



BOULEVARD 57

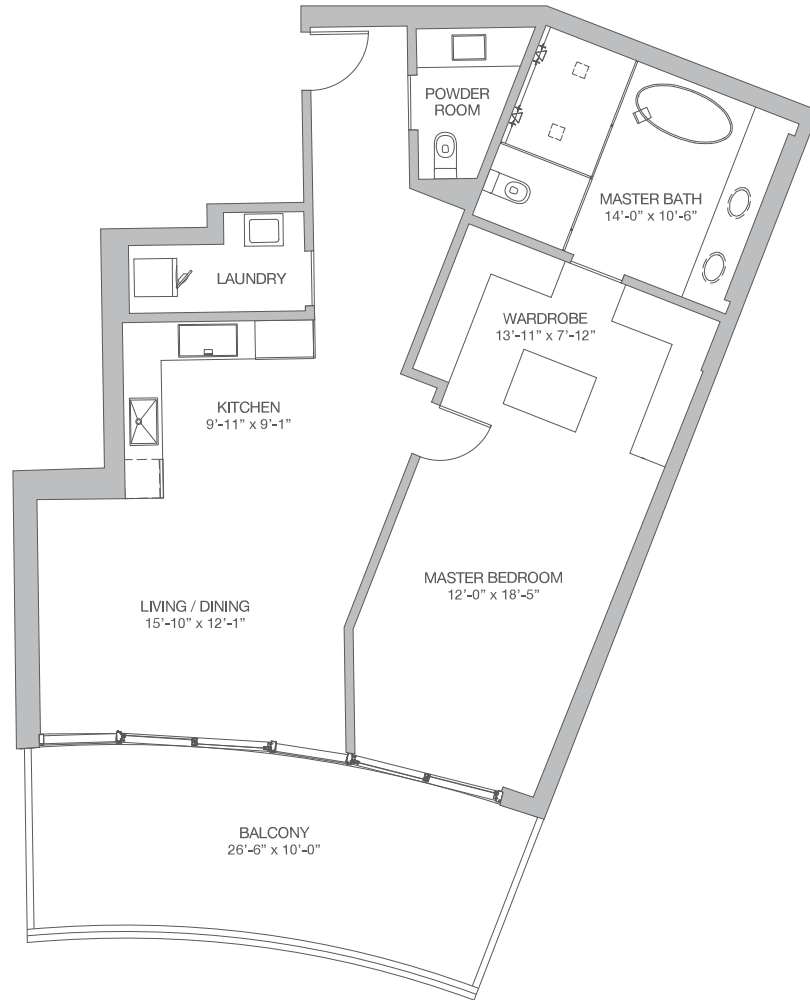
# MODEL C-1

LEVELS 3-6

1 BEDROOM | 1.5 BATH

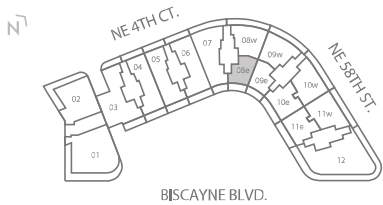
Interior	1,136 Sq. Ft.	106 Sq. M.
Outdoor living	250 Sq. Ft.	23 Sq. M.
<b>Total</b>	<b>1,386 Sq. Ft.</b>	<b>129 Sq. M.</b>

NE 4 TH CT.



NE 58 TH ST.

BISCAYNE BLVD.



STATED SQUARE FOOTAGES AND DIMENSIONS ARE MEASURED TO THE EXTERIOR BOUNDARIES OF THE EXTERIOR WALLS AND THE CENTERLINE OF INTERIOR DIVIDING WALLS AND IN FACT VARY FROM THE DIMENSIONS THAT WOULD BE DETERMINED BY USING THE DESCRIPTION AND DEFINITION OF THE "UNIT" SET FORTH IN THE DECLARATION (WHICH GENERALLY ONLY INCLUDES THE INTERIOR AIRSPACE BETWEEN THE PERIMETER WALLS AND EXCLUDES ALL INTERIOR STRUCTURAL COMPONENTS AND OTHER COMMON ELEMENTS). THIS METHOD IS GENERALLY USED IN SALES MATERIALS AND IS PROVIDED TO ALLOW A PROSPECTIVE BUYER TO COMPARE THE UNITS WITH UNITS IN OTHER CONDOMINIUM PRODUCTS THAT UTILIZE THE SAME METHOD. FOR YOUR REFERENCE, THE AREA OF THE UNIT, DETERMINED IN ACCORDANCE WITH THESE DEFINED UNIT BOUNDARIES, IS SET FORTH ABOVE AND IS LABELED AS "AC" (TERRACES, ALTHOUGH INCLUDED IN THE TOTAL SQUARE FOOTAGE, ARE NOT PART OF THE UNIT). MEASUREMENTS OF ROOMS SET FORTH ON THIS FLOOR PLAN ARE GENERALLY TAKEN AT THE FURTHEST POINTS OF EACH GIVEN ROOM (AS IF THE ROOM WERE A PERFECT RECTANGLE), WITHOUT REGARD FOR ANY CUTOUTS OR VARIATIONS. ACCORDINGLY, THE AREA OF THE ACTUAL ROOM WILL TYPICALLY BE SMALLER THAN THE PRODUCT OBTAINED BY MULTIPLYING THE STATED LENGTH AND WIDTH. ALL DIMENSIONS ARE ESTIMATES WHICH WILL VARY WITH ACTUAL CONSTRUCTION, AND ALL FLOOR PLANS, SPECIFICATIONS AND OTHER DEVELOPMENT PLANS ARE PROPOSED AND CONCEPTUAL ONLY WHICH ARE SUBJECT TO CHANGE AND WILL NOT NECESSARILY ACCURATELY REFLECT THE FINAL PLANS AND SPECIFICATIONS FOR THE DEVELOPMENT.



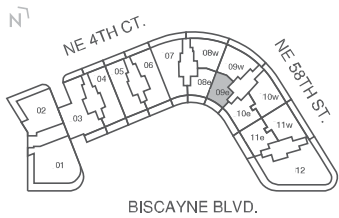
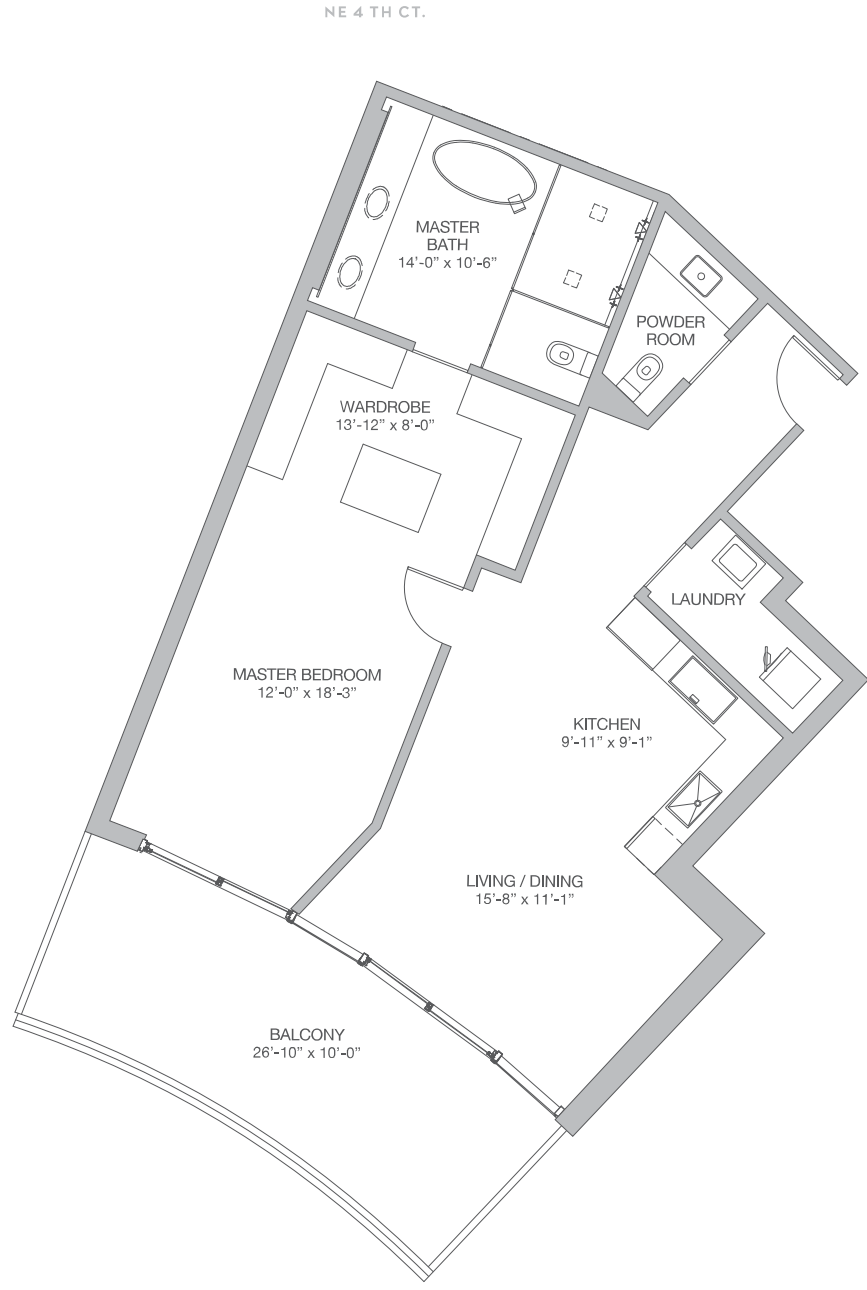
BOULEVARD 57

# MODEL C-2

LEVELS 3-6

1 BEDROOM | 1.5 BATH

Interior	1,123 Sq. Ft.	104 Sq. M.
Outdoor living	252 Sq. Ft.	23 Sq. M.
<b>Total</b>	<b>1,375 Sq. Ft.</b>	<b>127 Sq. M.</b>



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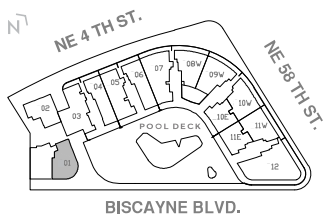
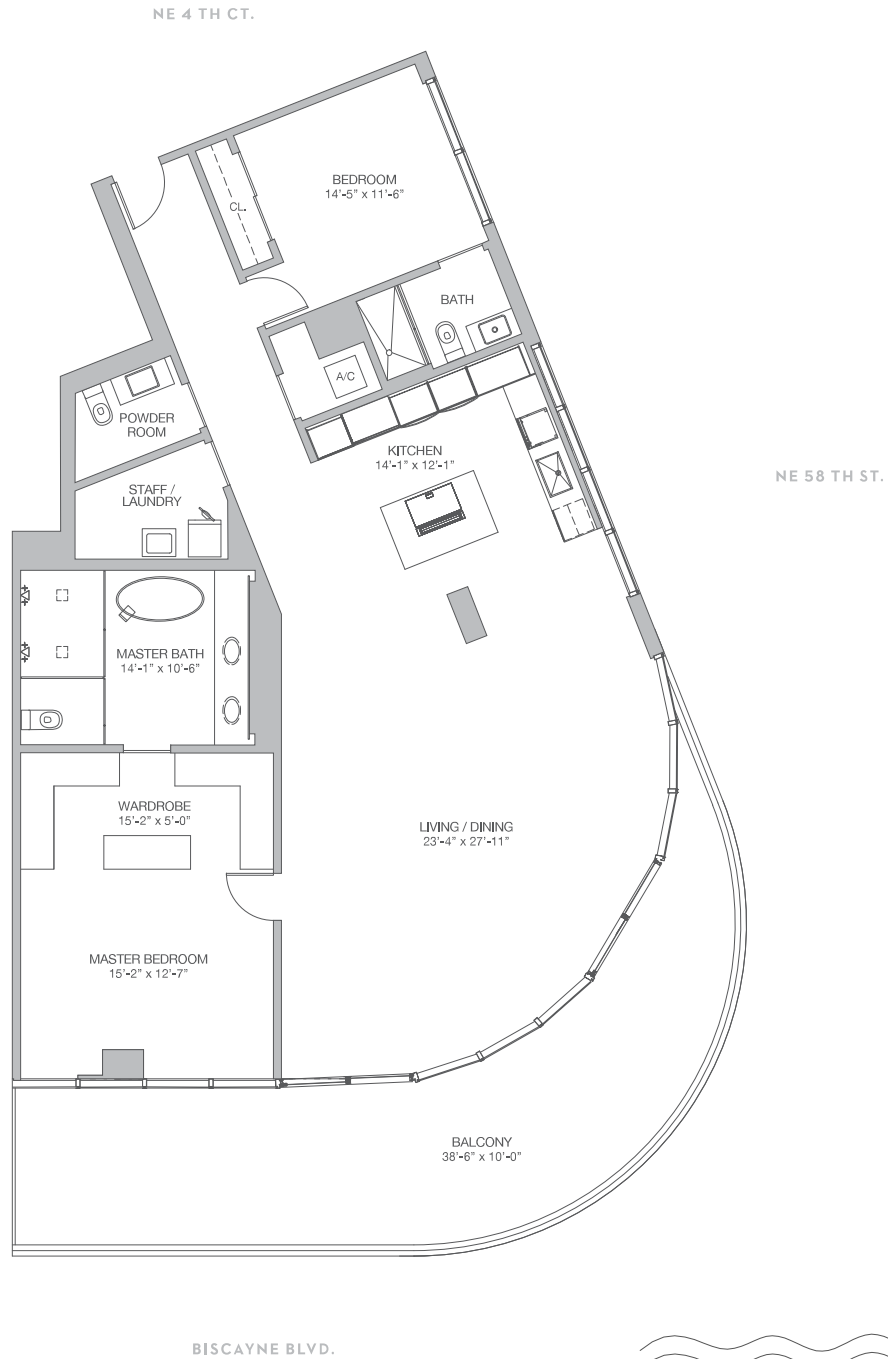
BOULEVARD 57

# MODEL A-1

LEVEL 1,2

2 BEDROOMS | 2.5 BATHS

Interior	1,896 Sq. Ft.	176 Sq. M.
Outdoor living	516 Sq. Ft.	48 Sq. M.
<b>Total</b>	<b>2,412 Sq. Ft.</b>	<b>224 Sq. M.</b>



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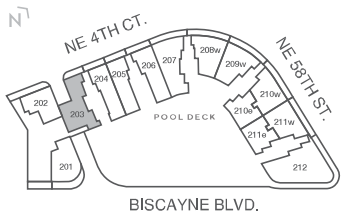
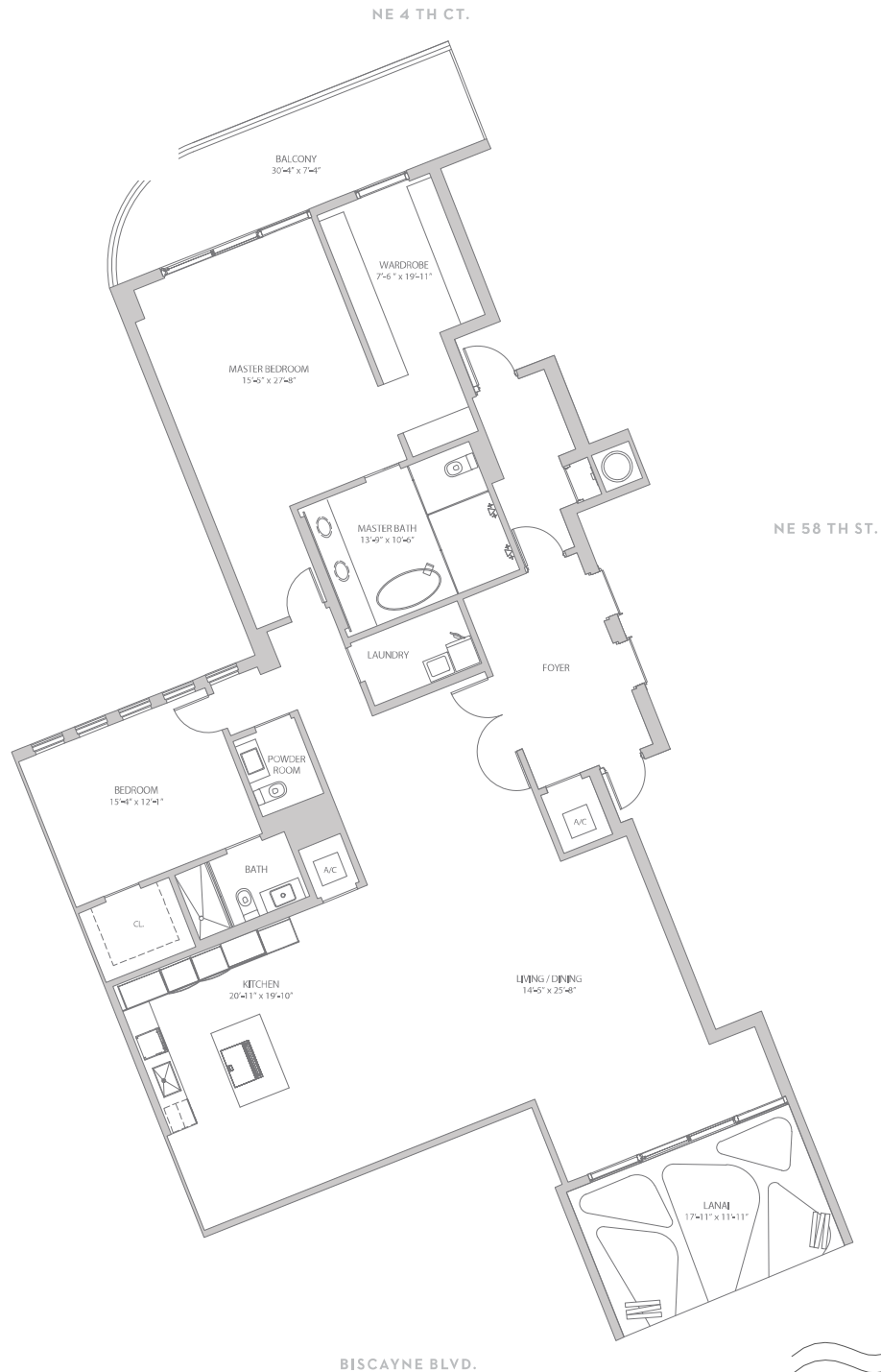
BOULEVARD 57

# MODEL A-2

LEVEL 2

2 BEDROOMS | 2.5 BATHS

Interior	2,734 Sq. Ft.	254 Sq. M.
Outdoor living	442 Sq. Ft.	41 Sq. M.
<b>Total</b>	<b>3,176 Sq. Ft.</b>	<b>295 Sq. M.</b>



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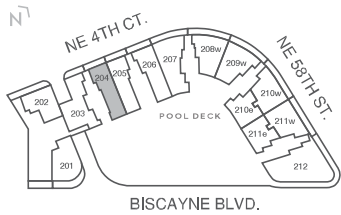
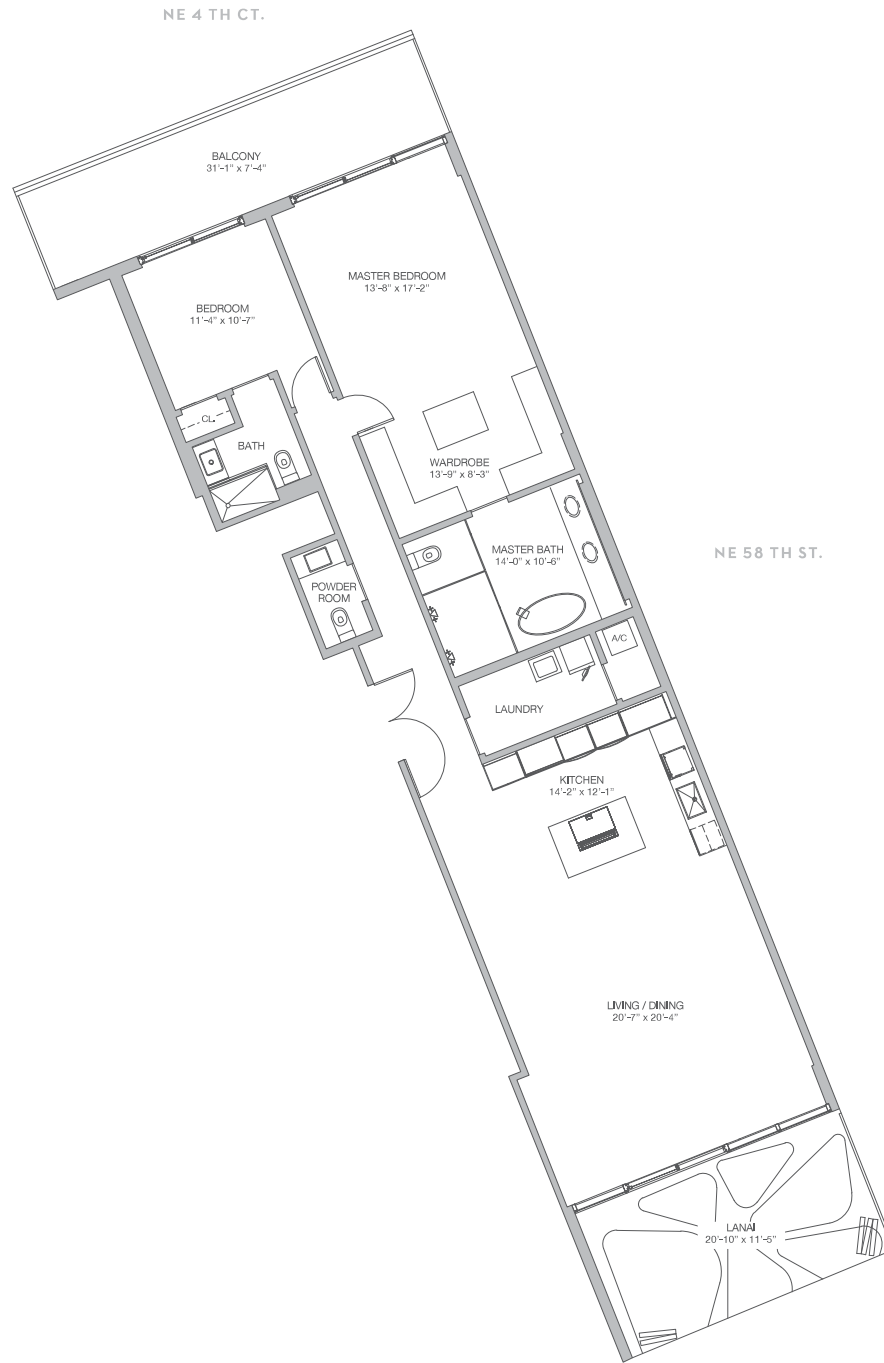
BOULEVARD 57

# MODEL A-3

LEVEL 2

2 BEDROOMS | 2.5 BATHS

Interior	1,767 Sq. Ft.	164 Sq. M.
Outdoor living	485 Sq. Ft.	45 Sq. M.
<b>Total</b>	<b>2,252 Sq. Ft.</b>	<b>209 Sq. M.</b>



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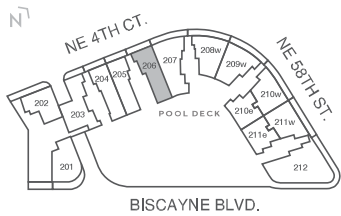
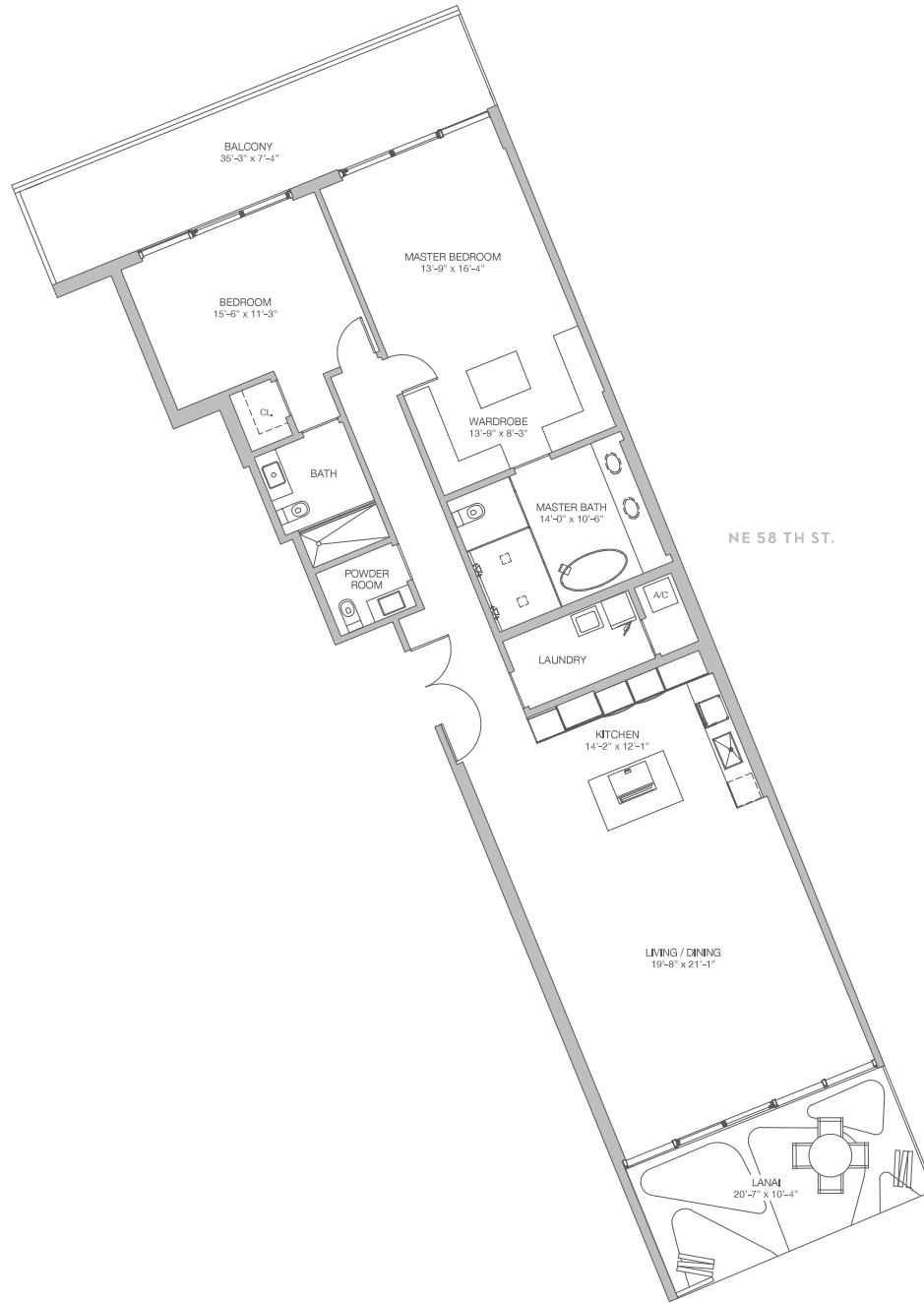
BOULEVARD 57

# MODEL A-4

LEVEL 2

2 BEDROOMS | 2.5 BATHS

Interior	1,893 Sq. Ft.	176 Sq. M.
Outdoor living	496 Sq. Ft.	46 Sq. M.
<b>Total</b>	<b>2,389 Sq. Ft.</b>	<b>222 Sq. M.</b>



BISCAYNE BLVD.



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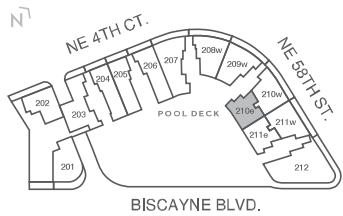
BOULEVARD 57

# MODEL A-5

LEVEL 2

2 BEDROOMS | 2.5 BATHS

Interior	1,490 Sq. Ft.	138 Sq. M.
Outdoor living	386 Sq. Ft.	36 Sq. M.
<b>Total</b>	<b>1,876 Sq. Ft.</b>	<b>174 Sq. M.</b>



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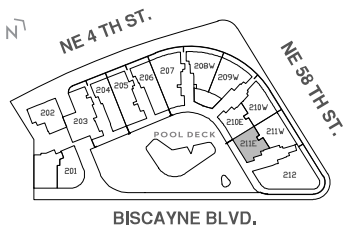
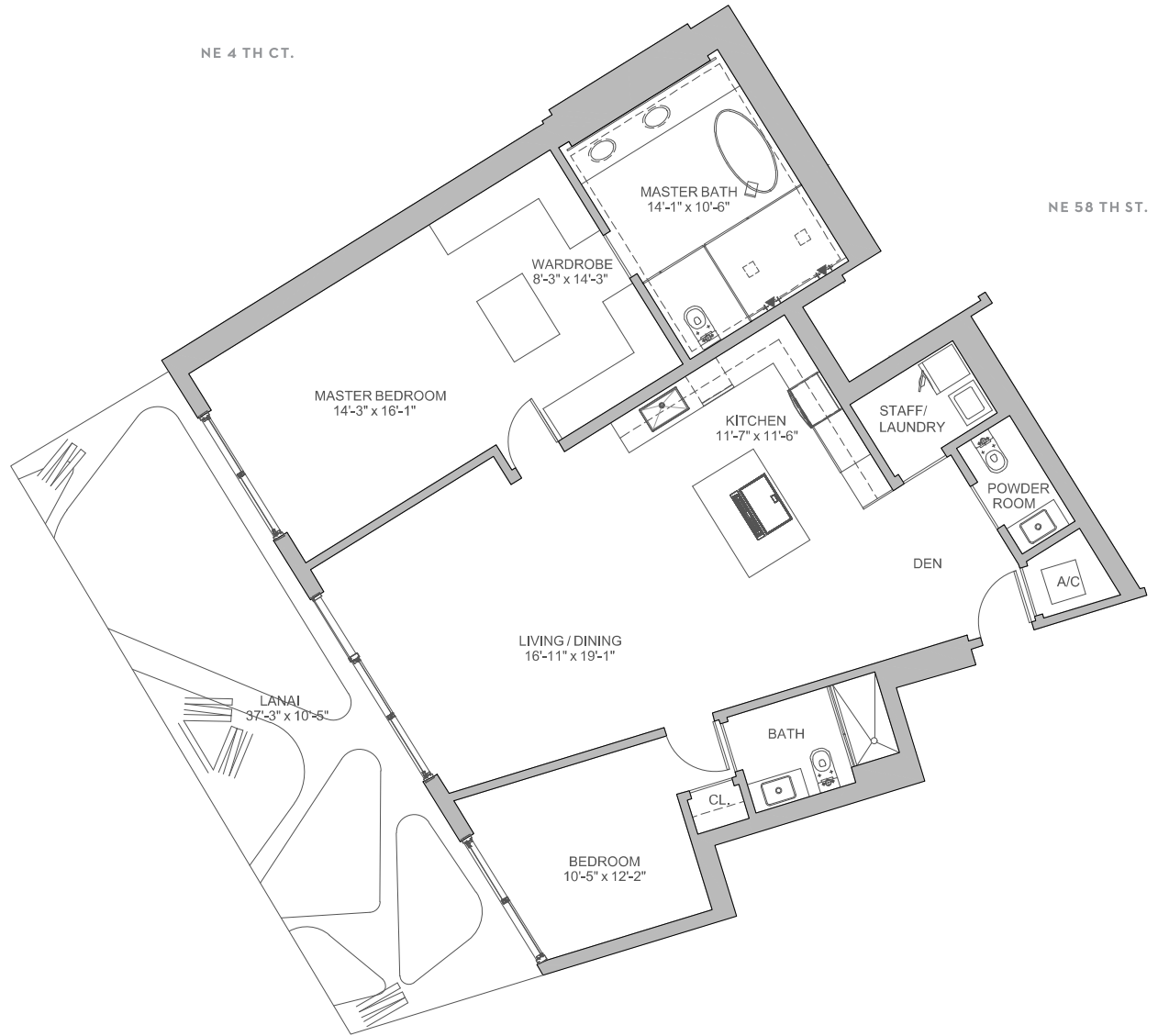
BOULEVARD 57

# MODEL A-6

LEVEL 2

2 BEDROOMS | 2.5 BATHS

Interior	1,479 Sq. Ft.	137 Sq. M.
Outdoor living	411 Sq. Ft.	38 Sq. M.
<b>Total</b>	<b>1,890 Sq. Ft.</b>	<b>175 Sq. M.</b>



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BOULEVARD 57

# MODEL A-7

LEVEL 3 - 6

2 BEDROOMS | 2.5 BATHS

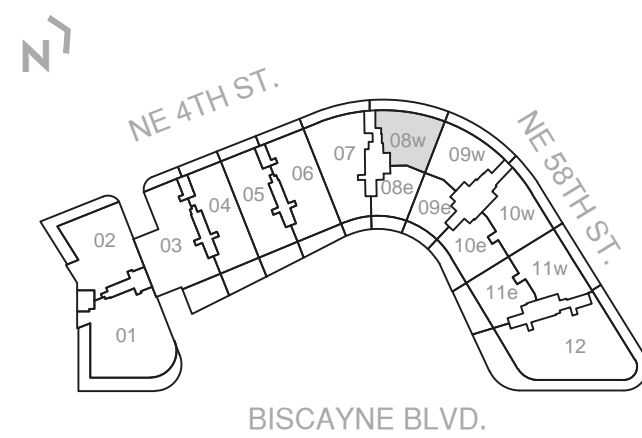
Interior	1,678 Sq. Ft.	156 Sq. M.
Outdoor living	474 Sq. Ft.	44 Sq. M.
<b>Total</b>	<b>2,152 Sq. Ft.</b>	<b>200 Sq. M.</b>

NE 4TH ST.



NE 58TH ST.

BISCAYNE BLVD.



BISCAYNE BLVD.

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BOULEVARD 57

# MODEL A-8

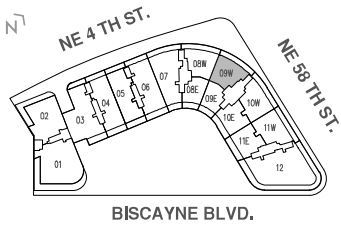
LEVEL 3-6

2 BEDROOMS | 2.5 BATHS

Residence	1,698 Sq. Ft.	158 Sq. M.
Terrace	475 Sq. Ft.	44 Sq. M.
<b>Total</b>	<b>2,173 Sq. Ft.</b>	<b>202 Sq. M.</b>

NE 4 TH CT.

NE 58 TH ST.



BISCAYNE BLVD.



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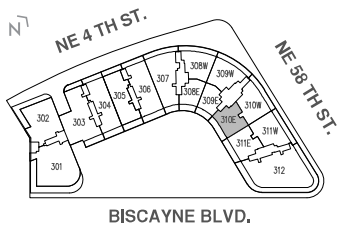
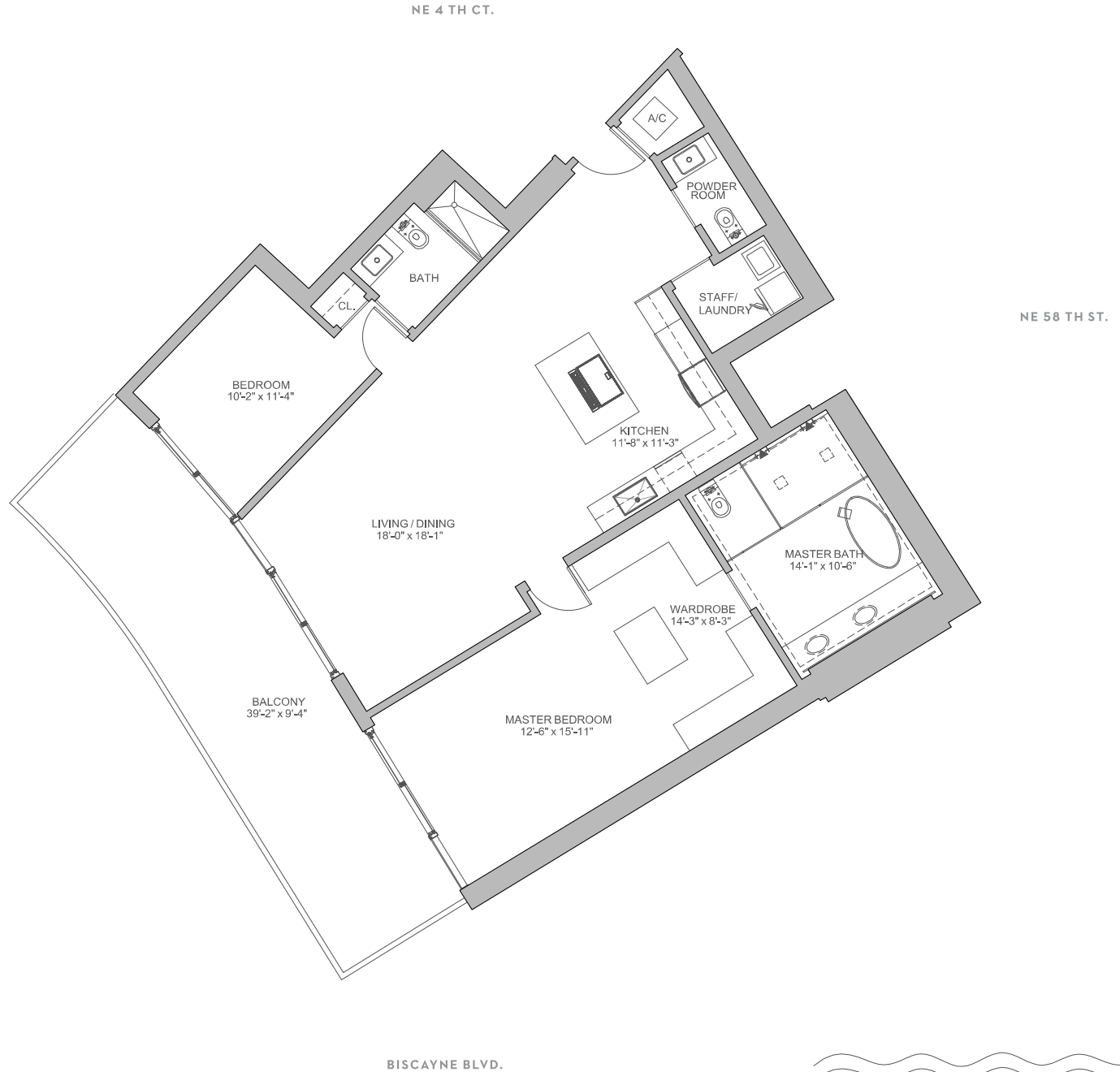
BOULEVARD 57

# MODEL A-9

LEVEL 3

2 BEDROOMS | 2.5 BATHS

Interior	1,494 Sq. Ft.	139 Sq. M.
Outdoor living	383 Sq. Ft.	36 Sq. M.
<b>Total</b>	<b>1,877 Sq. Ft.</b>	<b>175 Sq. M.</b>



STARTED SQUARE FOOTAGE AND DIMENSIONS ARE MEASURED TO THE EXTERIOR BOUNDARIES OF THE EXTERIOR WALLS AND THE CENTERLINE OF INTERIOR PARTITION WALLS AND IN FACTORY FROM THE DIMENSIONS THAT WOULD BE DETERMINED BY USING THE DESCRIPTION AND ORIENTATION OF THE UNIT SET FORTH IN THE DECLARATION WHICH GENERALLY ONLY INCLUDES THE EXTERIOR ABSEANCE BETWEEN THE PERIMETER WALLS AND EXCLUDES ALL INTERIOR STRUCTURAL COMPONENTS AND OTHER COMMON ELEMENTS. THE METHODS GENERALLY USED IN SALES MATERIALS ARE PROVIDED TO ALLOW A PROSPECTIVE BUYER TO COMPARE THE UNITS WITH UNITS IN OTHER CONDOMINIUM PROJECTS THAT UTILIZE THE SAME METHOD FOR YOUR REFERENCE. THE AREA OF THE UNIT (DETERMINED IN ACCORDANCE WITH THESE DIMENSIONAL BOUNDARIES IS SET FORTH ABOVE AND IS LABELED AS "C" DIMENSIONS, ALTHOUGH INCLUDED IN THE TOTAL SQUARE FOOTAGE, ARE NOT PART OF THE UNIT'S MEASUREMENTS OF ROOMS SET FORTH ON THIS FLOOR PLAN ARE GENERALLY TAKEN AT THE FARTHEST POINTS OF EACH DIMENSION AS IF THE ROOM WERE A PERFECT RECTANGLE WITHOUT REGARD FOR ANY CUTOUTS OR VARIATIONS. ACCORDINGLY, THE AREA OF THE ACTUAL ROOM WILL TYPICALLY BE SMALLER THAN THE PRODUCT OBTAINED BY MULTIPLYING THE STATED LENGTH AND WIDTH. ALL DIMENSIONS ARE ESTIMATES WHICH WILL VARY WITH ACTUAL CONSTRUCTION, AND ALL FLOOR PLANS, SPECIFICATIONS AND OTHER DEVELOPMENT PLANS ARE PROPOSED AND CONCEPTUAL ONLY, WHICH ARE SUBJECT TO CHANGE AND WILL NOT NECESSARILY ACCURATELY REFLECT THE FINAL PLANS AND SPECIFICATIONS FOR THE DEVELOPMENT.



