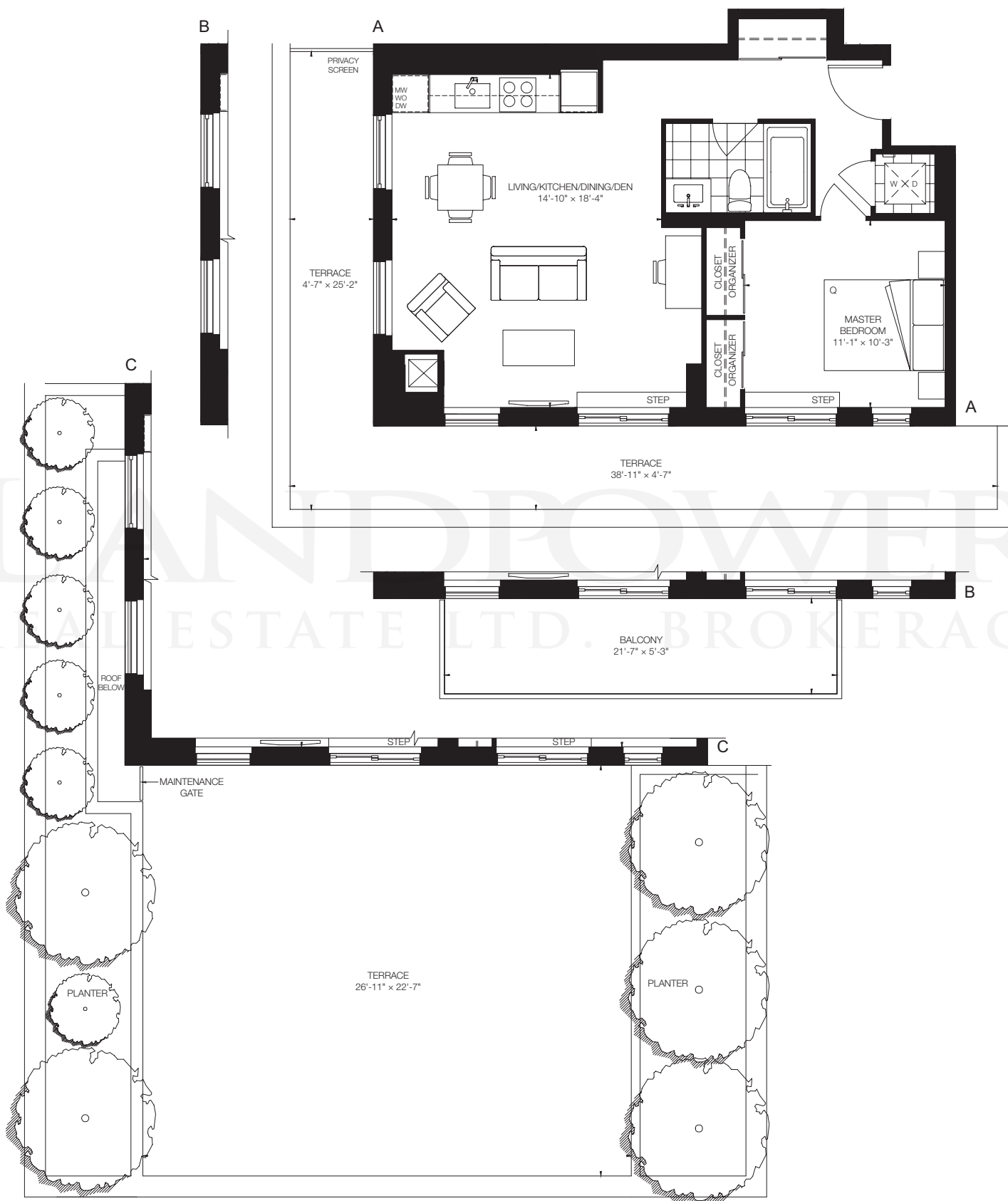
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PicassoTM on Richmond

653 sq.ft.

1 Bedroom + Den



FLOORS 10-11, 23, 31-32

A: WINDOW/BALCONY PATTERN ON FLOORS 23, 31
 B: WINDOW/BALCONY PATTERN ON FLOORS 11, 32
 C: WINDOW/BALCONY PATTERN ON FLOOR 10

