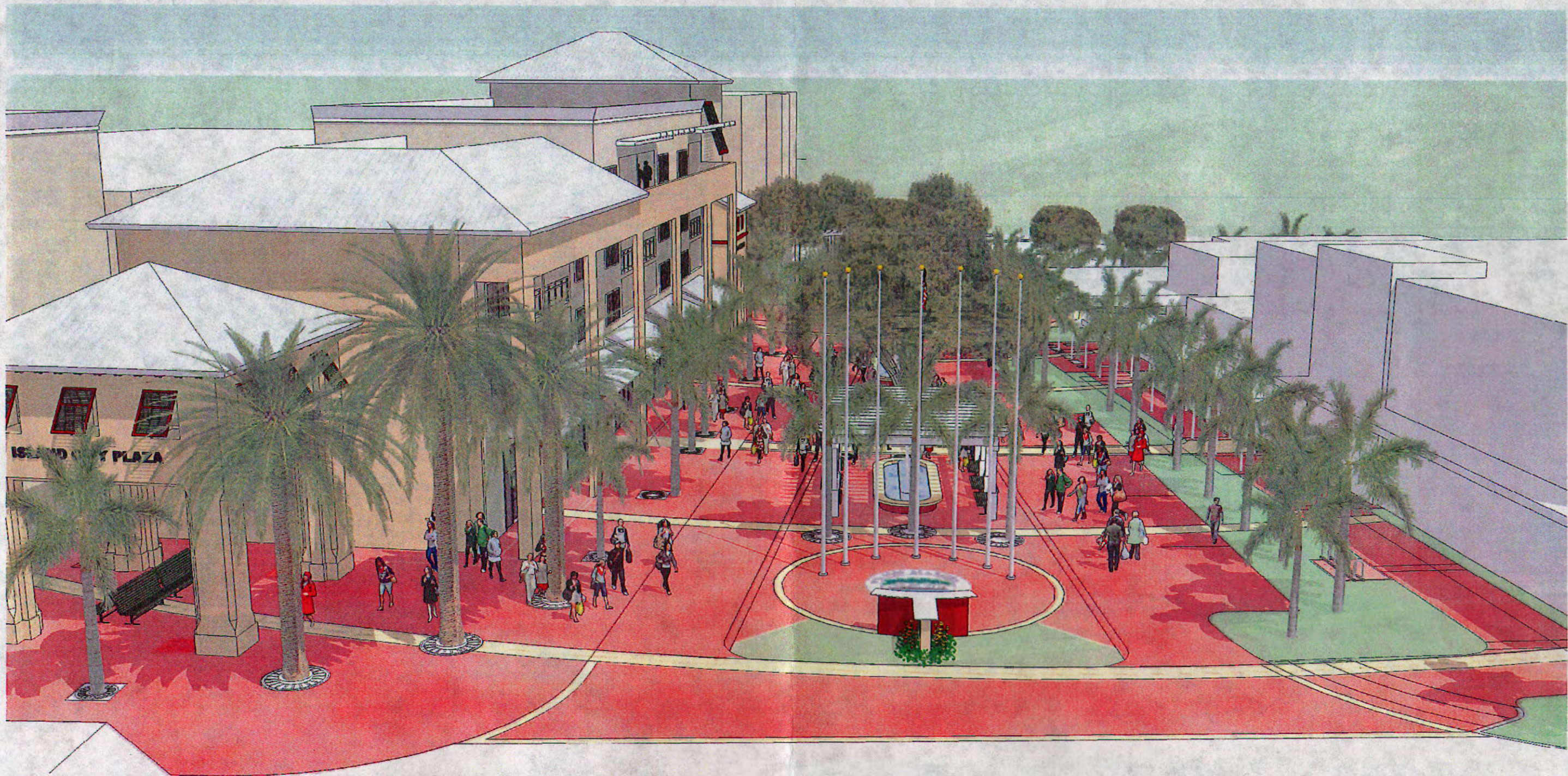




AERIAL VIEW FROM WILTON DRIVE



VIEW FROM WILTON DRIVE LOOKING NORTHEAST



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ISLAND CITY PLAZA