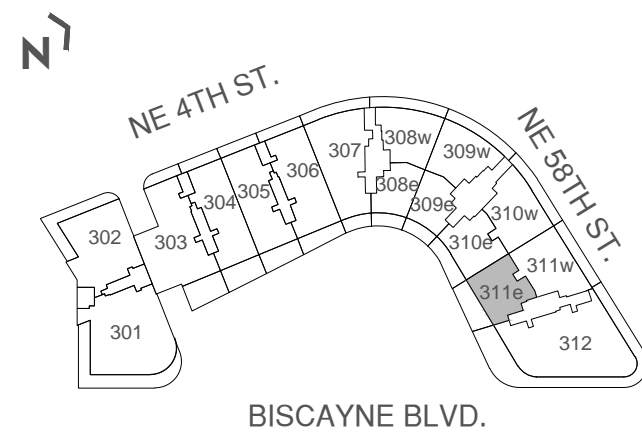
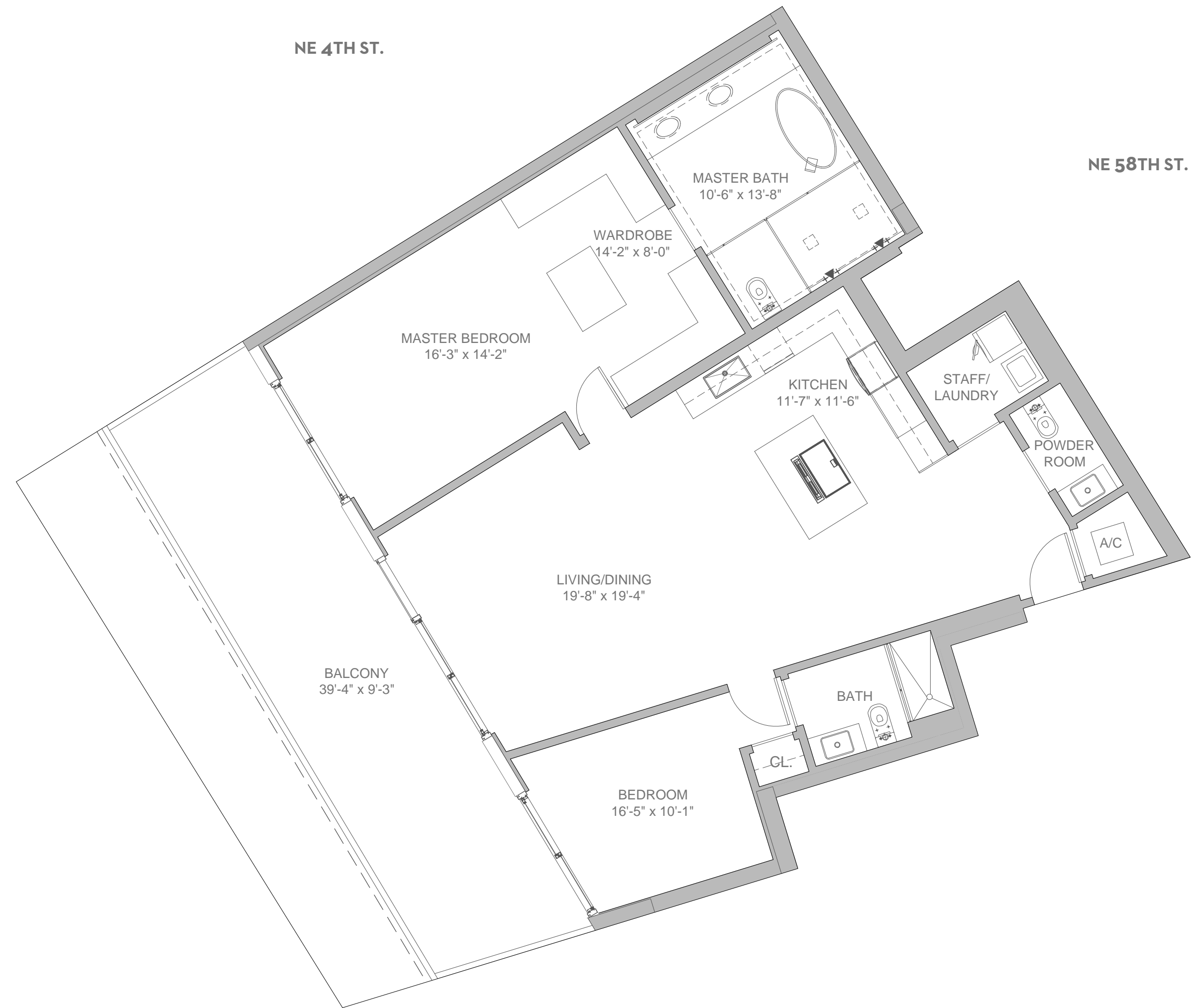
BOULEVARD 57

# MODEL A-10

LEVEL 3

2 BEDROOMS | 2.5 BATHS

Interior	1,506 Sq. Ft.	140 Sq. M.
Outdoor living	384 Sq. Ft.	36 Sq. M.
<b>Total</b>	<b>1,890 Sq. Ft.</b>	<b>176 Sq. M.</b>



STATED SQUARE FOOTAGES AND DIMENSIONS ARE MEASURED TO THE EXTERIOR BOUNDARIES OF THE EXTERIOR WALLS AND THE CENTERLINE OF INTERIOR DEMISING WALLS AND IN FACT VARY FROM THE DIMENSIONS THAT WOULD BE DETERMINED BY USING THE DESCRIPTION AND DEFINITION OF THE "UNIT" SET FORTH IN THE DECLARATION (WHICH GENERALLY ONLY INCLUDES THE INTERIOR AIRSPACE BETWEEN THE PERIMETER WALLS AND EXCLUDES ALL INTERIOR STRUCTURAL COMPONENTS AND OTHER COMMON ELEMENTS). THIS METHOD IS GENERALLY USED IN SALES MATERIALS AND IS PROVIDED TO ALLOW A PROSPECTIVE BUYER TO COMPARE THE UNITS WITH UNITS IN OTHER CONDOMINIUM PROJECTS THAT UTILIZE THE SAME METHOD. FOR YOUR REFERENCE, THE AREA OF THE UNIT, DETERMINED IN ACCORDANCE WITH THESE DEFINED UNIT BOUNDARIES, IS SET FORTH ABOVE AND IS LABELED AS "AC" (TERRACES, ALTHOUGH INCLUDED IN THE TOTAL SQUARE FOOTAGE, ARE NOT PART OF THE UNIT). MEASUREMENTS OF ROOMS SET FORTH ON THIS FLOOR PLAN ARE GENERALLY TAKEN AT THE FARTHEST POINTS OF EACH GIVEN ROOM (AS IF THE ROOM WERE A PERFECT RECTANGLE), WITHOUT REGARD FOR ANY CUTOUTS OR VARIATIONS. ACCORDINGLY, THE AREA OF THE ACTUAL ROOM WILL TYPICALLY BE SMALLER THAN THE PRODUCT OBTAINED BY MULTIPLYING THE STATED LENGTH AND WIDTH. ALL DIMENSIONS ARE ESTIMATES WHICH WILL VARY WITH ACTUAL CONSTRUCTION, AND ALL FLOOR PLANS, SPECIFICATIONS AND OTHER DEVELOPMENT PLANS ARE PROPOSED AND CONCEPTUAL ONLY, WHICH ARE SUBJECT TO CHANGE AND WILL NOT NECESSARILY ACCURATELY REFLECT THE FINAL PLANS AND SPECIFICATIONS FOR THE DEVELOPMENT.





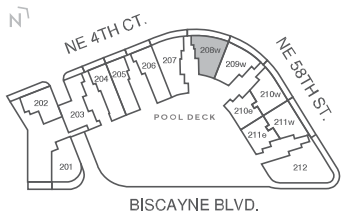
BOULEVARD 57

# MODEL E-1

LEVEL 2

2 BEDROOMS | 3 BATHS | DEN

Interior	1,981 Sq. Ft.	184 Sq. M.
Outdoor living	474 Sq. Ft.	44 Sq. M.
<b>Total</b>	<b>2,455 Sq. Ft.</b>	<b>228 Sq. M.</b>



STATED SQUARE FOOTAGES AND DIMENSIONS ARE MEASURED TO THE EXTERIOR BOUNDARIES OF THE EXTERIOR WALLS AND THE CENTERLINE OF INTERIOR DEMING WALLS AND IN FACT VARY FROM THE DIMENSIONS THAT WOULD BE DETERMINED BY USING THE DESCRIPTION AND DEFINITION OF THE "UNIT" SET FORTH IN THE DECLARATION, WHICH GENERALLY ONLY INCLUDES THE INTERIOR AIRSPACE BETWEEN THE PERIMETER WALLS AND EXCLUDES ALL INTERIOR STRUCTURAL COMPONENTS AND OTHER COMMON AREAS. THIS METHOD IS GENERALLY USED IN SALES MATERIALS AND IS PROVIDED TO ALLOW A PROSPECTIVE BUYER TO COMPARE THE UNITS WITH UNITS IN OTHER CONDOMINIUM PROJECTS THAT UTILIZE THE SAME METHOD. FOR YOUR REFERENCE, THE AREA OF THE UNIT, DETERMINED IN ACCORDANCE WITH THESE DEFINED UNIT BOUNDARIES, IS SET FORTH ABOVE AND IS LABELED AS "AC" (TERRACES, ALTHOUGH INCLUDED IN THE TOTAL SQUARE FOOTAGE, ARE NOT PART OF THE UNIT). MEASUREMENTS OF ROOMS SET FORTH ON THIS FLOOR PLAN ARE GENERALLY TAKEN AT THE FURTHEST POINTS OF EACH GIVEN ROOM (AS IF THE ROOM WERE A PERFECT RECTANGLE), WITHOUT REGARD FOR ANY CUTOUTS OR VARIATIONS. ACCORDINGLY, THE AREA OF THE ACTUAL ROOM WILL TYPICALLY BE SMALLER THAN THE PRODUCT OBTAINED BY MULTIPLYING THE STATED LENGTH AND WIDTH. ALL DIMENSIONS ARE ESTIMATES WHICH WILL VARY WITH ACTUAL CONSTRUCTION, AND ALL FLOOR PLANS, SPECIFICATIONS AND OTHER DEVELOPMENT PLANS ARE PROPOSED AND CONCEPTUAL ONLY WHICH ARE SUBJECT TO CHANGE AND WILL NOT NECESSARILY ACCURATELY REFLECT THE FINAL PLANS AND SPECIFICATIONS FOR THE DEVELOPMENT.



BOULEVARD 57

# MODEL E-2

LEVEL 2

2 BEDROOMS | 3 BATHS | DEN

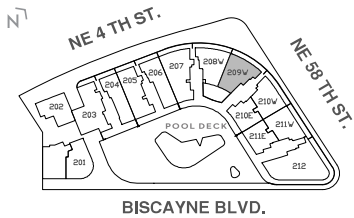
Interior	2,004 Sq. Ft.	186 Sq. M.
Outdoor living	475 Sq. Ft.	44 Sq. M.
<b>Total</b>	<b>2,479 Sq. Ft.</b>	<b>230 Sq. M.</b>

NE 4 TH CT.



NE 58 TH ST.

BISCAYNE BLVD.



STATED SQUARE FOOTAGES AND DIMENSIONS ARE MEASURED TO THE EXTERIOR BOUNDARIES OF THE EXTERIOR WALLS AND THE CENTERLINE OF INTERIOR DIVIDING WALLS AND IN FACT VARY FROM THE DIMENSIONS THAT WOULD BE DETERMINED BY USING THE DESCRIPTION AND DEFINITION OF THE "UNIT" SET FORTH IN THE DECLARATION WHICH GENERALLY ONLY INCLUDES THE INTERIOR AIRSPACE BETWEEN THE PERIMETER WALLS AND EXCLUDES ALL INTERIOR STRUCTURAL COMPONENTS AND OTHER COMMON ELEMENTS. THIS METHOD IS GENERALLY USED IN SALES MATERIALS AND IS PROVIDED TO ALLOW A PROSPECTIVE BUYER TO COMPARE THE UNITS WITH UNITS IN OTHER CONDOMINIUM PROJECTS THAT UTILIZE THE SAME METHOD. FOR YOUR REFERENCE, THE AREA OF THE UNIT, DETERMINED IN ACCORDANCE WITH THESE DEFINED UNIT BOUNDARIES, IS SET FORTH ABOVE AND IS LABELED AS "AC" (TERRACES, ALTHOUGH INCLUDED IN THE TOTAL SQUARE FOOTAGE, ARE NOT PART OF THE UNIT). MEASUREMENTS OF ROOMS SET FORTH ON THE FLOOR PLAN ARE GENERALLY TAKEN AT THE FARTHEST POINTS OF EACH GIVEN ROOM (AS IF THE ROOM WERE A PERFECT RECTANGLE), WITHOUT REGARD FOR ANY CUTOUTS OR VARIATIONS. ACCORDINGLY, THE AREA OF THE ACTUAL ROOM WILL TYPICALLY BE SMALLER THAN THE PRODUCT OBTAINED BY MULTIPLYING THE STATED LENGTH AND WIDTH. ALL DIMENSIONS ARE ESTIMATES WHICH WILL VARY WITH ACTUAL CONSTRUCTION, AND ALL FLOOR PLANS, SPECIFICATIONS AND OTHER DEVELOPMENT PLANS ARE PROPOSED AND CONCEPTUAL ONLY WHICH ARE SUBJECT TO CHANGE AND WILL NOT NECESSARILY ACCURATELY REFLECT THE FINAL PLANS AND SPECIFICATIONS FOR THE DEVELOPMENT.



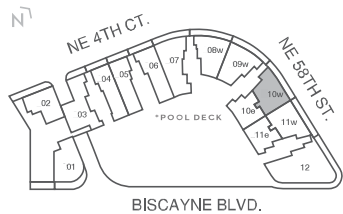
BOULEVARD 57

# MODEL E-3

LEVEL 2 - 6

2 BEDROOMS | 3 BATHS | DEN

Interior	1,891 Sq. Ft.	176 Sq. M.
Outdoor living	485 Sq. Ft.	45 Sq. M.
<b>Total</b>	<b>2,376 Sq. Ft.</b>	<b>221 Sq. M.</b>



\*ONLY APPLIES TO 2ND FLOOR

STATED SQUARE FOOTAGES AND DIMENSIONS ARE MEASURED TO THE EXTERIOR BOUNDARIES OF THE EXTERIOR WALLS AND THE CENTERLINE OF INTERIOR DEMISING WALLS AND IN FACT VARY FROM THE DIMENSIONS THAT WOULD BE DETERMINED BY USING THE DESCRIPTION AND DEFINITION OF THE "UNIT" SET FORTH IN THE DECLARATION WHICH GENERALLY ONLY INCLUDES THE INTERIOR AIRSPACE BETWEEN THE PERIMETER WALLS AND EXCLUDES ALL INTERIOR STRUCTURAL COMPONENTS AND OTHER COMMON ELEMENTS. THIS METHOD IS GENERALLY USED IN SALES MATERIALS AND IS PROVIDED TO ALLOW A PROSPECTIVE BUYER TO COMPARE THE UNITS WITH UNITS IN OTHER CONDOMINIUM PRODUCTS THAT UTILIZE THE SAME METHOD. FOR YOUR REFERENCE, THE AREA OF THE UNIT DETERMINED IN ACCORDANCE WITH THESE DEFINED UNIT BOUNDARIES IS SET FORTH ABOVE AND IS LABELED AS "AC" TERRACES, ALTHOUGH INCLUDED IN THE TOTAL SQUARE FOOTAGE, ARE NOT PART OF THE UNIT. MEASUREMENTS OF ROOMS SET FORTH ON THIS FLOOR PLAN ARE GENERALLY TAKEN AT THE FURTHEST POINTS OF EACH ROOM (ROOM TAKEN AS THE ROOM WERE A PERFECT RECTANGLE), WITHOUT REGARD FOR ANY CUTOUTS OR VARIATIONS. ACCORDINGLY, THE AREA OF THE ACTUAL ROOM WILL TYPICALLY BE SMALLER THAN THE PRODUCT OBTAINED BY MULTIPLYING THE STATED LENGTH AND WIDTH. ALL DIMENSIONS ARE ESTIMATES WHICH WILL VARY WITH ACTUAL CONSTRUCTION, AND ALL FLOOR PLANS, SPECIFICATIONS AND OTHER DEVELOPMENT PLANS ARE PROPOSED AND CONCEPTUAL ONLY WHICH ARE SUBJECT TO CHANGE AND WILL NOT NECESSARILY ACCURATELY REFLECT THE FINAL PLANS AND SPECIFICATIONS FOR THE DEVELOPMENT.



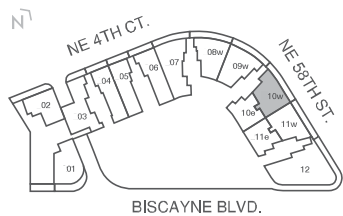
BOULEVARD 57

# MODEL E-3

LEVEL 2 - 6

2 BEDROOMS | 3 BATHS | DEN

Interior	1,891 Sq. Ft.	176 Sq. M.
Outdoor living	485 Sq. Ft.	45 Sq. M.
<b>Total</b>	<b>2,376 Sq. Ft.</b>	<b>221 Sq. M.</b>



STATED SQUARE FOOTAGES AND DIMENSIONS ARE MEASURED TO THE EXTERIOR BOUNDARIES OF THE EXTERIOR WALLS AND THE CENTERLINE OF INTERIOR PARTITION WALLS AND IN FACT VARY FROM THE DIMENSIONS THAT WOULD BE DETERMINED BY USING THE DESCRIPTION AND DEFINITION OF THE "UNIT" SET FORTH IN THE DECLARATION WHICH GENERALLY ONLY INCLUDES THE INTERIOR AIRSPACE BETWEEN THE PERIMETER WALLS AND EXCLUDES ALL INTERIOR STRUCTURAL COMPONENTS AND OTHER COMMON ELEMENTS. THIS METHOD IS GENERALLY USED IN SALES MATERIALS AND IS PROVIDED TO ALLOW A PROSPECTIVE BUYER TO COMPARE THE UNITS WITH UNITS IN OTHER CONDOMINIUM PRODUCTS THAT UTILIZE THE SAME METHOD. FOR YOUR REFERENCE, THE AREA OF THE UNIT DETERMINED IN ACCORDANCE WITH THESE DEFINED UNIT BOUNDARIES IS SET FORTH ABOVE AND IS LABELED AS "AC" TERRACES, ALTHOUGH INCLUDED IN THE TOTAL SQUARE FOOTAGE, ARE NOT PART OF THE UNIT. MEASUREMENTS OF ROOMS SET FORTH ON THIS FLOOR PLAN ARE GENERALLY TAKEN AT THE FURTHEST POINTS OF EACH ROOM TAKEN AS IF THE ROOM WERE A PERFECT RECTANGLE, WITHOUT REGARD FOR ANY CUTOUTS OR VARIATIONS. ACCORDINGLY, THE AREA OF THE ACTUAL ROOM WILL TYPICALLY BE SMALLER THAN THE PRODUCT OBTAINED BY MULTIPLYING THE STATED LENGTH AND WIDTH. ALL DIMENSIONS ARE ESTIMATES WHICH WILL VARY WITH ACTUAL CONSTRUCTION, AND ALL FLOOR PLANS, SPECIFICATIONS AND OTHER DEVELOPMENT PLANS ARE PROPOSED AND CONCEPTUAL ONLY WHICH ARE SUBJECT TO CHANGE AND WILL NOT NECESSARILY ACCURATELY REFLECT THE FINAL PLANS AND SPECIFICATIONS FOR THE DEVELOPMENT.



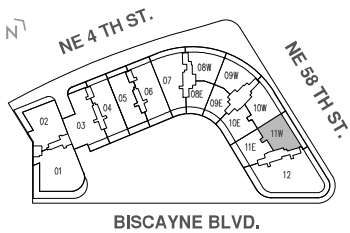
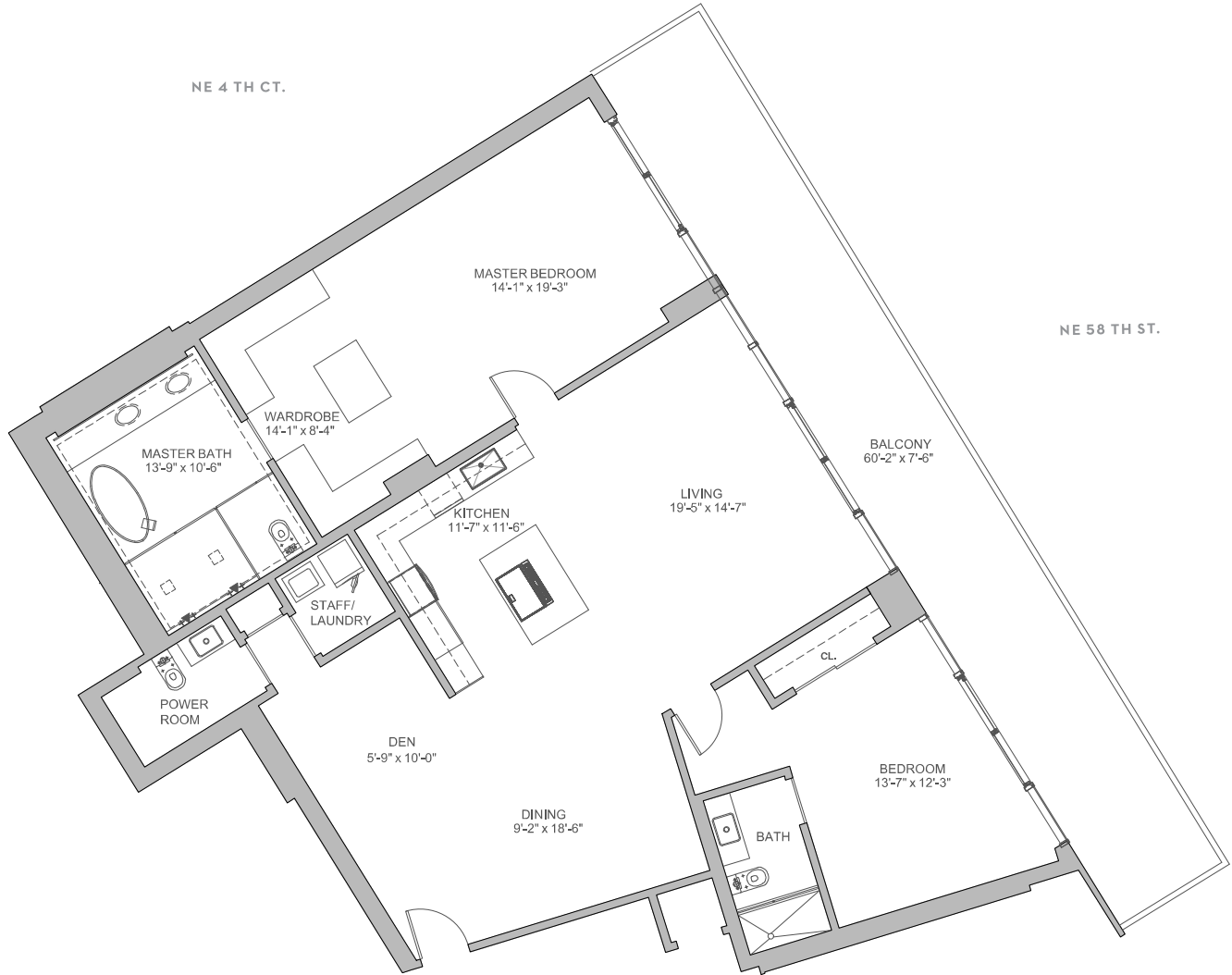
BOULEVARD 57

# MODEL E-4

LEVEL 3-6

2 BEDROOMS | 3 BATHS | DEN

Residence	1,906 Sq. Ft.	177 Sq. M.
Outdoor living	483 Sq. Ft.	45 Sq. M.
<b>Total</b>	<b>2,389 Sq. Ft.</b>	<b>222 Sq. M.</b>



BISCAYNE BLVD.



STATED SQUARE FOOTAGES AND DIMENSIONS ARE MEASURED TO THE EXTERIOR BOUNDARIES OF THE EXTERIOR WALLS AND THE CENTERLINE OF INTERIOR DEMISING WALLS AND IN FACT VARY FROM THE DIMENSIONS THAT WOULD BE DETERMINED BY USING THE DESCRIPTION AND DEFINITION OF THE "UNIT" SET FORTH IN THE DECLARATION WHICH GENERALLY ONLY INCLUDES THE INTERIOR AIRSPACE BETWEEN THE PERIMETER WALLS AND EXCLUDES ALL INTERIOR STRUCTURAL COMPONENTS AND OTHER COMMON ELEMENTS. THIS METHOD IS GENERALLY USED IN SALES MATERIALS AND IS PROVIDED TO ALLOW A PROSPECTIVE BUYER TO COMPARE THE UNITS WITH UNITS IN OTHER CONDOMINIUM PROJECTS THAT UTILIZE THE SAME METHOD. FOR YOUR REFERENCE, THE AREA OF THE UNIT DETERMINED IN ACCORDANCE WITH THESE DEFINED UNIT BOUNDARIES IS SET FORTH ABOVE AND IS LABELED AS "AC" TERRACES, ALTHOUGH INCLUDED IN THE TOTAL SQUARE FOOTAGE, ARE NOT PART OF THE UNIT. MEASUREMENTS OF ROOMS SET FORTH ON THIS FLOOR PLAN ARE GENERALLY TAKEN AT THE FURTHEST POINTS OF EACH ROOM (EVEN ROOMS THAT ARE NOT PERFECT RECTANGLES), WITHOUT REGARD FOR ANY CUTOUTS OR VARIATIONS. ACCORDINGLY, THE AREA OF THE ACTUAL ROOM WILL TYPICALLY BE SMALLER THAN THE PRODUCT OBTAINED BY MULTIPLYING THE STATED LENGTH AND WIDTH. ALL DIMENSIONS ARE ESTIMATES WHICH WILL VARY WITH ACTUAL CONSTRUCTION, AND ALL FLOOR PLANS, SPECIFICATIONS AND OTHER DEVELOPMENT PLANS ARE PROPOSED AND CONCEPTUAL ONLY WHICH ARE SUBJECT TO CHANGE AND WILL NOT NECESSARILY ACCURATELY REFLECT THE FINAL PLANS AND SPECIFICATIONS FOR THE DEVELOPMENT.



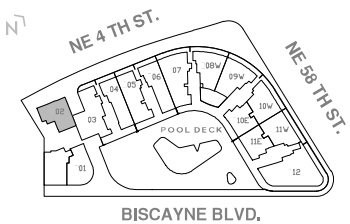
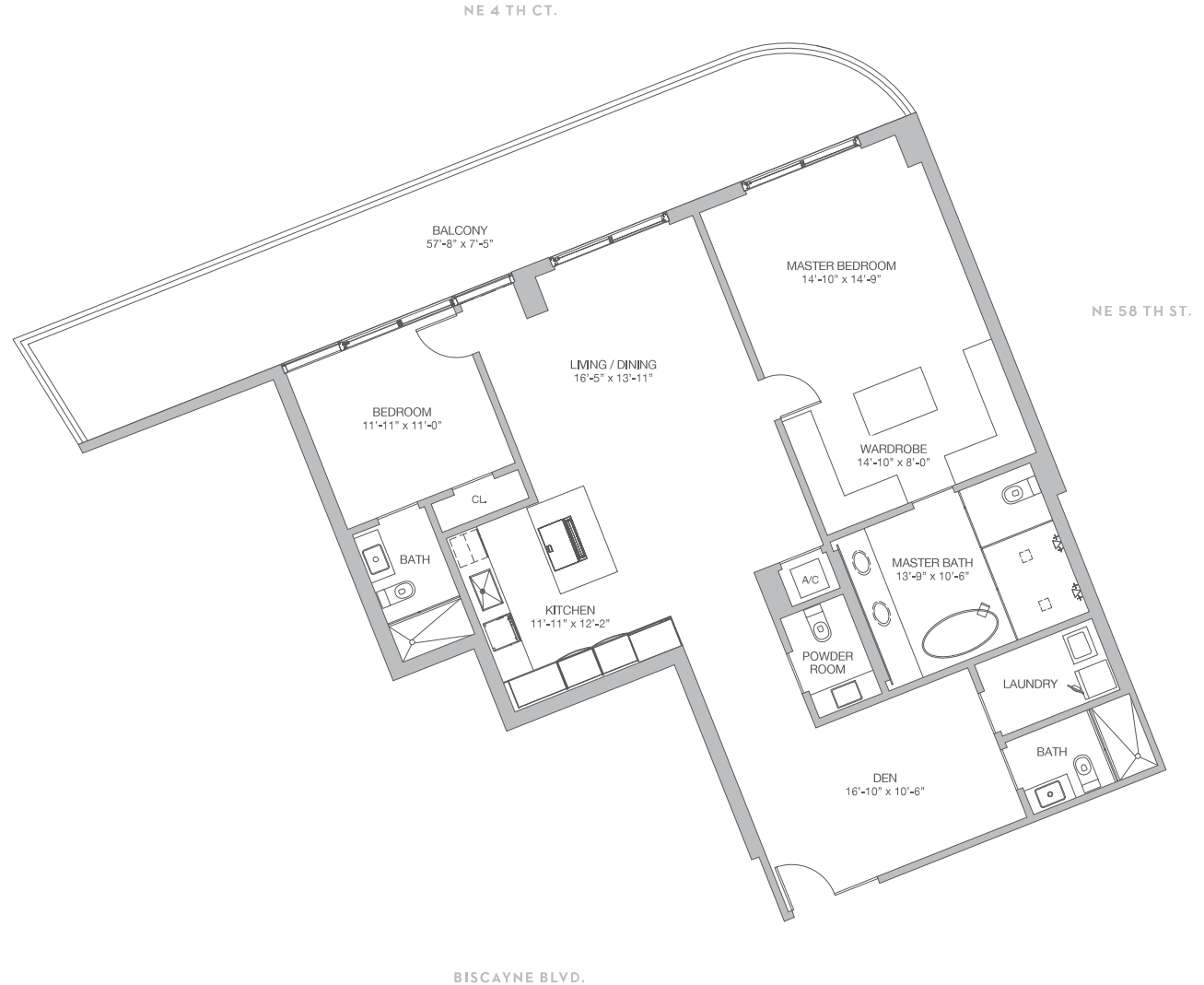
BOULEVARD 57

# MODEL B-1

LEVEL 1,2

2 BEDROOMS | 3.5 BATHS | DEN

Interior	1,736 Sq. Ft.	161 Sq. M.
Outdoor living	459 Sq. Ft.	43 Sq. M.
<b>Total</b>	<b>2,195 Sq. Ft.</b>	<b>204 Sq. M.</b>



STATED SQUARE FOOTAGES AND DIMENSIONS ARE MEASURED TO THE EXTERIOR BOUNDARIES OF THE EXTERIOR WALLS AND THE CENTERLINE OF INTERIOR DEMISING WALLS AND IN FACT VARY FROM THE DIMENSIONS THAT WOULD BE DETERMINED BY USING THE DESCRIPTION AND DEFINITION OF THE "UNIT" SET FORTH IN THE DECLARATION (WHICH GENERALLY ONLY INCLUDES THE INTERIOR AIRSPACE BETWEEN THE PERIMETER WALLS AND EXCLUDES ALL INTERIOR STRUCTURAL COMPONENTS AND OTHER COMMON AREAS). THIS METHOD IS GENERALLY USED IN SALES MATERIALS AND IS PROVIDED TO ALLOW A PROSPECTIVE BUYER TO COMPARE THE UNITS WITH UNITS IN OTHER CONDOMINIUM PRODUCTS THAT UTILIZE THE SAME METHOD. FOR YOUR REFERENCE, THE AREA OF THE UNIT, DETERMINED IN ACCORDANCE WITH THESE DEFINED UNIT BOUNDARIES, IS SET FORTH ABOVE AND IS LABELED AS "AC" (TERRACES, ALTHOUGH INCLUDED IN THE TOTAL SQUARE FOOTAGE, ARE NOT PART OF THE UNIT). MEASUREMENTS OF ROOMS SET FORTH ON THIS FLOOR PLAN ARE GENERALLY TAKEN AT THE FURTHEST POINTS OF EACH ROOM (ROOM HAS A PERFECT RECTANGLE), WITHOUT REGARD FOR ANY CUTOUTS OR VARIATIONS. ACCORDINGLY, THE AREA OF THE ACTUAL ROOM WILL TYPICALLY BE SMALLER THAN THE PRODUCT OBTAINED BY MULTIPLYING THE STATED LENGTH AND WIDTH. ALL DIMENSIONS ARE ESTIMATES WHICH WILL VARY WITH ACTUAL CONSTRUCTION, AND ALL FLOOR PLANS, SPECIFICATIONS AND OTHER DEVELOPMENT PLANS ARE PROPOSED AND CONCEPTUAL ONLY WHICH ARE SUBJECT TO CHANGE AND WILL NOT NECESSARILY ACCURATELY REFLECT THE FINAL PLANS AND SPECIFICATIONS FOR THE DEVELOPMENT.



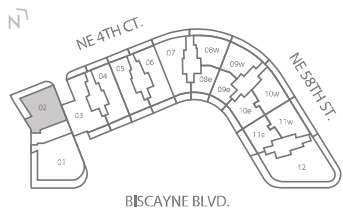
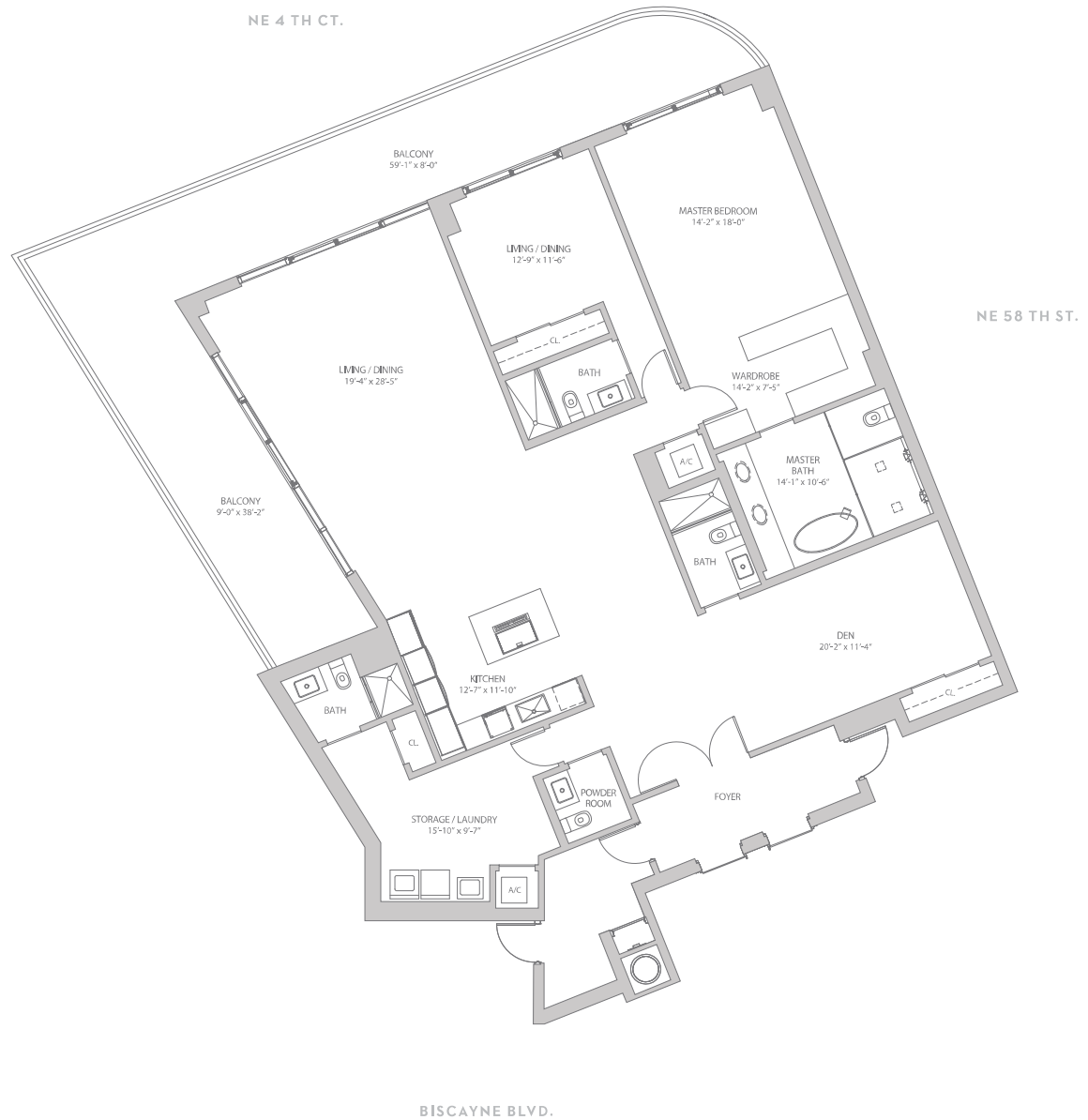
BOULEVARD 57

# MODEL G-1

LEVELS 3-7

2 BEDROOMS | 4.5 BATHS | DEN | STAFF

Interior	2,783 Sq. Ft.	259 Sq. M.
Outdoor living	728 Sq. Ft.	68 Sq. M.
<b>Total</b>	<b>3,511 Sq. Ft.</b>	<b>327 Sq. M.</b>



STATED SQUARE FOOTAGES AND DIMENSIONS ARE MEASURED TO THE EXTERIOR BOUNDARIES OF THE EXTERIOR WALLS AND THE CENTERLINE OF INTERIOR DIVIDING WALLS AND IN FACT VARY FROM THE DIMENSIONS THAT WOULD BE DETERMINED BY USING THE DESCRIPTION AND DEFINITION OF THE "UNIT" SET FORTH IN THE DECLARATION, WHICH GENERALLY ONLY INCLUDES THE INTERIOR AIRSPACE BETWEEN THE PERIMETER WALLS AND EXCLUDES ALL INTERIOR STRUCTURAL COMPONENTS AND OTHER COMMON ELEMENTS. THIS METHOD IS GENERALLY USED IN SALES MATERIALS AND IS PROVIDED TO ALLOW A PROSPECTIVE BUYER TO COMPARE THE UNITS WITH UNITS IN OTHER CONDOMINIUM PROJECTS THAT UTILIZE THE SAME METHOD FOR YOUR REFERENCE. THE AREA OF THE UNIT, DETERMINED IN ACCORDANCE WITH THESE DEFINED UNIT BOUNDARIES, IS SET FORTH ABOVE AND IS LABELED AS "AC" (TERRACES, ALTHOUGH INCLUDED IN THE TOTAL SQUARE FOOTAGE, ARE NOT PART OF THE UNIT). MEASUREMENTS OF ROOMS SET FORTH ON THIS FLOOR PLAN ARE GENERALLY BASED ON THE FARTHEST POINTS OF EACH ROOM'S ROOM AS IF THE ROOM WERE A PERFECT RECTANGLE, WITHOUT REGARD FOR ANY CUTOUTS OR VARIATIONS. ACCORDINGLY, THE AREA OF THE ACTUAL ROOM WILL TYPICALLY BE SMALLER THAN THE PRODUCT OBTAINED BY MULTIPLYING THE STATED LENGTH AND WIDTH. ALL DIMENSIONS ARE ESTIMATES WHICH WILL VARY WITH ACTUAL CONSTRUCTION, AND ALL FLOOR PLANS, SPECIFICATIONS AND OTHER DEVELOPMENT PLANS ARE PROPOSED AND CONCEPTUAL ONLY WHICH ARE SUBJECT TO CHANGE AND WILL NOT NECESSARILY ACCURATELY REFLECT THE FINAL PLANS AND SPECIFICATIONS FOR THE DEVELOPMENT.



BOULEVARD 57

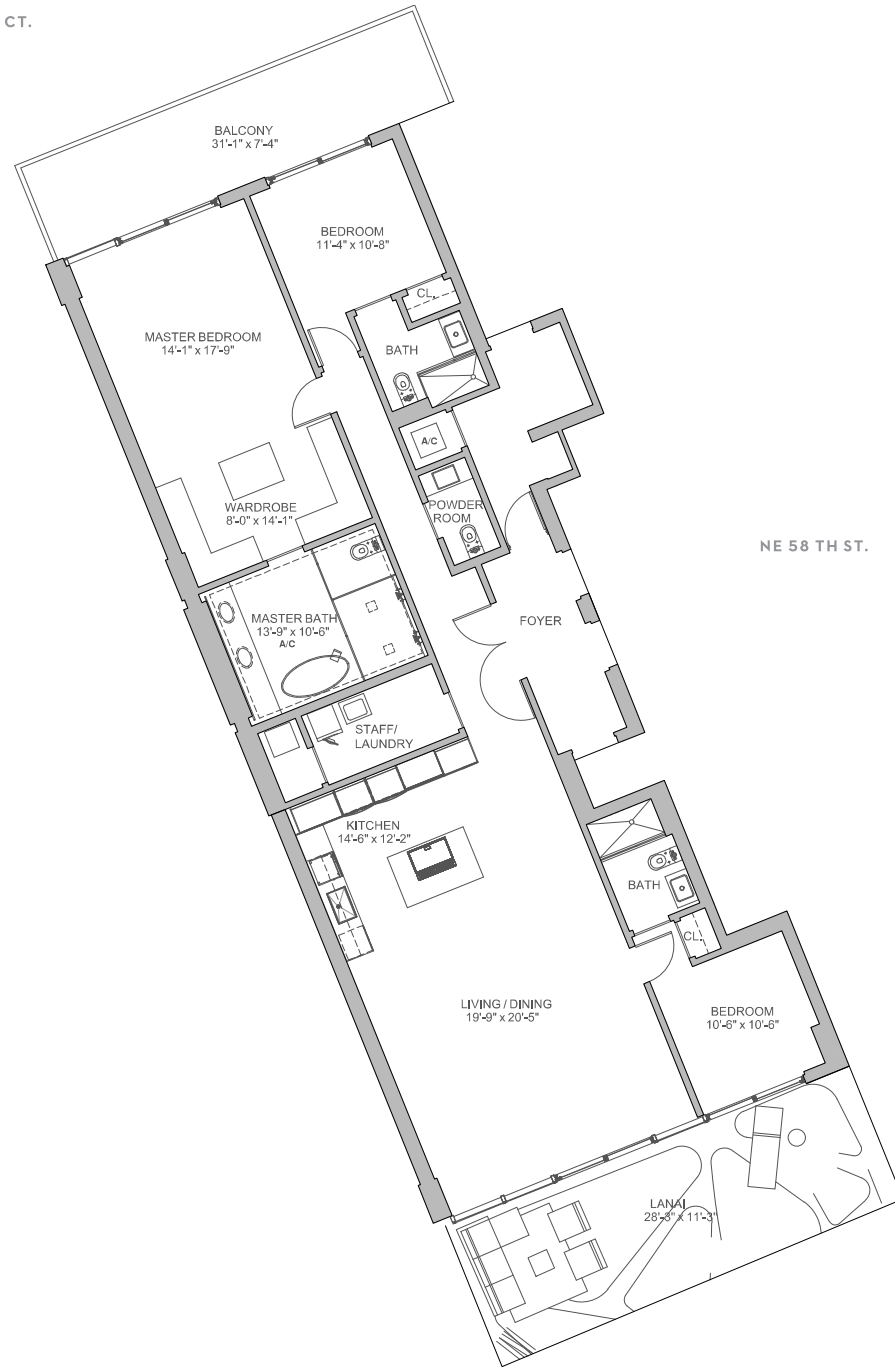
# MODEL D-1

LEVEL 2

3 BEDROOM | 3.5 BATH

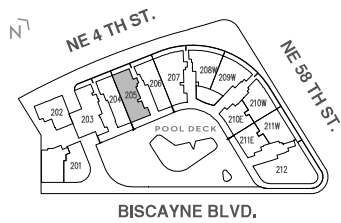
Interior	2,196 Sq. Ft.	204 Sq. M.
Outdoor living	590 Sq. Ft.	54 Sq. M.
<b>Total</b>	<b>2,786 Sq. Ft.</b>	<b>258 Sq. M.</b>

NE 4 TH CT.



