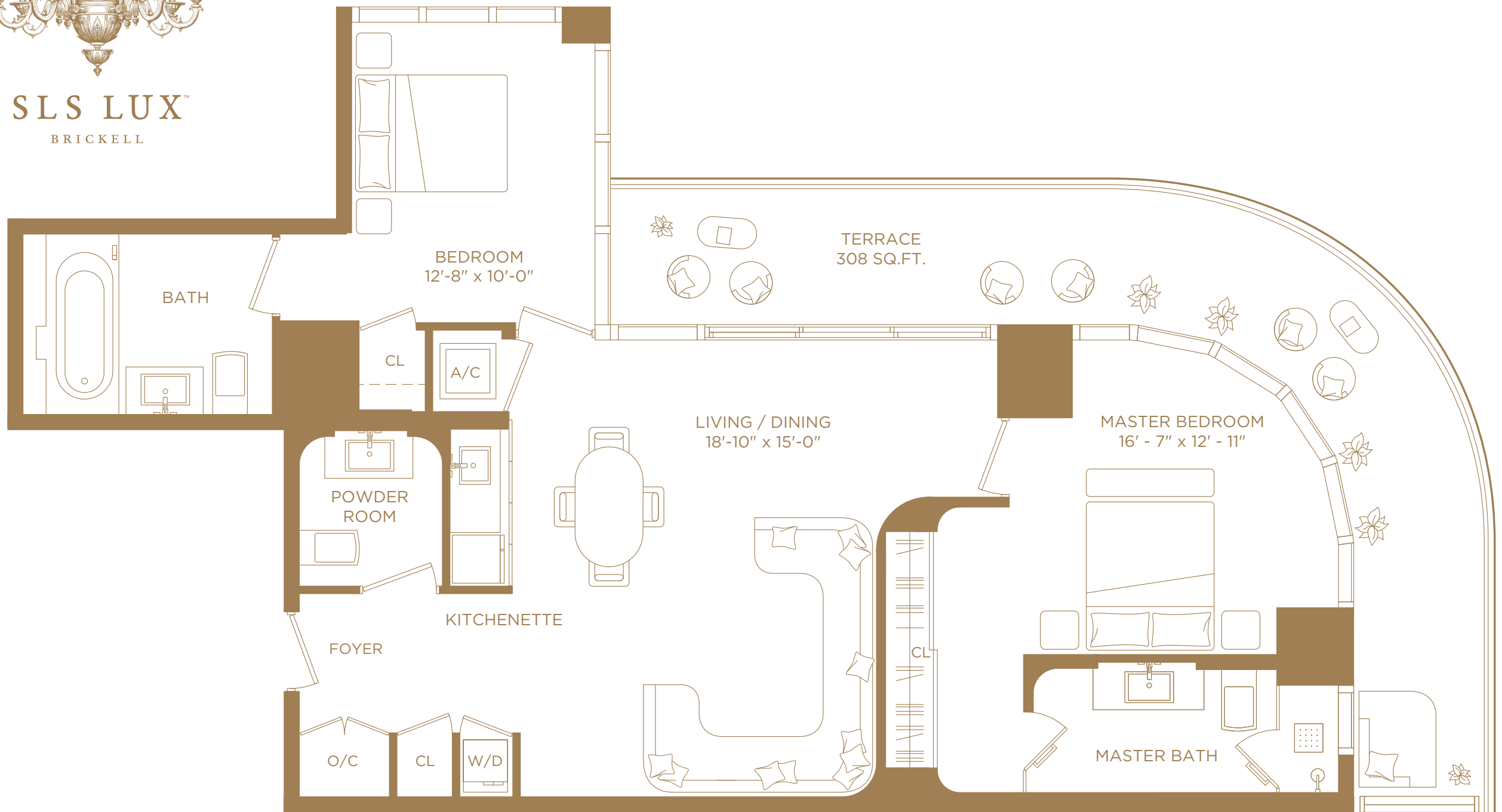




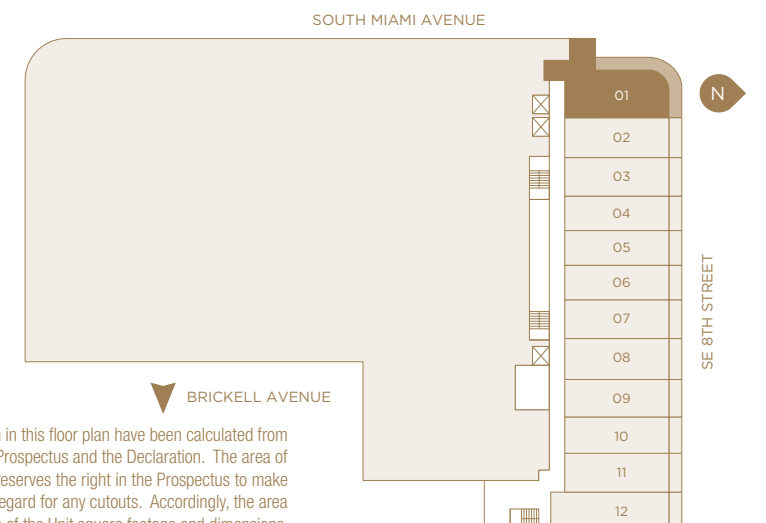
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MASTER SUITE 01

2 BEDROOMS / 2 1/2 BATHS

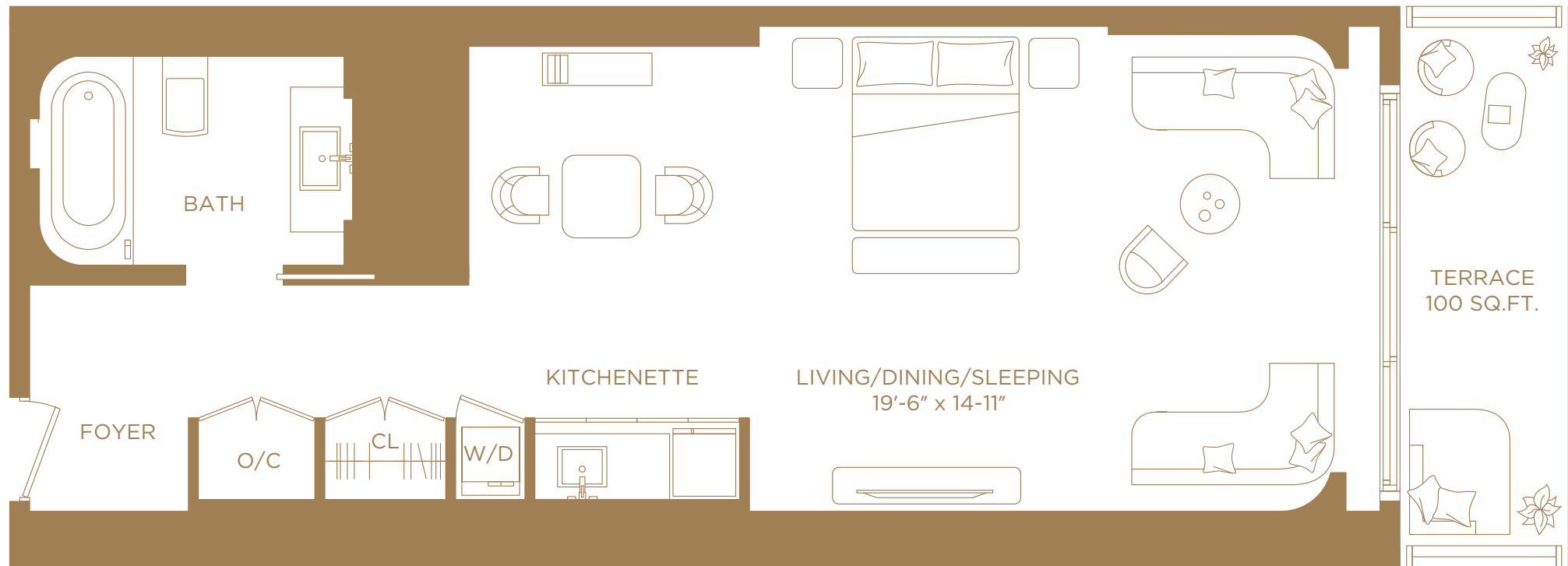
A/C INTERIOR AREA	1,080 SQ. FT.	100.33 SQ. M.
TERRACE AREA	308 SQ. FT.	28.61 SQ. M.
TOTAL RESIDENCE	1,388 SQ. FT.	128.95 SQ. M.



There are various methods for calculating the square footage of a Unit and depending on the method of calculation, the quoted square footage of a Unit in advertising materials may vary from the square footage of a Unit as stated or described in the Prospectus and the Declaration. The dimensions in the Unit shown in this floor plan have been calculated from the exterior boundaries of the exterior walls to the centerline of interior demising walls, including common elements such as structural walls and other interior structural components of the building and in fact vary from the dimensions that result by using the description of the "Unit" and dimensions set forth in the Prospectus and the Declaration. The area of the Unit, determined in accordance with "Unit" as defined in the Prospectus and the Declaration is less than the square footage reflected here. The configuration, allocation, and use of space or the floor plan design may vary from that depicted here or in the Prospectus and/or Declaration because the Developer reserves the right in the Prospectus to make architectural, engineering, design, dimension, specification, and floor plan changes at any time, in the Developer's discretion, without notice to Unit buyers. The measurement of any room in this floor plan is 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 length times width stated here. The furnishings, appliances, fixtures, and décor illustrated are not included with the purchase of the Unit. See Prospectus for information regarding what is offered with the Unit and the calculation of the Unit square footage and dimensions.

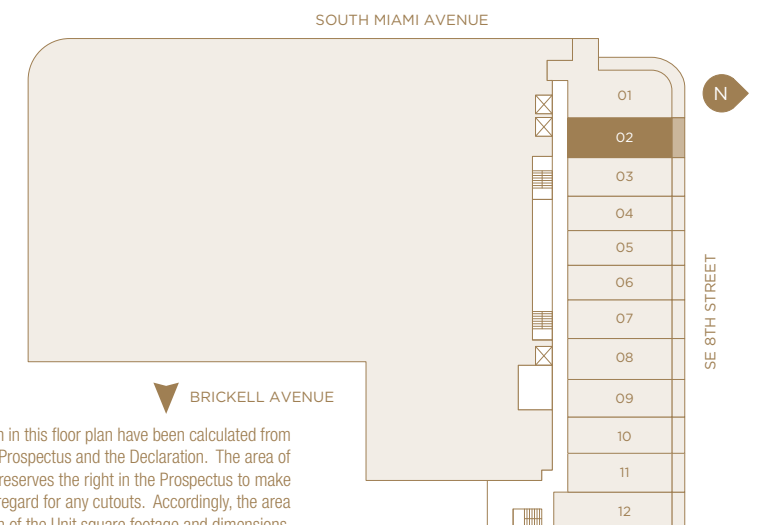


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SUITE 02

A/C INTERIOR AREA	743 SQ. FT.	69.02 SQ. M.
TERRACE AREA	100 SQ. FT.	9.29 SQ. M.
TOTAL RESIDENCE	843 SQ. FT.	78.32 SQ. M.



There are various methods for calculating the square footage of a Unit and depending on the method of calculation, the quoted square footage of a Unit in advertising materials may vary from the square footage of a Unit as stated or described in the Prospectus and the Declaration. The dimensions in the Unit shown in this floor plan have been calculated from the exterior boundaries of the exterior walls to the centerline of interior demising walls, including common elements such as structural walls and other interior structural components of the building and in fact vary from the dimensions that result by using the description of the "Unit" and dimensions set forth in the Prospectus and the Declaration. The area of the Unit, determined in accordance with "Unit" as defined in the Prospectus and the Declaration is less than the square footage reflected here. The configuration, allocation, and use of space or the floor plan design may vary from that depicted here or in the Prospectus and/or Declaration because the Developer reserves the right in the Prospectus to make architectural, engineering, design, dimension, specification, and floor plan changes at any time, in the Developer's discretion, without notice to Unit buyers. The measurement of any room in this floor plan is 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 length times width stated here. The furnishings, appliances, fixtures, and décor illustrated are not included with the purchase of the Unit. See Prospectus for information regarding what is offered with the Unit and the calculation of the Unit square footage and dimensions.

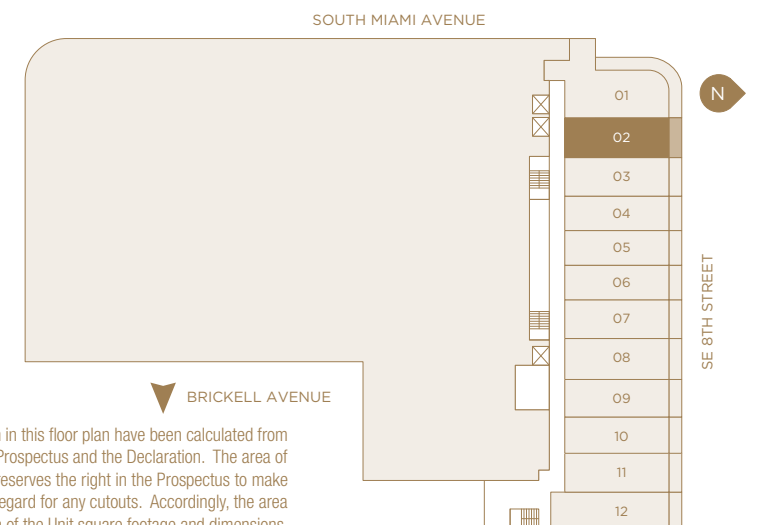


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SUITE 02B

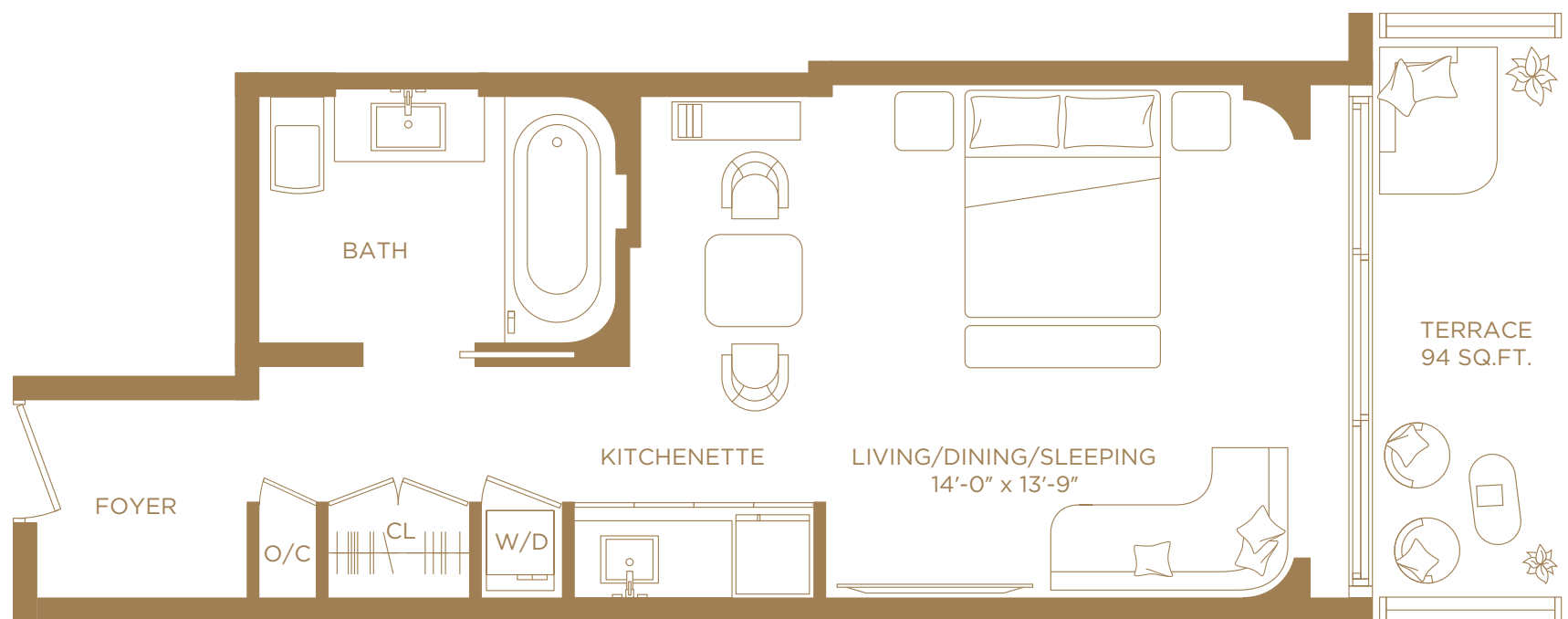
A/C INTERIOR AREA	743 SQ. FT.	----- SQ. M.
TERRACE AREA	95 SQ. FT.	----- SQ. M.
TOTAL RESIDENCE	838 SQ. FT.	----- SQ. M.



There are various methods for calculating the square footage of a Unit and depending on the method of calculation, the quoted square footage of a Unit in advertising materials may vary from the square footage of a Unit as stated or described in the Prospectus and the Declaration. The dimensions in the Unit shown in this floor plan have been calculated from the exterior boundaries of the exterior walls to the centerline of interior demising walls, including common elements such as structural walls and other interior structural components of the building and in fact vary from the dimensions that result by using the description of the "Unit" and dimensions set forth in the Prospectus and the Declaration. The area of the Unit, determined in accordance with "Unit" as defined in the Prospectus and the Declaration is less than the square footage reflected here. The configuration, allocation, and use of space or the floor plan design may vary from that depicted here or in the Prospectus and/or Declaration because the Developer reserves the right in the Prospectus to make architectural, engineering, design, dimension, specification, and floor plan changes at any time, in the Developer's discretion, without notice to Unit buyers. The measurement of any room in this floor plan is 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 length times width stated here. The furnishings, appliances, fixtures, and décor illustrated are not included with the purchase of the Unit. See Prospectus for information regarding what is offered with the Unit and the calculation of the Unit square footage and dimensions.

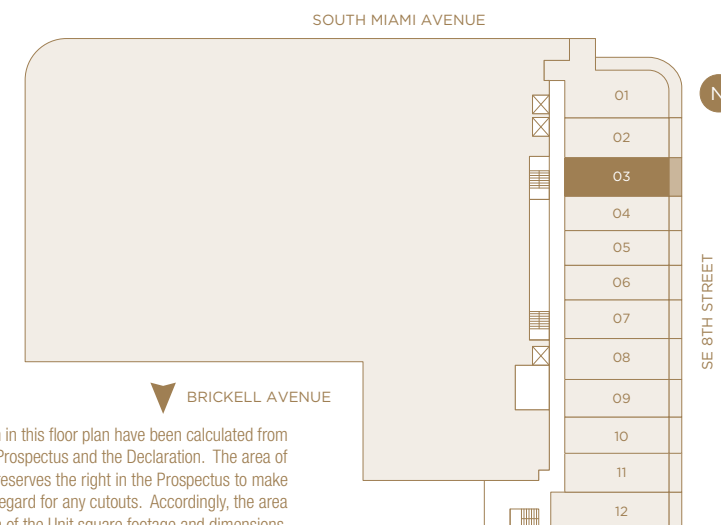


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SUITE 03

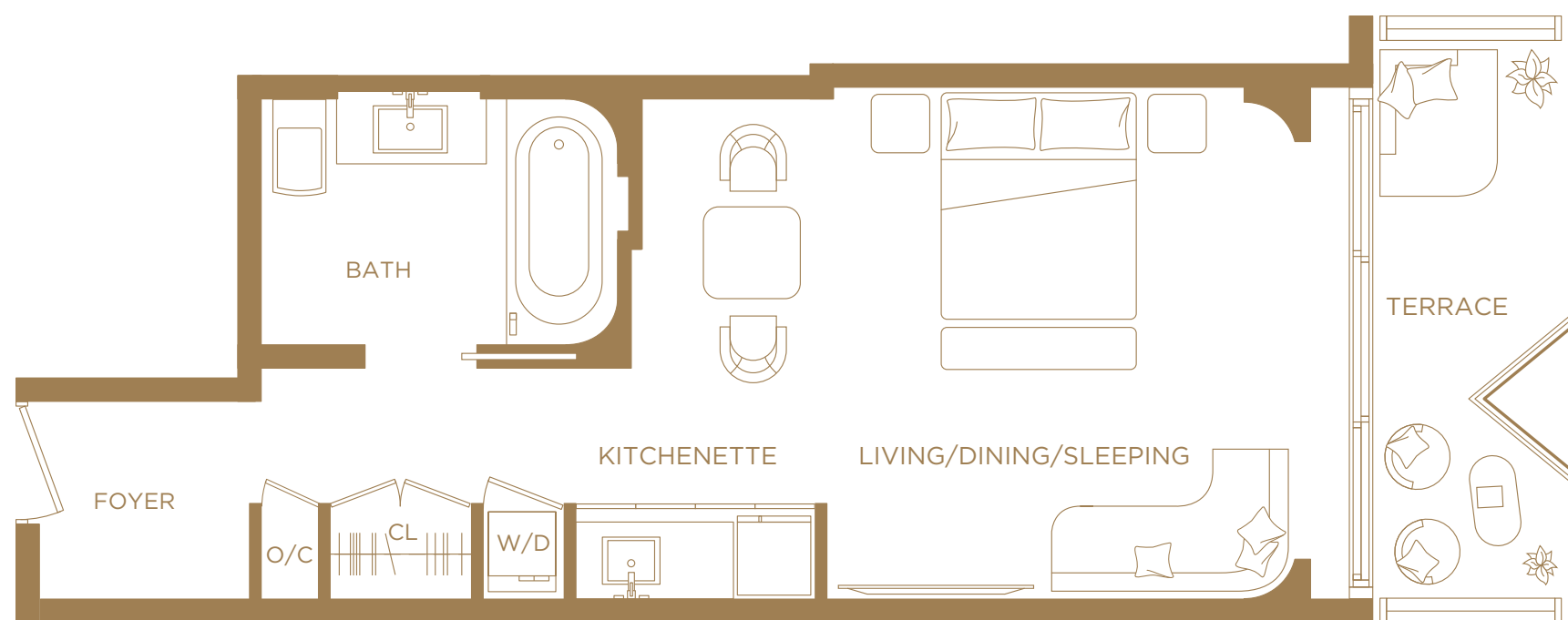
A/C INTERIOR AREA	536 SQ. FT.	49.79 SQ. M.
TERRACE AREA	94 SQ. FT.	8.73 SQ. M.
TOTAL RESIDENCE	630 SQ. FT.	58.53 SQ. M.



There are various methods for calculating the square footage of a Unit and depending on the method of calculation, the quoted square footage of a Unit in advertising materials may vary from the square footage of a Unit as stated or described in the Prospectus and the Declaration. The dimensions in the Unit shown in this floor plan have been calculated from the exterior boundaries of the exterior walls to the centerline of interior demising walls, including common elements such as structural walls and other interior structural components of the building and in fact vary from the dimensions that result by using the description of the "Unit" and dimensions set forth in the Prospectus and the Declaration. The area of the Unit, determined in accordance with "Unit" as defined in the Prospectus and the Declaration is less than the square footage reflected here. The configuration, allocation, and use of space or the floor plan design may vary from that depicted here or in the Prospectus and/or Declaration because the Developer reserves the right in the Prospectus to make architectural, engineering, design, dimension, specification, and floor plan changes at any time, in the Developer's discretion, without notice to Unit buyers. The measurement of any room in this floor plan is 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 length times width stated here. The furnishings, appliances, fixtures, and décor illustrated are not included with the purchase of the Unit. See Prospectus for information regarding what is offered with the Unit and the calculation of the Unit square footage and dimensions.

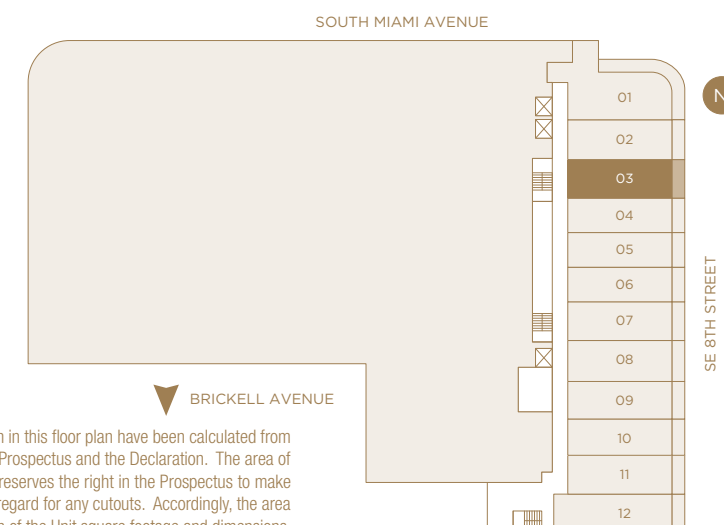


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SUITE 03B / 7TH FLOOR

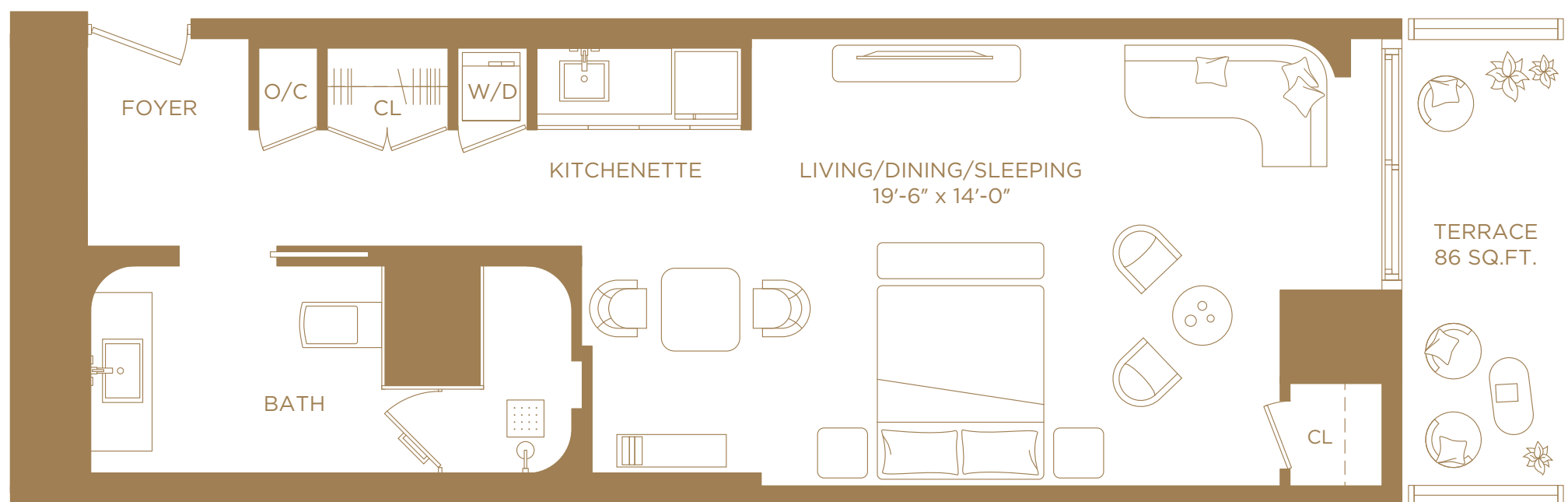
A/C INTERIOR AREA	536 SQ. FT.	----- SQ. M.
TERRACE AREA	89 SQ. FT.	----- SQ. M.
TOTAL RESIDENCE	625 SQ. FT.	----- SQ. M.



There are various methods for calculating the square footage of a Unit and depending on the method of calculation, the quoted square footage of a Unit in advertising materials may vary from the square footage of a Unit as stated or described in the Prospectus and the Declaration. The dimensions in the Unit shown in this floor plan have been calculated from the exterior boundaries of the exterior walls to the centerline of interior demising walls, including common elements such as structural walls and other interior structural components of the building and in fact vary from the dimensions that result by using the description of the "Unit" and dimensions set forth in the Prospectus and the Declaration. The area of the Unit, determined in accordance with "Unit" as defined in the Prospectus and the Declaration is less than the square footage reflected here. The configuration, allocation, and use of space or the floor plan design may vary from that depicted here or in the Prospectus and/or Declaration because the Developer reserves the right in the Prospectus to make architectural, engineering, design, dimension, specification, and floor plan changes at any time, in the Developer's discretion, without notice to Unit buyers. The measurement of any room in this floor plan is 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 length times width stated here. The furnishings, appliances, fixtures, and décor illustrated are not included with the purchase of the Unit. See Prospectus for information regarding what is offered with the Unit and the calculation of the Unit square footage and dimensions.

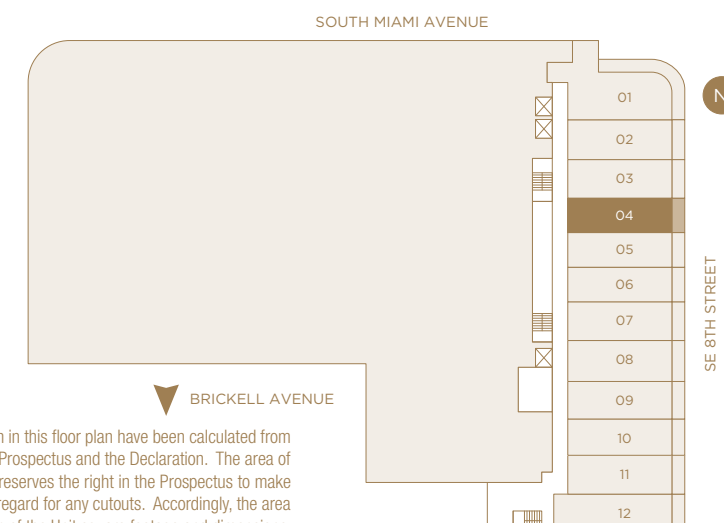


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SUITE 04

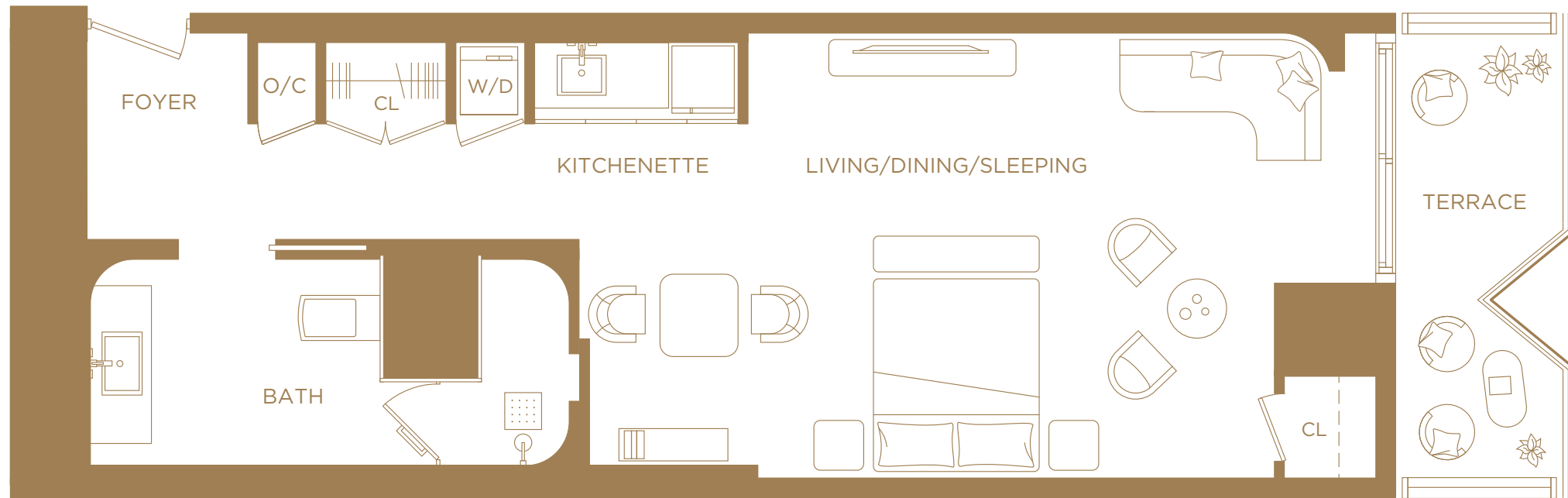
A/C INTERIOR AREA	642 SQ. FT.	59.64 SQ. M.
TERRACE AREA	86 SQ. FT.	7.99 SQ. M.
TOTAL RESIDENCE	728 SQ. FT.	67.63 SQ. M.