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THE GOLDMAN GROUP

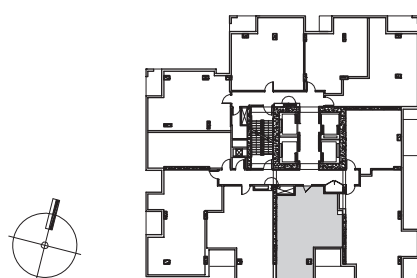
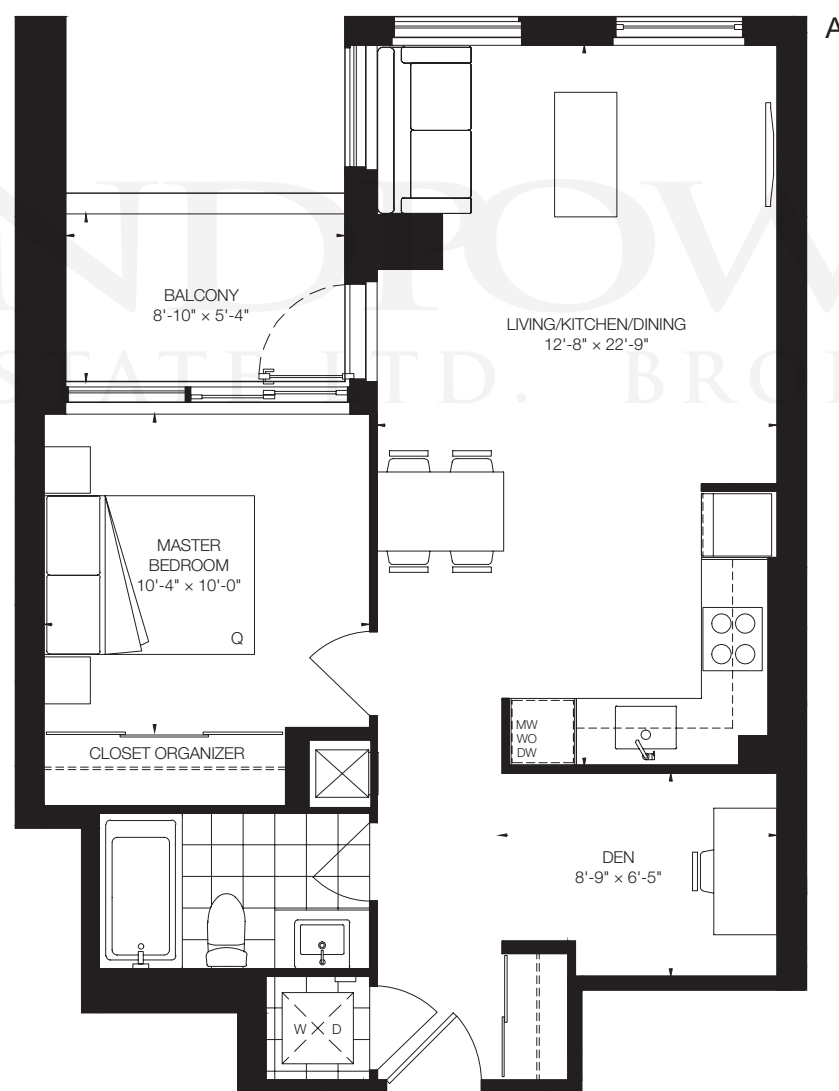
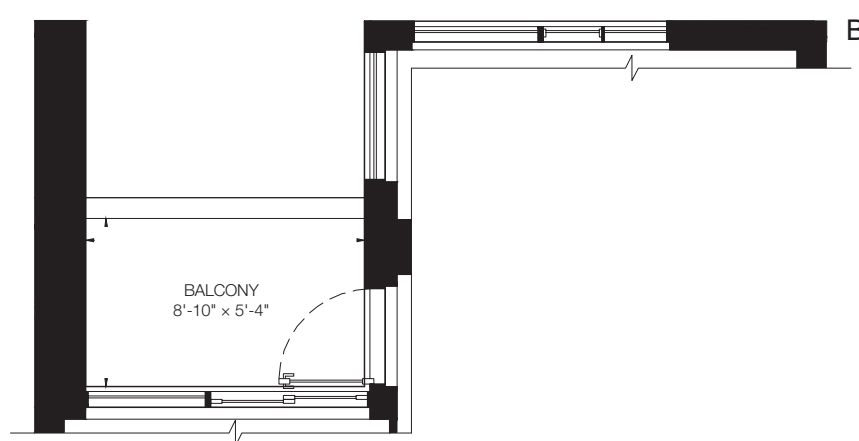


Monarch

PicassoTM on Richmond

658 sq.ft.

1 Bedroom + Den



FLOORS 29-35

A: WINDOW/BALCONY PATTERN ON FLOORS 30, 31, 34
B: WINDOW/BALCONY PATTERN ON FLOORS 29, 32, 33, 35

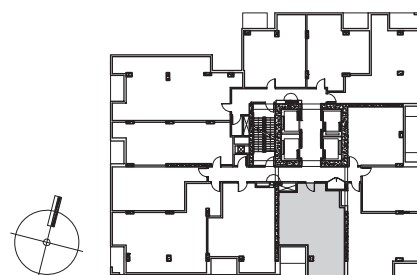
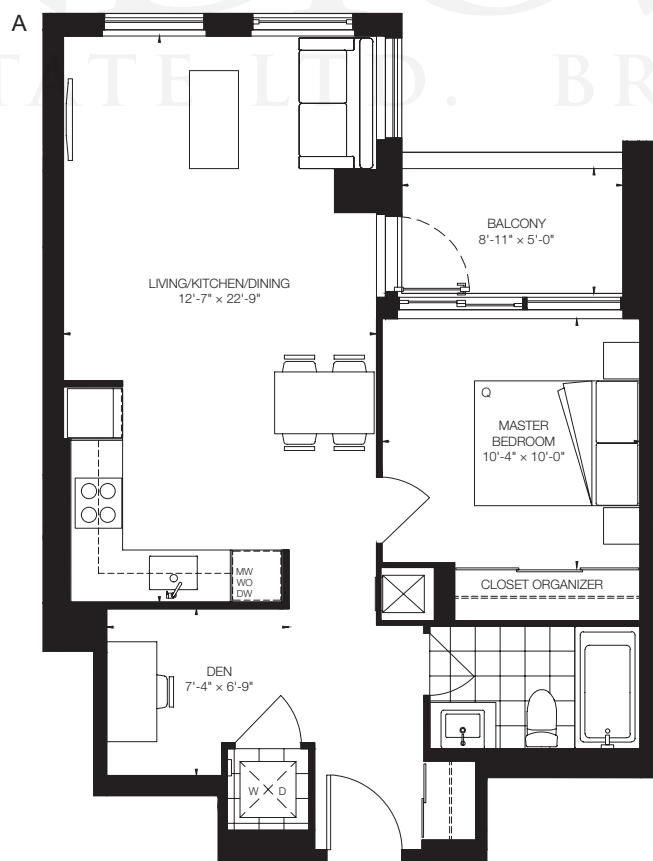
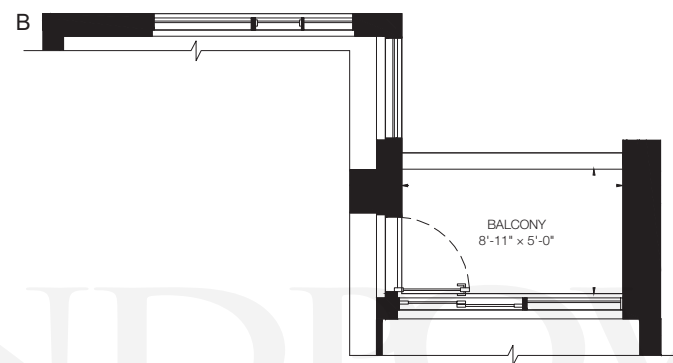
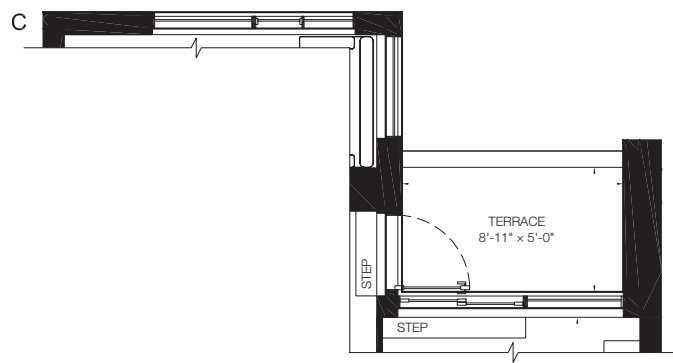
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PicassoTM on Richmond