NE 58 TH ST.

BISCAYNE BLVD.



STATED SQUARE FOOTAGES AND DIMENSIONS ARE MEASURED TO THE EXTERIOR BOUNDARIES OF THE EXTERIOR WALLS AND THE CENTERLINE OF INTERIOR DEMISING WALLS AND IN FACT VARY FROM THE DIMENSIONS THAT WOULD BE DETERMINED BY USING THE DESCRIPTION AND DEFINITION OF THE "UNIT" SET FORTH IN THE DECLARATION (WHICH GENERALLY ONLY INCLUDES THE INTERIOR AIRSPACE BETWEEN THE PERIMETER WALLS AND EXCLUDES ALL INTERIOR STRUCTURAL COMPONENTS AND OTHER COMMON AREAS). THIS METHOD IS GENERALLY USED IN SALES MATERIALS AND IS PROVIDED TO ALLOW A PROSPECTIVE BUYER TO COMPARE THE UNITS WITH UNITS IN OTHER CONDOMINIUM PRODUCTS THAT UTILIZE THE SAME METHOD. FOR YOUR REFERENCE, THE AREA OF THE UNIT DETERMINED IN ACCORDANCE WITH THESE DEFINED UNIT BOUNDARIES IS SET FORTH ABOVE AND IS LABELED AS "AC" (TERRACES, ALTHOUGH INCLUDED IN THE TOTAL SQUARE FOOTAGE, ARE NOT PART OF THE UNIT). MEASUREMENTS OF ROOMS SET FORTH ON THIS FLOOR PLAN ARE GENERALLY TAKEN AT THE FURTHEST POINTS OF EACH ROOM (WIDE & PERFECT RECTANGLED) WITHOUT REGARD FOR ANY CUTOUTS OR VARIATIONS. ACCORDINGLY, THE AREA OF THE ACTUAL ROOM WILL TYPICALLY BE SMALLER THAN THE PRODUCT OBTAINED BY MULTIPLYING THE STATED LENGTH AND WIDTH. ALL DIMENSIONS ARE ESTIMATES WHICH WILL VARY WITH ACTUAL CONSTRUCTION, AND ALL FLOOR PLANS, SPECIFICATIONS AND OTHER DEVELOPMENT PLANS ARE PROPOSED AND CONCEPTUAL ONLY WHICH ARE SUBJECT TO CHANGE AND WILL NOT NECESSARILY ACCURATELY REFLECT THE FINAL PLANS AND SPECIFICATIONS FOR THE DEVELOPMENT.





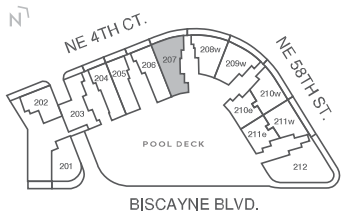
BOULEVARD 57

# MODEL D-2

LEVEL 2

3 BEDROOMS | 3.5 BATHS

Interior	2,711 Sq. Ft.	252 Sq. M.
Outdoor living	644 Sq. Ft.	60 Sq. M.
<b>Total</b>	<b>3,355 Sq. Ft.</b>	<b>312 Sq. M.</b>



STATED SQUARE FOOTAGES AND DIMENSIONS ARE MEASURED TO THE EXTERIOR BOUNDARIES OF THE EXTERIOR WALLS AND THE CENTERLINE OF INTERIOR DIVIDING WALLS AND IN FACT VARY FROM THE DIMENSIONS THAT WOULD BE DETERMINED BY USING THE DESCRIPTION AND DEFINITION OF THE "UNIT" SET FORTH IN THE DECLARATION, WHICH GENERALLY ONLY INCLUDES THE INTERIOR AIRSPACE BETWEEN THE PERIMETER WALLS AND EXCLUDES ALL INTERIOR STRUCTURAL COMPONENTS AND OTHER COMMON AREAS. THIS METHOD IS GENERALLY USED IN SALES MATERIALS AND IS PROVIDED TO ALLOW A PROSPECTIVE BUYER TO COMPARE THE UNITS WITH UNITS IN OTHER CONDOMINIUM PROJECTS THAT UTILIZE THE SAME METHOD. FOR YOUR REFERENCE, THE AREA OF THE UNIT, DETERMINED IN ACCORDANCE WITH THESE DEFINED UNIT BOUNDARIES, IS SET FORTH ABOVE AND IS LABELED AS "AC" (TERRACES, ALTHOUGH INCLUDED IN THE TOTAL SQUARE FOOTAGE, ARE NOT PART OF THE UNIT). MEASUREMENTS OF ROOMS SET FORTH ON THIS FLOOR PLAN ARE GENERALLY TAKEN AT THE FURTHEST POINTS OF EACH ROOM AS IF THE ROOM WERE A PERFECT RECTANGLE, WITHOUT REGARD FOR ANY CUTOUTS OR VARIATIONS. ACCORDINGLY, THE AREA OF THE ACTUAL ROOM WILL TYPICALLY BE SMALLER THAN THE PRODUCT OBTAINED BY MULTIPLYING THE STATED LENGTH AND WIDTH. ALL DIMENSIONS ARE ESTIMATES WHICH WILL VARY WITH ACTUAL CONSTRUCTION, AND ALL FLOOR PLANS, SPECIFICATIONS AND OTHER DEVELOPMENT PLANS ARE PROPOSED AND CONCEPTUAL ONLY, WHICH ARE SUBJECT TO CHANGE AND WILL NOT NECESSARILY ACCURATELY REFLECT THE FINAL PLANS AND SPECIFICATIONS FOR THE DEVELOPMENT.



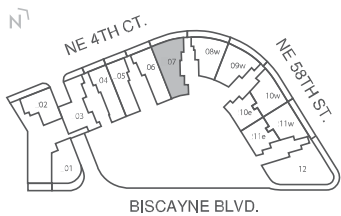
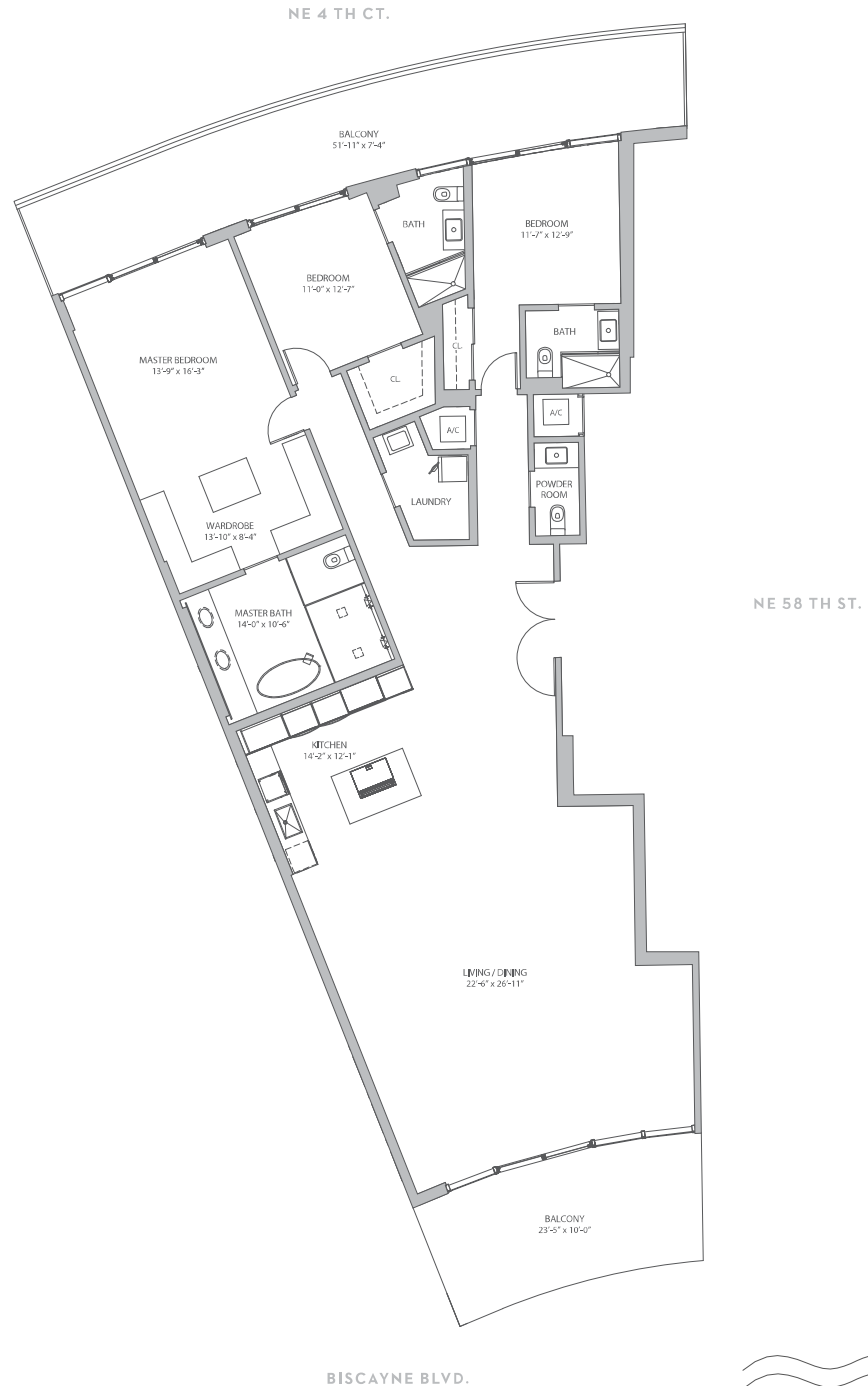
BOULEVARD 57

# MODEL D-2

LEVEL 3-7

3 BEDROOMS | 3.5 BATHS

Interior	2,711 Sq. Ft.	252 Sq. M.
Outdoor living	644 Sq. Ft.	60 Sq. M.
<b>Total</b>	<b>3,355 Sq. Ft.</b>	<b>312 Sq. M.</b>



STARTED SQUARE FOOTAGES AND DIMENSIONS ARE MEASURED TO THE EXTERIOR BOUNDARIES OF THE EXTERIOR WALLS AND THE CENTERLINE OF INTERIOR PARTITION WALLS AND IN FACT VARY FROM THE DIMENSIONS THAT WOULD BE DETERMINED BY USING THE DESCRIPTION AND DEFINITION OF THE "UNIT" SET FORTH IN THE DECLARATION (WHICH GENERALLY ONLY INCLUDES THE INTERIOR AIRSPACE BETWEEN THE PERIMETER WALLS AND EXCLUDES ALL INTERIOR STRUCTURAL COMPONENTS AND OTHER COMMON ELEMENTS). THIS METHOD IS GENERALLY USED IN SALES MATERIALS AND IS PROVIDED TO ALLOW A PROSPECTIVE BUYER TO COMPARE THE UNITS WITH UNITS IN OTHER CONDOMINIUM PROJECTS THAT UTILIZE THE SAME METHOD FOR YOUR REFERENCE. THE AREA OF THE UNIT, DETERMINED IN ACCORDANCE WITH THESE DEFINED UNIT BOUNDARIES, IS SET FORTH ABOVE AND IS LABELED AS "A/C" (TRACES), ALTHOUGH INCLUDED IN THE TOTAL SQUARE FOOTAGE, ARE NOT PART OF THE UNIT. MEASUREMENTS OF ROOMS SET FORTH ON THE FLOOR PLAN ARE GENERALLY TAKEN AT THE FARTHEST POINTS OF EACH GIVEN ROOM (AS IF THE ROOM WERE A PERFECT RECTANGLE) WITHOUT REGARD FOR ANY COLUMNS OR OBSTRUCTIONS. ACCORDINGLY, THE AREA OF THE ACTUAL ROOM WILL TYPICALLY BE SMALLER THAN THE PRODUCT OBTAINED BY MULTIPLYING THE STATED LENGTH AND WIDTH. ALL DIMENSIONS ARE ESTIMATES WHICH WILL VARY WITH ACTUAL CONSTRUCTION AND ALL FLOOR PLANS, SPECIFICATIONS AND OTHER DEVELOPMENT PLANS ARE PRELIMINARY AND CONCEPTUAL ONLY, WHICH ARE SUBJECT TO CHANGE AND WILL NOT NECESSARILY ACCURATELY REFLECT THE FINAL PLANS AND SPECIFICATIONS FOR THE DEVELOPMENT.



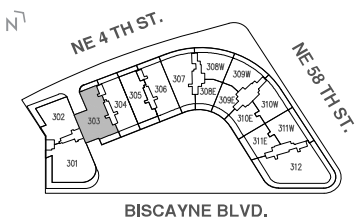
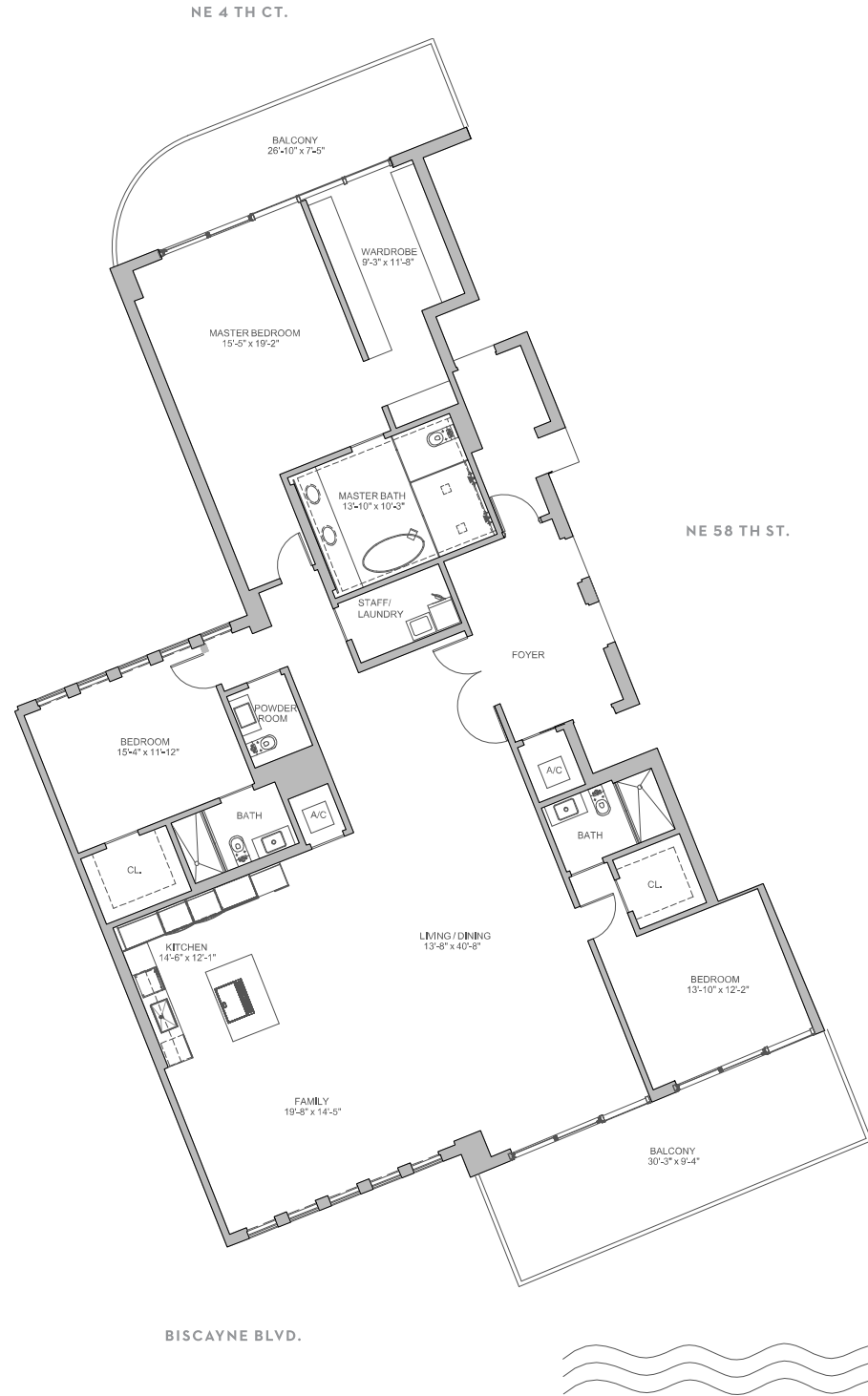
BOULEVARD 57

# MODEL D-3

LEVEL 3

3 BEDROOMS | 3 BATHS | FAMILY ROOM

Interior	3,116 Sq. Ft.	289 Sq. M.
Outdoor living	538 Sq. Ft.	50 Sq. M.
<b>Total</b>	<b>3,654 Sq. Ft.</b>	<b>339 Sq. M.</b>



STATED SQUARE FOOTAGES AND DIMENSIONS ARE MEASURED TO THE EXTERIOR BOUNDARIES OF THE EXTERIOR WALLS AND THE CENTERLINE OF INTERIOR DEMISING WALLS AND IN FACT VARY FROM THE DIMENSIONS THAT WOULD BE DETERMINED BY USING THE DESCRIPTION AND DEFINITION OF THE "UNIT" SET FORTH IN THE DECLARATION WHICH GENERALLY ONLY INCLUDES THE INTERIOR AIRSPACE BETWEEN THE PERIMETER WALLS AND EXCLUDES ALL INTERIOR STRUCTURAL COMPONENTS AND OTHER COMMON AREAS. THIS METHOD IS GENERALLY USED IN SALES MATERIALS AND IS PROVIDED TO ALLOW A PROSPECTIVE BUYER TO COMPARE THE UNITS WITH UNITS IN OTHER CONDOMINIUM PROJECTS THAT UTILIZE THE SAME METHOD FOR YOUR REFERENCE. THE AREA OF THE UNIT DETERMINED IN ACCORDANCE WITH THESE DEFINED UNIT BOUNDARIES IS SET FORTH ABOVE AND IS LABELED AS "AC" (TERRACES, ALTHOUGH INCLUDED IN THE TOTAL SQUARE FOOTAGE, ARE NOT PART OF THE UNIT). MEASUREMENTS OF ROOMS SET FORTH ON THIS FLOOR PLAN ARE, GENERALLY TAKEN AT THE FURTHEST POINTS OF EACH ROOM (ROOM TAKEN AS A PERFECT RECTANGLE), WITHOUT REGARD FOR ANY CUTOUTS OR VARIATIONS. ACCORDINGLY, THE AREA OF THE ACTUAL ROOM WILL TYPICALLY BE SMALLER THAN THE PRODUCT OBTAINED BY MULTIPLYING THE STATED LENGTH AND WIDTH. ALL DIMENSIONS ARE ESTIMATES WHICH WILL VARY WITH ACTUAL CONSTRUCTION, AND ALL FLOOR PLANS, SPECIFICATIONS AND OTHER DEVELOPMENT PLANS ARE PROPOSED AND CONCEPTUAL ONLY WHICH ARE SUBJECT TO CHANGE AND WILL NOT NECESSARILY ACCURATELY REFLECT THE FINAL PLANS AND SPECIFICATIONS FOR THE DEVELOPMENT.



BOULEVARD 57

# MODEL D-5

LEVEL 3

3 BEDROOMS | 3.5 BATHS

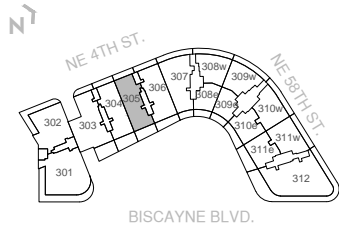
Interior	2,220 Sq. Ft.	206 Sq. M.
Outdoor living	566 Sq. Ft.	53 Sq. M.
<b>Total</b>	<b>2,786 Sq. Ft.</b>	<b>259 Sq. M.</b>

NE 4TH ST.



NE 58TH ST.

BISCAYNE BLVD.



STATED SQUARE FOOTAGES AND DIMENSIONS ARE MEASURED TO THE EXTERIOR BOUNDARIES OF THE EXTERIOR WALLS AND THE CENTERLINE OF INTERIOR PARTITION WALLS AND IN FACT VARY FROM THE DIMENSIONS THAT WOULD BE DETERMINED BY USING THE DESCRIPTION AND DEFINITION OF THE "UNIT" SET FORTH IN THE DECLARATION (WHICH GENERALLY ONLY INCLUDES THE INTERIOR AIRSPACE BETWEEN THE PERIMETER WALLS AND EXCLUDES ALL INTERIOR STRUCTURAL COMPONENTS AND OTHER COMMON ELEMENTS). THIS METHOD IS GENERALLY USED IN SALES MATERIALS AND IS PROVIDED TO ALLOW A PROSPECTIVE BUYER TO COMPARE THE UNITS WITH UNITS IN OTHER CONDOMINIUM PROJECTS THAT UTILIZE THE SAME METHOD FOR YOUR REFERENCE. THE AREA OF THE UNIT, DETERMINED IN ACCORDANCE WITH THESE DEFINED UNIT BOUNDARIES, IS SET FORTH ABOVE AND IS LABELED AS "AC". TERRACES, ALTHOUGH INCLUDED IN THE TOTAL SQUARE FOOTAGE, ARE NOT PART OF THE UNIT. MEASUREMENTS OF ROOMS SET FORTH ON THIS FLOOR PLAN ARE GENERALLY TAKEN AT THE FARTHEST POINTS OF EACH GIVEN ROOM (AS IF THE ROOM WERE A PERFECT RECTANGLE), WITHOUT REGARD FOR ANY CUTOUTS OR VARIATIONS. ACCORDINGLY, THE AREA OF THE ACTUAL ROOM WILL TYPICALLY BE SMALLER THAN THE PRODUCT OBTAINED BY MULTIPLYING THE STATED LENGTH AND WIDTH. ALL DIMENSIONS ARE ESTIMATES WHICH WILL VARY WITH ACTUAL CONSTRUCTION, AND ALL FLOOR PLANS, SPECIFICATIONS AND OTHER DEVELOPMENT PLANS ARE PROPOSED AND CONCEPTUAL ONLY, WHICH ARE SUBJECT TO CHANGE AND WILL NOT NECESSARILY ACCURATELY REFLECT THE FINAL PLANS AND SPECIFICATIONS FOR THE DEVELOPMENT.



BOULEVARD 57

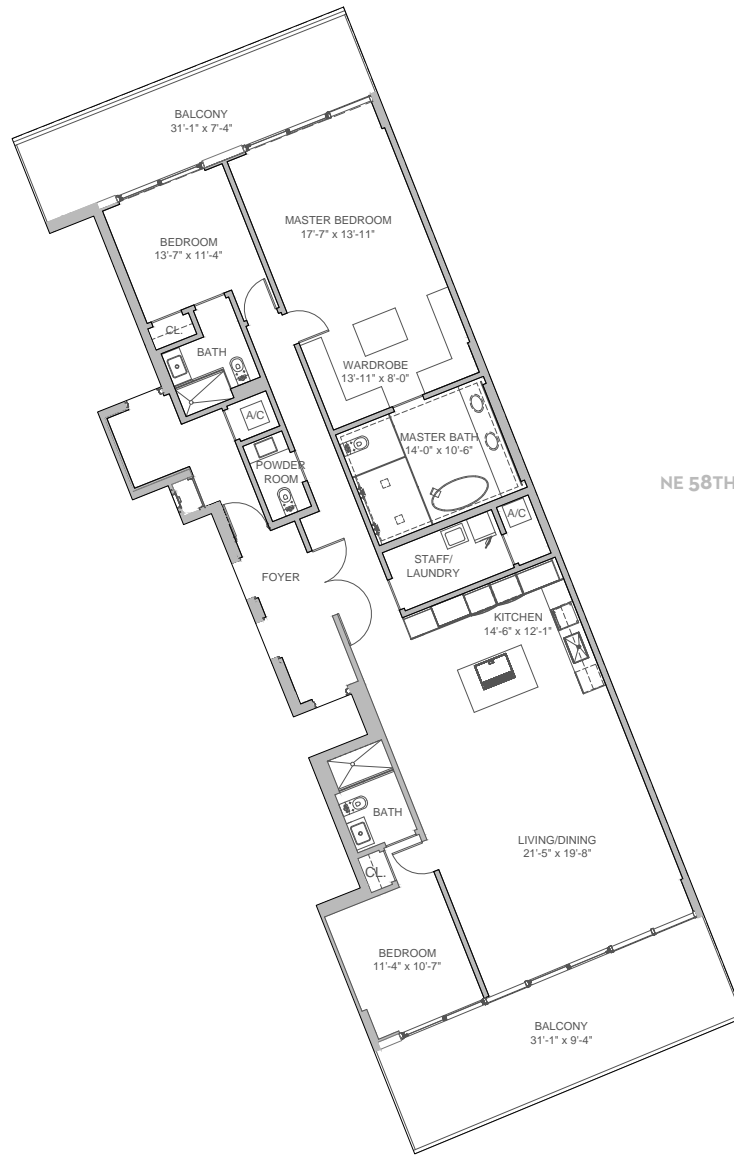
# MODEL D-8

LEVEL 4

3 BEDROOMS | 3.5 BATHS

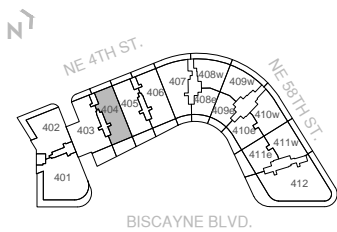
Interior	2,275 Sq. Ft.	211 Sq. M.
Outdoor living	566 Sq. Ft.	53 Sq. M.
<b>Total</b>	<b>2,841 Sq. Ft.</b>	<b>264 Sq. M.</b>

NE 4TH ST.



NE 58TH ST.

BISCAYNE BLVD.



STATED SQUARE FOOTAGES AND DIMENSIONS ARE MEASURED TO THE EXTERIOR BOUNDARIES OF THE EXTERIOR WALLS AND THE CENTERLINE OF INTERIOR DEMISING WALLS AND IN FACT VARY FROM THE DIMENSIONS THAT WOULD BE DETERMINED BY USING THE DESCRIPTION AND DEFINITION OF THE "UNIT" SET FORTH IN THE DECLARATION (WHICH GENERALLY ONLY INCLUDES THE INTERIOR AIRSPACE BETWEEN THE PERIMETER WALLS AND EXCLUDES ALL INTERIOR STRUCTURAL COMPONENTS AND OTHER COMMON ELEMENTS). THIS METHOD IS GENERALLY USED IN SALES MATERIALS AND IS PROVIDED TO ALLOW A PROSPECTIVE BUYER TO COMPARE THE UNITS WITH UNITS IN OTHER CONDOMINIUM PROJECTS THAT UTILIZE THE SAME METHOD FOR YOUR REFERENCE. THE AREA OF THE UNIT, DETERMINED IN ACCORDANCE WITH THESE DEFINED UNIT BOUNDARIES, IS SET FORTH ABOVE AND IS LABELED AS "AC" TERRACES, ALTHOUGH INCLUDED IN THE TOTAL SQUARE FOOTAGE, ARE NOT PART OF THE UNIT). MEASUREMENTS OF ROOMS SET FORTH ON THIS FLOOR PLAN ARE GENERALLY TAKEN AT THE FARTHEST POINTS OF EACH GIVEN ROOM (AS IF THE ROOM WERE A PERFECT RECTANGLE), WITHOUT REGARD FOR ANY CUTOUTS OR VARIATIONS. ACCORDINGLY, THE AREA OF THE ACTUAL ROOM WILL TYPICALLY BE SMALLER THAN THE PRODUCT OBTAINED BY MULTIPLYING THE STATED LENGTH AND WIDTH. ALL DIMENSIONS ARE ESTIMATES WHICH WILL VARY WITH ACTUAL CONSTRUCTION, AND ALL FLOOR PLANS, SPECIFICATIONS AND OTHER DEVELOPMENT PLANS ARE PROPOSED AND CONCEPTUAL ONLY, WHICH ARE SUBJECT TO CHANGE AND WILL NOT NECESSARILY ACCURATELY REFLECT THE FINAL PLANS AND SPECIFICATIONS FOR THE DEVELOPMENT.



BOULEVARD 57

# MODEL D-14

LEVEL 5

3 BEDROOMS | 3.5 BATHS

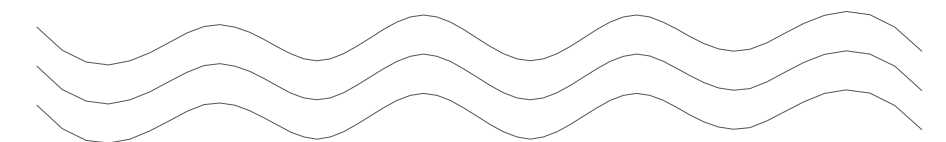
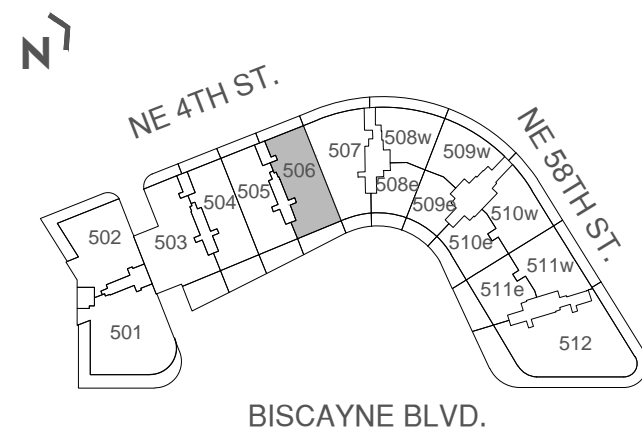
Interior	2,494 Sq. Ft.	232 Sq. M.
Outdoor living	641 Sq. Ft.	60 Sq. M.
<b>Total</b>	<b>3,135 Sq. Ft.</b>	<b>292 Sq. M.</b>

NE 4TH ST.

NE 58TH ST.



BISCAYNE BLVD.



STATED SQUARE FOOTAGES AND DIMENSIONS ARE MEASURED TO THE EXTERIOR BOUNDARIES OF THE EXTERIOR WALLS AND THE CENTERLINE OF INTERIOR DEMISING WALLS AND IN FACT VARY FROM THE DIMENSIONS THAT WOULD BE DETERMINED BY USING THE DESCRIPTION AND DEFINITION OF THE "UNIT" SET FORTH IN THE DECLARATION (WHICH GENERALLY ONLY INCLUDES THE INTERIOR AIRSPACE BETWEEN THE PERIMETER WALLS AND EXCLUDES ALL INTERIOR STRUCTURAL COMPONENTS AND OTHER COMMON ELEMENTS). THIS METHOD IS GENERALLY USED IN SALES MATERIALS AND IS PROVIDED TO ALLOW A PROSPECTIVE BUYER TO COMPARE THE UNITS WITH UNITS IN OTHER CONDOMINIUM PROJECTS THAT UTILIZE THE SAME METHOD. FOR YOUR REFERENCE, THE AREA OF THE UNIT, DETERMINED IN ACCORDANCE WITH THESE DEFINED UNIT BOUNDARIES, IS SET FORTH ABOVE AND IS LABELED AS "AC" (TERRACES, ALTHOUGH INCLUDED IN THE TOTAL SQUARE FOOTAGE, ARE NOT PART OF THE UNIT). MEASUREMENTS OF ROOMS SET FORTH ON THIS FLOOR PLAN ARE GENERALLY TAKEN AT THE FARTHEST POINTS OF EACH GIVEN ROOM (AS IF THE ROOM WERE A PERFECT RECTANGLE), WITHOUT REGARD FOR ANY CUTOUTS OR VARIATIONS. ACCORDINGLY, THE AREA OF THE ACTUAL ROOM WILL TYPICALLY BE SMALLER THAN THE PRODUCT OBTAINED BY MULTIPLYING THE STATED LENGTH AND WIDTH. ALL DIMENSIONS ARE ESTIMATES WHICH WILL VARY WITH ACTUAL CONSTRUCTION, AND ALL FLOOR PLANS, SPECIFICATIONS AND OTHER DEVELOPMENT PLANS ARE PROPOSED AND CONCEPTUAL ONLY, WHICH ARE SUBJECT TO CHANGE AND WILL NOT NECESSARILY ACCURATELY REFLECT THE FINAL PLANS AND SPECIFICATIONS FOR THE DEVELOPMENT.



BOULEVARD 57

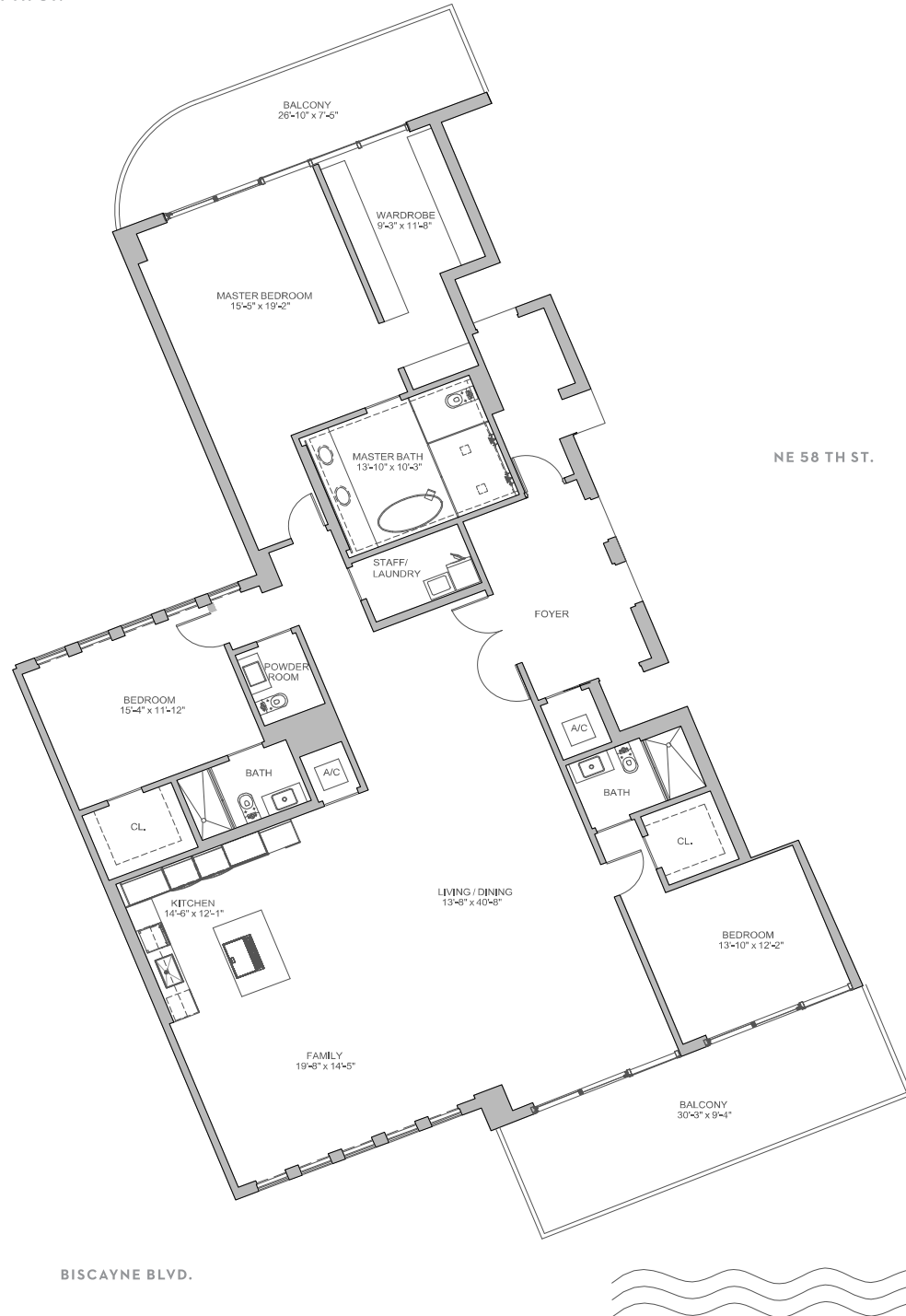
# MODEL D-19

LOWER PH

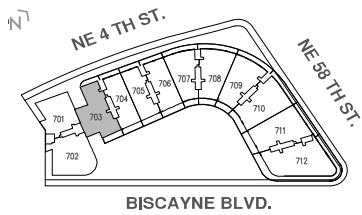
3 BEDROOM | 3.5 BATH | FAMILY ROOM

Interior	3,334 Sq. Ft.	310 Sq. M.
Outdoor living	538 Sq. Ft.	50 Sq. M.
<b>Total</b>	<b>3,872 Sq. Ft.</b>	<b>360 Sq. M.</b>

NE 4 TH CT.



NE 58 TH ST.



BISCAYNE BLVD.



STATED SQUARE FOOTAGES AND DIMENSIONS ARE MEASURED TO THE EXTERIOR BOUNDARIES OF THE EXTERIOR WALLS AND THE CENTERLINE OF INTERIOR DEMISING WALLS AND IN FACT VARY FROM THE DIMENSIONS THAT WOULD BE DETERMINED BY USING THE DESCRIPTION AND DEFINITION OF THE "UNIT" SET FORTH IN THE DECLARATION (WHICH GENERALLY ONLY INCLUDES THE INTERIOR AIRSPACE BETWEEN THE PERIMETER WALLS AND EXCLUDES ALL INTERIOR STRUCTURAL COMPONENTS AND OTHER COMMON ELEMENTS). THIS METHOD IS GENERALLY USED IN SALES MATERIALS AND IS PROVIDED TO ALLOW A PROSPECTIVE BUYER TO COMPARE THE UNITS WITH UNITS IN OTHER CONDOMINIUM PROJECTS THAT UTILIZE THE SAME METHOD. FOR YOUR REFERENCE, THE AREA OF THE UNIT, DETERMINED IN ACCORDANCE WITH THESE DEFINED UNIT BOUNDARIES, IS SET FORTH ABOVE AND IS LABELED AS "AC" (TERRACES, ALTHOUGH INCLUDED IN THE TOTAL SQUARE FOOTAGE, ARE NOT PART OF THE UNIT). MEASUREMENTS OF ROOMS SET FORTH ON THIS FLOOR PLAN ARE GENERALLY TAKEN AT THE FARTHEST POINTS OF EACH GIVEN ROOM (AS IF THE ROOM WERE A PERFECT RECTANGLE), WITHOUT REGARD FOR ANY CUTOUTS OR VARIATIONS. ACCORDINGLY, THE AREA OF THE ACTUAL ROOM WILL TYPICALLY BE SMALLER THAN THE PRODUCT OBTAINED BY MULTIPLYING THE STATED LENGTH AND WIDTH. ALL DIMENSIONS ARE ESTIMATES WHICH WILL VARY WITH ACTUAL CONSTRUCTION, AND ALL FLOOR PLANS, SPECIFICATIONS AND OTHER DEVELOPMENT PLANS ARE PROPOSED AND CONCEPTUAL ONLY WHICH ARE SUBJECT TO CHANGE AND WILL NOT NECESSARILY ACCURATELY REFLECT THE FINAL PLANS AND SPECIFICATIONS FOR THE DEVELOPMENT.



BOULEVARD 57

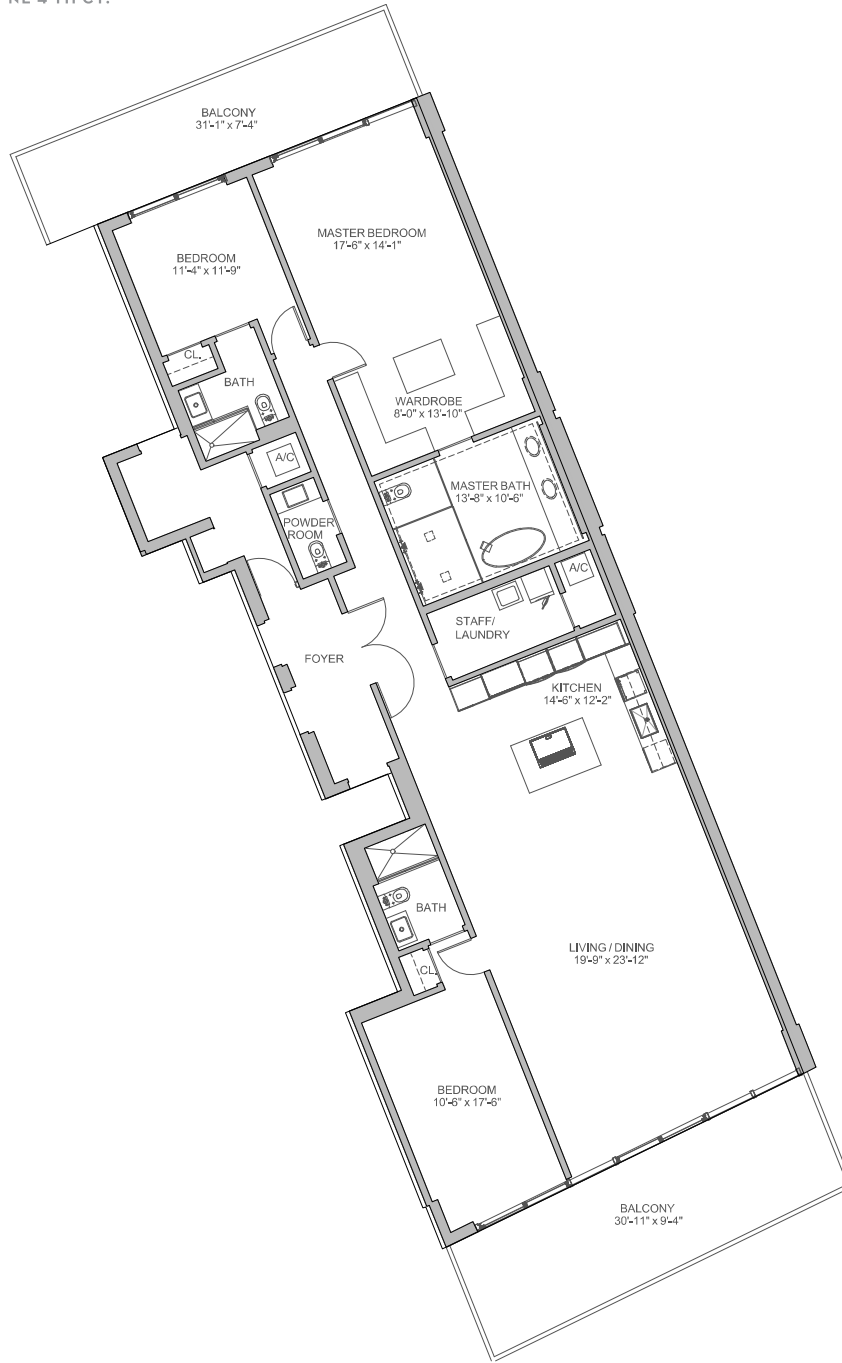
# MODEL D-20

LOWER PH

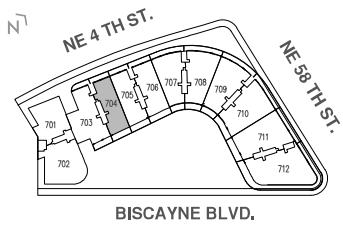
3 BEDROOM | 3.5 BATH

Interior	2,398 Sq. Ft.	223 Sq. M.
Outdoor living	566 Sq. Ft.	53 Sq. M.
<b>Total</b>	<b>2,964 Sq. Ft.</b>	<b>276 Sq. M.</b>

NE 4 TH CT.