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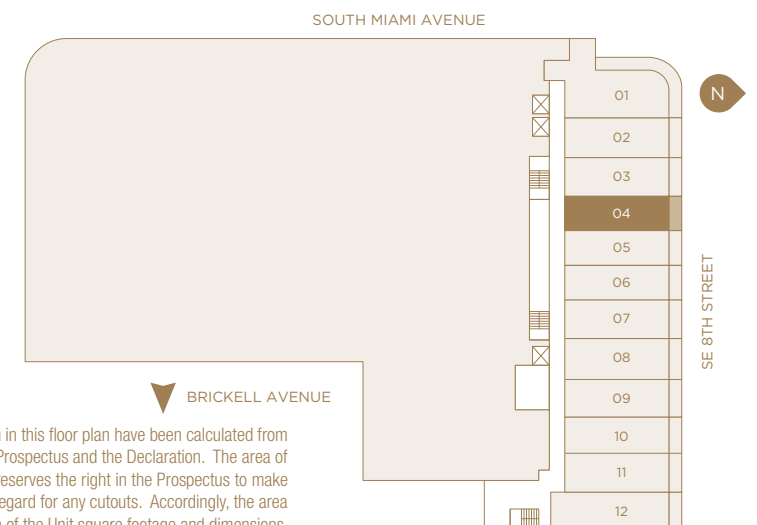


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SUITE 04B / 6TH FLOOR

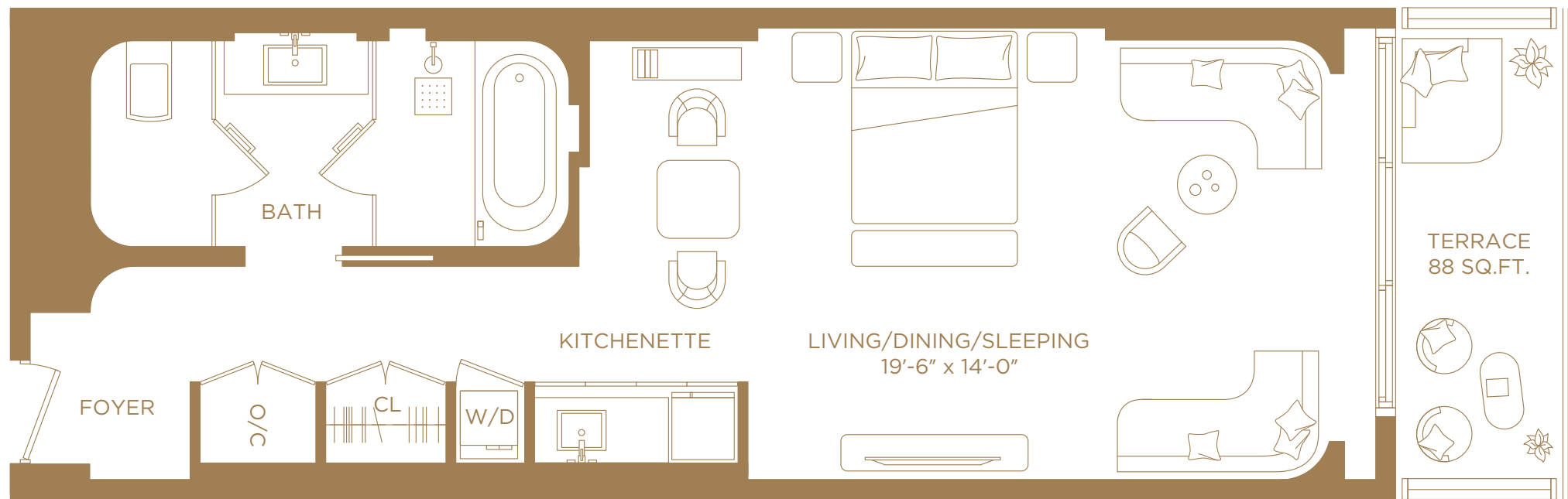
A/C INTERIOR AREA	642 SQ. FT.	----- SQ. M.
TERRACE AREA	81 SQ. FT.	----- SQ. M.
TOTAL RESIDENCE	723 SQ. FT.	----- SQ. M.



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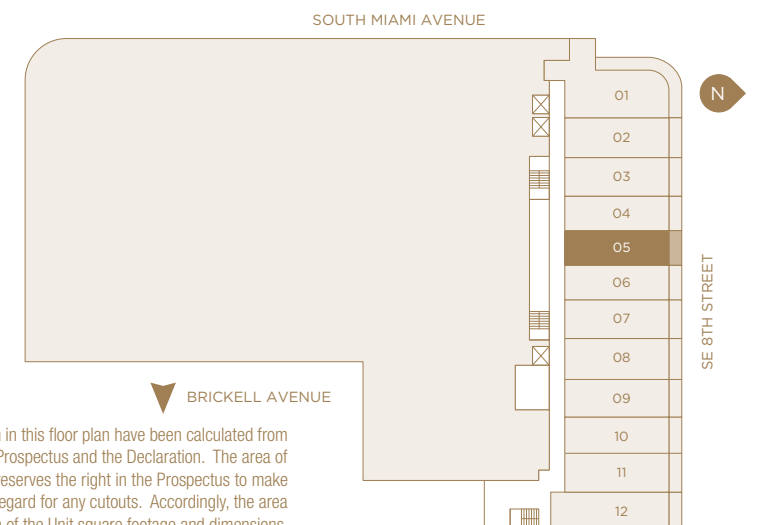


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SUITE 05

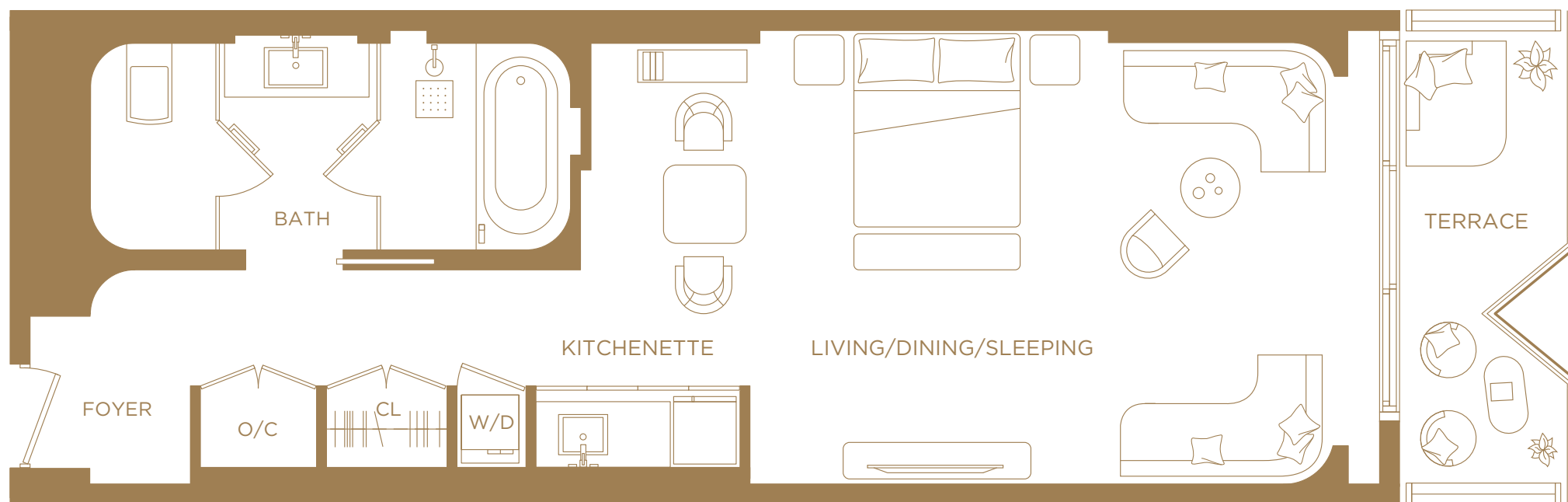
A/C INTERIOR AREA	652 SQ. FT.	60.57 SQ. M.
TERRACE AREA	88 SQ. FT.	8.18 SQ. M.
TOTAL RESIDENCE	740 SQ. FT.	68.75 SQ. M.



There are various methods for calculating the square footage of a Unit and depending on the method of calculation, the quoted square footage of a Unit in advertising materials may vary from the square footage of a Unit as stated or described in the Prospectus and the Declaration. The dimensions in the Unit shown in this floor plan have been calculated from the exterior boundaries of the exterior walls to the centerline of interior demising walls, including common elements such as structural walls and other interior structural components of the building and in fact vary from the dimensions that result by using the description of the "Unit" and dimensions set forth in the Prospectus and the Declaration. The area of the Unit, determined in accordance with "Unit" as defined in the Prospectus and the Declaration is less than the square footage reflected here. The configuration, allocation, and use of space or the floor plan design may vary from that depicted here or in the Prospectus and/or Declaration because the Developer reserves the right in the Prospectus to make architectural, engineering, design, dimension, specification, and floor plan changes at any time, in the Developer's discretion, without notice to Unit buyers. The measurement of any room in this floor plan is 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 length times width stated here. The furnishings, appliances, fixtures, and décor illustrated are not included with the purchase of the Unit. See Prospectus for information regarding what is offered with the Unit and the calculation of the Unit square footage and dimensions.

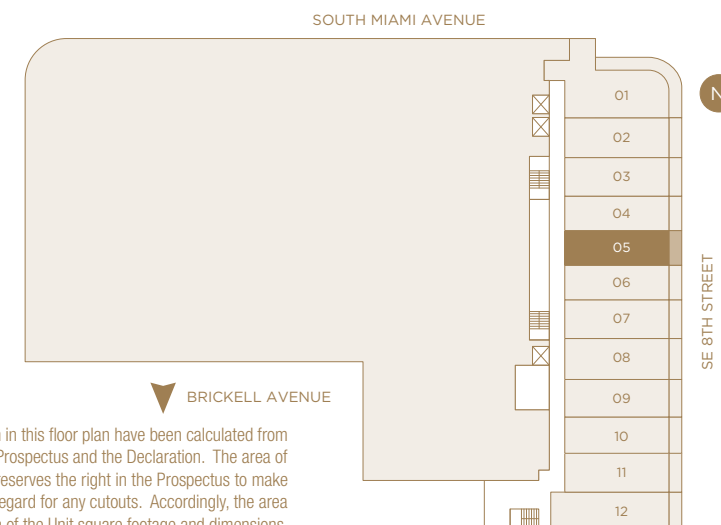


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SUITE 05B / 4TH - 5TH FLOOR

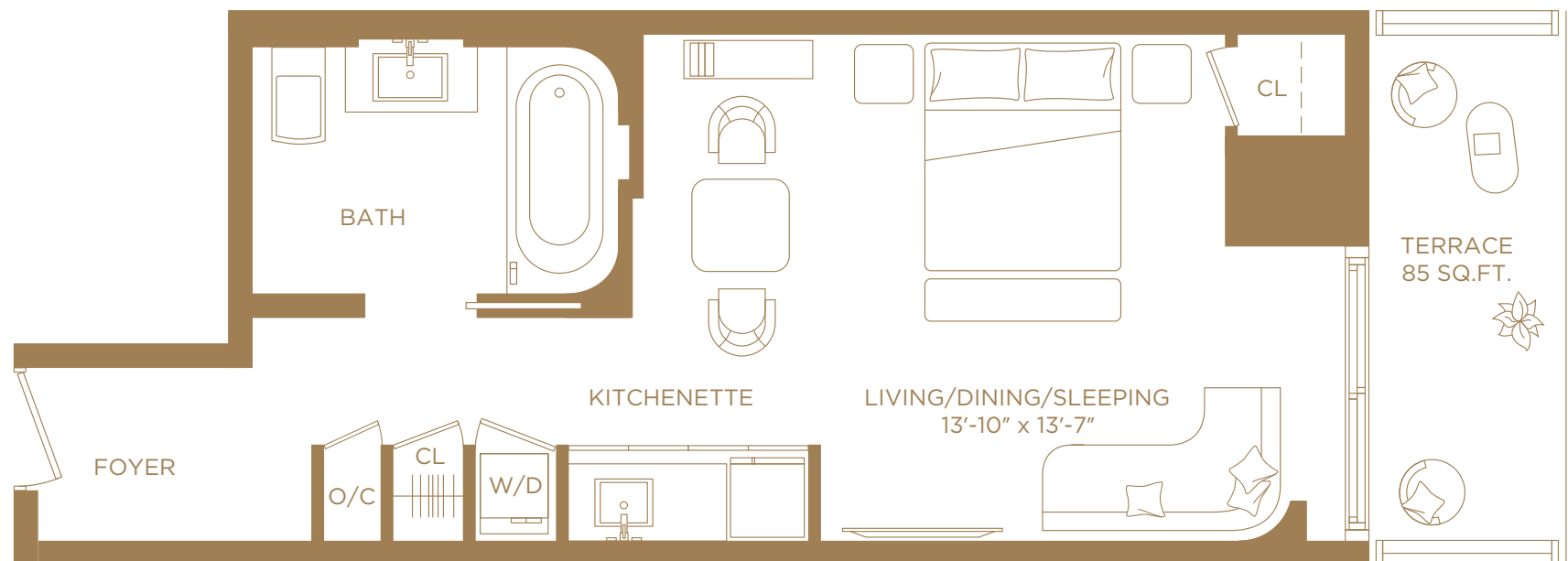
A/C INTERIOR AREA	652 SQ. FT.	----- SQ. M.
TERRACE AREA	82 SQ. FT.	----- SQ. M.
TOTAL RESIDENCE	734 SQ. FT.	----- SQ. M.



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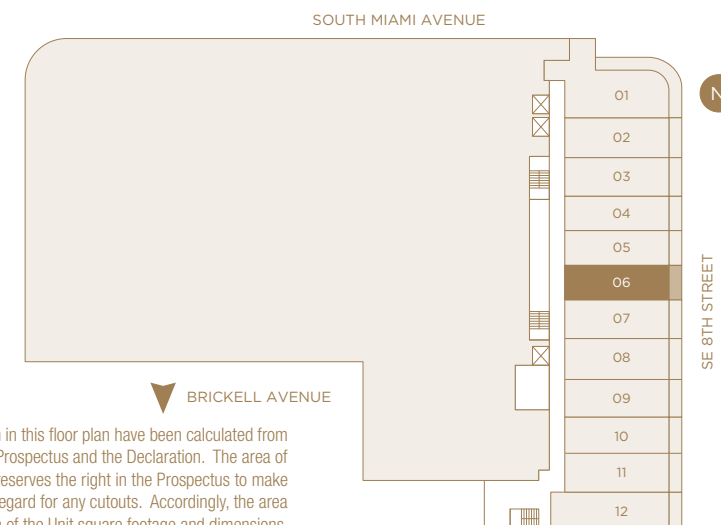


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SUITE 06

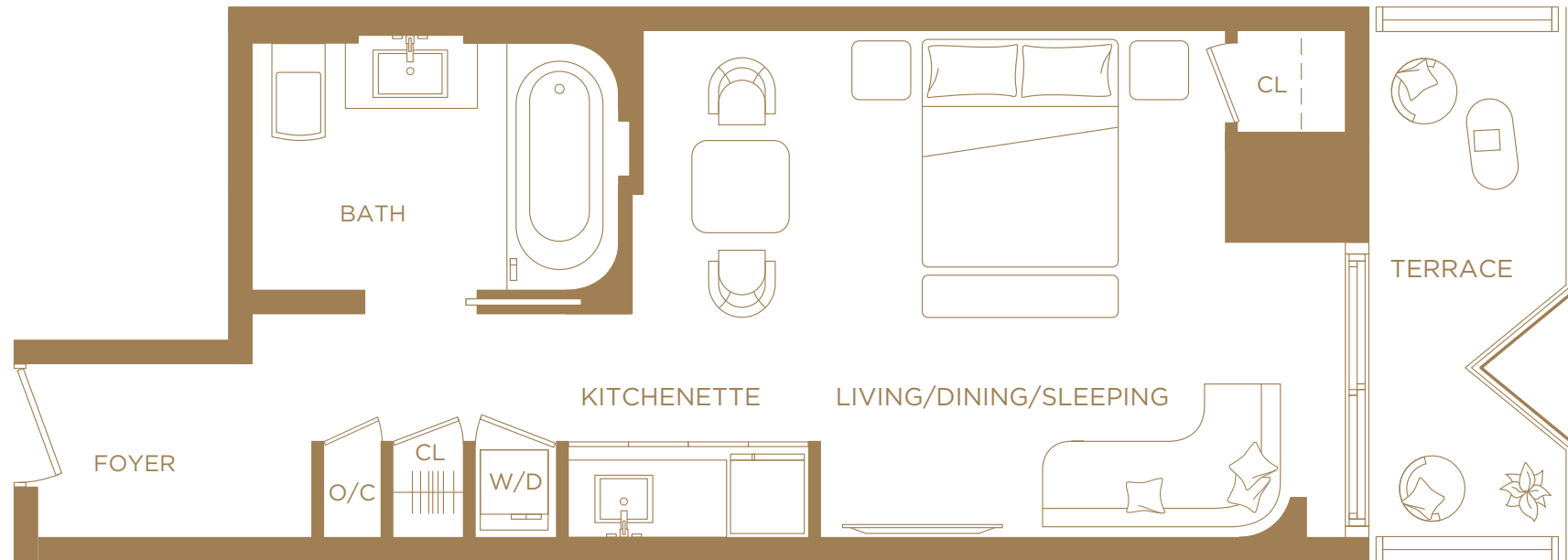
A/C INTERIOR AREA	485 SQ. FT.	45.05 SQ. M.
TERRACE AREA	85 SQ. FT.	7.90 SQ. M.
TOTAL RESIDENCE	570 SQ. FT.	52.95 SQ. M.



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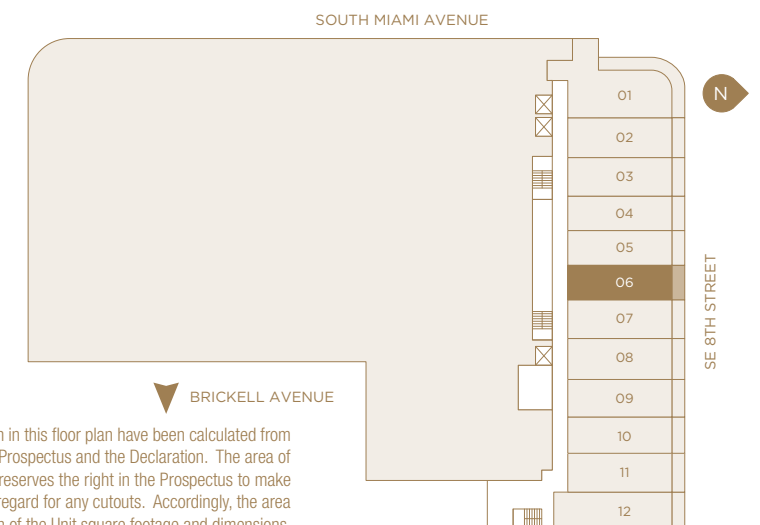


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SUITE 06B / 2ND- 3RD FLOOR

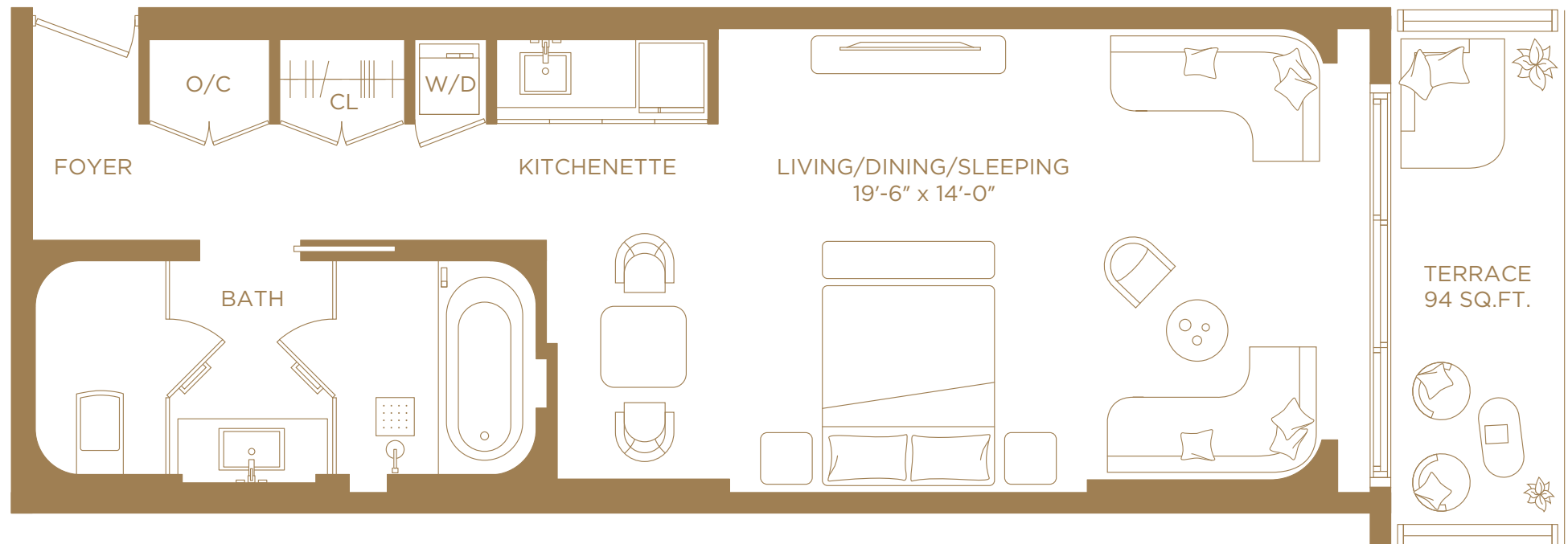
A/C INTERIOR AREA	485 SQ. FT.	----- SQ. M.
TERRACE AREA	79 SQ. FT.	----- SQ. M.
TOTAL RESIDENCE	564 SQ. FT.	----- SQ. M.



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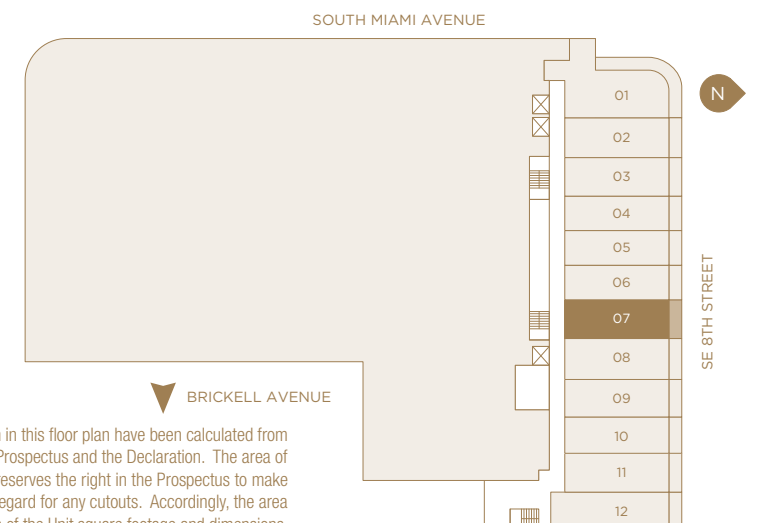


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SUITE 07

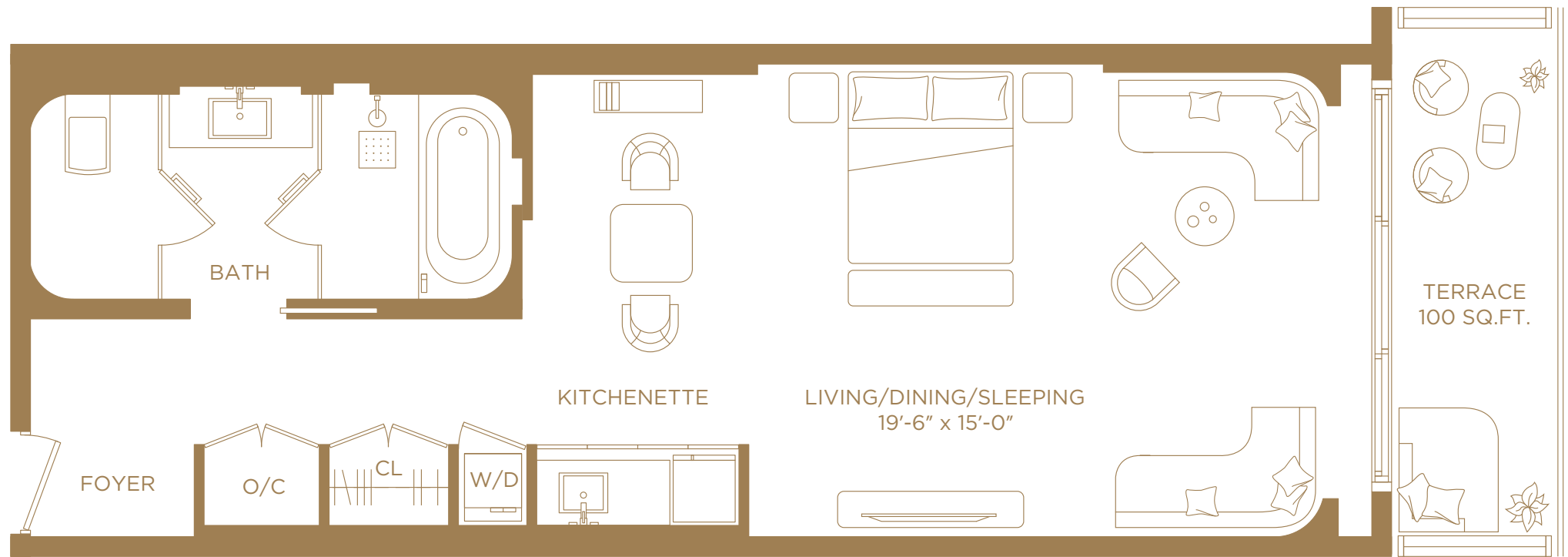
A/C INTERIOR AREA	696 SQ. FT.	64.66 SQ. M.
TERRACE AREA	94 SQ. FT.	8.73 SQ. M.
TOTAL RESIDENCE	790 SQ. FT.	73.39 SQ. M.



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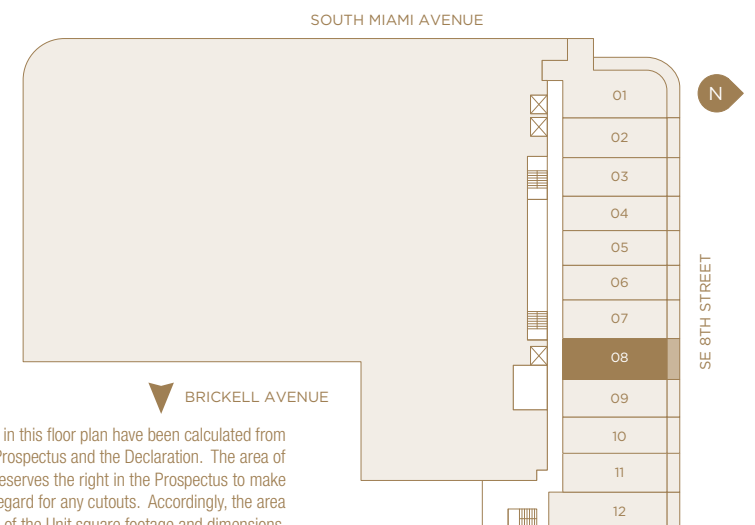


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SUITE 08

A/C INTERIOR AREA	743 SQ. FT.	69.02 SQ. M.
TERRACE AREA	100 SQ. FT.	9.29 SQ. M.
TOTAL RESIDENCE	843 SQ. FT.	78.31 SQ. M.



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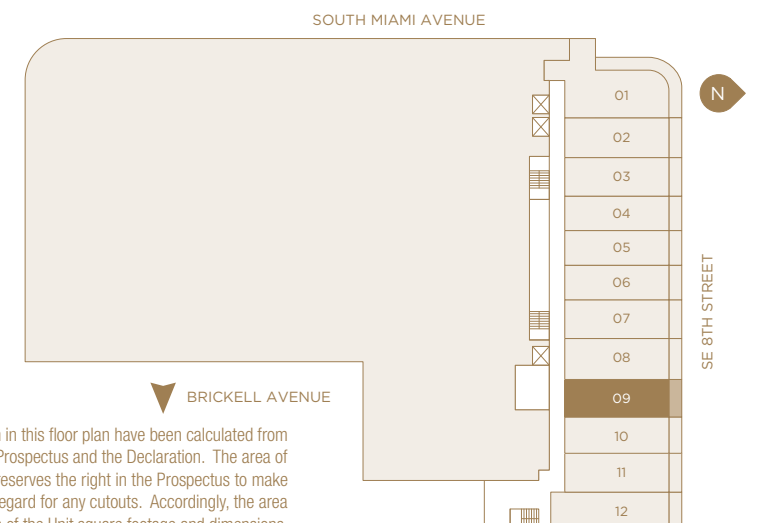


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SUITE 09

A/C INTERIOR AREA	689 SQ. FT.	64.01 SQ. M.
TERRACE AREA	93 SQ. FT.	8.64 SQ. M.
TOTAL RESIDENCE	782 SQ. FT.	72.65 SQ. M.



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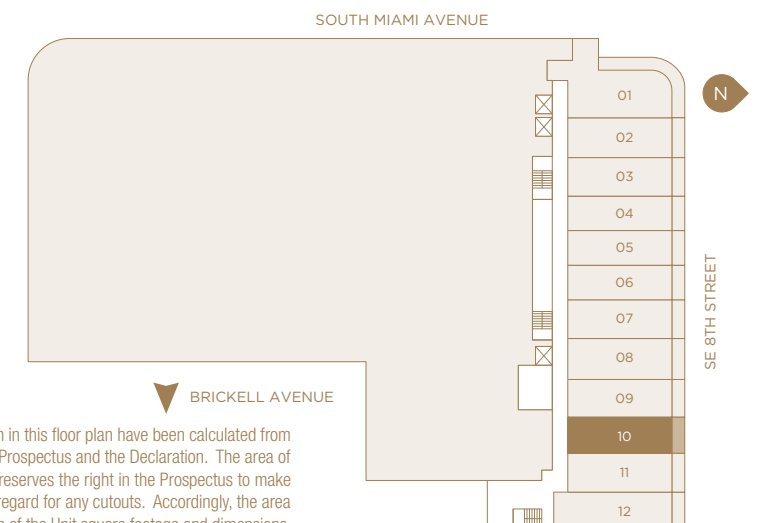


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SUITE 10

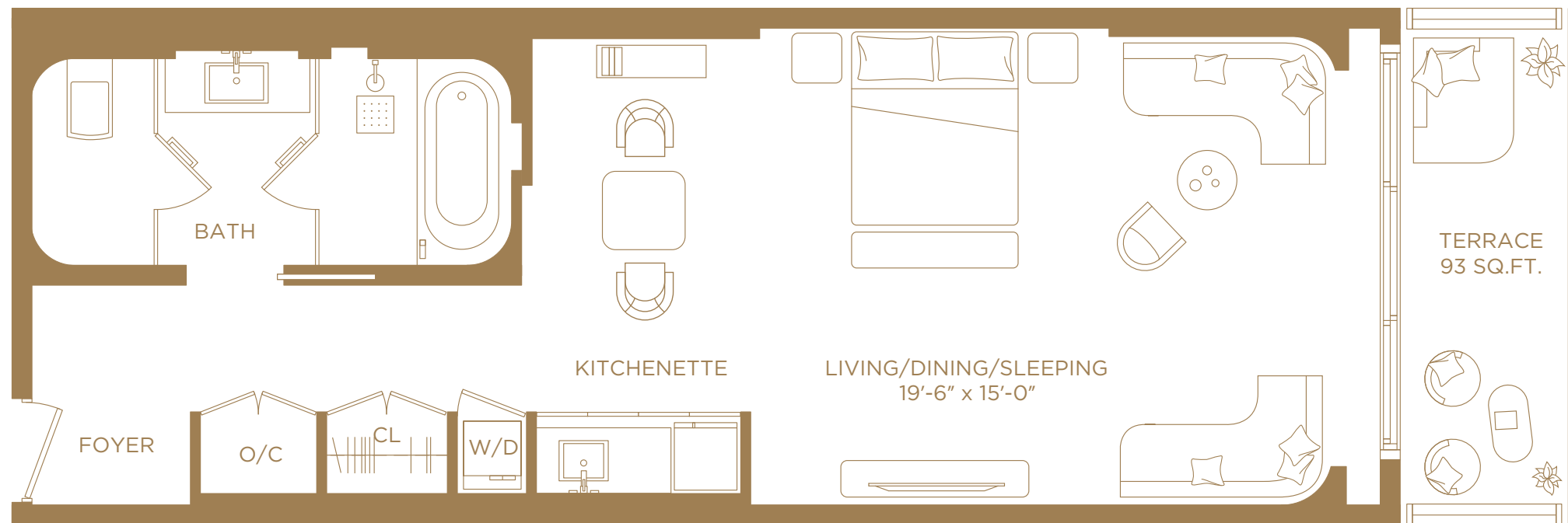
A/C INTERIOR AREA	689 SQ. FT.	64.01 SQ. M.
TERRACE AREA	92 SQ. FT.	8.55 SQ. M.
TOTAL RESIDENCE	781 SQ. FT.	72.56 SQ. M.