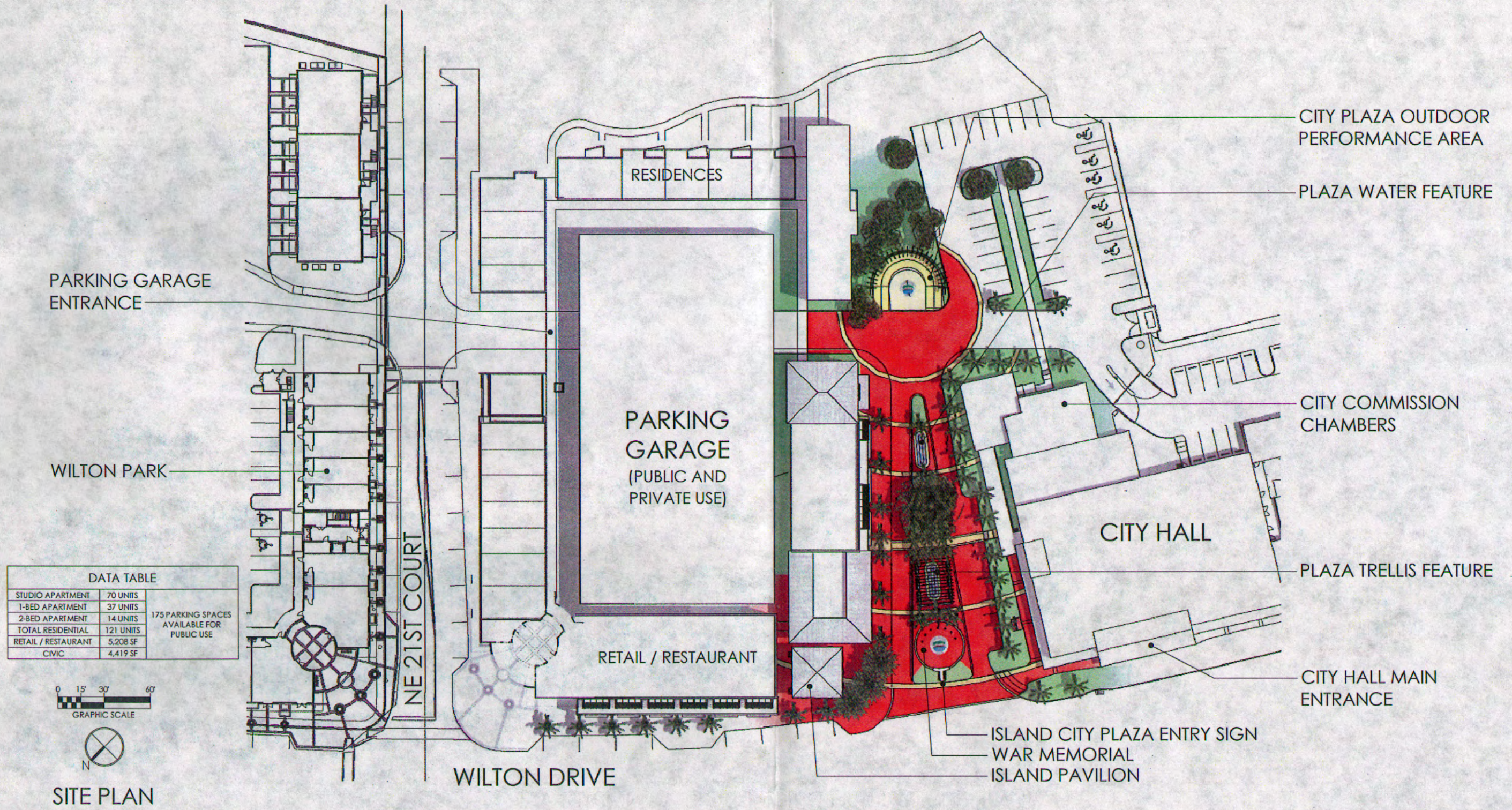
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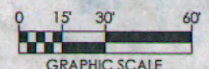
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DATA TABLE

