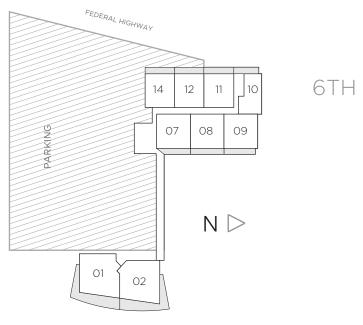
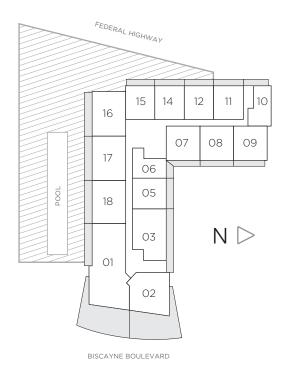


8TH TO 11TH

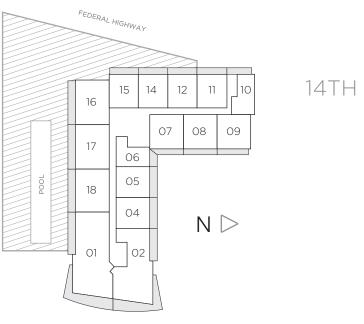




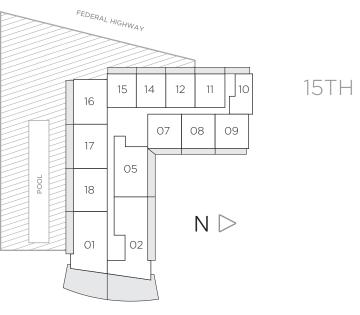


12TH

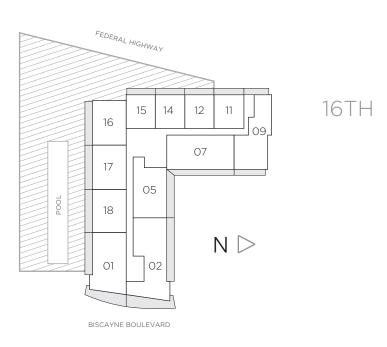
BISCAYNE BOULEVARD





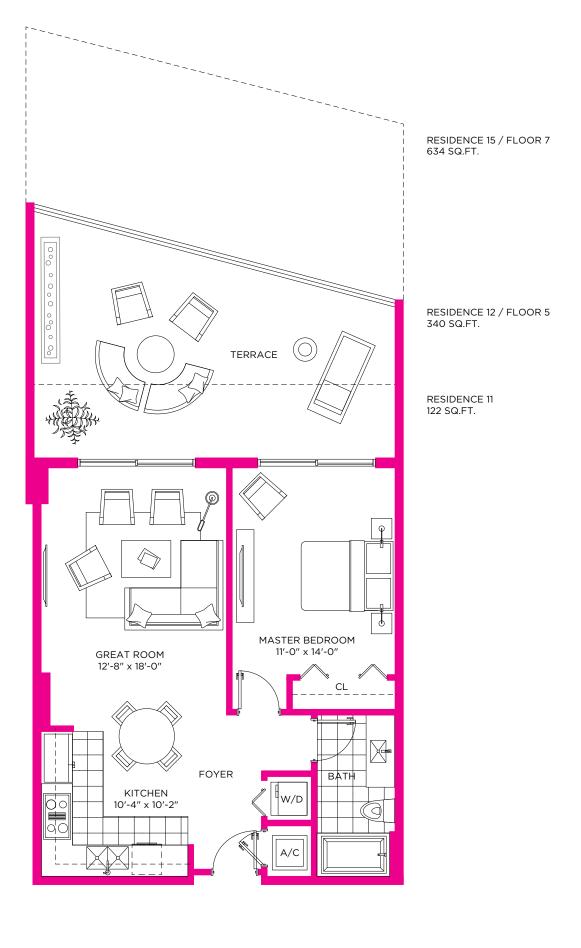


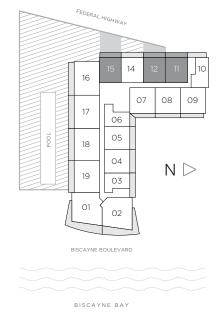




RESIDENCE 11, 12, 15 1 BEDROOM / 1 BATH

RESIDENCE 11 / FLOORS 5 TO 16 RESIDENCE 12 / FLOORS 6 TO 16 RESIDENCE 15 / FLOORS 8 TO 16

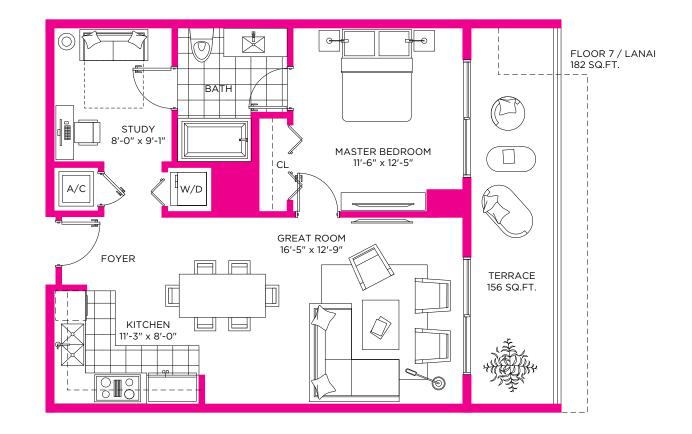


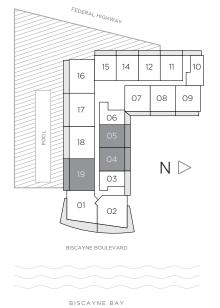


A/C INTERIOR AREA	700 SQ.FT.	65.03 SQ.M.
TERRACE	340 SQ.FT.	31.58 SQ.M.
