

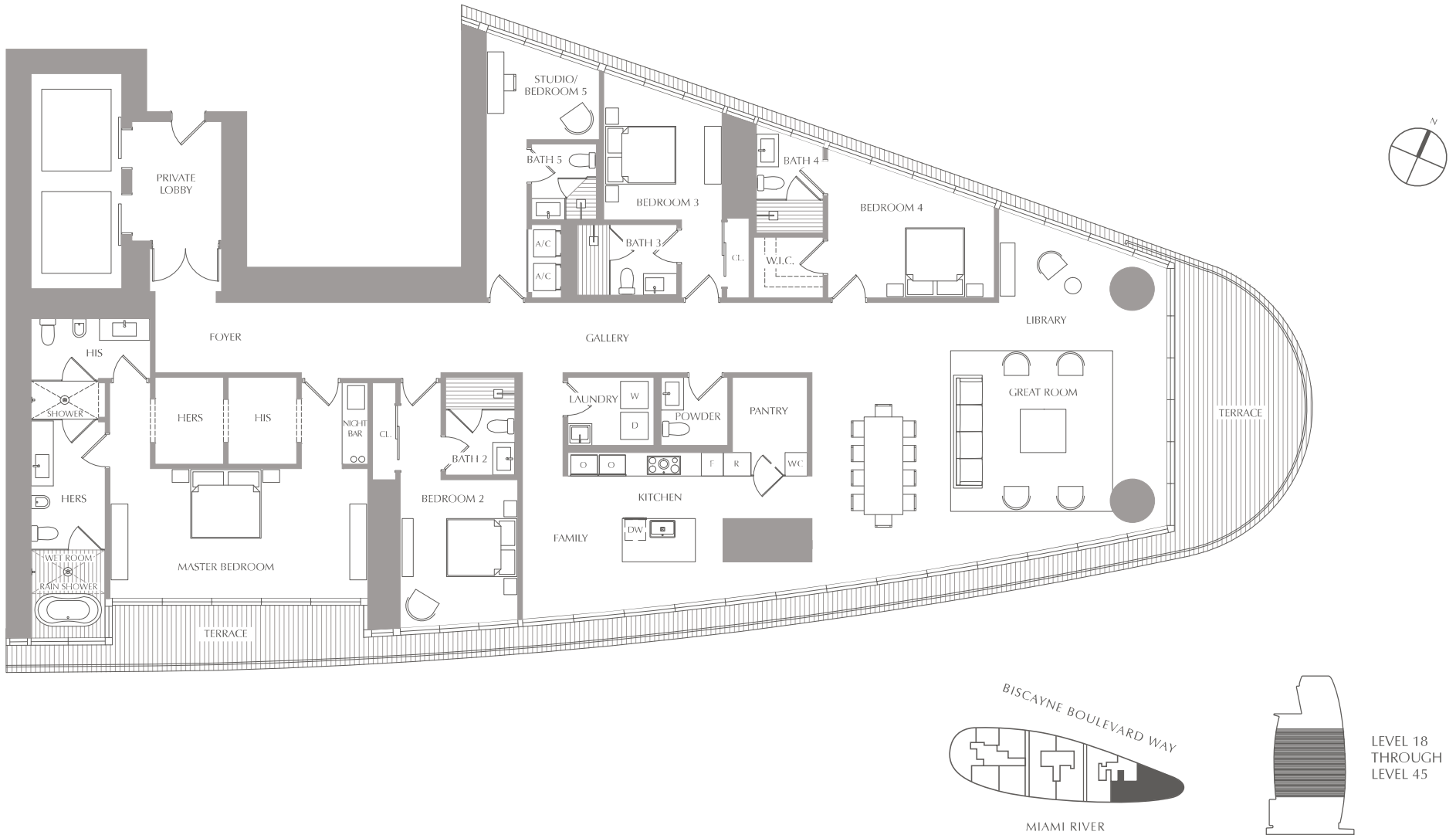
PANORAMIC RESIDENCES

RESIDENCE 01

LEVEL 18 THROUGH 45

4 BEDROOMS
5.5 BATHS
STUDIO

INTERIOR: 3,827 - 3,994 SQ. FT. 355 - 371 SQ. M.
EXTERIOR: 396 - 438 SQ. FT. 37 - 41 SQ. M.
TOTAL: 4,223 - 4,432 SQ. FT. 392 - 412 SQ. M.



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 SQUARE FOOTAGE 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). 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 4,369 SQ. FT. 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 SUBJECT TO CHANGE AND WILL NOT NECESSARILY ACCURATELY REFLECT THE FINAL PLANS AND SPECIFICATIONS FOR THE DEVELOPMENT. ALL DEPICTIONS OF APPLIANCES, COUNTERS, SOFFITS, FLOOR COVERINGS AND OTHER MATTERS OF DETAIL, INCLUDING, WITHOUT LIMITATION, ITEMS OF FINISH AND DECORATION, ARE CONCEPTUAL ONLY AND ARE NOT NECESSARILY INCLUDED IN EACH UNIT.

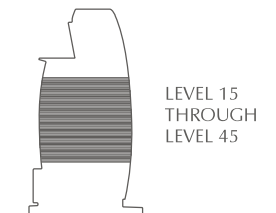
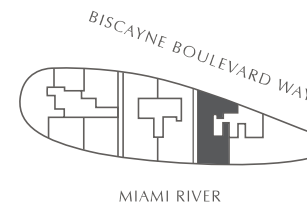
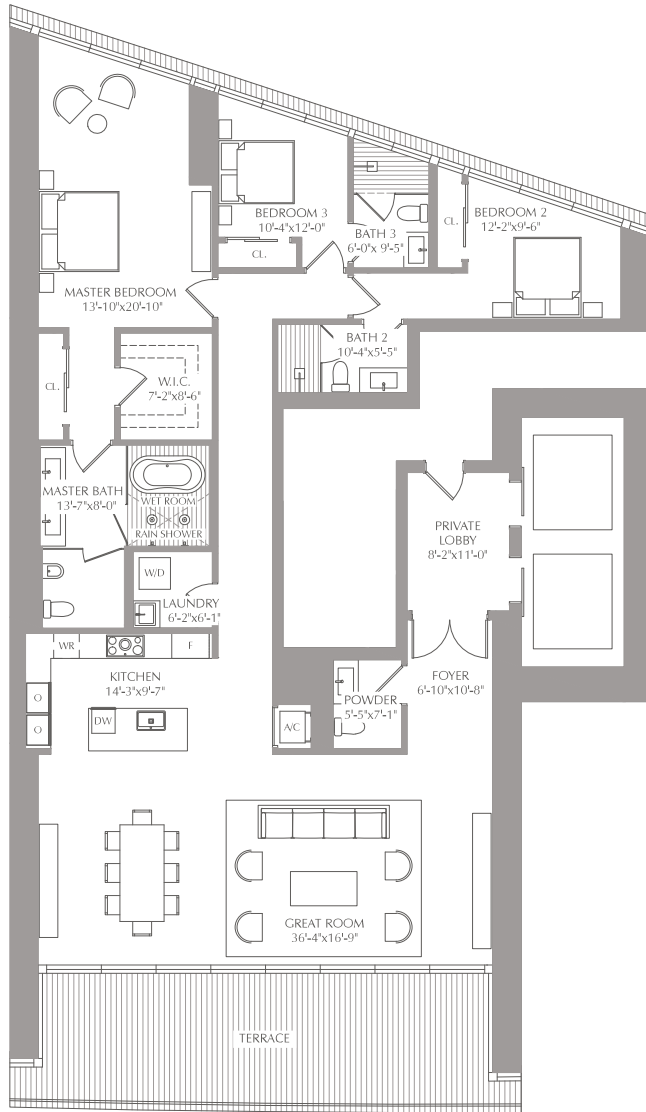
PANORAMIC RESIDENCES

RESIDENCE 02

LEVEL 15 THROUGH 45

3 BEDROOMS
3.5 BATHS

INTERIOR: 2,422 SQ. FT. 225 SQ. M.
EXTERIOR: 385 SQ. FT. 36 SQ. M.
TOTAL: 2,807 SQ. FT. 261 SQ. M.