661 sq.ft.

1 Bedroom + Den



FLOORS 12-17, 19-22

A: WINDOW/BALCONY PATTERN ON FLOORS 14, 16, 19, 20, 21

B: WINDOW/BALCONY PATTERN ON FLOORS 15, 17, 22

C: WINDOW/BALCONY PATTERN ON FLOOR 12

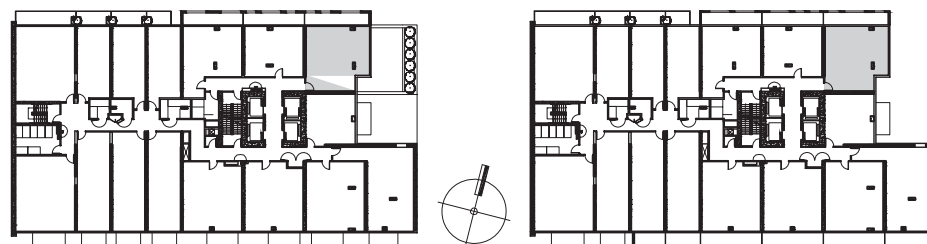
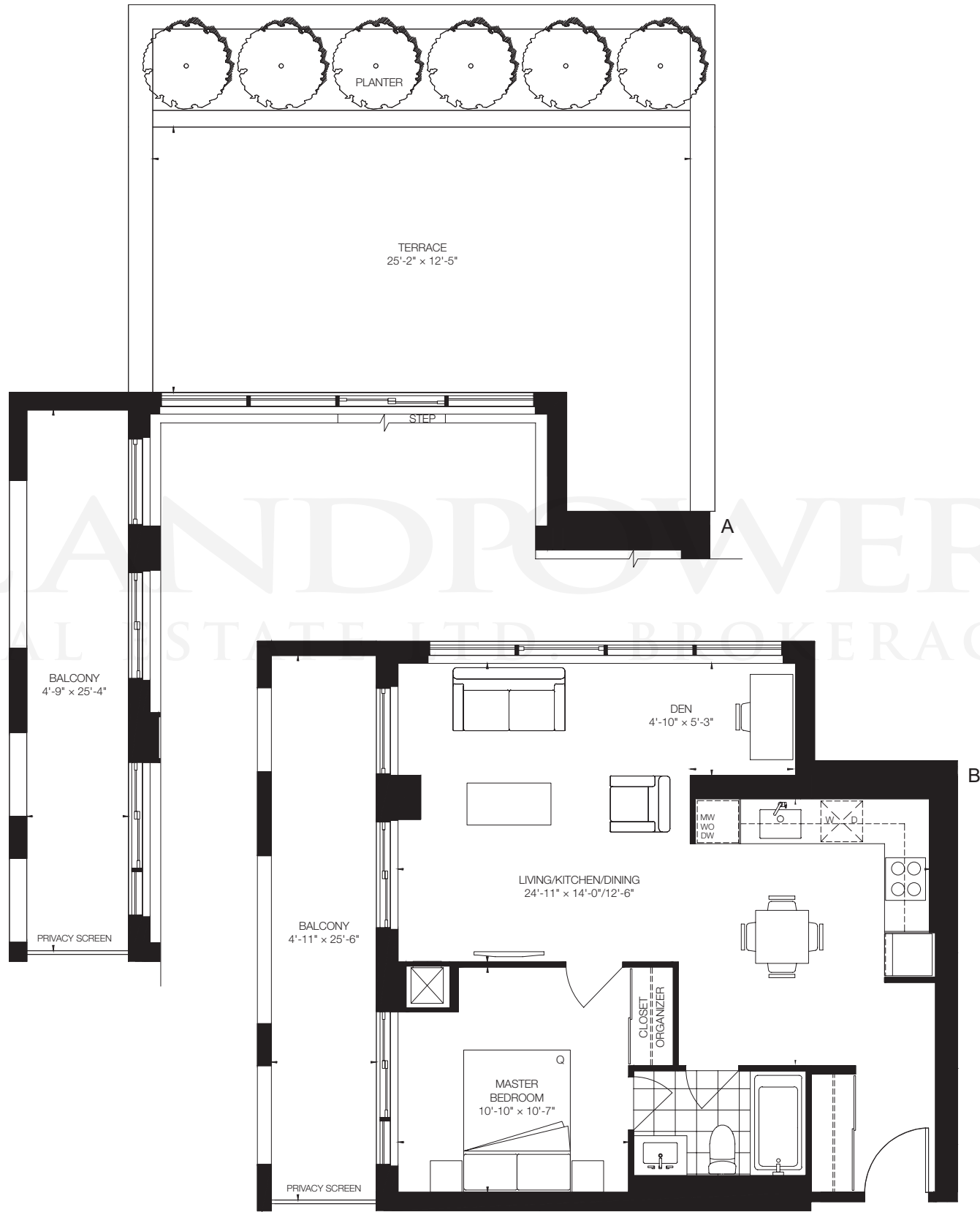
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PicassoTM on Richmond

665 sq.ft.