TOTAL RESIDENCE	1040 SQ.FT.	96.61 SQ.M.

RESIDENCE **04**, **05**, **19** 1 BEDROOM / 1 BATH + DEN

RESIDENCES 04, 05 / FLOORS 7 TO 14 RESIDENCE 19 / FLOOR 7

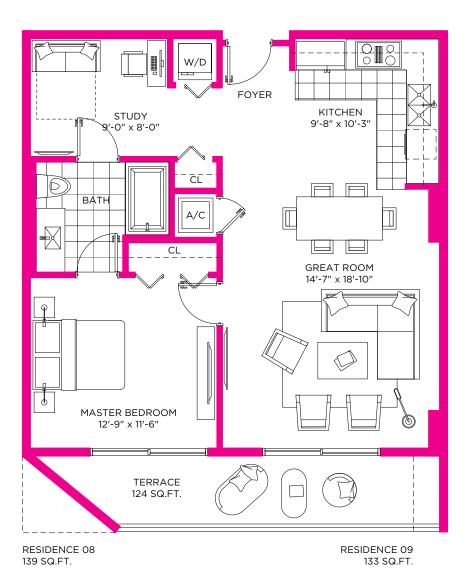


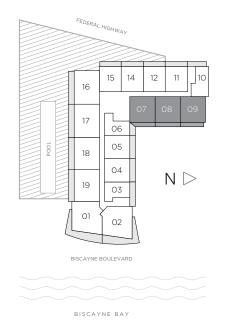


68.74 SQ.M.	740 SQ.FT.	A/C INTERIOR AREA
14.49 SQ.M.	156 SQ.FT.	TERRACE
83.24 SQ.M.	896 SQ.FT.	TOTAL RESIDENCE

RESIDENCE **07, 08, 09** 1 BEDROOM / 1 BATH + DEN

RESIDENCE 07 / FLOORS 7 TO 15 RESIDENCES 08, 09 / FLOORS 5 TO 15

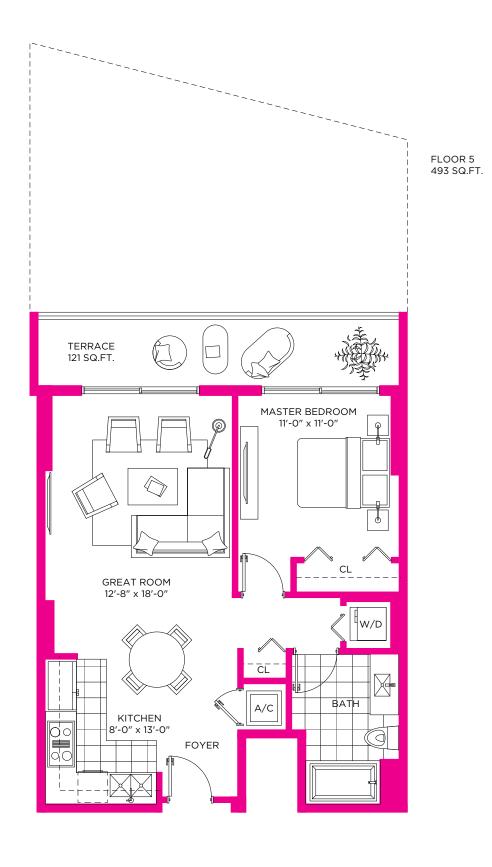


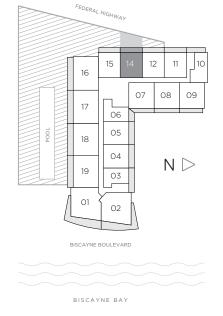


A/C INTERIOR AREA	790 SQ.FT.	73.39 SQ.M.
TERRACE	124 SQ.FT.	11.52 SQ.M.
TOTAL RESIDENCE	914 SQ.FT.	84.91 SQ.M.