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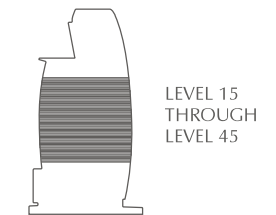
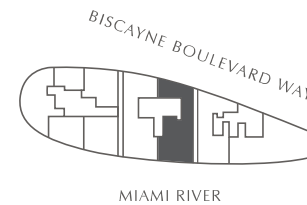
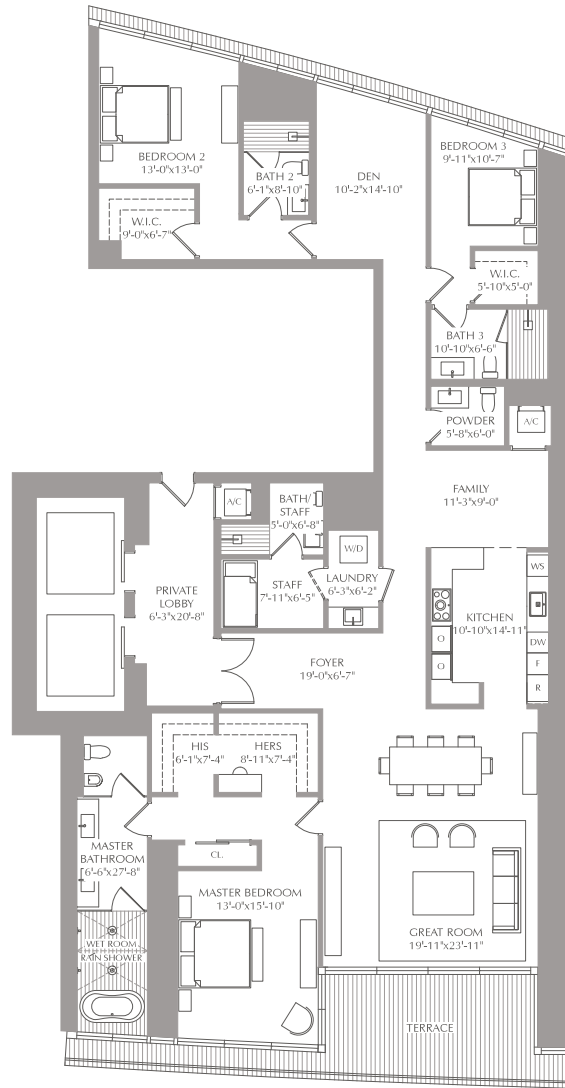
PANORAMIC RESIDENCES

RESIDENCE 03

LEVEL 15 THROUGH 45

3 BEDROOMS
4.5 BATHS
STAFF + FAM + DEN

INTERIOR: 3,075 SQ. FT. 286 SQ. M.
EXTERIOR: 195 SQ. FT. 18 SQ. M.
TOTAL: 3,270 SQ. FT. 304 SQ. M.



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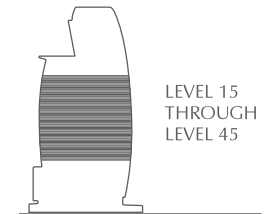
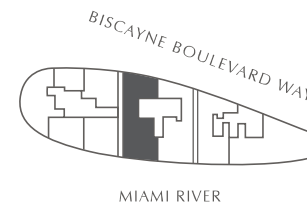
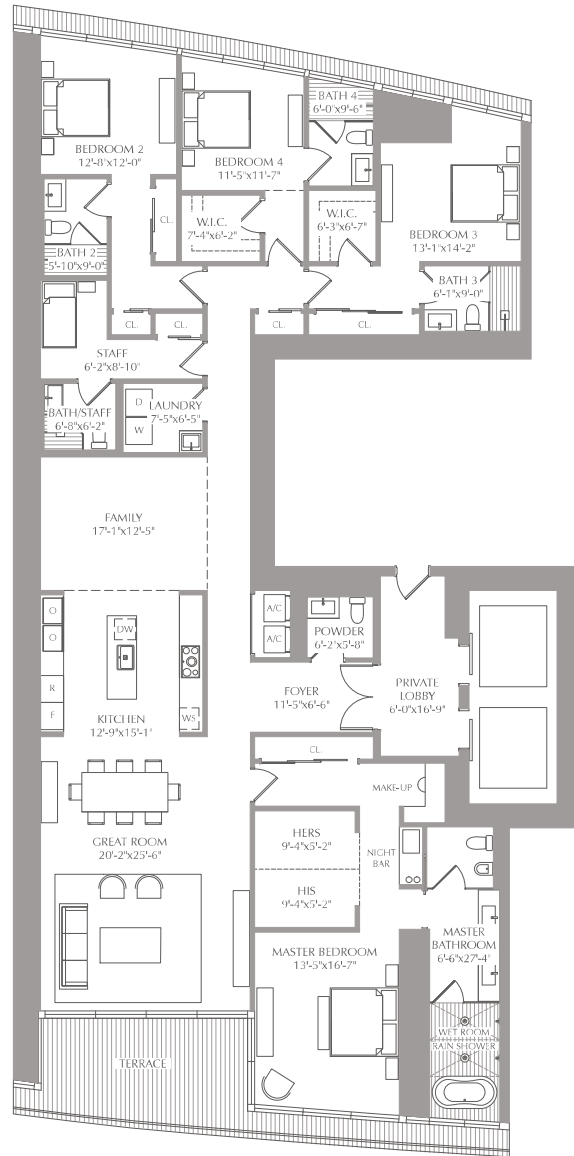
PANORAMIC RESIDENCES

RESIDENCE 04

LEVEL 16 THROUGH 45

4 BEDROOMS
5.5 BATHS
STAFF + FAMILY

INTERIOR: 3,536 SQ. FT. 328 SQ. M.
EXTERIOR: 194 SQ. FT. 18 SQ. M.
TOTAL: 3,730 SQ. FT. 346 SQ. M.