NE 58 TH ST.



BISCAYNE BLVD.



STATED SQUARE FOOTAGES AND DIMENSIONS ARE MEASURED TO THE EXTERIOR BOUNDARIES OF THE EXTERIOR WALLS AND THE CENTERLINE OF INTERIOR DEMING WALLS AND IN FACT VARY FROM THE DIMENSIONS THAT WOULD BE DETERMINED BY USING THE DESCRIPTION AND DEFINITION OF THE "UNIT" SET FORTH IN THE DECLARATION, WHICH GENERALLY ONLY INCLUDES THE INTERIOR AIRSPACE BETWEEN THE PERIMETER WALLS AND EXCLUDES ALL INTERIOR STRUCTURAL COMPONENTS AND OTHER COMMON AREAS. THIS METHOD IS GENERALLY USED IN SALES MATERIALS AND IS PROVIDED TO ALLOW A PROSPECTIVE BUYER TO COMPARE THE UNITS WITH UNITS IN OTHER CONDOMINIUM PROJECTS THAT UTILIZE THE SAME METHOD. FOR YOUR REFERENCE, THE AREA OF THE UNIT, DETERMINED IN ACCORDANCE WITH THESE DEFINED UNIT BOUNDARIES, IS SET FORTH ABOVE AND IS LABELED AS "A/C" (TERRACES, ALTHOUGH INCLUDED IN THE TOTAL SQUARE FOOTAGE, ARE NOT PART OF THE UNIT). MEASUREMENTS OF ROOMS SET FORTH ON THIS FLOOR PLAN ARE GENERALLY TAKEN AT THE FURTHEST POINTS OF EACH GIVEN ROOM (AS IF THE ROOM WERE A PERFECT RECTANGLE), WITHOUT REGARD FOR ANY CUTOUTS OR VARIATIONS. ACCORDINGLY, THE AREA OF THE ACTUAL ROOM WILL TYPICALLY BE SMALLER THAN THE PRODUCT OBTAINED BY MULTIPLYING THE STATED LENGTH AND WIDTH. ALL DIMENSIONS ARE ESTIMATES WHICH WILL VARY WITH ACTUAL CONSTRUCTION, AND ALL FLOOR PLANS, SPECIFICATIONS AND OTHER DEVELOPMENT PLANS ARE PROPOSED AND CONCEPTUAL ONLY WHICH ARE SUBJECT TO CHANGE AND WILL NOT NECESSARILY ACCURATELY REFLECT THE FINAL PLANS AND SPECIFICATIONS FOR THE DEVELOPMENT.





BOULEVARD 57

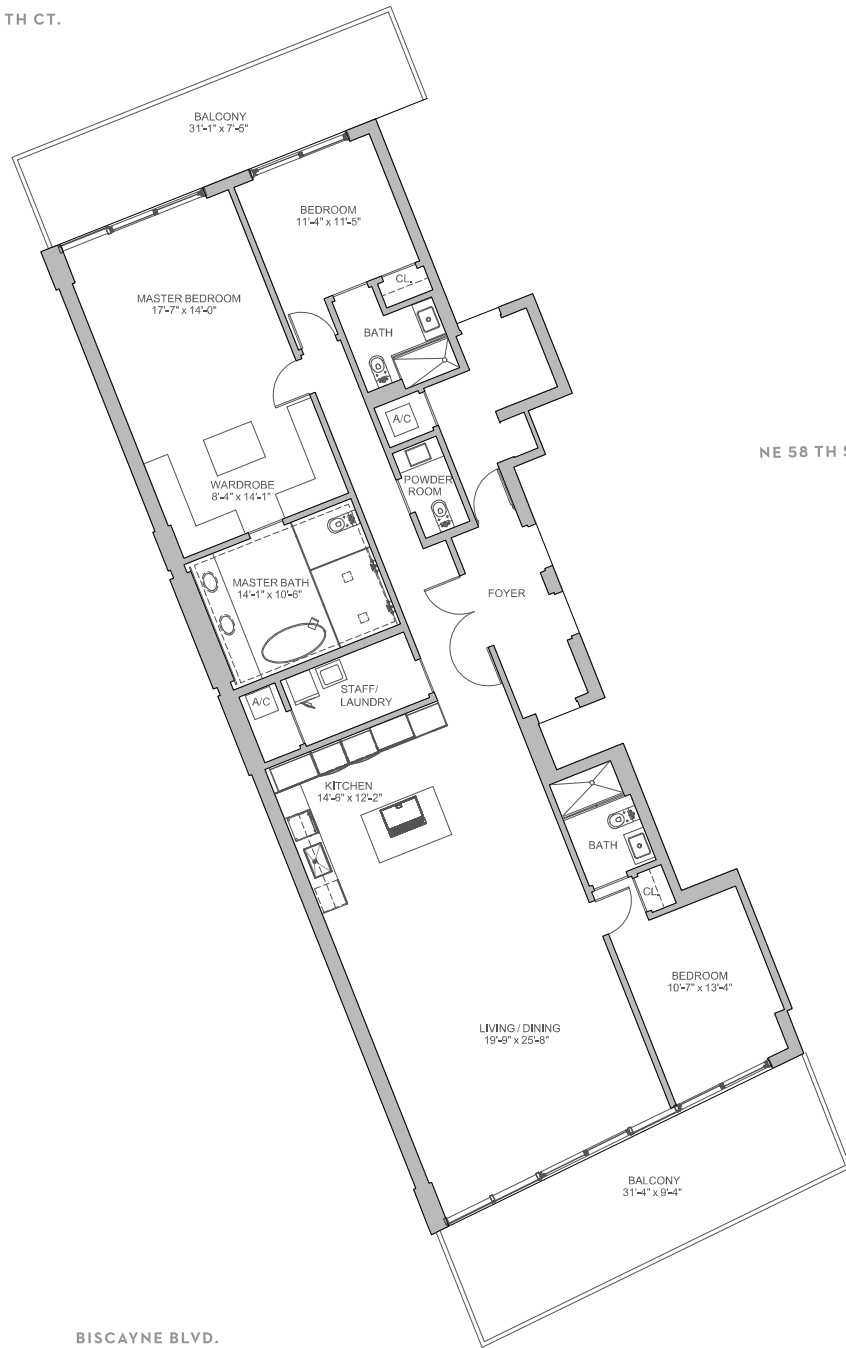
# MODEL D-21

LOWER PH

3 BEDROOMS | 3.5 BATHS

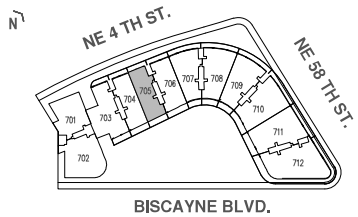
Interior	2,325 Sq. Ft.	216 Sq. M.
Terrace	566 Sq. Ft.	53 Sq. M.
<b>Total</b>	<b>2,891 Sq. Ft.</b>	<b>269 Sq. M.</b>

NE 4 TH CT.



NE 58 TH ST.

BISCAYNE BLVD.



BISCAYNE BLVD.



STATED SQUARE FOOTAGES AND DIMENSIONS ARE MEASURED TO THE EXTERIOR BOUNDARIES OF THE EXTERIOR WALLS AND THE CENTERLINE OF INTERIOR DEMISING WALLS AND IN FACT VARY FROM THE DIMENSIONS THAT WOULD BE DETERMINED BY USING THE DESCRIPTION AND DEFINITION OF THE "UNIT" SET FORTH IN THE DECLARATION WHICH GENERALLY ONLY INCLUDES THE INTERIOR AIRSPACE BETWEEN THE PERIMETER WALLS AND EXCLUDES ALL INTERIOR STRUCTURAL COMPONENTS AND OTHER COMMON ELEMENTS. THIS METHOD IS GENERALLY USED IN SALES MATERIALS AND IS PROVIDED TO ALLOW A PROSPECTIVE BUYER TO COMPARE THE UNITS WITH UNITS IN OTHER CONDOMINIUM PRODUCTS THAT UTILIZE THE SAME METHOD. FOR YOUR REFERENCE, THE AREA OF THE UNIT DETERMINED IN ACCORDANCE WITH THESE DEFINED UNIT BOUNDARIES IS SET FORTH ABOVE AND IS LABELED AS "AC" (TERRACES, ALTHOUGH INCLUDED IN THE TOTAL SQUARE FOOTAGE, ARE NOT PART OF THE UNIT). MEASUREMENTS OF ROOMS SET FORTH ON THIS FLOOR PLAN ARE GENERALLY TAKEN AT THE FURTHEST POINTS OF EACH OPEN ROOM (AS IF THE ROOM WERE A PERFECT RECTANGLE), WITHOUT REGARD FOR ANY CUTOUTS OR VARIATIONS. ACCORDINGLY, THE AREA OF THE ACTUAL ROOM WILL TYPICALLY BE SMALLER THAN THE PRODUCT OBTAINED BY MULTIPLYING THE STATED LENGTH AND WIDTH. ALL DIMENSIONS ARE ESTIMATES WHICH WILL VARY WITH ACTUAL CONSTRUCTION, AND ALL FLOOR PLANS, SPECIFICATIONS AND OTHER DEVELOPMENT PLANS ARE PROPOSED AND CONCEPTUAL ONLY WHICH ARE SUBJECT TO CHANGE AND WILL NOT NECESSARILY ACCURATELY REFLECT THE FINAL PLANS AND SPECIFICATIONS FOR THE DEVELOPMENT.



BOULEVARD 57

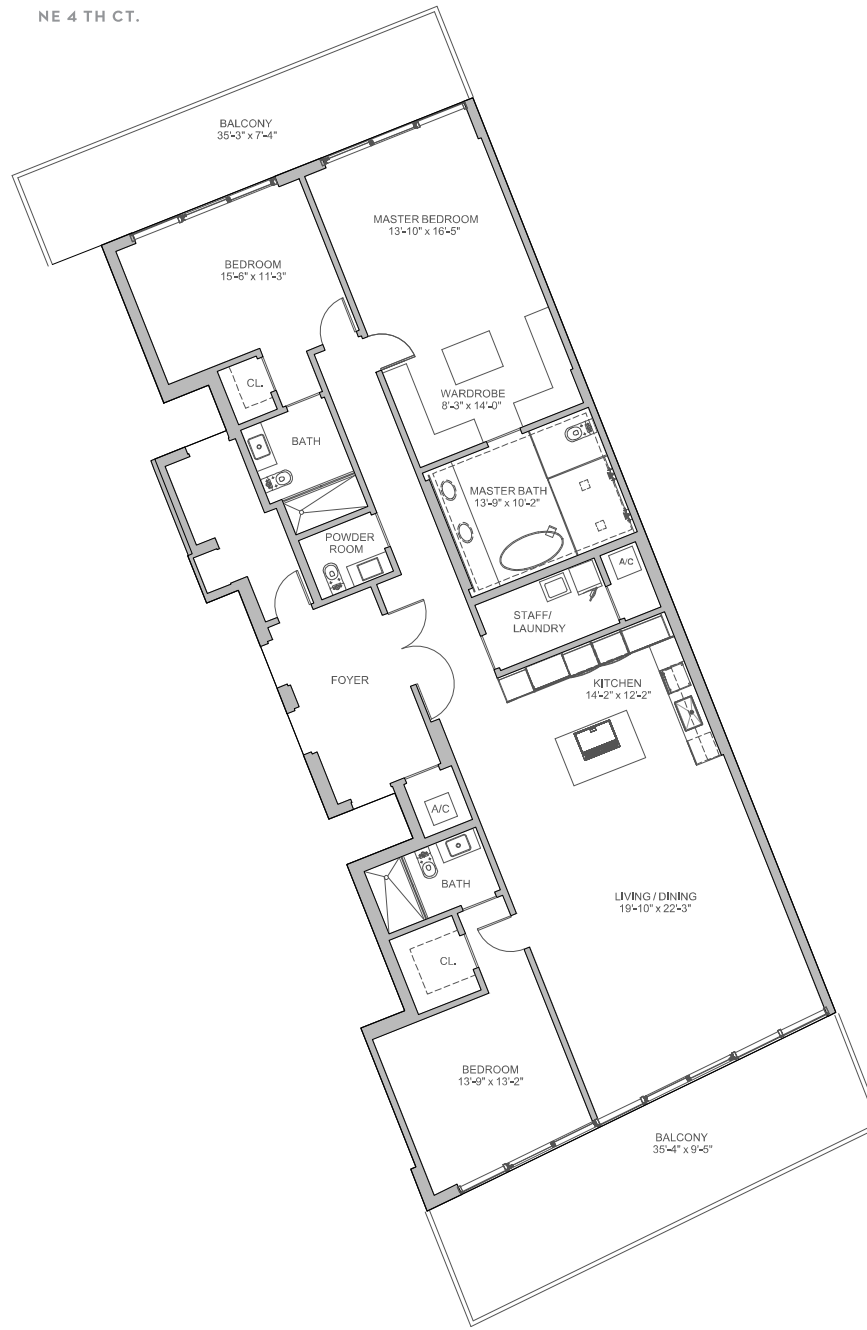
# MODEL D-22

LOWER PH

3 BEDROOMS | 3.5 BATHS

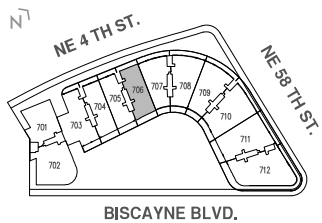
Interior	2,516 Sq. Ft.	234 Sq. M.
Outdoor living	641 Sq. Ft.	60 Sq. M.
<b>Total</b>	<b>3,157 Sq. Ft.</b>	<b>294 Sq. M.</b>

NE 4 TH CT.



NE 58 TH ST.

BISCAYNE BLVD.



STATED SQUARE FOOTAGES AND DIMENSIONS ARE MEASURED TO THE EXTERIOR BOUNDARIES OF THE EXTERIOR WALLS AND THE CENTERLINE OF INTERIOR DIVIDING WALLS AND IN FACT VARY FROM THE DIMENSIONS THAT WOULD BE DETERMINED BY USING THE DESCRIPTION AND DEFINITION OF THE "UNIT" SET FORTH IN THE DECLARATION WHICH GENERALLY ONLY INCLUDES THE INTERIOR AIRSPACE BETWEEN THE PERIMETER WALLS AND EXCLUDES ALL INTERIOR STRUCTURAL COMPONENTS AND OTHER COMMON AREAS. THIS METHOD IS GENERALLY USED IN SALES MATERIALS AND IS PROVIDED TO ALLOW A PROSPECTIVE BUYER TO COMPARE THE UNITS WITH UNITS IN OTHER CONDOMINIUM PROJECTS THAT UTILIZE THE SAME METHOD FOR YOUR REFERENCE. THE AREA OF THE UNIT, DETERMINED IN ACCORDANCE WITH THESE DEFINED UNIT BOUNDARIES, IS SET FORTH ABOVE AND IS LABELED AS "AC" (TERRACES, ALTHOUGH INCLUDED IN THE TOTAL SQUARE FOOTAGE, ARE NOT PART OF THE UNIT). MEASUREMENTS OF ROOMS SET FORTH ON THIS FLOOR PLAN ARE GENERALLY TAKEN AT THE FURTHEST POINTS OF EACH ROOM (AS IF THE ROOM WERE A PERFECT RECTANGLE) WITHOUT REGARD FOR ANY CUTOUTS OR VARIATIONS. ACCORDINGLY, THE AREA OF THE ACTUAL ROOM WILL TYPICALLY BE SMALLER THAN THE PRODUCT OBTAINED BY MULTIPLYING THE STATED LENGTH AND WIDTH. ALL DIMENSIONS ARE ESTIMATES WHICH WILL VARY WITH ACTUAL CONSTRUCTION, AND ALL FLOOR PLANS, SPECIFICATIONS AND OTHER DEVELOPMENT PLANS ARE PROPOSED AND CONCEPTUAL ONLY WHICH ARE SUBJECT TO CHANGE AND WILL NOT NECESSARILY ACCURATELY REFLECT THE FINAL PLANS AND SPECIFICATIONS FOR THE DEVELOPMENT.



BOULEVARD 57

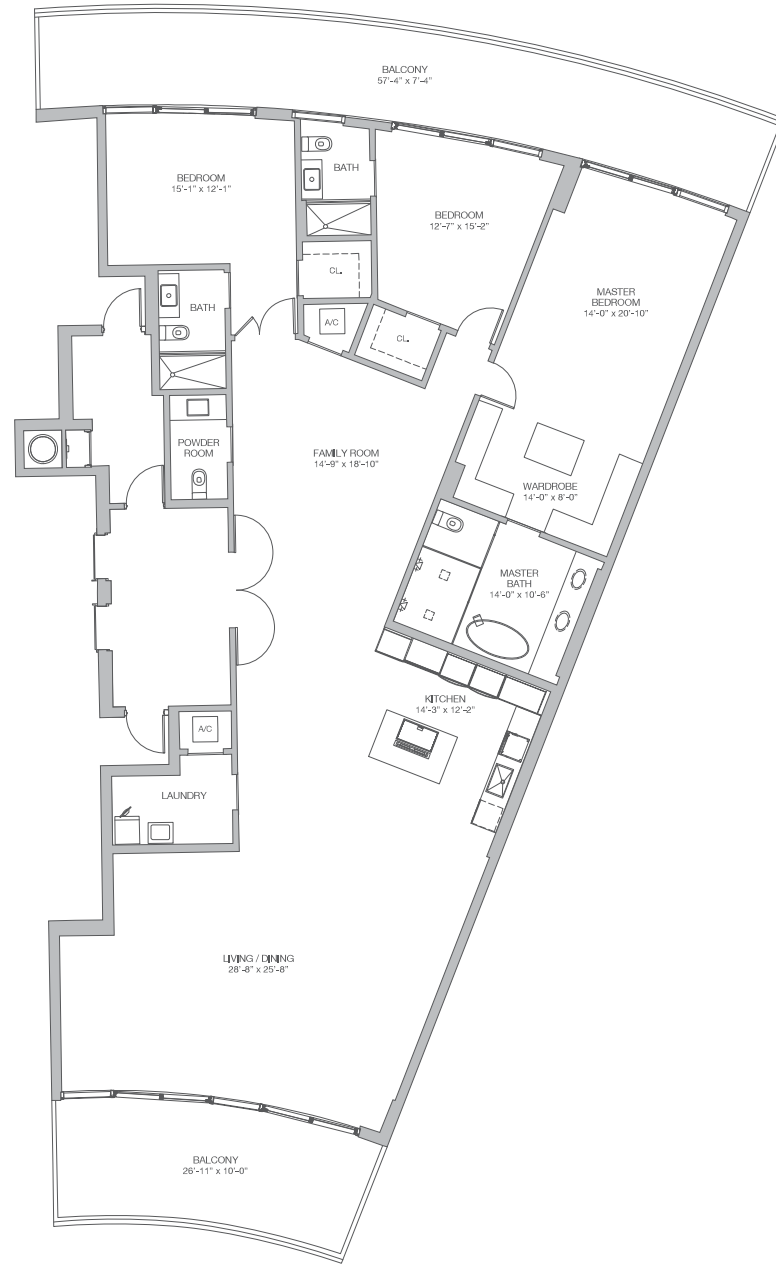
# MODEL D-23

LOWER PH

3 BEDROOMS | 3.5 BATHS | FAMILY ROOM

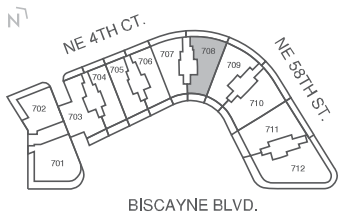
Interior	3,091 Sq. Ft.	287 Sq. M.
Outdoor living	724 Sq. Ft.	67 Sq. M.
<b>Total</b>	<b>3,815 Sq. Ft.</b>	<b>354 Sq. M.</b>

NE 4 TH CT.



NE 58 TH ST.

BISCAYNE BLVD.



STATED SQUARE FOOTAGES AND DIMENSIONS ARE MEASURED TO THE EXTERIOR BOUNDARIES OF THE EXTERIOR WALLS AND THE CENTERLINE OF INTERIOR DEMISING WALLS AND IN FACT VARY FROM THE DIMENSIONS THAT WOULD BE DETERMINED BY USING THE DESCRIPTION AND DEFINITION OF THE "UNIT" SET FORTH IN THE DECLARATION, WHICH GENERALLY ONLY INCLUDES THE INTERIOR AIRSPACE BETWEEN THE PERIMETER WALLS AND EXCLUDES ALL INTERIOR STRUCTURAL COMPONENTS AND OTHER COMMON ELEMENTS. THIS METHOD IS GENERALLY USED IN SALES MATERIALS AND IS PROVIDED TO ALLOW A PROSPECTIVE BUYER TO COMPARE THE UNITS WITH UNITS IN OTHER CONDOMINIUM PRODUCTS THAT UTILIZE THE SAME METHOD. FOR YOUR REFERENCE, THE AREA OF THE UNIT DETERMINED IN ACCORDANCE WITH THESE DEFINED UNIT BOUNDARIES IS SET FORTH ABOVE AND IS LABELED AS "AC" (TERRACES, ALTHOUGH INCLUDED IN THE TOTAL SQUARE FOOTAGE, ARE NOT PART OF THE UNIT). MEASUREMENTS OF ROOMS SET FORTH ON THIS FLOOR PLAN ARE GENERALLY TAKEN AT THE FURTHEST POINTS OF EACH OPEN ROOM AS IF THE ROOM WERE A PERFECT RECTANGLE, WITHOUT REGARD FOR ANY CUTOUTS OR VARIATIONS. ACCORDINGLY, THE AREA OF THE ACTUAL ROOM WILL TYPICALLY BE SMALLER THAN THE PRODUCT OBTAINED BY MULTIPLYING THE STATED LENGTH AND WIDTH. ALL DIMENSIONS ARE ESTIMATES WHICH WILL VARY WITH ACTUAL CONSTRUCTION, AND ALL FLOOR PLANS, SPECIFICATIONS AND OTHER DEVELOPMENT PLANS ARE PROPOSED AND CONCEPTUAL ONLY WHICH ARE SUBJECT TO CHANGE AND WILL NOT NECESSARILY ACCURATELY REFLECT THE FINAL PLANS AND SPECIFICATIONS FOR THE DEVELOPMENT.



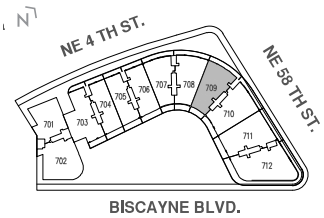
BOULEVARD 57

# MODEL D-24

LOWER PH

3 BEDROOMS | 3.5 BATHS | FAMILY ROOM

Interior	3,097 Sq. Ft.	288 Sq. M.
Outdoor living	727 Sq. Ft.	68 Sq. M.
<b>Total</b>	<b>3,824 Sq. Ft.</b>	<b>356 Sq. M.</b>



STATED SQUARE FOOTAGES AND DIMENSIONS ARE MEASURED TO THE EXTERIOR BOUNDARIES OF THE EXTERIOR WALLS AND THE CENTERLINE OF INTERIOR DIVIDING WALLS AND IN FACT VARY FROM THE DIMENSIONS THAT WOULD BE DETERMINED BY USING THE DESCRIPTION AND DEFINITION OF THE "UNIT" SET FORTH IN THE DECLARATION (WHICH GENERALLY ONLY INCLUDES THE INTERIOR AIRSPACE BETWEEN THE PERIMETER WALLS AND EXCLUDES ALL INTERIOR STRUCTURAL COMPONENTS AND OTHER COMMON AREAS). THIS METHOD IS GENERALLY USED IN SALES MATERIALS AND IS PROVIDED TO ALLOW A PROSPECTIVE BUYER TO COMPARE THE UNITS WITH UNITS IN OTHER CONDOMINIUM PROJECTS THAT UTILIZE THE SAME METHOD FOR YOUR REFERENCE. THE AREA OF THE UNIT, DETERMINED IN ACCORDANCE WITH THESE DEFINED UNIT BOUNDARIES, IS SET FORTH ABOVE AND IS LABELED AS "AC" (TERRACES, ALTHOUGH INCLUDED IN THE TOTAL SQUARE FOOTAGE, ARE NOT PART OF THE UNIT). MEASUREMENTS OF ROOMS SET FORTH ON THIS FLOOR PLAN ARE GENERALLY TAKEN AT THE FURTHEST POINTS OF EACH ROOM AS IF THE ROOM WERE A PERFECT RECTANGLE, WITHOUT REGARD FOR ANY CUTOUTS OR VARIATIONS. ACCORDINGLY, THE AREA OF THE ACTUAL ROOM WILL TYPICALLY BE SMALLER THAN THE PRODUCT OBTAINED BY MULTIPLYING THE STATED LENGTH AND WIDTH. ALL DIMENSIONS ARE ESTIMATES WHICH WILL VARY WITH ACTUAL CONSTRUCTION, AND ALL FLOOR PLANS, SPECIFICATIONS AND OTHER DEVELOPMENT PLANS ARE PROPOSED AND CONCEPTUAL ONLY WHICH ARE SUBJECT TO CHANGE AND WILL NOT NECESSARILY ACCURATELY REFLECT THE FINAL PLANS AND SPECIFICATIONS FOR THE DEVELOPMENT.



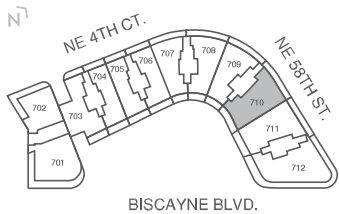
BOULEVARD 57

# MODEL D-25

LOWER PH

3 BEDROOMS | 3.5 BATHS | FAMILY ROOM

Interior	3,633 Sq. Ft.	338 Sq. M.
Outdoor living	873 Sq. Ft.	81 Sq. M.
<b>Total</b>	<b>4,506 Sq. Ft.</b>	<b>419 Sq. M.</b>



STATED SQUARE FOOTAGES AND DIMENSIONS ARE MEASURED TO THE EXTERIOR BOUNDARIES OF THE EXTERIOR WALLS AND THE CENTERLINE OF INTERIOR DIVIDING WALLS AND IN FACT VARY FROM THE DIMENSIONS THAT WOULD BE DETERMINED BY USING THE DESCRIPTION AND DEFINITION OF THE "UNIT" SET FORTH IN THE DECLARATION WHICH, GENERALLY ONLY INCLUDES THE INTERIOR AIRSPACE BETWEEN THE PERIMETER WALLS AND EXCLUDES ALL INTERIOR STRUCTURAL COMPONENTS AND OTHER COMMON ELEMENTS. THIS METHOD IS GENERALLY USED IN SALES MATERIALS AND IS PROVIDED TO ALLOW A PROSPECTIVE BUYER TO COMPARE THE UNIT'S WITH UNITS IN OTHER CONDOMINIUM PROJECTS THAT UTILIZE THE SAME METHOD FOR YOUR REFERENCE. THE AREA OF THE UNIT, DETERMINED IN ACCORDANCE WITH THESE DISHED UNIT BOUNDARIES, IS SET FORTH ABOVE AND IS LABELED AS "AC" (TERRACES, ALTHOUGH INCLUDED IN THE TOTAL SQUARE FOOTAGE, ARE NOT PART OF THE UNIT). MEASUREMENTS OF ROOMS SET FORTH ON THIS FLOOR PLAN ARE GENERALLY TAKEN AT THE FURTHEST POINTS OF EACH ROOM OR CORNER IF THE ROOMS WERE A PERFECT RECTANGLE, WITHOUT REGARD FOR ANY CUTOUTS OR VARIATIONS. ACCORDINGLY, THE AREA OF THE ACTUAL ROOM WILL TYPICALLY BE SMALLER THAN THE PRODUCT OBTAINED BY MULTIPLYING THE STATED LENGTH AND WIDTH. ALL DIMENSIONS ARE ESTIMATES WHICH WILL VARY WITH ACTUAL CONSTRUCTION, AND ALL FLOOR PLANS, SPECIFICATIONS AND OTHER DEVELOPMENT PLANS ARE PROPOSED AND CONCEPTUAL ONLY, WHICH ARE SUBJECT TO CHANGE, AND WILL NOT NECESSARILY ACCURATELY REFLECT THE FINAL PLANS AND SPECIFICATIONS FOR THE DEVELOPMENT.



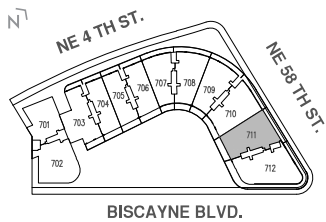
BOULEVARD 57

# MODEL D-26

LOWER PH

3 BEDROOMS | 3.5 BATHS | FAMILY ROOM

Interior	3,748 Sq. Ft.	348 Sq. M.
Outdoor living	885 Sq. Ft.	82 Sq. M.
<b>Total</b>	<b>4,633 Sq. Ft.</b>	<b>430 Sq. M.</b>



STATED SQUARE FOOTAGES AND DIMENSIONS ARE MEASURED TO THE EXTERIOR BOUNDARIES OF THE EXTERIOR WALLS AND THE CENTERLINE OF EXTERIOR DIMENSION WALLS AND IN FACT VARY FROM THE DIMENSIONS THAT WOULD BE DETERMINED BY USING THE DESCRIPTION AND DEFINITION OF THE "UNIT" SET FORTH IN THE DECLARATION, WHICH GENERALLY ONLY INCLUDES THE INTERIOR AIRSPACE BETWEEN THE PERIMETER WALLS AND EXCLUDES ALL INTERIOR STRUCTURAL COMPONENTS AND OTHER COMMON AREAS. THIS METHOD IS GENERALLY USED IN SALES MATERIALS AND IS PROVIDED TO ALLOW A PROSPECTIVE BUYER TO COMPARE THE UNITS WITH UNITS IN OTHER CONDOMINIUM PROJECTS THAT UTILIZE THE SAME METHOD FOR YOUR REFERENCE. THE AREA OF THE UNIT DETERMINED IN ACCORDANCE WITH THESE DEFINED UNIT BOUNDARIES IS SET FORTH ABOVE AND IS LABELED AS "AC" (TERRACES, ALTHOUGH INCLUDED IN THE TOTAL SQUARE FOOTAGE, ARE NOT PART OF THE UNIT). MEASUREMENTS OF ROOMS SET FORTH ON THIS FLOOR PLAN ARE GENERALLY TAKEN AT THE FURTHEST POINTS OF EACH ROOM WHERE A PERFECT RECTANGLE, WITHOUT REGARD FOR ANY CUTOUTS OR VARIATIONS. ACCORDINGLY, THE AREA OF THE ACTUAL ROOM WILL TYPICALLY BE SMALLER THAN THE PRODUCT OBTAINED BY MULTIPLYING THE STATED LENGTH AND WIDTH. ALL DIMENSIONS ARE ESTIMATES WHICH WILL VARY WITH ACTUAL CONSTRUCTION, AND ALL FLOOR PLANS, SPECIFICATIONS AND OTHER DEVELOPMENT PLANS ARE PROPOSED AND CONCEPTUAL ONLY WHICH ARE SUBJECT TO CHANGE AND WILL NOT NECESSARILY ACCURATELY REFLECT THE FINAL PLANS AND SPECIFICATIONS FOR THE DEVELOPMENT.



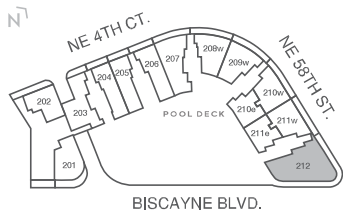
**BOULEVARD 57**

# MODEL F-1

LEVEL 2

4 BEDROOMS | 5.5 BATHS | FAMILY ROOM | STAFF

Interior	3,721 Sq. Ft.	346 Sq. M.
Outdoor living	1,667 Sq. Ft.	155 Sq. M.
<b>Total</b>	<b>5,388 Sq. Ft.</b>	<b>501 Sq. M.</b>



BISCAYNE BLVD.



STATED SQUARE FOOTAGES AND DIMENSIONS ARE MEASURED TO THE EXTERIOR BOUNDARIES OF THE EXTERIOR WALLS AND IN FACT VARY FROM THE DIMENSIONS THAT WOULD BE DETERMINED BY USING THE DESCRIPTION AND DEFINITION OF THE "UNIT" SET FORTH IN THE DECLARATION WHICH GENERALLY ONLY INCLUDES THE INTERIOR AIRSPACE BETWEEN THE PERIMETER WALLS AND EXCLUDES ALL INTERIOR STRUCTURAL COMPONENTS AND OTHER COMMON AREAS. THIS METHOD IS GENERALLY USED IN SALES MATERIALS AND IS PROVIDED TO ALLOW A PROSPECTIVE BUYER TO COMPARE THE UNITS WITH UNITS IN OTHER CONDOMINIUM PROJECTS THAT UTILIZE THE SAME METHOD FOR YOUR REFERENCE. THE AREA OF THE UNIT DETERMINED IN ACCORDANCE WITH THESE DEFINED UNIT BOUNDARIES IS SET FORTH ABOVE AND IS LABELED AS "AC" TERRACES, ALTHOUGH INCLUDED IN THE TOTAL SQUARE FOOTAGE, ARE NOT PART OF THE UNIT. MEASUREMENTS OF ROOMS SET FORTH ON THIS FLOOR PLAN ARE GENERALLY TAKEN AT THE FURTHEST POINTS OF EACH ROOM AS IF THE ROOM WERE A PERFECT RECTANGLE, WITHOUT REGARD FOR ANY CUTOUTS OR VARIATIONS. ACCORDINGLY, THE AREA OF THE ACTUAL ROOM WILL TYPICALLY BE SMALLER THAN THE PRODUCT OBTAINED BY MULTIPLYING THE STATED LENGTH AND WIDTH. ALL DIMENSIONS ARE ESTIMATES WHICH WILL VARY WITH ACTUAL CONSTRUCTION, AND ALL FLOOR PLANS, SPECIFICATIONS AND OTHER DEVELOPMENT PLANS ARE PROPOSED AND CONCEPTUAL ONLY WHICH ARE SUBJECT TO CHANGE AND WILL NOT NECESSARILY ACCURATELY REFLECT THE FINAL PLANS AND SPECIFICATIONS FOR THE DEVELOPMENT.



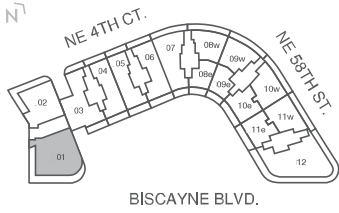
BOULEVARD 57

# MODEL F-2

LEVELS 3-7

4 BEDROOMS | 5.5 BATHS | FAMILY ROOM  
STAFF

Interior	3,774 Sq. Ft.	351 Sq. M.
Outdoor living	1,206 Sq. Ft.	112 Sq. M.
<b>Total</b>	<b>4,980 Sq. Ft.</b>	<b>463 Sq. M.</b>



CREATED SQUARE FOOTAGES AND DIMENSIONS ARE MEASURED TO THE EXTERIOR BOUNDARIES OF THE EXTERIOR WALLS AND THE CENTERLINE OF INTERIOR DEMISING WALLS AND IN FACT VARY FROM THE DIMENSIONS THAT WOULD BE OBTAINED BY USING THE DESCRIPTION AND DEFINITION OF THE "UNIT" SET FORTH IN THE DECLARATION, WHICH GENERALLY ONLY INCLUDES THE EXTERIOR AIRSPACE BETWEEN THE PERIMETER WALLS AND EXCLUDES ALL INTERIOR STRUCTURAL COMPONENTS AND OTHER COMMON ELEMENTS. THIS METHOD IS GENERALLY USED IN SALES MATERIALS AND IS PROVIDED TO ALLOW A PROSPECTIVE BUYER TO COMPARE THE UNITS WITH UNITS IN OTHER CONDOMINIUM PRODUCTS THAT UTILIZE THE SAME METHOD. FOR YOUR REFERENCE, THE AREA OF THE UNIT DETERMINED IN ACCORDANCE WITH THESE OBTAINED UNIT BOUNDARIES IS SET FORTH ABOVE AND IS LABELED AS "AC" (TERRACES, ALTHOUGH INCLUDED IN THE TOTAL SQUARE FOOTAGE, ARE NOT PART OF THE UNIT). MEASUREMENTS OF ROOMS SET FORTH ON THIS FLOOR PLAN ARE GENERALLY TAKEN AT THE FARTHEST POINTS OF EACH GIVEN ROOM (AS IF THE ROOM WERE A PERFECT RECTANGLE), WITHOUT REGARD FOR ANY CUTOUTS OR VARIATIONS. ACCORDINGLY, THE AREA OF THE ACTUAL ROOM WILL TYPICALLY BE SMALLER THAN THE PRODUCT OBTAINED BY MULTIPLYING THE STATED LENGTH AND WIDTH. ALL DIMENSIONS ARE ESTIMATES WHICH WILL VARY WITH ACTUAL CONSTRUCTION, AND ALL FLOOR PLANS, SPECIFICATIONS AND OTHER DEVELOPMENT PLANS ARE PROPOSED AND CONCEPTUAL ONLY WHICH ARE SUBJECT TO CHANGE AND WILL NOT NECESSARILY ACCURATELY REFLECT THE FINAL PLANS AND SPECIFICATIONS FOR THE DEVELOPMENT.





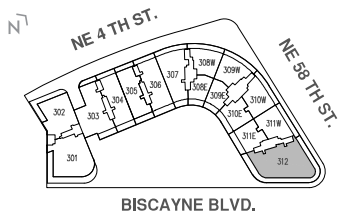
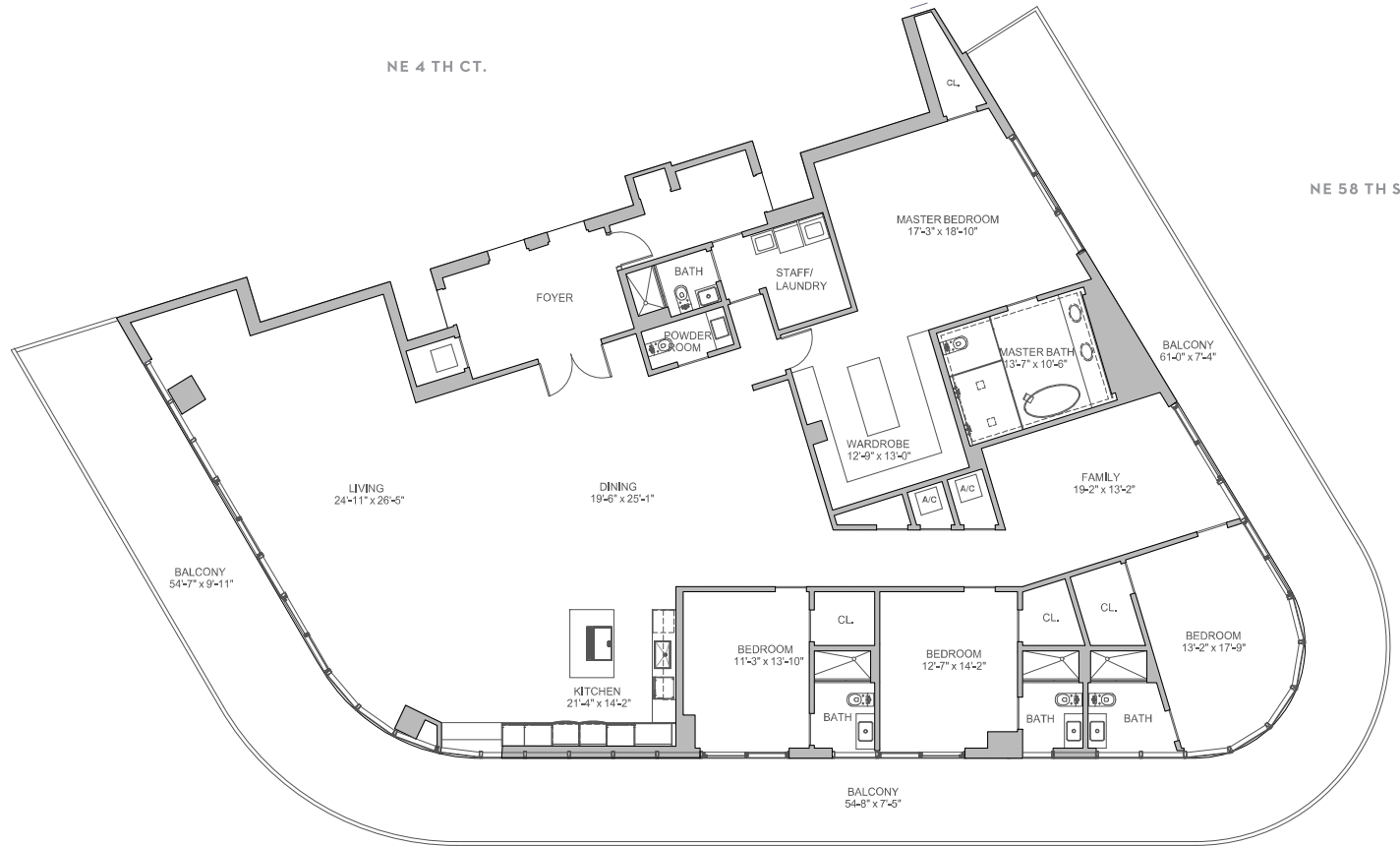
BOULEVARD 57

# MODEL F-3

LEVEL 3

4 BEDROOMS | 5.5 BATHS | FAMILY ROOM  
STAFF

Residence	4,343 Sq. Ft.	403 Sq. M.
Outdoor living	1,783 Sq. Ft.	166 Sq. M.
<b>Total</b>	<b>6,126 Sq. Ft.</b>	<b>569 Sq. M.</b>



STATED SQUARE FOOTAGES AND DIMENSIONS ARE MEASURED TO THE EXTERIOR BOUNDARIES OF THE EXTERIOR WALLS AND THE CENTERLINE OF INTERIOR DEMING WALLS AND IN FACT VARY FROM THE DIMENSIONS THAT WOULD BE DETERMINED BY USING THE DESCRIPTION AND DEFINITION OF THE "UNIT" SET FORTH IN THE DECLARATION WHICH GENERALLY ONLY INCLUDES THE INTERIOR AIRSPACE BETWEEN THE PERIMETER WALLS AND EXCLUDES ALL INTERIOR STRUCTURAL COMPONENTS AND OTHER COMMON AREAS. THIS METHOD IS GENERALLY USED IN SALES MATERIALS AND IS PROVIDED TO ALLOW A PROSPECTIVE BUYER TO COMPARE THE UNITS WITH UNITS IN OTHER CONDOMINIUM PROJECTS THAT UTILIZE THE SAME METHOD FOR YOUR REFERENCE. THE AREA OF THE UNIT DETERMINED IN ACCORDANCE WITH THESE DEFINED UNIT BOUNDARIES IS SET FORTH ABOVE AND IS LABELED AS "AC" (TERRACES, ALTHOUGH INCLUDED IN THE TOTAL SQUARE FOOTAGE, ARE NOT PART OF THE UNIT). MEASUREMENTS OF ROOMS SET FORTH ON THE FLOOR PLAN ARE GENERALLY TAKEN AT THE FURTHEST POINTS OF EACH ROOM (E.G. ROOMS WITH A RECTANGULAR ROOM AS IF THE ROOM WERE A PERFECT RECTANGLE) WITHOUT REGARD FOR ANY CUTOUTS OR VARIATIONS. ACCORDINGLY, THE AREA OF THE ACTUAL ROOM WILL TYPICALLY BE SMALLER THAN THE PRODUCT OBTAINED BY MULTIPLYING THE STATED LENGTH AND WIDTH. ALL DIMENSIONS ARE ESTIMATES WHICH WILL VARY WITH ACTUAL CONSTRUCTION, AND ALL FLOOR PLANS, SPECIFICATIONS AND OTHER DEVELOPMENT PLANS ARE PROPOSED AND CONCEPTUAL ONLY WHICH ARE SUBJECT TO CHANGE AND WILL NOT NECESSARILY ACCURATELY REFLECT THE FINAL PLANS AND SPECIFICATIONS FOR THE DEVELOPMENT.



