

PENTHOUSE P7 - LOWER LEVEL

3 BEDROOM / 4 BATH / 2 PDR. RM.

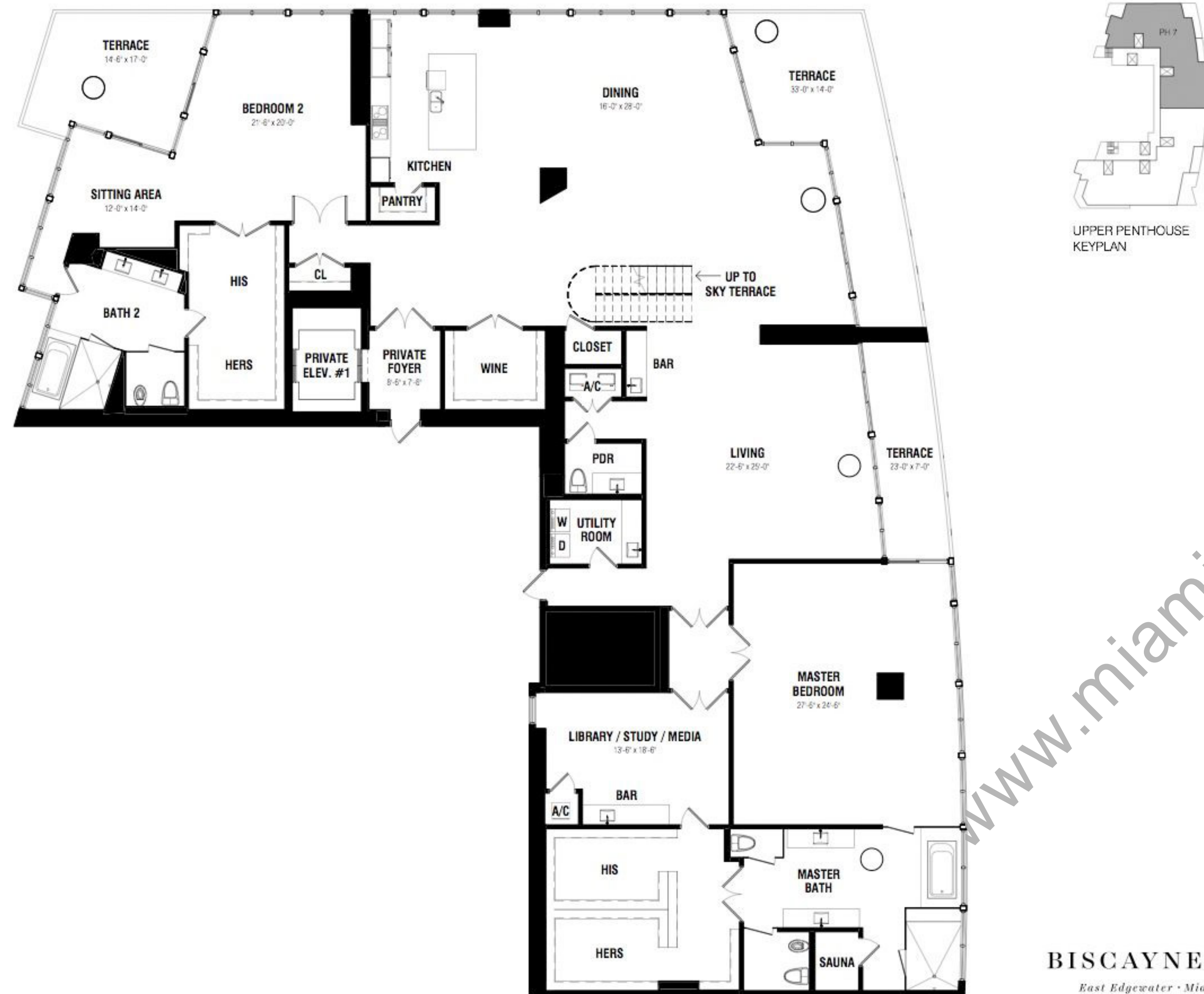
LOWER LEVEL:

AC 5721 SF / 531.5 m²
TERRACE 728 SF / 67.63 m²
TOTAL 6449 SF / 599.13 m²

SKY TERRACE:

AC 1540 SF / 143.07 m²
TERRACE 2655 SF / 246.65 m²
TOTAL 4195 SF / 389.72 m²

UNIT TOTAL 10,644 SF / 988.85 m²



BISCAYNE BEACH

East Edgewater · Miami Residences

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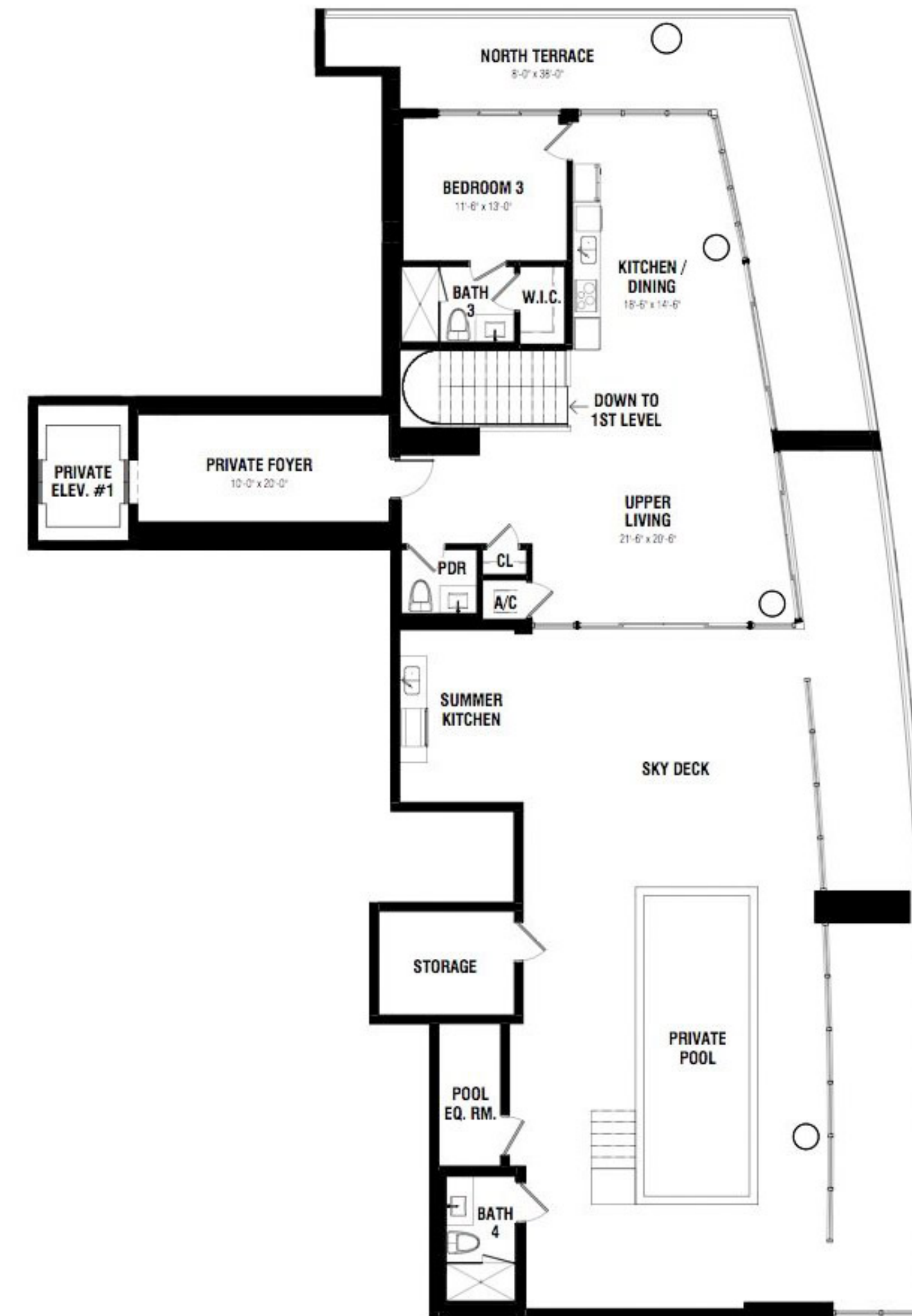
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Stated square footages and dimensions are measured to the exterior boundaries of the exterior walls and the centerline of interior demising walls between units and in fact vary from the square footages and dimensions that would be determined by using 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 of measurement used herein is generally found in sales materials and is provided to allow a prospective buyer to compare the Units with units in other condominium projects that utilize the same method. Terraces 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 described above and as if the room were a perfect rectangle), without regard for any cutouts or variations. Accordingly, the interior air space dimensions of the actual room will be smaller than the product obtained by multiplying the stated length and width. All square footages and dimensions are estimates based on preliminary plans and will vary with actual construction. All floor plans, specifications and other development plans are proposed and conceptual only, and are subject to change and will not necessarily accurately reflect the final plans and specifications.

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We are pledged to the letter and spirit of U.S. policy for the achievement of equal housing throughout the Nation. We encourage and support an affirmative advertising and marketing program in which there are no barriers to obtaining housing because of race, color, sex, religion, handicap, familial status or national origin.

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