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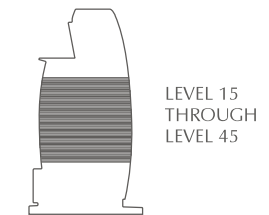
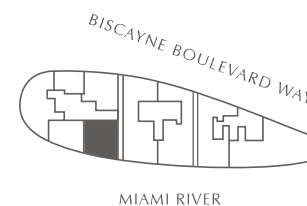
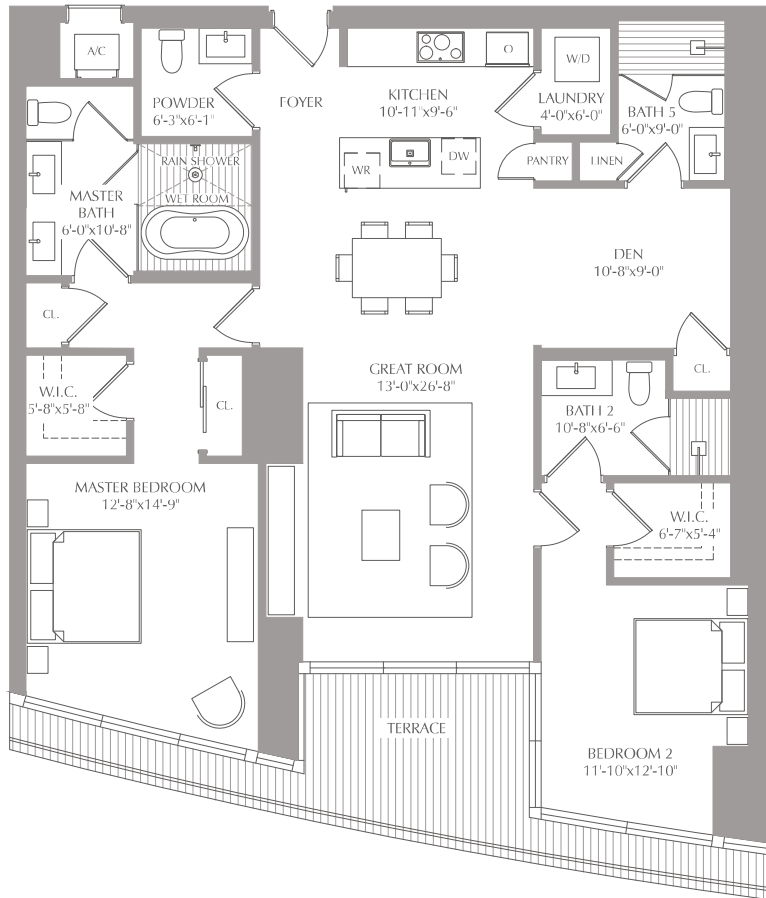
PANORAMIC RESIDENCES

RESIDENCE 05

LEVEL 16 THROUGH 45

2 BEDROOMS
3.5 BATHS
CONVERTIBLE DEN

INTERIOR: 1,688 SQ. FT. 157 SQ. M.
EXTERIOR: 117 SQ. FT. 11 SQ. M.
TOTAL: 1,805 SQ. FT. 168 SQ. M.



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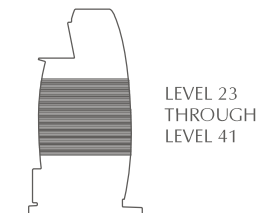
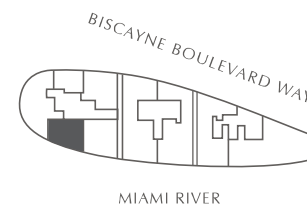
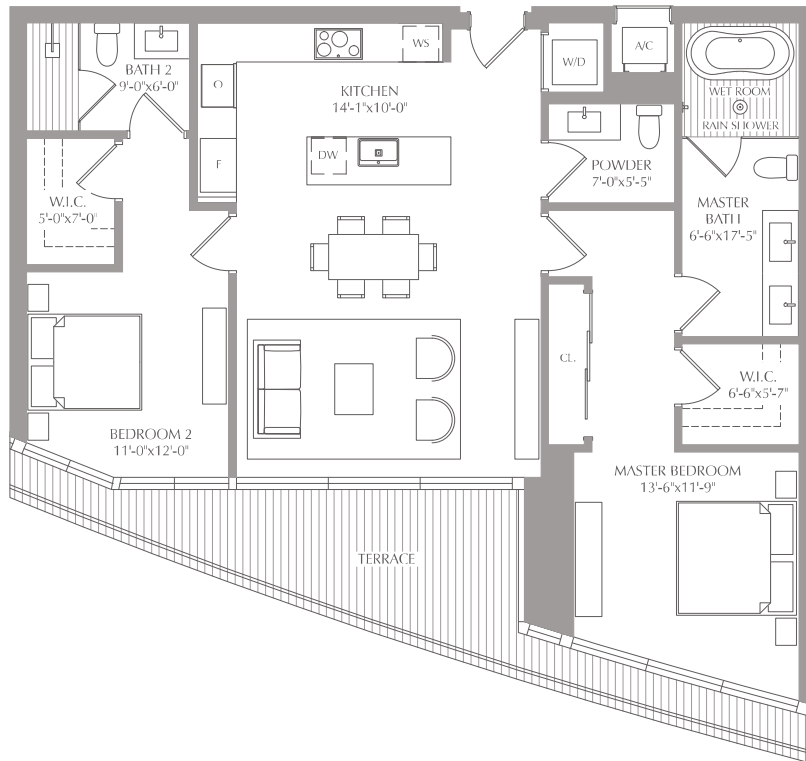
PANORAMIC RESIDENCES

RESIDENCE 06

LEVEL 23 THROUGH 41

2 BEDROOMS
2.5 BATHS

INTERIOR: 1,317 SQ. FT. 122 SQ. M.
EXTERIOR: 149 SQ. FT. 14 SQ. M.
TOTAL: 1,466 SQ. FT. 136 SQ. M.



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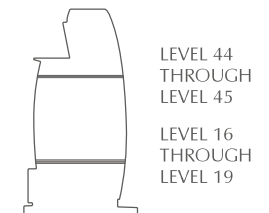
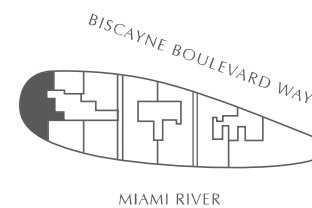
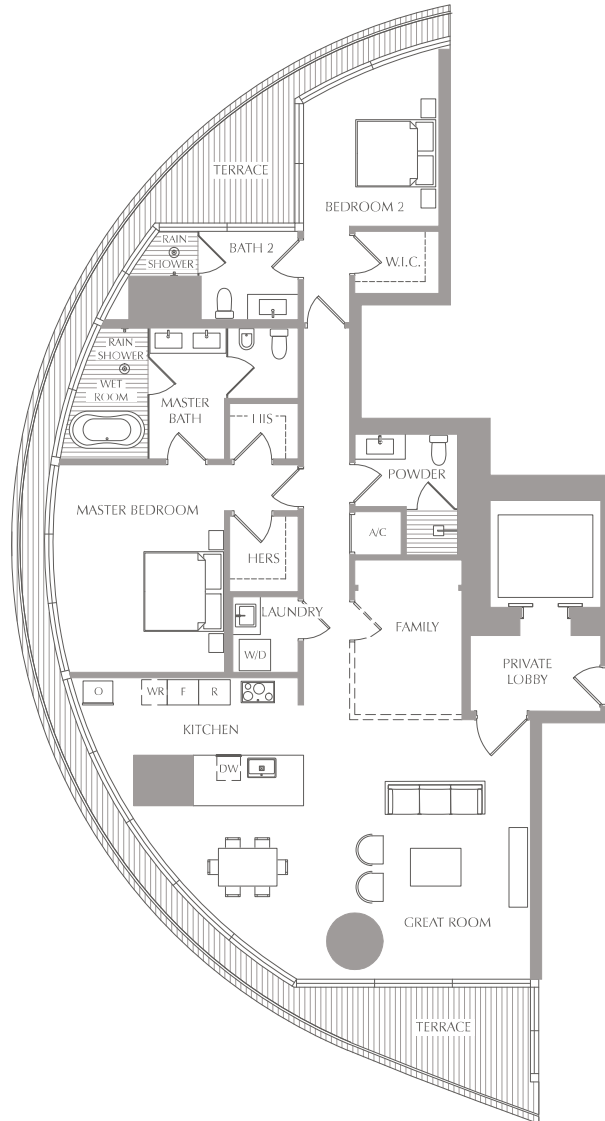
PANORAMIC RESIDENCES

RESIDENCE 07

LEVEL 16 THROUGH 19 & LEVEL 44 THROUGH 45

2 BEDROOMS
3 BATHS
FAMILY

INTERIOR:	1,915 - 2,114 SQ. FT.	178 - 196 SQ. M.
EXTERIOR:	142 - 255 SQ. FT.	13 - 24 SQ. M.
TOTAL:	2,057 - 2,369 SQ. FT.	191 - 220 SQ. M.