BOULEVARD 57

# MODEL F-7

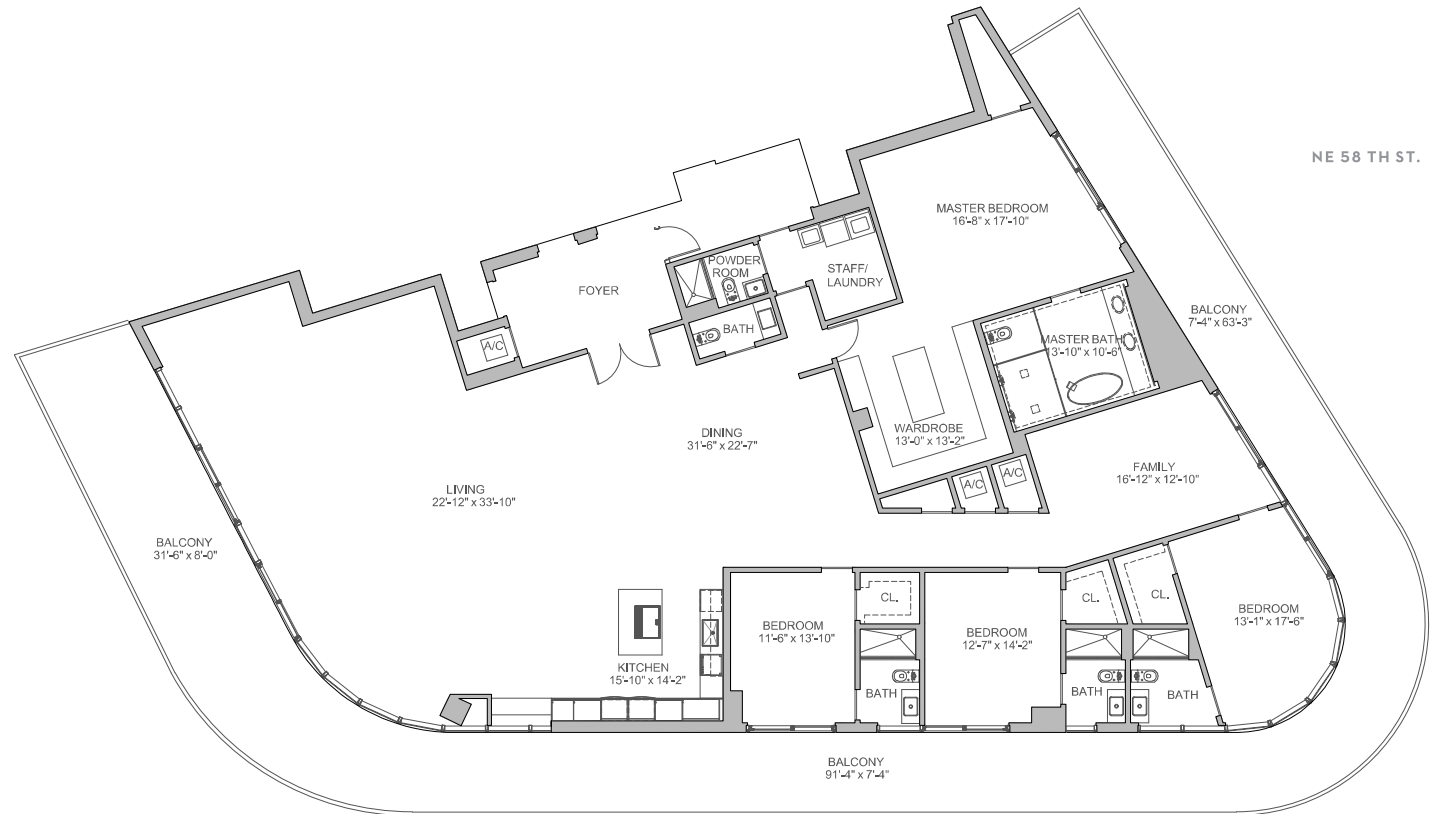
LEVEL 7

4 BEDROOMS | 5.5 BATHS | FAMILY ROOM  
STAFF

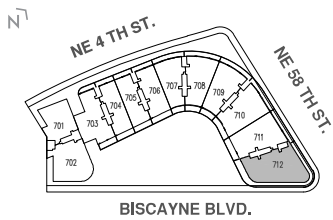
Interior	4,573, Sq. Ft.	425 Sq. M.
Outdoor living	1,884 Sq. Ft.	175 Sq. M.
<b>Total</b>	<b>6,457 Sq. Ft.</b>	<b>600 Sq. M.</b>

NE 4 TH CT.

NE 58 TH ST.



BISCAYNE BLVD.



STATED SQUARE FOOTAGES AND DIMENSIONS ARE MEASURED TO THE EXTERIOR BOUNDARIES OF THE EXTERIOR WALLS AND THE CENTERLINE OF INTERIOR DIMENSION WALLS AND IN FACT VARY FROM THE DIMENSIONS THAT WOULD BE DETERMINED BY USING THE DESCRIPTION AND DEFINITION OF THE "UNIT" SET FORTH IN THE DECLARATION, WHICH GENERALLY ONLY INCLUDES THE INTERIOR AIRSPACE BETWEEN THE PERIMETER WALLS AND EXCLUDES ALL INTERIOR STRUCTURAL COMPONENTS AND OTHER COMMON AREAS. THIS METHOD IS GENERALLY USED IN SALES MATERIALS AND IS PROVIDED TO ALLOW A PROSPECTIVE BUYER TO COMPARE THE UNITS WITH UNITS IN OTHER CONDOMINIUM PROJECTS THAT UTILIZE THE SAME METHOD FOR YOUR REFERENCE. THE AREA OF THE UNIT, DETERMINED IN ACCORDANCE WITH THESE DEFINED UNIT BOUNDARIES, IS SET FORTH ABOVE AND IS LABELED AS "AC" (TERRACES, ALTHOUGH INCLUDED IN THE TOTAL SQUARE FOOTAGE, ARE NOT PART OF THE UNIT). MEASUREMENTS OF ROOMS SET FORTH ON THIS FLOOR PLAN, ARE GENERALLY TAKEN AT THE FURTHEST POINTS OF EACH ROOM AS IF THE ROOM WERE A PERFECT RECTANGLE, WITHOUT REGARD FOR ANY CUTOUTS OR VARIATIONS. ACCORDINGLY, THE AREA OF THE ACTUAL ROOM WILL TYPICALLY BE SMALLER THAN THE PRODUCT OBTAINED BY MULTIPLYING THE STATED LENGTH AND WIDTH. ALL DIMENSIONS ARE ESTIMATES WHICH WILL VARY WITH ACTUAL CONSTRUCTION, AND ALL FLOOR PLANS, SPECIFICATIONS AND OTHER DEVELOPMENT PLANS ARE PROPOSED AND CONCEPTUAL ONLY, WHICH ARE SUBJECT TO CHANGE AND WILL NOT NECESSARILY ACCURATELY REFLECT THE FINAL PLANS AND SPECIFICATIONS FOR THE DEVELOPMENT.



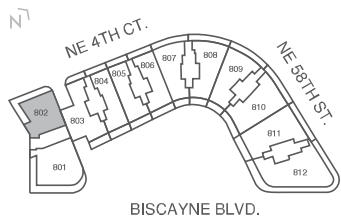
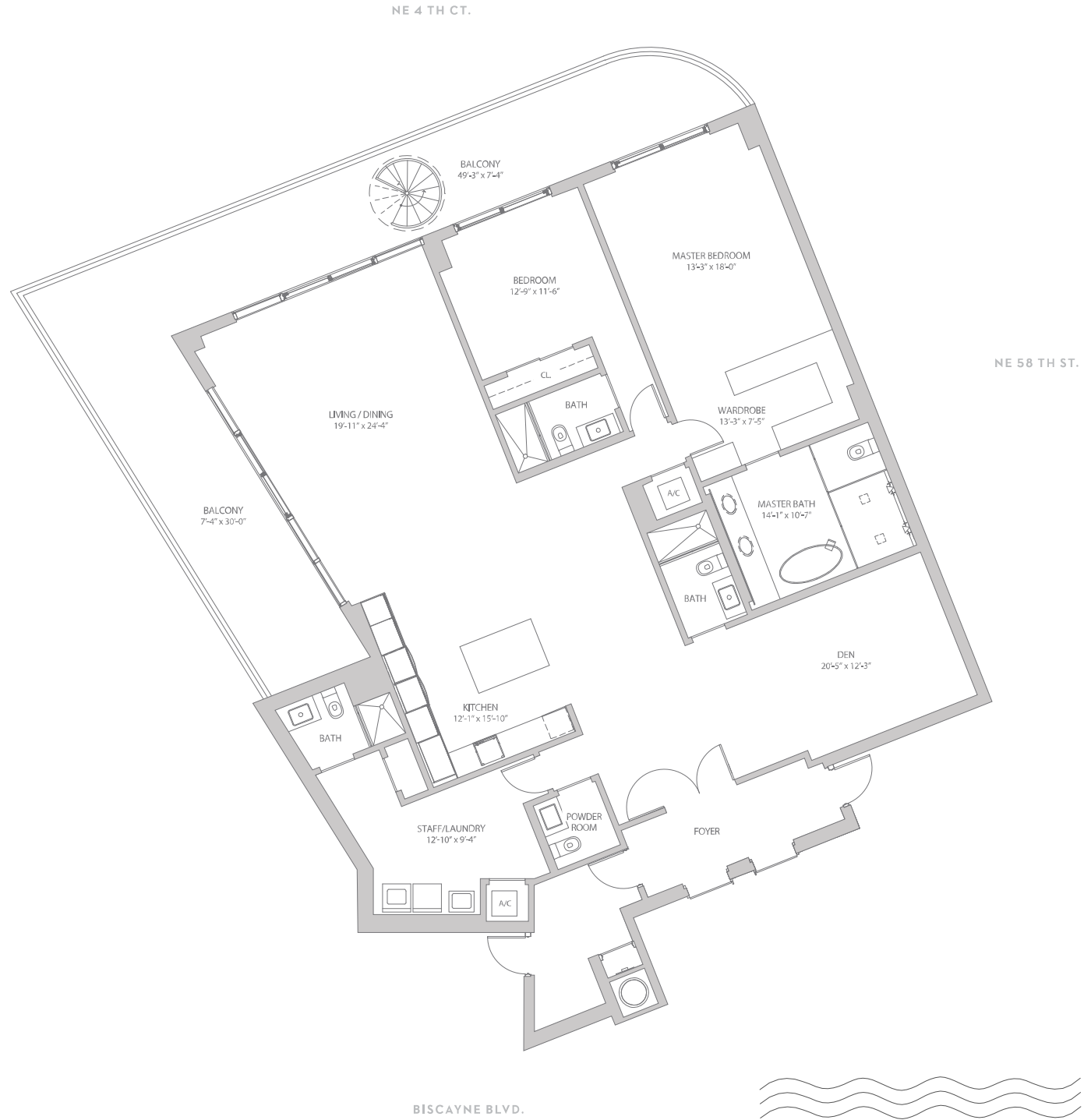
BOULEVARD 57

# PH.02

PENTHOUSE

2 BEDROOMS | 4.5 BATHS | DEN | STAFF

Interior	2,756 Sq. Ft.	256 Sq. M.
Outdoor living	728 Sq. Ft.	68 Sq. M.
Rooftop	2,052 Sq. Ft.	191 Sq. M.
<b>Total</b>	<b>5,536 Sq. Ft.</b>	<b>515 Sq. M.</b>



STATED SQUARE FOOTAGES AND DIMENSIONS ARE MEASURED TO THE EXTERIOR BOUNDARIES OF THE EXTERIOR WALLS AND THE CENTERLINE OF EXTERIOR DIMENSIONING WALLS AND IN FACT VARY FROM THE DIMENSIONS THAT WOULD BE DETERMINED BY USING THE DESCRIPTION AND DEFINITION OF THE "UNIT" SET FORTH IN THE DECLARATION, WHICH GENERALLY ONLY INCLUDES THE INTERIOR AIRSPACE BETWEEN THE PERIMETER WALLS AND EXCLUDES ALL INTERIOR STRUCTURAL COMPONENTS AND OTHER COMMON AREAS. THIS METHOD IS GENERALLY USED IN SALES MATERIALS AND IS PROVIDED TO ALLOW A PROSPECTIVE BUYER TO COMPARE THE UNITS WITH UNITS IN OTHER CONDOMINIUM PROJECTS THAT UTILIZE THE SAME METHOD FOR YOUR REFERENCE. THE AREA OF THE UNIT DETERMINED IN ACCORDANCE WITH THESE DEFINED UNIT BOUNDARIES IS SET FORTH ABOVE AND IS LABELED AS "AC" (TERRACES, ALTHOUGH INCLUDED IN THE TOTAL SQUARE FOOTAGE, ARE NOT PART OF THE UNIT). MEASUREMENTS OF ROOMS SET FORTH ON THIS FLOOR PLAN ARE GENERALLY TAKEN AT THE FURTHEST POINTS OF EACH ROOM AS IF THE ROOM WERE A PERFECT RECTANGLE, WITHOUT REGARD FOR ANY CUTOUTS OR VARIATIONS. ACCORDINGLY, THE AREA OF THE ACTUAL ROOM WILL TYPICALLY BE SMALLER THAN THE PRODUCT OBTAINED BY MULTIPLYING THE STATED LENGTH AND WIDTH. ALL DIMENSIONS ARE ESTIMATES WHICH WILL VARY WITH ACTUAL CONSTRUCTION AND ALL FLOOR PLANS, SPECIFICATIONS AND OTHER DEVELOPMENT PLANS ARE PROPOSED AND CONCEPTUAL ONLY, WHICH ARE SUBJECT TO CHANGE AND WILL NOT NECESSARILY ACCURATELY REFLECT THE FINAL PLANS AND SPECIFICATIONS FOR THE DEVELOPMENT.



BOULEVARD 57

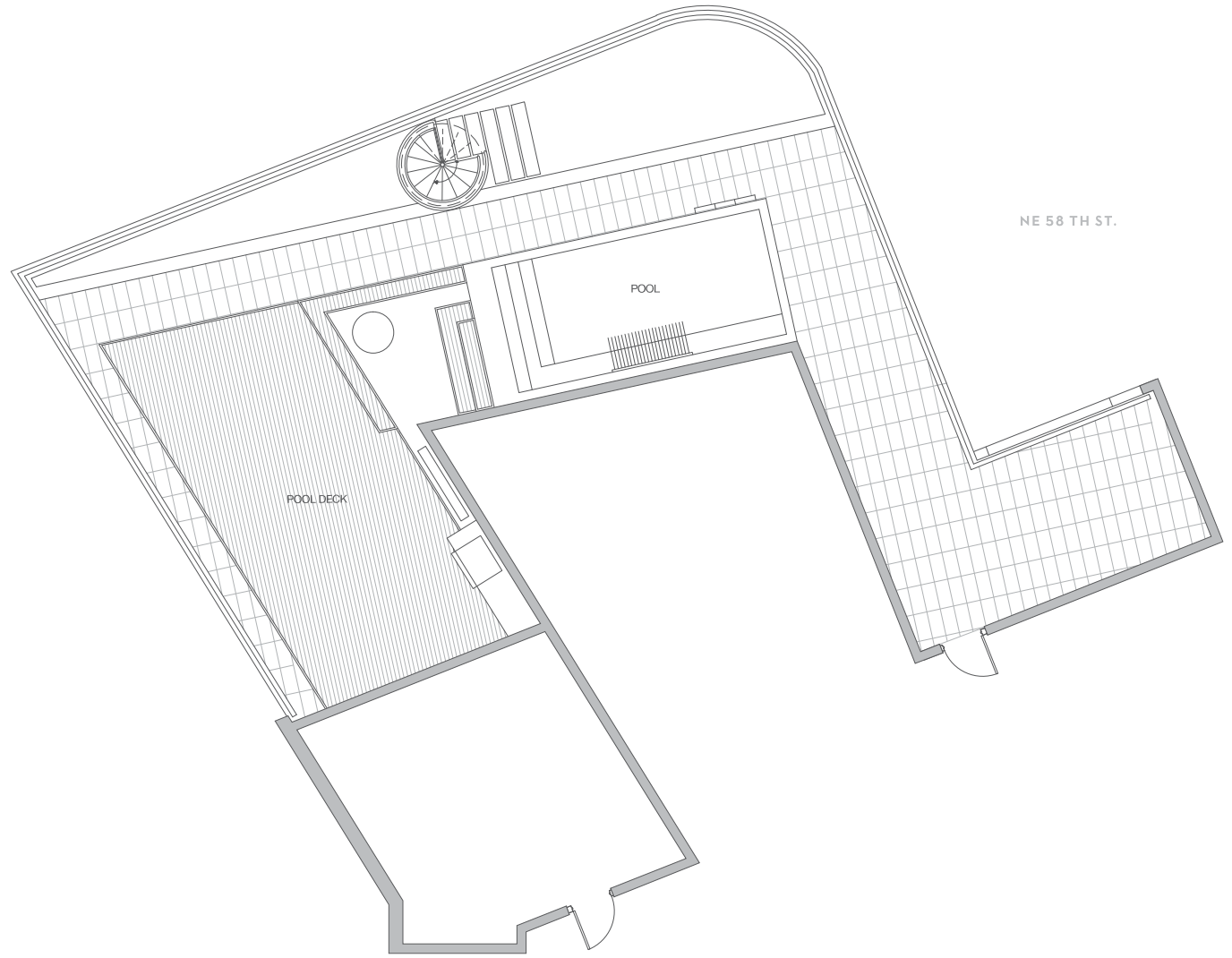
NE 4 TH CT.

# PH.02

ROOFTOP

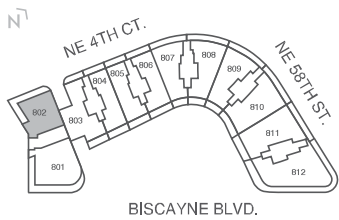
2 BEDROOMS | 4.5 BATHS | DEN | STAFF

Rooftop 2,052 Sq. Ft. 191 Sq. M.



NE 58 TH ST.

BISCAYNE BLVD.



STATED SQUARE FOOTAGES AND DIMENSIONS ARE MEASURED TO THE EXTERIOR BOUNDARIES OF THE EXTERIOR WALLS AND THE CENTERLINE OF INTERIOR PARTITION WALLS AND IN FACT VARY FROM THE DIMENSIONS THAT WOULD BE DETERMINED BY USING THE DESCRIPTION AND DEFINITION OF THE "UNIT" SET FORTH IN THE DECLARATION, WHICH GENERALLY ONLY ENCLOSES THE INTERIOR AIRSPACE BETWEEN THE PERIMETER WALLS AND EXCLUDES ALL INTERIOR STRUCTURAL COMPONENTS AND OTHER COMMON AREAS. THIS METHOD IS GENERALLY USED IN SALES MATERIALS AND IS PROVIDED TO ALLOW A PROSPECTIVE BUYER TO COMPARE THE UNITS WITH UNITS IN OTHER CONDOMINIUM PROJECTS THAT UTILIZE THE SAME METHOD FOR YOUR REFERENCE. THE AREA OF THE UNIT DETERMINED IN ACCORDANCE WITH THESE DEFINED UNIT BOUNDARIES, IS SET FORTH ABOVE AND IS LABELED AS "AC" (TERRACE, ALTHOUGH INCLUDED IN THE TOTAL SQUARE FOOTAGE, ARE NOT PART OF THE UNIT). MEASUREMENTS OF ROOMS SET FORTH ON THIS FLOOR PLAN ARE GENERALLY TAKEN AT THE FURTHEST POINTS OF EACH ROOM AS IF THE ROOM WERE A PERFECT RECTANGLE WITHOUT REGARD FOR ANY CUTOUTS OR VARIATIONS. ACCORDINGLY, THE AREA OF THE ACTUAL ROOM WILL TYPICALLY BE SMALLER THAN THE PRODUCT OBTAINED BY MULTIPLYING THE STATED LENGTH AND WIDTH. ALL DIMENSIONS ARE ESTIMATES WHICH WILL VARY WITH ACTUAL CONSTRUCTION, AND ALL FLOOR PLANS, SPECIFICATIONS AND OTHER DEVELOPMENT PLANS ARE PROPOSED AND CONCEPTUAL ONLY, WHICH ARE SUBJECT TO CHANGE AND WILL NOT NECESSARILY ACCURATELY REFLECT THE FINAL PLANS AND SPECIFICATIONS FOR THE DEVELOPMENT.

NE 4 TH CT.



BOULEVARD 57

# PH.03

PENTHOUSE

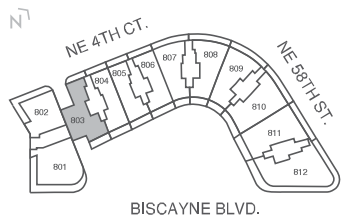
3 BEDROOMS | 3.5 BATHS | FAMILY ROOM

Interior	3,383 Sq. Ft.	314 Sq. M.
Outdoor living	538 Sq. Ft.	50 Sq. M.
Rooftop	1,797 Sq. Ft.	167 Sq. M.
<b>Total</b>	<b>5,718 Sq. Ft.</b>	<b>531 Sq. M.</b>



NE 58 TH ST.

BISCAYNE BLVD.



STATED SQUARE FOOTAGES AND DIMENSIONS ARE MEASURED TO THE EXTERIOR BOUNDARIES OF THE EXTERIOR WALLS AND THE CENTERLINE OF INTERIOR PARTITION WALLS AND IN FACT VARY FROM THE DIMENSIONS THAT WOULD BE DETERMINED BY USING THE DESCRIPTION AND DIMENSION OF THE "UNIT" SET FORTH IN THE DECLARATION, WHICH GENERALLY ONLY INCLUDES THE INTERIOR AIRSPACE BETWEEN THE PERIMETER WALLS AND EXCLUDES ALL INTERIOR STRUCTURAL COMPONENTS AND OTHER COMMON AREAS AND ELEMENTS. THIS METHOD IS GENERALLY USED IN SALES MATERIALS AND IS PROVIDED TO ALLOW A PROSPECTIVE BUYER TO COMPARE THE UNITS WITH UNITS IN OTHER CONDOMINIUM PROJECTS THAT UTILIZE THE SAME METHOD FOR YOUR REFERENCE. THE AREA OF THE UNIT DETERMINED IN ACCORDANCE WITH THESE DEFINED UNIT BOUNDARIES IS SET FORTH ABOVE AND IS LABELED AS "AC" (TERRACES, ALTHOUGH INCLUDED IN THE TOTAL SQUARE FOOTAGE, ARE NOT PART OF THE UNIT). MEASUREMENTS OF ROOMS SET FORTH ON THIS FLOOR PLAN ARE GENERALLY TAKEN AT THE FARTHEST POINTS OF EACH ROOM AS IF THE ROOM WERE A PERFECT RECTANGLE, WITHOUT REGARD FOR ANY CUTOUTS OR VARIATIONS. ACCORDINGLY, THE AREA OF THE ACTUAL ROOM WILL TYPICALLY BE SMALLER THAN THE PRODUCT OBTAINED BY MULTIPLYING THE STATED LENGTH AND WIDTH. ALL DIMENSIONS ARE ESTIMATES WHICH WILL VARY WITH ACTUAL CONSTRUCTION, AND ALL FLOOR PLANS, SPECIFICATIONS AND OTHER DEVELOPMENT PLANS ARE PROPOSED AND CONCEPTUAL ONLY, WHICH ARE SUBJECT TO CHANGE AND WILL NOT NECESSARILY ACCURATELY REFLECT THE FINAL PLANS AND SPECIFICATIONS FOR THE DEVELOPMENT.



BOULEVARD 57

# PH.03

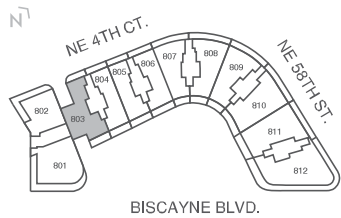
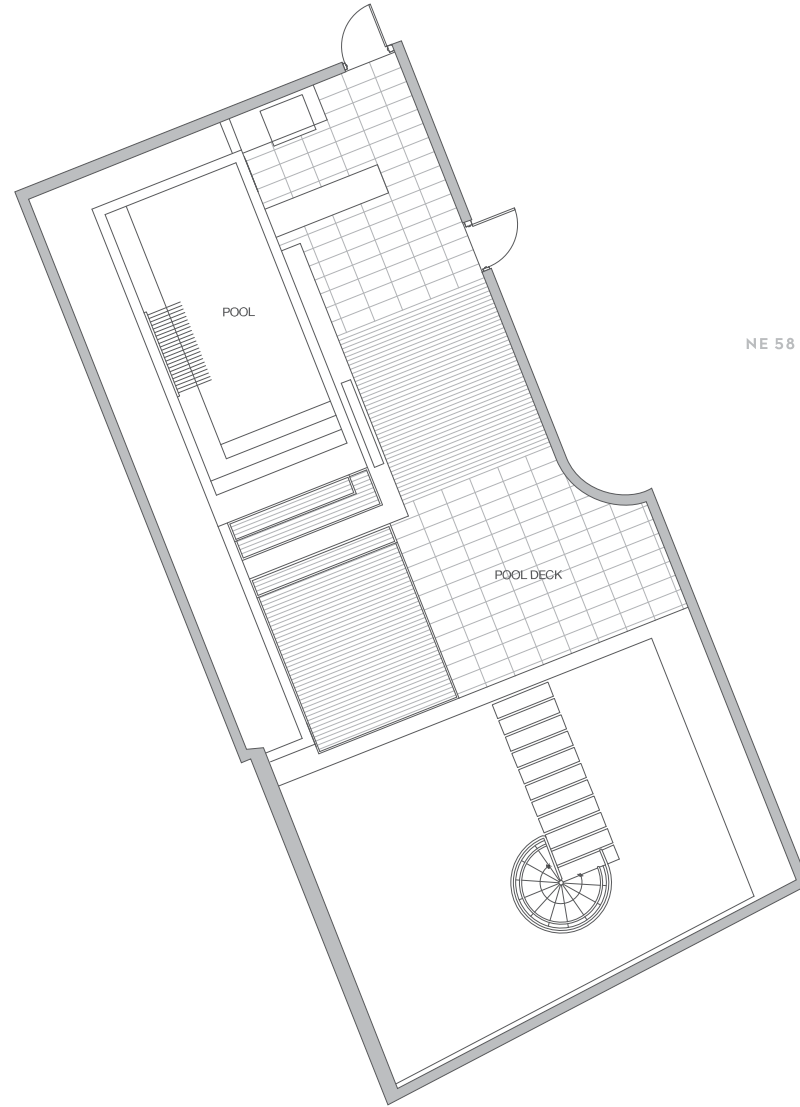
ROOFTOP

3 BEDROOMS | 3.5 BATHS | FAMILY ROOM

Rooftop 1,797 Sq. Ft. 167 Sq. M.

NE 4 TH CT.

NE 58 TH ST.



BISCAYNE BLVD.



STATED SQUARE FOOTAGES AND DIMENSIONS ARE MEASURED TO THE EXTERIOR BOUNDARIES OF THE EXTERIOR WALLS AND THE CENTERLINE OF INTERIOR DIVIDING WALLS AND IN FACT VARY FROM THE DIMENSIONS THAT WOULD BE DETERMINED BY USING THE DESCRIPTION AND DEFINITION OF THE "UNIT" SET FORTH IN THE DECLARATION, WHICH GENERALLY ONLY INCLUDES THE INTERIOR AIRSPACE BETWEEN THE PERIMETER WALLS AND EXCLUDES ALL INTERIOR STRUCTURAL COMPONENTS AND OTHER COMMON AREAS. THIS METHOD IS GENERALLY USED IN SALES MATERIALS AND IS PROVIDED TO ALLOW A PROSPECTIVE BUYER TO COMPARE THE UNITS WITH UNITS IN OTHER CONDOMINIUM PROJECTS THAT UTILIZE THE SAME METHOD FOR YOUR REFERENCE. THE AREA OF THE UNIT, DETERMINED IN ACCORDANCE WITH THESE DEFINED UNIT BOUNDARIES, IS SET FORTH ABOVE AND IS LABELED AS "AC" (TERRACES, ALTHOUGH INCLUDED IN THE TOTAL SQUARE FOOTAGE, ARE NOT PART OF THE UNIT). MEASUREMENTS OF ROOMS SET FORTH ON THIS FLOOR PLAN ARE GENERALLY TAKEN AT THE FARTHEST POINTS OF EACH ROOM AS IF THE ROOM WERE A PERFECT RECTANGLE WITHOUT REGARD FOR ANY CUTOUTS OR VARIATIONS. ACCORDINGLY, THE AREA OF THE ACTUAL ROOM WILL TYPICALLY BE SMALLER THAN THE PRODUCT OBTAINED BY MULTIPLYING THE STATED LENGTH AND WIDTH. ALL DIMENSIONS ARE ESTIMATES WHICH WILL VARY WITH ACTUAL CONSTRUCTION, AND ALL FLOOR PLANS, SPECIFICATIONS AND OTHER DEVELOPMENT PLANS ARE PROPOSED AND CONCEPTUAL ONLY, WHICH ARE SUBJECT TO CHANGE AND WILL NOT NECESSARILY ACCURATELY REFLECT THE FINAL PLANS AND SPECIFICATIONS FOR THE DEVELOPMENT.



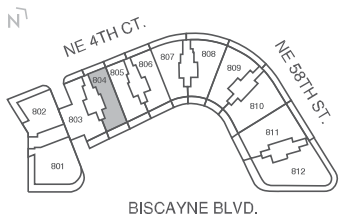
BOULEVARD 57

# PH.04

PENTHOUSE

3 BEDROOMS | 3.5 BATHS

Interior	2,434 Sq. Ft.	226 Sq. M.
Outdoor living	566 Sq. Ft.	53 Sq. M.
Rooftop	1,852 Sq. Ft.	172 Sq. M.
<b>Total</b>	<b>4,852 Sq. Ft.</b>	<b>451 Sq. M.</b>



STATED SQUARE FOOTAGES AND DIMENSIONS ARE MEASURED TO THE EXTERIOR WALLS OF THE EXTERIOR WALLS AND THE CENTERLINE OF INTERIOR PARTITION WALLS AND IN FACT VARY FROM THE DIMENSIONS THAT WOULD BE DETERMINED BY USING THE DESCRIPTION AND DEFINITION OF THE "UNIT" SET FORTH IN THE DECLARATION, WHICH GENERALLY ONLY INCLUDES THE INTERIOR AIRSPACE BETWEEN THE PERIMETER WALLS AND EXCLUDES ALL INTERIOR STRUCTURAL COMPONENTS AND OTHER COMMON AREAS. THIS METHOD IS GENERALLY USED IN SALES MATERIALS AND IS PROVIDED TO ALLOW A PROSPECTIVE BUYER TO COMPARE THE UNITS WITH UNITS IN OTHER CONDOMINIUM PROJECTS THAT UTILIZE THE SAME METHOD FOR YOUR REFERENCE. THE AREA OF THE UNIT, DETERMINED IN ACCORDANCE WITH THESE DEFINED UNIT BOUNDARIES, IS SET FORTH ABOVE AND IS LABELED AS "AC" (TERRACES, ALTHOUGH INCLUDED IN THE TOTAL SQUARE FOOTAGE, ARE NOT PART OF THE UNIT). MEASUREMENTS OF ROOMS SET FORTH ON THIS FLOOR PLAN ARE GENERALLY TAKEN AT THE FURTHEST POINTS OF EACH ROOM WHEN A PERFECT RECTANGLE, WITHOUT REGARD FOR ANY CUTOUTS OR SANDBARNS. ACCORDINGLY, THE AREA OF THE ACTUAL ROOM WILL TYPICALLY BE SMALLER THAN THE PRODUCT OBTAINED BY MULTIPLYING THE STATED LENGTH AND WIDTH. ALL DIMENSIONS ARE ESTIMATES WHICH WILL VARY WITH ACTUAL CONSTRUCTION AND ALL FLOOR PLANS, SPECIFICATIONS AND OTHER DEVELOPMENT PLANS ARE PROPOSED AND CONCEPTUAL ONLY, WHICH ARE SUBJECT TO CHANGE AND WILL NOT NECESSARILY ACCURATELY REFLECT THE FINAL PLANS AND SPECIFICATIONS FOR THE DEVELOPMENT.



BOULEVARD 57

# PH.04

ROOFTOP

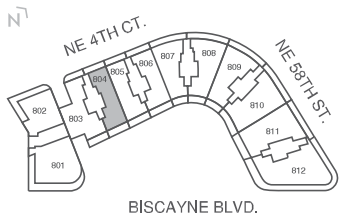
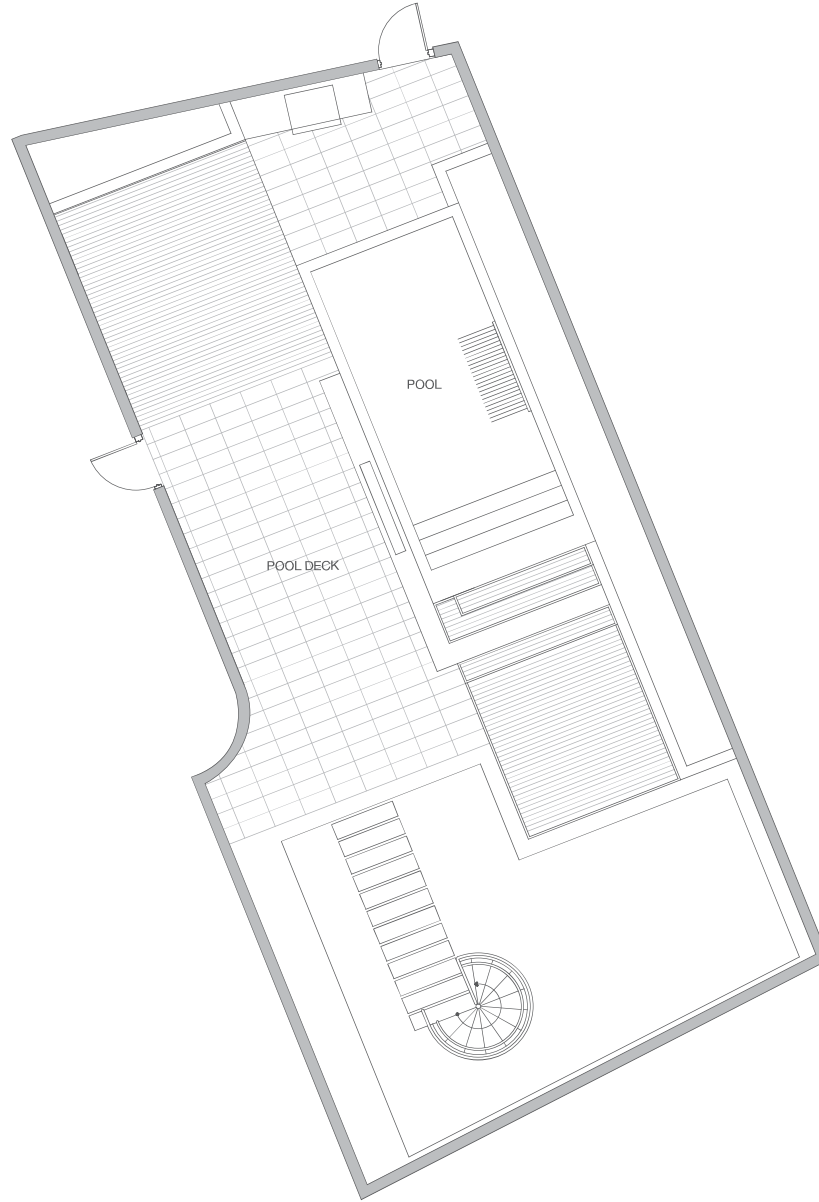
3 BEDROOMS | 3.5 BATHS

Rooftop 1,852 Sq. Ft. 172 Sq. M.

NE 4 TH CT.

NE 58 TH ST.

BISCAYNE BLVD.



STATED SQUARE FOOTAGES AND DIMENSIONS ARE MEASURED TO THE EXTERIOR BOUNDARIES OF THE EXTERIOR WALLS AND THE CENTERLINE OF INTERIOR DEMISING WALLS AND IN FACT VARY FROM THE DIMENSIONS THAT WOULD BE DETERMINED BY USING THE DESCRIPTION AND DEFINITION OF THE "UNIT" SET FORTH IN THE DECLARATION WHICH GENERALLY ONLY INCLUDES THE INTERIOR AIRSPACE BETWEEN THE PERIMETER WALLS AND EXCLUDES ALL INTERIOR STRUCTURAL COMPONENTS AND OTHER COMMON AREAS. THIS METHOD IS GENERALLY USED IN SALES MATERIALS AND IS PROVIDED TO ALLOW A PROSPECTIVE BUYER TO COMPARE THE UNITS WITH UNITS IN OTHER CONDOMINIUM PROJECTS THAT UTILIZE THE SAME METHOD FOR YOUR REFERENCE. THE AREA OF THE UNIT DETERMINED IN ACCORDANCE WITH THESE DEFINED UNIT BOUNDARIES IS SET FORTH ABOVE AND IS LABELED AS "AC" (TERRACES, ALTHOUGH INCLUDED IN THE TOTAL SQUARE FOOTAGE, ARE NOT PART OF THE UNIT). MEASUREMENTS OF ROOMS SET FORTH ON THIS FLOOR PLAN ARE GENERALLY TAKEN AT THE FURTHEST POINTS OF EACH ROOM (GREEN ROOMS) AS IF THE ROOM WERE A PERFECT RECTANGLE, WITHOUT REGARD FOR ANY CUTOUTS OR VARIATIONS. ACCORDINGLY, THE AREA OF THE ACTUAL ROOM WILL TYPICALLY BE SMALLER THAN THE PRODUCT OBTAINED BY MULTIPLYING THE STATED LENGTH AND WIDTH. ALL DIMENSIONS ARE ESTIMATES WHICH WILL VARY WITH ACTUAL CONSTRUCTION, AND ALL FLOOR PLANS, SPECIFICATIONS AND OTHER DEVELOPMENT PLANS ARE PROPOSED AND CONCEPTUAL ONLY WHICH ARE SUBJECT TO CHANGE AND WILL NOT NECESSARILY ACCURATELY REFLECT THE FINAL PLANS AND SPECIFICATIONS FOR THE DEVELOPMENT.