RESIDENCE 14 1 BEDROOM / 1 BATH

RESIDENCE 14 / FLOORS 5 TO 16

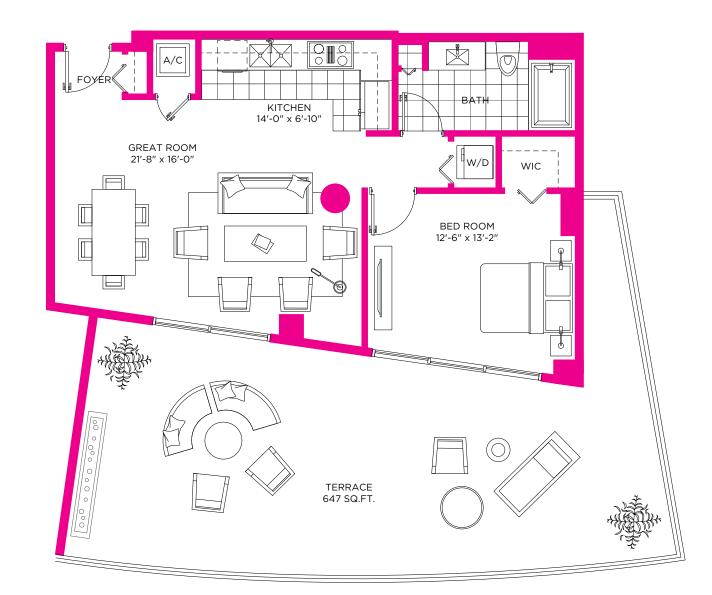


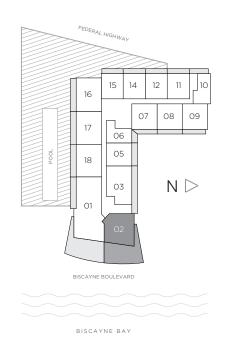


A/C INTERIOR AREA	680 SQ.FT.	63.17 SQ.M.
TERRACE	121 SQ.FT.	11.24 SQ.M.
TOTAL RESIDENCE	801 SQ.FT.	74.41 SQ.M.

RESIDENCE **02** 1 BEDROOM / 1 BATH

RESIDENCE 02 / FLOOR 12

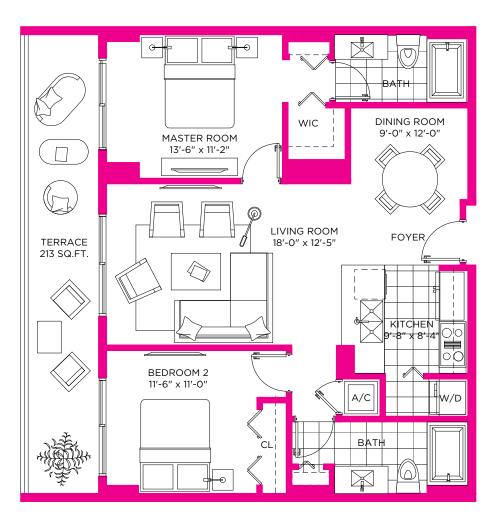


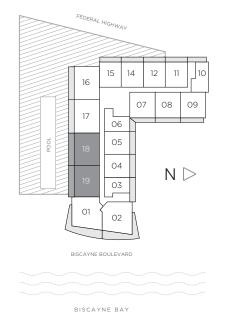


TERRACE 647 SQ.FT.	60.10 SQ.M.
RESIDENCE 1447 SQ.FT.	134.43 SQ.M.

RESIDENCE **18, 19** 2 BEDROOMS / 2 BATHS

RESIDENCE 18 / FLOORS 8 TO 16 RESIDENCE 19 / FLOORS 8 TO 11





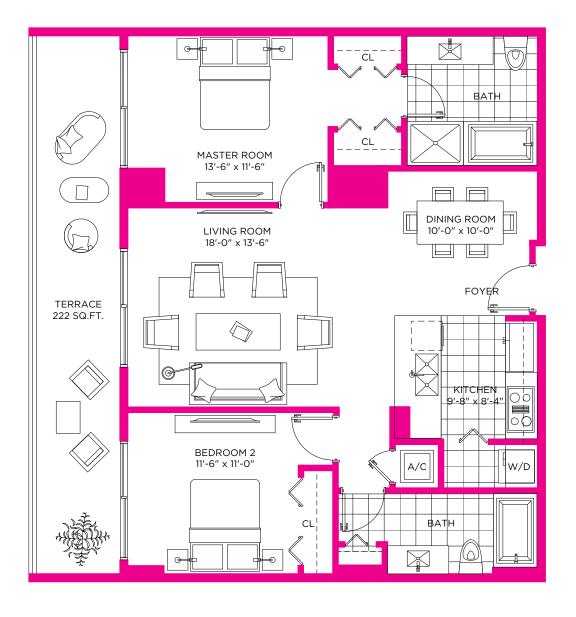
 A/C INTERIOR AREA
 1020 SQ.FT.
 94.76 SQ.M.

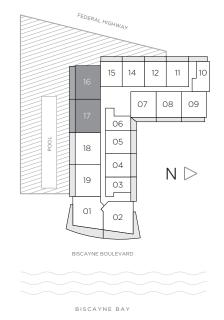
 TERRACE
 213 SQ.FT.
 19.78 SQ.M.

