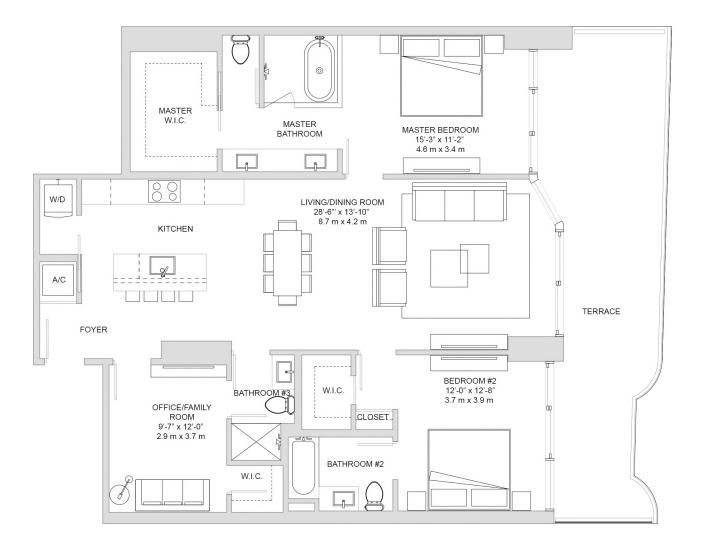


LEVEL 02

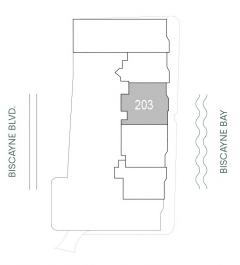
TOTAL SQ.FT. 1,837 SQ.FT. 171 SQ. MT. A/C AREA 1,490 SQ.FT. 138 SQ. MT. TERRACE 347 SQ.FT. 33 SQ. MT.

UNIT 203

2 BEDROOMS + DEN 3 BATHROOMS







ORAL REPRESENTATIONS CANNOT BE RELIED UPON AS CORRECTLY STATING THE REPRESENTATIONS OF THE DEVELOPER. FOR CORRECT REPRESENTATIONS, MAKE REFERENCE TO THIS BROCHURE AND TO THE DOCUMENTS REQUIRED BY SECTION 718.503, FLORIDA STATUTES, TO BE FURNISHED BY A DEVELOPER TO A BUYER OR LESSEE.

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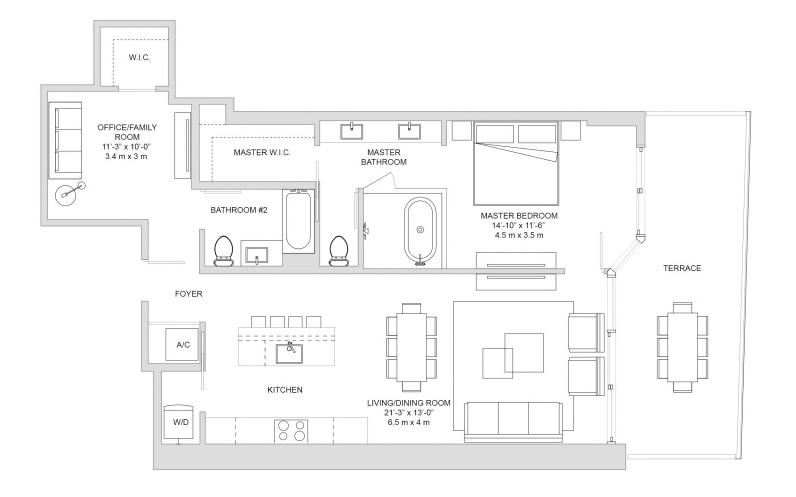


LEVEL 02

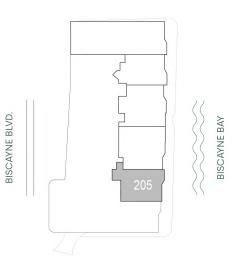
TOTAL SQ.FT. 1,373 SQ.FT. 127 SQ. MT. A/C AREA 1,123 SQ.FT. 104 SQ. MT. TERRACE 250 SQ.FT. 23 SQ. MT.

UNIT 205

1 BEDROOM + DEN 2 BATHROOMS







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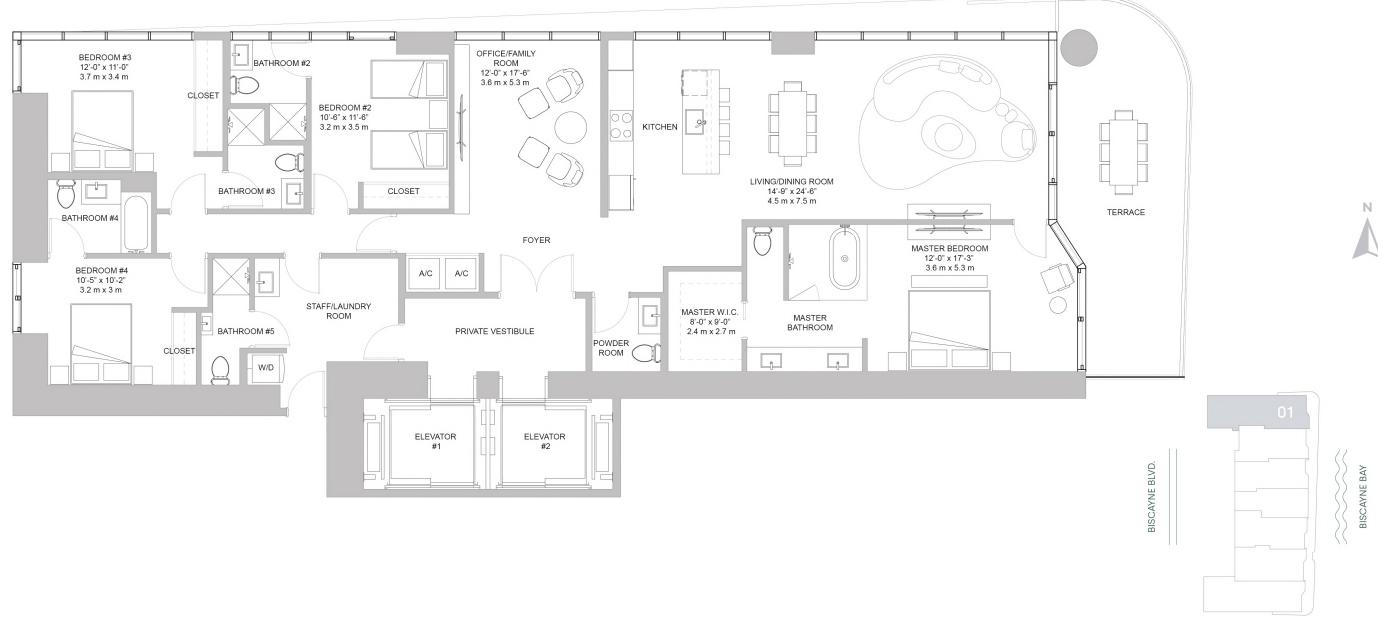
LEVELS 03 TO 26

TOTAL SQ.FT. 2,830 SQ.FT. 263 SQ. MT. A/C AREA 2,530 SQ.FT. 235 SQ. MT. TERRACE 300 SQ.FT. 28 SQ. MT.

UNIT 01

4 BEDROOMS + OFFICE 5^{1/2} BATHROOMS

WITH STAFF ROOM



ORAL REPRESENTATIONS CANNOT BE RELIED UPON AS CORRECTLY STATING THE REPRESENTATIONS OF THE DEVELOPER. FOR CORRECT REPRESENTATIONS, MAKE REFERENCE TO THIS BROCHURE AND TO THE DOCUMENTS REQUIRED BY SECTION 718.503, FLORIDA STATUTES, TO BE FURNISHED BY A DEVELOPER TO A BUYER OR LESSEE.