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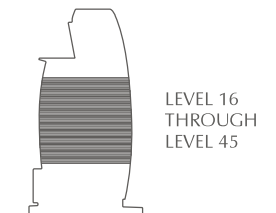
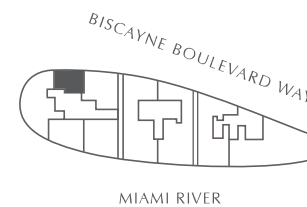
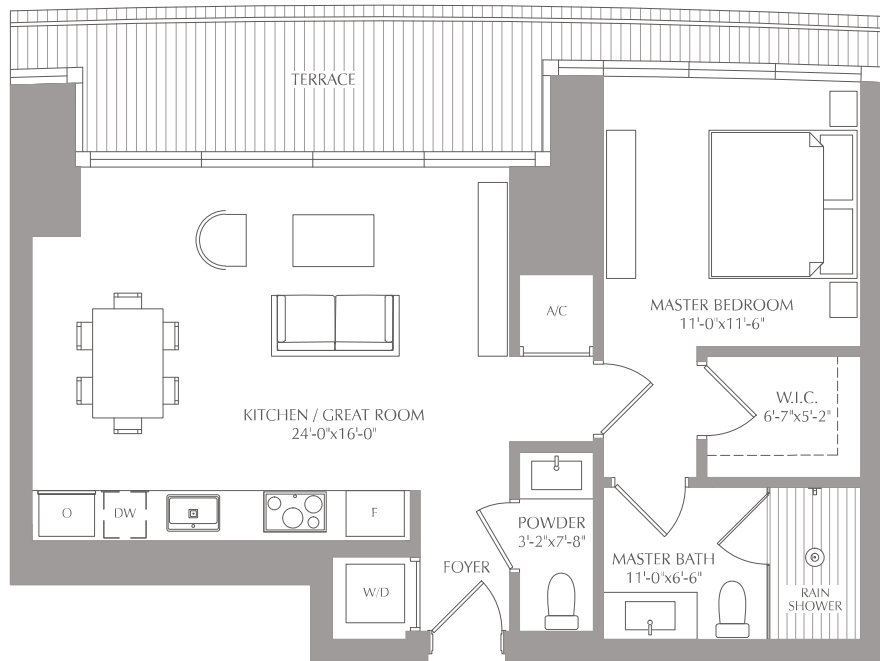
PANORAMIC RESIDENCES

RESIDENCE 08

LEVEL 16 THROUGH 45

1 BEDROOM
1.5 BATHS

INTERIOR: 754 SQ. FT. 70 SQ. M.
EXTERIOR: 118 SQ. FT. 11 SQ. M.
TOTAL: 872 SQ. FT. 81 SQ. M.



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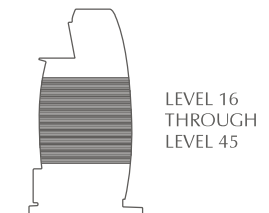
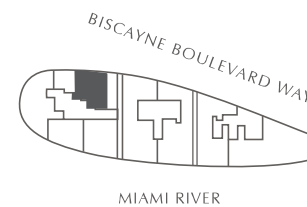
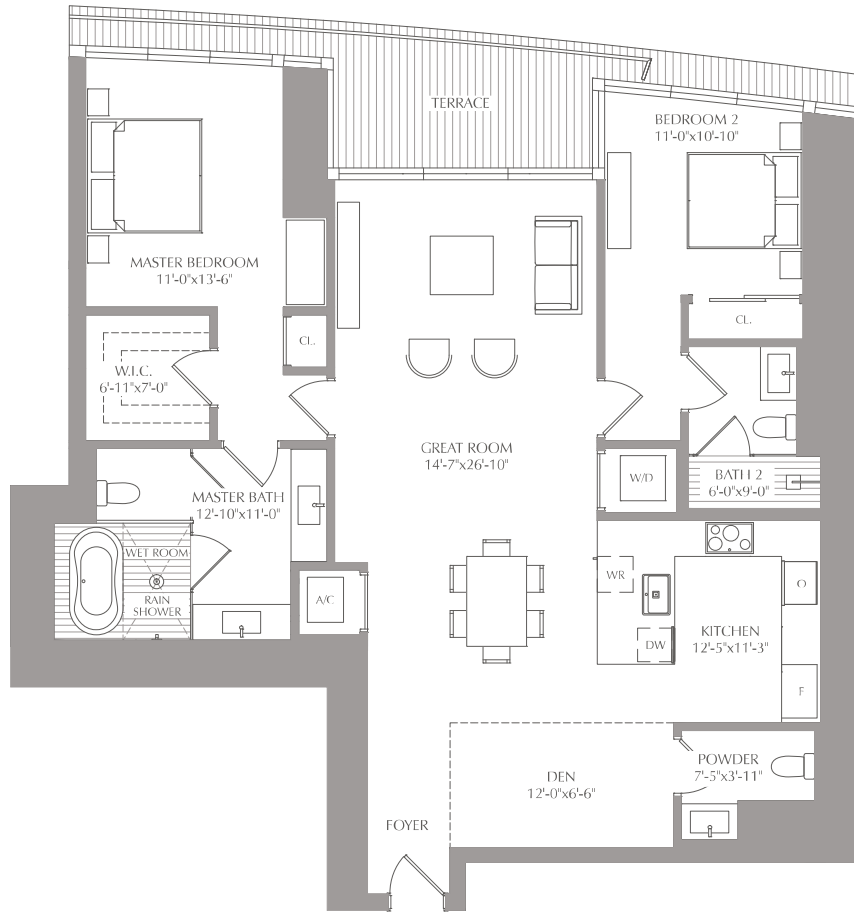
PANORAMIC RESIDENCES

RESIDENCE 09

LEVEL 16 THROUGH 45

2 BEDROOM
2.5 BATHS
DEN

INTERIOR: 1,584 SQ. FT. 147 SQ. M.
EXTERIOR: 106 SQ. FT. 38 SQ. M.
TOTAL: 1,690 SQ. FT. 185 SQ. M.