 TOTAL RESIDENCE
 1233 SQ.FT.
 114.54 SQ.M.

RESIDENCE **16, 17** 2 BEDROOMS / 2 BATHS

RESIDENCES 16, 17 / FLOORS 8 TO 16





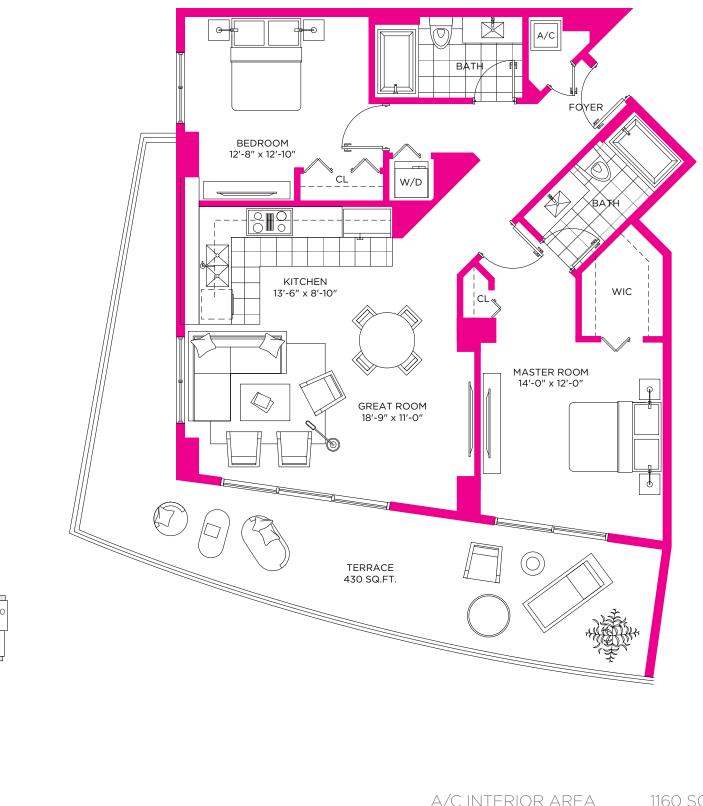
 A/C INTERIOR AREA
 1060 SQ.FT.
 98.47 SQ.M.

 TERRACE
 222 SQ.FT.
 20.62 SQ.M.

 TOTAL RESIDENCE
 1282 SQ.FT.
 119.10 SQ.M.

RESIDENCE **01** 2 BEDROOMS / 2 BATHS

RESIDENCE 01 / FLOORS 3 TO 11





FEDERAL

16

17

18

19

15 14 12 11

06 05

04

03

02

07 08 09

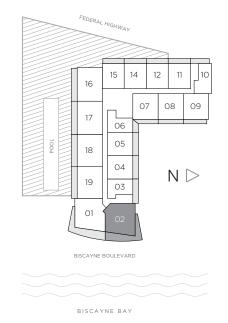
 $N \triangleright$

TOTAL RESIDENCE	1590 SQ.FT.	147.71 SQ.M.
TERRACE	430 SQ.FT.	39.94 SQ.M.
A/C INTERIOR AREA	1160 SQ.FT.	107.76 SQ.M.