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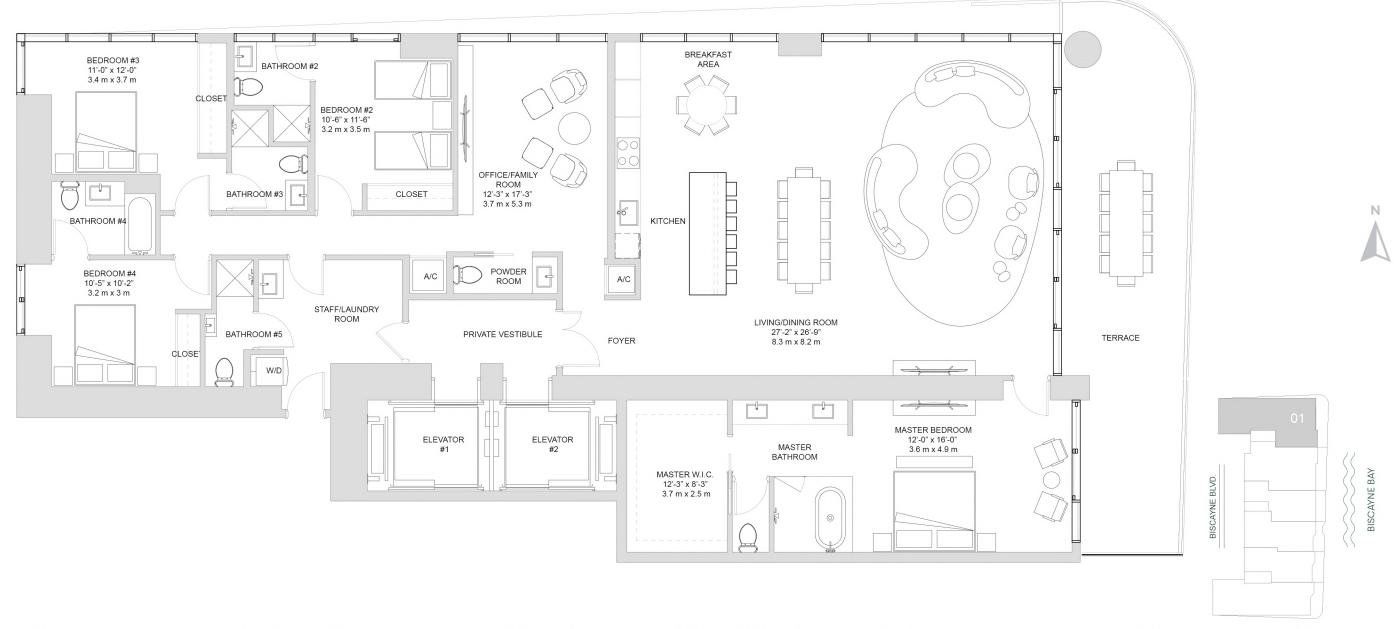
LEVELS 27 TO 56

TOTAL SQ.FT. 3,476 SQ.FT. 322 SQ. MT. A/C AREA 3,030 SQ.FT. 281 SQ. MT. TERRACE 446 SQ.FT. 41 SQ. MT.

UNIT 01

4 BEDROOMS + OFFICE 5^{1/2} BATHROOMS

WITH STAFF ROOM



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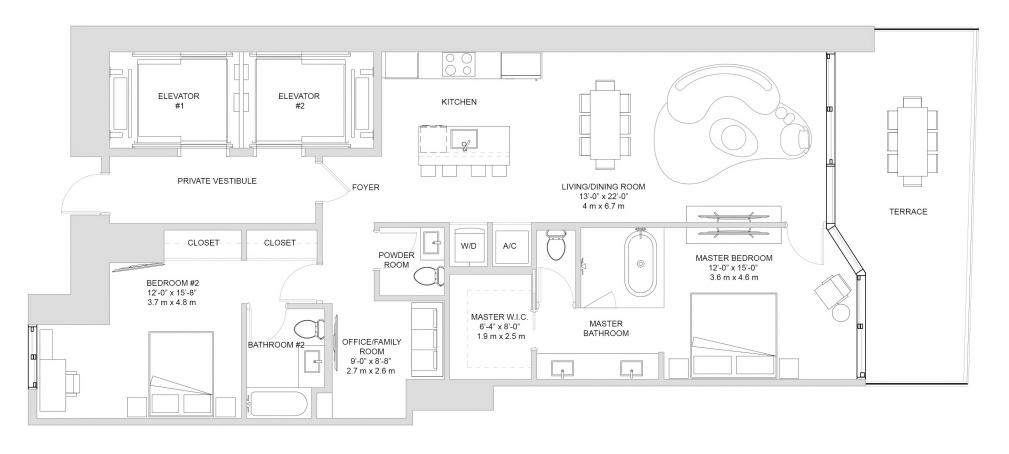


LEVELS 03 TO 26

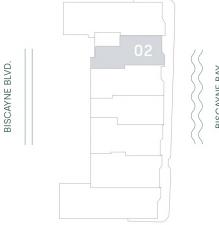
TOTAL SQ.FT. 1,735 SQ.FT. 161 SQ. MT. A/C AREA 1,465 SQ.FT. 136 SQ. MT. **TERRACE** 270 SQ.FT. 25 SQ. MT.