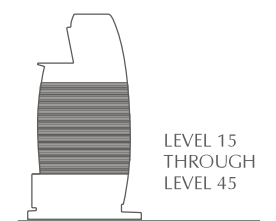
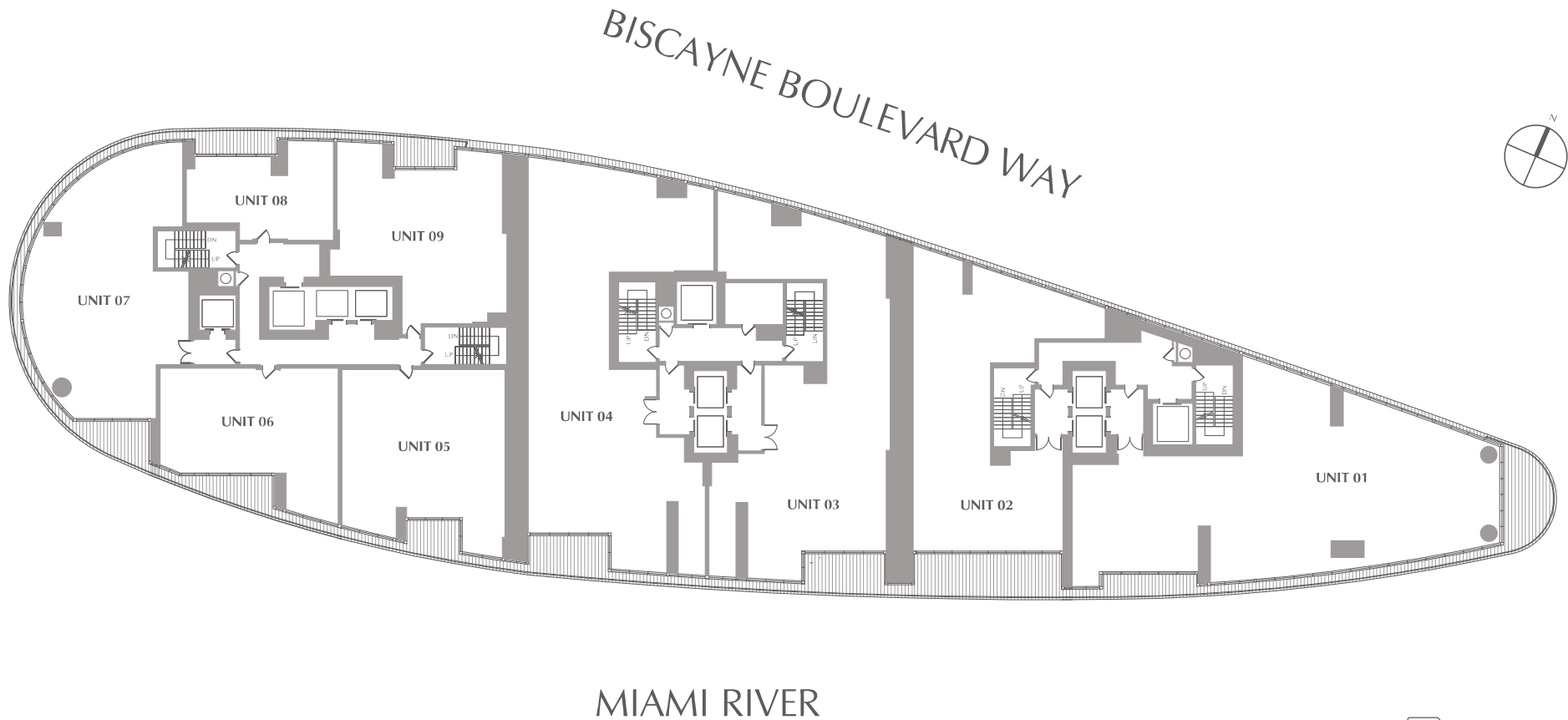


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KEYPLAN

PANORAMIC RESIDENCES

LEVEL 15 THROUGH 45



ALL PLANS, FEATURES AND AMENITIES DEPICTED HEREIN ARE BASED UPON PRELIMINARY DEVELOPMENT PLANS, AND ARE SUBJECT TO CHANGE WITHOUT NOTICE IN THE MANNER PROVIDED IN THE OFFERING DOCUMENTS. NO GUARANTEES OR REPRESENTATIONS WHATSOEVER ARE MADE THAT ANY PLANS, FEATURES, AMENITIES OR FACILITIES WILL BE PROVIDED OR, IF PROVIDED, WILL BE OF THE SAME TYPE, SIZE, LOCATION OR NATURE AS DEPICTED OR DESCRIBED HEREIN. THE SKETCHES, RENDERINGS, GRAPHICS MATERIALS, PLANS, SPECIFICATIONS, TERMS, CONDITIONS AND STATEMENTS CONTAINED IN THIS BROCHURE ARE PROPOSED ONLY, AND THE DEVELOPER RESERVES THE RIGHT TO MODIFY, REVISE OR WITHDRAW ANY OR ALL OF THE SAME IN ITS SOLE DISCRETION AND WITHOUT PRIOR NOTICE. ALL IMPROVEMENTS, DESIGNS AND CONSTRUCTION ARE SUBJECT TO FIRST OBTAINING THE APPROPRIATE FEDERAL, STATE AND LOCAL PERMITS AND APPROVALS FOR SAME. THESE DRAWINGS AND DEPICTIONS ARE CONCEPTUAL ONLY AND ARE FOR THE CONVENIENCE OF REFERENCE. THEY SHOULD NOT BE RELIED UPON AS REPRESENTATIONS, EXPRESS OR IMPLIED, OF THE FINAL DETAIL OF THE RESIDENCES. THE DEVELOPER EXPRESSLY RESERVED THE RIGHT TO MAKE MODIFICATIONS, REVISIONS AND CHANGES IT DEEMED DESIRABLE IN ITS SOLE AND ABSOLUTE DISCRETION.