RESIDENCE **02** 2 BEDROOMS / 2 BATHS

RESIDENCE 02 / FLOORS 3 TO 11

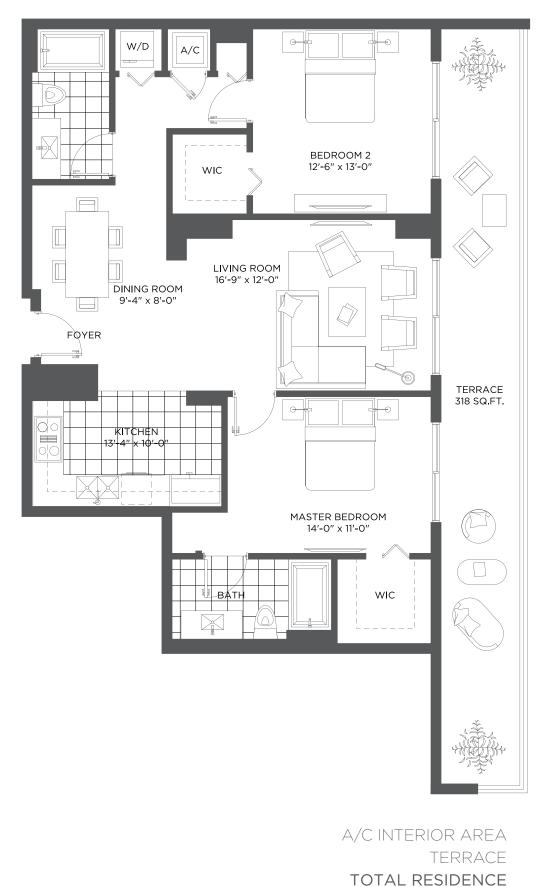




106.83 SQ.M.	1150 SQ.FT.	A/C INTERIOR AREA
39.57 SQ.M.	426 SQ.FT.	TERRACE
146.41 SQ.M.	1576 SQ.FT.	TOTAL RESIDENCE

RESIDENCE **03** 2 BEDROOMS / 2 BATHS

RESIDENCE 03 / FLOOR 12



BISCAYNE BAY

BISCAYNE BOULEVARD

FEDERAL HIG

16

17

18

01

15 14

06 05

02

07 08 09

12 11 10

 $N \triangleright$

Stated 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 interior structural components). For your reference, the area of the Unit, determined in accordance with those defined unit boundaries, is + or - 1,305 sq. ft. for units 01 Note that measurements of rooms set forth on this floor plan are generally taken at the greatest points of each given room (as if the room were a perfect rectangle), without regard for any cutouts. Accordingly, the area of the actual room will typically be smaller than the product obtained by multiplying the stated length times width. All dimensions are approximate and may vary with actual construction, and all floor plans and development plans are subject to change.

1130 SQ.FT.

318 SQ.FT.

1448 SQ.FT.

104.98 SQ.M.

29.54 SQ.M.

134.52 SQ.M.

RESIDENCE 09 2 BEDROOMS / 2 BATHS

RESIDENCE 09 / FLOOR 16



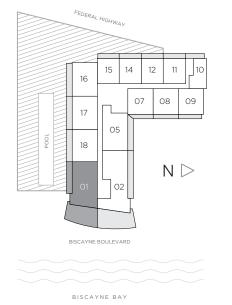
BISCAYNE BAY

22.38 SQ.M. TOTAL RESIDENCE 1671 SQ.FT. 155.24 SQ.M.

RESIDENCE **01** 2 BEDROOMS / 2 BATHS

RESIDENCE 01 / FLOORS 15 TO 16





A/C INTERIOR AREA	1420 SQ.FT.	131.92 SQ.M.
TERRACE	715 SQ.FT.	66.42 SQ.M.
TOTAL RESIDENCE	2135 SQ.FT.	198.34 SQ.M.