UNIT 02

2 BEDROOMS + OFFICE 2 1/2 BATHROOMS



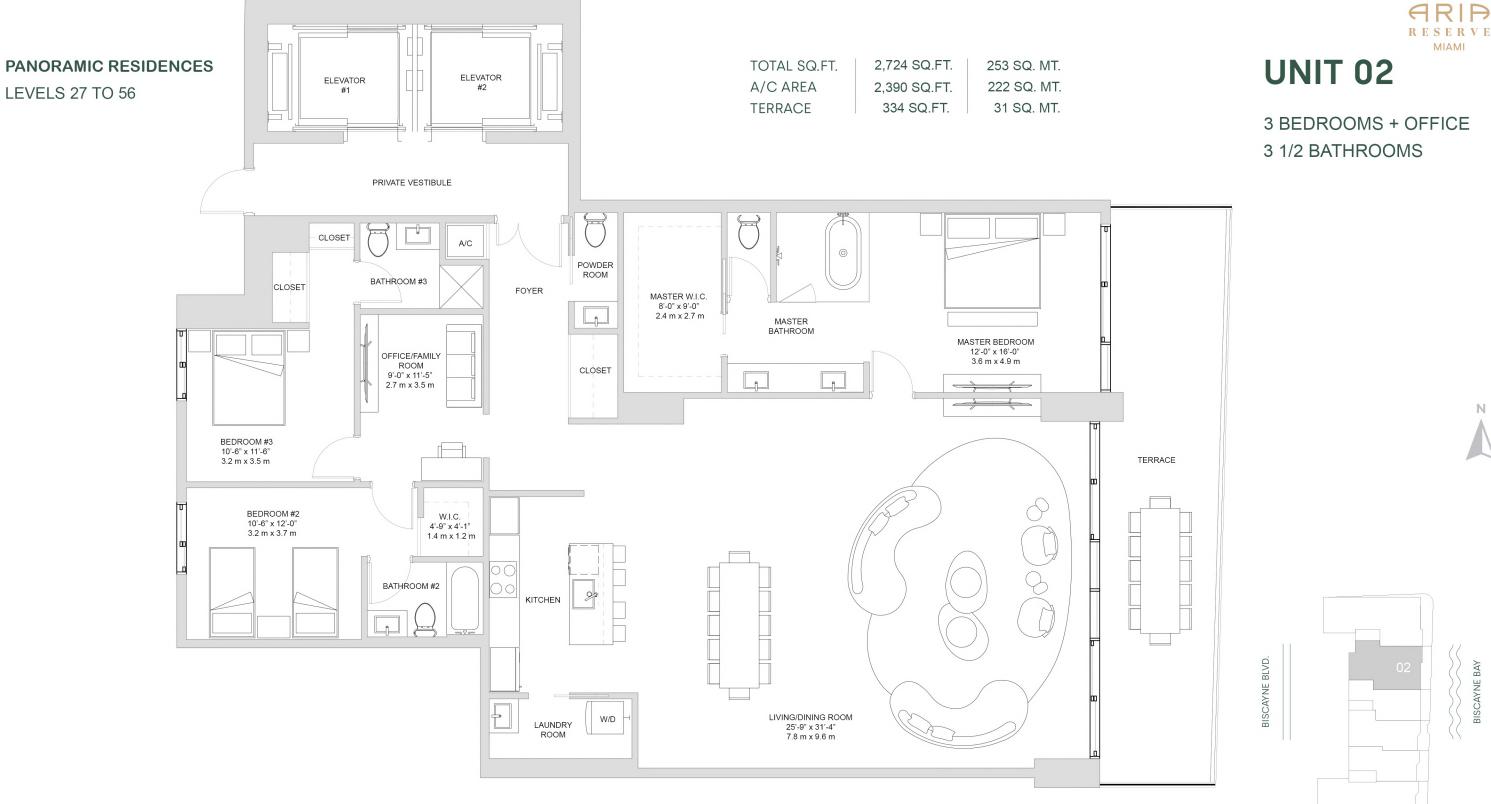




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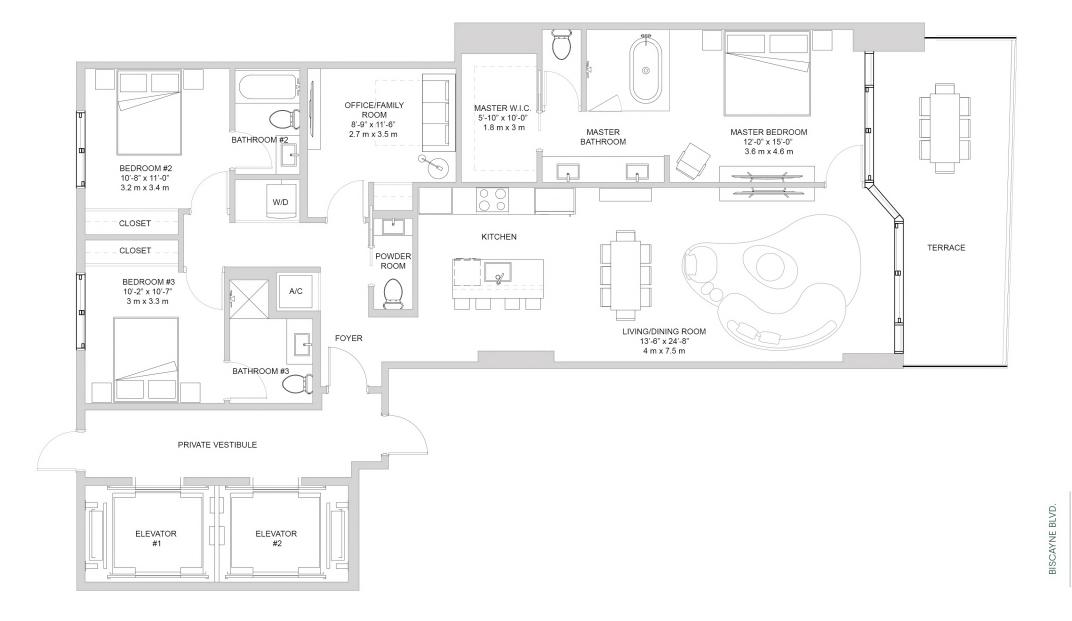


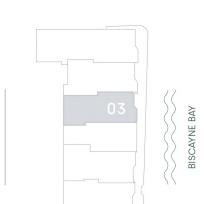
LEVELS 03 TO 26

TOTAL SQ.FT. 1,857 SQ.FT. 172 SQ. MT. A/C AREA 1.617 SQ.FT. 150 SQ. MT. **TERRACE** 240 SQ.FT. 22 SQ. MT.

UNIT 03

3 BEDROOMS + OFFICE 3^{1/2} BATHROOMS





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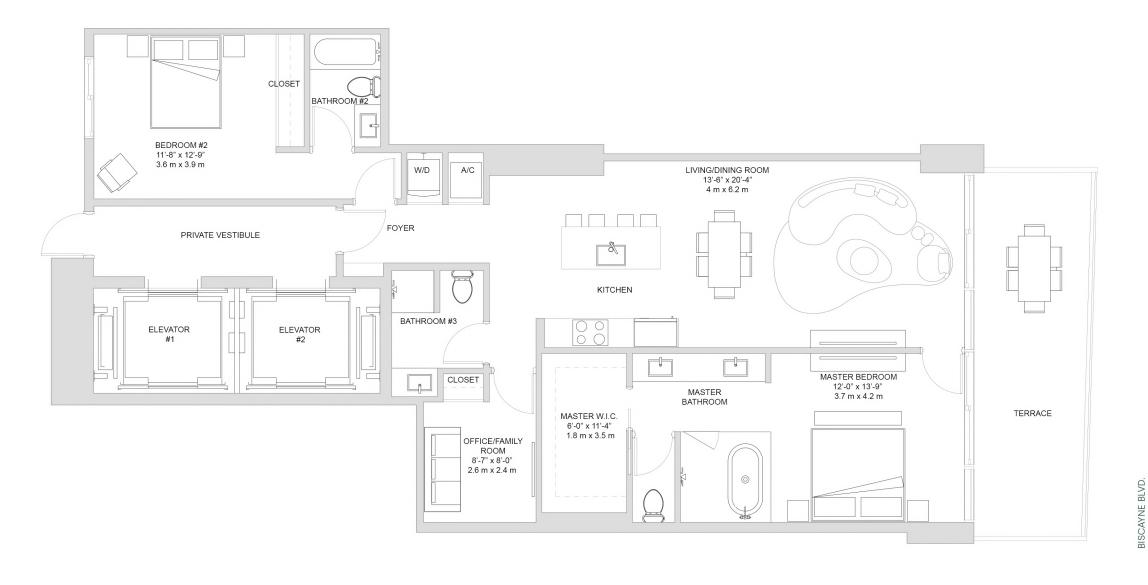


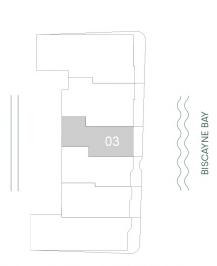
LEVELS 27 TO 56

TOTAL SQ.FT. 1,700 SQ.FT. 158 SQ. MT. A/C AREA 1,480 SQ.FT. 137 SQ. MT. TERRACE 220 SQ.FT. 20 SQ. MT.

UNIT 03

2 BEDROOMS + OFFICE 3 BATHROOMS





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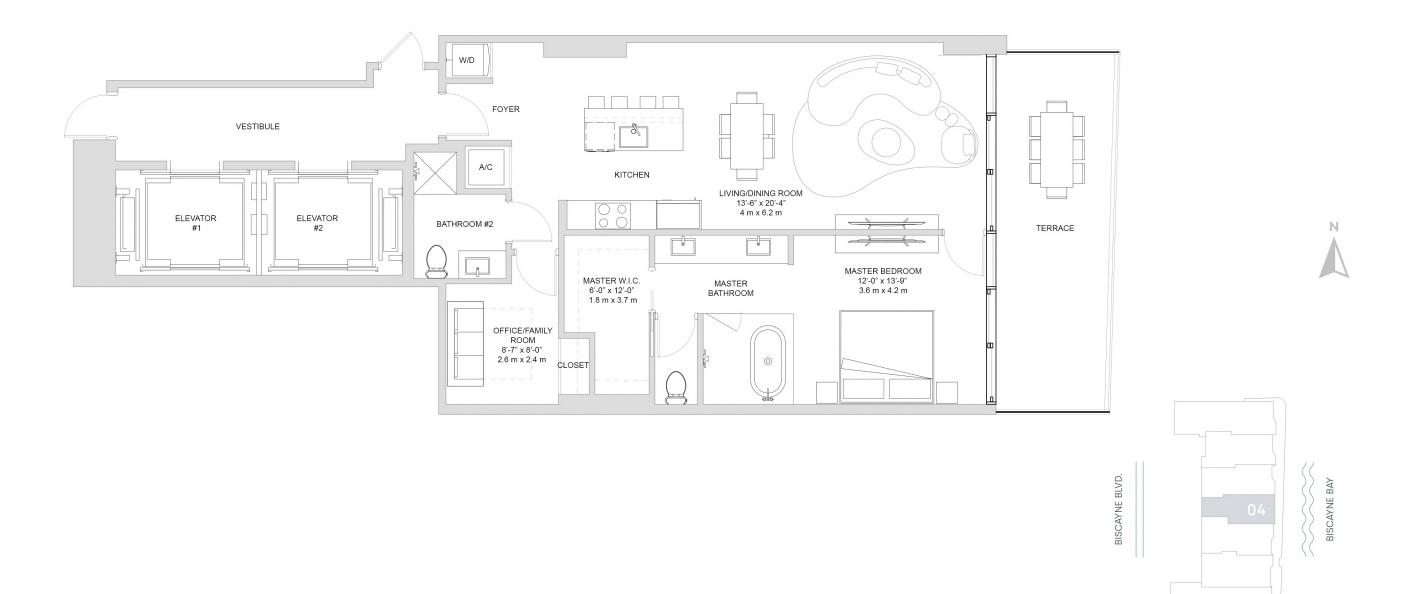


LEVELS 03 TO 26

TOTAL SQ.FT. 1,276 SQ.FT. 118 SQ. MT. A/C AREA 1,060 SQ.FT. 98 SQ. MT. TERRACE 216 SQ.FT. 20 SQ. MT.