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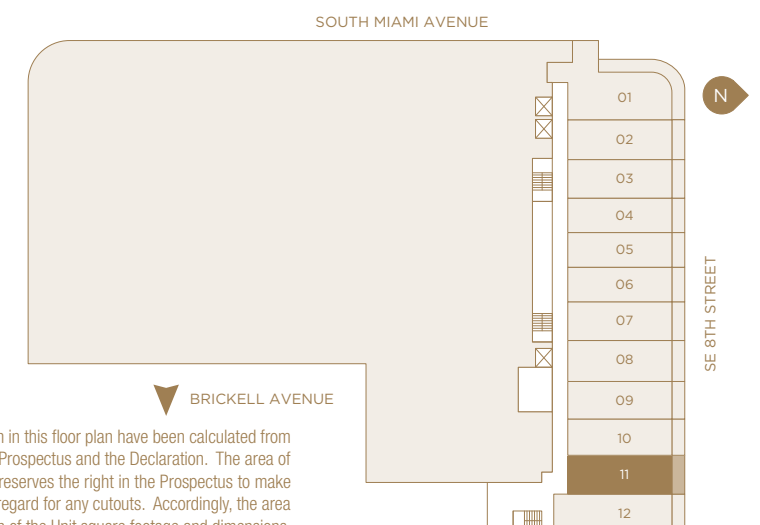


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SUITE 11

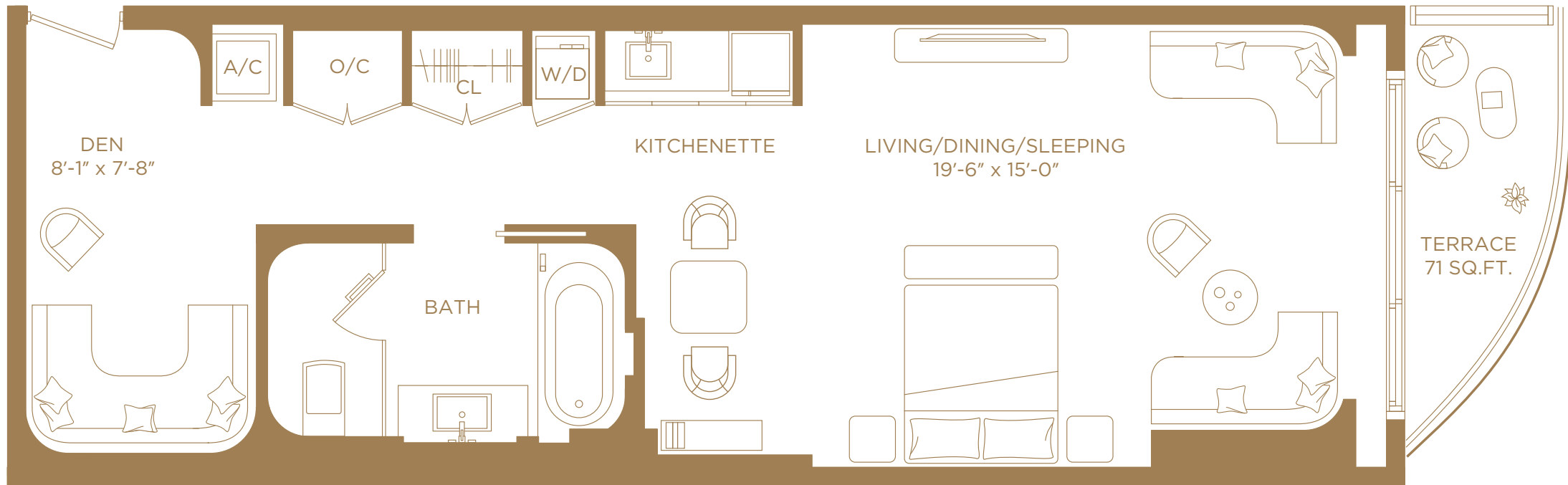
A/C INTERIOR AREA	689 SQ. FT.	64.01 SQ. M.
TERRACE AREA	93 SQ. FT.	8.64 SQ. M.
TOTAL RESIDENCE	782 SQ. FT.	72.65 SQ. M.



There are various methods for calculating the square footage of a Unit and depending on the method of calculation, the quoted square footage of a Unit in advertising materials may vary from the square footage of a Unit as stated or described in the Prospectus and the Declaration. The dimensions in the Unit shown in this floor plan have been calculated from the exterior boundaries of the exterior walls to the centerline of interior demising walls, including common elements such as structural walls and other interior structural components of the building and in fact vary from the dimensions that result by using the description of the "Unit" and dimensions set forth in the Prospectus and the Declaration. The area of the Unit, determined in accordance with "Unit" as defined in the Prospectus and the Declaration is less than the square footage reflected here. The configuration, allocation, and use of space or the floor plan design may vary from that depicted here or in the Prospectus and/or Declaration because the Developer reserves the right in the Prospectus to make architectural, engineering, design, dimension, specification, and floor plan changes at any time, in the Developer's discretion, without notice to Unit buyers. The measurement of any room in this floor plan is 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 length times width stated here. The furnishings, appliances, fixtures, and décor illustrated are not included with the purchase of the Unit. See Prospectus for information regarding what is offered with the Unit and the calculation of the Unit square footage and dimensions.

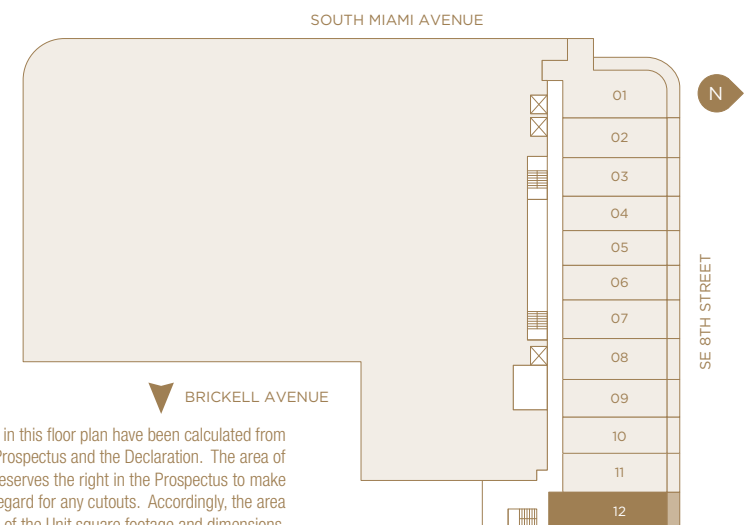


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SUITE 12

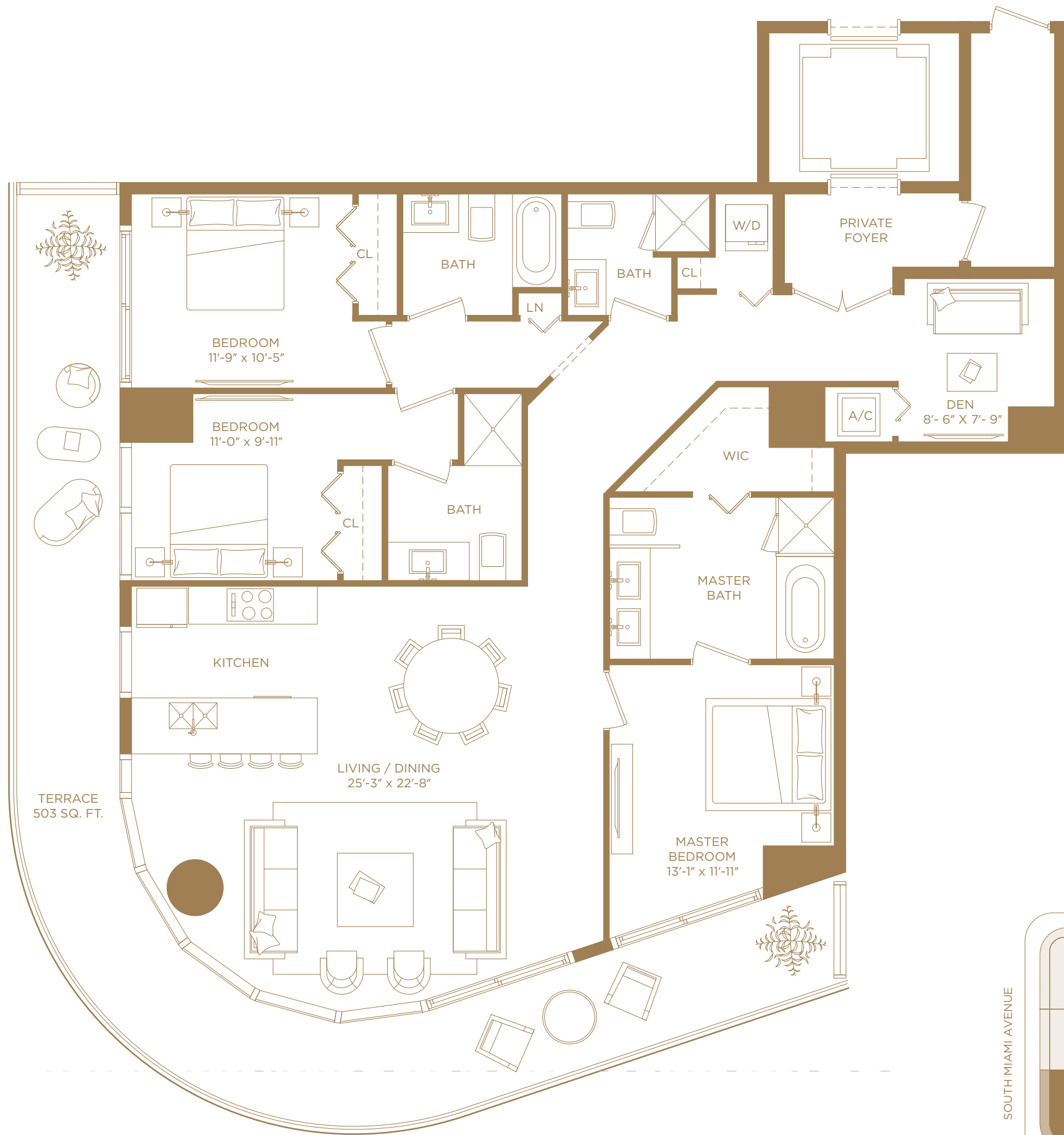
A/C INTERIOR AREA	792 SQ. FT.	73.57 SQ. M.
TERRACE AREA	71 SQ. FT.	6.60 SQ. M.
TOTAL RESIDENCE	863 SQ. FT.	80.18 SQ. M.



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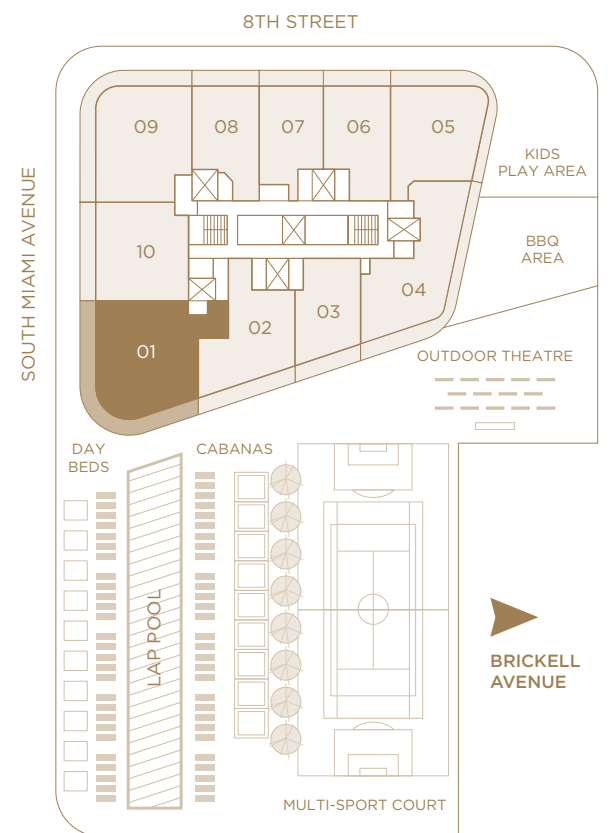
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RESIDENCE 01

3 BEDROOMS & DEN / 4 BATHS

A/C INTERIOR AREA	1,753 SQ. FT.	162.85 SQ. M.
TERRACE AREA	503 SQ. FT.	46.73 SQ. M.
TOTAL RESIDENCE	2,256 SQ. FT.	209.58 SQ. M.



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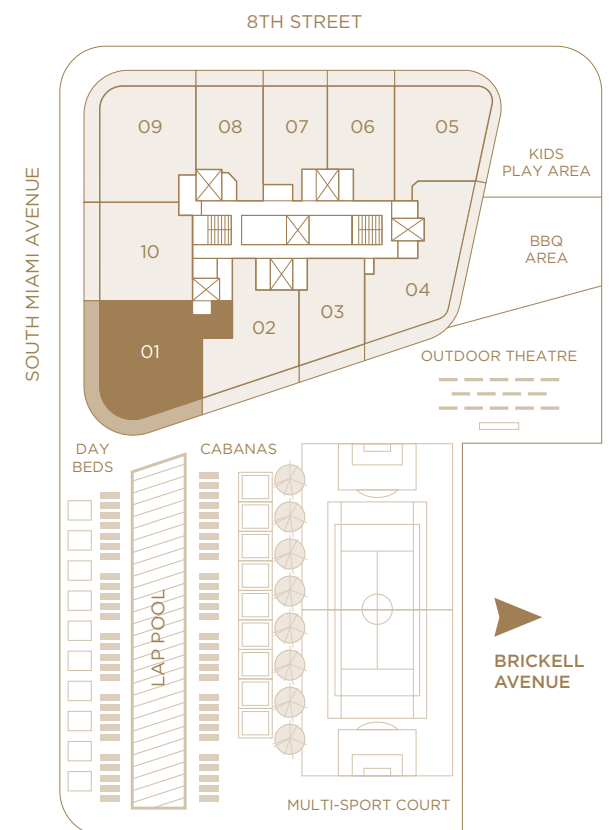
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RESIDENCE 01 / MOD 5201

3 BEDROOMS & DEN / 4 BATHS

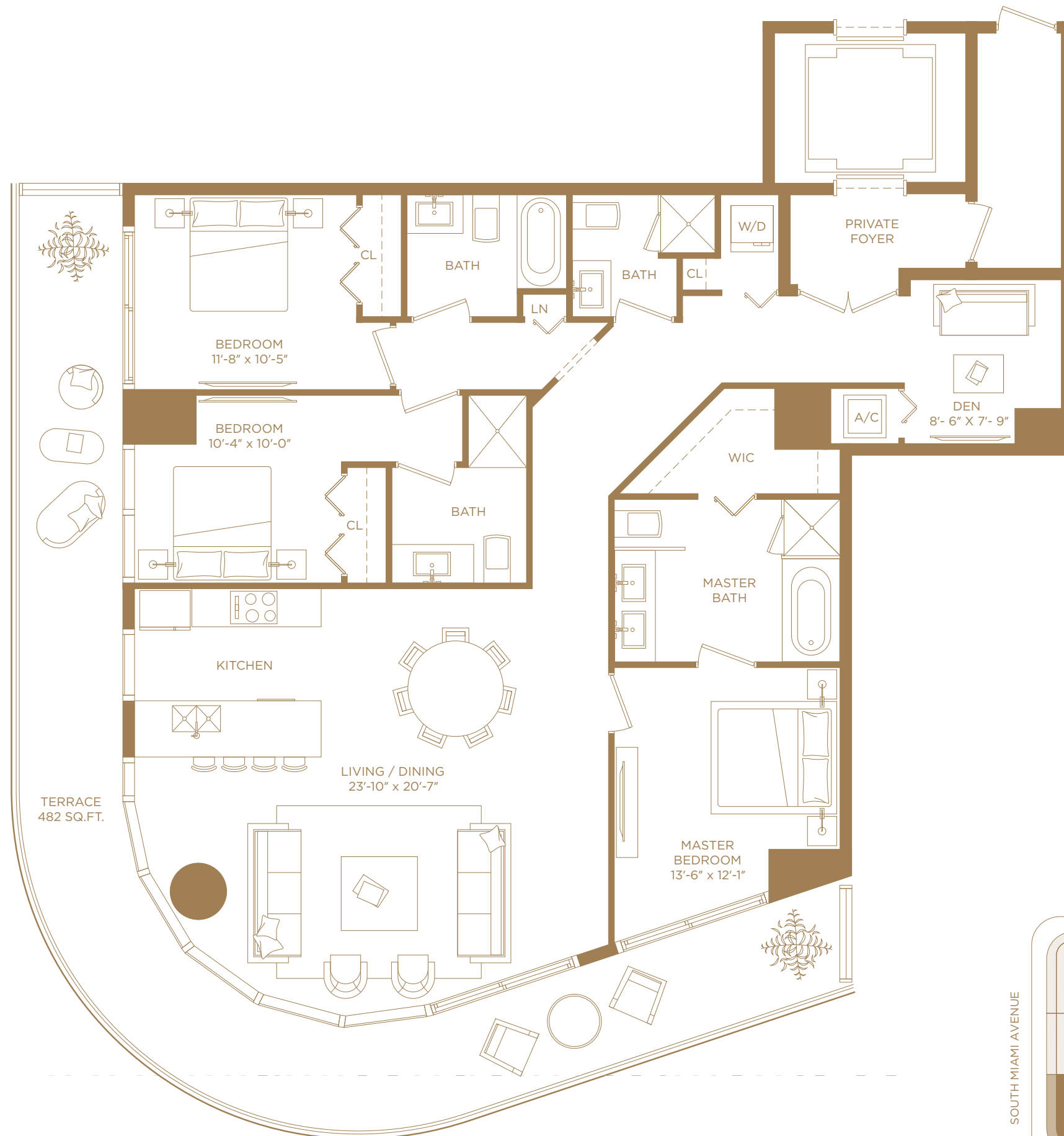
A/C INTERIOR AREA	1,706 SQ. FT.	158.49 SQ. M.
TERRACE AREA	491 SQ. FT.	45.62 SQ. M.
TOTAL RESIDENCE	2,197 SQ. FT.	204.11 SQ. M.



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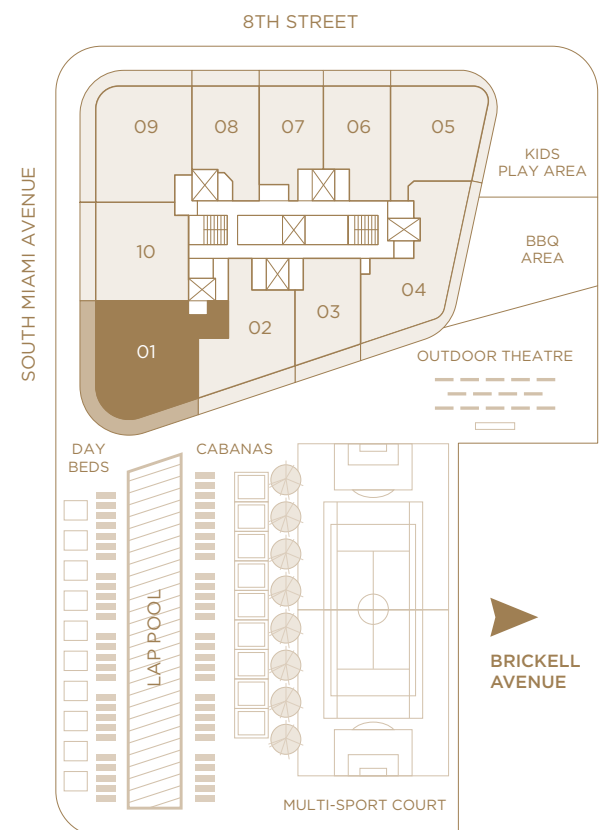
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RESIDENCE 01 / MOD 5301

3 BEDROOMS & DEN / 4 BATHS

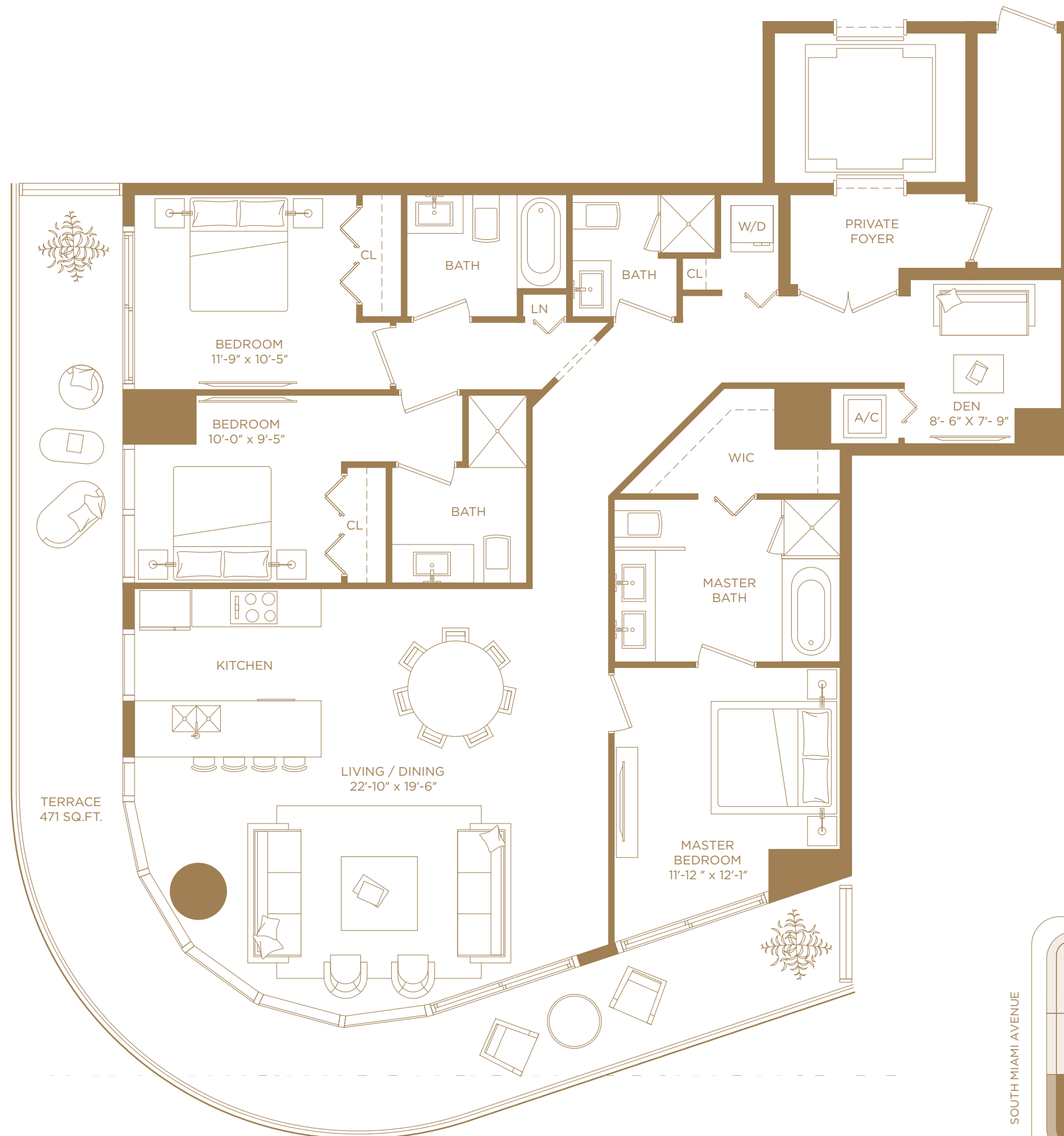
A/C INTERIOR AREA	1,657 SQ. FT.	153.94 SQ. M.
TERRACE AREA	482 SQ. FT.	44.78 SQ. M.
TOTAL RESIDENCE	2,139 SQ. FT.	198.72 SQ. M.



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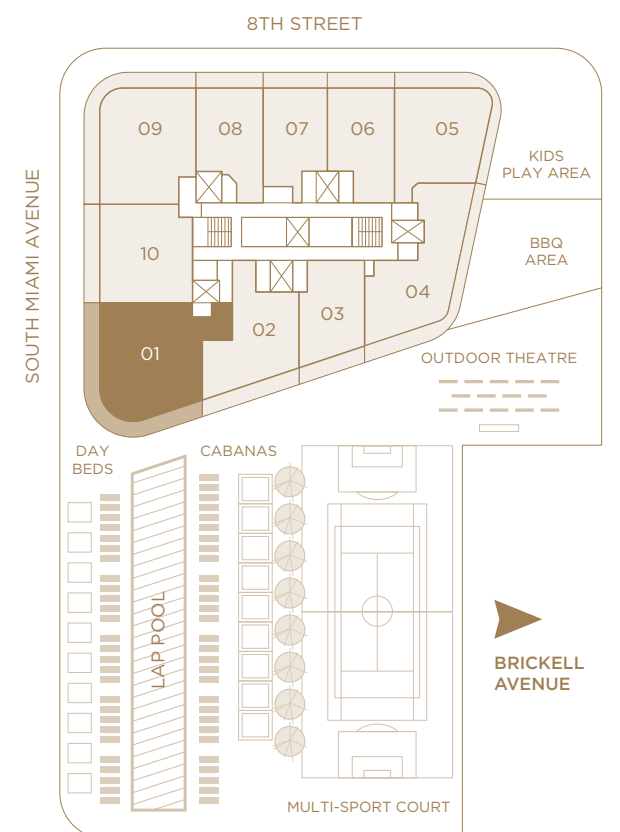
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RESIDENCE 01 / MOD 5401

3 BEDROOMS & DEN / 4 BATHS

A/C INTERIOR AREA	1,605 SQ. FT.	149.11 SQ. M.
TERRACE AREA	471 SQ. FT.	43.75 SQ. M.
TOTAL RESIDENCE	2,076 SQ. FT.	192.86 SQ. M.



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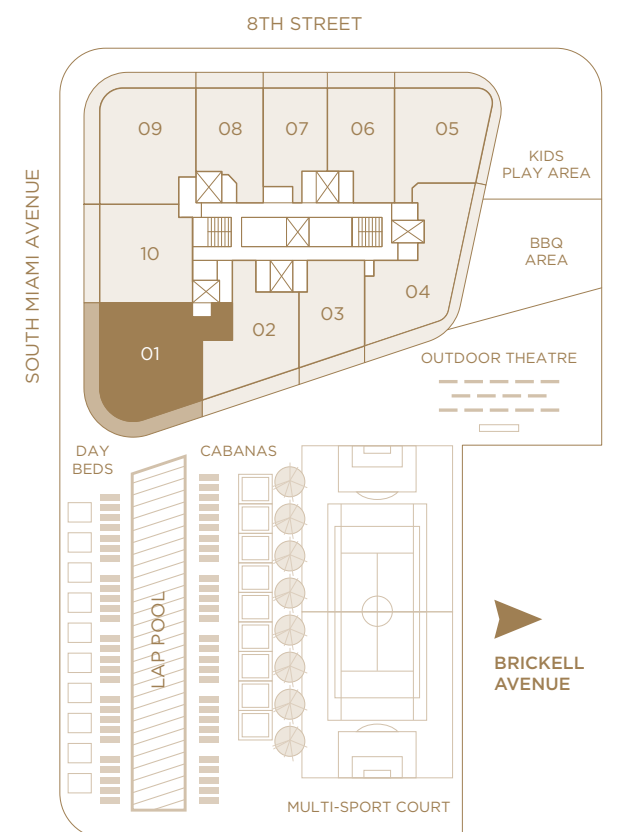


RESIDENCE 01 / MOD 5501

3 BEDROOMS & DEN / 4 BATHS

A/C INTERIOR AREA	1,549 SQ. FT.	143.91 SQ. M.
TERRACE AREA	459 SQ. FT.	42.64 SQ. M.
TOTAL RESIDENCE	2,008 SQ. FT.	186.55 SQ. M.

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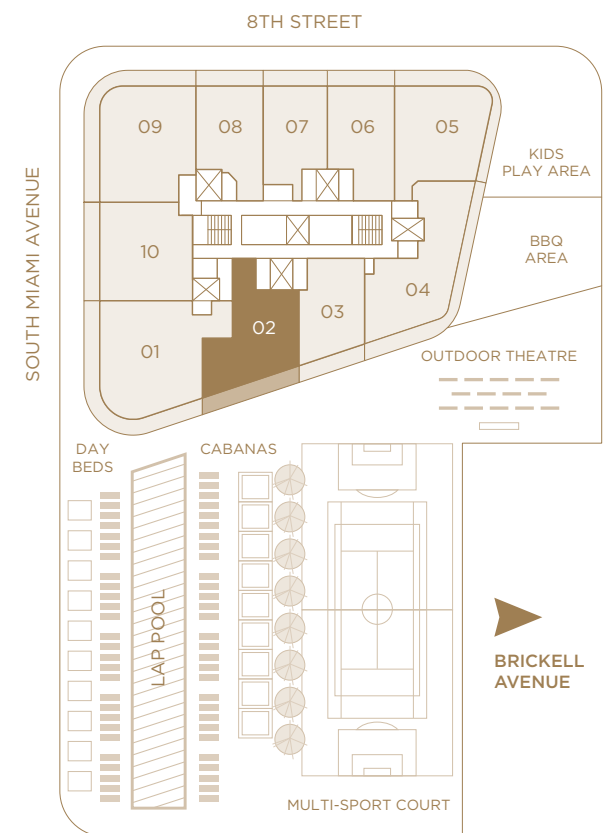


RESIDENCE 02

2 BEDROOMS & DEN / 2 1/2 BATHS

A/C INTERIOR AREA	1,242 SQ. FT.	115.39 SQ. M.
TERRACE AREA	234 SQ. FT.	21.74 SQ. M.
TOTAL RESIDENCE	1,476 SQ. FT.	137.12 SQ. M.