BOULEVARD 57

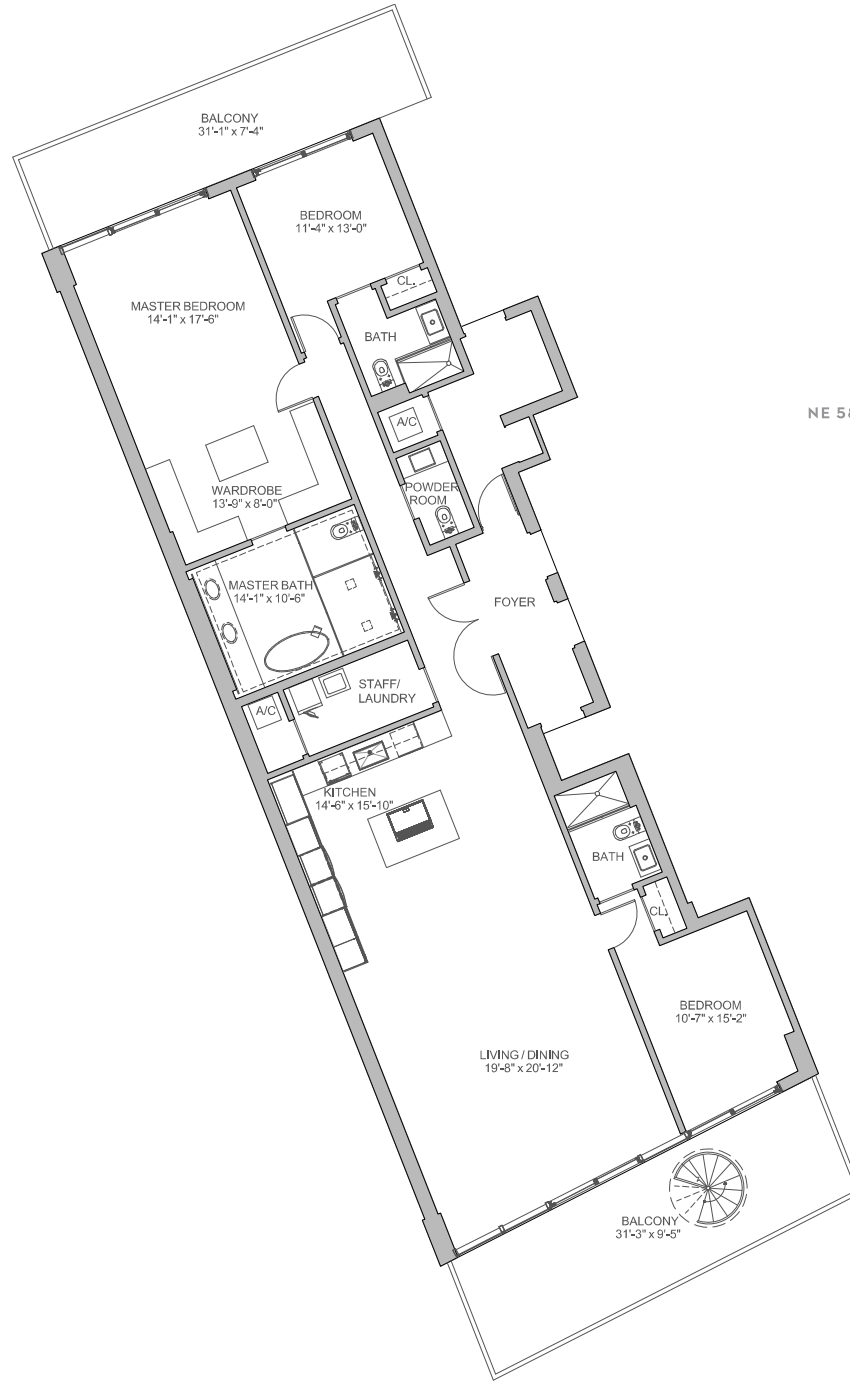
# PH.05

PENTHOUSE

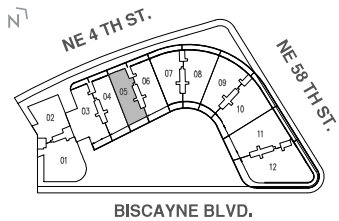
3 BEDROOMS | 3.5 BATHS

Interior	2,345 Sq. Ft.	218 Sq. M.
Outdoor living	566 Sq. Ft.	53 Sq. M.
Rooftop	1,634 Sq. Ft.	152 Sq. M.
<b>Total</b>	<b>4,545 Sq. Ft.</b>	<b>423 Sq. M.</b>

NE 4 TH CT.



NE 58 TH ST.



BISCAYNE BLVD.

STATED SQUARE FOOTAGES AND DIMENSIONS ARE MEASURED TO THE EXTERIOR BOUNDARIES OF THE EXTERIOR WALLS AND THE CENTERLINE OF INTERIOR DIMENSION WALLS AND IN FACT VARY FROM THE DIMENSIONS THAT WOULD BE DETERMINED BY USING THE DESCRIPTION AND DEFINITION OF THE "UNIT" SET FORTH IN THE DECLARATION, WHICH GENERALLY ONLY INCLUDES THE INTERIOR AIRSPACE BETWEEN THE PERIMETER WALLS AND EXCLUDES ALL INTERIOR STRUCTURAL COMPONENTS AND OTHER COMMON AREAS. THIS METHOD IS GENERALLY USED IN SALES MATERIALS AND IS PROVIDED TO ALLOW A PROSPECTIVE BUYER TO COMPARE THE UNITS WITH UNITS IN OTHER CONDOMINIUM PROJECTS THAT UTILIZE THE SAME METHOD FOR YOUR REFERENCE. THE AREA OF THE UNIT, DETERMINED IN ACCORDANCE WITH THESE DEFINED UNIT BOUNDARIES, IS SET FORTH ABOVE AND IS LABELED AS "AC" (TERRACES, ALTHOUGH INCLUDED IN THE TOTAL SQUARE FOOTAGE, ARE NOT PART OF THE UNIT). MEASUREMENTS OF ROOMS SET FORTH ON THIS FLOOR PLAN ARE GENERALLY TAKEN AT THE FARTHEST POINTS OF EACH ROOM AS IF THE ROOM WERE A PERFECT RECTANGLE, WITHOUT REGARD FOR ANY CUTOUPS OR VARIATIONS. ACCORDINGLY, THE AREA OF THE ACTUAL ROOM WILL TYPICALLY BE SMALLER THAN THE PRODUCT OBTAINED BY MULTIPLYING THE STATED LENGTH AND WIDTH. ALL DIMENSIONS ARE ESTIMATES WHICH WILL VARY WITH ACTUAL CONSTRUCTION, AND ALL FLOOR PLANS, SPECIFICATIONS AND OTHER DEVELOPMENT PLANS ARE PROPOSED AND CONCEPTUAL ONLY WHICH ARE SUBJECT TO CHANGE AND WILL NOT NECESSARILY ACCURATELY REFLECT THE FINAL PLANS AND SPECIFICATIONS FOR THE DEVELOPMENT.



BOULEVARD 57

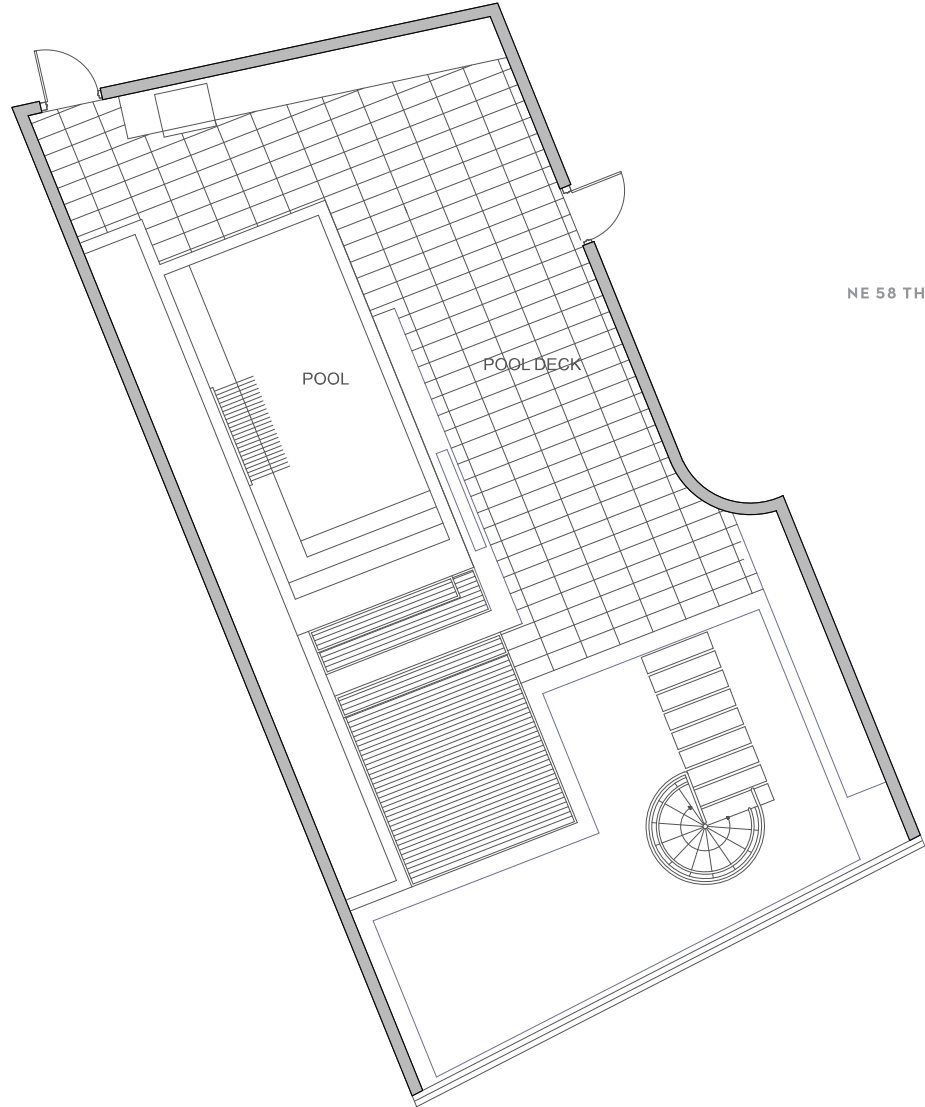
NE 4 TH CT.

# PH.05

ROOFTOP

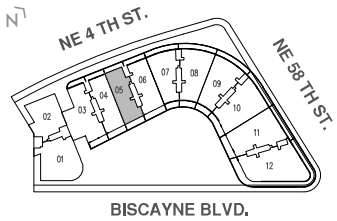
3 BEDROOMS | 3.5 BATHS

Rooftop 1,634 Sq. Ft. 152 Sq. M.



NE 58 TH ST.

BISCAYNE BLVD.



STATED SQUARE FOOTAGES AND DIMENSIONS ARE MEASURED TO THE EXTERIOR BOUNDARIES OF THE EXTERIOR WALLS AND THE CENTERLINE OF INTERIOR DEMING WALLS AND IN FACT VARY FROM THE DIMENSIONS THAT WOULD BE DETERMINED BY USING THE DESCRIPTION AND DEFINITION OF THE "UNIT" SET FORTH IN THE DECLARATION WHICH GENERALLY ONLY INCLUDES THE INTERIOR AIRSPACE BETWEEN THE PERIMETER WALLS AND EXCLUDES ALL INTERIOR STRUCTURAL COMPONENTS AND OTHER COMMON AREAS. THIS METHOD IS GENERALLY USED IN SALES MATERIALS AND IS PROVIDED TO ALLOW A PROSPECTIVE BUYER TO COMPARE THE UNITS WITH UNITS IN OTHER CONDOMINIUM PROJECTS THAT UTILIZE THE SAME METHOD FOR YOUR REFERENCE. THE AREA OF THE UNIT, DETERMINED IN ACCORDANCE WITH THESE DEFINED UNIT BOUNDARIES, IS SET FORTH ABOVE AND IS LABELED AS "AC" TERRACES, ALTHOUGH INCLUDED IN THE TOTAL SQUARE FOOTAGE, ARE NOT PART OF THE UNIT. MEASUREMENTS OF ROOMS SET FORTH ON THIS FLOOR PLAN ARE GENERALLY TAKEN AT THE FURTHEST POINTS OF EACH ROOM TAKEN AS IF THE ROOM WERE A PERFECT RECTANGLE, WITHOUT REGARD FOR ANY CUTOUTS OR VARIATIONS. ACCORDINGLY, THE AREA OF THE ACTUAL ROOM WILL TYPICALLY BE SMALLER THAN THE PRODUCT OBTAINED BY MULTIPLYING THE STATED LENGTH AND WIDTH. ALL DIMENSIONS ARE ESTIMATES WHICH WILL VARY WITH ACTUAL CONSTRUCTION, AND ALL FLOOR PLANS, SPECIFICATIONS AND OTHER DEVELOPMENT PLANS ARE PROPOSED AND CONCEPTUAL ONLY WHICH ARE SUBJECT TO CHANGE AND WILL NOT NECESSARILY ACCURATELY REFLECT THE FINAL PLANS AND SPECIFICATIONS FOR THE DEVELOPMENT.



BOULEVARD 57

# PH.06

PENTHOUSE

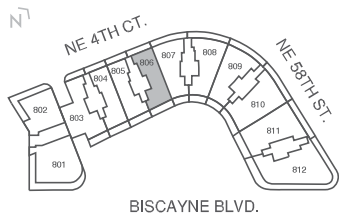
3 BEDROOMS | 3.5 BATHS

Interior	2,521 Sq. Ft.	234 Sq. M.
Outdoor living	641 Sq. Ft.	60 Sq. M.
Rooftop	1,554 Sq. Ft.	144 Sq. M.
<b>Total</b>	<b>4,716 Sq. Ft.</b>	<b>438 Sq. M.</b>

NE 4TH CT.



NE 58 TH ST.



BISCAYNE BLVD.

STATED SQUARE FOOTAGES AND DIMENSIONS ARE MEASURED TO THE EXTERIOR BOUNDARIES OF THE EXTERIOR WALLS AND THE CENTERLINE OF INTERIOR DIVIDING WALLS AND IN FACT VARY FROM THE DIMENSIONS THAT WOULD BE DETERMINED BY USING THE DESCRIPTION AND DEFINITION OF THE "UNIT" SET FORTH IN THE DECLARATION, WHICH, GENERALLY, ONLY INCLUDES THE INTERIOR AIRSPACE BETWEEN THE PERIMETER WALLS AND EXCLUDES ALL EXTERIOR STRUCTURAL COMPONENTS AND OTHER COMMON ELEMENTS. THIS METHOD IS GENERALLY USED IN SALES MATERIALS AND IS PROVIDED TO ALLOW A PROSPECTIVE BUYER TO COMPARE THE UNITS WITH UNITS IN OTHER CONDOMINIUM PROJECTS THAT UTILIZE THE SAME METHOD FOR YOUR REFERENCE. THE AREA OF THE UNIT, DETERMINED IN ACCORDANCE WITH THESE DEFINED UNIT BOUNDARIES, IS SET FORTH ABOVE AND IS LABELED AS "AC" (TERRACES, ALTHOUGH INCLUDED IN THE TOTAL SQUARE FOOTAGE, ARE NOT PART OF THE UNIT). MEASUREMENTS OF ROOMS SET FORTH ON THIS FLOOR PLAN ARE GENERALLY TAKEN AT THE FARTHEST POINTS OF EACH ROOM AS IF THE ROOM WERE A PERFECT RECTANGLE, WITHOUT REGARD FOR ANY CUTOUPS OR SERRATIONS. ACCORDINGLY, THE AREA OF THE ACTUAL ROOM WILL TYPICALLY BE SMALLER THAN THE PRODUCT OBTAINED BY MULTIPLYING THE STATED LENGTH AND WIDTH. ALL DIMENSIONS ARE ESTIMATES WHICH WILL VARY WITH ACTUAL CONSTRUCTION AND ALL FLOOR PLANS, SPECIFICATIONS AND OTHER DEVELOPMENT PLANS ARE PROPOSED AND CONCEPTUAL ONLY WHICH ARE SUBJECT TO CHANGE AND WILL NOT NECESSARILY ACCURATELY REFLECT THE FINAL PLANS AND SPECIFICATIONS FOR THE DEVELOPMENT.



BOULEVARD 57

# PH.06

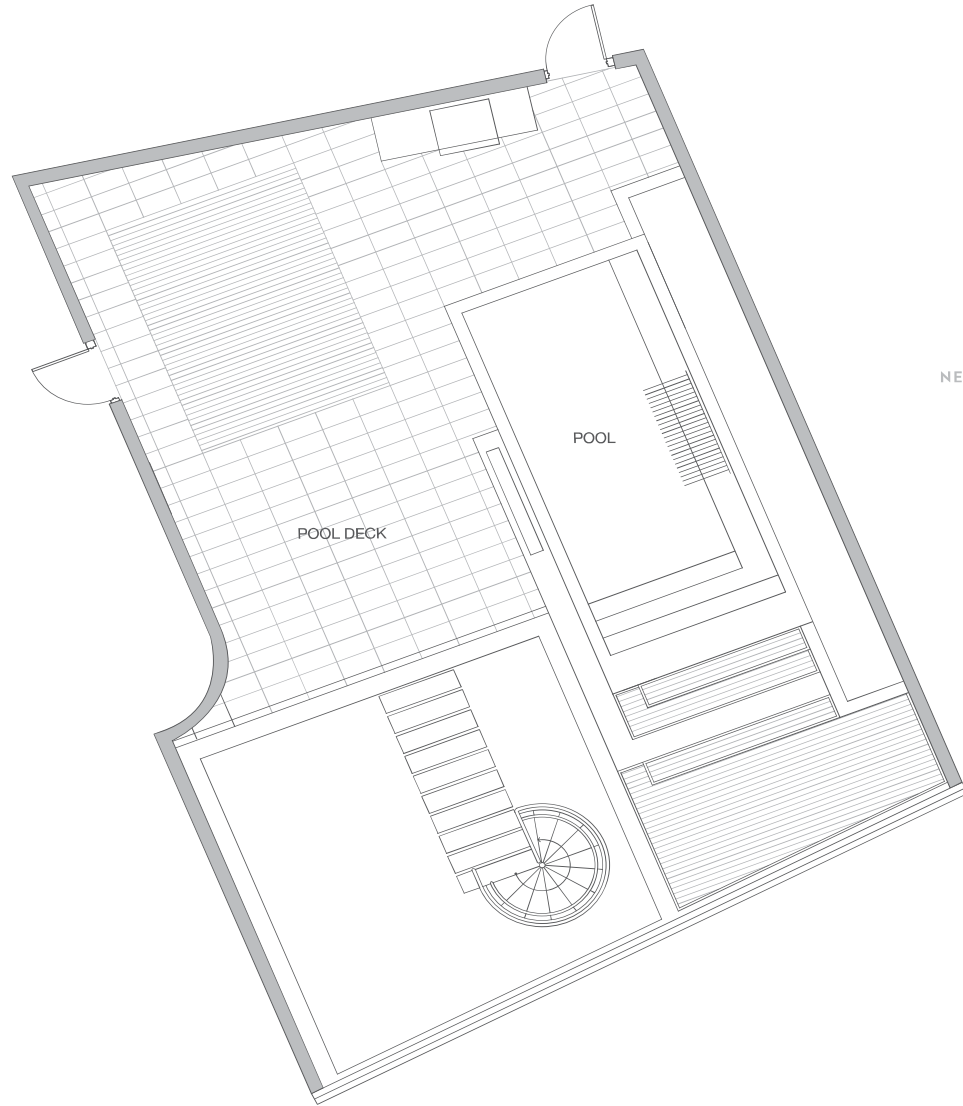
ROOFTOP

3 BEDROOMS | 3.5 BATHS

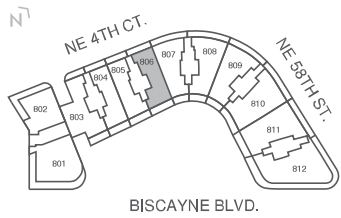
Rooftop 1,554 Sq. Ft. 144 Sq. M.

NE 4 TH CT.

NE 58 TH ST.



BISCAYNE BLVD.



STATED SQUARE FOOTAGES AND DIMENSIONS ARE MEASURED TO THE EXTERIOR BOUNDARIES OF THE EXTERIOR WALLS AND THE CENTERLINE OF INTERIOR DEMING WALLS AND IN FACT VARY FROM THE DIMENSIONS THAT WOULD BE DETERMINED BY USING THE DESCRIPTION AND DEFINITION OF THE "UNIT" SET FORTH IN THE DECLARATION WHICH GENERALLY ONLY INCLUDES THE INTERIOR AIRSPACE BETWEEN THE PERIMETER WALLS AND EXCLUDES ALL INTERIOR STRUCTURAL COMPONENTS AND OTHER COMMON ELEMENTS. THIS METHOD IS GENERALLY USED IN SALES MATERIALS AND IS PROVIDED TO ALLOW A PROSPECTIVE BUYER TO COMPARE THE UNITS WITH UNITS IN OTHER CONDOMINIUM PROJECTS THAT UTILIZE THE SAME METHOD FOR YOUR REFERENCE. THE AREA OF THE UNIT DETERMINED IN ACCORDANCE WITH THESE DEFERRED UNIT BOUNDARIES IS SET FORTH ABOVE AND IS LABELED AS "AC" (TERRACES, ALTHOUGH INCLUDED IN THE TOTAL SQUARE FOOTAGE, ARE NOT PART OF THE UNIT). MEASUREMENTS OF ROOMS SET FORTH ON THIS FLOOR PLAN ARE GENERALLY TAKEN AT THE FURTHEST POINTS OF EACH ROOM TAKEN AS IF THE ROOM WERE A PERFECT RECTANGLE, WITHOUT REGARD FOR ANY CUTOUTS OR VARIATIONS. ACCORDINGLY, THE AREA OF THE ACTUAL ROOM WILL TYPICALLY BE SMALLER THAN THE PRODUCT OBTAINED BY MULTIPLYING THE STATED LENGTH AND WIDTH. ALL DIMENSIONS ARE ESTIMATES WHICH WILL VARY WITH ACTUAL CONSTRUCTION, AND ALL FLOOR PLANS, SPECIFICATIONS AND OTHER DEVELOPMENT PLANS ARE PROPOSED AND CONCEPTUAL ONLY WHICH ARE SUBJECT TO CHANGE AND WILL NOT NECESSARILY ACCURATELY REFLECT THE FINAL PLANS AND SPECIFICATIONS FOR THE DEVELOPMENT.



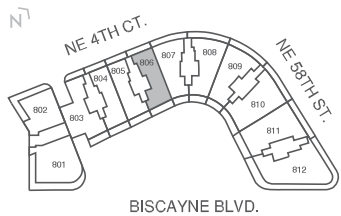
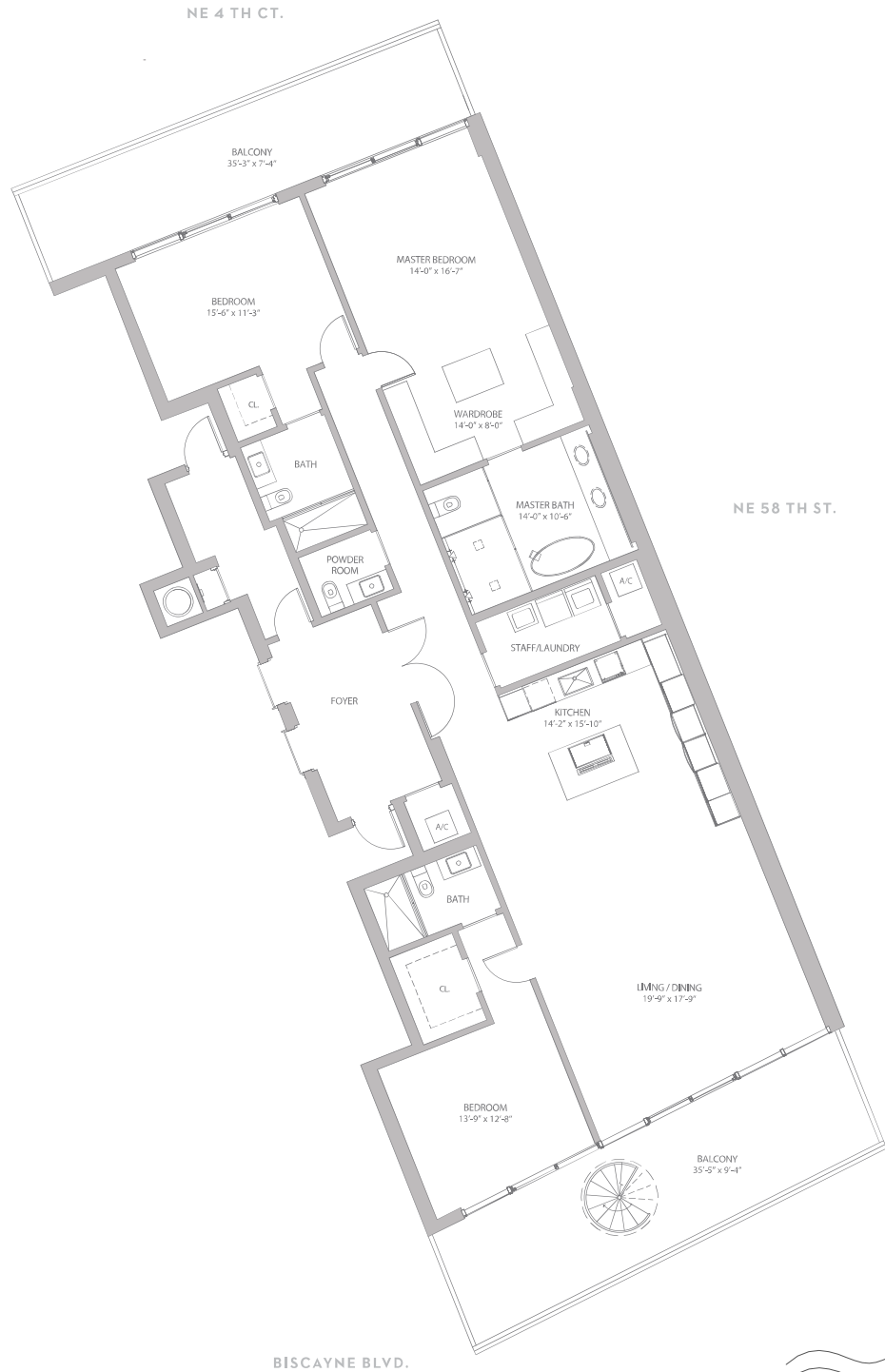
BOULEVARD 57

# PH.06

PENTHOUSE

3 BEDROOMS | 3.5 BATHS

Interior	2,521 Sq. Ft.	234 Sq. M.
Outdoor living	641 Sq. Ft.	60 Sq. M.
Rooftop	1,554 Sq. Ft.	144 Sq. M.
<b>Total</b>	<b>4,716 Sq. Ft.</b>	<b>438 Sq. M.</b>



STATED SQUARE FOOTAGES AND DIMENSIONS ARE MEASURED TO THE EXTERIOR BOUNDARIES OF THE EXTERIOR WALLS AND THE CENTERLINE OF INTERIOR DIVIDING WALLS AND IN FACT VARY FROM THE DIMENSIONS THAT WOULD BE DETERMINED BY USING THE DESCRIPTION AND DEFINITION OF THE "UNIT" SET FORTH IN THE DECLARATION, WHICH, GENERALLY, ONLY INCLUDES THE INTERIOR AIRSPACE BETWEEN THE PERIMETER WALLS AND EXCLUDES ALL EXTERIOR STRUCTURAL COMPONENTS AND OTHER COMMON ELEMENTS. THIS METHOD IS GENERALLY USED IN SALES MATERIALS AND IS PROVIDED TO ALLOW A PROSPECTIVE BUYER TO COMPARE THE UNITS WITH UNITS IN OTHER CONDOMINIUM PROJECTS THAT UTILIZE THE SAME METHOD FOR YOUR REFERENCE. THE AREA OF THE UNIT, DETERMINED IN ACCORDANCE WITH THESE DEFINED UNIT BOUNDARIES, IS SET FORTH ABOVE AND IS LABELED AS "AC" (TERRACES, ALTHOUGH INCLUDED IN THE TOTAL SQUARE FOOTAGE, ARE NOT PART OF THE UNIT). MEASUREMENTS OF ROOMS SET FORTH ON THIS FLOOR PLAN ARE GENERALLY TAKEN AT THE FARTHEST POINTS OF EACH ROOM AS IF THE ROOM WERE A PERFECT RECTANGLE, WITHOUT REGARD FOR ANY CUTOUPS OR SERRATIONS. ACCORDINGLY, THE AREA OF THE ACTUAL ROOM WILL TYPICALLY BE SMALLER THAN THE PRODUCT OBTAINED BY MULTIPLYING THE STATED LENGTH AND WIDTH. ALL DIMENSIONS ARE ESTIMATES WHICH WILL VARY WITH ACTUAL CONSTRUCTION AND ALL FLOOR PLANS, SPECIFICATIONS AND OTHER DEVELOPMENT PLANS ARE PROPOSED AND CONCEPTUAL ONLY WHICH ARE SUBJECT TO CHANGE AND WILL NOT NECESSARILY ACCURATELY REFLECT THE FINAL PLANS AND SPECIFICATIONS FOR THE DEVELOPMENT.



BOULEVARD 57

# PH.06

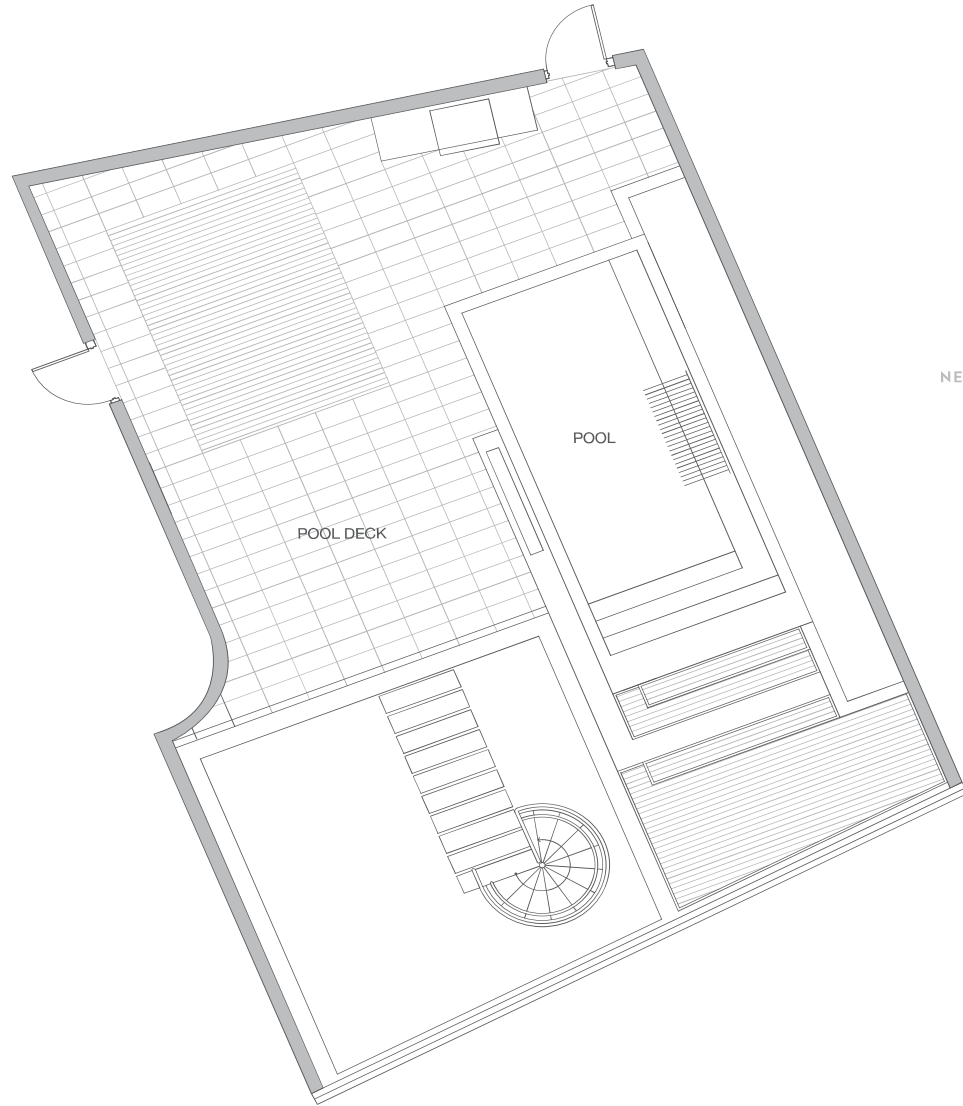
ROOFTOP

3 BEDROOMS | 3.5 BATHS

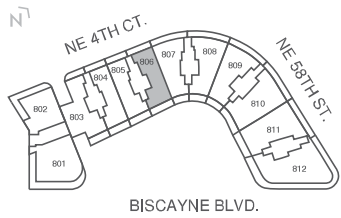
Rooftop 1,554 Sq. Ft. 144 Sq. M.

NE 4 TH CT.

NE 58 TH ST.



BISCAYNE BLVD.



STATED SQUARE FOOTAGES AND DIMENSIONS ARE MEASURED TO THE EXTERIOR BOUNDARIES OF THE EXTERIOR WALLS AND THE CENTERLINE OF INTERIOR DEMING WALLS AND IN FACT VARY FROM THE DIMENSIONS THAT WOULD BE DETERMINED BY USING THE DESCRIPTION AND DEFINITION OF THE "UNIT" SET FORTH IN THE DECLARATION WHICH GENERALLY ONLY INCLUDES THE INTERIOR AIRSPACE BETWEEN THE PERIMETER WALLS AND EXCLUDES ALL INTERIOR STRUCTURAL COMPONENTS AND OTHER COMMON ELEMENTS. THIS METHOD IS GENERALLY USED IN SALES MATERIALS AND IS PROVIDED TO ALLOW A PROSPECTIVE BUYER TO COMPARE THE UNITS WITH UNITS IN OTHER CONDOMINIUM PROJECTS THAT UTILIZE THE SAME METHOD FOR YOUR REFERENCE. THE AREA OF THE UNIT DETERMINED IN ACCORDANCE WITH THESE DEFERRED UNIT BOUNDARIES IS SET FORTH ABOVE AND IS LABELED AS "AC" (TERRACES, ALTHOUGH INCLUDED IN THE TOTAL SQUARE FOOTAGE, ARE NOT PART OF THE UNIT). MEASUREMENTS OF ROOMS SET FORTH ON THIS FLOOR PLAN ARE GENERALLY TAKEN AT THE FURTHEST POINTS OF EACH ROOM TAKEN AS IF THE ROOM WERE A PERFECT RECTANGLE, WITHOUT REGARD FOR ANY CUTOUTS OR VARIATIONS. ACCORDINGLY, THE AREA OF THE ACTUAL ROOM WILL TYPICALLY BE SMALLER THAN THE PRODUCT OBTAINED BY MULTIPLYING THE STATED LENGTH AND WIDTH. ALL DIMENSIONS ARE ESTIMATES WHICH WILL VARY WITH ACTUAL CONSTRUCTION, AND ALL FLOOR PLANS, SPECIFICATIONS AND OTHER DEVELOPMENT PLANS ARE PROPOSED AND CONCEPTUAL ONLY WHICH ARE SUBJECT TO CHANGE AND WILL NOT NECESSARILY ACCURATELY REFLECT THE FINAL PLANS AND SPECIFICATIONS FOR THE DEVELOPMENT.



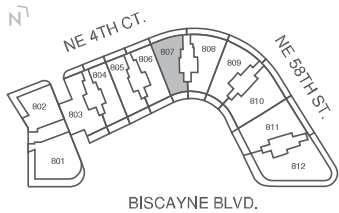
BOULEVARD 57

# PH.07

PENTHOUSE

3 BEDROOMS | 3.5 BATHS

Interior	2,706 Sq. Ft.	251 Sq. M.
Outdoor living	645 Sq. Ft.	60 Sq. M.
Rooftop	1,026 Sq. Ft.	95 Sq. M.
<b>Total</b>	<b>4,377 Sq. Ft.</b>	<b>406 Sq. M.</b>



BISCAYNE BLVD.



STATED SQUARE FOOTAGES AND DIMENSIONS ARE MEASURED TO THE EXTERIOR BOUNDARIES OF THE EXTERIOR WALLS AND THE CENTERLINE OF INTERIOR DIVIDING WALLS AND IN FACT VARY FROM THE DIMENSIONS THAT WOULD BE DETERMINED BY USING THE DESCRIPTION AND DIMENSIONS OF THE "UNIT" SET FORTH IN THE DECLARATION (WHICH GENERALLY ONLY INCLUDES THE INTERIOR AIRSPACE BETWEEN THE PERIMETER WALLS AND EXCLUDES ALL INTERIOR STRUCTURAL COMPONENTS AND OTHER COMMON AREAS). THIS METHOD IS GENERALLY USED IN SALES MATERIALS AND IS PROVIDED TO ALLOW A PROSPECTIVE BUYER TO COMPARE THE UNITS WITH UNITS IN OTHER CONDOMINIUM PROJECTS THAT UTILIZE THE SAME METHOD FOR YOUR REFERENCE. THE AREA OF THE UNIT, DETERMINED IN ACCORDANCE WITH THESE DEFINED UNIT BOUNDARIES, IS SET FORTH ABOVE AND IS LABELED AS "AC" (TERRACES, ALTHOUGH INCLUDED IN THE TOTAL SQUARE FOOTAGE, ARE NOT PART OF THE UNIT). MEASUREMENTS OF ROOMS SET FORTH ON THIS FLOOR PLAN ARE GENERALLY TAKEN AT THE FURTHEST POINTS OF EACH ROOM AS IF THE ROOM WERE A PERFECT RECTANGLE, WITHOUT REGARD FOR ANY CUTOUTS OR VARIATIONS. ACCORDINGLY, THE AREA OF THE ACTUAL ROOM WILL TYPICALLY BE SMALLER THAN THE PRODUCT OBTAINED BY MULTIPLYING THE STATED LENGTH AND WIDTH. ALL DIMENSIONS ARE ESTIMATES WHICH WILL VARY WITH ACTUAL CONSTRUCTION, AND ALL FLOOR PLANS, SPECIFICATIONS AND OTHER DEVELOPMENT PLANS ARE PROPOSED AND CONCEPTUAL ONLY, WHICH ARE SUBJECT TO CHANGE, AND WILL NOT NECESSARILY ACCURATELY REFLECT THE FINAL PLANS AND SPECIFICATIONS FOR THE DEVELOPMENT.



BOULEVARD 57

# PH.07

ROOFTOP

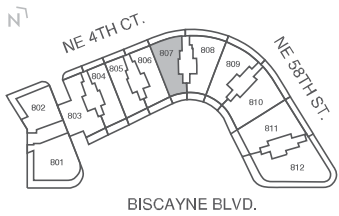
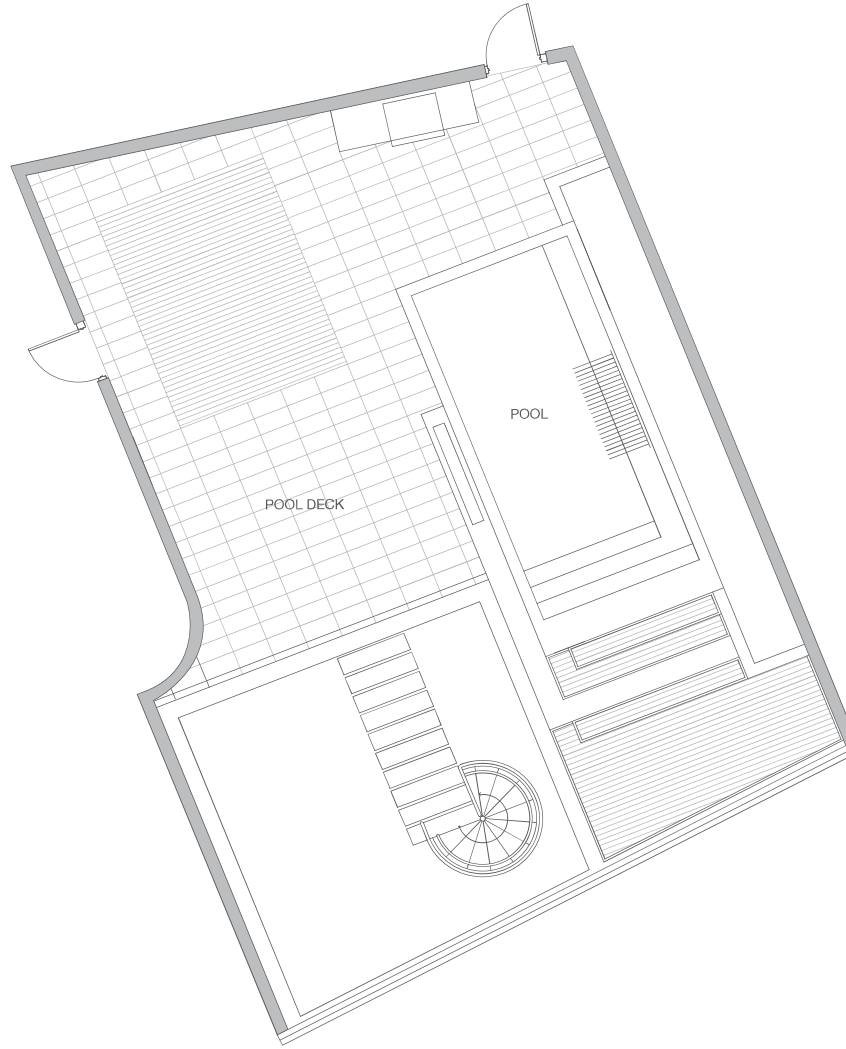
3 BEDROOMS | 3.5 BATHS

Rooftop 1,026 Sq. Ft. 95 Sq. M.

NE 4 TH CT.

NE 58 TH ST.

BISCAYNE BLVD.