UNIT 04

1 BEDROOM + OFFICE 2 BATHROOMS



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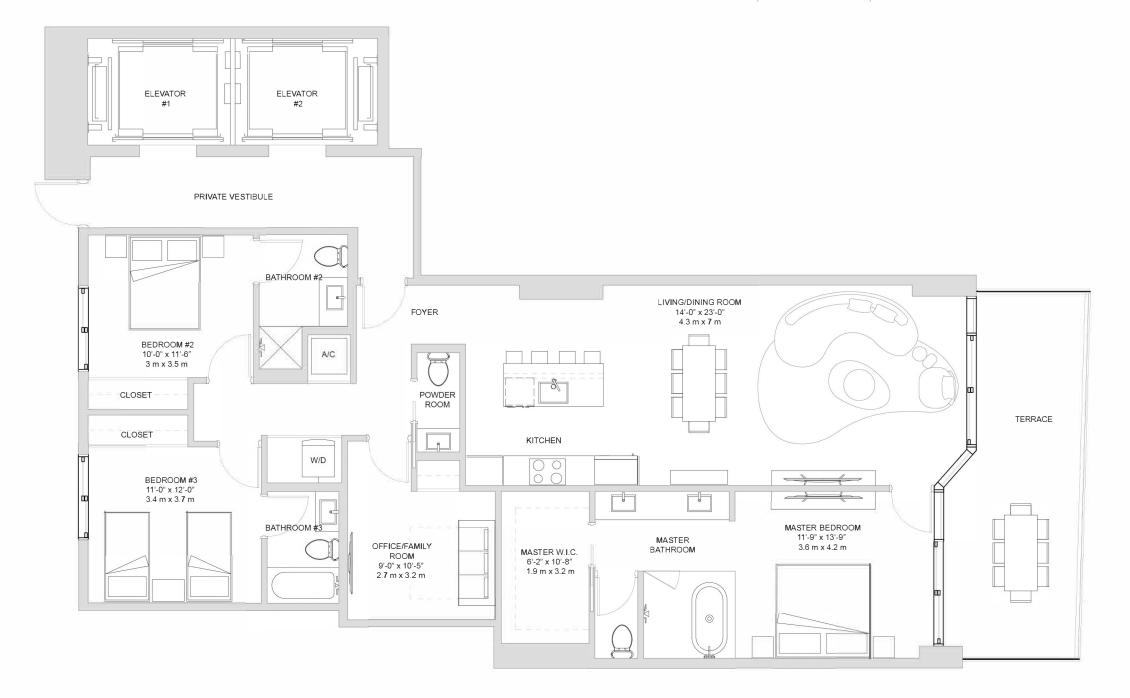


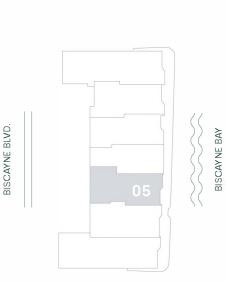
LEVELS 03 TO 56

1,998 SQ.FT. TOTAL SQ.FT. 185 SQ. MT. A/C AREA 1,770 SQ.FT. 164 SQ. MT. **TERRACE** 228 SQ.FT. 21 SQ. MT.

UNIT 05

3 BEDROOMS + OFFICE 3^{1/2} BATHROOMS





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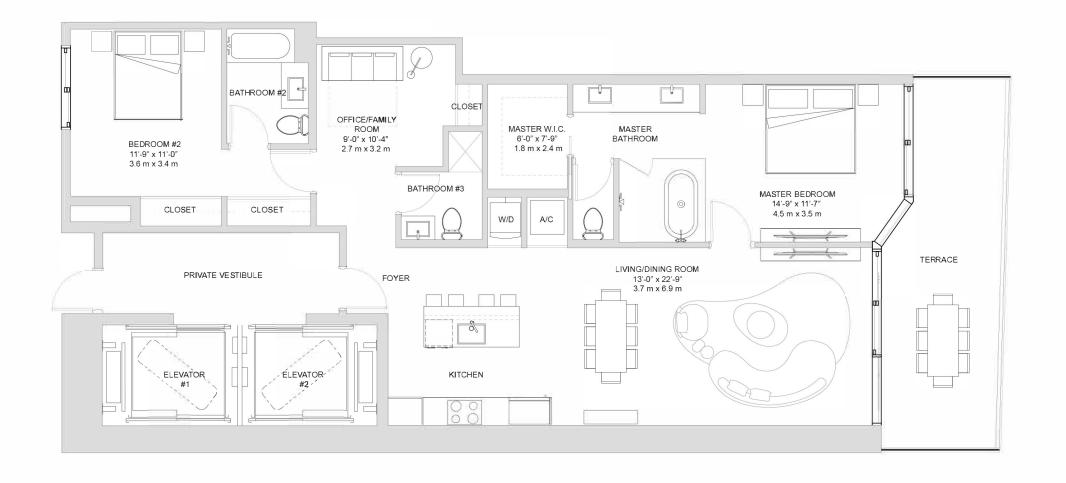


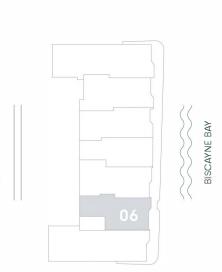
LEVELS 03 TO 56

TOTAL SQ.FT. 1,715 SQ.FT. 159 SQ. MT. A/C AREA 1,485 SQ.FT. 138 SQ. MT. TERRACE 230 SQ.FT. 21 SQ. MT.

UNIT 06

2 BEDROOMS + OFFICE 3 BATHROOMS





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LEVELS 03 TO **5**6

TOTAL SQ.FT. 2,852 SQ.FT. 265 SQ. MT. A/C AREA 2,555 SQ.FT. 237 SQ. MT. TERRACE 297 SQ.FT. 28 SQ. MT.

UNIT 07

4 BEDROOMS + OFFICE 5^{1/2} BATHROOMS



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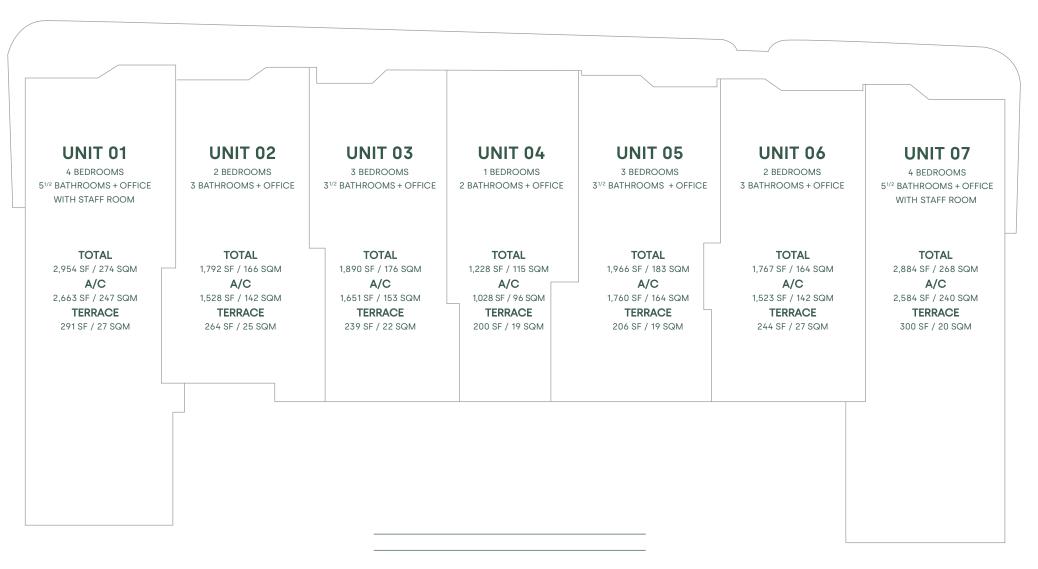


Panoramic and Skyview Residences Floorplans



BISCAYNE BAY





BISCAYNE BLVD.