1 Bedroom + Den



FLOORS 5-6

A: WINDOW/BALCONY PATTERN ON FLOOR 5
B: WINDOW/BALCONY PATTERN ON FLOOR 6

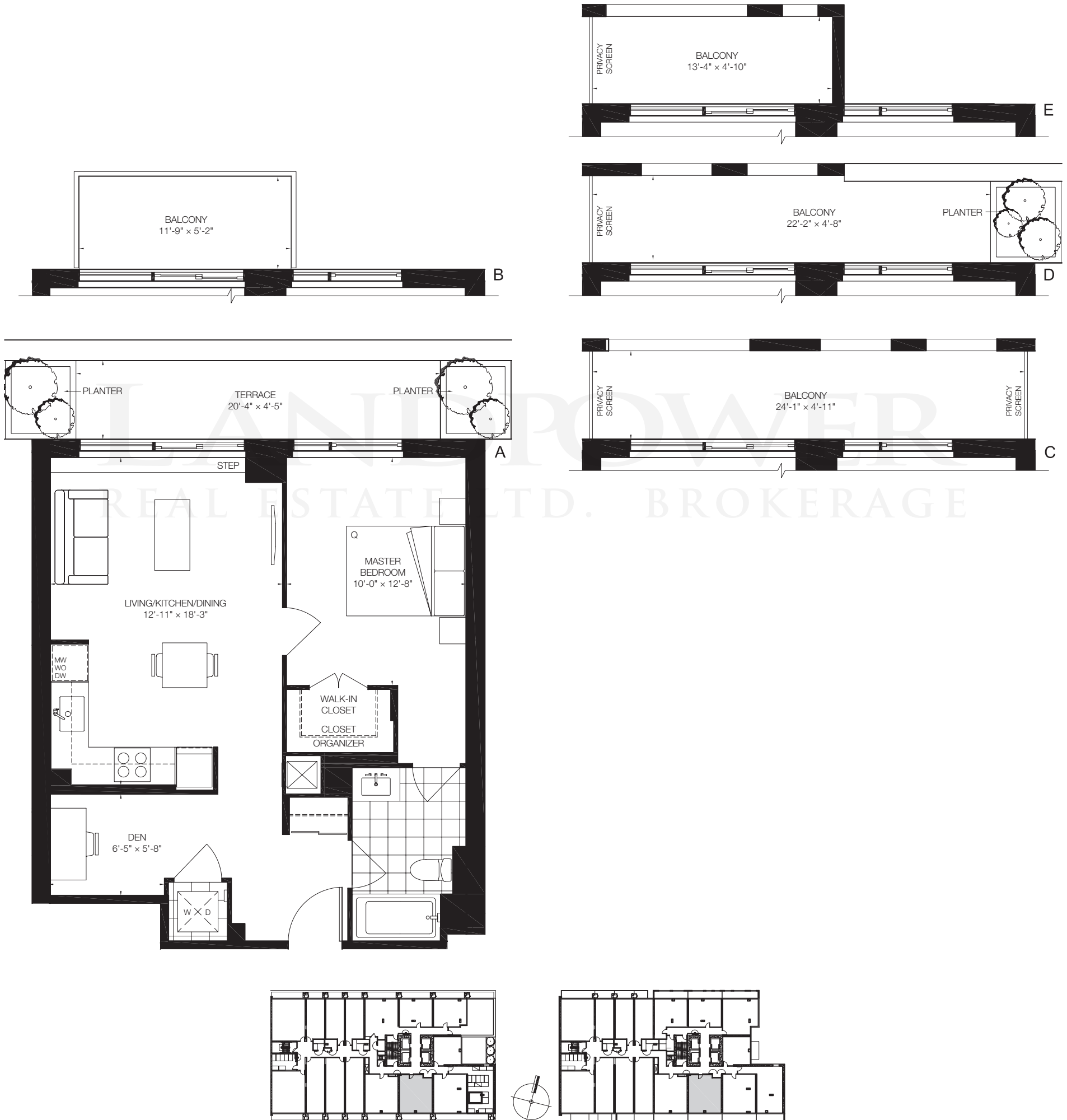
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PicassoTM on Richmond

670 sq.ft.

1 Bedroom + Den



FLOORS 4-9

- A: WINDOW/BALCONY PATTERN ON FLOOR 4
- B: WINDOW/BALCONY PATTERN ON FLOOR 5
- C: WINDOW/BALCONY PATTERN ON FLOOR 6
- D: WINDOW/BALCONY PATTERN ON FLOOR 7
- E: WINDOW/BALCONY PATTERN ON FLOORS 8, 9

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PicassoTM on Richmond

678 sq.ft.