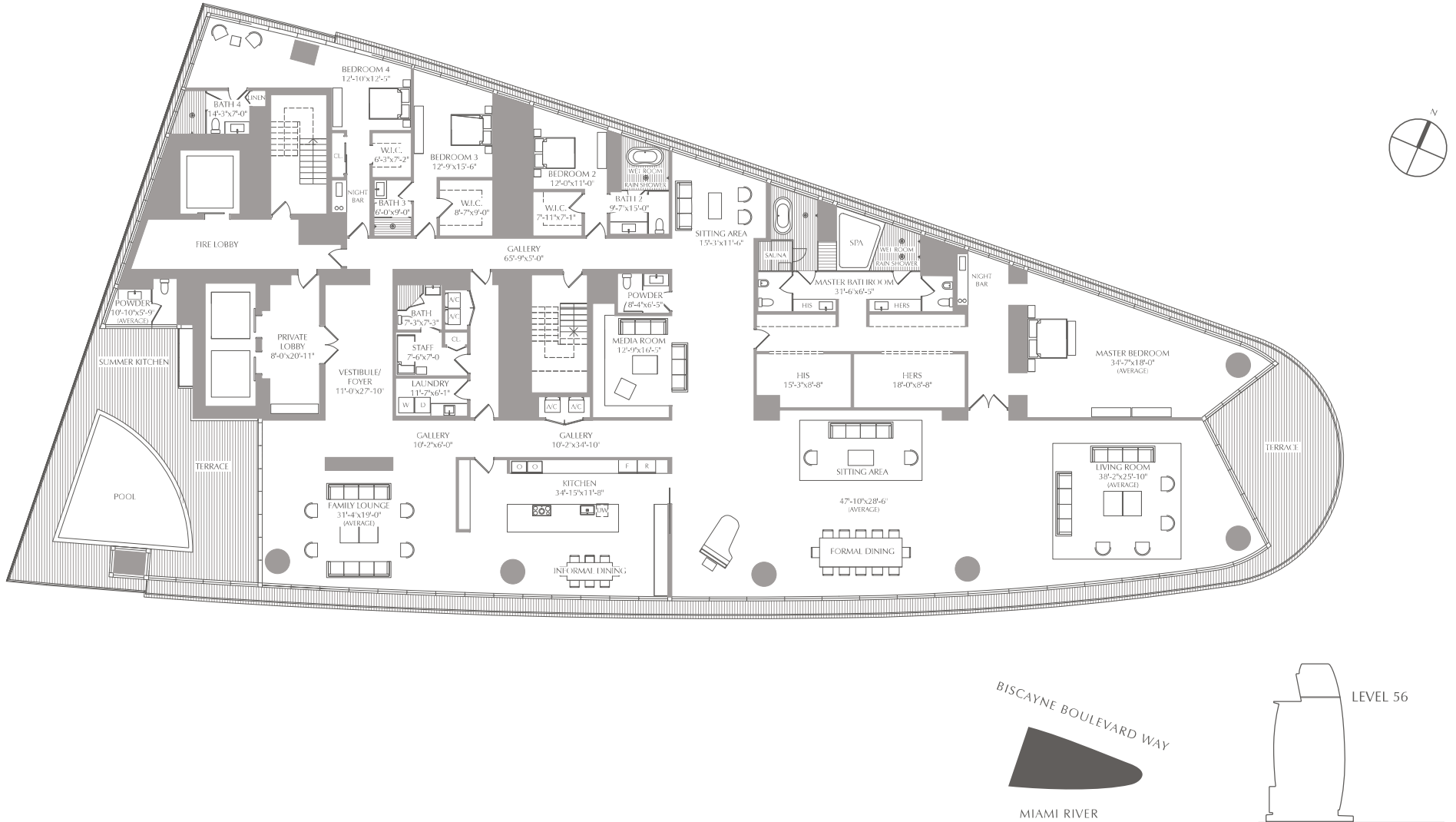
PENTHOUSE

PENTHOUSE 5601

LEVEL 56

4 BEDROOMS
6.5 BATHS
STAFF + FAMILY

INTERIOR:	10,463 SQ. FT.	972 SQ. M.
EXTERIOR:	1,670 SQ. FT.	155 SQ. M.
TOTAL:	12,133 SQ. FT.	1,127 SQ. M.



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 SQUARE FOOTAGE 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). 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 12,534 SQ. FT. 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 SUBJECT TO CHANGE AND WILL NOT NECESSARILY ACCURATELY REFLECT THE FINAL PLANS AND SPECIFICATIONS FOR THE DEVELOPMENT. ALL DEPICTIONS OF APPLIANCES, COUNTERS, SOFFITS, FLOOR COVERINGS AND OTHER MATTERS OF DETAIL, INCLUDING, WITHOUT LIMITATION, ITEMS OF FINISH AND DECORATION, ARE CONCEPTUAL ONLY AND ARE NOT NECESSARILY INCLUDED IN EACH UNIT.

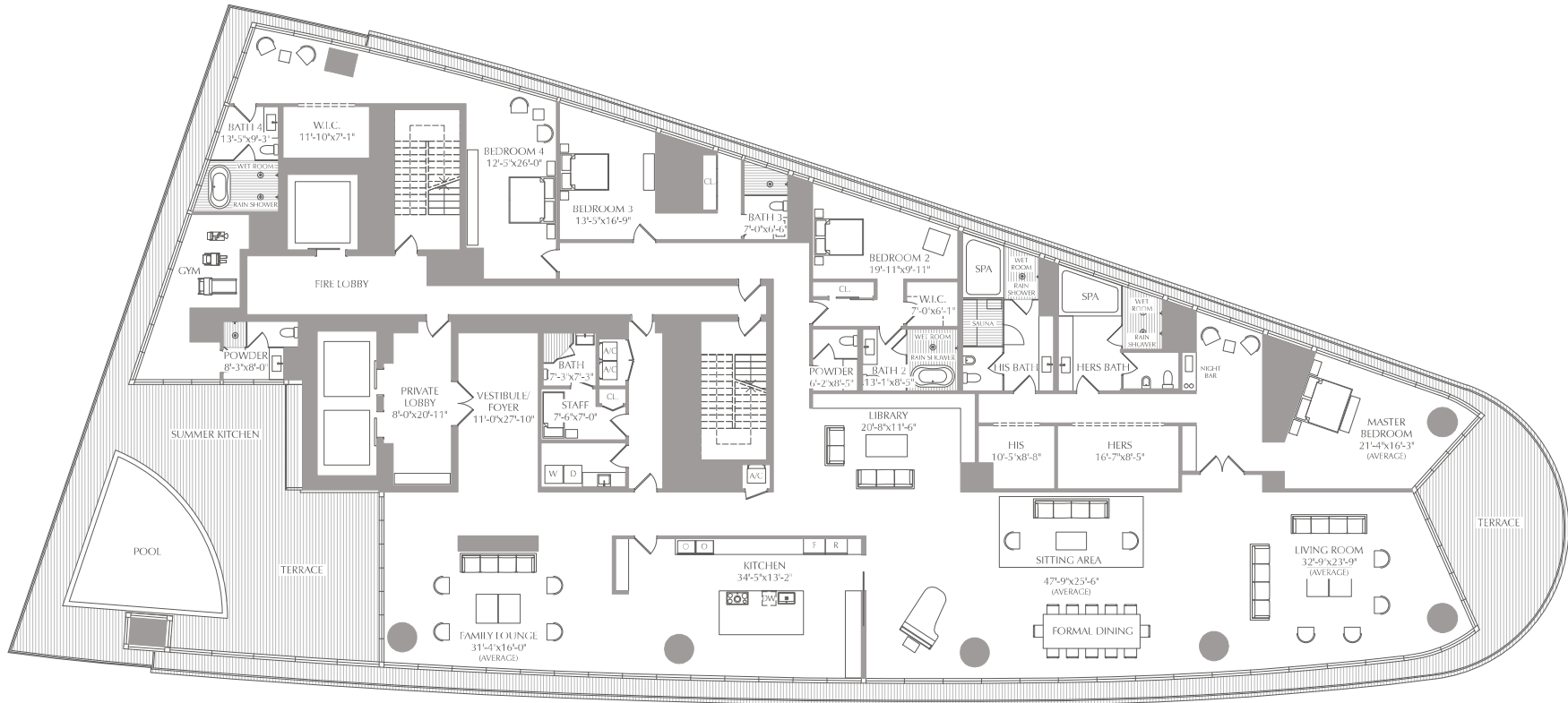
PENTHOUSE

PENTHOUSE 6001

LEVEL 60

4 BEDROOMS
6.5 BATHS
STAFF + FAMILY + GYM

INTERIOR:	9,314 SQ. FT.	865 SQ. M.
EXTERIOR:	1,929 SQ. FT.	179 SQ. M.
TOTAL:	11,243 SQ. FT.	1,044 SQ. M.

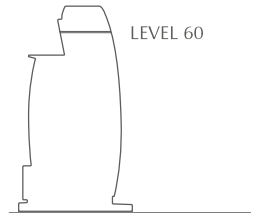


BISCAYNE BOULEVARD WAY



MIAMI RIVER

LEVEL 60



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 SQUARE FOOTAGE 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). 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 11,468 SQ. FT. 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 SUBJECT TO CHANGE AND WILL NOT NECESSARILY ACCURATELY REFLECT THE FINAL PLANS AND SPECIFICATIONS FOR THE DEVELOPMENT. ALL DEPICTIONS OF APPLIANCES, COUNTERS, SOFFITS, FLOOR COVERINGS AND OTHER MATTERS OF DETAIL, INCLUDING, WITHOUT LIMITATION, ITEMS OF FINISH AND DECORATION, ARE CONCEPTUAL ONLY AND ARE NOT NECESSARILY INCLUDED IN EACH UNIT.