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LEVEL 03-50

LEVEL 51-56

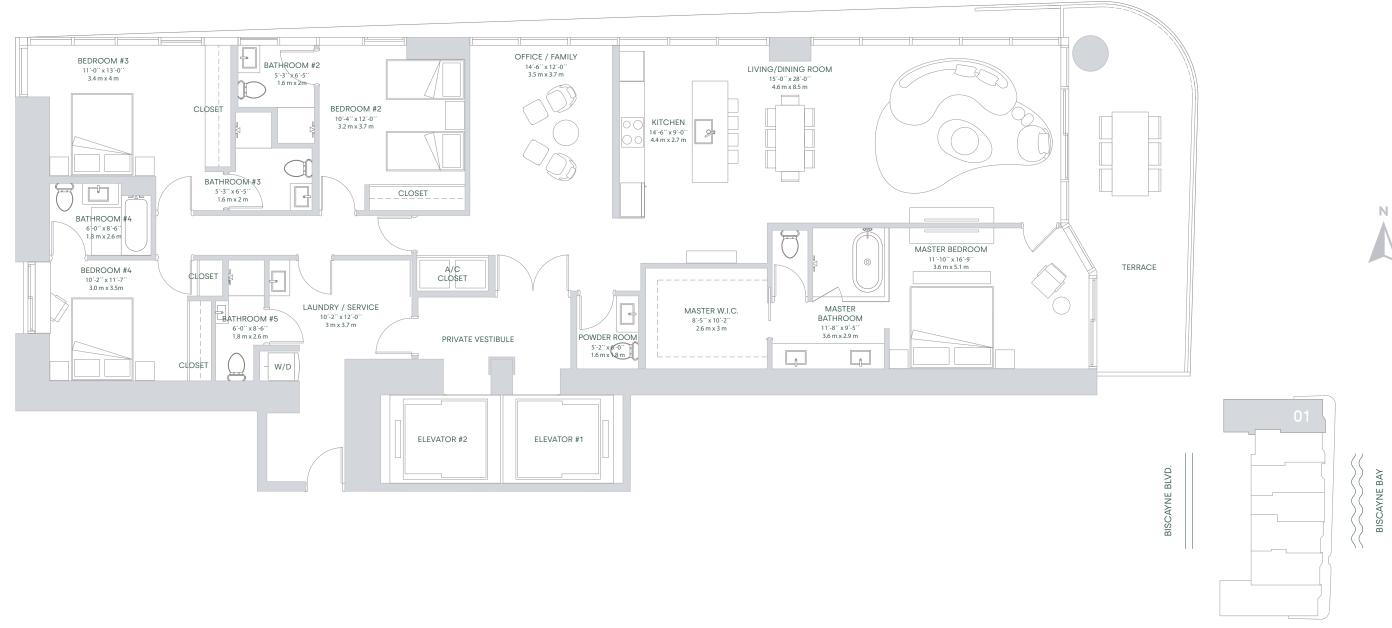
TOTAL SQ.FT. A/C AREA **TERRACE**

2.954 SQ.FT 274 SQ.MT 2,663 SQ.FT 247 SQ.MT 291 SQ.FT 27 SQ.MT

UNIT 01

4 BEDROOMS + OFFICE 5^{1/2} BATHROOMS

WITH STAFF ROOM



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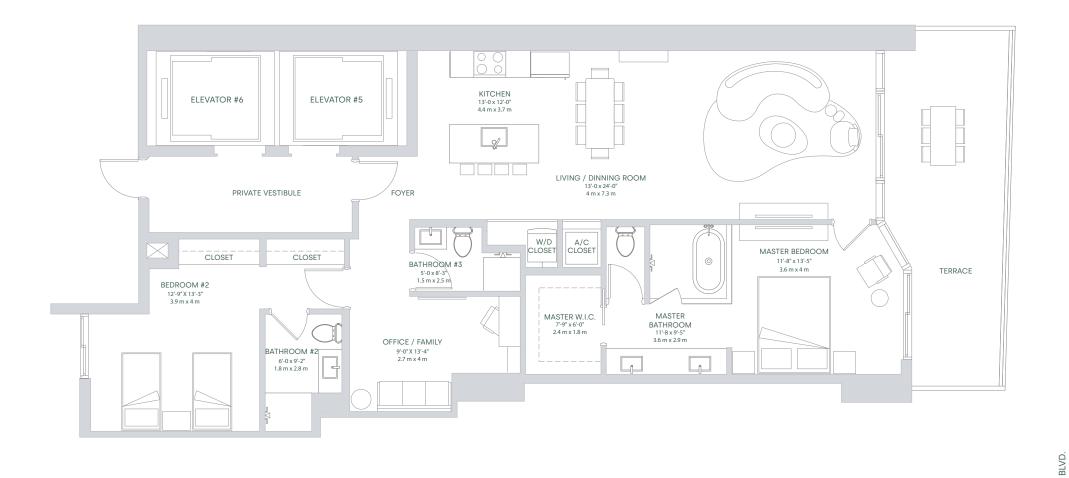
LEVEL 03-46

TOTAL SQ.FT. A/C AREA **TERRACE**

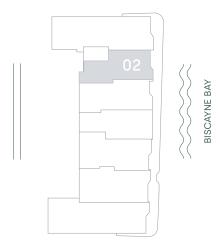
1,792 SQ.FT 166 SQ.MT 1,528 SQ.FT 142 SQ.MT 264 SQ.FT 25 SQ.MT

UNIT 02

2 BEDROOMS + OFFICE 3 BATHROOMS







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LEVEL 03-46

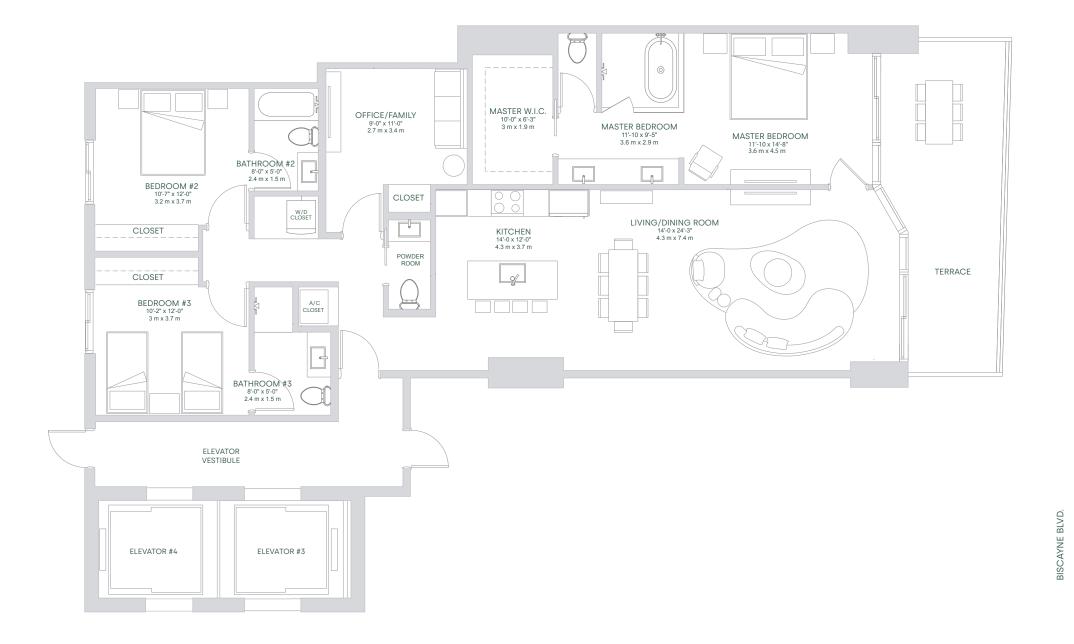
TOTAL SQ.FT. A/C AREA **TERRACE**

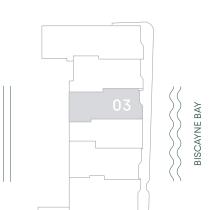
1,890 SQ.FT 1,651 SQ.FT 239 SQ.FT

176 SQ.MT 153 SQ.MT 22 SQ.MT

UNIT 03

3 BEDROOMS + OFFICE 3^{1/2} BATHROOMS





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This is not intended to be an offer to sell, or solicitation to buy, condominium units to residents of reside