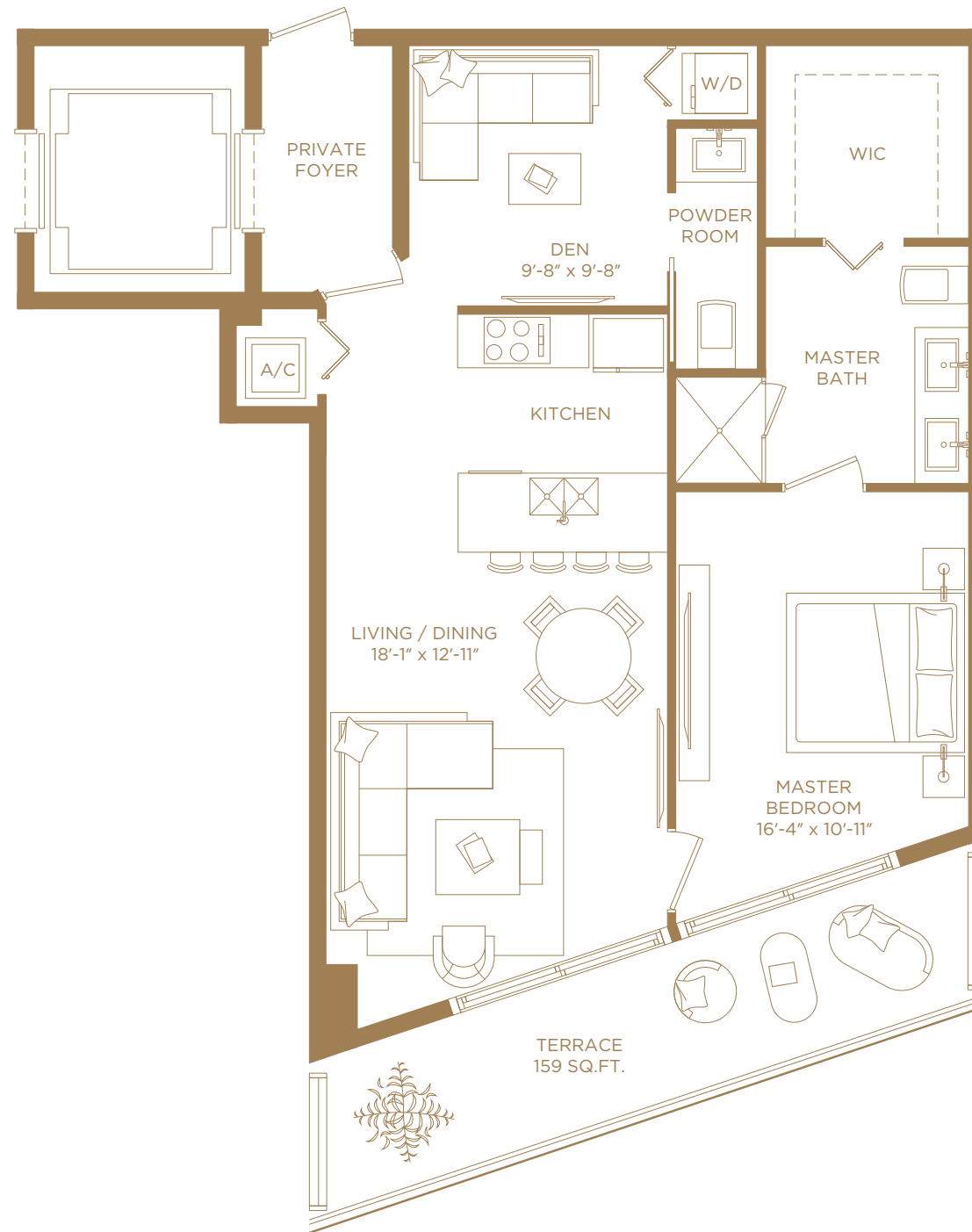
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BRICKELL AVENUE



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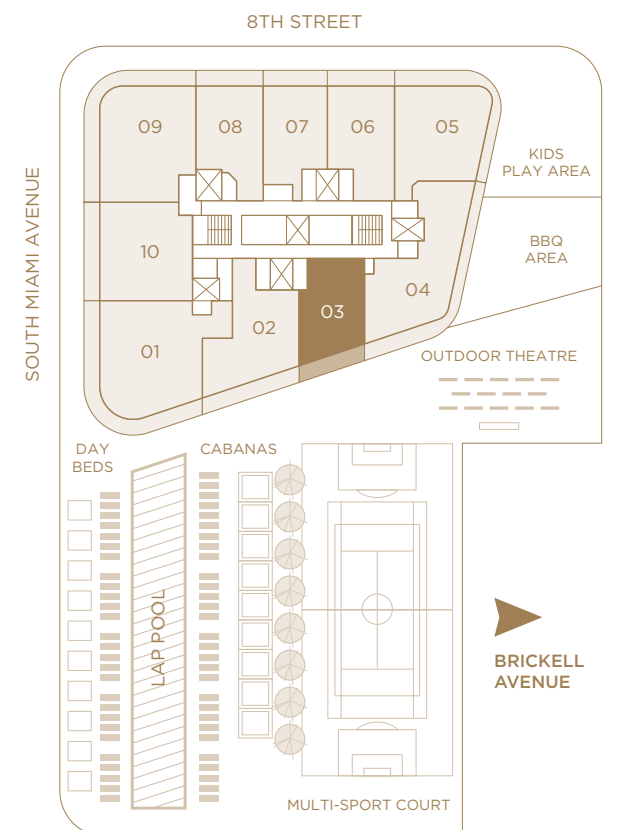


RESIDENCE 03

1 BEDROOM & DEN / 1 1/2 BATHS

A/C INTERIOR AREA	956 SQ. FT.	88.81 SQ. M.
TERRACE AREA	159 SQ. FT.	14.77 SQ. M.
TOTAL RESIDENCE	1,115 SQ. FT.	103.58 SQ. M.

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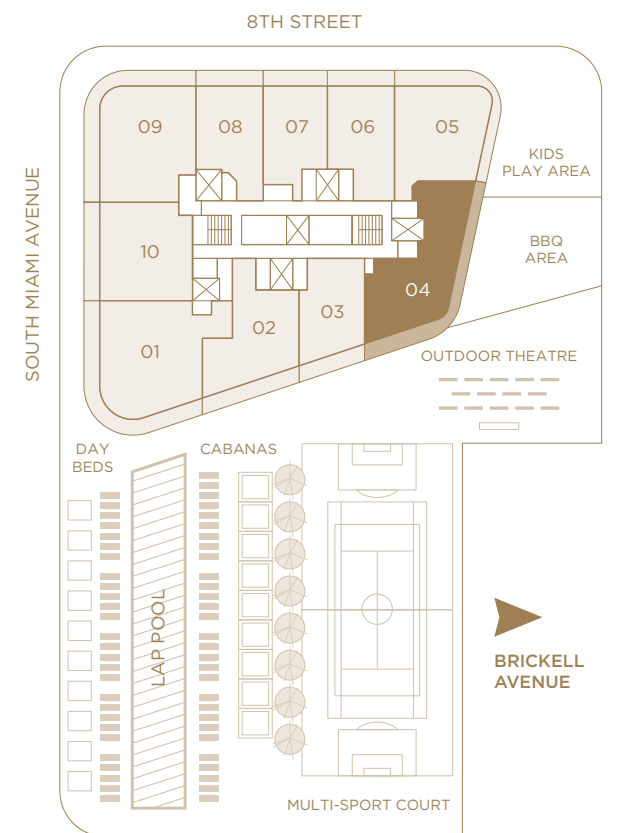


RESIDENCE 04

3 BEDROOMS / 3 BATHS

A/C INTERIOR AREA	1,514 SQ. FT.	140.66 SQ. M.
TERRACE AREA	414 SQ. FT.	38.46 SQ. M.
TOTAL RESIDENCE	1,928 SQ. FT.	176.12 SQ. M.

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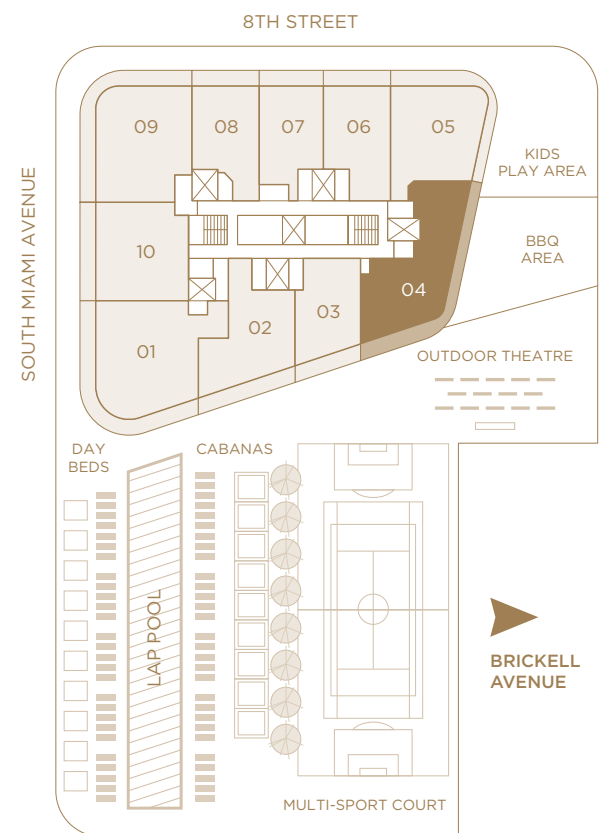
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RESIDENCE 04 / MOD 5404

3 BEDROOMS / 3 BATHS

A/C INTERIOR AREA	1,496 SQ. FT.	138.98 SQ. M.
TERRACE AREA	405 SQ. FT.	37.62 SQ. M.
TOTAL RESIDENCE	1,901 SQ. FT.	176.61 SQ. M.



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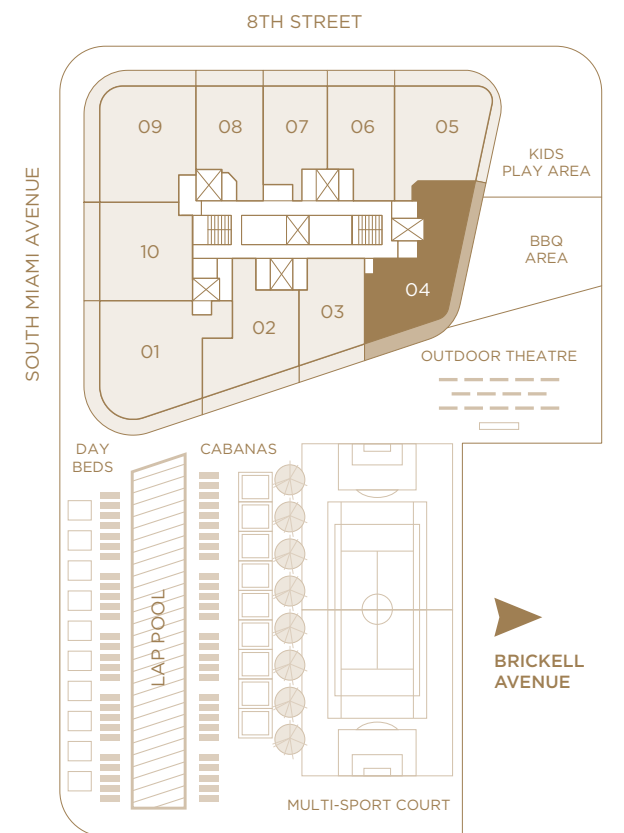


RESIDENCE 04 / MOD 5504

3 BEDROOMS / 3 BATHS

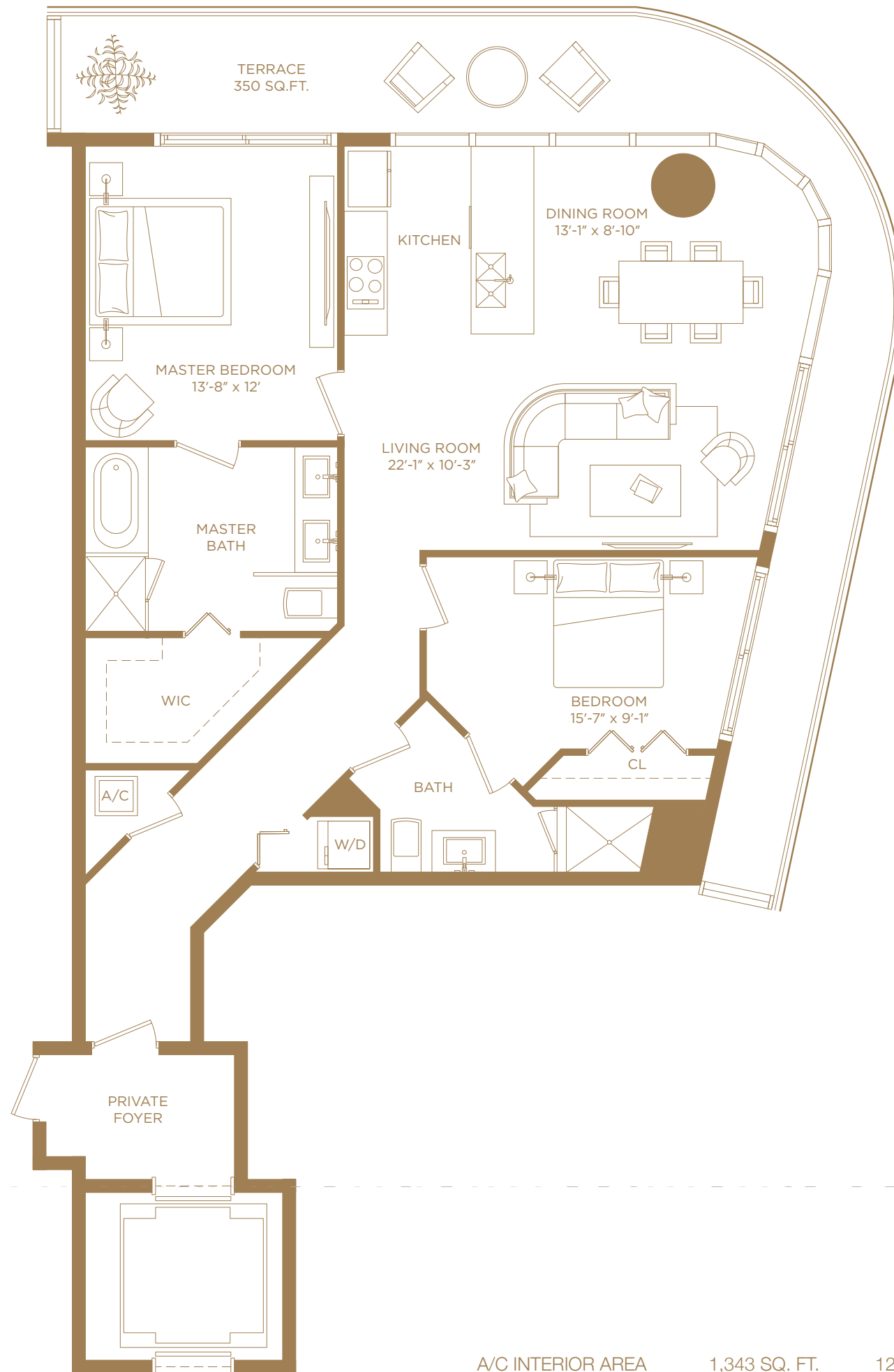
A/C INTERIOR AREA	1,476 SQ. FT.	137.12 SQ. M.
TERRACE AREA	391 SQ. FT.	36.32 SQ. M.
TOTAL RESIDENCE	1,864 SQ. FT.	173.17 SQ. M.

There are various methods for calculating the square footage of a Unit and depending on the method of calculation, the quoted square footage of a Unit in advertising materials may vary from the square footage of a Unit as stated or described in the Prospectus and the Declaration. The dimensions in the Unit shown in these floor plans have been calculated from the exterior boundaries of the exterior walls to the centerline of interior demising walls, including common elements such as structural walls and other interior structural components of the building and in fact vary from the dimensions that would be determined by using the description and definition of the "Unit" set forth in the Prospectus and the Declaration. For your reference, the area of the Unit, determined in accordance with the Unit boundaries as defined in the Prospectus and the Declaration are less than the square footage reflected here. The configuration and use of space or the floor plan design may vary from that in the Prospectus and Declaration because the Developer has reserved the right in the Prospectus to make design, dimension, specification, and plan changes at any time, in the Developer's discretion, without notice to Unit buyers. The measurements of room 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 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. The furnishings and décor illustrated are not included with the purchase of the Unit. See Prospectus for additional information regarding what is offered with the Unit and the calculation of the Unit square footage and dimensions. Terraces depicted are for illustration only and may not reflect the final terrace design. The Developer reserves the right to modify, without notice, the size, dimension, and configuration of the terraces based upon the final architectural and engineering specifications.





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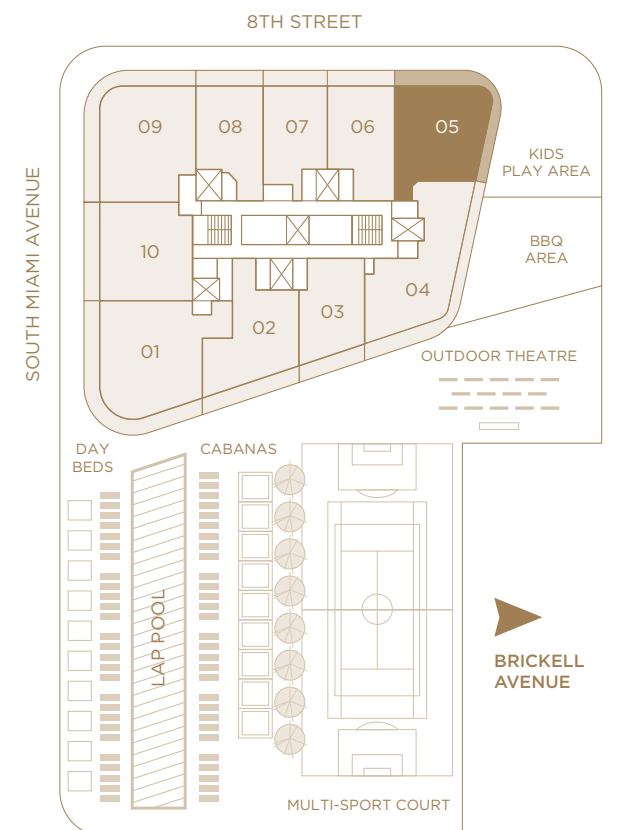


RESIDENCE 05

2 BEDROOMS / 2 BATHS

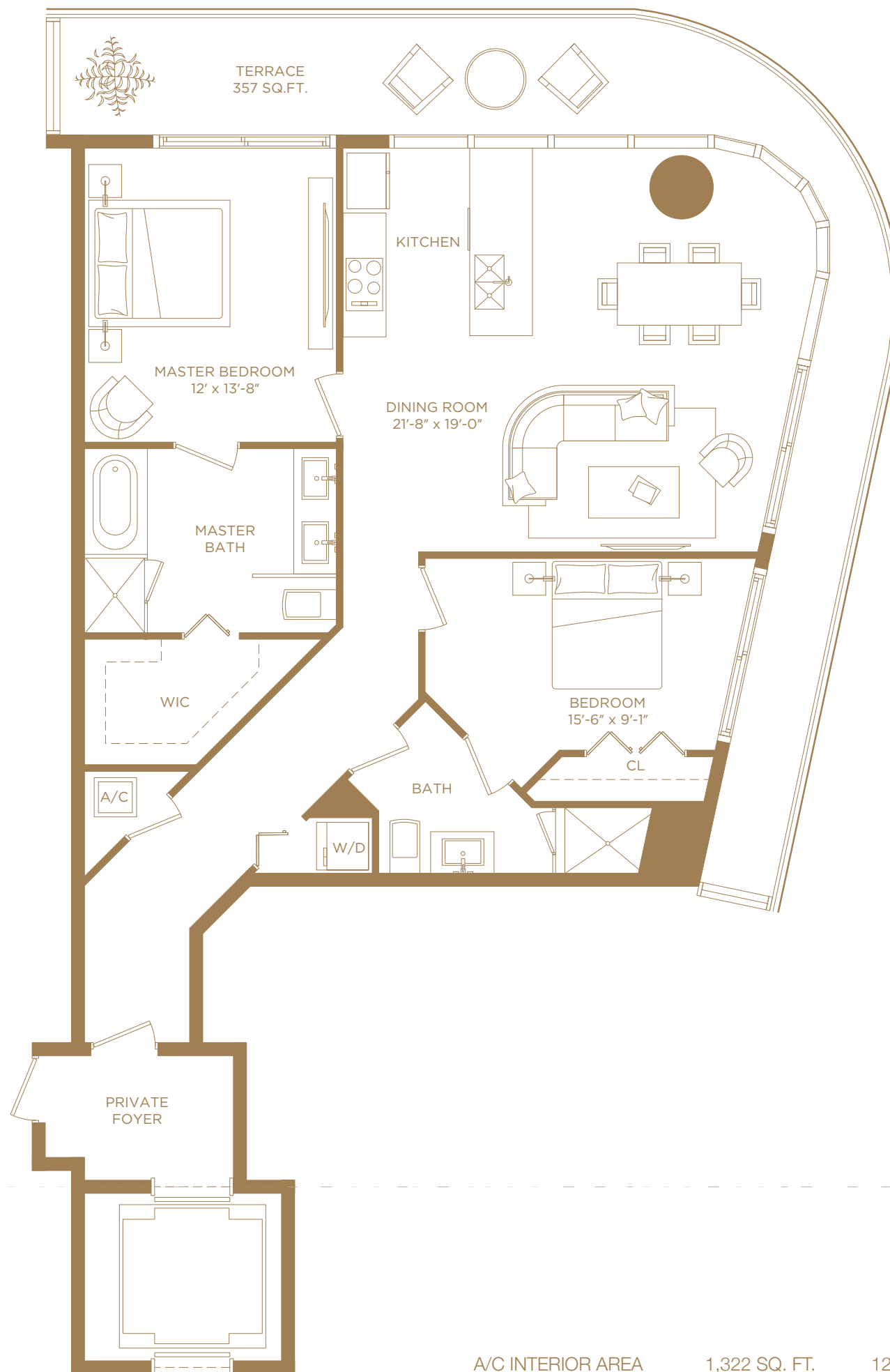
A/C INTERIOR AREA	1,343 SQ. FT.	124.76 SQ. M.
TERRACE AREA	350 SQ. FT.	32.52 SQ. M.
TOTAL RESIDENCE	1,693 SQ. FT.	157.28 SQ. M.

There are various methods for calculating the square footage of a Unit and depending on the method of calculation, the quoted square footage of a Unit in advertising materials may vary from the square footage of a Unit as stated or described in the Prospectus and the Declaration. The dimensions in the Unit shown in these floor plans have been calculated from the exterior boundaries of the exterior walls to the centerline of interior demising walls, including common elements such as structural walls and other interior structural components of the building and in fact vary from the dimensions that would be determined by using the description and definition of the "Unit" set forth in the Prospectus and the Declaration. For your reference, the area of the Unit, determined in accordance with the Unit boundaries as defined in the Prospectus and the Declaration are less than the square footage reflected here. The configuration and use of space or the floor plan design may vary from that in the Prospectus and Declaration because the Developer has reserved the right in the Prospectus to make design, dimension, specification, and plan changes at any time, in the Developer's discretion, without notice to Unit buyers. The measurements of room 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 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. The furnishings and décor illustrated are not included with the purchase of the Unit. See Prospectus for additional information regarding what is offered with the Unit and the calculation of the Unit square footage and dimensions. Terraces depicted are for illustration only and may not reflect the final terrace design. The Developer reserves the right to modify, without notice, the size, dimension, and configuration of the terraces based upon the final architectural and engineering specifications.





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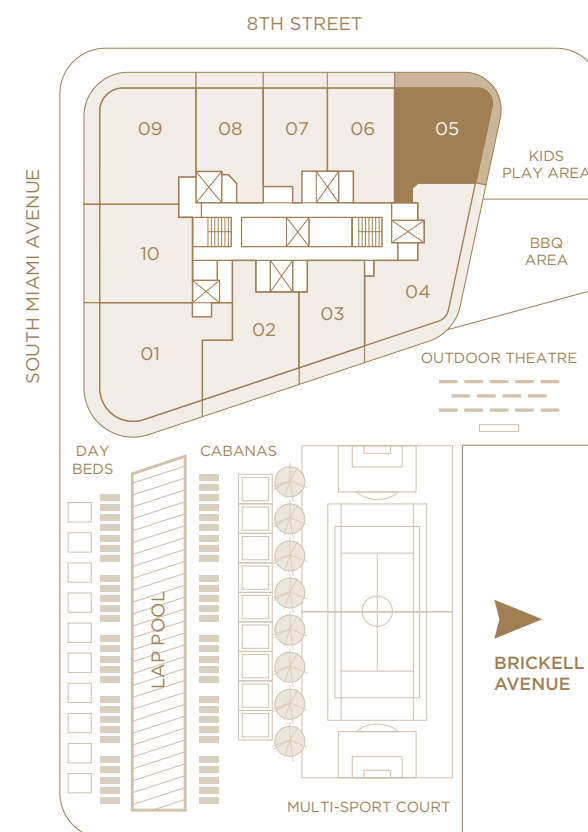


RESIDENCE 05 / MOD 5205

2 BEDROOMS / 2 BATHS

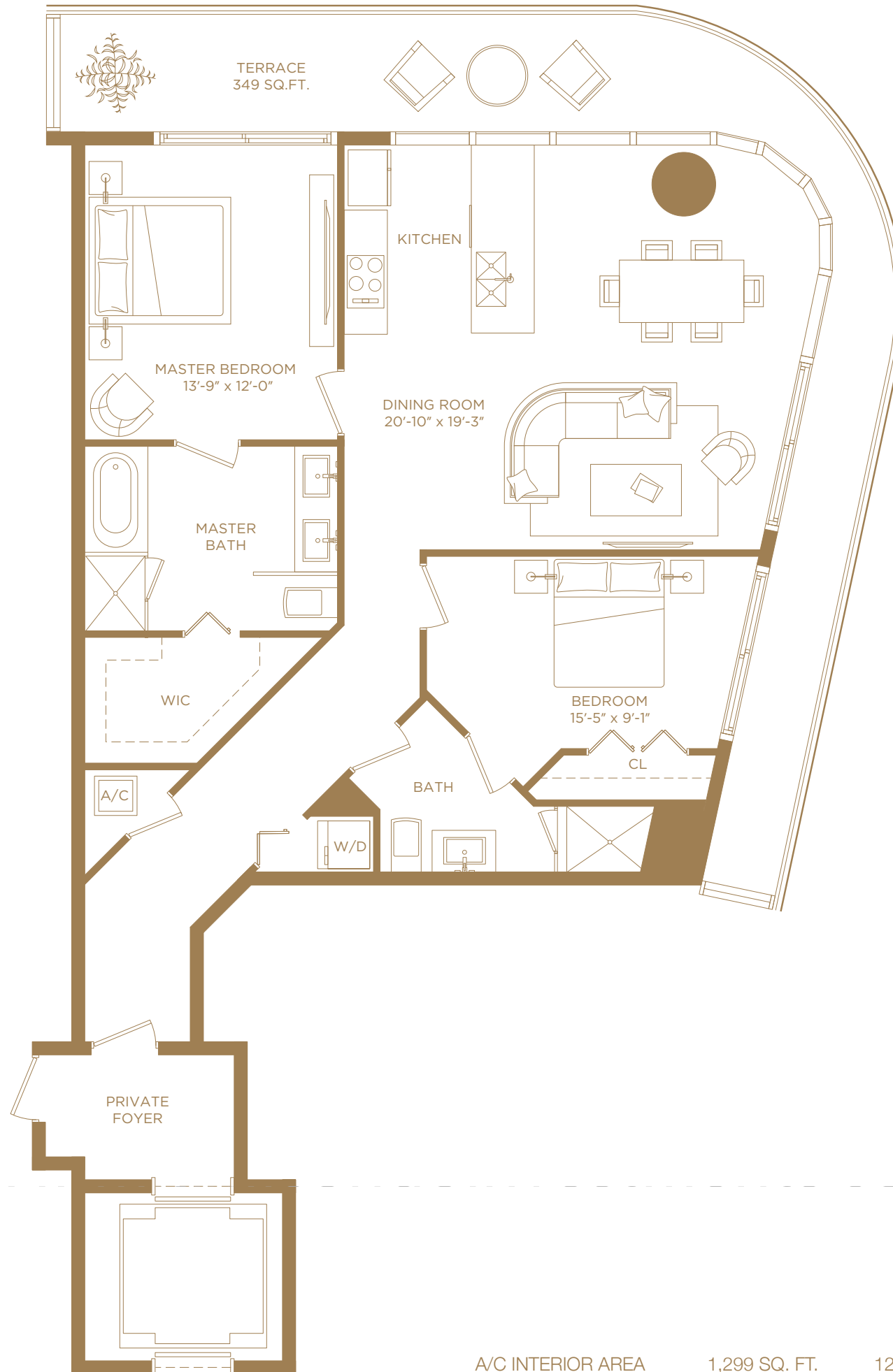
A/C INTERIOR AREA	1,322 SQ. FT.	122.82 SQ. M.
TERRACE AREA	357 SQ. FT.	33.16 SQ. M.
TOTAL RESIDENCE	1,679 SQ. FT.	155.98 SQ. M.

There are various methods for calculating the square footage of a Unit and depending on the method of calculation, the quoted square footage of a Unit in advertising materials may vary from the square footage of a Unit as stated or described in the Prospectus and the Declaration. The dimensions in the Unit shown in these floor plans have been calculated from the exterior boundaries of the exterior walls to the centerline of interior demising walls, including common elements such as structural walls and other interior structural components of the building and in fact vary from the dimensions that would be determined by using the description and definition of the "Unit" set forth in the Prospectus and the Declaration. For your reference, the area of the Unit, determined in accordance with the Unit boundaries as defined in the Prospectus and the Declaration are less than the square footage reflected here. The configuration and use of space or the floor plan design may vary from that in the Prospectus and Declaration because the Developer has reserved the right in the Prospectus to make design, dimension, specification, and plan changes at any time, in the Developer's discretion, without notice to Unit buyers. The measurements of room 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 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. The furnishings and décor illustrated are not included with the purchase of the Unit. See Prospectus for additional information regarding what is offered with the Unit and the calculation of the Unit square footage and dimensions. Terraces depicted are for illustration only and may not reflect the final terrace design. The Developer reserves the right to modify, without notice, the size, dimension, and configuration of the terraces based upon the final architectural and engineering specifications.