1 Bedroom + Den



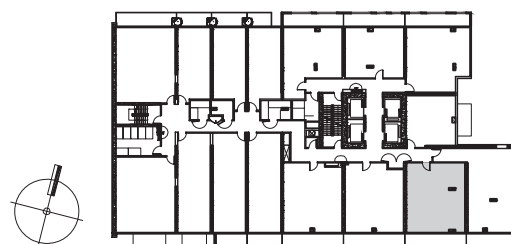
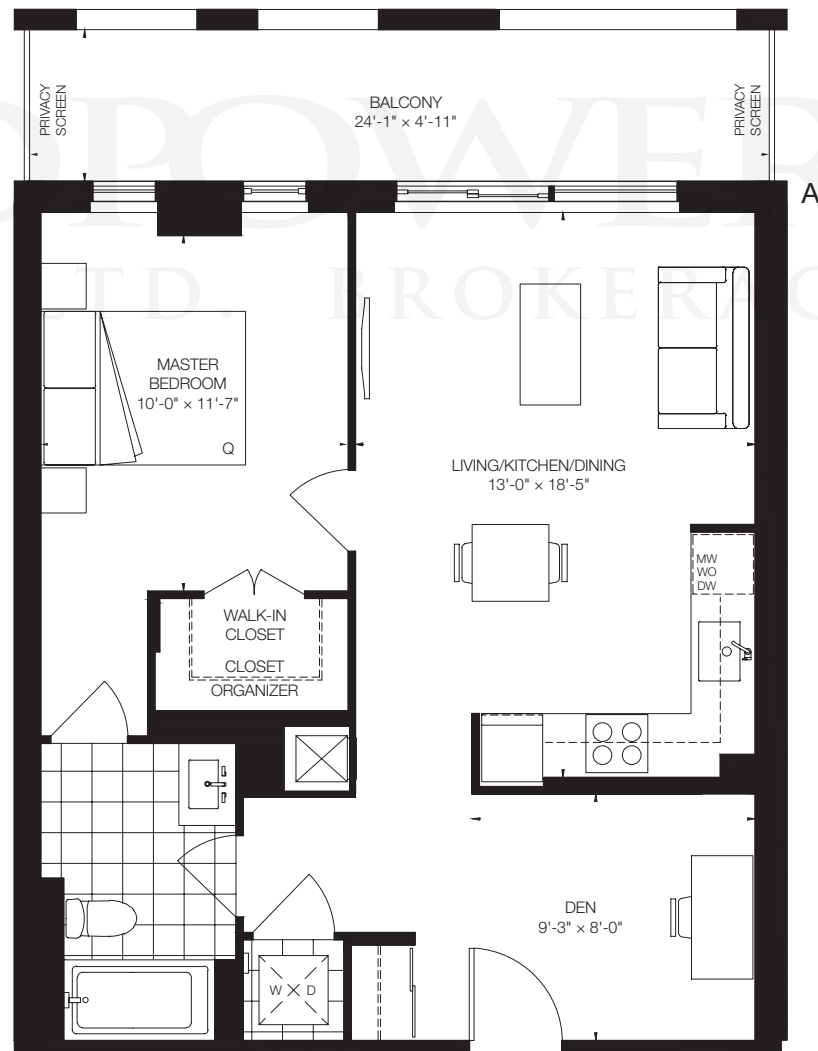
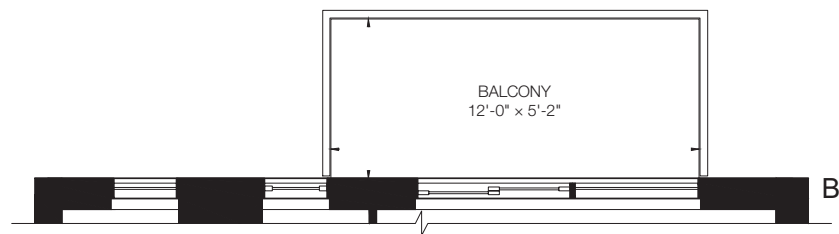
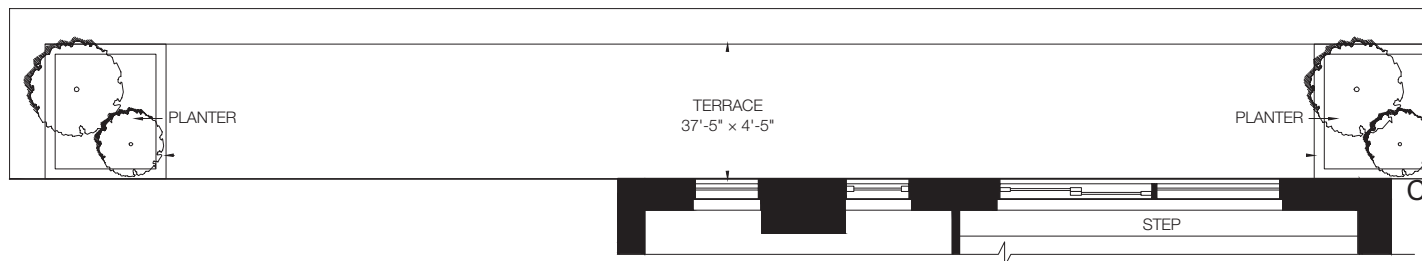
- A: WINDOW/BALCONY PATTERN ON FLOOR 4
- B: WINDOW/BALCONY PATTERN ON FLOOR 5
- C: WINDOW/BALCONY PATTERN ON FLOOR 6
- D: WINDOW/BALCONY PATTERN ON FLOOR 7
- E: WINDOW/BALCONY PATTERN ON FLOORS 8, 9

