

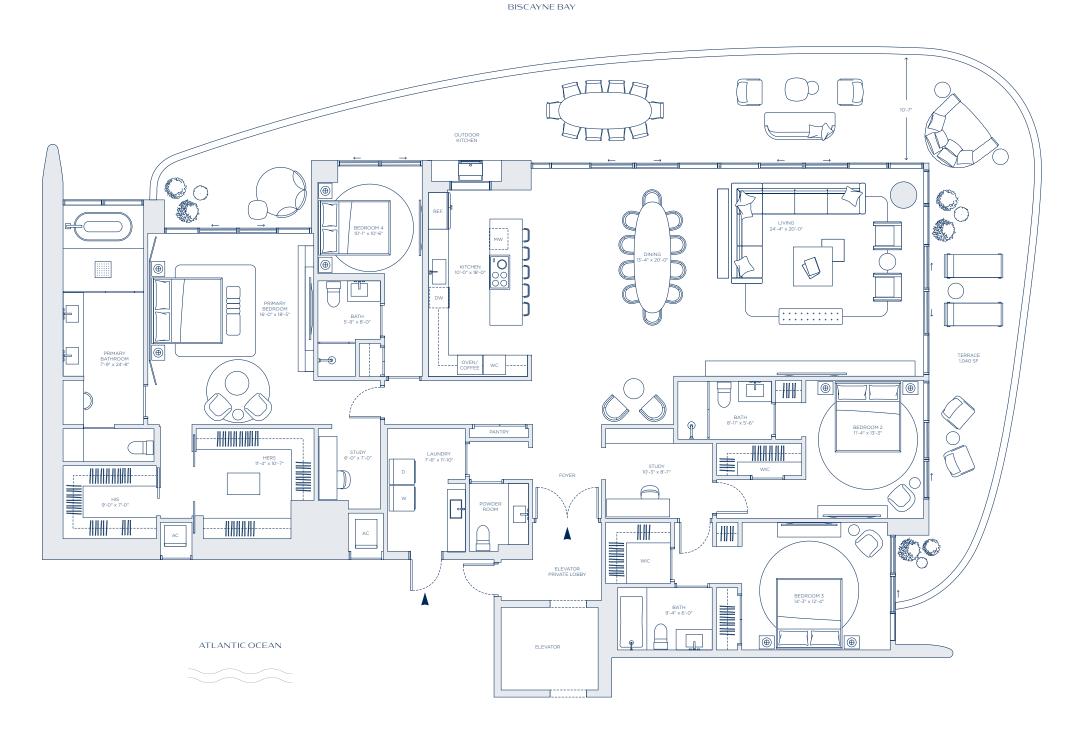


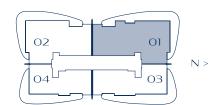
4 BEDROOMS

4.5 BATHROOMS

INTERIOR	3,247 SQ. FT.	302 SQ. M.
EXTERIOR	1,055 SQ. FT.	98 SQ. M.
TOTAL	4,302 SO. FT.	400 SO. M.







® ORAL REPRESENTATIONS CANNOT BE RELIED UPON AS CORRECTLY STATING REPRESENTATIONS, MAKE REFERENCE TO THIS BROCHURE AND TO THE DOCUMENTS REQUIRED BY A DEVELOPER TO A BUYER OR LESSEE. All square footages and dimensions, including (without limitation) ceiling heights, are estimates based on preliminary plans and will vary with actual construction. All floor plans, specifications and other development plans are proposed and conceptual only and are story to change and will not necessarily accurately reflect the final plans and specifications. Stated square footages and dimensions are measured to the exterior boundaries of the exterior walls and the centerline of interior demising walls between units and in fact vary from the square footages and dimensions that would be determined in fact vary from the square footages and dimensions that would be determined as less that the description of measurement used herein is generally found in sales materials and is provided to allow a prospective buyer to compare the Units with units in other condominium projects that utilize the prospective buyer to compare the Units with units in other condominium projects to the prospective buyer to compare the Units with units in other condominium projects that utilize the prospective buyer to compare the Unit swith units of rooms set forth on this floor plan are generally taken at the farthest points of each given room (as described above and as if the room were a perfect rectangle), without regard for any cutouts, soffits or other exterior areas are not part of the Unit.