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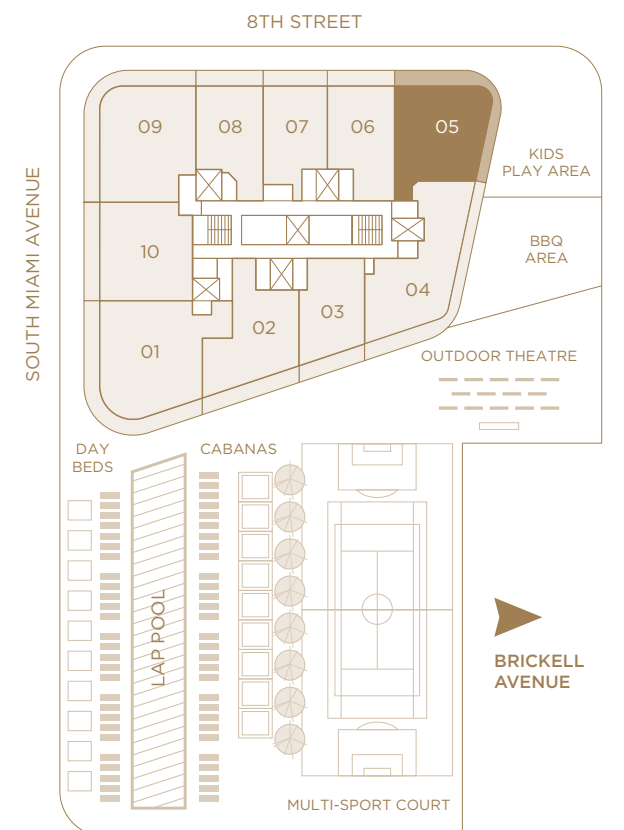


RESIDENCE 05 / MOD 5305

2 BEDROOMS / 2 BATHS

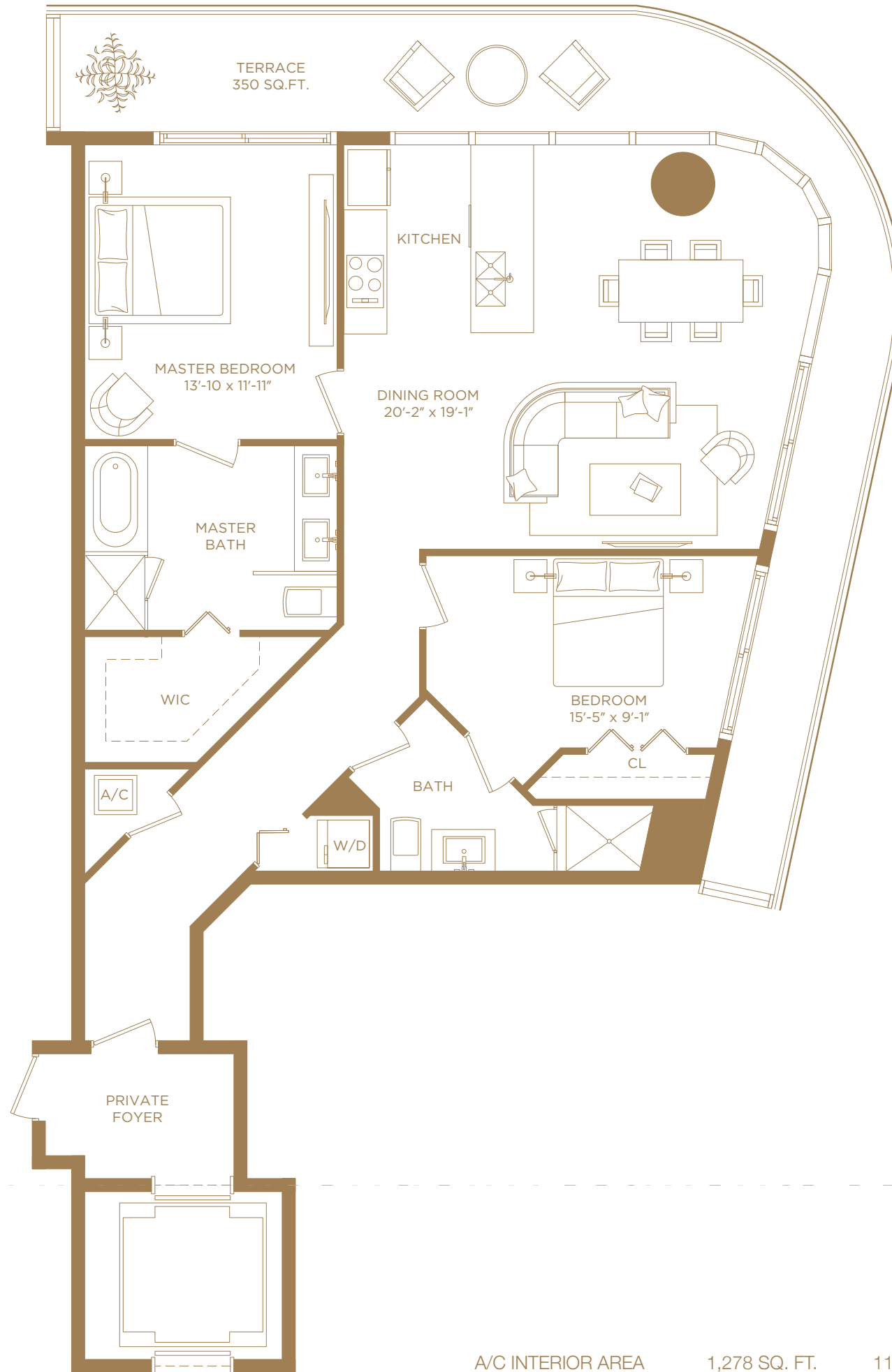
A/C INTERIOR AREA	1,299 SQ. FT.	120.68 SQ. M.
TERRACE AREA	349 SQ. FT.	32.42 SQ. M.
TOTAL RESIDENCE	1,648 SQ. FT.	153.10 SQ. M.

There are various methods for calculating the square footage of a Unit and depending on the method of calculation, the quoted square footage of a Unit in advertising materials may vary from the square footage of a Unit as stated or described in the Prospectus and the Declaration. The dimensions in the Unit shown in these floor plans have been calculated from the exterior boundaries of the exterior walls to the centerline of interior demising walls, including common elements such as structural walls and other interior structural components of the building and in fact vary from the dimensions that would be determined by using the description and definition of the "Unit" set forth in the Prospectus and the Declaration. For your reference, the area of the Unit, determined in accordance with the Unit boundaries as defined in the Prospectus and the Declaration are less than the square footage reflected here. The configuration and use of space or the floor plan design may vary from that in the Prospectus and Declaration because the Developer has reserved the right in the Prospectus to make design, dimension, specification, and plan changes at any time, in the Developer's discretion, without notice to Unit buyers. The measurements of room 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 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. The furnishings and décor illustrated are not included with the purchase of the Unit. See Prospectus for additional information regarding what is offered with the Unit and the calculation of the Unit square footage and dimensions. Terraces depicted are for illustration only and may not reflect the final terrace design. The Developer reserves the right to modify, without notice, the size, dimension, and configuration of the terraces based upon the final architectural and engineering specifications.





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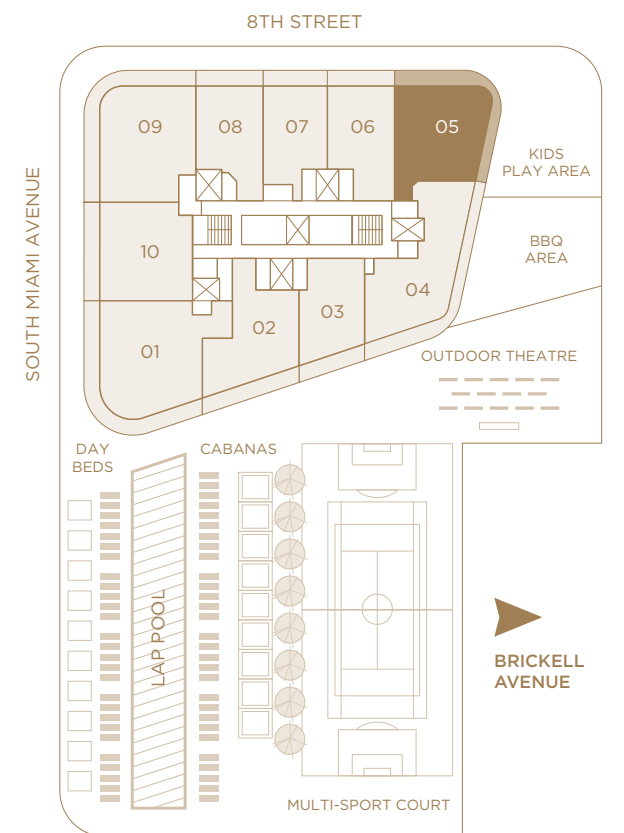


RESIDENCE 05 / MOD 5405

2 BEDROOMS / 2 BATHS

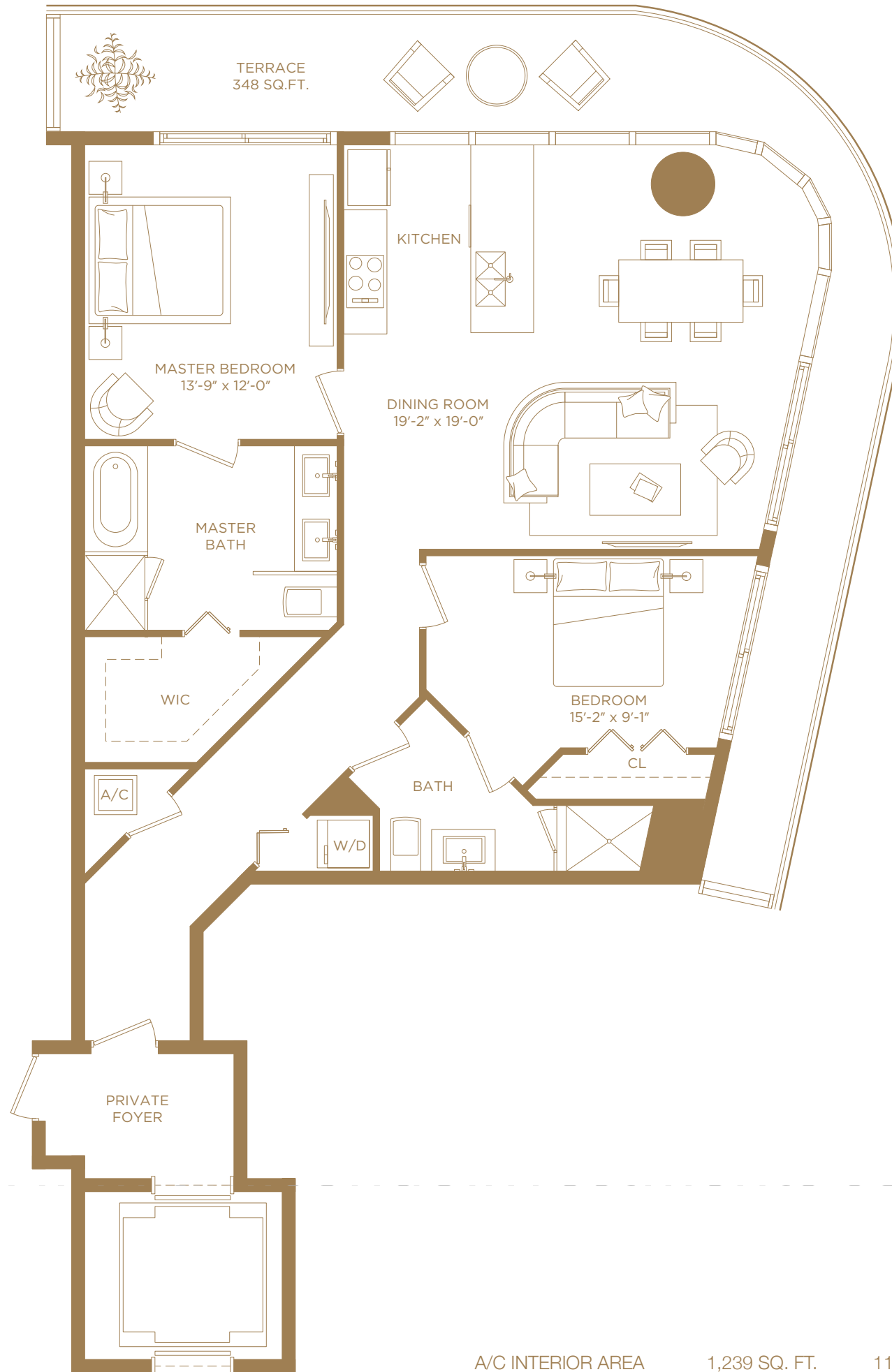
A/C INTERIOR AREA	1,278 SQ. FT.	118.73 SQ. M.
TERRACE AREA	350 SQ. FT.	32.51 SQ. M.
TOTAL RESIDENCE	1,628 SQ. FT.	151.25 SQ. M.

There are various methods for calculating the square footage of a Unit and depending on the method of calculation, the quoted square footage of a Unit in advertising materials may vary from the square footage of a Unit as stated or described in the Prospectus and the Declaration. The dimensions in the Unit shown in these floor plans have been calculated from the exterior boundaries of the exterior walls to the centerline of interior demising walls, including common elements such as structural walls and other interior structural components of the building and in fact vary from the dimensions that would be determined by using the description and definition of the "Unit" set forth in the Prospectus and the Declaration. For your reference, the area of the Unit, determined in accordance with the Unit boundaries as defined in the Prospectus and the Declaration are less than the square footage reflected here. The configuration and use of space or the floor plan design may vary from that in the Prospectus and Declaration because the Developer has reserved the right in the Prospectus to make design, dimension, specification, and plan changes at any time, in the Developer's discretion, without notice to Unit buyers. The measurements of room 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 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. The furnishings and décor illustrated are not included with the purchase of the Unit. See Prospectus for additional information regarding what is offered with the Unit and the calculation of the Unit square footage and dimensions. Terraces depicted are for illustration only and may not reflect the final architectural and engineering specifications. The Developer reserves the right to modify, without notice, the size, dimension, and configuration of the terraces based upon the final architectural and engineering specifications.





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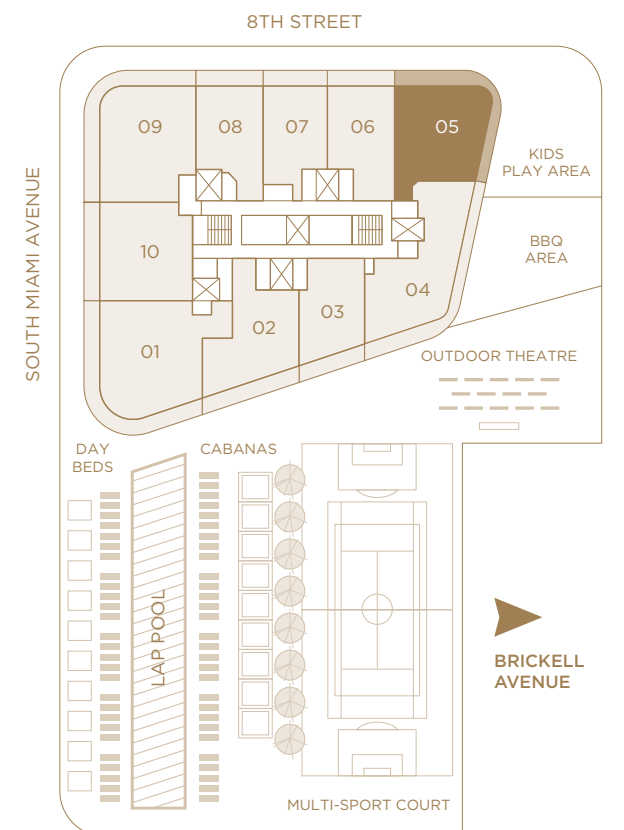


RESIDENCE 05 / MOD 5505

2 BEDROOMS / 2 BATHS

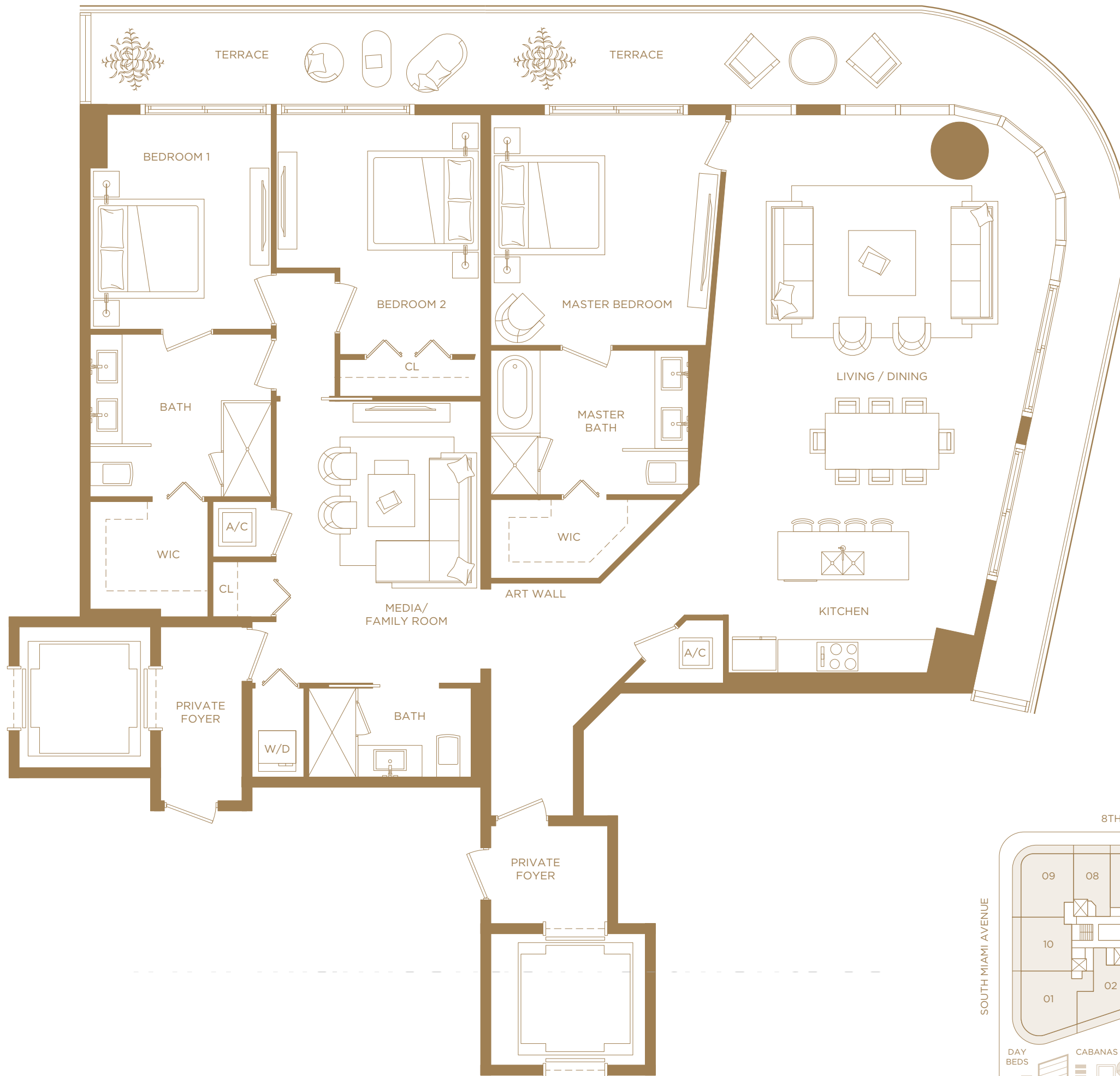
A/C INTERIOR AREA	1,239 SQ. FT.	115.11 SQ. M.
TERRACE AREA	348 SQ. FT.	32.33 SQ. M.
TOTAL RESIDENCE	1,587 SQ. FT.	147.44 SQ. M.

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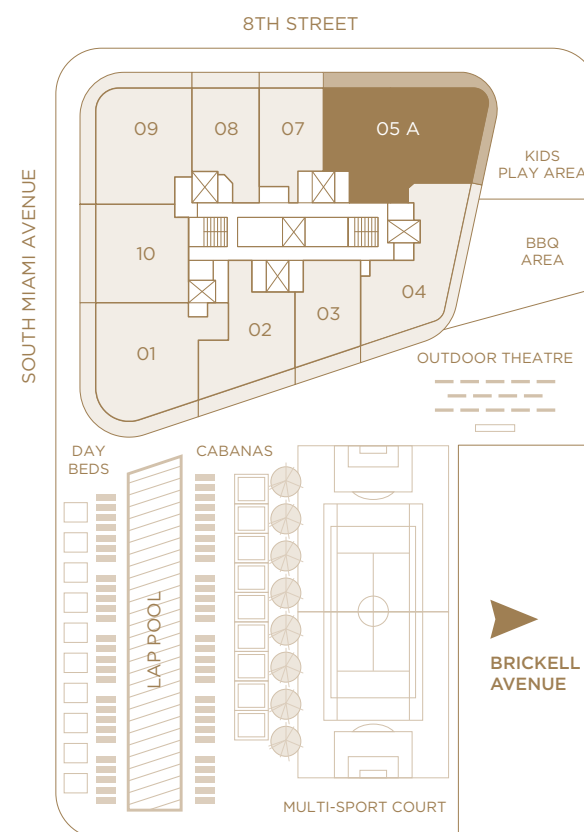
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RESIDENCE 05 A

3 BEDROOMS / 3 BATHS

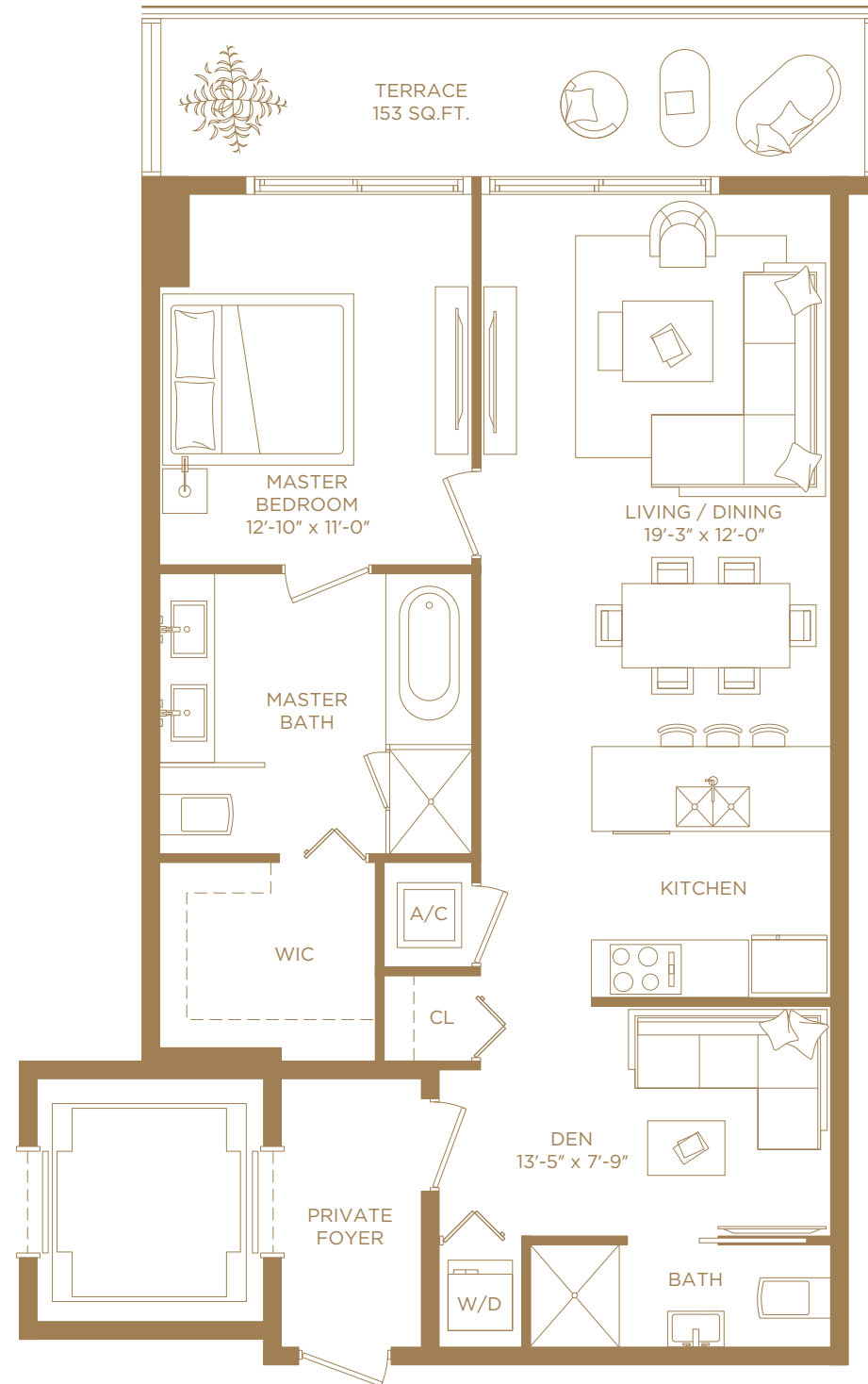
A/C INTERIOR AREA	2,418 SQ. FT.	224.63 SQ. M.
TERRACE AREA	503 SQ. FT.	46.73 SQ. M.
TOTAL RESIDENCE	2,921 SQ. FT.	271.36 SQ. M.



There are various methods for calculating the square footage of a Unit and depending on the method of calculation, the quoted square footage of a Unit in advertising materials may vary from the square footage of a Unit as stated or described in the Prospectus and the Declaration. The dimensions in the Unit shown in these floor plans have been calculated from the exterior boundaries of the exterior walls to the centerline of interior demising walls, including common elements such as structural walls and other interior structural components of the building and in fact vary from the dimensions that would be determined by using the description and definition of the "Unit" set forth in the Prospectus and the Declaration. For your reference, the area of the Unit, determined in accordance with the Unit boundaries as defined in the Prospectus and the Declaration are less than the square footage reflected here. The configuration and use of space or the floor plan design may vary from that in the Prospectus and Declaration because the Developer has reserved the right in the Prospectus to make design, dimension, specification, and plan changes at any time, in the Developer's discretion, without notice to Unit buyers. The measurements of room 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 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. The furnishings and décor illustrated are not included with the purchase of the Unit. See Prospectus for additional information regarding what is offered with the Unit and the calculation of the Unit square footage and dimensions. Terraces depicted are for illustration only and may not reflect the final terrace design. The Developer reserves the right to modify, without notice, the size, dimension, and configuration of the terraces based upon the final architectural and engineering specifications.



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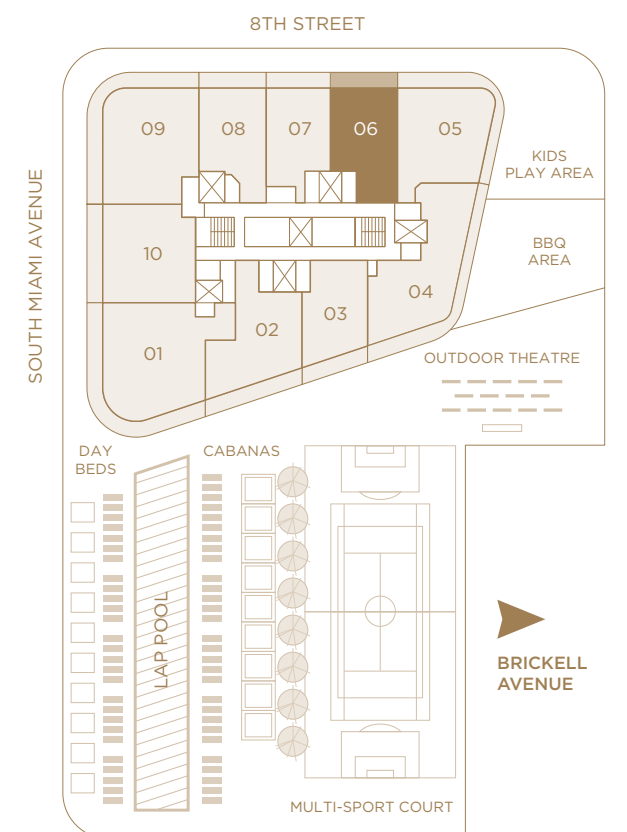


RESIDENCE 06

1 BEDROOM & DEN / 2 BATHS

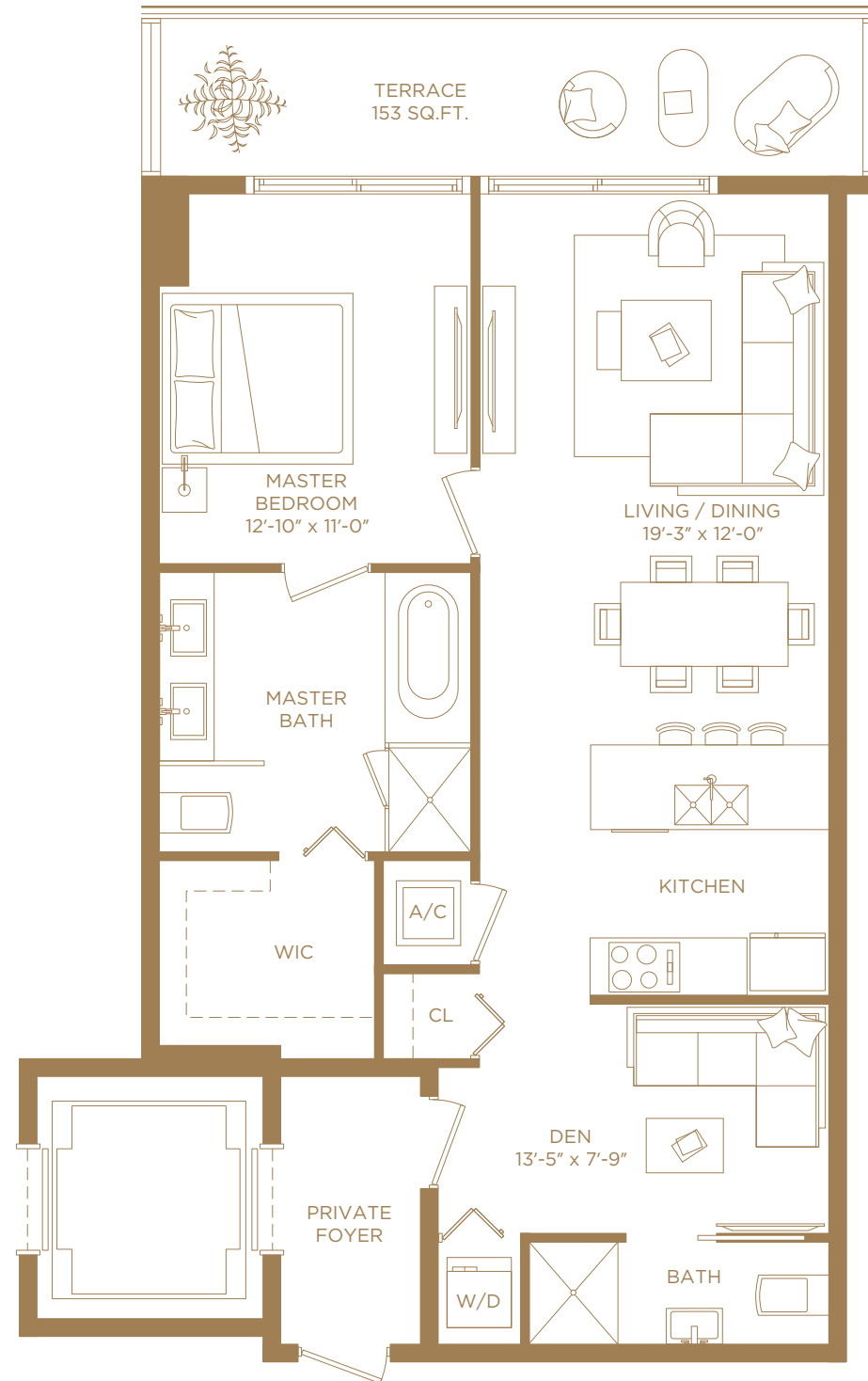
A/C INTERIOR AREA	1,075 SQ. FT.	99.87 SQ. M.
TERRACE AREA	153 SQ. FT.	14.21 SQ. M.
TOTAL RESIDENCE	1,228 SQ. FT.	114.08 SQ. M.

There are various methods for calculating the square footage of a Unit and depending on the method of calculation, the quoted square footage of a Unit in advertising materials may vary from the square footage of a Unit as stated or described in the Prospectus and the Declaration. The dimensions in the Unit shown in these floor plans have been calculated from the exterior boundaries of the exterior walls to the centerline of interior demising walls, including common elements such as structural walls and other interior structural components of the building and in fact vary from the dimensions that would be determined by using the description and definition of the "Unit" set forth in the Prospectus and the Declaration. For your reference, the area of the Unit, determined in accordance with the Unit boundaries as defined in the Prospectus and the Declaration are less than the square footage reflected here. The configuration and use of space or the floor plan design may vary from that in the Prospectus and Declaration because the Developer has reserved the right in the Prospectus to make design, dimension, specification, and plan changes at any time, in the Developer's discretion, without notice to Unit buyers. The measurements of room 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 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. The furnishings and décor illustrated are not included with the purchase of the Unit. See Prospectus for additional information regarding what is offered with the Unit and the calculation of the Unit square footage and dimensions. Terraces depicted are for illustration only and may not reflect the final architectural and engineering specifications. The Developer reserves the right to modify, without notice, the size, dimension, and configuration of the terraces based upon the final architectural and engineering specifications.