RESIDENCE 02 2 BEDROOMS / 2 BATHS

RESIDENCE 02 / FLOOR 14

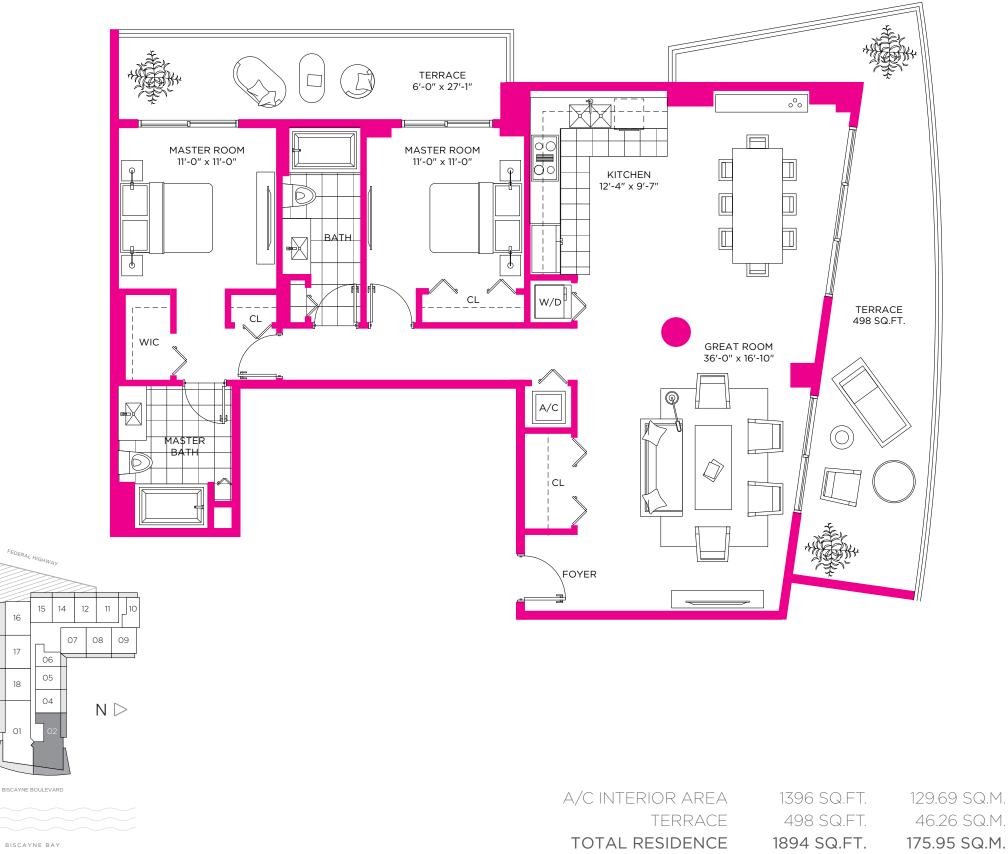
FEDERAL

16

17

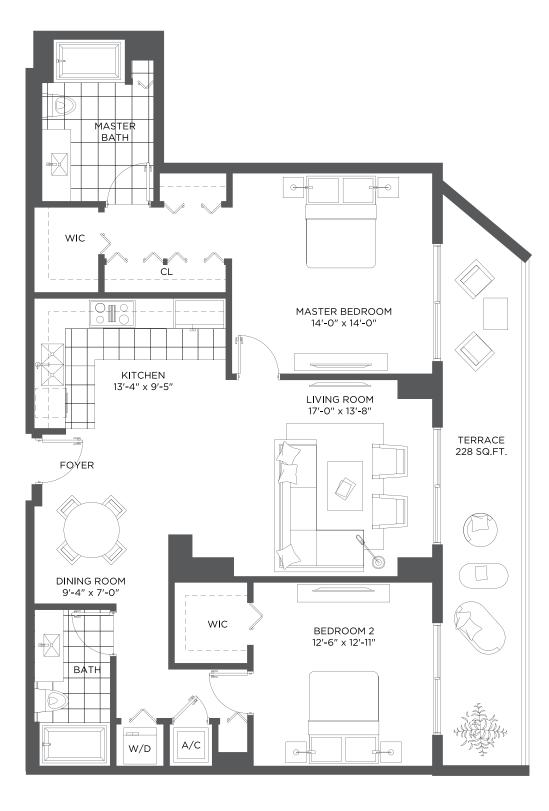
18

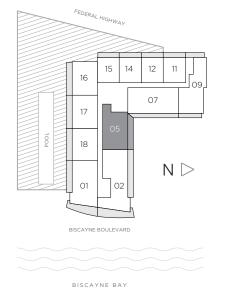
01



RESIDENCE **05** 2 BEDROOMS / 2 BATHS

RESIDENCE 05 / FLOORS 15 TO 16

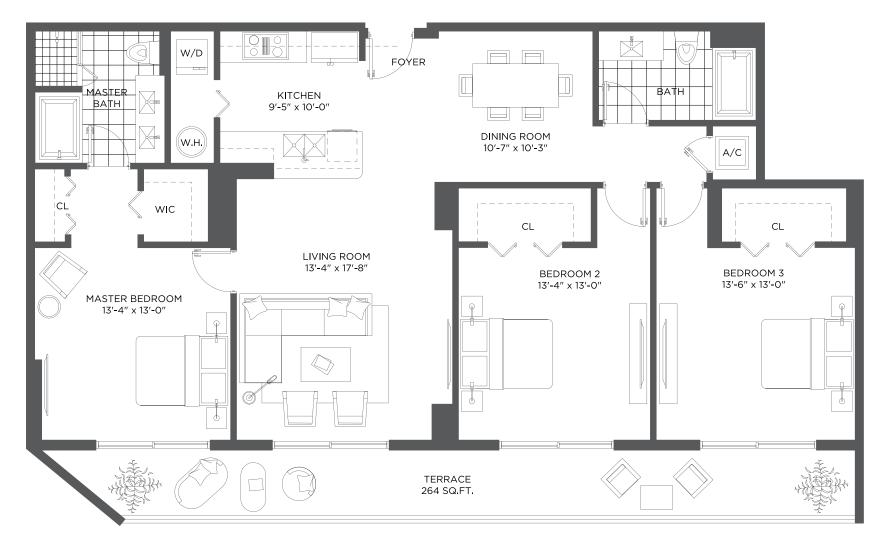




A/C INTERIOR AREA	1282 SQ.FT.	119.10 SQ.M.
TERRACE	228 SQ.FT.	21.18 SQ.M.
TOTAL RESIDENCE	1510 SQ.FT.	140.28 SQ.M.