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PicassoTM on Richmond

687 sq.ft.
1 Bedroom + Den



FLOORS 4-9

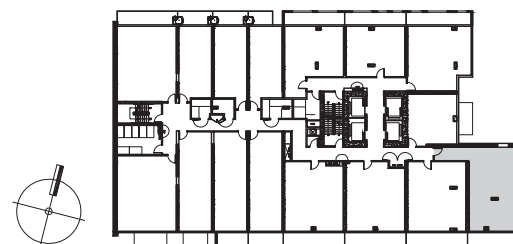
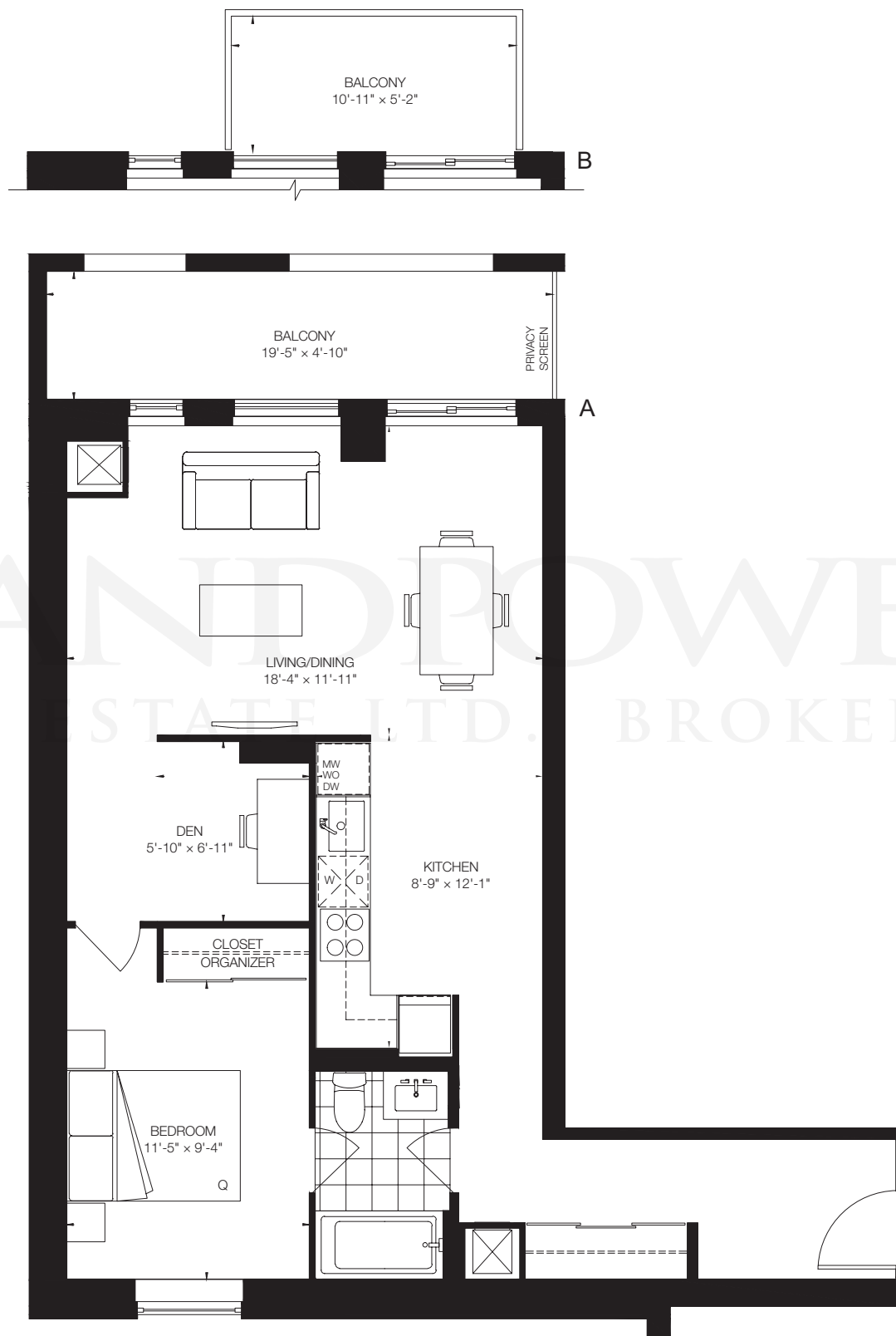
- A: WINDOW/BALCONY PATTERN ON FLOORS 6, 7, 8, 9
- B: WINDOW/BALCONY PATTERN ON FLOOR 5
- C: WINDOW/BALCONY PATTERN ON FLOOR 4

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PicassoTM on Richmond

791 sq.ft.
1 Bedroom + Den



FLOORS 5-9

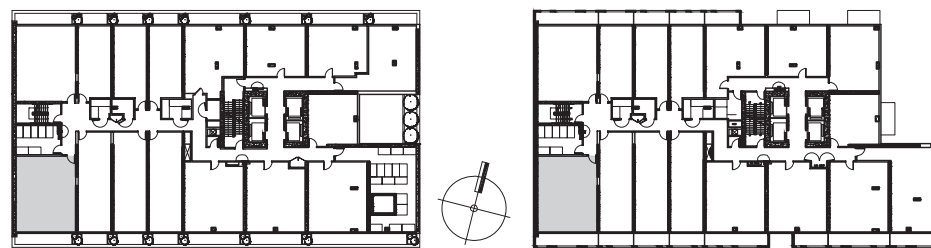
A: WINDOW/BALCONY PATTERN ON FLOORS 6, 7, 8, 9
B: WINDOW/BALCONY PATTERN ON FLOOR 5

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PicassoTM on Richmond

791 sq.ft.
2 Bedroom



FLOORS 4-9

- A: WINDOW/BALCONY PATTERN ON FLOORS 8, 9
- B: WINDOW/BALCONY PATTERN ON FLOORS 5, 6
- C: WINDOW/BALCONY PATTERN ON FLOOR 4
- D: WINDOW/BALCONY PATTERN ON FLOOR 7

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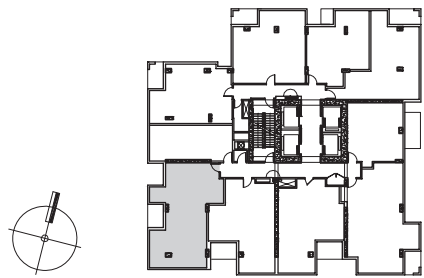