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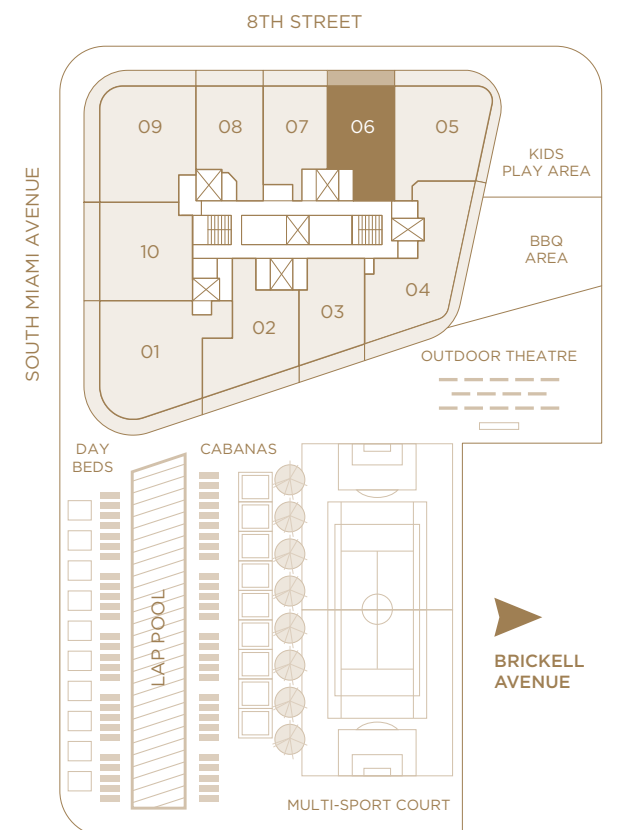


RESIDENCE 06 MOD / 4706

1 BEDROOM & DEN / 2 BATHS

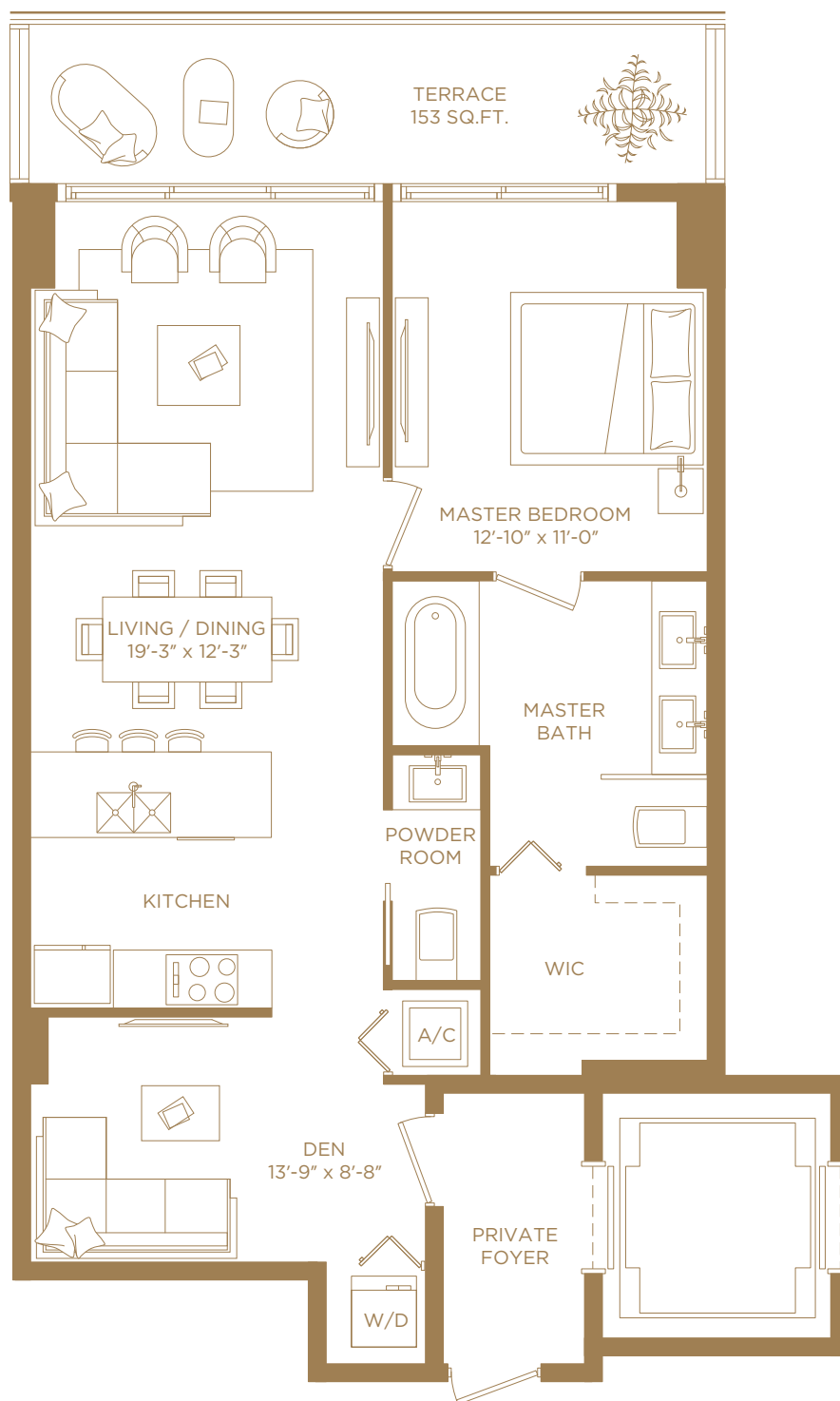
A/C INTERIOR AREA	1,130 SQ. FT.	104.98 SQ. M.
TERRACE AREA	153 SQ. FT.	14.21 SQ. M.
TOTAL RESIDENCE	1,283 SQ. FT.	119.19 SQ. M.

There are various methods for calculating the square footage of a Unit and depending on the method of calculation, the quoted square footage of a Unit in advertising materials may vary from the square footage of a Unit as stated or described in the Prospectus and the Declaration. The dimensions in the Unit shown in these floor plans have been calculated from the exterior boundaries of the exterior walls to the centerline of interior demising walls, including common elements such as structural walls and other interior structural components of the building and in fact vary from the dimensions that would be determined by using the description and definition of the "Unit" set forth in the Prospectus and the Declaration. For your reference, the area of the Unit, determined in accordance with the Unit boundaries as defined in the Prospectus and the Declaration are less than the square footage reflected here. The configuration and use of space or the floor plan design may vary from that in the Prospectus and Declaration because the Developer has reserved the right in the Prospectus to make design, dimension, specification, and plan changes at any time, in the Developer's discretion, without notice to Unit buyers. The measurements of room 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 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. The furnishings and décor illustrated are not included with the purchase of the Unit. See Prospectus for additional information regarding what is offered with the Unit and the calculation of the Unit square footage and dimensions. Terraces depicted are for illustration only and may not reflect the final terrace design. The Developer reserves the right to modify, without notice, the size, dimension, and configuration of the terraces based upon the final architectural and engineering specifications.





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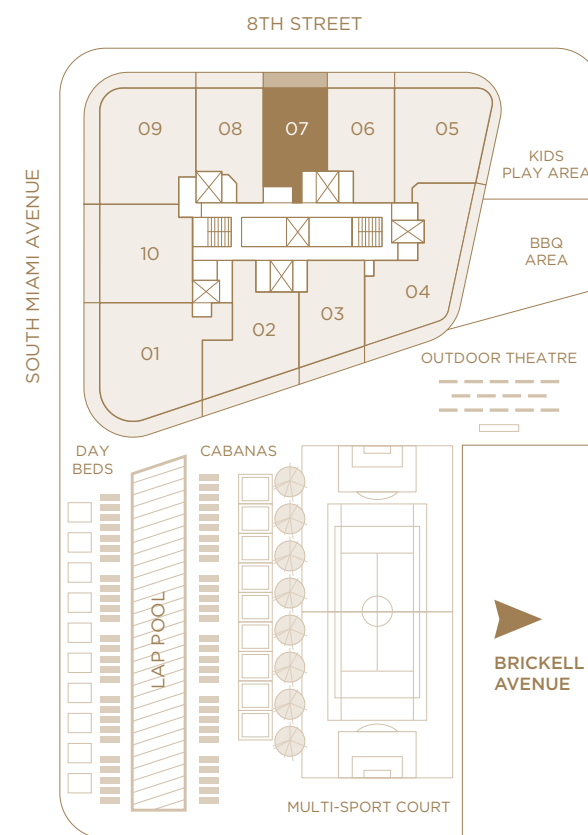


RESIDENCE 07

1 BEDROOM & DEN / 1 1/2 BATHS

A/C INTERIOR AREA	962 SQ. FT.	89.37 SQ. M.
TERRACE AREA	153 SQ. FT.	14.21 SQ. M.
TOTAL RESIDENCE	1,115 SQ. FT.	103.58 SQ. M.

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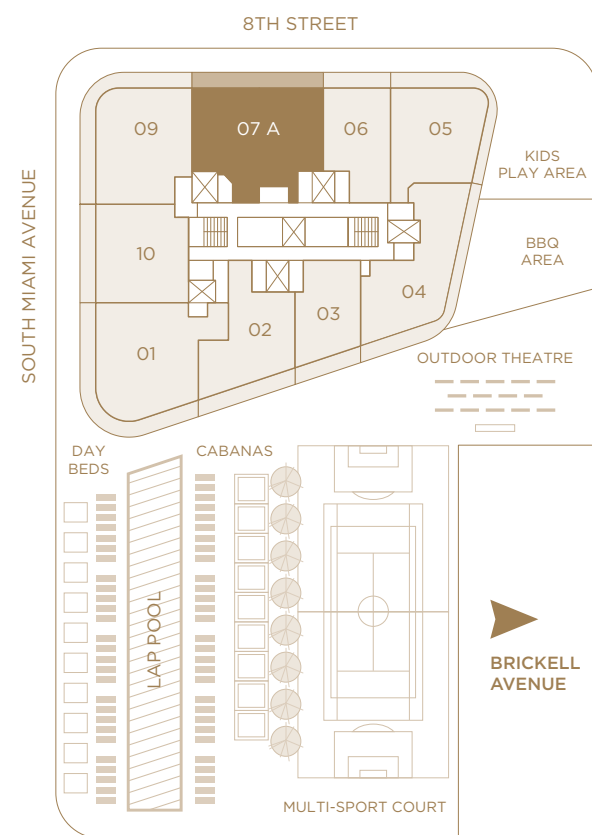


RESIDENCE 07 A

2 BEDROOMS & DEN / 3 BATHS

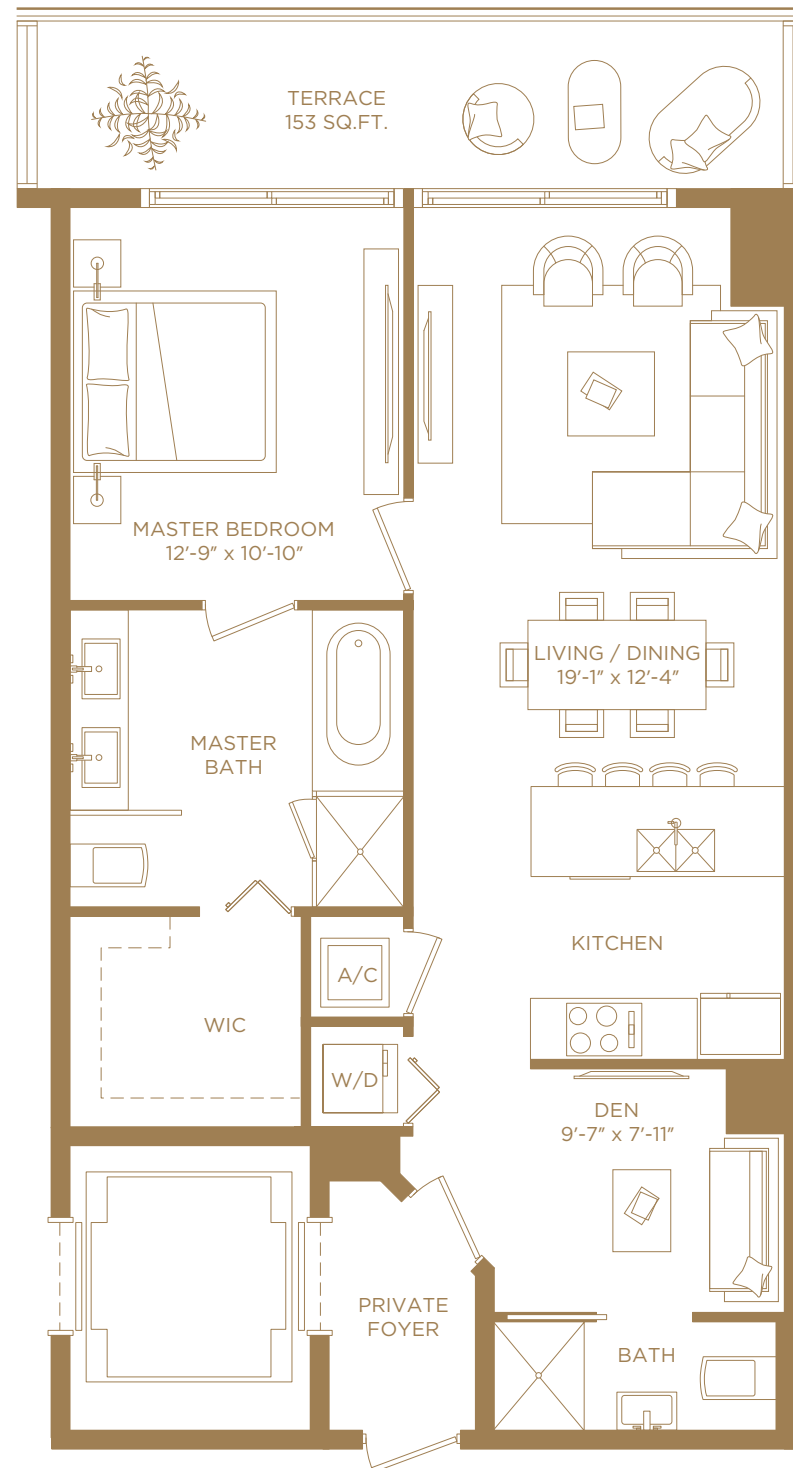
A/C INTERIOR AREA	1,972 SQ. FT.	183.20 SQ. M.
TERRACE AREA	306 SQ. FT.	28.43 SQ. M.
TOTAL RESIDENCE	2,278 SQ. FT.	211.63 SQ. M.

There are various methods for calculating the square footage of a Unit and depending on the method of calculation, the quoted square footage of a Unit in advertising materials may vary from the square footage of a Unit as stated or described in the Prospectus and the Declaration. The dimensions in the Unit shown in these floor plans have been calculated from the exterior boundaries of the exterior walls to the centerline of interior demising walls, including common elements such as structural walls and other interior structural components of the building and in fact vary from the dimensions that would be determined by using the description and definition of the "Unit" set forth in the Prospectus and the Declaration. For your reference, the area of the Unit, determined in accordance with the Unit boundaries as defined in the Prospectus and the Declaration are less than the square footage reflected here. The configuration and use of space or the floor plan design may vary from that in the Prospectus and Declaration because the Developer has reserved the right in the Prospectus to make design, dimension, specification, and plan changes at any time, in the Developer's discretion, without notice to Unit buyers. The measurements of room 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 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. The furnishings and décor illustrated are not included with the purchase of the Unit. See Prospectus for additional information regarding what is offered with the Unit and the calculation of the Unit square footage and dimensions. Terraces depicted are for illustration only and may not reflect the final architectural and engineering specifications. The Developer reserves the right to modify, without notice, the size, dimension, and configuration of the terraces based upon the final architectural and engineering specifications.





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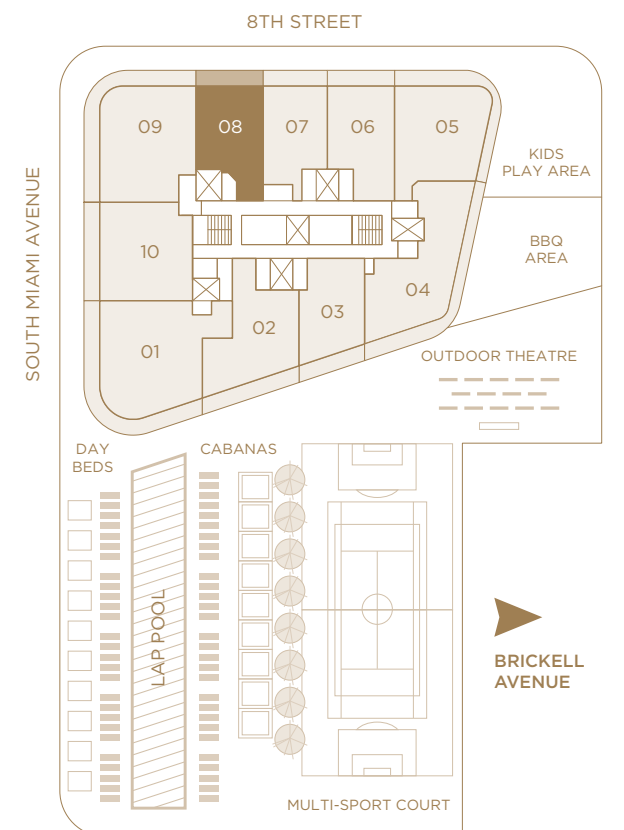


RESIDENCE 08

1 BEDROOM & DEN / 2 BATHS

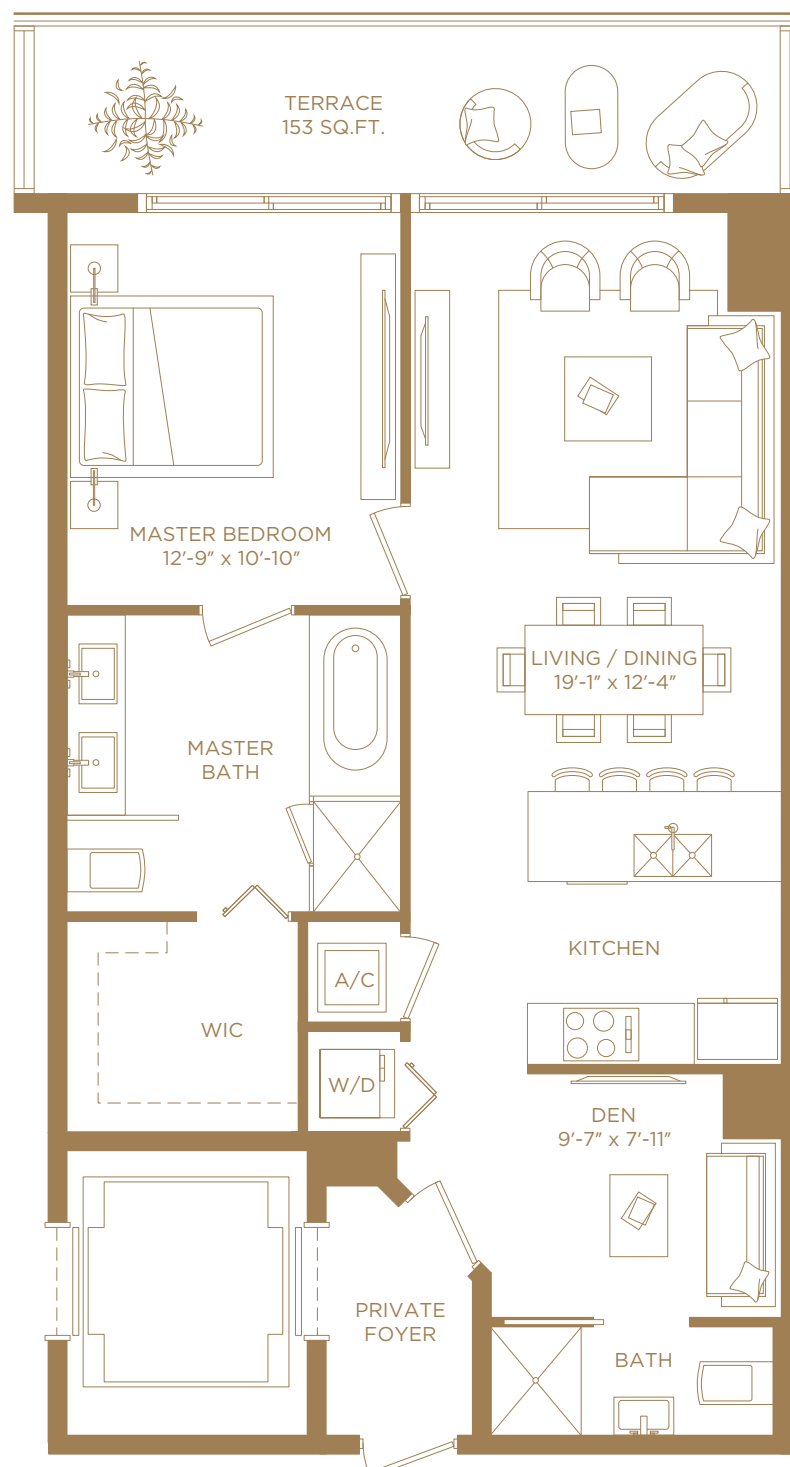
A/C INTERIOR AREA	1,010 SQ. FT.	93.83 SQ. M.
TERRACE AREA	153 SQ. FT.	14.21 SQ. M.
TOTAL RESIDENCE	1,163 SQ. FT.	108.04 SQ. M.

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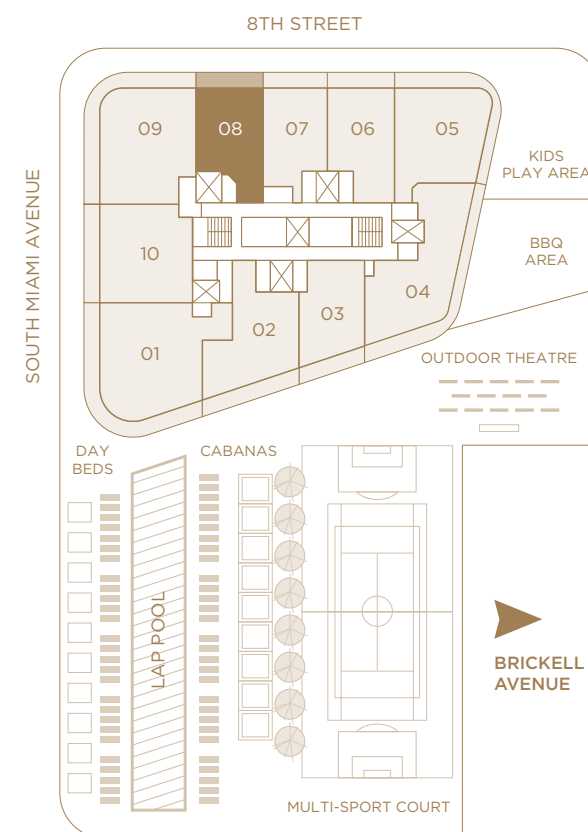


RESIDENCE 08 / MOD FLOORS 10 & 11

1 BEDROOM & DEN / 2 BATHS

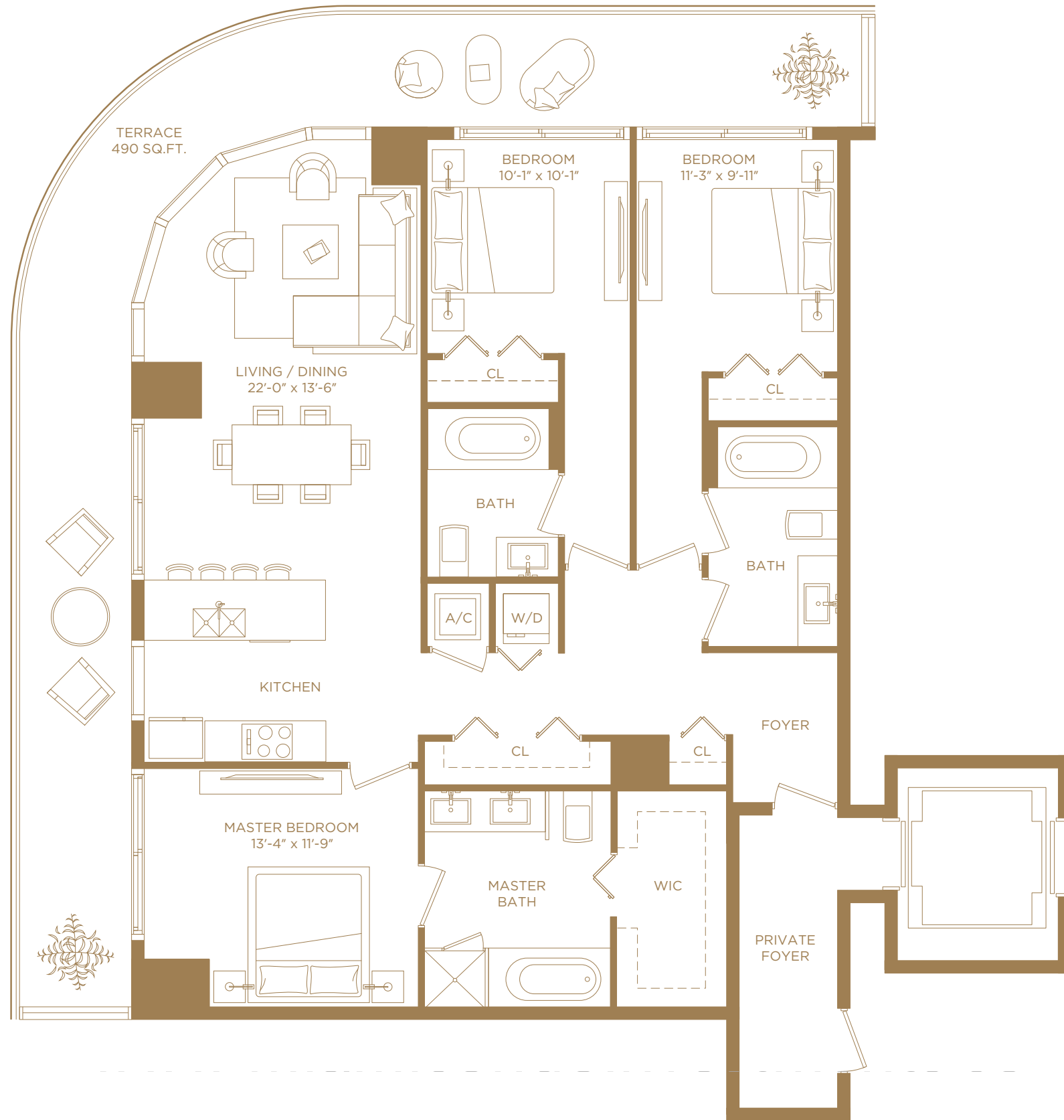
A/C INTERIOR AREA	1,047 SQ. FT.	97.27 SQ. M.
TERRACE AREA	153 SQ. FT.	14.21 SQ. M.
TOTAL RESIDENCE	1,100 SQ. FT.	102.19 SQ. M.

There are various methods for calculating the square footage of a Unit and depending on the method of calculation, the quoted square footage of a Unit in advertising materials may vary from the square footage of a Unit as stated or described in the Prospectus and the Declaration. The dimensions in the Unit shown in these floor plans have been calculated from the exterior boundaries of the exterior walls to the centerline of interior demising walls, including common elements such as structural walls and other interior structural components of the building and in fact vary from the dimensions that would be determined by using the description and definition of the "Unit" set forth in the Prospectus and the Declaration. For your reference, the area of the Unit, determined in accordance with the Unit boundaries as defined in the Prospectus and the Declaration are less than the square footage reflected here. The configuration and use of space or the floor plan design may vary from that in the Prospectus and Declaration because the Developer has reserved the right in the Prospectus to make design, dimension, specification, and plan changes at any time, in the Developer's discretion, without notice to Unit buyers. The measurements of room 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 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. The furnishings and décor illustrated are not included with the purchase of the Unit. See Prospectus for additional information regarding what is offered with the Unit and the calculation of the Unit square footage and dimensions. Terraces depicted are for illustration only and may not reflect the final terrace design. The Developer reserves the right to modify, without notice, the size, dimension, and configuration of the terraces based upon the final architectural and engineering specifications.





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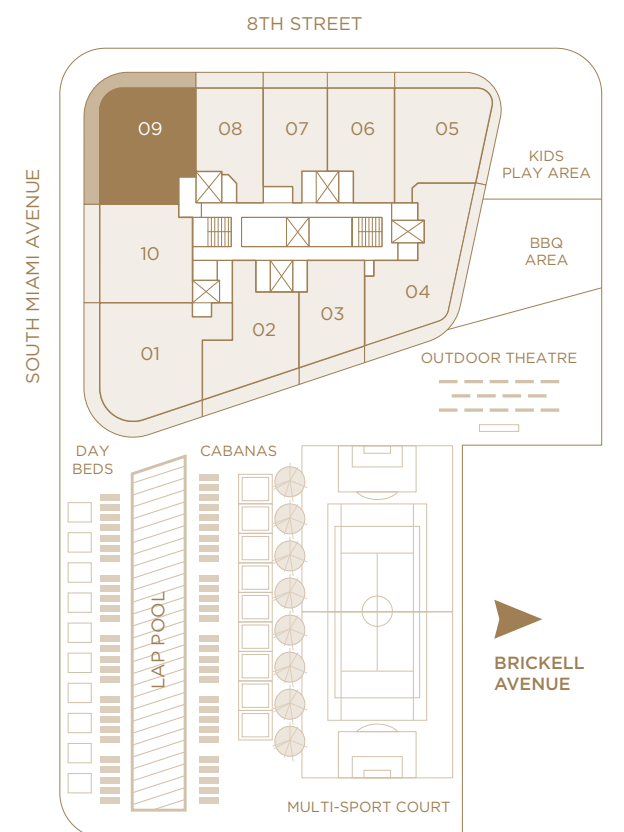


RESIDENCE 09

3 BEDROOMS / 3 BATHS

A/C INTERIOR AREA	1,657 SQ. FT.	153.94 SQ. M.
TERRACE AREA	490 SQ. FT.	45.52 SQ. M.
TOTAL RESIDENCE	2,147 SQ. FT.	199.46 SQ. M.