RESIDENCE **07** 3 BEDROOMS / 2 BATHS

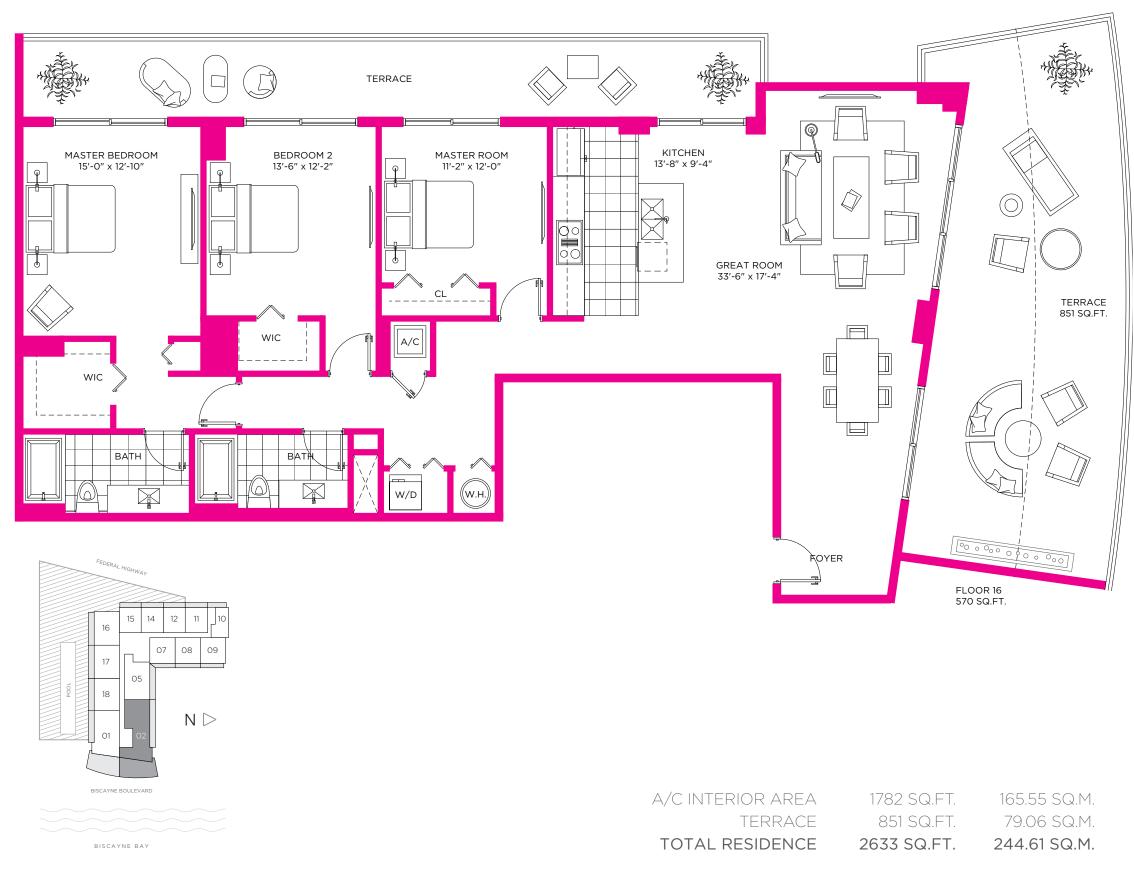
RESIDENCE 07 / FLOOR 16





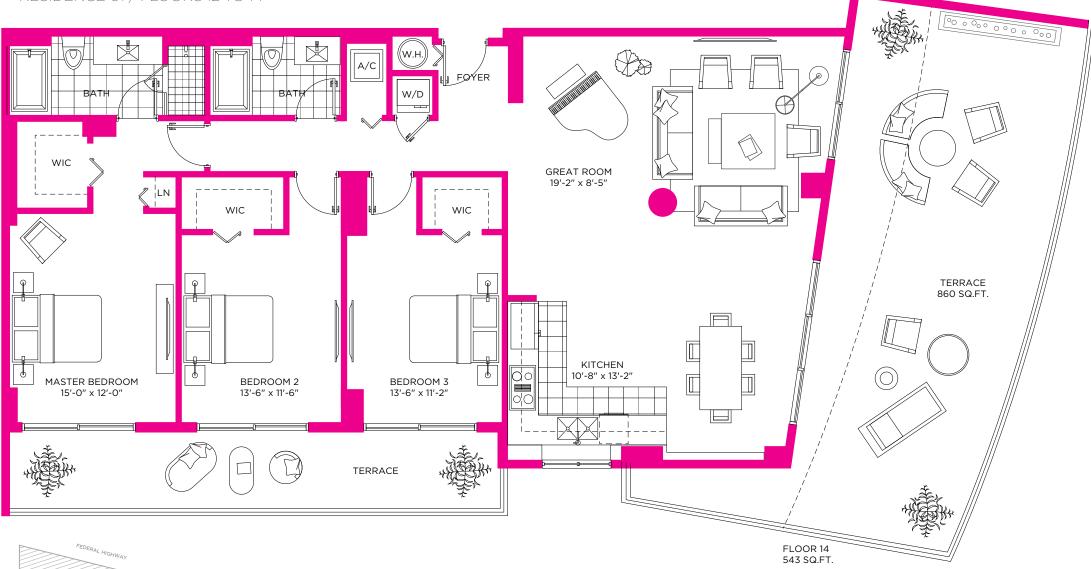
RESIDENCE **02** 3 BEDROOMS / 2 BATHS

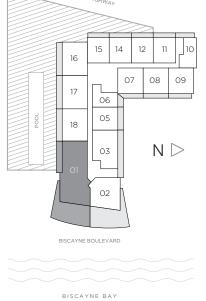
RESIDENCE 02 / FLOOR 15 TO 16



RESIDENCE **01** 3 BEDROOMS / 2 BATHS

RESIDENCE 01 / FLOORS 12 TO 14





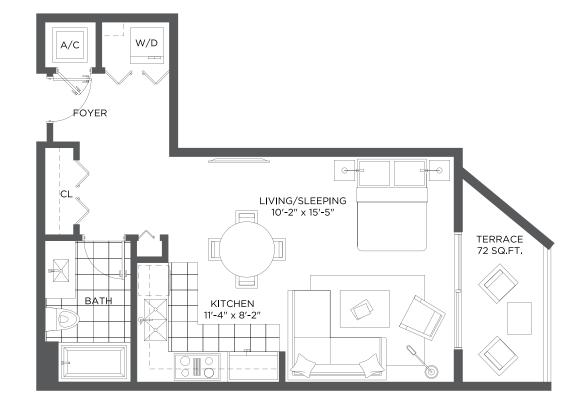
 A/C INTERIOR AREA
 1720 SQ.FT.
 159.79 SQ.M.

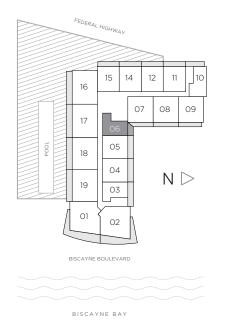
 TERRACE
 860 SQ.FT.
 79.89 SQ.M.

 TOTAL RESIDENCE
 2580 SQ.FT.
 239.68 SQ.M.

RESIDENCE **06** studio

RESIDENCE 06 / FLOORS 7 TO 14





 A/C INTERIOR AREA
 540 SQ.FT.
 50.16 SQ.M.

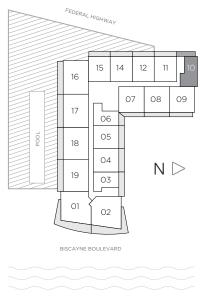
 TERRACE
 72 SQ.FT.
 6.68 SQ.M.

 TOTAL RESIDENCE