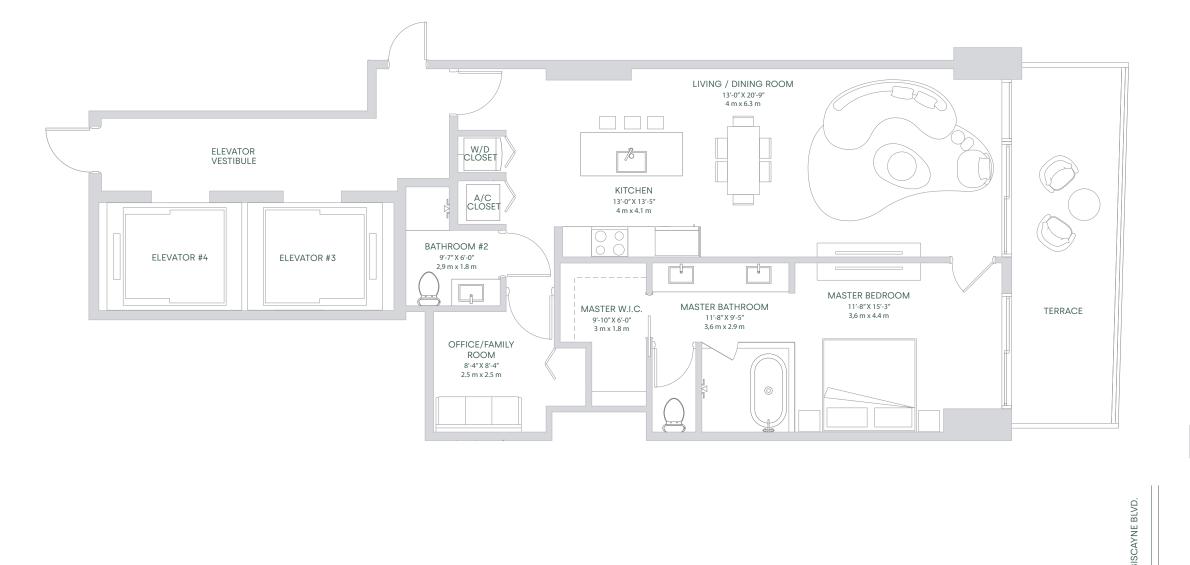
LEVEL 03-46

TOTAL SQ.FT. 1,228 SQ.FT A/C AREA **TERRACE**

115 SQ.MT 1,028 SQ.FT 96 SQ.MT 200 SQ.FT 19 SQ.MT

UNIT 04

1 BEDROOM + OFFICE 2 BATHROOMS





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LEVEL 03-50

LEVEL 51-56

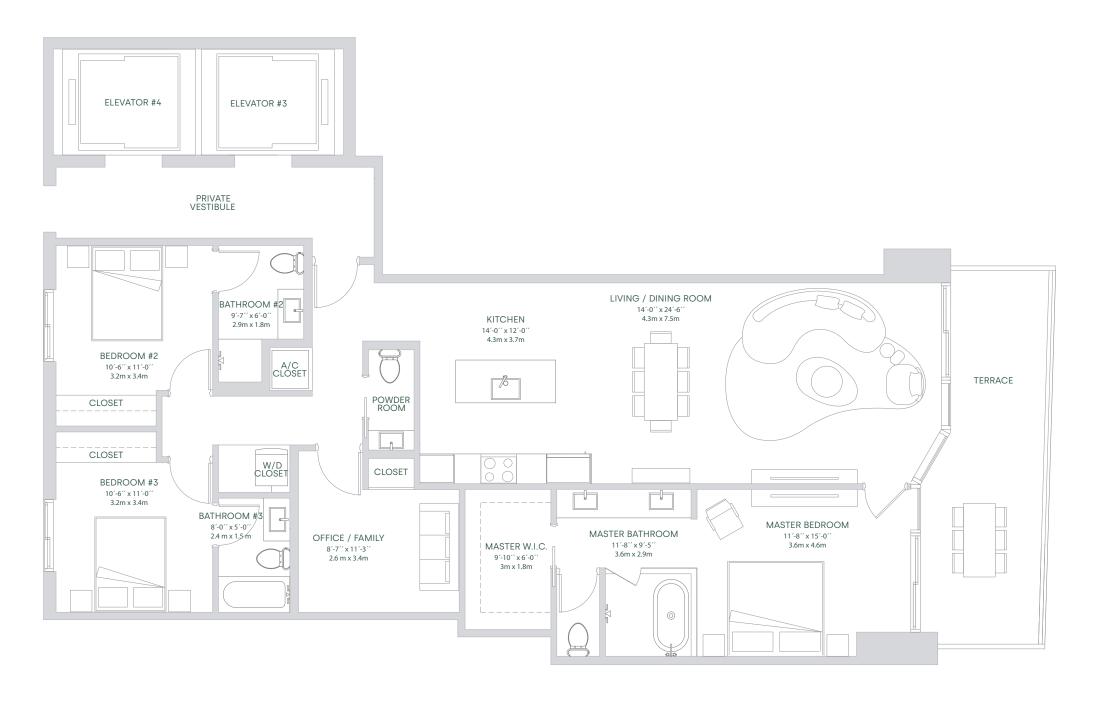
TOTAL SQ.FT. A/C AREA **TERRACE**

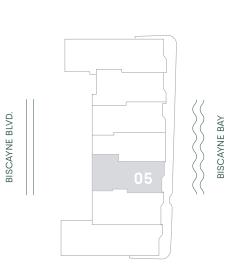
1,966 SQ.FT 1,760 SQ.FT 206 SQ.FT

183 SQ.MT 164 SQ.MT 19 SQ.MT

UNIT 05

3 BEDROOMS + OFFICE 3^{1/2} BATHROOMS





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LEVEL 03-50

LEVEL 51-56

TOTAL SQ.FT. A/C AREA **TERRACE**

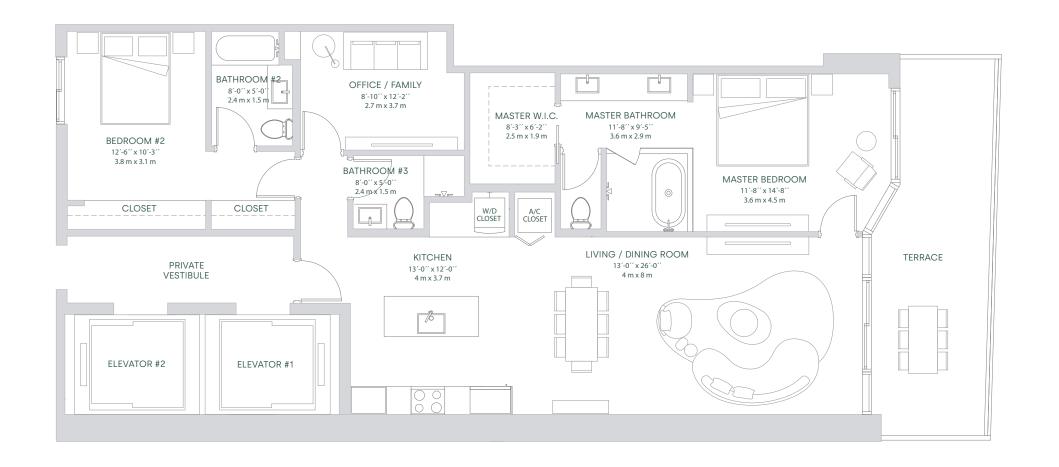
1,767 SQ.FT 1,523 SQ.FT 244 SQ.FT

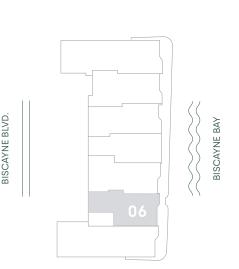
142 SQ.MT 27 SQ.MT

164 SQ.MT

UNIT 06

2 BEDROOMS + OFFICE **3 BATHROOMS**





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LEVEL 03-50

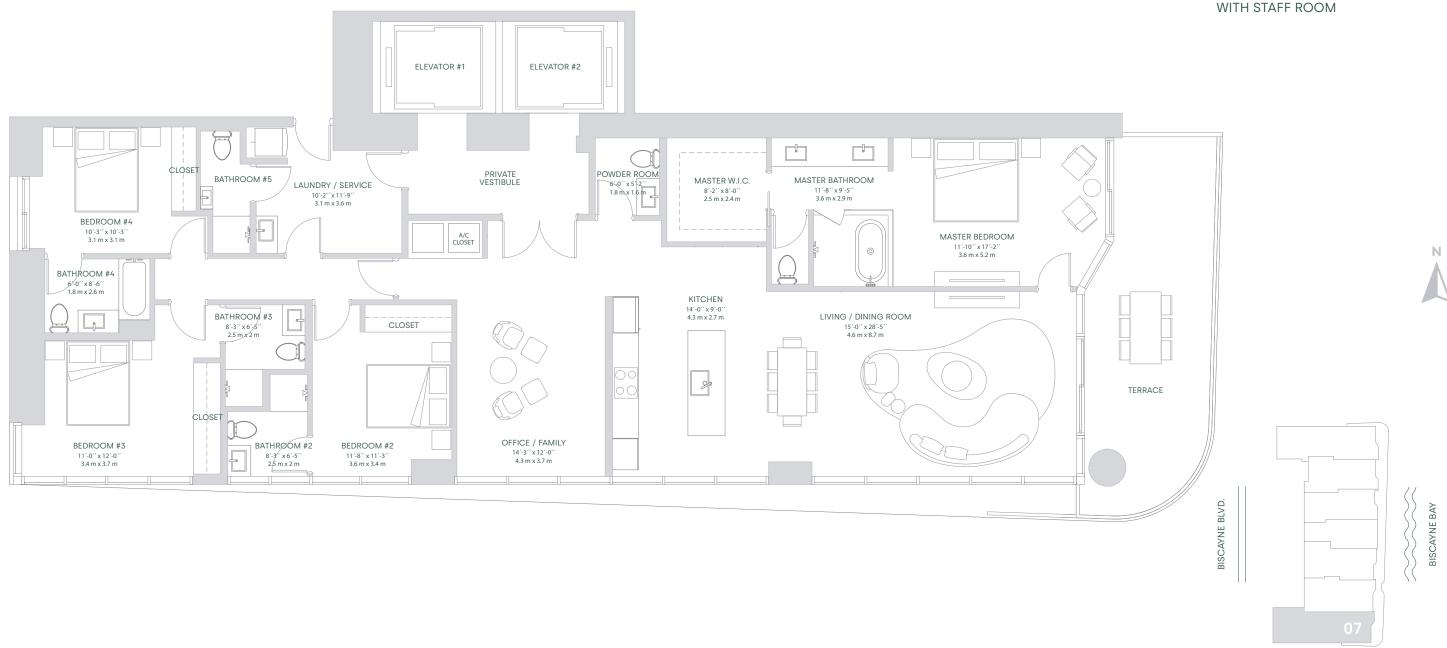
LEVEL 51-56

TOTAL SQ.FT. A/C AREA **TERRACE**

2.884 SQ.FT 268 SQ.MT 2,584 SQ.FT 240 SQ.MT 300 SQ.FT 28 SQ.MT

UNIT 07

4 BEDROOMS + OFFICE 5^{1/2} BATHROOMS



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BISCAYNE BLVD.