PicassoTM on Richmond

797 sq.ft.
2 Bedroom



LANDMARK
REAL ESTATE LTD. BROKERAGE



FLOORS 30-35

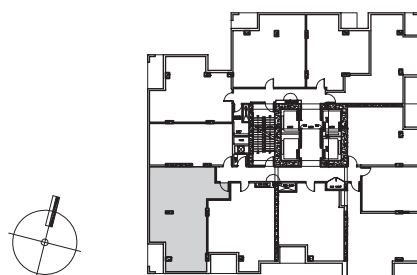
A: WINDOW/BALCONY PATTERN ON FLOORS 30, 34, 35
B: WINDOW/BALCONY PATTERN ON FLOORS 31, 32, 33

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PicassoTM on Richmond

811 sq.ft.
2 Bedroom + Den



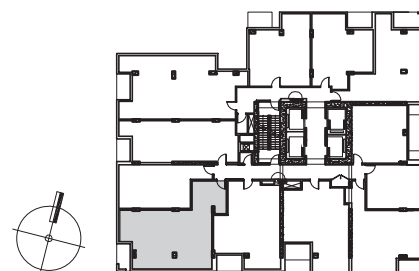
A: WINDOW/BALCONY PATTERN ON FLOORS 21, 22, 24, 27
B: WINDOW/BALCONY PATTERN ON FLOORS 23, 25, 26

This plan is not to scale and is subject to architectural review and revision, including without limitation, the Unit being constructed with a layout that is the reverse of that set out above. All materials, specifications, details and dimensions, if any, are approximate and subject to change without notice in order to comply with building site conditions and municipal, structural, Vendor and/or architectural requirements. Actual floor area may vary in accordance with Bulletin 22 published by the Tarion Warranty Corporation. Bulkheads are not shown on this plan and may be located in areas of the Unit as required to provide venting and mechanical systems. Balconies, Terraces and Patios if any are exclusive use common elements, shown for display purposes only and location and size are subject to change without notice. Window location, size and type may vary without notice. E.&O.E.



PicassoTM on Richmond

844 sq.ft.
2 Bedroom + Den



FLOORS 11-18

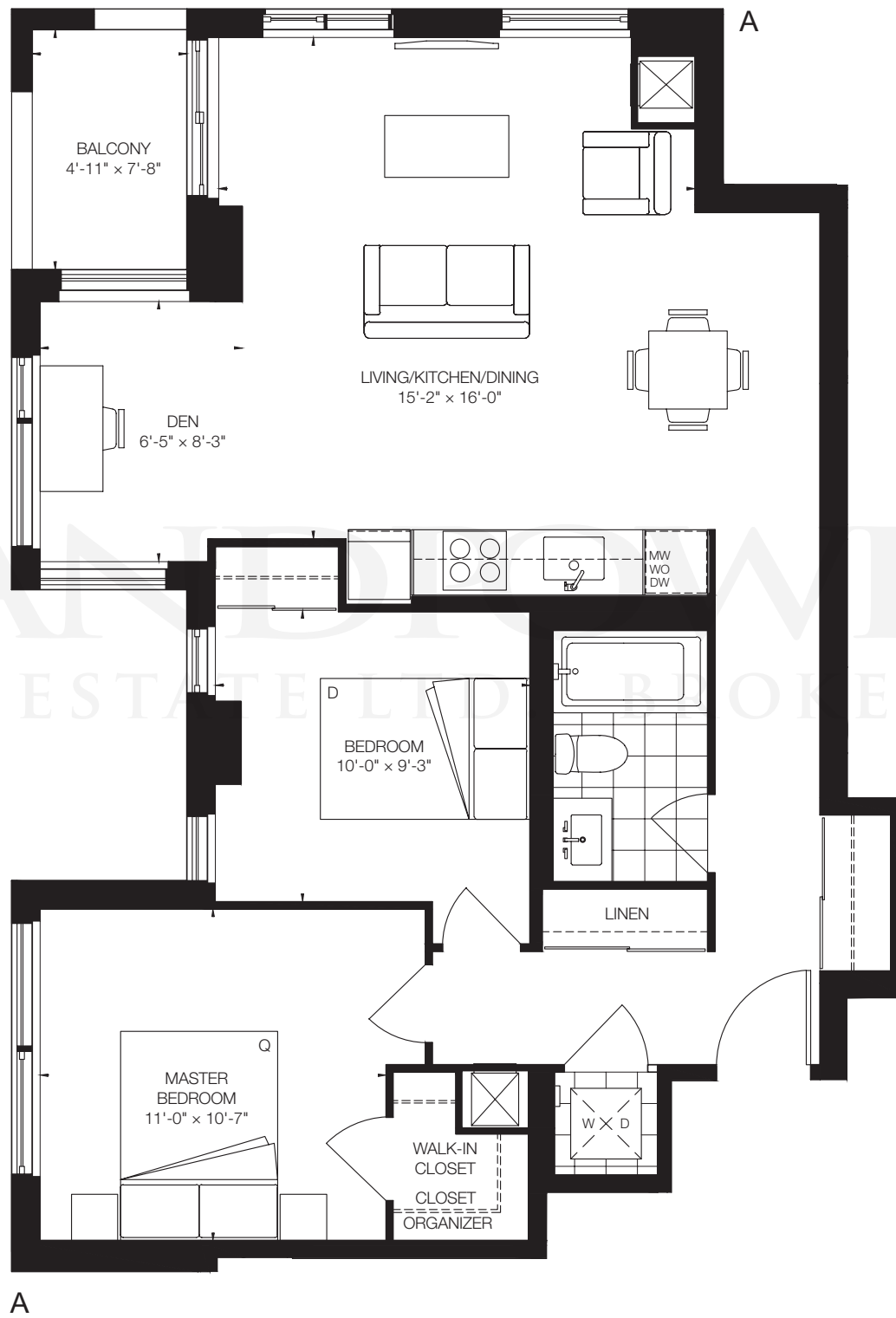
A: WINDOW/BALCONY PATTERN ON FLOORS 11, 14, 15, 18
B: WINDOW/BALCONY PATTERN ON FLOORS 12, 16, 17