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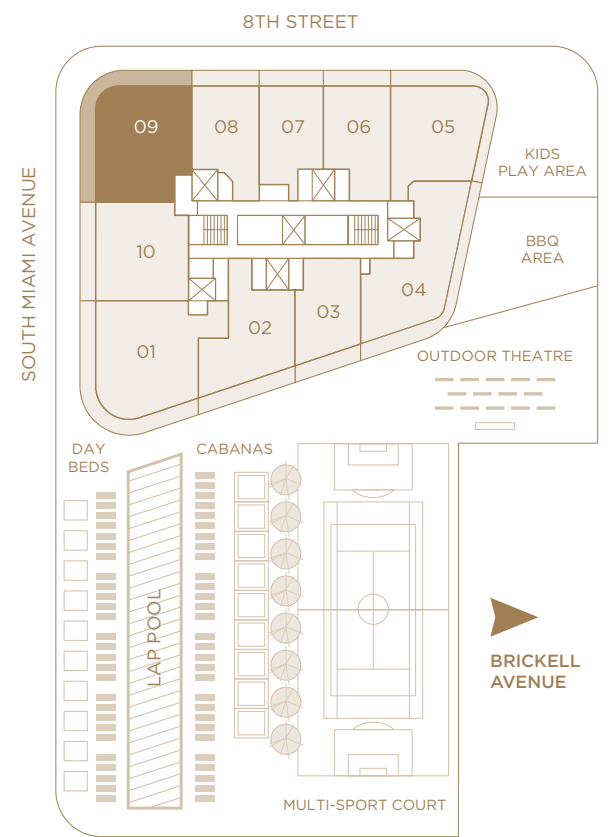
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RESIDENCE 09 / MOD 5409

3 BEDROOMS / 3 BATHS

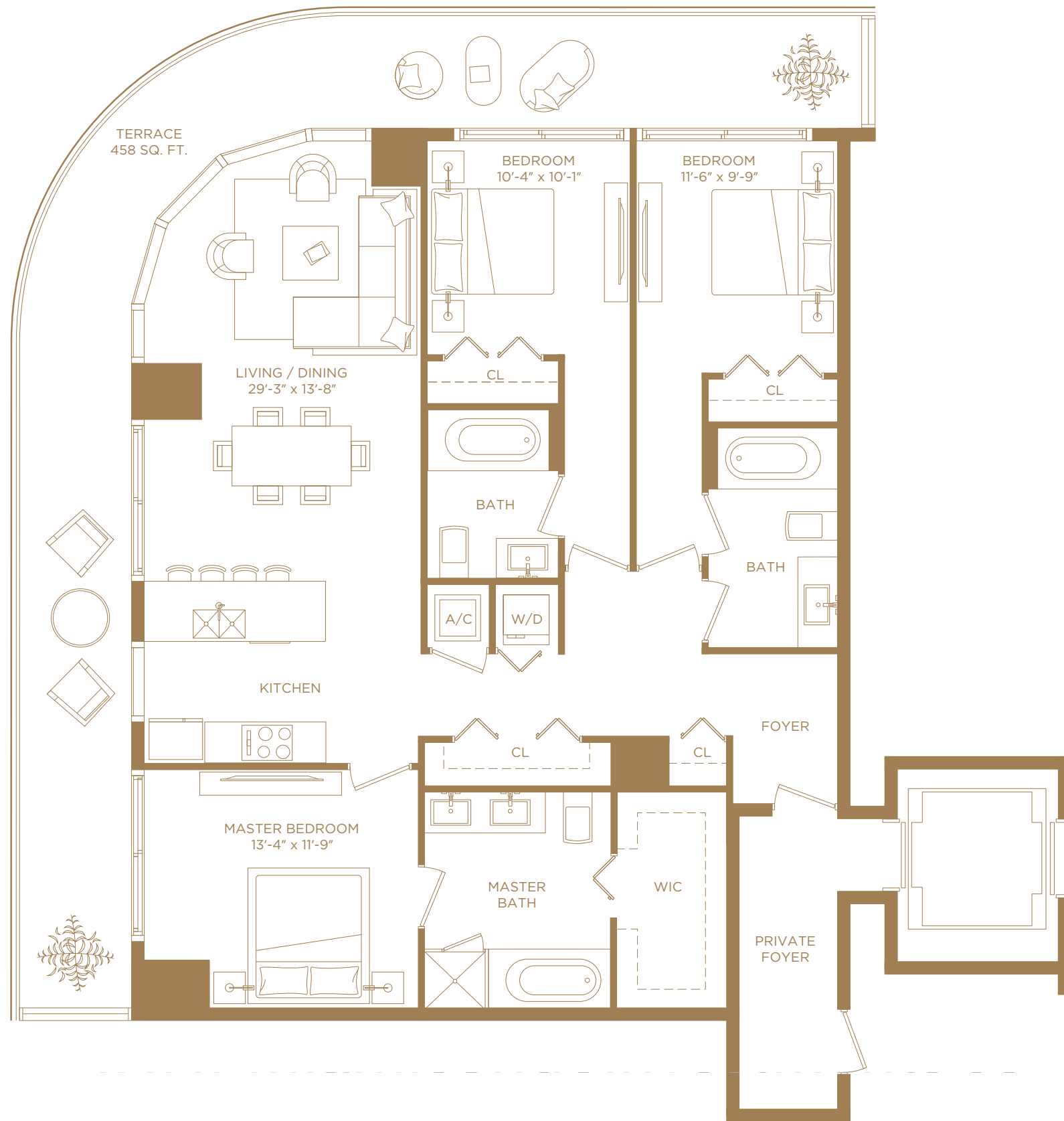
A/C INTERIOR AREA	1,615 SQ. FT.	150.04 SQ. M.
TERRACE AREA	475 SQ. FT.	44.13 SQ. M.
TOTAL RESIDENCE	2,090 SQ. FT.	194.17 SQ. M.



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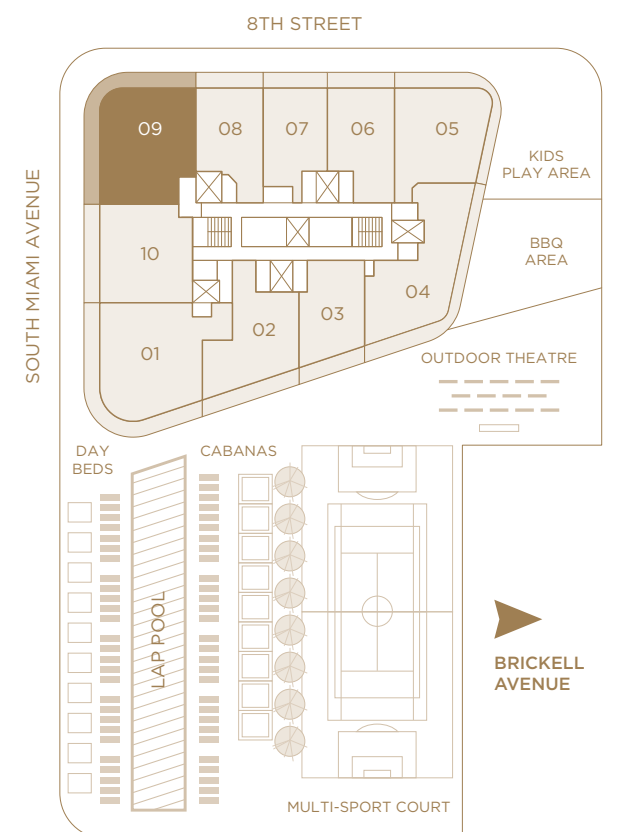


RESIDENCE 09 / MOD 5509

3 BEDROOMS / 3 BATHS

A/C INTERIOR AREA	1,581 SQ. FT.	146.88 SQ. M.
TERRACE AREA	458 SQ. FT.	42.55 SQ. M.
TOTAL RESIDENCE	2,039 SQ. FT.	189.43 SQ. M.

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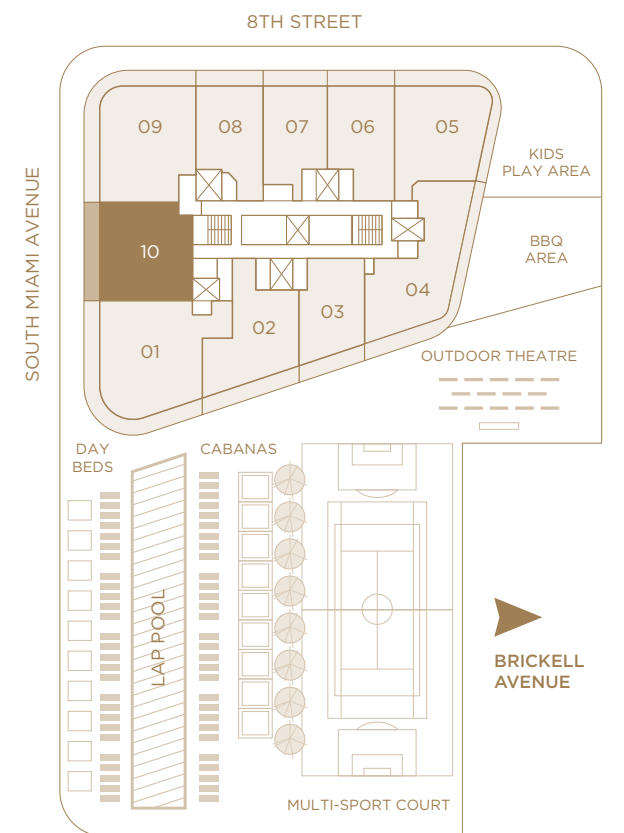


RESIDENCE 10

2 BEDROOMS & DEN / 2 BATHS

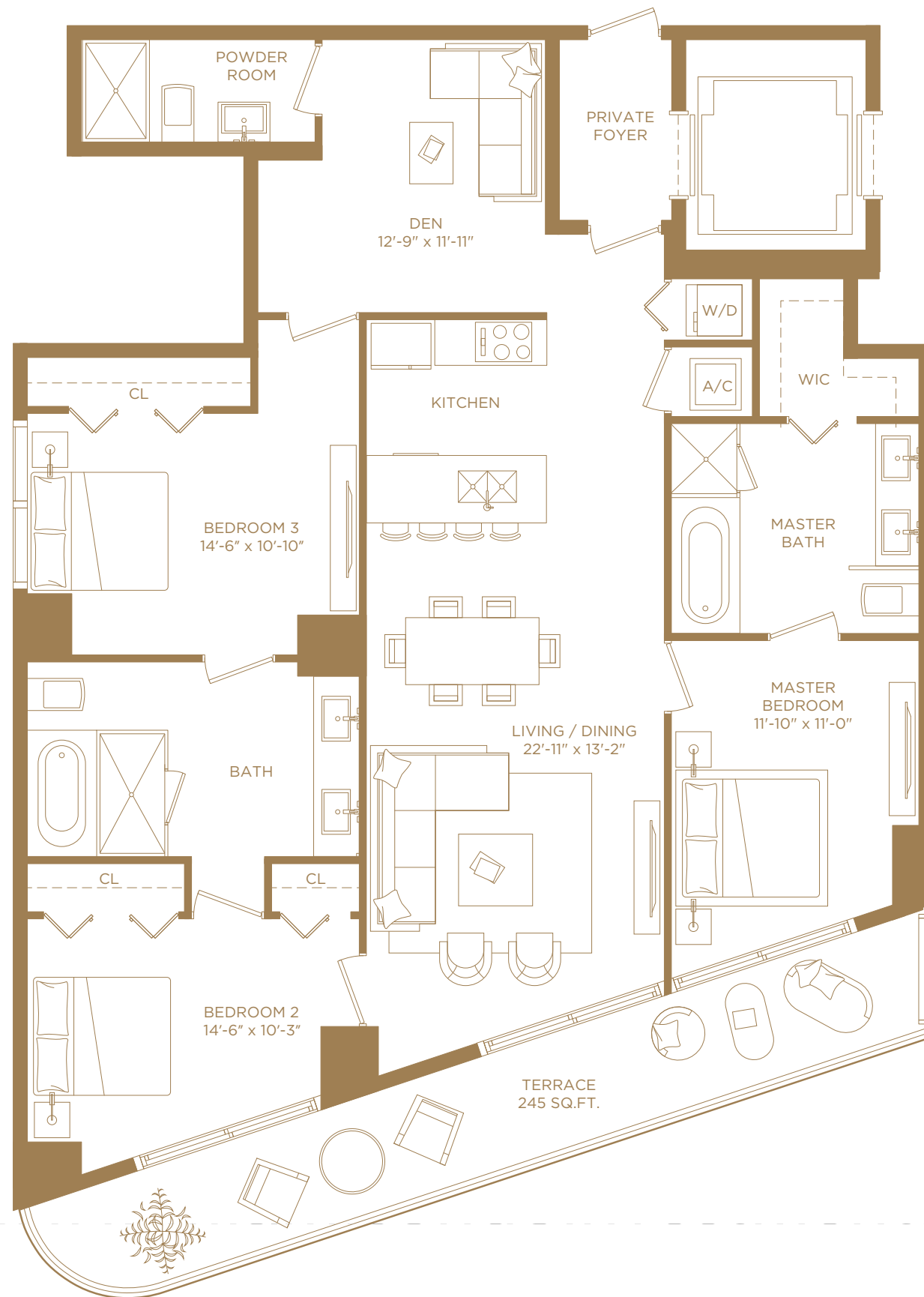
A/C INTERIOR AREA	1,413 SQ. FT.	131.27 SQ. M.
TERRACE AREA	226 SQ. FT.	20.99 SQ. M.
TOTAL RESIDENCE	1,639 SQ. FT.	152.26 SQ. M.

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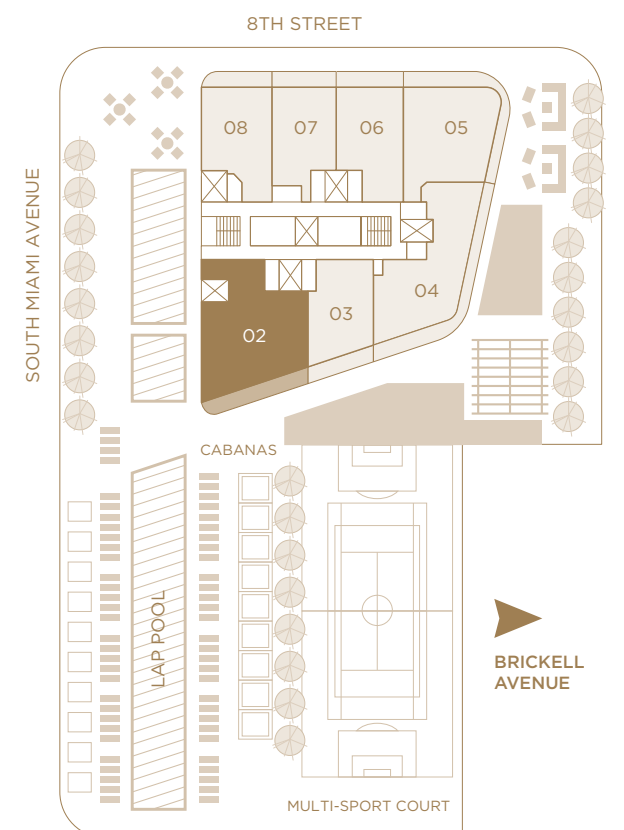


RESIDENCE 02A

3 BEDROOMS & DEN / 2 1/2 BATHS

A/C INTERIOR AREA	1,705 SQ. FT.	158.40 SQ. M.
TERRACE AREA	245 SQ. FT.	22.76 SQ. M.
TOTAL RESIDENCE	1,950 SQ. FT.	181.16 SQ. M.

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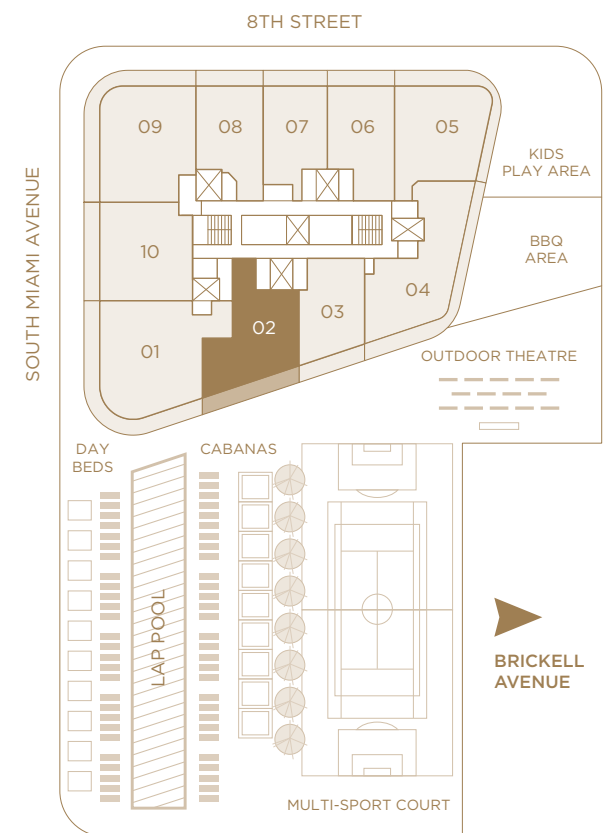


RESIDENCE 02B

2 BEDROOMS & DEN / 2 1/2 BATHS

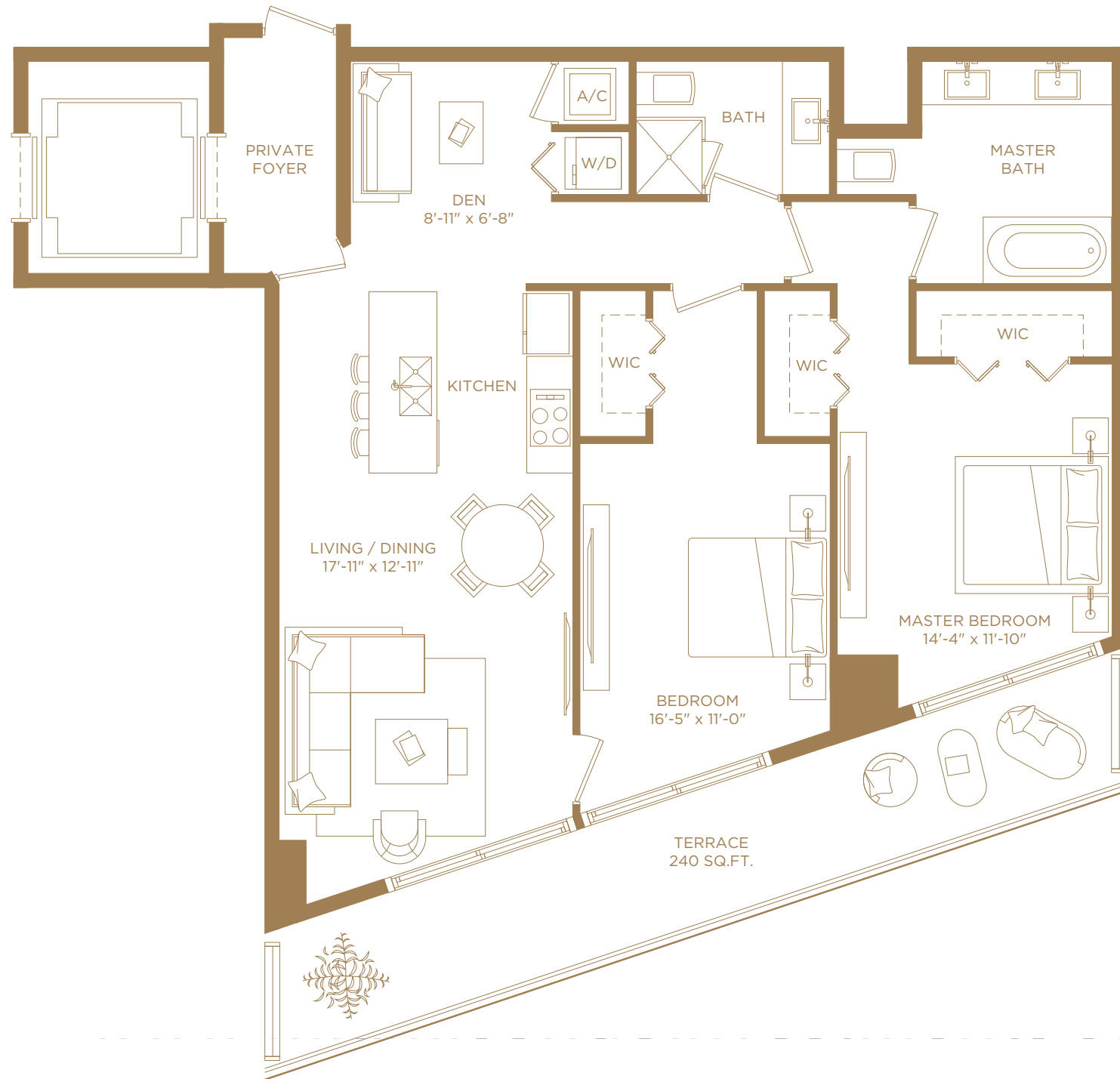
A/C INTERIOR AREA	1,259 SQ. FT.	116.96 SQ. M.
TERRACE AREA	234 SQ. FT.	21.73 SQ. M.
TOTAL RESIDENCE	1,493 SQ. FT.	138.69 SQ. M.

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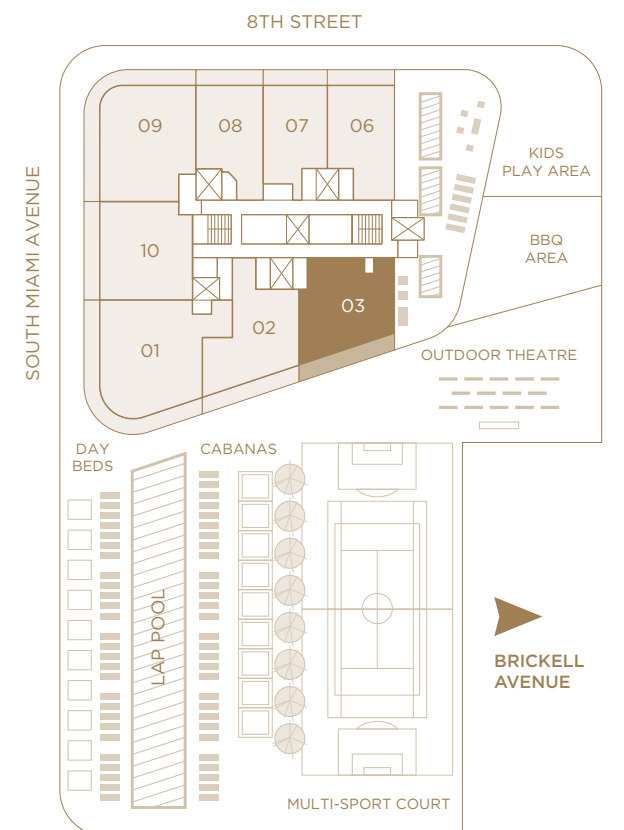


RESIDENCE 03A

2 BEDROOMS & DEN / 2 BATHS

A/C INTERIOR AREA	1,320 SQ. FT.	122.63 SQ. M.
TERRACE AREA	240 SQ. FT.	22.29 SQ. M.
TOTAL RESIDENCE	1,560 SQ. FT.	144.92 SQ. M.

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BRICKELL AVENUE



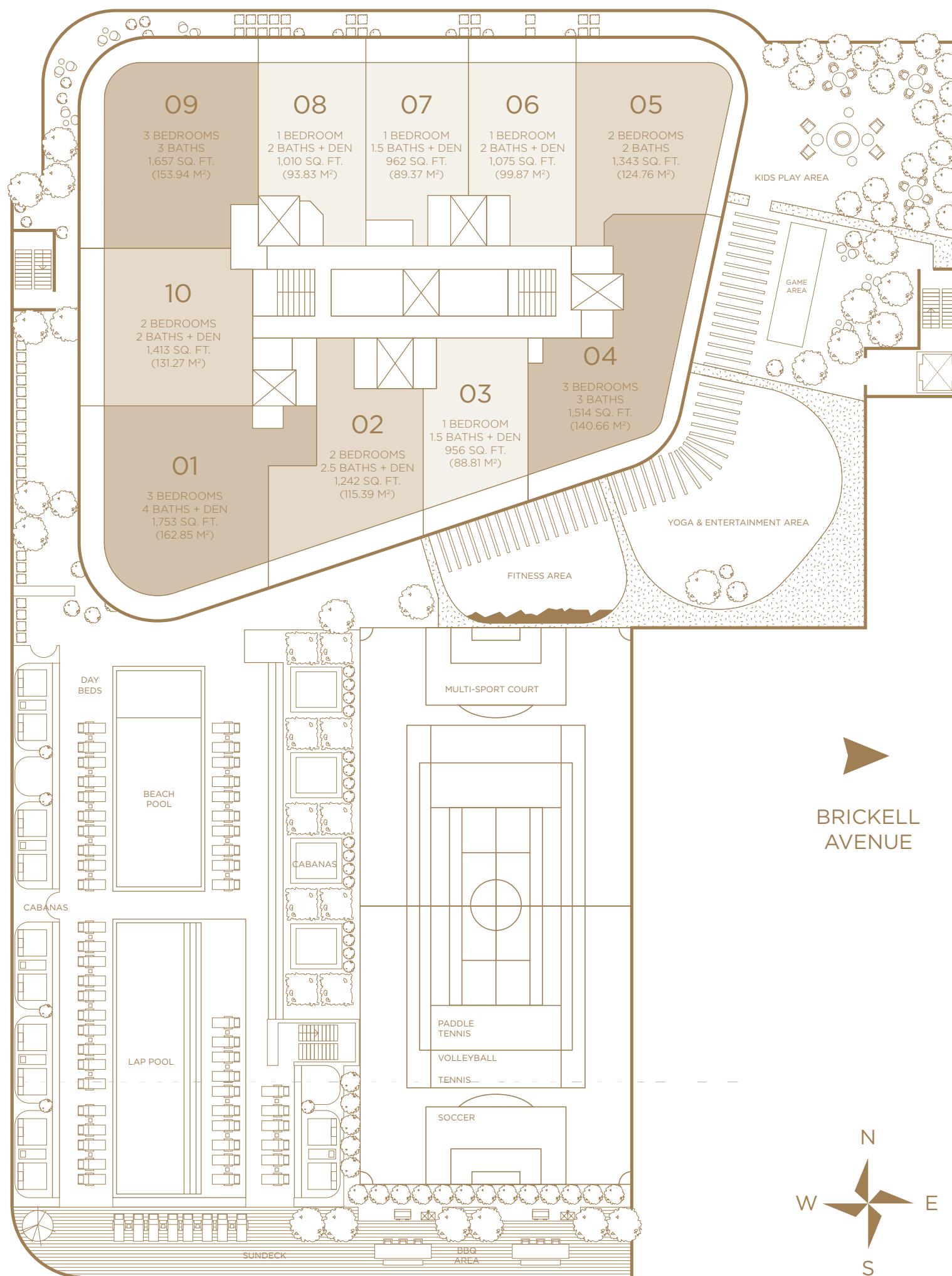
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BRICKELL
CITY CENTRE

SOUTH MIAMI AVENUE

8TH STREET

BRICKELL
AVENUE



KEY PLAN

AMENITY DECK / TYPICAL FLOOR

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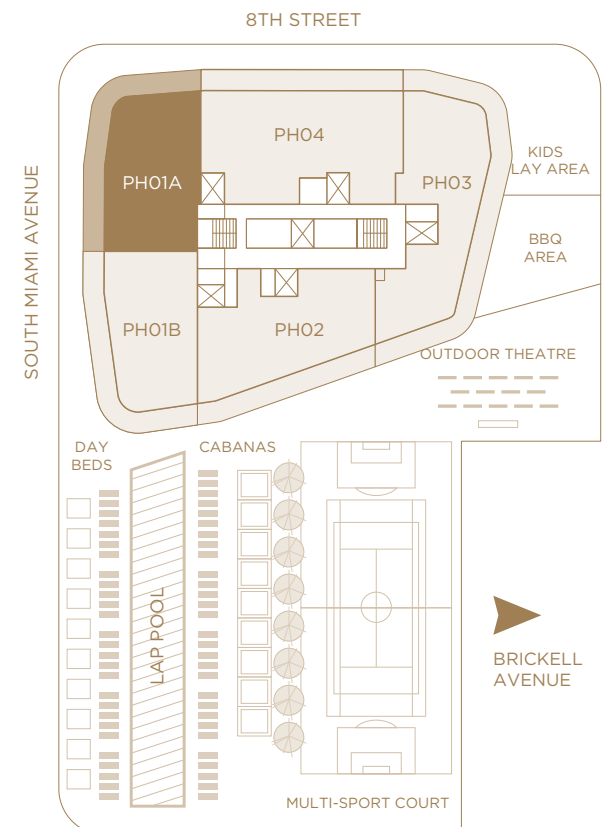


LPH 01N

3 BEDROOMS / 3 1/2 BATHS
LEVEL 56TH

A/C INTERIOR AREA	1,888 SQ. FT.	175.40 SQ. M.
TERRACE AREA	710 SQ. FT.	65.96 SQ. M.
TOTAL RESIDENCE	2,598 SQ. FT.	241.36 SQ. M.

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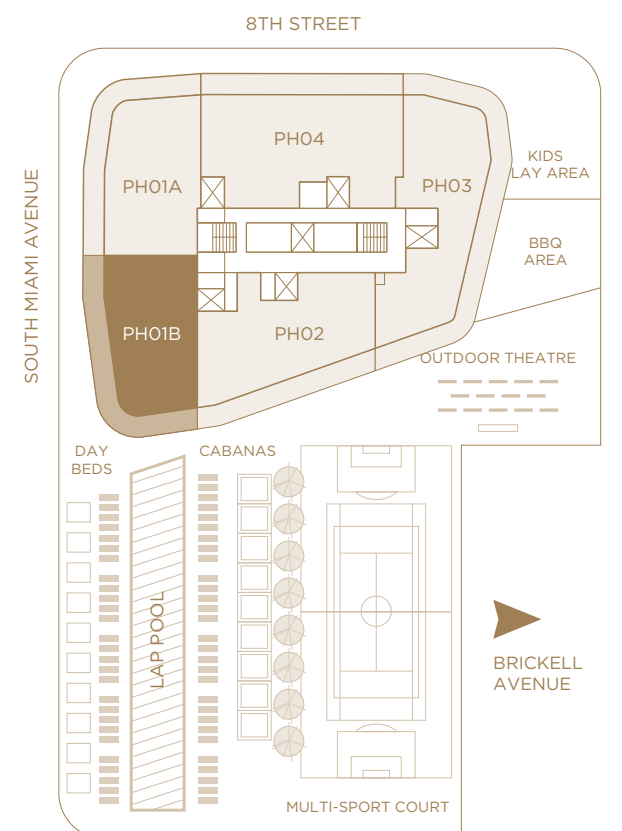


LPH 01S

3 BEDROOMS / 3 1/2 BATHS
LEVEL 56TH

A/C INTERIOR AREA	2,049 SQ. FT.	190.36 SQ. M.
TERRACE AREA	765 SQ. FT.	71.07 SQ. M.
TOTAL RESIDENCE	2,814 SQ. FT.	261.43 SQ. M.

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BRICKELL AVENUE



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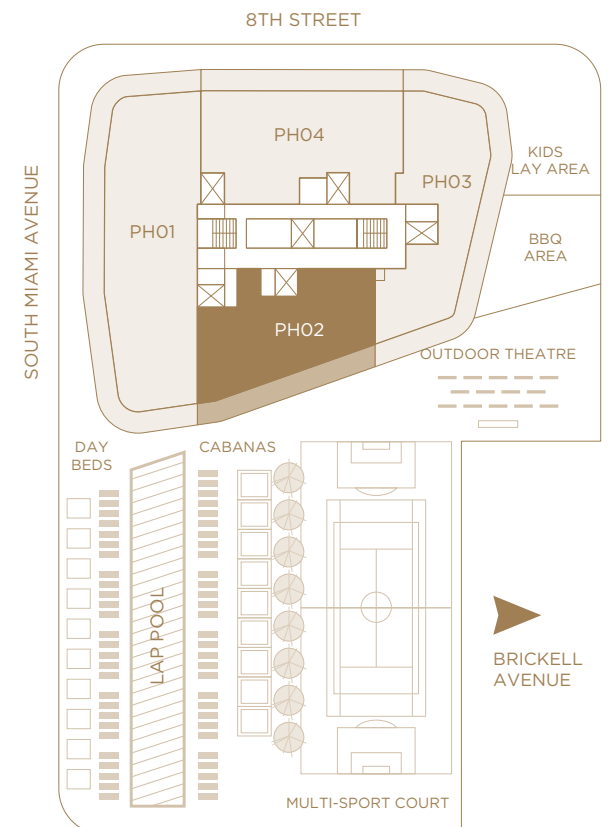
LPH 02 / MPH 02 / UPH 02

3 BEDROOMS & DEN / 4 BATHS

LEVEL 56TH, 57TH, 58TH

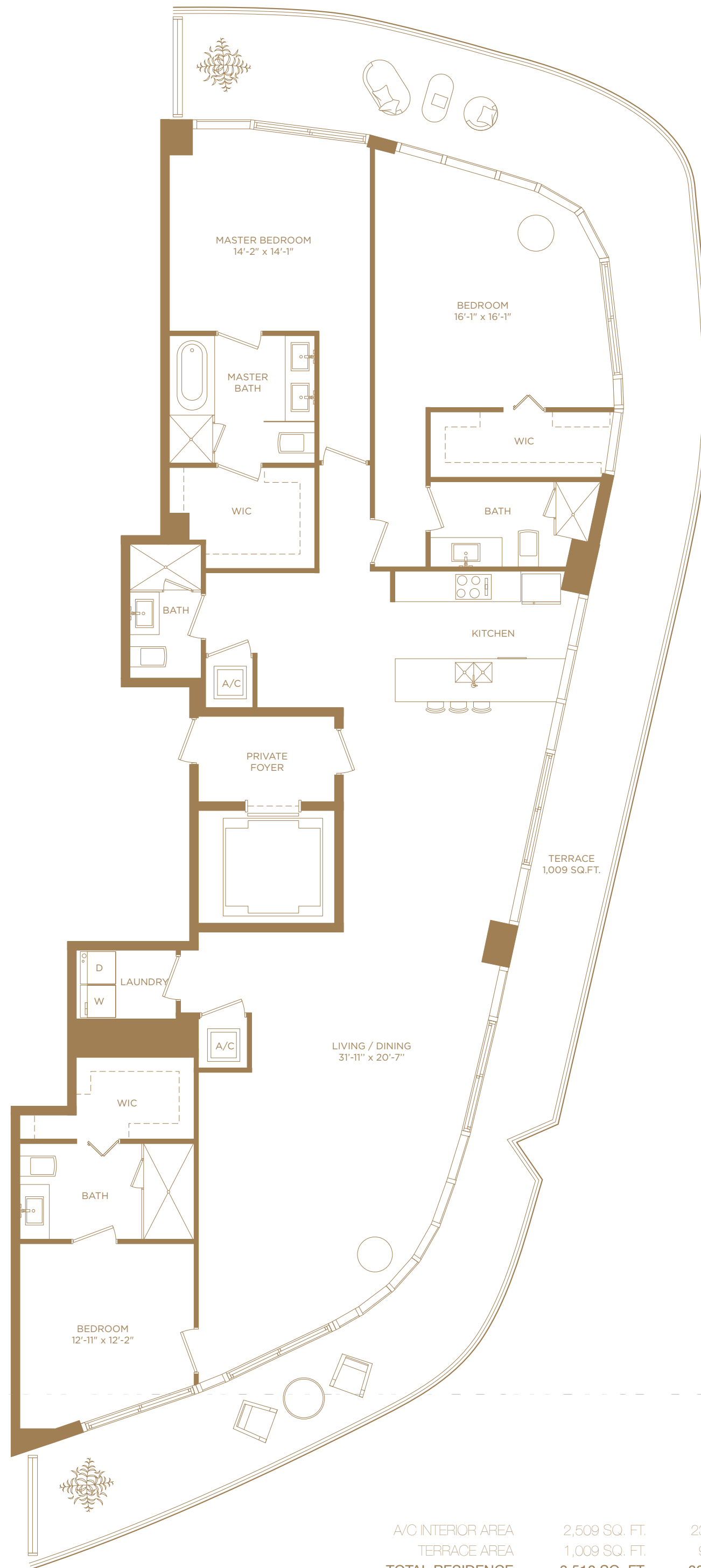
A/C INTERIOR AREA	2,450 SQ. FT.	227.61 SQ. M.
TERRACE AREA	555 SQ. FT.	51.56 SQ. M.
TOTAL RESIDENCE	3,005 SQ. FT.	279.17 SQ. M.