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SKYVIEW VILLAS RESIDENCES

LEVEL 47-56

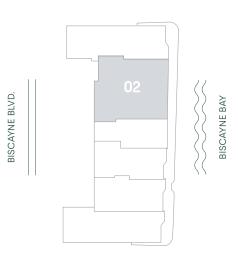
TOTAL SQ.FT. 3.671 SQ.FT A/C AREA 3.187 SQ.FT TERRACE 484 SQ.FT

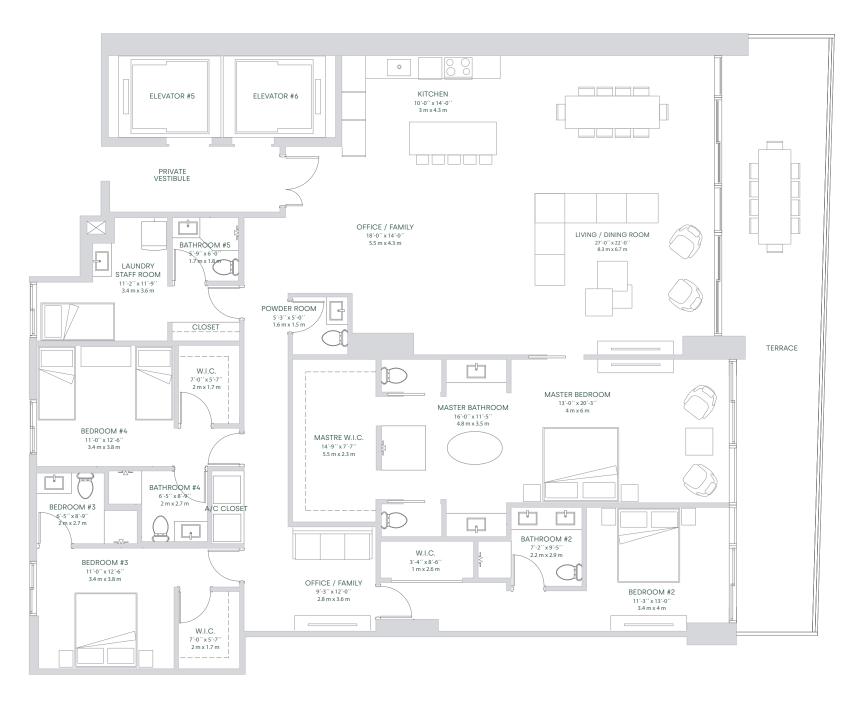
341 SQ.MT 296 SQ.MT 45 SQ.MT

UNIT 02

4 BEDROOMS + OFFICE 5 ^{1/2} BATHROOMS AND STAFF ROOM







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SKYVIEW VILLAS RESIDENCES

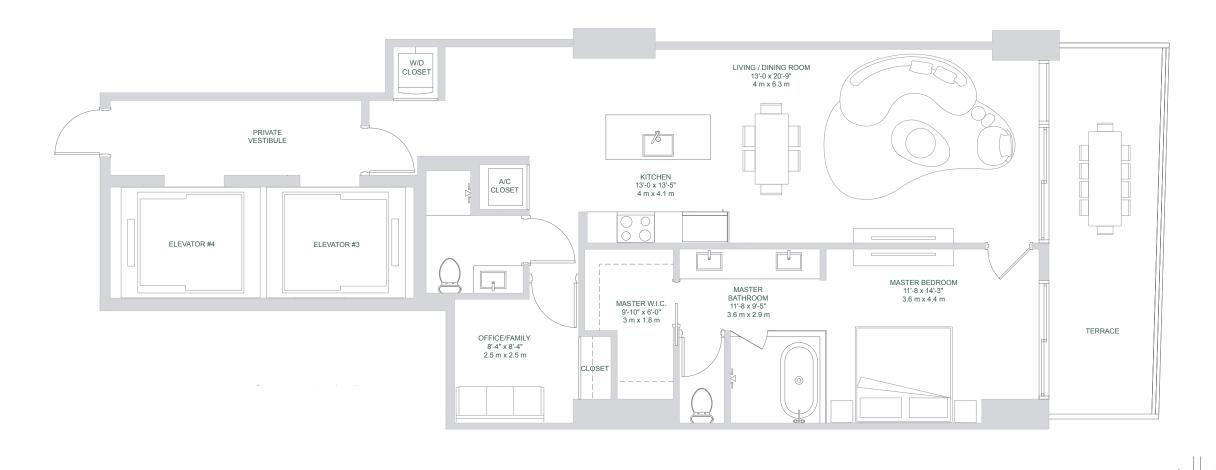
LEVEL 47-56

TOTAL SQ.FT. A/C AREA **TERRACE**

1.385 SQ.FT 129 SQ.MT 110 SQ.MT 1,185 SQ.FT 200 SQ.FT 19 SQ.MT

UNIT 04A

1 BEDROOM + OFFICE 2 BATHROOMS





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BISCAYNE BAY



PH 01 4 BEDROOMS 51/2 BATHROOMS + OFFICE	PH 02 4 BEDROOMS 5 ^{1/2} BATHROOMS + OFFICE	PH 03 4 BEDROOMS 51/2 BATHROOMS + OFFICE	PH 04 4 BEDROOMS 51/2 BATHROOMS + OFFICE	