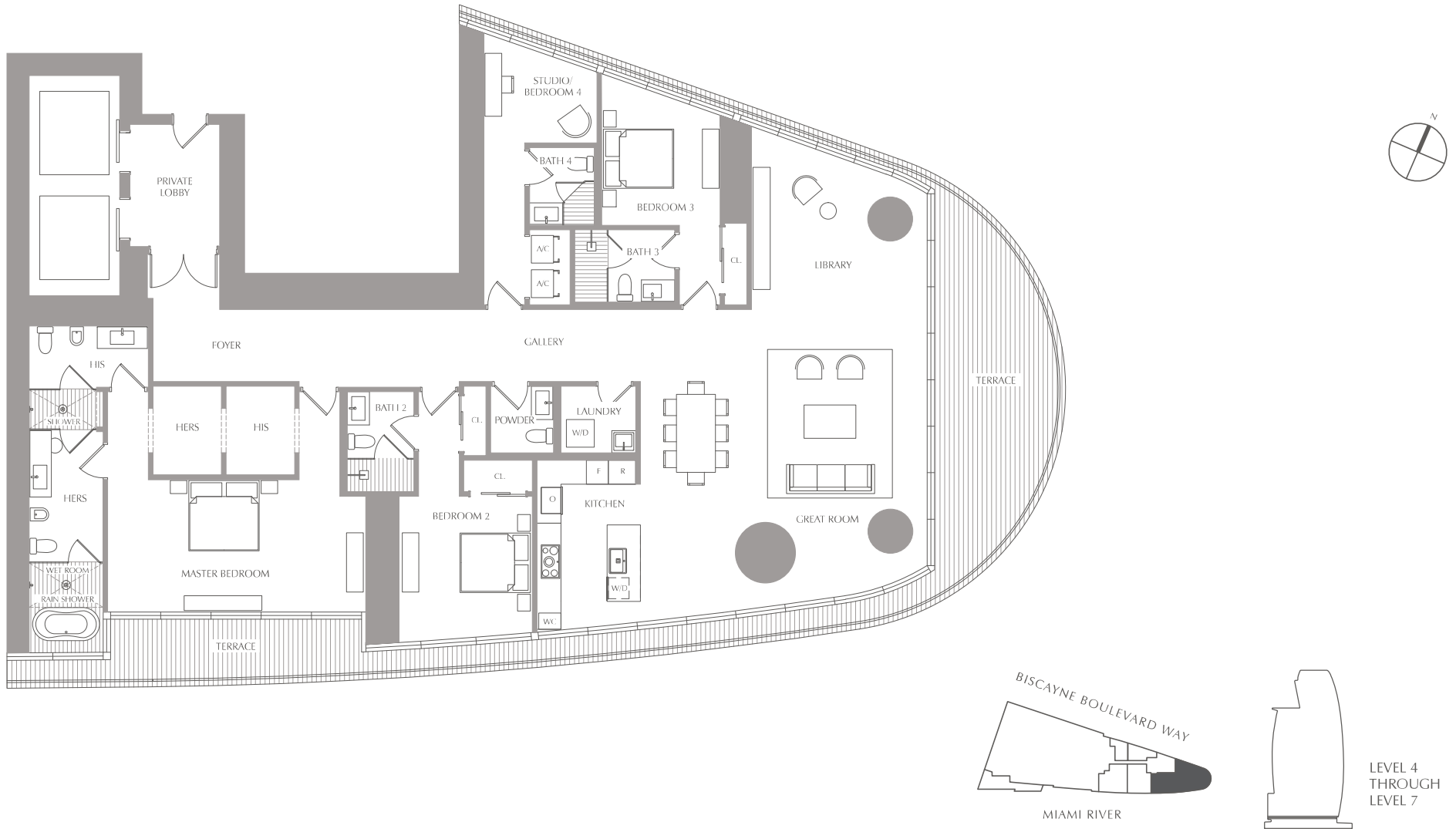
RIVER RESIDENCES

RESIDENCE 01

LEVEL 4 TROUGH 7

4 BEDROOMS
4.5 BATHS
LIBRARY

INTERIOR: 3,235 - 3,438 SQ. FT. 300 - 319 SQ. M.
EXTERIOR: 447 - 461 SQ. FT. 42 - 43 SQ. M.
TOTAL: 3,682 - 3,899 SQ. FT. 342 - 362 SQ. M.



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ALL DEPICTIONS OF APPLIANCES, COUNTERS, SOFFITS, FLOOR COVERINGS AND OTHER MATTERS OF DETAIL, INCLUDING, WITHOUT LIMITATION, ITEMS OF FINISH AND DECORATION, ARE CONCEPTUAL ONLY AND ARE NOT NECESSARILY INCLUDED IN EACH UNIT.

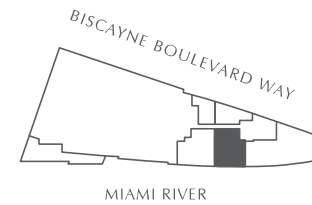
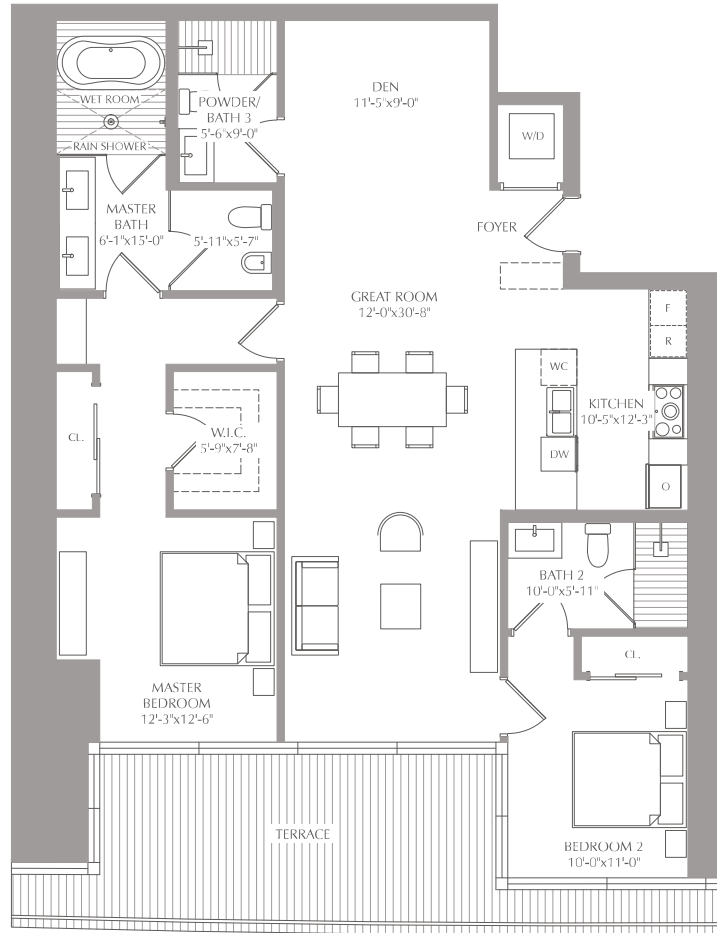
RIVER RESIDENCES

RESIDENCE 02

LEVEL 5 THROUGH 12

2 BEDROOMS
3 BATHS
CONV. DEN

INTERIOR: 1,474 SQ. FT. 137 SQ. M.
EXTERIOR: 237 SQ. FT. 22 SQ. M.
TOTAL: 1,711 SQ. FT. 159 SQ. M.