STATED SQUARE FOOTAGES AND DIMENSIONS ARE MEASURED TO THE EXTERIOR BOUNDARIES OF THE EXTERIOR WALLS AND THE CENTERLINE OF INTERIOR DEMING WALLS AND IN FACT VARY FROM THE DIMENSIONS THAT WOULD BE DETERMINED BY USING THE DESCRIPTION AND DEFINITION OF THE "UNIT" SET FORTH IN THE DECLARATION WHICH GENERALLY ONLY INCLUDES THE INTERIOR AIRSPACE BETWEEN THE PERIMETER WALLS AND EXCLUDES ALL INTERIOR STRUCTURAL COMPONENTS AND OTHER COMMON ELEMENTS. THIS METHOD IS GENERALLY USED IN SALES MATERIALS AND IS PROVIDED TO ALLOW A PROSPECTIVE BUYER TO COMPARE THE UNITS WITH UNITS IN OTHER CONDOMINIUM PROJECTS THAT UTILIZE THE SAME METHOD FOR YOUR REFERENCE. THE AREA OF THE UNIT DETERMINED IN ACCORDANCE WITH THESE DEFINED UNIT BOUNDARIES IS SET FORTH ABOVE AND IS LABELED AS "AC" (TERRACES, ALTHOUGH INCLUDED IN THE TOTAL SQUARE FOOTAGE, ARE NOT PART OF THE UNIT). MEASUREMENTS OF ROOMS SET FORTH ON THIS FLOOR PLAN ARE GENERALLY TAKEN AT THE FURTHEST POINTS OF EACH ROOM AS IF THE ROOM WERE A PERFECT RECTANGLE, WITHOUT REGARD FOR ANY CUTOUTS OR VARIATIONS. ACCORDINGLY, THE AREA OF THE ACTUAL ROOM WILL TYPICALLY BE SMALLER THAN THE PRODUCT OBTAINED BY MULTIPLYING THE STATED LENGTH AND WIDTH. ALL DIMENSIONS ARE ESTIMATES WHICH WILL VARY WITH ACTUAL CONSTRUCTION, AND ALL FLOOR PLANS, SPECIFICATIONS AND OTHER DEVELOPMENT PLANS ARE PROPOSED AND CONCEPTUAL ONLY WHICH ARE SUBJECT TO CHANGE AND WILL NOT NECESSARILY ACCURATELY REFLECT THE FINAL PLANS AND SPECIFICATIONS FOR THE DEVELOPMENT.





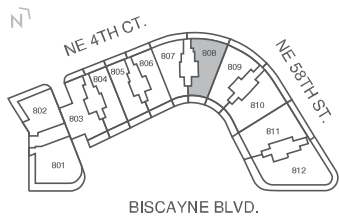
BOULEVARD 57

# PH.08

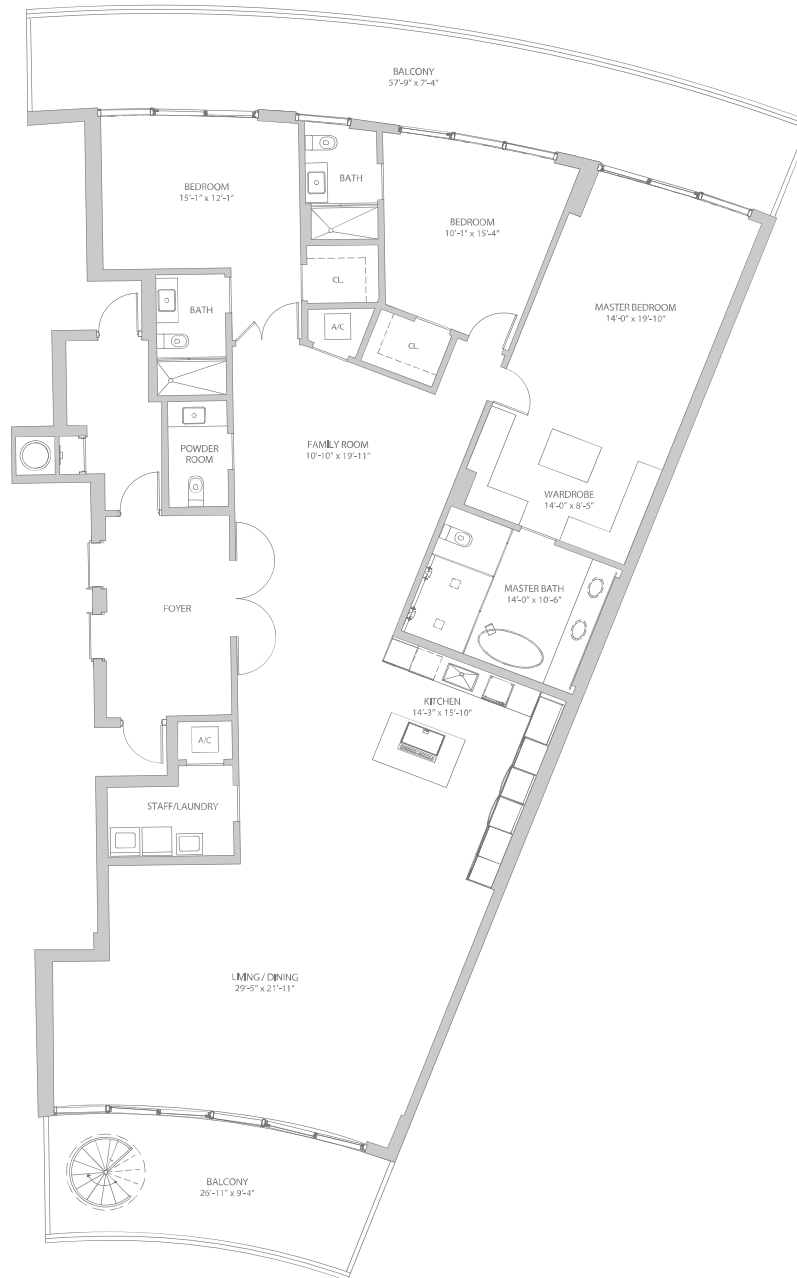
PENTHOUSE

3 BEDROOMS | 3.5 BATHS | FAMILY ROOM

Interior	3,086 Sq. Ft.	287 Sq. M.
Outdoor living	724 Sq. Ft.	67 Sq. M.
Rooftop	1,212 Sq. Ft.	113 Sq. M.
<b>Total</b>	<b>5,022 Sq. Ft.</b>	<b>467 Sq. M.</b>



NE 4 TH CT.



NE 58 TH ST.

BISCAYNE BLVD.



STATED SQUARE FOOTAGES AND DIMENSIONS ARE MEASURED TO THE EXTERIOR BOUNDARIES OF THE EXTERIOR WALLS AND THE CENTERLINE OF INTERIOR DIVIDING WALLS AND IN FACT VARY FROM THE DIMENSIONS THAT WOULD BE DETERMINED BY USING THE DESCRIPTION AND DEFINITION OF THE "UNIT" SET FORTH IN THE DECLARATION (WHICH GENERALLY ONLY INCLUDES THE INTERIOR AIRSPACE BETWEEN THE PERIMETER WALLS AND EXCLUDES ALL INTERIOR STRUCTURAL COMPONENTS AND OTHER COMMON ELEMENTS). THE METHOD IS GENERALLY USED IN SALES MATERIALS AND IS PROVIDED TO ALLOW A PROSPECTIVE BUYER TO COMPARE THE UNITS WITH UNITS IN OTHER CONDOMINIUM PROJECTS THAT UTILIZE THE SAME METHOD FOR YOUR REFERENCE. THE AREA OF THE UNIT, DETERMINED IN ACCORDANCE WITH THESE DEFINED UNIT BOUNDARIES, IS SET FORTH ABOVE AND IS LABELED AS "AC" TERRACES, ALTHOUGH INCLUDED IN THE TOTAL SQUARE FOOTAGE, ARE NOT PART OF THE UNIT. MEASUREMENTS OF ROOMS SET FORTH ON THIS FLOOR PLAN ARE GENERALLY TAKEN AT THE FURTHEST POINTS OF EACH ROOM AS IF THE ROOM WERE A PERFECT RECTANGLE, WITHOUT REGARD FOR ANY CUTOUTS OR VARIATIONS. ACCORDINGLY, THE AREA OF THE ACTUAL ROOM WILL TYPICALLY BE SMALLER THAN THE PRODUCT OBTAINED BY MULTIPLYING THE STATED LENGTH AND WIDTH. ALL DIMENSIONS ARE ESTIMATES WHICH WILL VARY WITH ACTUAL CONSTRUCTION AND ALL FLOOR PLANS, SPECIFICATIONS AND OTHER DEVELOPMENT PLANS ARE PROPOSED AND CONCEPTUAL ONLY, WHICH ARE SUBJECT TO CHANGE AND WILL NOT NECESSARILY ACCURATELY REFLECT THE FINAL PLANS AND SPECIFICATIONS FOR THE DEVELOPMENT.



BOULEVARD 57

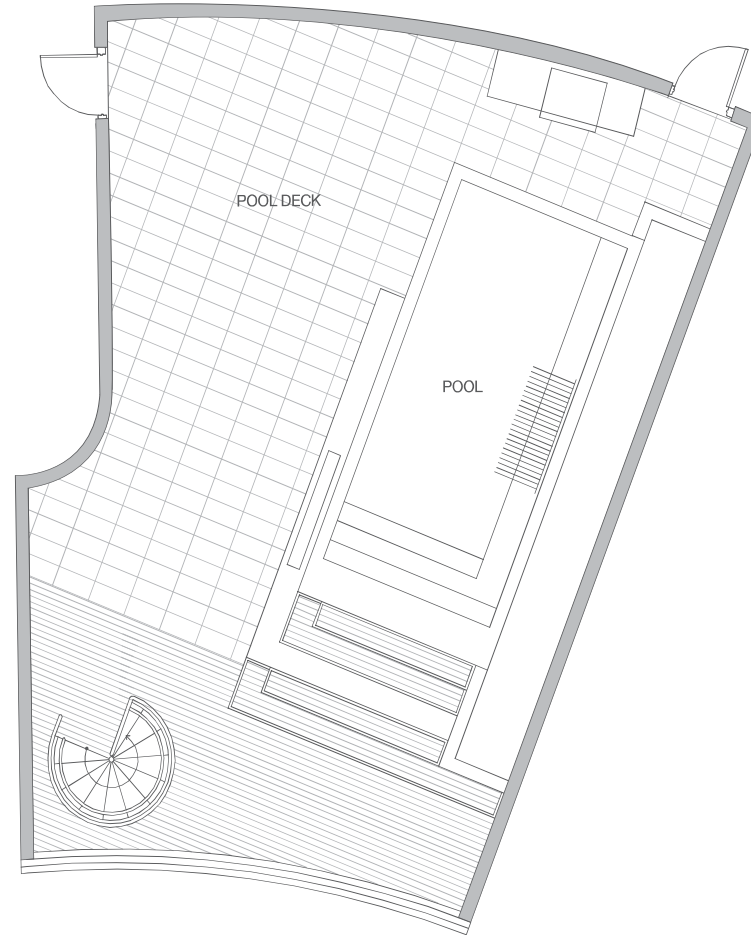
# PH.08

ROOFTOP

3 BEDROOMS | 3.5 BATHS | FAMILY ROOM

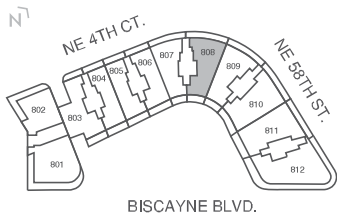
Rooftop 1,212 Sq. Ft. 113 Sq. M.

NE 4 TH CT.



NE 58 TH ST.

BISCAYNE BLVD.



STATED SQUARE FOOTAGES AND DIMENSIONS ARE MEASURED TO THE EXTERIOR BOUNDARIES OF THE EXTERIOR WALLS AND THE CENTERLINE OF INTERIOR PARTITION WALLS AND IN FACT VARY FROM THE DIMENSIONS THAT WOULD BE DETERMINED BY USING THE DESCRIPTION AND DEFINITION OF THE "UNIT" SET FORTH IN THE DECLARATION (WHICH GENERALLY ONLY INCLUDES THE INTERIOR AIRSPACE BETWEEN THE PERIMETER WALLS AND EXCLUDES ALL INTERIOR STRUCTURAL COMPONENTS AND OTHER COMMON AREAS). THIS METHOD IS GENERALLY USED IN SALES MATERIALS AND IS PROVIDED TO ALLOW A PROSPECTIVE BUYER TO COMPARE THE UNITS WITH UNITS IN OTHER CONDOMINIUM PROJECTS THAT UTILIZE THE SAME METHOD FOR YOUR REFERENCE. THE AREA OF THE UNIT, DETERMINED IN ACCORDANCE WITH THESE DEFINED UNIT BOUNDARIES, IS SET FORTH ABOVE AND IS LABELED AS "AC" (TERRACES, ALTHOUGH INCLUDED IN THE TOTAL SQUARE FOOTAGE, ARE NOT PART OF THE UNIT). MEASUREMENTS OF ROOMS SET FORTH ON THIS FLOOR PLAN ARE GENERALLY TAKEN AT THE FURTHEST POINTS OF EACH ROOM AS IF THE ROOM WERE A PERFECT RECTANGLE, WITHOUT REGARD FOR ANY CUTOUTS OR VARIATIONS. ACCORDINGLY, THE AREA OF THE ACTUAL ROOM WILL TYPICALLY BE SMALLER THAN THE PRODUCT OBTAINED BY MULTIPLYING THE STATED LENGTH AND WIDTH. ALL DIMENSIONS ARE ESTIMATES WHICH WILL VARY WITH ACTUAL CONSTRUCTION, AND ALL FLOOR PLANS, SPECIFICATIONS AND OTHER DEVELOPMENT PLANS ARE PROPOSED AND CONCEPTUAL ONLY, WHICH ARE SUBJECT TO CHANGE AND WILL NOT NECESSARILY ACCURATELY REFLECT THE FINAL PLANS AND SPECIFICATIONS FOR THE DEVELOPMENT.



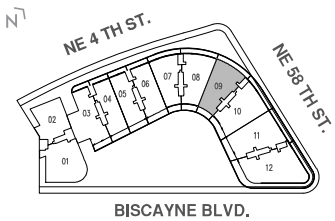
BOULEVARD 57

# PH.09

PENTHOUSE

3 BEDROOMS | 3.5 BATHS | FAMILY ROOM

Interior	3,091 Sq. Ft.	287 Sq. M.
Outdoor Living	727 Sq. Ft.	68 Sq. M.
Rooftop	1,195 Sq. Ft.	111 Sq. M.
<b>Total</b>	<b>5,013 Sq. Ft.</b>	<b>466 Sq. M.</b>



STATED SQUARE FOOTAGES AND DIMENSIONS ARE MEASURED TO THE EXTERIOR BOUNDARIES OF THE EXTERIOR WALLS AND THE CENTERLINE OF INTERIOR PARTITION WALLS AND IN FACT VARY FROM THE DIMENSIONS THAT WOULD BE DETERMINED BY USING THE DESCRIPTION AND DEFINITION OF THE "UNIT" SET FORTH IN THE DECLARATION (WHICH GENERALLY ONLY INCLUDES THE INTERIOR AIRSPACE BETWEEN THE PERIMETER WALLS AND EXCLUDES ALL INTERIOR STRUCTURAL COMPONENTS AND OTHER COMMON AREAS). THIS METHOD IS GENERALLY USED IN SALES MATERIALS AND IS PROVIDED TO ALLOW A PROSPECTIVE BUYER TO COMPARE THE UNITS WITH UNITS IN OTHER CONDOMINIUM PROJECTS THAT UTILIZE THE SAME METHOD FOR YOUR REFERENCE. THE AREA OF THE UNIT, DETERMINED IN ACCORDANCE WITH THESE DEFINED UNIT BOUNDARIES, IS SET FORTH ABOVE AND IS LABELED AS "AC" (TERRACES, ALTHOUGH INCLUDED IN THE TOTAL SQUARE FOOTAGE, ARE NOT PART OF THE UNIT). MEASUREMENTS OF ROOMS SET FORTH ON THIS FLOOR PLAN ARE GENERALLY TAKEN AT THE FURTHEST POINTS OF EACH ROOM WHEN A PERFECT RECTANGLE, WITHOUT REGARD FOR ANY CUTOUTS OR VANDERS. ACCORDINGLY, THE AREA OF THE ACTUAL ROOM WILL TYPICALLY BE SMALLER THAN THE PRODUCT OBTAINED BY MULTIPLYING THE STATED LENGTH AND WIDTH. ALL DIMENSIONS ARE ESTIMATES WHICH WILL VARY WITH ACTUAL CONSTRUCTION AND ALL FLOOR PLANS, SPECIFICATIONS AND OTHER DEVELOPMENT PLANS ARE PROPOSED AND CONCEPTUAL ONLY, WHICH ARE SUBJECT TO CHANGE AND WILL NOT NECESSARILY ACCURATELY REFLECT THE FINAL PLANS AND SPECIFICATIONS FOR THE DEVELOPMENT.



BOULEVARD 57

# PH.09

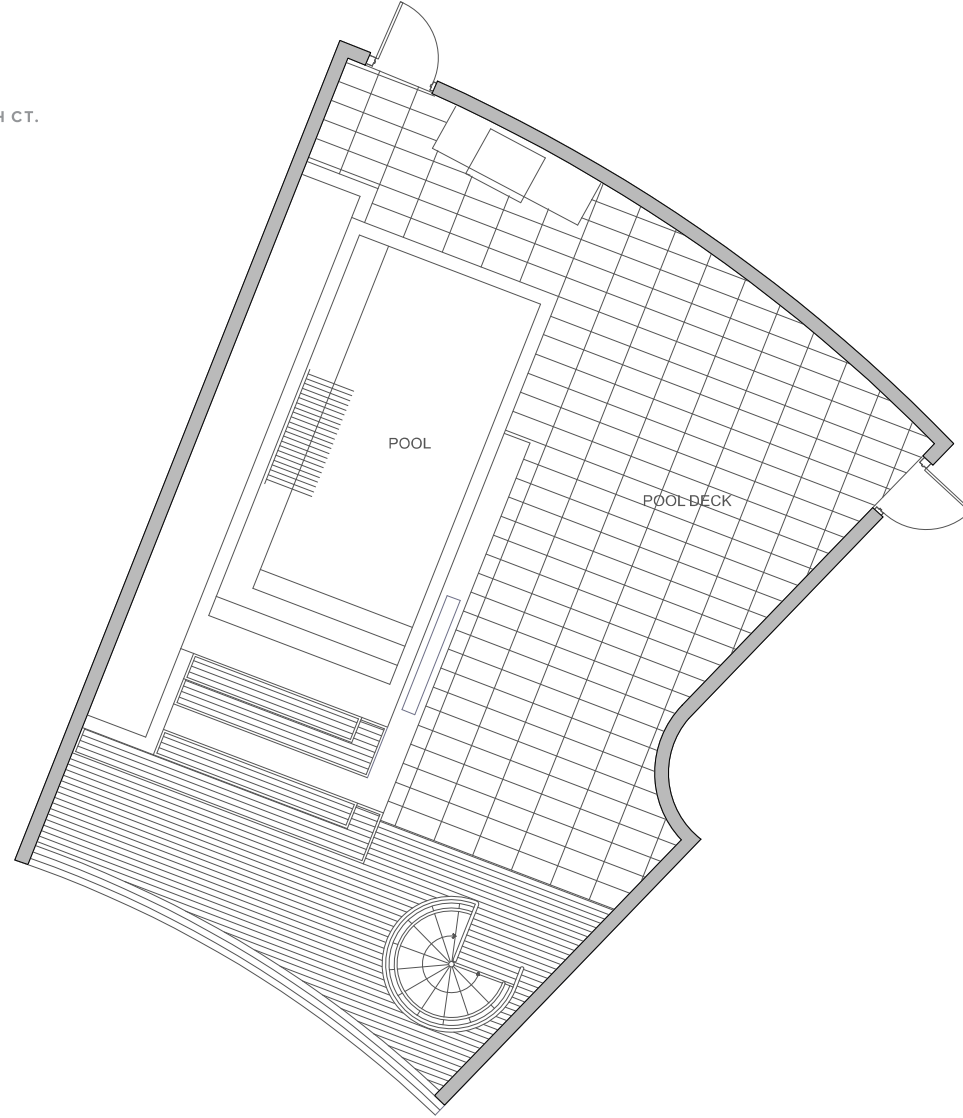
ROOFTOP

3 BEDROOMS | 3.5 BATHS | FAMILY ROOM

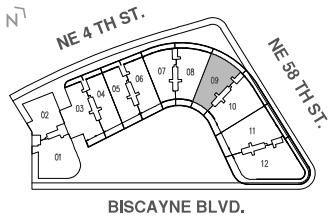
Rooftop 1,195 Sq. Ft. 111 Sq. M.

NE 4 TH CT.

NE 58 TH ST.



BISCAYNE BLVD.



STATED SQUARE FOOTAGES AND DIMENSIONS ARE MEASURED TO THE EXTERIOR BOUNDARIES OF THE EXTERIOR WALLS AND THE CENTERLINE OF INTERIOR DEMING WALLS AND IN FACT VARY FROM THE DIMENSIONS THAT WOULD BE DETERMINED BY USING THE DESCRIPTION AND DEFINITION OF THE "UNIT" SET FORTH IN THE DECLARATION WHICH GENERALLY ONLY INCLUDES THE INTERIOR AIRSPACE BETWEEN THE PERIMETER WALLS AND EXCLUDES ALL INTERIOR STRUCTURAL COMPONENTS AND OTHER COMMON AREAS. THIS METHOD IS GENERALLY USED IN SALES MATERIALS AND IS PROVIDED TO ALLOW A PROSPECTIVE BUYER TO COMPARE THE UNITS WITH UNITS IN OTHER CONDOMINIUM PROJECTS THAT UTILIZE THE SAME METHOD FOR YOUR REFERENCE. THE AREA OF THE UNIT DETERMINED IN ACCORDANCE WITH THESE DEFINED UNIT BOUNDARIES IS SET FORTH ABOVE AND IS LABELED AS "AC" TERRACES, ALTHOUGH INCLUDED IN THE TOTAL SQUARE FOOTAGE, ARE NOT PART OF THE UNIT. MEASUREMENTS OF ROOMS SET FORTH ON THIS FLOOR PLAN ARE GENERALLY TAKEN AT THE FURTHEST POINTS OF EACH ROOM (EVEN ROOMS THAT ARE NOT PERFECT RECTANGLES) WITHOUT REGARD FOR ANY CUTOUTS OR VARIATIONS. ACCORDINGLY, THE AREA OF THE ACTUAL ROOM WILL TYPICALLY BE SMALLER THAN THE PRODUCT OBTAINED BY MULTIPLYING THE STATED LENGTH AND WIDTH. ALL DIMENSIONS ARE ESTIMATES WHICH WILL VARY WITH ACTUAL CONSTRUCTION, AND ALL FLOOR PLANS, SPECIFICATIONS AND OTHER DEVELOPMENT PLANS ARE PROPOSED AND CONCEPTUAL ONLY WHICH ARE SUBJECT TO CHANGE AND WILL NOT NECESSARILY ACCURATELY REFLECT THE FINAL PLANS AND SPECIFICATIONS FOR THE DEVELOPMENT.



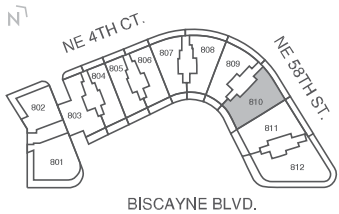
BOULEVARD 57

# PH.10

PENTHOUSE

3 BEDROOMS | 3.5 BATHS | FAMILY ROOM

Interior	3,632 Sq. Ft.	337 Sq. M.
Outdoor living	875 Sq. Ft.	81 Sq. M.
Rooftop	1,692 Sq. Ft.	157 Sq. M.
<b>Total</b>	<b>6,199 Sq. Ft.</b>	<b>575 Sq. M.</b>



STATED SQUARE FOOTAGES AND DIMENSIONS ARE MEASURED TO THE EXTERIOR BOUNDARIES OF THE EXTERIOR WALLS AND THE CENTERLINE OF INTERIOR PARTITION WALLS AND IN FACT VARY FROM THE DIMENSIONS THAT WOULD BE DETERMINED BY USING THE DESCRIPTION AND DEFINITION OF THE "UNIT" SET FORTH IN THE DECLARATION, WHICH GENERALLY ONLY INCLUDES THE INTERIOR AIRSPACE BETWEEN THE PERIMETER WALLS AND EXCLUDES ALL INTERIOR STRUCTURAL COMPONENTS AND OTHER COMMON AREAS. THIS METHOD IS GENERALLY USED IN SALES MATERIALS AND IS PROVIDED TO ALLOW A PROSPECTIVE BUYER TO COMPARE THE UNITS WITH UNITS IN OTHER CONDOMINIUM PROJECTS THAT UTILIZE THE SAME METHOD FOR YOUR REFERENCE. THE AREA OF THE UNIT, DETERMINED IN ACCORDANCE WITH THESE DEFINED UNIT BOUNDARIES, IS SET FORTH ABOVE AND IS LABELLED AS "AC" (TERRACES, ALTHOUGH INCLUDED IN THE TOTAL SQUARE FOOTAGE, ARE NOT PART OF THE UNIT). MEASUREMENTS OF ROOMS SET FORTH ON THIS FLOOR PLAN ARE GENERALLY TAKEN AT THE FURTHEST POINTS OF EACH ROOM FROM A PERFECT RECTANGLE, WITHOUT REGARD FOR ANY CUTOUTS OR WAISTINGS. ACCORDINGLY, THE AREA OF THE ACTUAL ROOM WILL TYPICALLY BE SMALLER THAN THE PRODUCT OBTAINED BY MULTIPLYING THE STATED LENGTH AND WIDTH. ALL DIMENSIONS ARE ESTIMATES WHICH WILL VARY WITH ACTUAL CONSTRUCTION AND ALL FLOOR PLANS, SPECIFICATIONS AND OTHER DEVELOPMENT PLANS ARE PROPOSED AND CONCEPTUAL ONLY WHICH ARE SUBJECT TO CHANGE AND WILL NOT NECESSARILY ACCURATELY REFLECT THE FINAL PLANS AND SPECIFICATIONS FOR THE DEVELOPMENT.



BOULEVARD 57

# PH.10

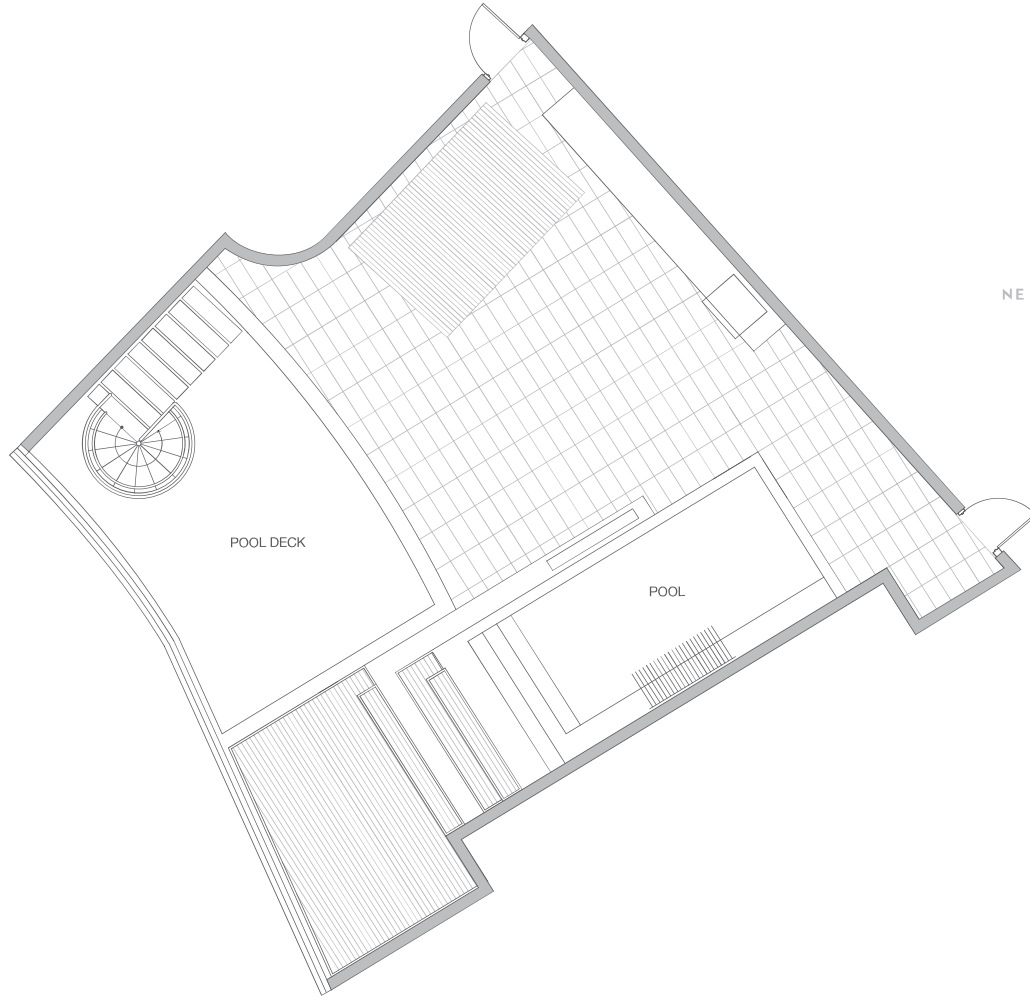
ROOFTOP

3 BEDROOMS | 3.5 BATHS | FAMILY ROOM

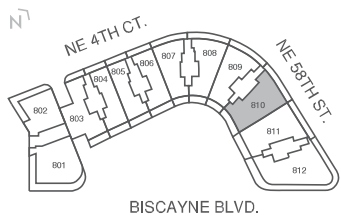
Rooftop 1,692 Sq. Ft. 157 Sq. M.

NE 4 TH CT.

NE 58 TH ST.



BISCAYNE BLVD.



STATED SQUARE FOOTAGES AND DIMENSIONS ARE MEASURED TO THE EXTERIOR BOUNDARIES OF THE EXTERIOR WALLS AND THE CENTERLINE OF INTERIOR DEMISING WALLS AND IN FACT VARY FROM THE DIMENSIONS THAT WOULD BE DETERMINED BY USING THE DESCRIPTION AND DEFINITION OF THE "UNIT" SET FORTH IN THE DECLARATION WHICH GENERALLY ONLY INCLUDES THE INTERIOR AIRSPACE BETWEEN THE PERIMETER WALLS AND EXCLUDES ALL INTERIOR STRUCTURAL COMPONENTS AND OTHER COMMON ELEMENTS. THIS METHOD IS GENERALLY USED IN SALES MATERIALS AND IS PROVIDED TO ALLOW A PROSPECTIVE BUYER TO COMPARE THE UNITS WITH UNITS IN OTHER CONDOMINIUM PRODUCTS THAT UTILIZE THE SAME METHOD. FOR YOUR REFERENCE, THE AREA OF THE UNIT DETERMINED IN ACCORDANCE WITH THESE DEFINED UNIT BOUNDARIES IS SET FORTH ABOVE AND IS LABELED AS "AC" TERRACES, ALTHOUGH INCLUDED IN THE TOTAL SQUARE FOOTAGE, ARE NOT PART OF THE UNIT. MEASUREMENTS OF ROOMS SET FORTH ON THIS FLOOR PLAN ARE GENERALLY TAKEN AT THE FURTHEST POINTS OF EACH ROOM, WITH A PERFECT RECTANGLE, WITHOUT REGARD FOR ANY CUTOUTS OR VARIATIONS. ACCORDINGLY, THE AREA OF THE ACTUAL ROOM WILL TYPICALLY BE SMALLER THAN THE PRODUCT OBTAINED BY MULTIPLYING THE STATED LENGTH AND WIDTH. ALL DIMENSIONS ARE ESTIMATES WHICH WILL VARY WITH ACTUAL CONSTRUCTION, AND ALL FLOOR PLANS, SPECIFICATIONS AND OTHER DEVELOPMENT PLANS ARE PROPOSED AND CONCEPTUAL ONLY WHICH ARE SUBJECT TO CHANGE AND WILL NOT NECESSARILY ACCURATELY REFLECT THE FINAL PLANS AND SPECIFICATIONS FOR THE DEVELOPMENT.



BOULEVARD 57

NE 4 TH CT.

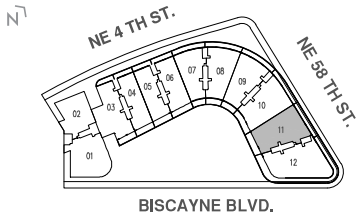
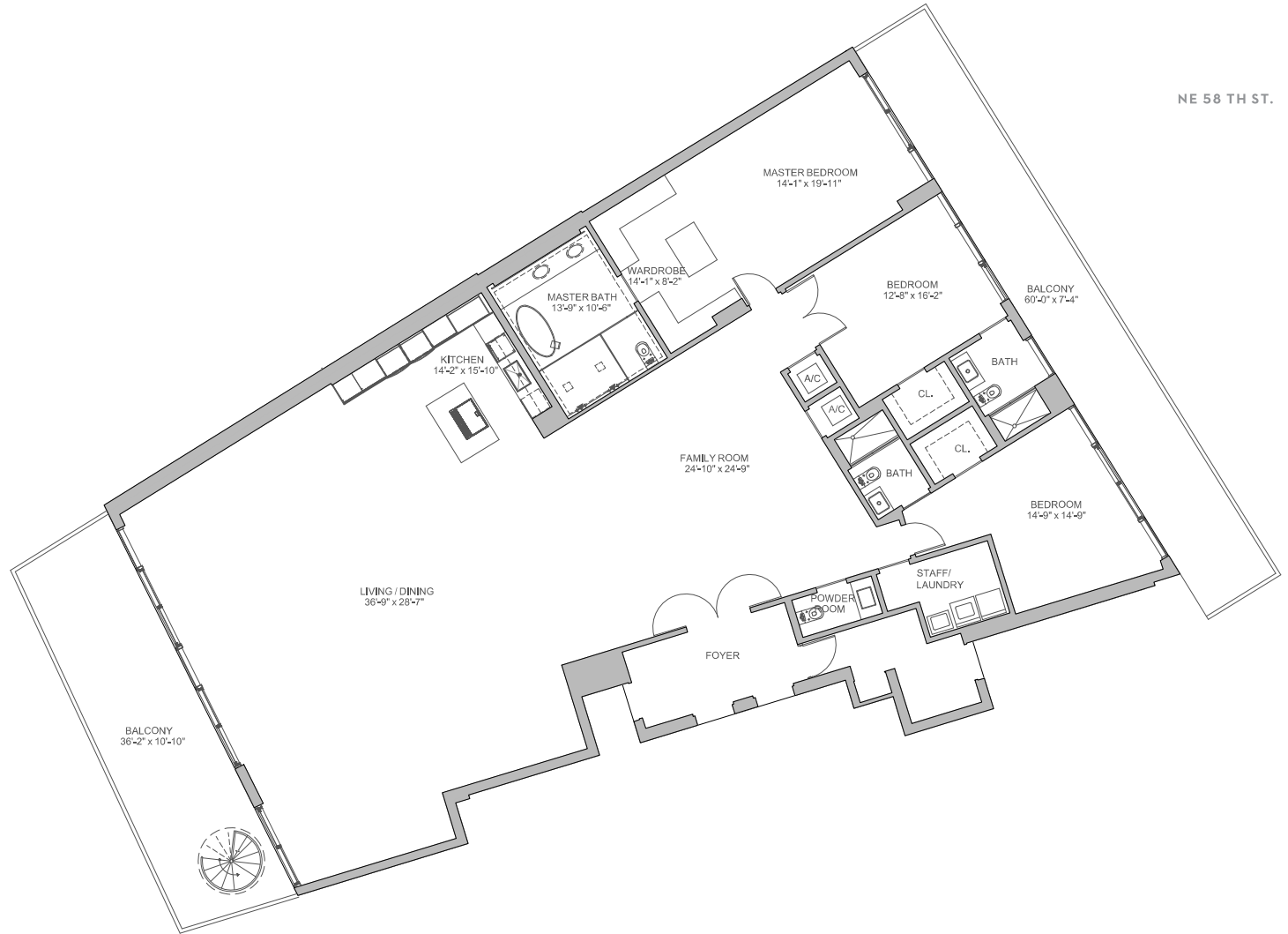
# PH.11

PENTHOUSE

NE 58 TH ST.

3 BEDROOMS | 3.5 BATHS | FAMILY ROOM

Interior	3,768 Sq. Ft.	350 Sq. M.
Outdoor living	889 Sq. Ft.	83 Sq. M.
Rooftop	2,072 Sq. Ft.	192 Sq. M.
<b>Total</b>	<b>6,729 Sq. Ft.</b>	<b>625 Sq. M.</b>



BISCAYNE BLVD.



STATED SQUARE FOOTAGES AND DIMENSIONS ARE MEASURED TO THE EXTERIOR BOUNDARIES OF THE EXTERIOR WALLS AND IN FACT VARY FROM THE DIMENSIONS THAT WOULD BE DETERMINED BY USING THE DESCRIPTION AND DEFINITION OF THE "UNIT" SET FORTH IN THE DECLARATION (WHICH GENERALLY ONLY INCLUDES THE INTERIOR AIRSPACE BETWEEN THE PERIMETER WALLS AND EXCLUDES ALL INTERIOR STRUCTURAL COMPONENTS AND OTHER COMMON ELEMENTS). THE METHOD IS GENERALLY USED IN SALES MATERIALS AND IS PROVIDED TO ALLOW A PROSPECTIVE BUYER TO COMPARE THE UNITS WITH UNITS IN OTHER CONDOMINIUM PROJECTS THAT UTILIZE THE SAME METHOD FOR YOUR REFERENCE. THE AREA OF THE UNIT DETERMINED IN ACCORDANCE WITH THESE DEFINED UNIT BOUNDARIES, IS SET FORTH ABOVE AND IS LABELED AS "AC" (TERRACES, ALTHOUGH INCLUDED IN THE TOTAL SQUARE FOOTAGE, ARE NOT PART OF THE UNIT). MEASUREMENTS OF ROOMS SET FORTH ON THIS FLOOR PLAN ARE GENERALLY TAKEN AT THE FURTHEST POINTS OF EACH ROOM (WHICH ARE PERFECT RECTANGLES), WITHOUT REGARD FOR ANY CUTOUTS OR VARIATIONS. ACCORDINGLY, THE AREA OF THE ACTUAL ROOM WILL TYPICALLY BE SMALLER THAN THE PRODUCT OBTAINED BY MULTIPLYING THE STATED LENGTH AND WIDTH. ALL DIMENSIONS ARE ESTIMATES WHICH WILL VARY WITH ACTUAL CONSTRUCTION AND ALL FLOOR PLANS, SPECIFICATIONS AND OTHER DEVELOPMENT PLANS ARE PROPOSED AND CONCEPTUAL ONLY, WHICH ARE SUBJECT TO CHANGE AND WILL NOT NECESSARILY ACCURATELY REFLECT THE FINAL PLANS AND SPECIFICATIONS FOR THE DEVELOPMENT.



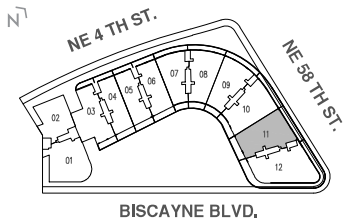
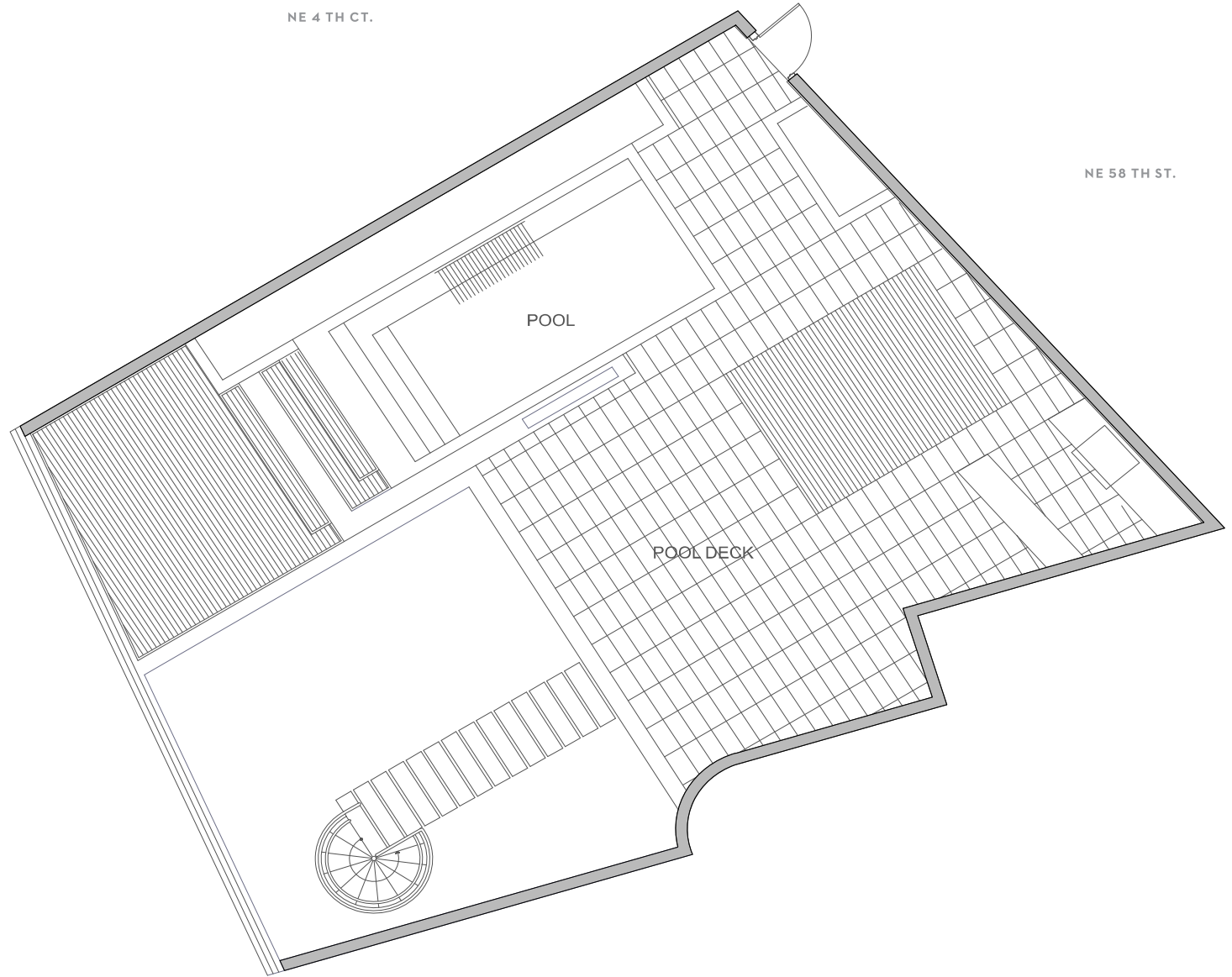
BOULEVARD 57

# PH.11

ROOFTOP

3 BEDROOMS | 3.5 BATHS | FAMILY ROOM

Rooftop 2,072 Sq. Ft. 192 Sq. M.