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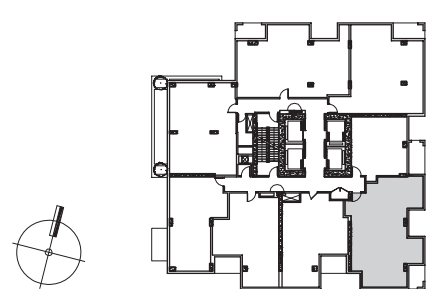


PicassoTM on Richmond

906 sq.ft.
2 Bedroom + Den



LANDMARKER
REAL ESTATE BROKERAGE



FLOORS 34-35

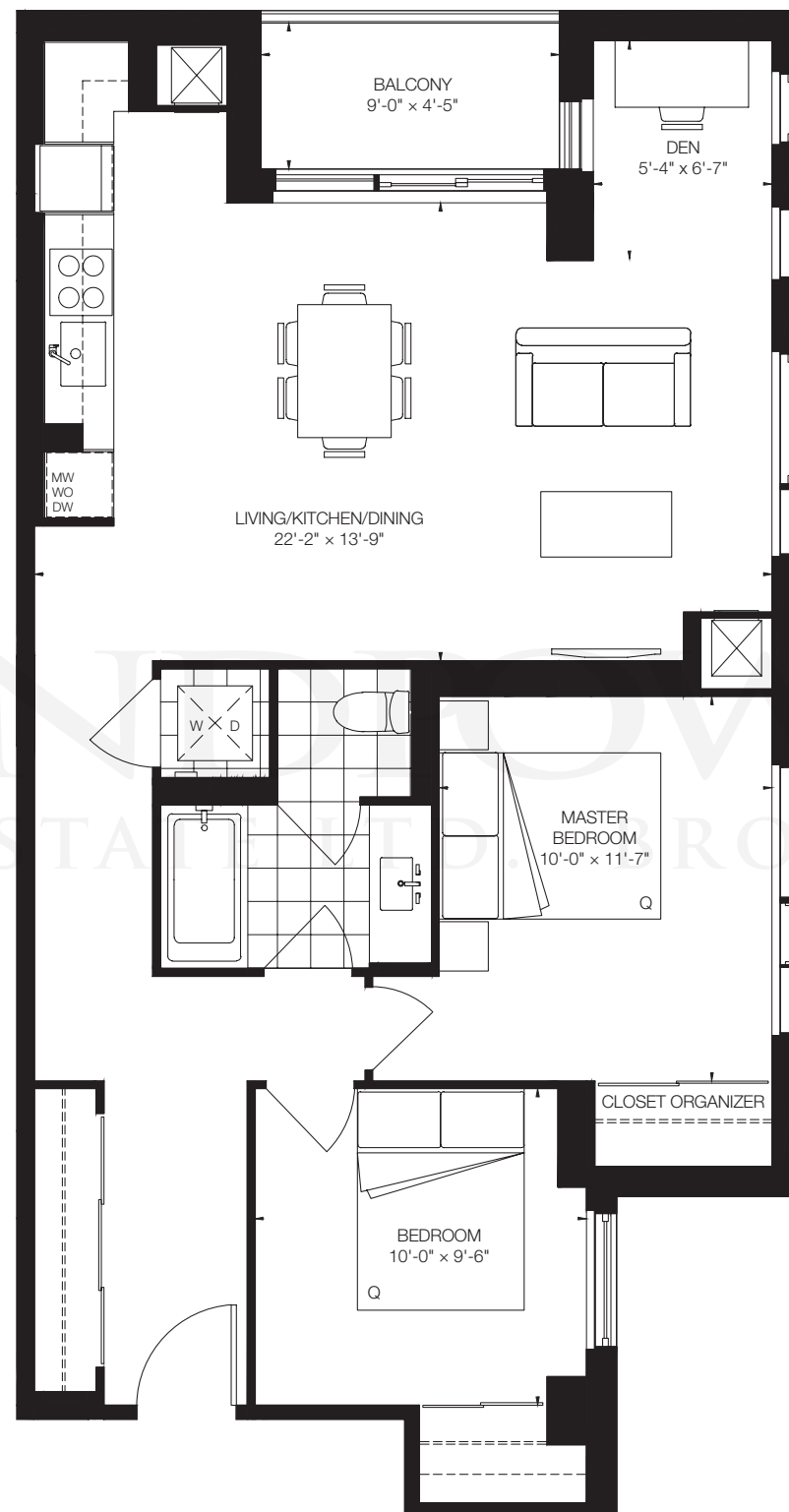
A: WINDOW/BALCONY PATTERN ON FLOORS 34, 35

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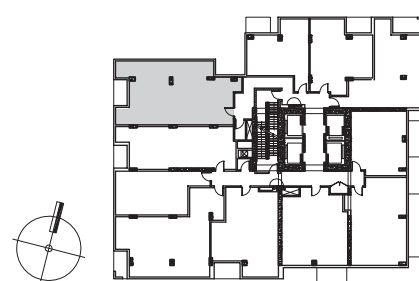


PicassoTM on Richmond

929 sq.ft.
2 Bedroom + Den



LAMSON OVER
REAL ESTATE BROKERAGE



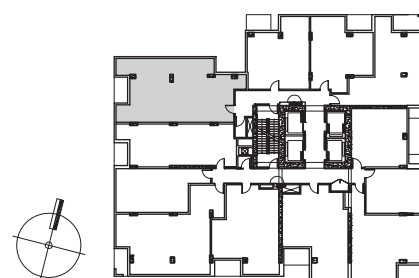
FLOOR 11

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PicassoTM on Richmond

935 sq.ft.
2 Bedroom + Den



FLOORS 12-18

A: WINDOW/BALCONY PATTERN ON FLOORS 12, 14, 17, 18
B: WINDOW/BALCONY PATTERN ON FLOORS 15, 16

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