STUDIO APARTMENT	70 UNITS	175 PARKING SPACES AVAILABLE FOR PUBLIC USE
1-BED APARTMENT	37 UNITS	
2-BED APARTMENT	14 UNITS	
TOTAL RESIDENTIAL	121 UNITS	
RETAIL / RESTAURANT	5,208 SF	
CIVIC	4,419 SF	



SITE PLAN

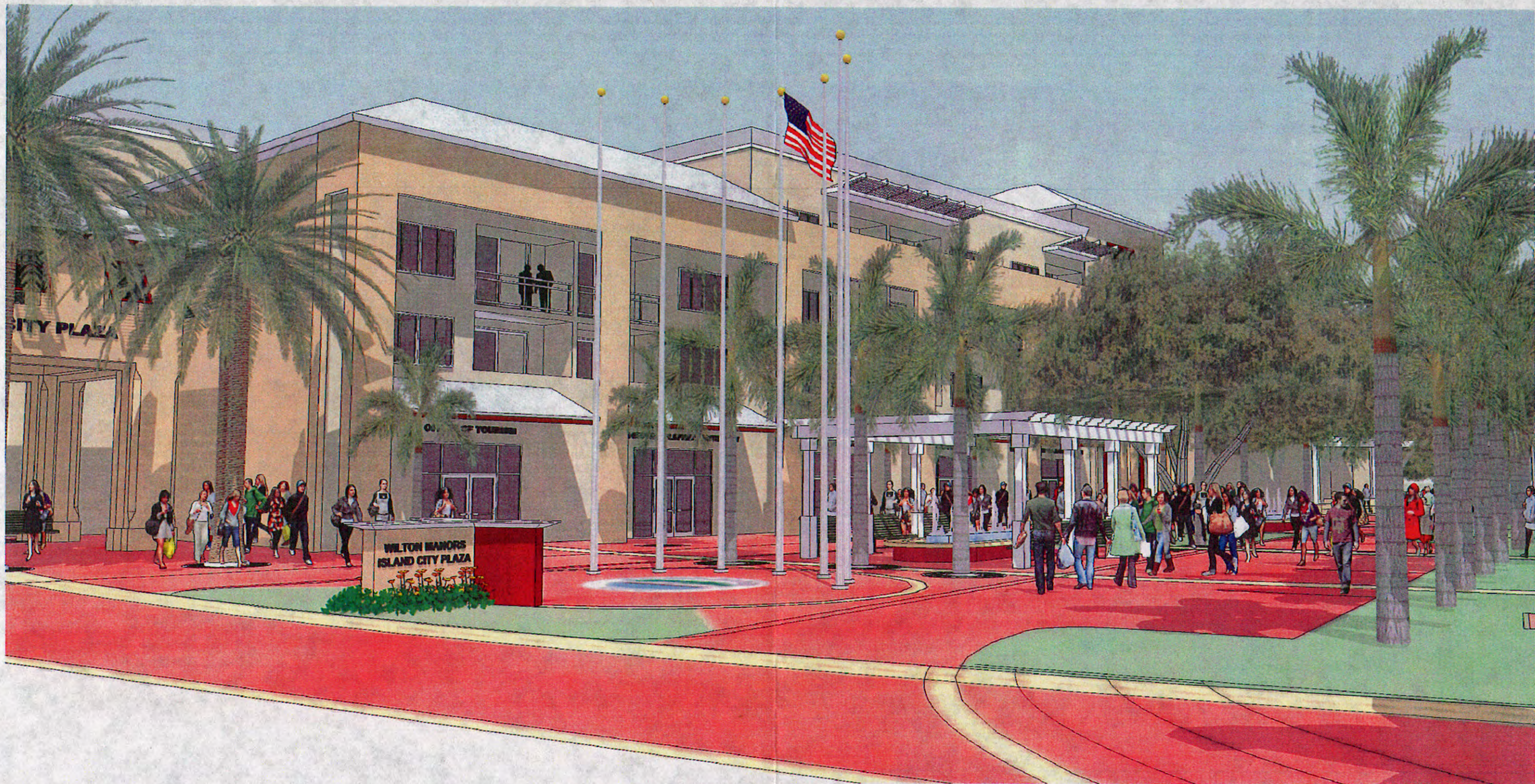
ISLAND CITY PLAZA

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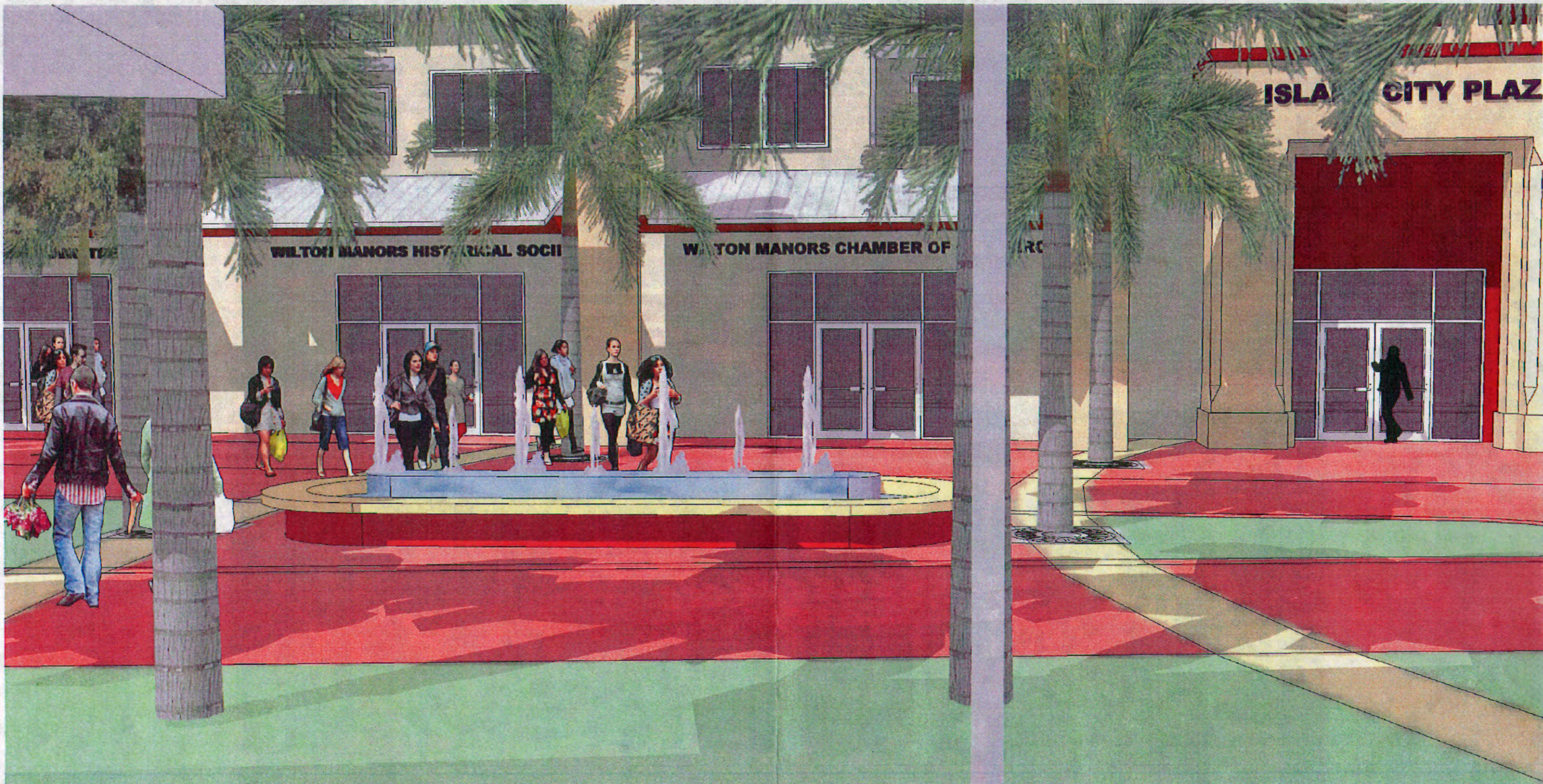