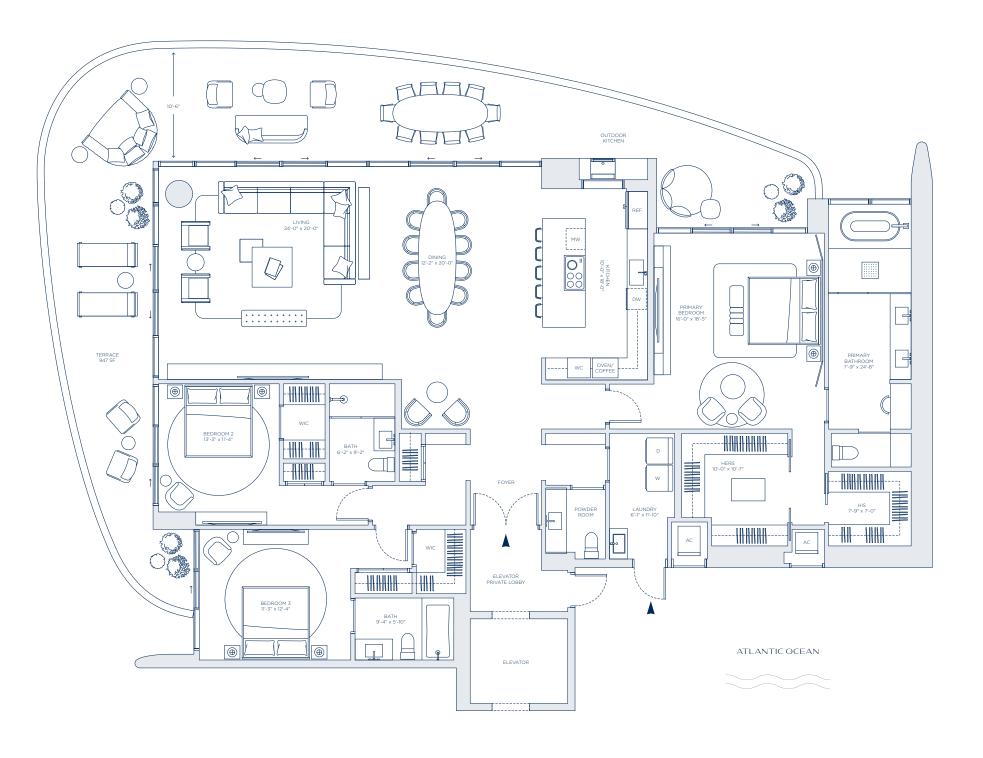
3 BEDROOMS

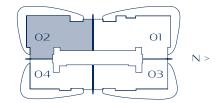
3.5 BATHROOMS

INTERIOR	2,859 SQ. FT.	266 SQ. M.
EXTERIOR	956 SQ. FT.	89 SQ. M.
TOTAL	3,815 SQ. FT.	354 SQ. M.









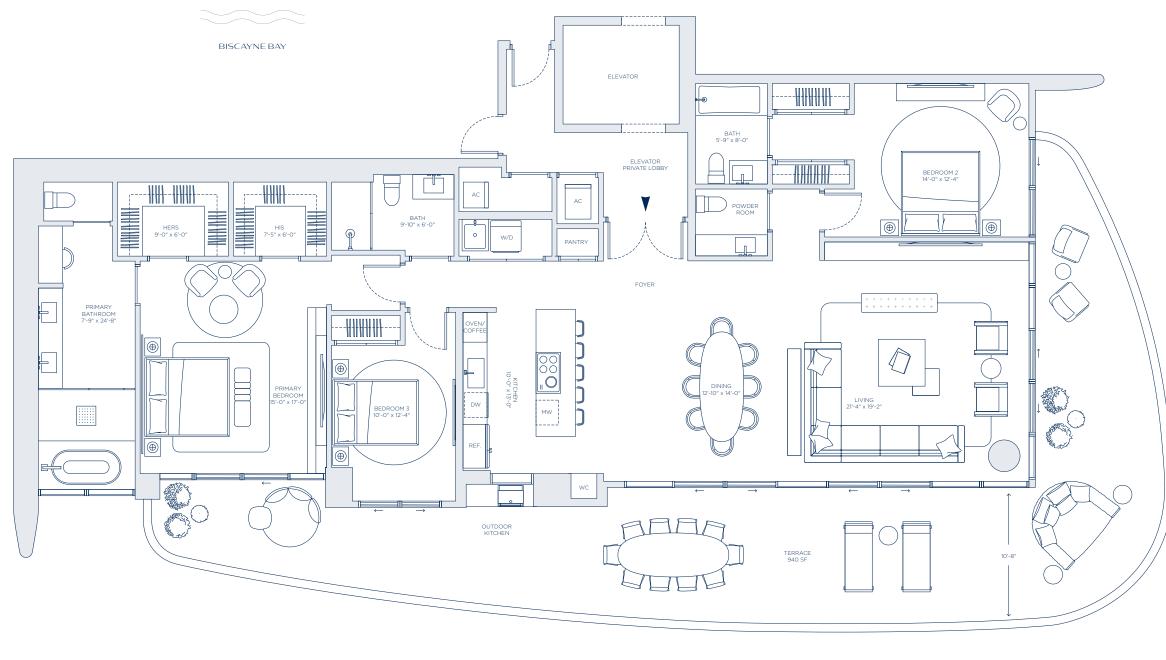
® ORAL REPRESENTATIONS CANNOT BE RELIED UPON AS CORRECTLY STATING REPRESENTATIONS, MAKE REFERENCE TO THIS BROCHURE AND TO THE DOCUMENTS REQUIRED BY SECTION 718.503, FLORIDA STATUTES, TO BE FURNISHED BY A DEVELOPER TO A BUYER OR LESSEE. All square footages and dimensions, including (without limitation) ceiling heights, are estimates based on preliminary plans and will vary with actual construction. All floor plans, specifications and other development plans are proposed and conceptual only and are subject to change and will not necessarily accurately reflect the final plans and specifications. Stated square footages and dimensions are measured to the exterior boundaries of the exterior walls and the centerline of interior demising walls between units and in fact vary from the square footages and dimensions are measured to the exterior boundaries of or shared facilities. The method of measurement used herein is generally found in sales materials and is provided to allow a prospective buyer to compare the Units with units in other condominium projects that utilize the brane method. For the dimensions of the dimensions of the Bouter of the same method. For the dimensions of the actual room were a perfect rectangle), without regard for any cutouts, soffits or other exterior areas are not part of the Unit.

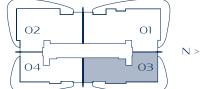




3 BEDROOMS
3.5 BATHROOMS

INTERIOR EXTERIOR	2,402 SQ. FT. 886 SQ. FT.	223 SQ. M. 82 SQ. M.











2 BEDROOMS
2.5 BATHROOMS

INTERIOR EXTERIOR	2,038 SQ. FT. 807 SQ. FT.	189 SQ. M. 75 SQ. M.



BISCAYNE BAY