BISCAYNE BLVD.



STATED SQUARE FOOTAGES AND DIMENSIONS ARE MEASURED TO THE EXTERIOR BOUNDARIES OF THE EXTERIOR WALLS AND IN FACT VARY FROM THE DIMENSIONS THAT WOULD BE DETERMINED BY USING THE DESCRIPTION AND DEFINITION OF THE "UNIT" SET FORTH IN THE DECLARATION (WHICH GENERALLY ONLY INCLUDES THE INTERIOR AIRSPACE BETWEEN THE PERIMETER WALLS AND EXCLUDES ALL INTERIOR STRUCTURAL COMPONENTS AND OTHER COMMON ELEMENTS). THIS METHOD IS GENERALLY USED IN SALES MATERIALS AND IS PROVIDED TO ALLOW A PROSPECTIVE BUYER TO COMPARE THE UNITS WITH UNITS IN OTHER CONDOMINIUM PROJECTS THAT UTILIZE THE SAME METHOD. FOR YOUR REFERENCE, THE AREA OF THE UNIT, DETERMINED IN ACCORDANCE WITH THESE DEFINED UNIT BOUNDARIES, IS SET FORTH ABOVE AND IS LABELED AS "AC" (TERRACES, ALTHOUGH INCLUDED IN THE TOTAL SQUARE FOOTAGE, ARE NOT PART OF THE UNIT). MEASUREMENTS OF ROOMS SET FORTH ON THIS FLOOR PLAN ARE GENERALLY TAKEN AT THE FURTHEST POINTS OF EACH GIVEN ROOM AS IF THE ROOM WERE A PERFECT RECTANGLE, WITHOUT REGARD FOR ANY CUTOUTS OR VARIATIONS. ACCORDINGLY, THE AREA OF THE ACTUAL ROOM WILL TYPICALLY BE SMALLER THAN THE PRODUCT OBTAINED BY MULTIPLYING THE STATED LENGTH AND WIDTH. ALL DIMENSIONS ARE ESTIMATES WHICH WILL VARY WITH ACTUAL CONSTRUCTION, AND ALL FLOOR PLANS, SPECIFICATIONS AND OTHER DEVELOPMENT PLANS ARE PROPOSED AND CONCEPTUAL ONLY WHICH ARE SUBJECT TO CHANGE AND WILL NOT NECESSARILY ACCURATELY REFLECT THE FINAL PLANS AND SPECIFICATIONS FOR THE DEVELOPMENT.





BOULEVARD 57

NE 4 TH CT.

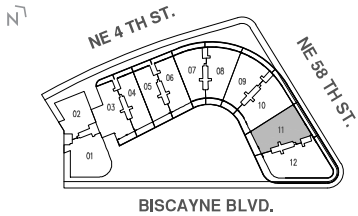
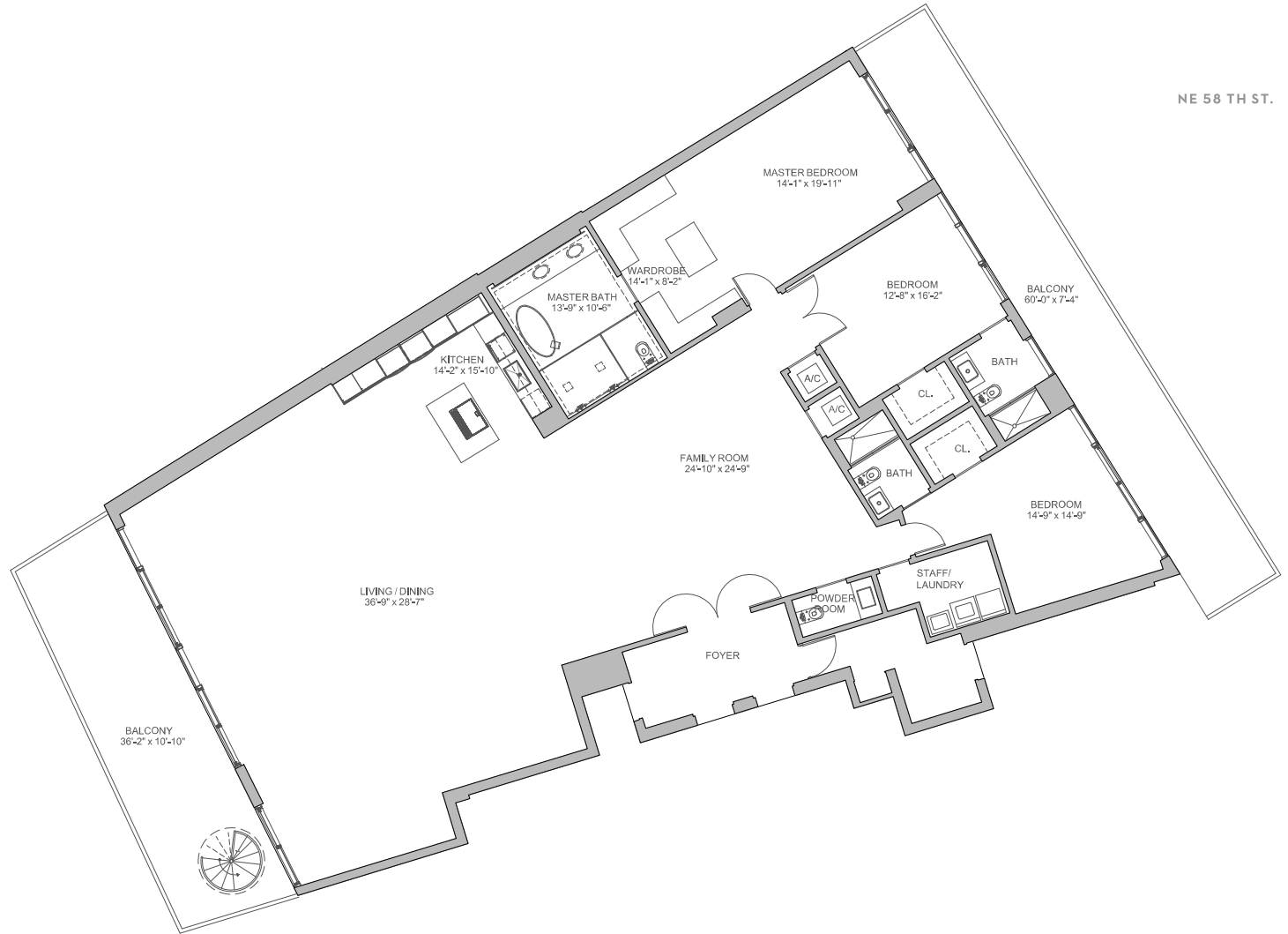
# PH.11

PENTHOUSE

NE 58 TH ST.

3 BEDROOMS | 3.5 BATHS | FAMILY ROOM

Interior	3,768 Sq. Ft.	350 Sq. M.
Outdoor living	889 Sq. Ft.	83 Sq. M.
Rooftop	2,072 Sq. Ft.	192 Sq. M.
<b>Total</b>	<b>6,729 Sq. Ft.</b>	<b>625 Sq. M.</b>



BISCAYNE BLVD.



STATED SQUARE FOOTAGES AND DIMENSIONS ARE MEASURED TO THE EXTERIOR BOUNDARIES OF THE EXTERIOR WALLS AND IN FACT VARY FROM THE DIMENSIONS THAT WOULD BE DETERMINED BY USING THE DESCRIPTION AND DEFINITION OF THE "UNIT" SET FORTH IN THE DECLARATION (WHICH GENERALLY ONLY INCLUDES THE INTERIOR AIRSPACE BETWEEN THE PERIMETER WALLS AND EXCLUDES ALL INTERIOR STRUCTURAL COMPONENTS AND OTHER COMMON ELEMENTS). THE METHOD IS GENERALLY USED IN SALES MATERIALS AND IS PROVIDED TO ALLOW A PROSPECTIVE BUYER TO COMPARE THE UNITS WITH UNITS IN OTHER CONDOMINIUM PROJECTS THAT UTILIZE THE SAME METHOD FOR YOUR REFERENCE. THE AREA OF THE UNIT DETERMINED IN ACCORDANCE WITH THESE DEFINED UNIT BOUNDARIES, IS SET FORTH ABOVE AND IS LABELED AS "AC" (TERRACES, ALTHOUGH INCLUDED IN THE TOTAL SQUARE FOOTAGE, ARE NOT PART OF THE UNIT). MEASUREMENTS OF ROOMS SET FORTH ON THIS FLOOR PLAN ARE GENERALLY TAKEN AT THE FURTHEST POINTS OF EACH ROOM (WHICH ARE PERFECT RECTANGLES), WITHOUT REGARD FOR ANY CUTOUTS OR VARIATIONS. ACCORDINGLY, THE AREA OF THE ACTUAL ROOM WILL TYPICALLY BE SMALLER THAN THE PRODUCT OBTAINED BY MULTIPLYING THE STATED LENGTH AND WIDTH. ALL DIMENSIONS ARE ESTIMATES WHICH WILL VARY WITH ACTUAL CONSTRUCTION AND ALL FLOOR PLANS, SPECIFICATIONS AND OTHER DEVELOPMENT PLANS ARE PROPOSED AND CONCEPTUAL ONLY, WHICH ARE SUBJECT TO CHANGE AND WILL NOT NECESSARILY ACCURATELY REFLECT THE FINAL PLANS AND SPECIFICATIONS FOR THE DEVELOPMENT.



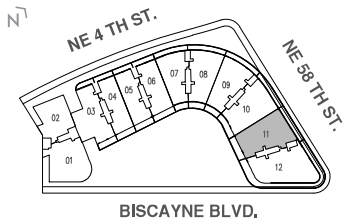
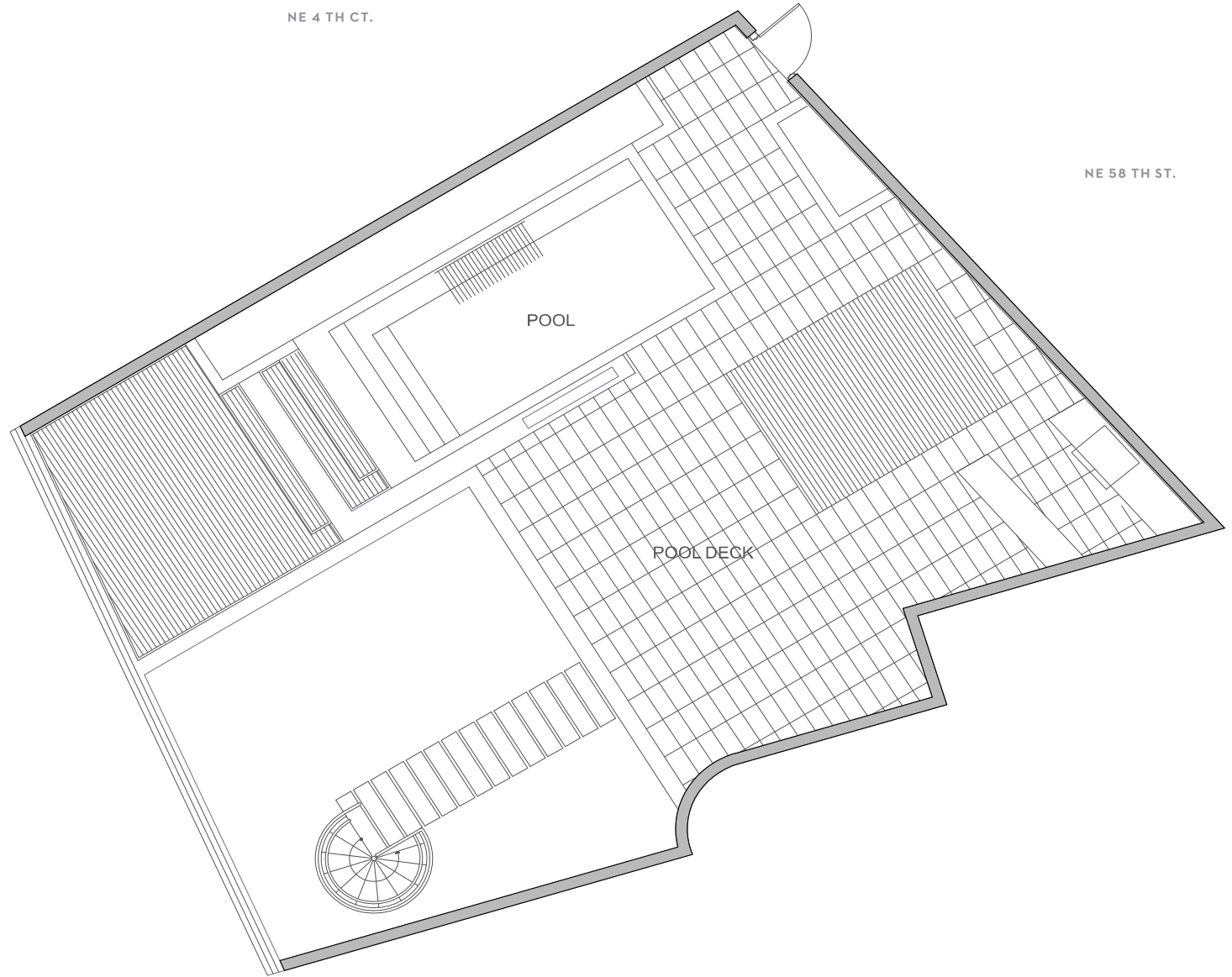
BOULEVARD 57

# PH.11

ROOFTOP

3 BEDROOMS | 3.5 BATHS | FAMILY ROOM

Rooftop 2,072 Sq. Ft. 192 Sq. M.



BISCAYNE BLVD.



STATED SQUARE FOOTAGES AND DIMENSIONS ARE MEASURED TO THE EXTERIOR BOUNDARIES OF THE EXTERIOR WALLS AND IN FACT VARY FROM THE DIMENSIONS THAT WOULD BE DETERMINED BY USING THE DESCRIPTION AND DEFINITION OF THE "UNIT" SET FORTH IN THE DECLARATION (WHICH GENERALLY ONLY INCLUDES THE INTERIOR AIRSPACE BETWEEN THE PERIMETER WALLS AND EXCLUDES ALL INTERIOR STRUCTURAL COMPONENTS AND OTHER COMMON ELEMENTS). THIS METHOD IS GENERALLY USED IN SALES MATERIALS AND IS PROVIDED TO ALLOW A PROSPECTIVE BUYER TO COMPARE THE UNITS WITH UNITS IN OTHER CONDOMINIUM PROJECTS THAT UTILIZE THE SAME METHOD. FOR YOUR REFERENCE, THE AREA OF THE UNIT, DETERMINED IN ACCORDANCE WITH THESE DEFINED UNIT BOUNDARIES, IS SET FORTH ABOVE AND IS LABELED AS "AC" (TERRACES, ALTHOUGH INCLUDED IN THE TOTAL SQUARE FOOTAGE, ARE NOT PART OF THE UNIT). MEASUREMENTS OF ROOMS SET FORTH ON THIS FLOOR PLAN ARE GENERALLY TAKEN AT THE FURTHEST POINTS OF EACH GIVEN ROOM AS IF THE ROOM WERE A PERFECT RECTANGLE, WITHOUT REGARD FOR ANY CUTOUTS OR VARIATIONS. ACCORDINGLY, THE AREA OF THE ACTUAL ROOM WILL TYPICALLY BE SMALLER THAN THE PRODUCT OBTAINED BY MULTIPLYING THE STATED LENGTH AND WIDTH. ALL DIMENSIONS ARE ESTIMATES WHICH WILL VARY WITH ACTUAL CONSTRUCTION, AND ALL FLOOR PLANS, SPECIFICATIONS AND OTHER DEVELOPMENT PLANS ARE PROPOSED AND CONCEPTUAL ONLY WHICH ARE SUBJECT TO CHANGE AND WILL NOT NECESSARILY ACCURATELY REFLECT THE FINAL PLANS AND SPECIFICATIONS FOR THE DEVELOPMENT.



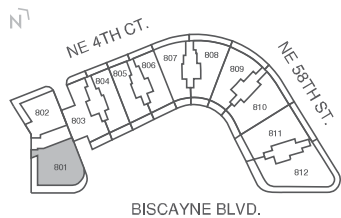
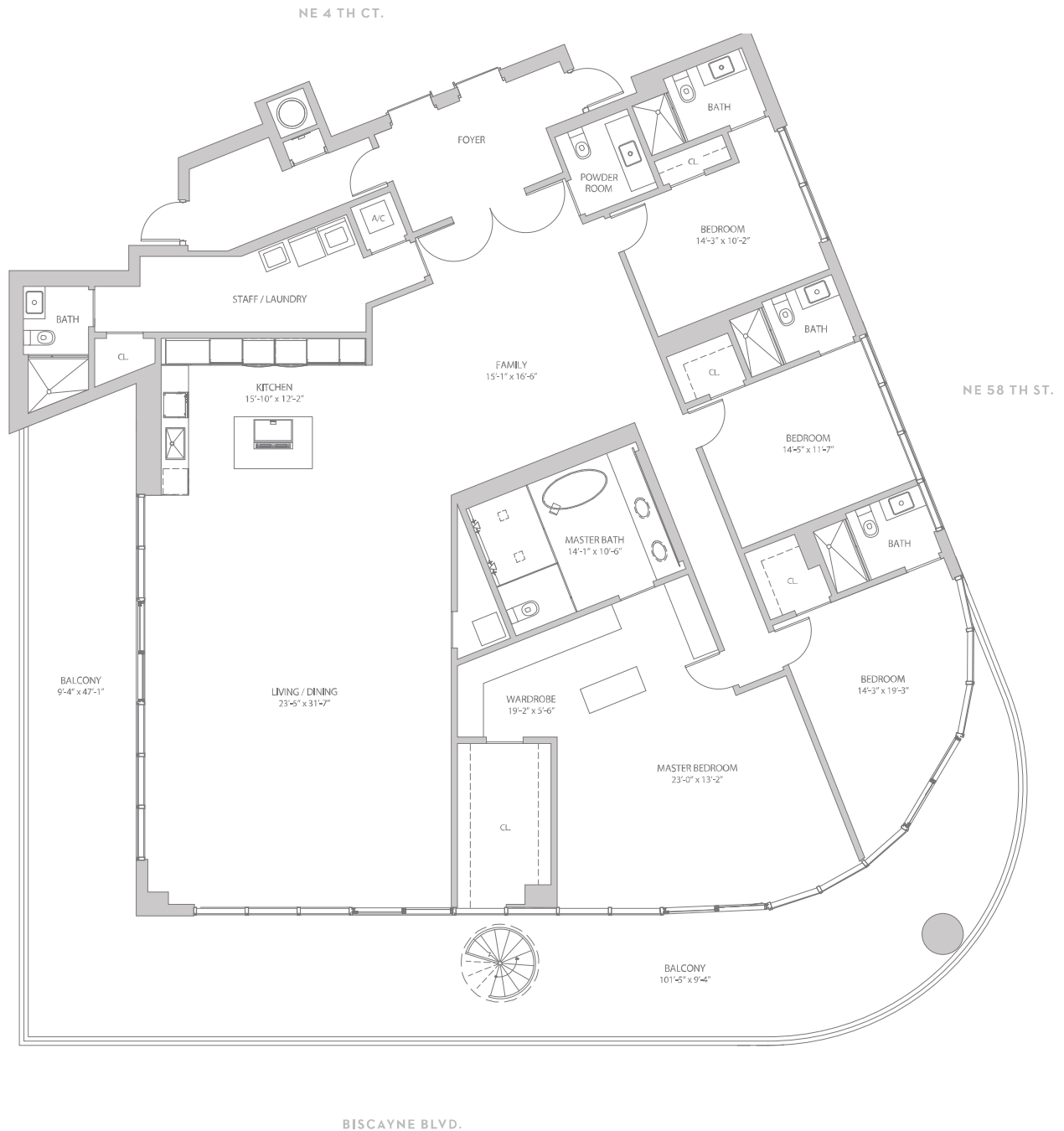
BOULEVARD 57

# PH.01

PENTHOUSE

4 BEDROOMS | 5.5 BATHS | FAMILY ROOM  
STAFF

Interior	3,774 Sq. Ft.	351 Sq. M.
Outdoor living	1,206 Sq. Ft.	112 Sq. M.
Rooftop	3,959 Sq. Ft.	368 Sq. M.
<b>Total</b>	<b>8,939 Sq. Ft.</b>	<b>831 Sq. M.</b>



STATED SQUARE FOOTAGES AND DIMENSIONS ARE MEASURED TO THE EXTERIOR BOUNDARIES OF THE EXTERIOR WALLS AND THE CENTERLINE OF INTERIOR PARTITION WALLS AND IN FACT VARY FROM THE DIMENSIONS THAT WOULD BE DETERMINED BY USING THE DESCRIPTION AND DIMENSION OF THE "UNIT" SET FORTH IN THE DECLARATION, WHICH GENERALLY ONLY INCLUDES THE INTERIOR AIRSPACE BETWEEN THE PERIMETER WALLS AND EXCLUDES ALL INTERIOR STRUCTURAL COMPONENTS AND OTHER COMMON AREAS. THIS METHOD IS GENERALLY USED IN SALES MATERIALS AND IS PROVIDED TO ALLOW A PROSPECTIVE BUYER TO COMPARE THE UNITS WITH UNITS IN OTHER CONDOMINIUM PROJECTS THAT UTILIZE THE SAME METHOD FOR YOUR REFERENCE. THE AREA OF THE UNIT DETERMINED IN ACCORDANCE WITH THESE DEFINED UNIT BOUNDARIES IS SET FORTH ABOVE AND IS LABELED AS "AC" (TERRACES, ALTHOUGH INCLUDED IN THE TOTAL SQUARE FOOTAGE, ARE NOT PART OF THE UNIT). MEASUREMENTS OF ROOMS SET FORTH ON THIS FLOOR PLAN ARE GENERALLY TAKEN AT THE FARTHEST POINTS OF EACH ROOM AS IF THE ROOM WERE A PERFECT RECTANGLE WITHOUT REGARD FOR ANY CUTOUTS OR VARIATIONS. ACCORDINGLY, THE AREA OF THE ACTUAL ROOM WILL TYPICALLY BE SMALLER THAN THE PRODUCT OBTAINED BY MULTIPLYING THE STATED LENGTH AND WIDTH. ALL DIMENSIONS ARE ESTIMATES WHICH WILL VARY WITH ACTUAL CONSTRUCTION AND ALL FLOOR PLANS, SPECIFICATIONS AND OTHER DEVELOPMENT PLANS ARE PROPOSED AND CONCEPTUAL ONLY, WHICH ARE SUBJECT TO CHANGE AND WILL NOT NECESSARILY ACCURATELY REFLECT THE FINAL PLANS AND SPECIFICATIONS FOR THE DEVELOPMENT.



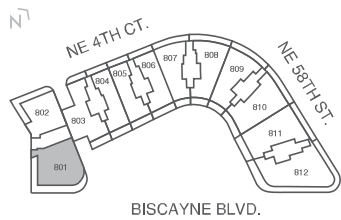
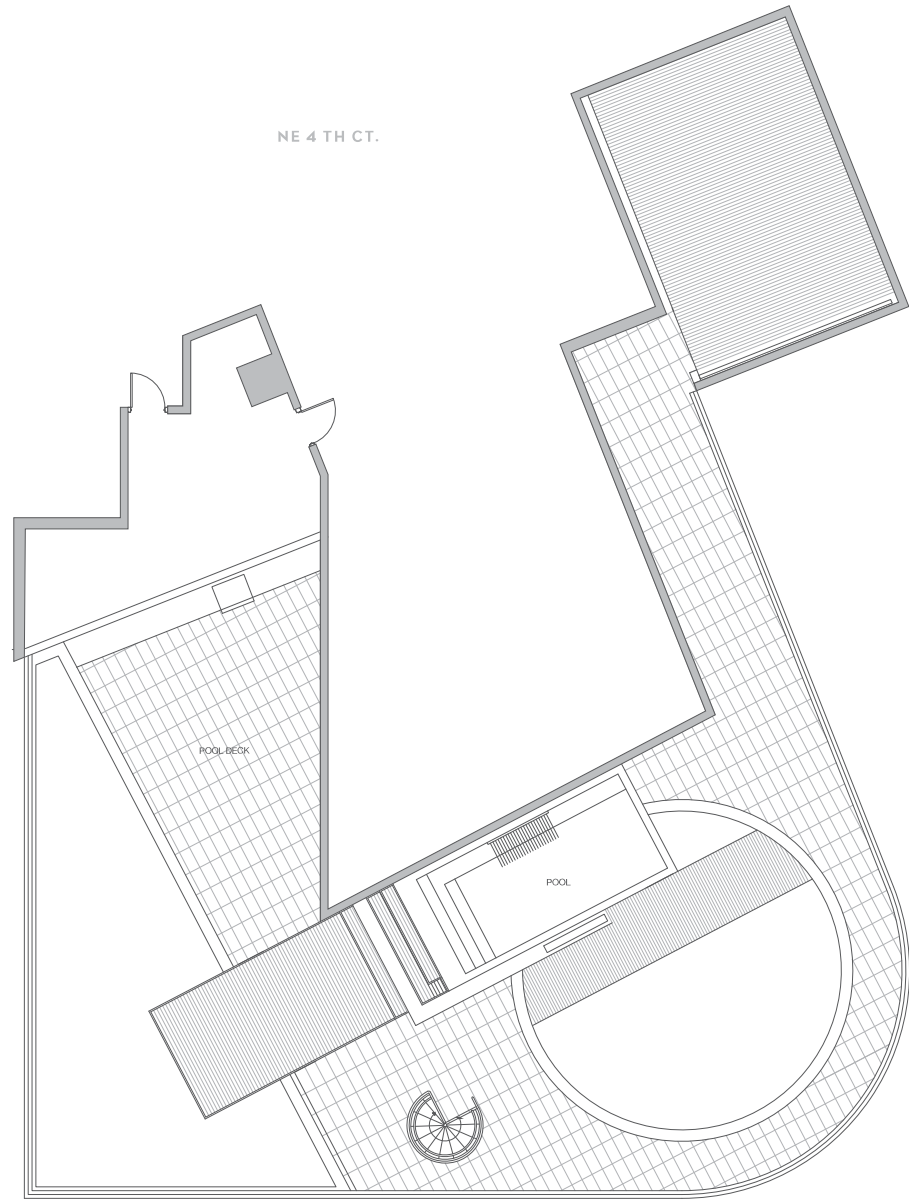
BOULEVARD 57

# PH.01

ROOFTOP

4 BEDROOMS | 5.5 BATHS | FAMILY ROOM  
STAFF

Rooftop      3,959 Sq. Ft.      368 Sq. M.



STATED SQUARE FOOTAGES AND DIMENSIONS ARE MEASURED TO THE EXTERIOR BOUNDARIES OF THE EXTERIOR WALLS AND THE CENTERLINE OF EXTERIOR CURVING WALLS AND IN FACT VARY FROM THE DIMENSIONS THAT WOULD BE DETERMINED BY USING THE DESCRIPTION AND DEFINITION OF THE "UNIT" SET FORTH IN THE DECLARATION, WHICH GENERALLY ONLY INCLUDES THE INTERIOR AIRSPACE BETWEEN THE PERIMETER WALLS AND EXCLUDES ALL INTERIOR STRUCTURAL COMPONENTS AND OTHER COMMON AREAS AND ELEMENTS. THIS METHOD IS GENERALLY USED IN SALES MATERIALS AND IS PROVIDED TO ALLOW A PROSPECTIVE BUYER TO COMPARE THE UNITS WITH UNITS IN OTHER CONDOMINIUM PROJECTS THAT UTILIZE THE SAME METHOD FOR YOUR REFERENCE. THE AREA OF THE UNIT DETERMINED IN ACCORDANCE WITH THESE DEFINED UNIT BOUNDARIES IS SET FORTH ABOVE AND IS LABELED AS "AC" (TERRACES, ALTHOUGH INCLUDED IN THE TOTAL SQUARE FOOTAGE, ARE NOT PART OF THE UNIT). MEASUREMENTS OF ROOMS SET FORTH ON THIS FLOOR PLAN ARE GENERALLY TAKEN AT THE FURTHEST POINTS OF EACH ROOM WERE A PERFECT RECTANGLE, WITHOUT REGARD FOR ANY CUTOUTS OR VARIATIONS. ACCORDINGLY, THE AREA OF THE ACTUAL ROOM WILL TYPICALLY BE SMALLER THAN THE PRODUCT OBTAINED BY MULTIPLYING THE STATED LENGTH AND WIDTH. ALL DIMENSIONS ARE ESTIMATES WHICH WILL VARY WITH ACTUAL CONSTRUCTION AND ALL FLOOR PLANS, SPECIFICATIONS AND OTHER DEVELOPMENT PLANS ARE PROPOSED AND CONCEPTUAL ONLY, WHICH ARE SUBJECT TO CHANGE AND WILL NOT NECESSARILY ACCURATELY REFLECT THE FINAL PLANS AND SPECIFICATIONS FOR THE DEVELOPMENT.



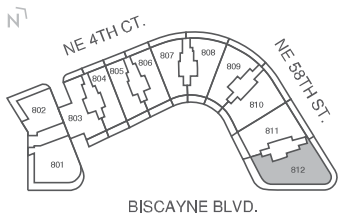
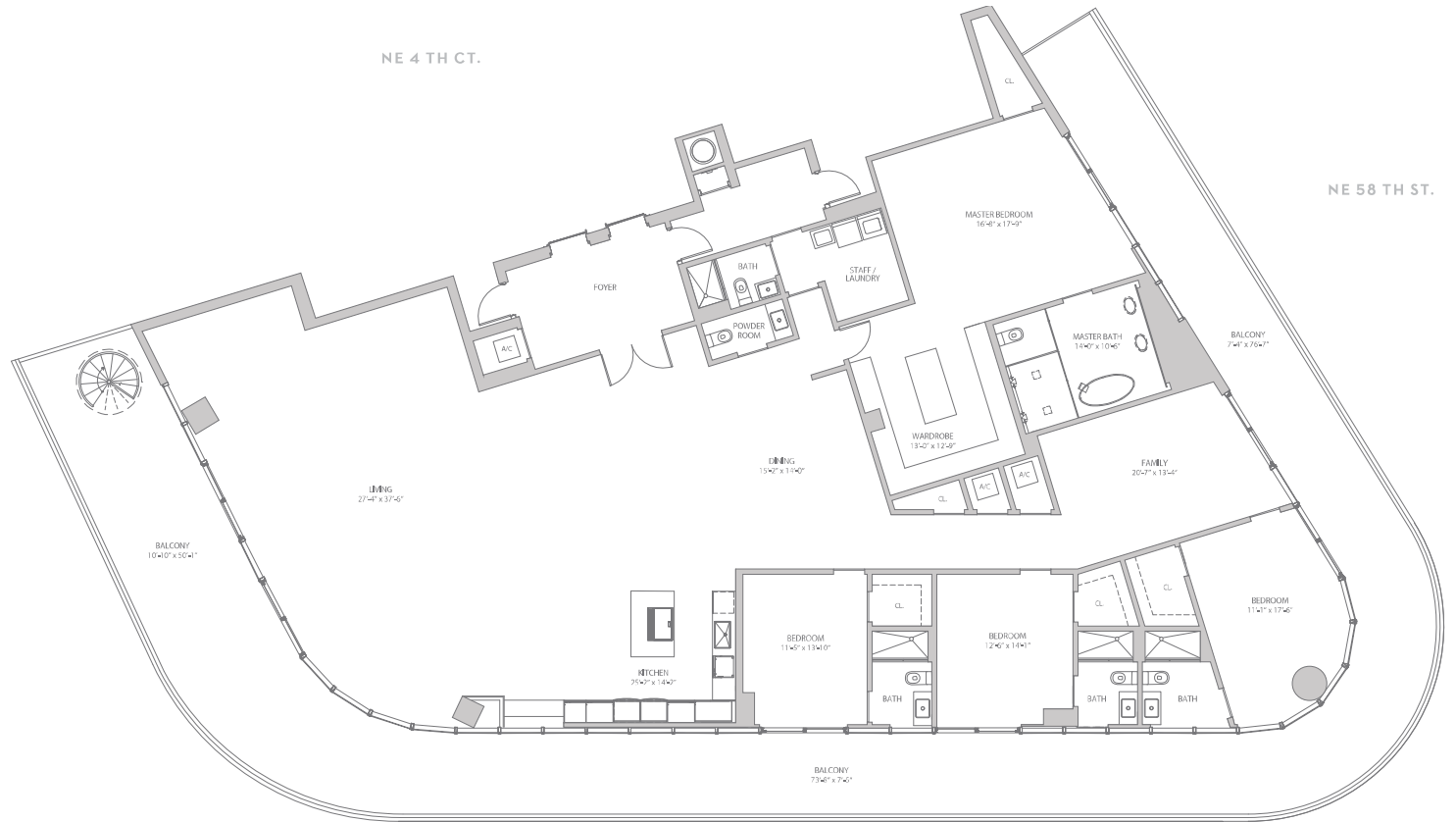
BOULEVARD 57

# PH.12

PENTHOUSE

4 BEDROOMS | 5.5 BATHS | FAMILY ROOM

Interior	4,622 Sq. Ft.	429 Sq. M.
Outdoor living	1,907 Sq. Ft.	177 Sq. M.
Rooftop	3,986 Sq. Ft.	370 Sq. M.
<b>Total</b>	<b>10,515 Sq. Ft.</b>	<b>976 Sq. M.</b>



STATED SQUARE FOOTAGES AND DIMENSIONS ARE MEASURED TO THE EXTERIOR BOUNDARIES OF THE EXTERIOR WALLS AND THE CENTERLINE OF INTERIOR DIVIDING WALLS AND IN FACT VARY FROM THE DIMENSIONS THAT WOULD BE DETERMINED BY USING THE DESCRIPTION AND DEFINITION OF THE "UNIT" SET FORTH IN THE DECLARATION, WHICH GENERALLY ONLY INCLUDES THE INTERIOR AIRSPACE BETWEEN THE PERMETER WALLS AND EXCLUDES ALL INTERIOR STRUCTURAL COMPONENTS AND OTHER COMMON AREAS/ELEMENTS. THIS METHOD IS GENERALLY USED BY SALES MATERIALS AND IS PROVIDED TO ALLOW A PROSPECTIVE BUYER TO COMPARE THE UNITS WITH UNITS IN OTHER CONDOMINIUM PROJECTS THAT UTILIZE THE SAME METHOD. FOR YOUR REFERENCE, THE AREA OF THE UNIT DETERMINED IN ACCORDANCE WITH THESE DEFINED UNIT BOUNDARIES, IS SET FORTH ABOVE AND IS LABELED AS "AC" (TERRACES, ALTHOUGH INCLUDED IN THE TOTAL SQUARE FOOTAGE, ARE NOT PART OF THE UNIT). MEASUREMENTS OF ROOMS SET FORTH ON THIS FLOOR PLAN ARE GENERALLY TAKEN AT THE FARTHEST POINTS OF EACH OPEN ROOM AND IF THE ROOM WERE A PERFECT RECTANGLE, WITHOUT REGARD FOR ANY CUTOUTS OR VARIATIONS. ACCORDINGLY, THE AREA OF THE ACTUAL ROOM WILL TYPICALLY BE SMALLER THAN THE PRODUCT OBTAINED BY MULTIPLYING THE STATED LENGTH AND WIDTH. ALL DIMENSIONS ARE ESTIMATES WHICH WILL VARY WITH ACTUAL CONSTRUCTION, AND ALL FLOOR PLANS, SPECIFICATIONS AND OTHER DEVELOPMENT PLANS ARE PROPOSED AND CONCEPTUAL ONLY WHICH ARE SUBJECT TO CHANGE AND WILL NOT NECESSARILY ACCURATELY REFLECT THE FINAL PLANS AND SPECIFICATIONS FOR THE DEVELOPMENT.



BOULEVARD 57

# PH.12

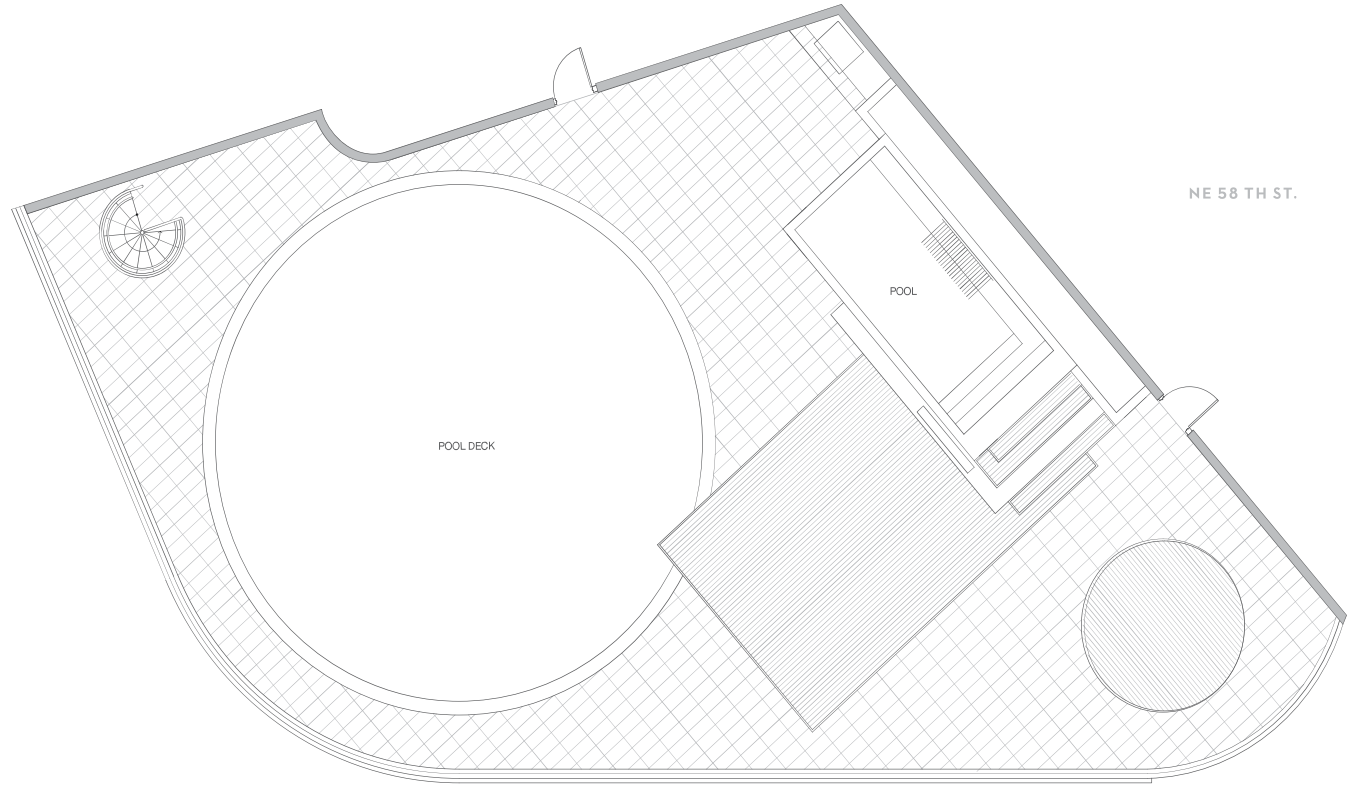
ROOFTOP

4 BEDROOMS | 5.5 BATHS | FAMILY ROOM

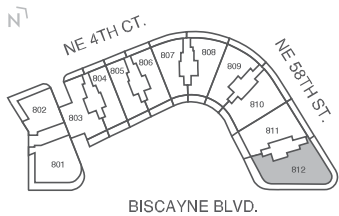
Rooftop 3,986 Sq. Ft. 370 Sq. M.

NE 4 TH CT.

NE 58 TH ST.



BISCAYNE BLVD.



STATED SQUARE FOOTAGES AND DIMENSIONS ARE MEASURED TO THE EXTERIOR BOUNDARIES OF THE EXTERIOR WALLS AND THE CENTERLINE OF INTERIOR DIVIDING WALLS AND IN FACT VARY FROM THE DIMENSIONS THAT WOULD BE DETERMINED BY USING THE DESCRIPTION AND DEFINITION OF THE "UNIT" SET FORTH IN THE DECLARATION (WHICH GENERALLY ONLY INCLUDES THE INTERIOR AIRSPACE BETWEEN THE PERIMETER WALLS AND EXCLUDES ALL INTERIOR STRUCTURAL COMPONENTS AND OTHER COMMON AREAS). THIS METHOD IS GENERALLY USED IN SALES MATERIALS AND IS PROVIDED TO ALLOW A PROSPECTIVE BUYER TO COMPARE THE UNITS WITH UNITS IN OTHER CONDOMINIUM PROJECTS THAT UTILIZE THE SAME METHOD. FOR YOUR REFERENCE, THE AREA OF THE UNIT, DETERMINED IN ACCORDANCE WITH THESE DEFINED UNIT BOUNDARIES, IS SET FORTH ABOVE AND IS LABELED AS "AC" TERRACES, ALTHOUGH INCLUDED IN THE TOTAL SQUARE FOOTAGE, ARE NOT PART OF THE UNIT. MEASUREMENTS OF ROOMS SET FORTH ON THIS FLOOR PLAN ARE GENERALLY TAKEN AT THE FURTHEST POINTS OF EACH GIVEN ROOM (AS IF THE ROOM WERE A PERFECT RECTANGLE) WITHOUT REGARD FOR ANY CUTOUTS OR VARIATIONS. ACCORDINGLY, THE AREA OF THE ACTUAL ROOM WILL TYPICALLY BE SMALLER THAN THE PRODUCT OBTAINED BY MULTIPLYING THE STATED LENGTH AND WIDTH. ALL DIMENSIONS ARE ESTIMATES WHICH WILL VARY WITH ACTUAL CONSTRUCTION, AND ALL FLOOR PLANS, SPECIFICATIONS AND OTHER DEVELOPMENT PLANS ARE PROPOSED AND CONCEPTUAL ONLY WHICH ARE SUBJECT TO CHANGE AND WILL NOT NECESSARILY ACCURATELY REFLECT THE FINAL PLANS AND SPECIFICATIONS FOR THE DEVELOPMENT.