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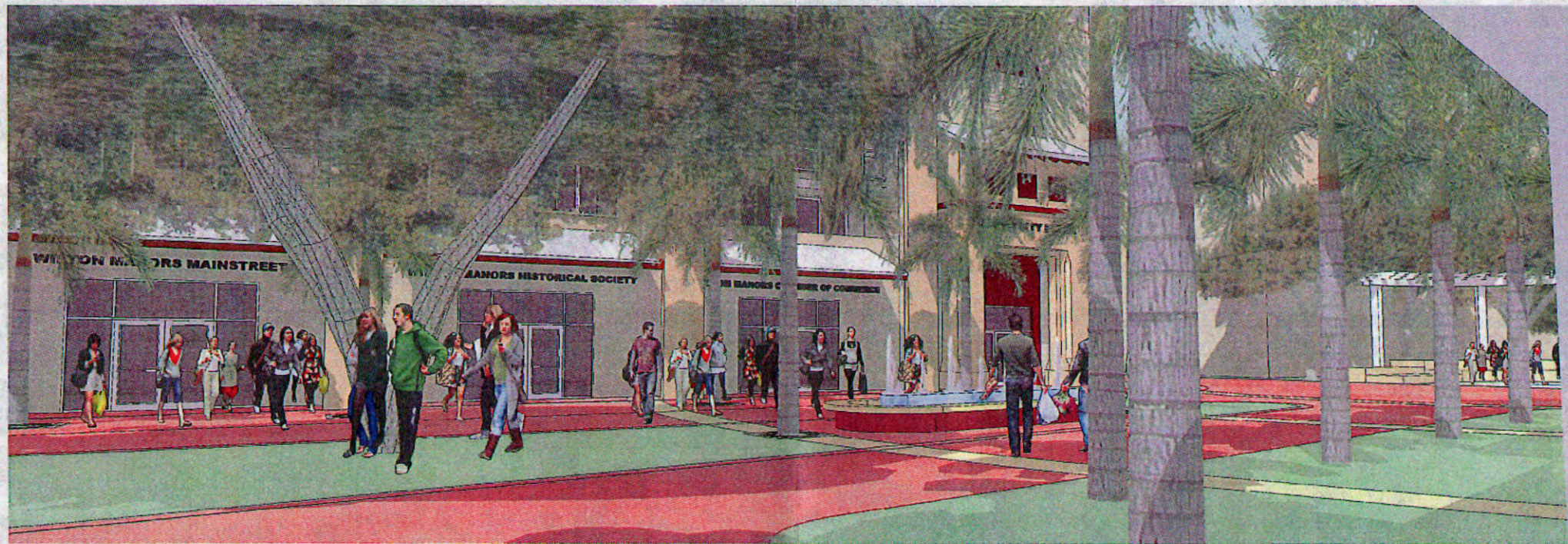
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VIEW OF ENTRY TO ISLAND CITY PLAZA



VIEW FROM CITY COMMISSION CHAMBER



VIEW OF PLAZA WATER FEATURE



VIEW OF PLAZA TRELLIS FEATURE