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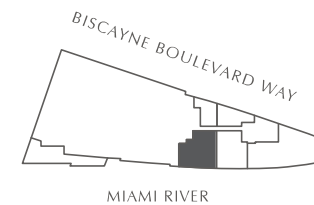
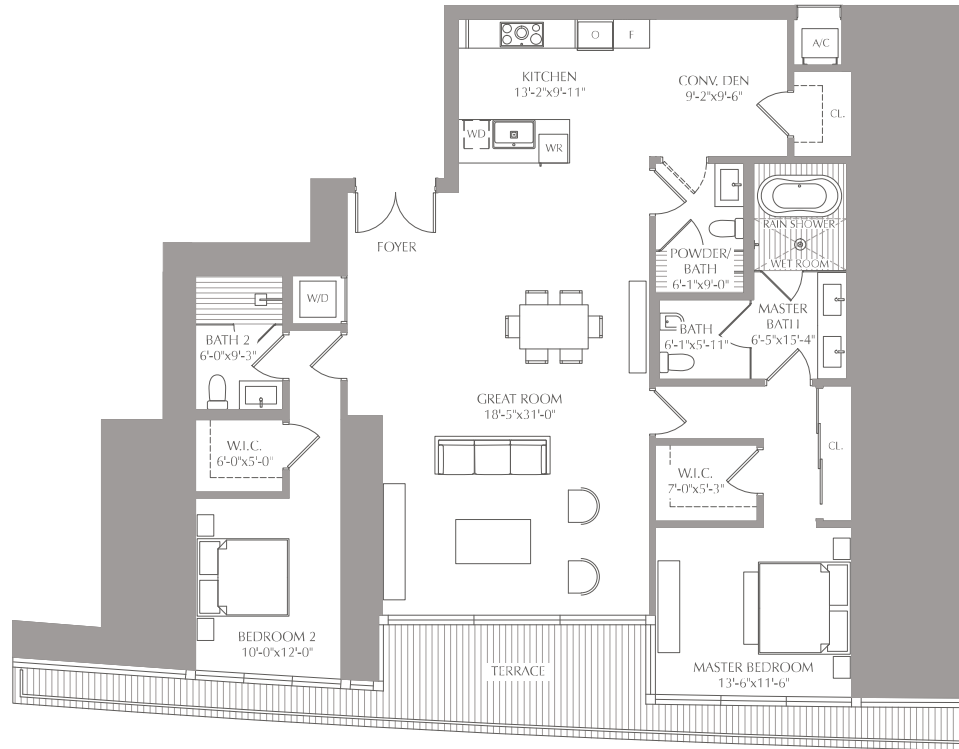
RIVER RESIDENCES

RESIDENCE 03

LEVEL 5 THROUGH 12

2 BEDROOMS
3 BATHS
CONV. DEN

INTERIOR: 1,820 SQ. FT. 169 SQ. M.
EXTERIOR: 134 SQ. FT. 12 SQ. M.
TOTAL: 1,954 SQ. FT. 181 SQ. M.



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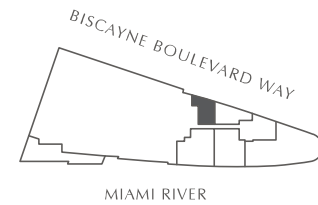
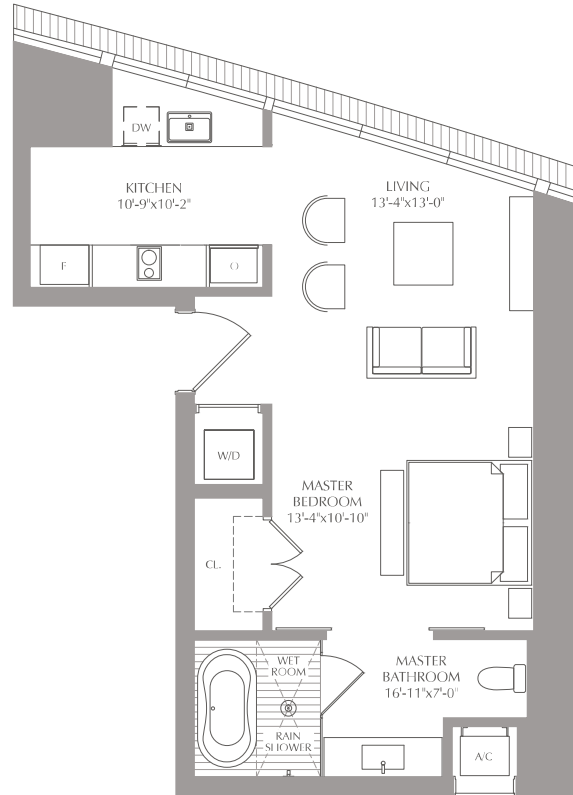
RIVER RESIDENCES

RESIDENCE 05

LEVEL 5 THROUGH 12

STUDIO
1 BATH

INTERIOR: 698 SQ. FT. 65 SQ. M.
EXTERIOR: - SQ. FT. - SQ. M.
TOTAL: 698 SQ. FT. 65 SQ. M.



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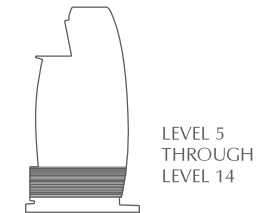
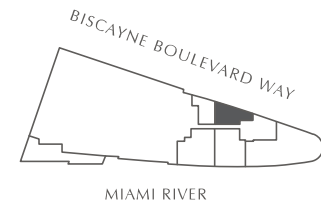
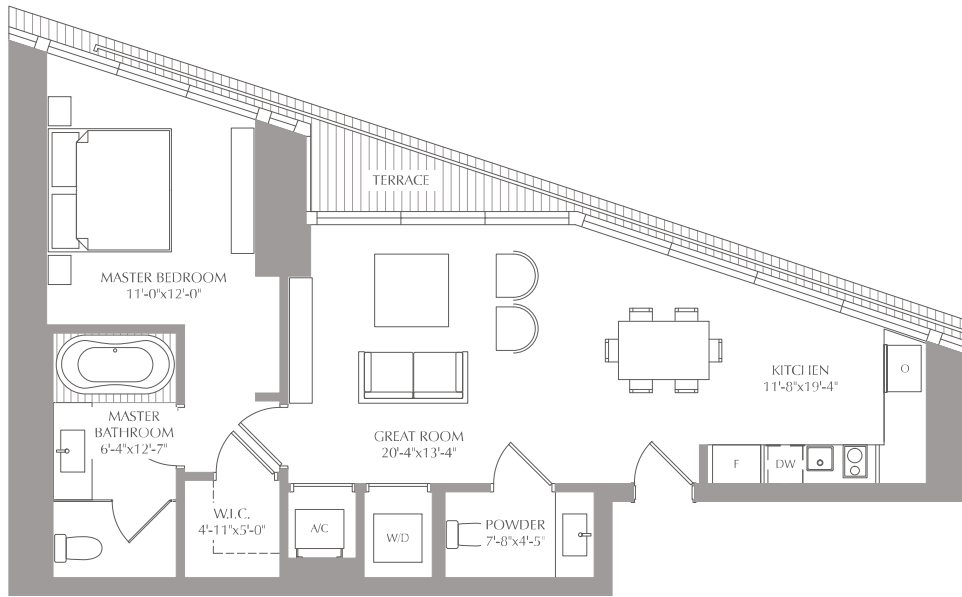
RIVER RESIDENCES

RESIDENCE 06

LEVEL 5 THROUGH 14

1 BEDROOM
1.5 BATHS

INTERIOR: 853 SQ. FT. 79 SQ. M.
EXTERIOR: 44 SQ. FT. 4 SQ. M.
TOTAL: 897 SQ. FT. 83 SQ. M.



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