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PENTHOUSESLEVEL 57-59

TOTAL SQ.FT. A/C AREA

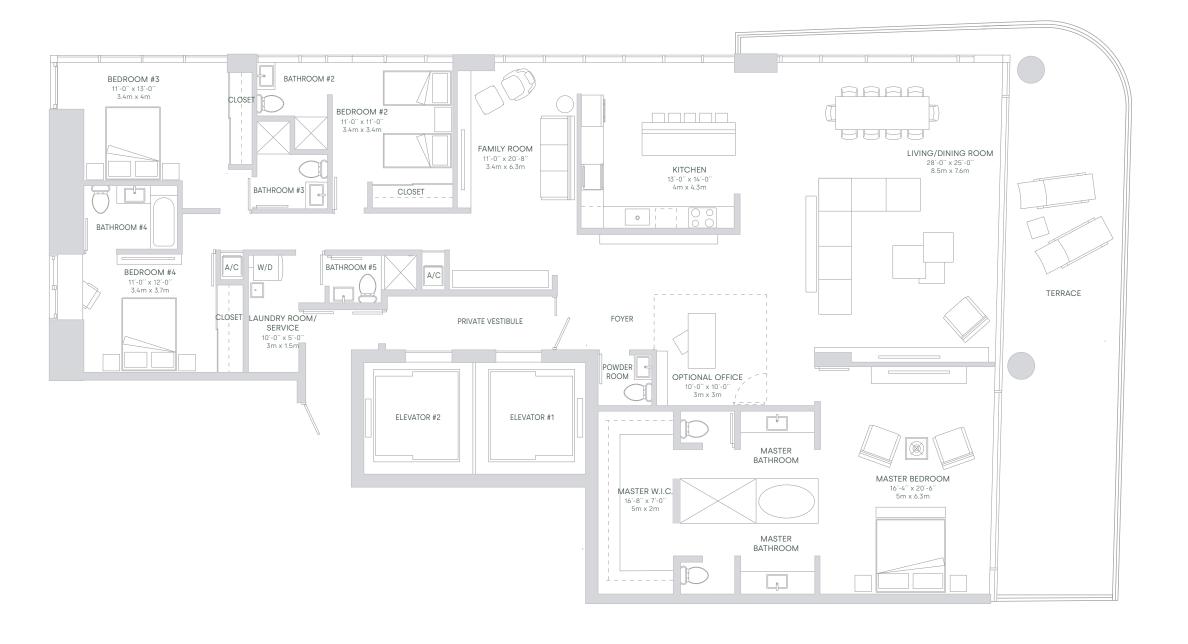
TERRACE

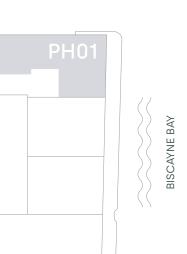
3,812 SQ.FT 3,260 SQ.FT 552 SQ.FT

354 SQ.MT 303 SQ.MT 51 SQ.MT

PH 01

4 BEDROOMS 5^{1/2} BATHROOMS + OFFICE





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PENTHOUSES

LEVEL 57-59

TOTAL SQ.FT. A/C AREA

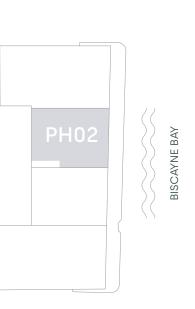
TERRACE

3,493 SQ.FT 3,000 SQ.FT 493 SQ.FT 325 SQ.MT 279 SQ.MT 46 SQ.MT

PH 02

4 BEDROOMS 5^{1/2} BATHROOMS + OFFICE





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PENTHOUSES

LEVEL 57-59

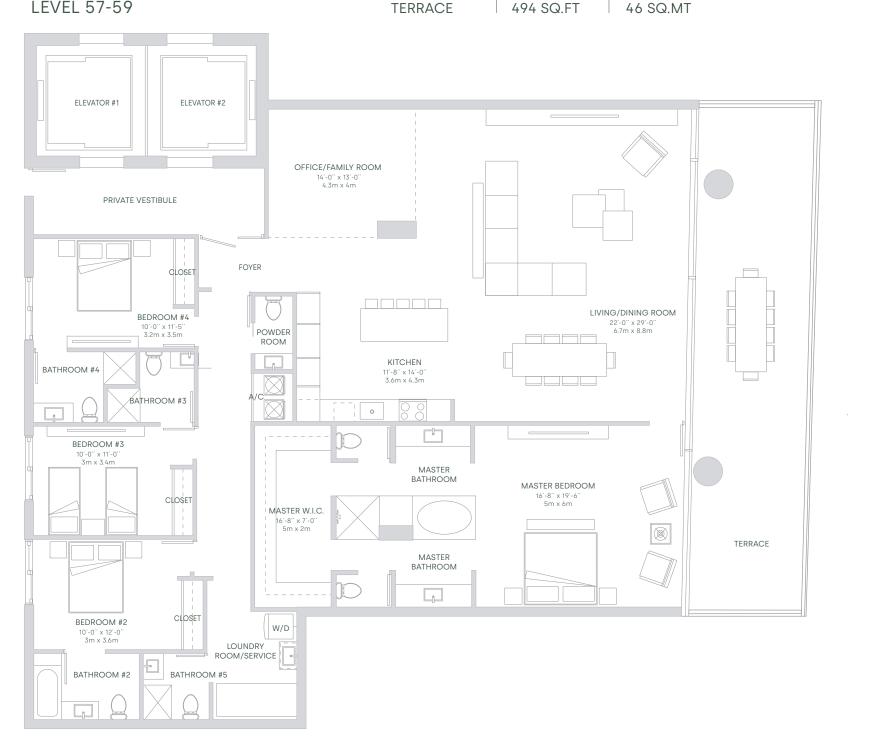
TOTAL SQ.FT. A/C AREA

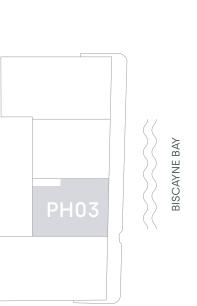
3,424 SQ.FT 2,930 SQ.FT 494 SQ.FT

318 SQ.MT 272 SQ.MT 46 SQ.MT

PH 03

4 BEDROOMS 5^{1/2} BATHROOMS + OFFICE





ORAL REPRESENTATIONS CANNOT BE RELIED UPON AS CORRECTLY STATING THE REPRESENTATIONS OF THE DEVELOPER. FOR CORRECT REPRESENTATIONS, MAKE REFERENCE TO THIS BROCHURE AND TO THE DOCUMENTS

would be determined by using the description and the definition of the Unit set forth in the Declaration (which generally only includes the interior airspace between the perimeter walls and excludes structural components). For reference, the area of the unit, determined in accordance with the unit boundaries set forth in the Declaration (which generally only includes the interior airspace between the perimeter walls and excludes structural components). All dimensions are approximate and may vary with actual construction. 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 or irregularities. Accordingly, the area of the actual room will typically be smaller than the product obtained by multiplying the stated length times width. The size and configuration of balconies and terraces varies throughout the balcony for your unit, see Exhibit "2" to the Declaration of Condominium. All floor plans and development plans are subject to change it deems desirable in its sole and absolute discretion. Certain amenities and/or services require a separate Club membership and/or payment of certain use or access fees. All depictions of furnishings, appliances, built-ins, counters, and other matters of detail, including, without limitation, items of finish and decoration, are conceptual only and are not necessarily included in each Unit. Consult your prospectus and Purchase Agreement.



PENTHOUSES
LEVEL 57-59

TOTAL SQ.FT. A/C AREA

TERRACE

3,824 SQ.FT 3,289 SQ.FT 535 SQ.FT

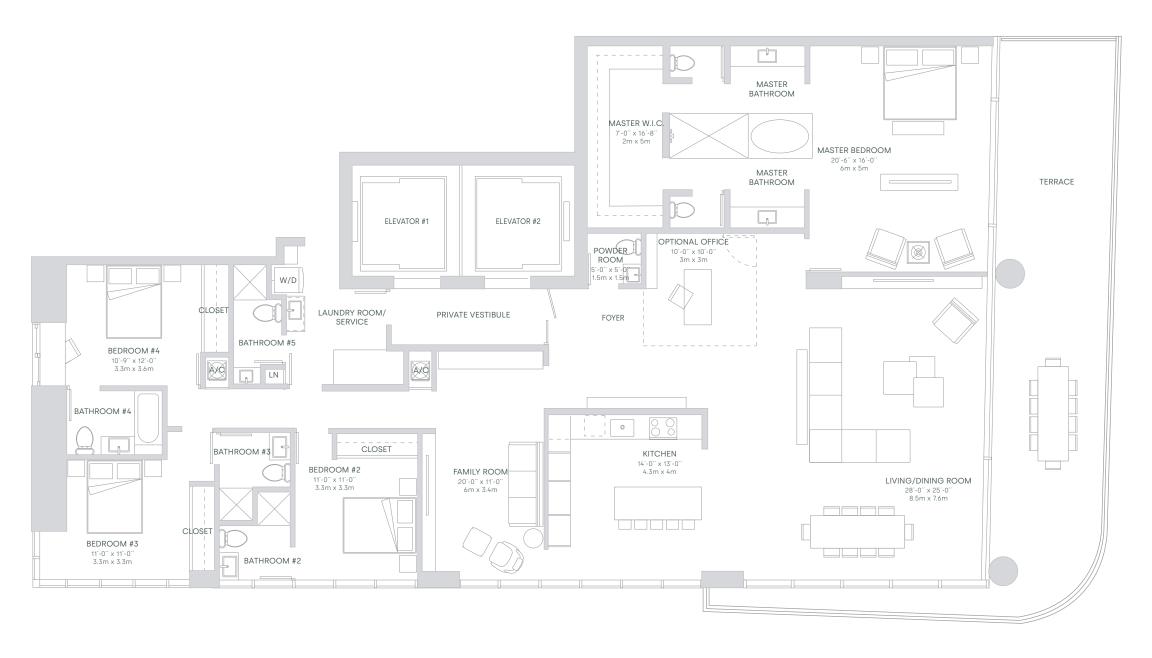
356 SQ.MT

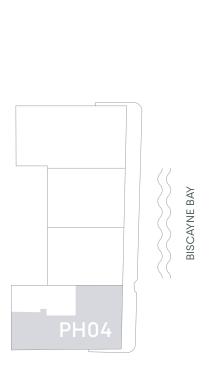
306 SQ.MT

50 SQ.MT

PH 04

4 BEDROOMS 5^{1/2} BATHROOMS + OFFICE





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This is not intended to be an offer to sell, or solicitation to buy, condominium units to residents of any jurisdiction where prohibited by law, and your eligibility for purchase will depend upon your state of residency. The offering is made only by the prospectus for the condominium and no statement should be relied upon if not made in the prospectus. Stated interior square footage is measured to the exterior face of exterior walls and to the centerline of interior demising walls or to the exterior face of walls adjoining corridors or other scruolard components. This method of measurements or shere of the unit, the defendance of which generally only includes the interior airspace between the perimeter walls and excludes structural components in the Declaration (which generally token at the recomments of rooms set forth on this floor plan are generally taken at the room were a perfect rectangle), without regard for any cutouts or irregularities. Accordingly, the aries and configuration of balconies and terraces varies throughout the building. The balcony depicted above is among the larger balconies and is not reflective of the actual size and configuration of the balcony for each unit of this unit type. For the actual size and configuration of the balcony for payment of certain use or access fees. All depictions of furnishings, appliances, built-ins, counters, and other matters of detail, including, without limitation, items of finish and decoration, are conceptual only and are not necessarily included in each Unit. Consult your prospectus and Purchase.