 612 SQ.FT.
 56.85 SQ.M.

RESIDENCE **10** studio

RESIDENCE 10 / FLOORS 5 TO 15



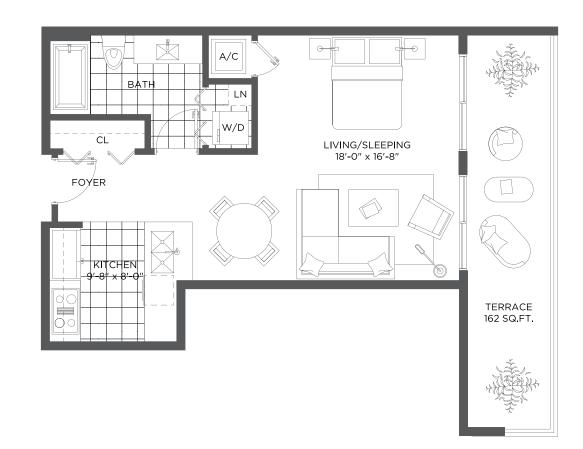


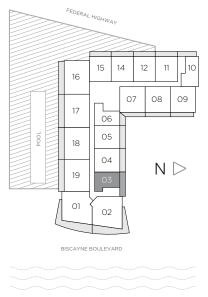
BISCAYNE BAY

A/C INTERIOR AREA	530 SQ.FT.	49.23 SQ.M.
TERRACE	108 SQ.FT.	10.03 SQ.M.
TOTAL RESIDENCE	638 SQ.FT.	59.27 SQ.M.

RESIDENCE **03** studio

RESIDENCE 03 / FLOORS 7 TO 11



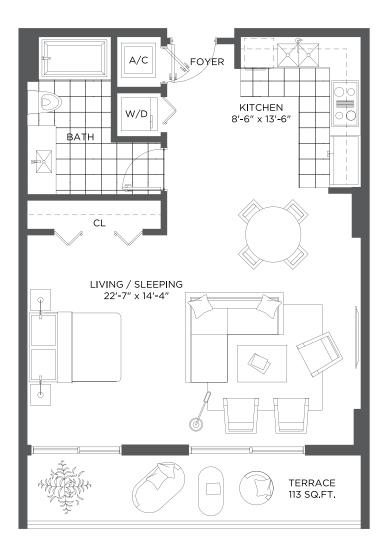


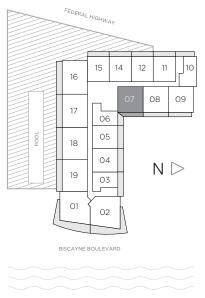
BISCAYNE BAY

A/C INTERIOR AREA	520 SQ.FT.	48.30 SQ.M.
TERRACE	162 SQ.FT.	15.05 SQ.M.
TOTAL RESIDENCE	682 SQ.FT.	63.35 SQ.M.

RESIDENCE **07** STUDIO

RESIDENCE 07 / FLOORS 5 TO 6





BISCAYNE BAY

A/C INTERIOR AREA	620 SQ.FT.	57.59 SQ.M.
TERRACE	113 SQ.FT.	10.498 SQ.M.
TOTAL RESIDENCE	733 SQ.FT.	68.09 SQ.M.