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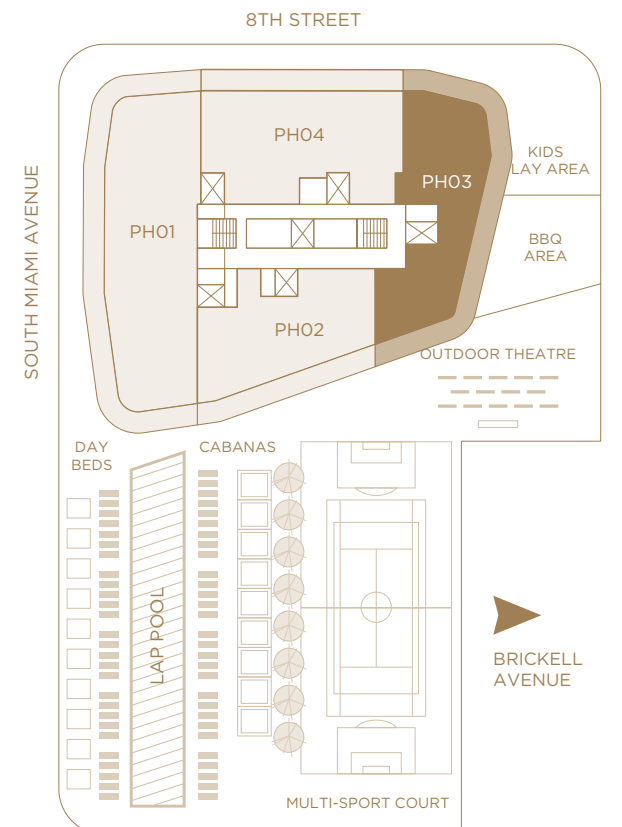


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LPH 03
3 BEDROOMS / 4 BATHS
LEVEL 56TH

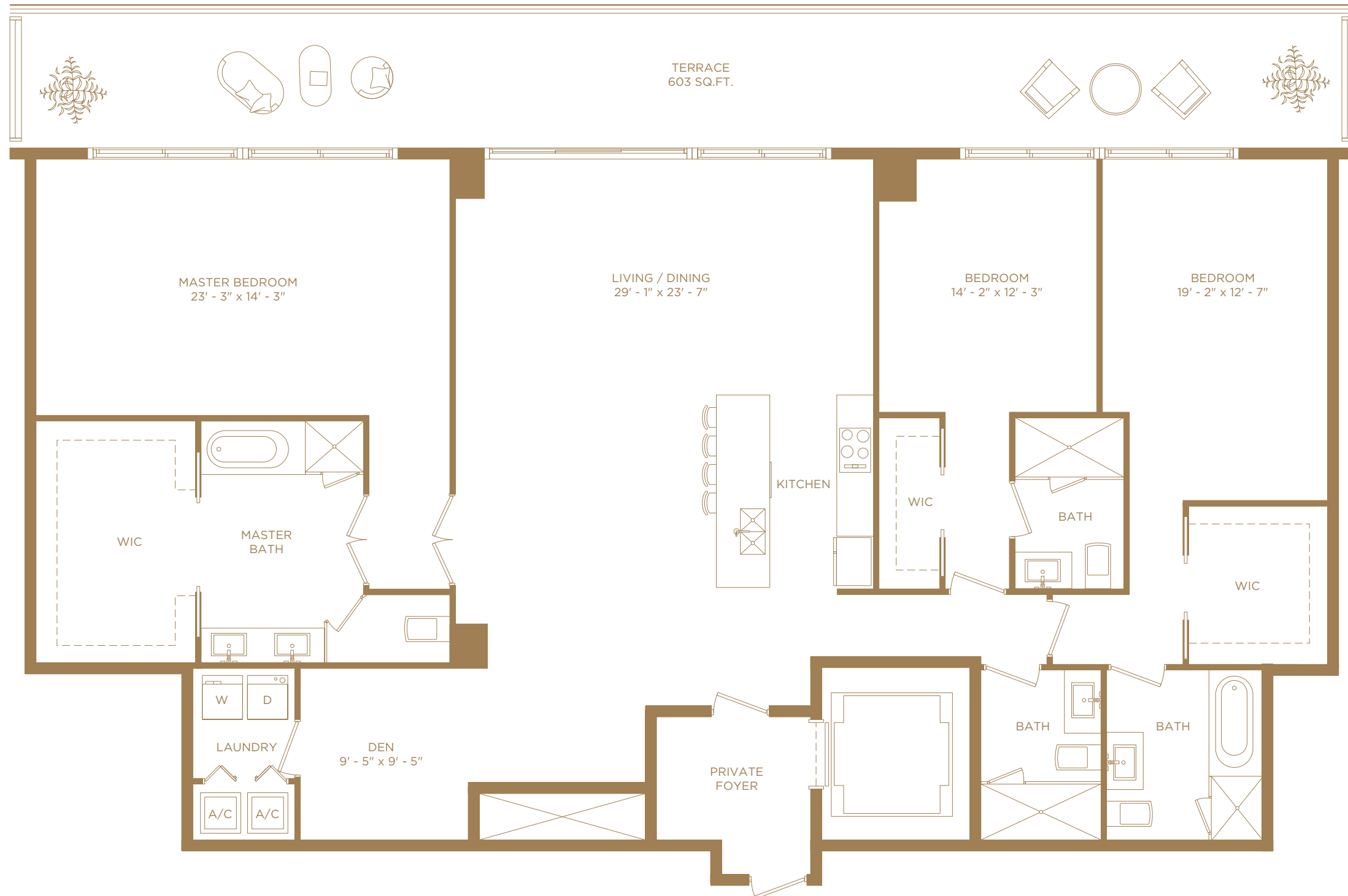
A/C INTERIOR AREA	2,509 SQ. FT.	233.09 SQ. M.
TERRACE AREA	1,009 SQ. FT.	93.73 SQ. M.
TOTAL RESIDENCE	3,518 SQ. FT.	326.82 SQ. M.



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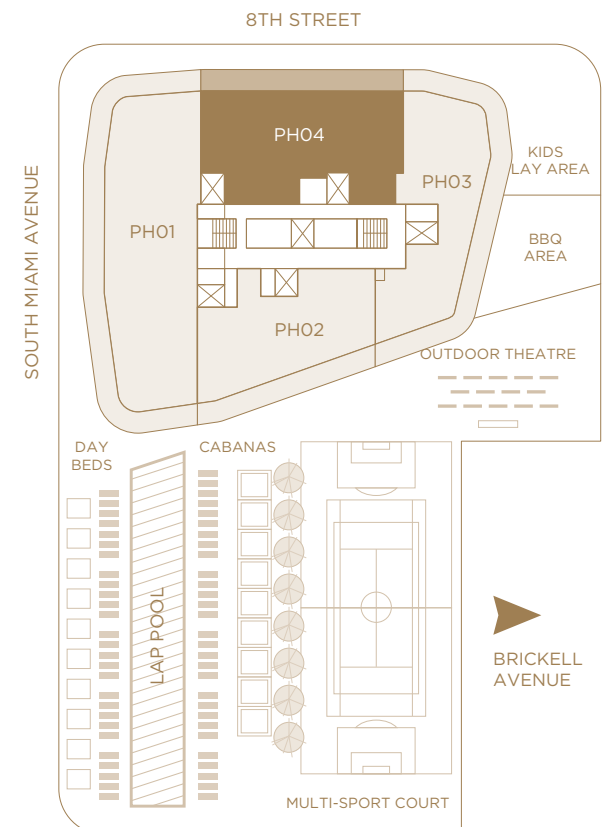


LPH 04 / MPH 04 / UPH 04

3 BEDROOMS & DEN / 4 BATHS

LEVEL 56TH, 57TH, 58TH

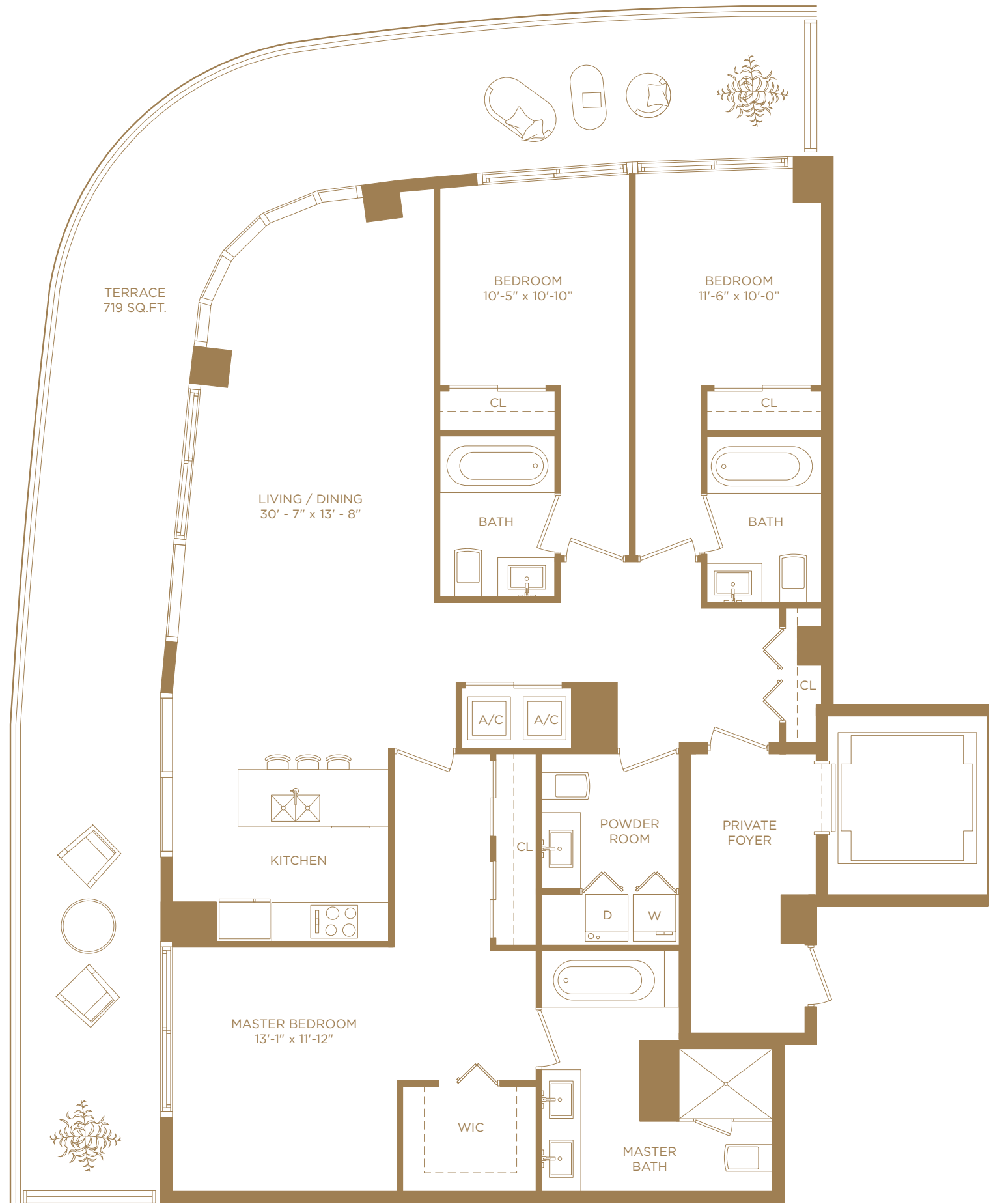
A/C INTERIOR AREA	2,777 SQ. FT.	257.99 SQ. M.
TERRACE AREA	603 SQ. FT.	56.02 SQ. M.
TOTAL RESIDENCE	3,380 SQ. FT.	314.01 SQ. M.



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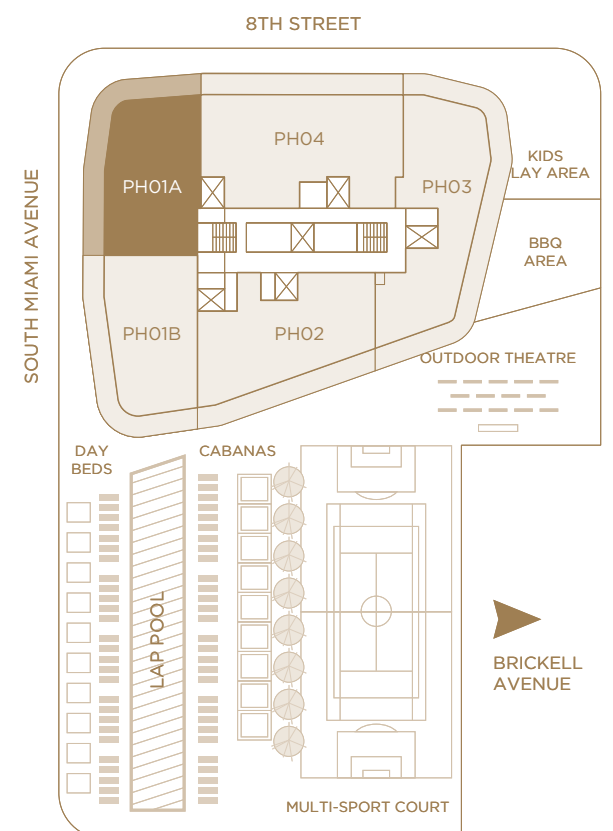


MPH 01N

3 BEDROOMS / 3 1/2 BATHS
LEVEL 57TH

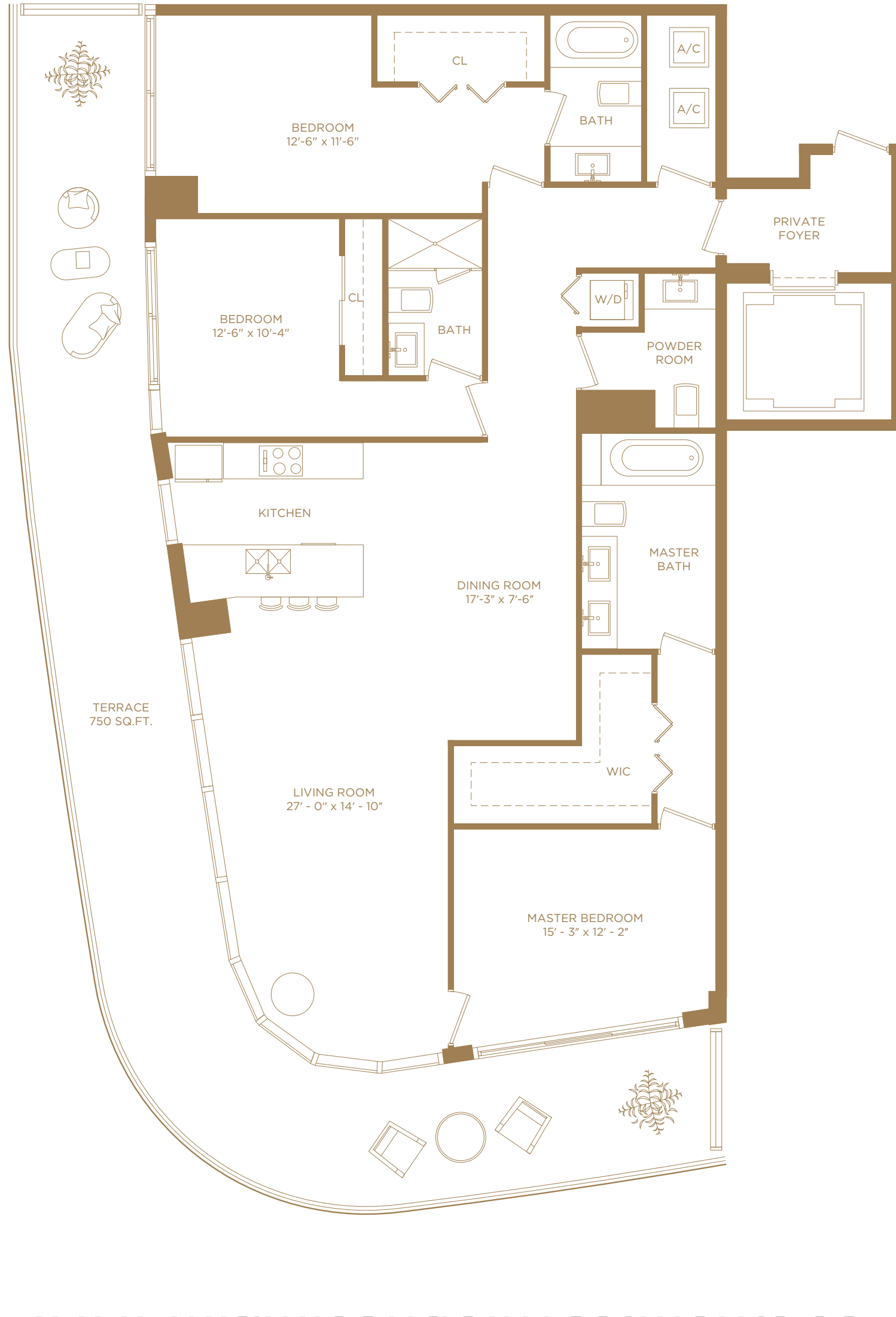
A/C INTERIOR AREA	1,888 SQ. FT.	175.40 SQ. M.
TERRACE AREA	719 SQ. FT.	66.79 SQ. M.
TOTAL RESIDENCE	2,607 SQ. FT.	242.19 SQ. M.

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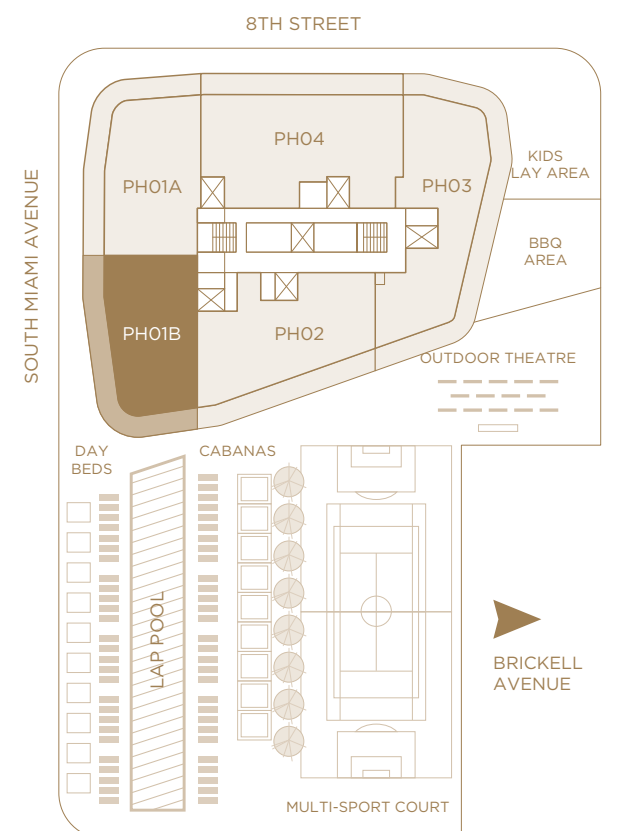
MPH 01S

3 BEDROOMS / 3 1/2 BATHS

LEVEL 57TH

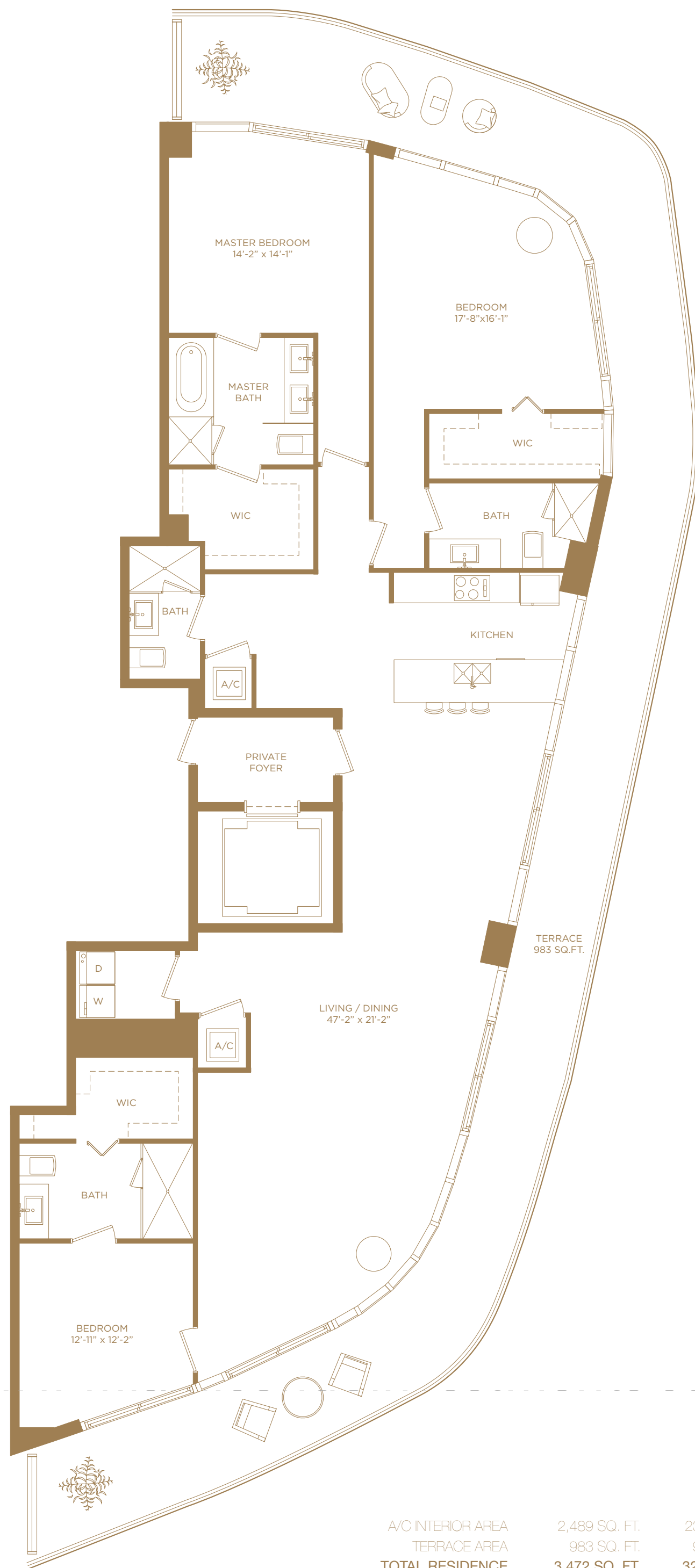
A/C INTERIOR AREA	2,002 SQ. FT.	185.99 SQ. M.
TERRACE AREA	750 SQ. FT.	69.67 SQ. M.
TOTAL RESIDENCE	2,752 SQ. FT.	255.66 SQ. M.

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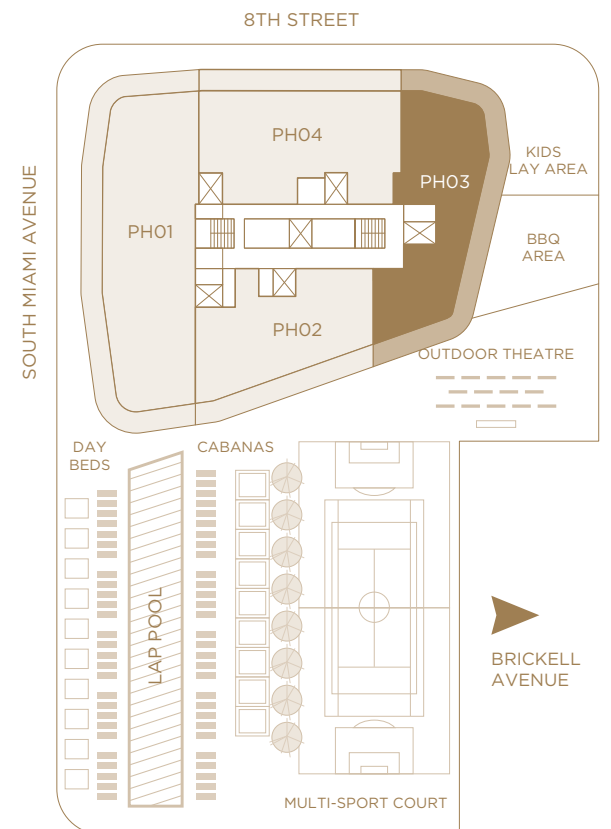


MPH 03

3 BEDROOMS / 4 BATHS
LEVEL 57TH

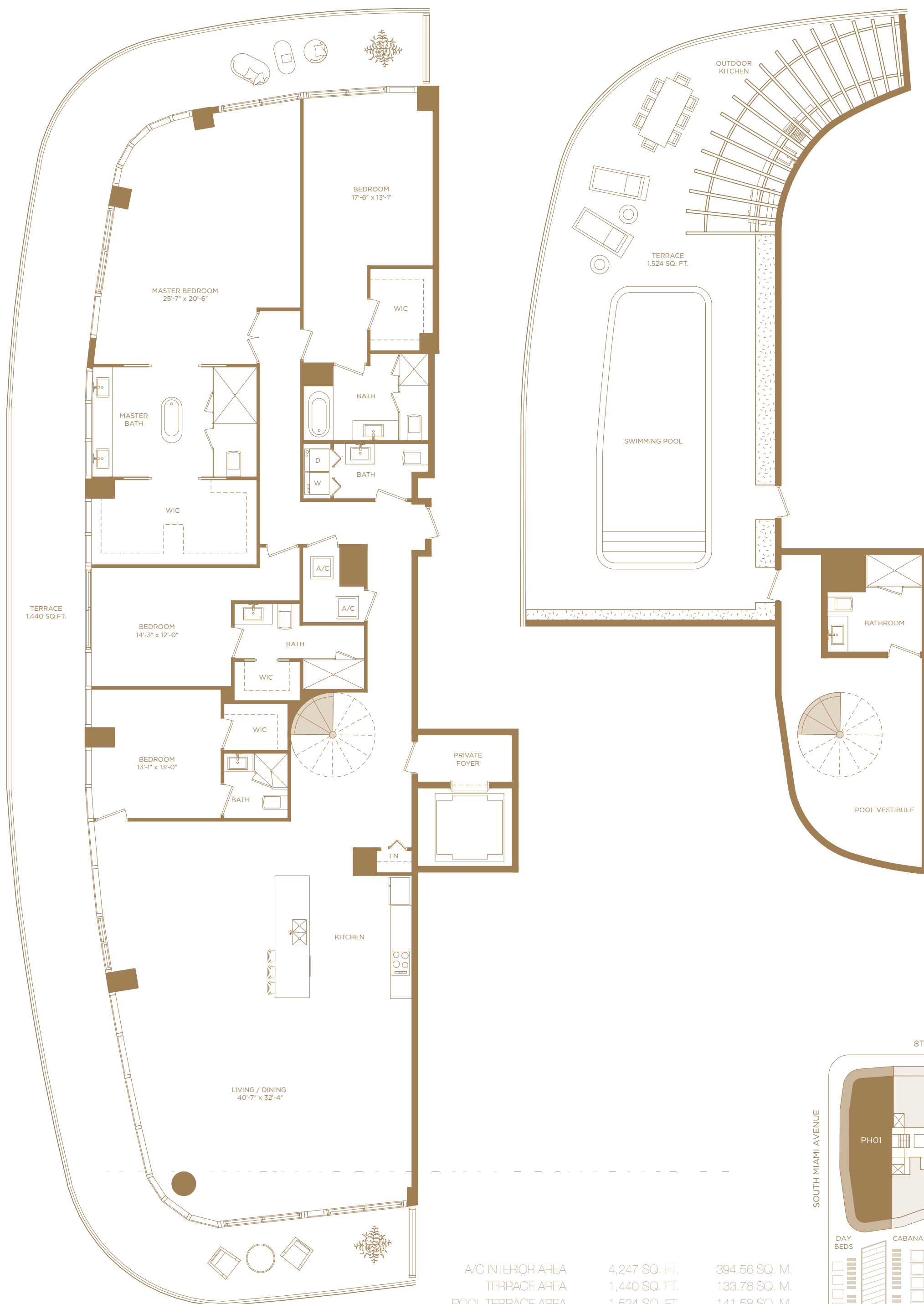
A/C INTERIOR AREA	2,489 SQ. FT.	231.24 SQ. M.
TERRACE AREA	983 SQ. FT.	91.32 SQ. M.
TOTAL RESIDENCE	3,472 SQ. FT.	322.56 SQ. M.

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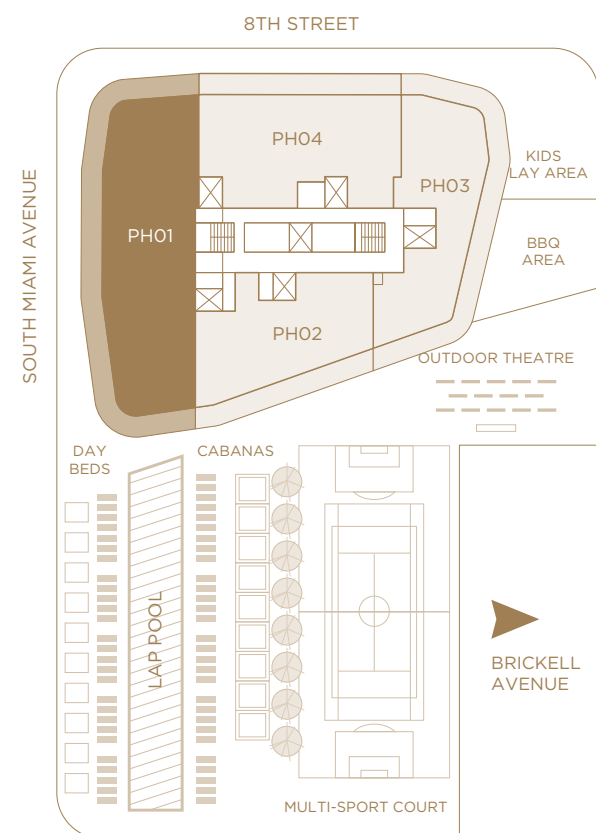


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UPH 01
4 BEDROOMS / 5 1/2 BATHS

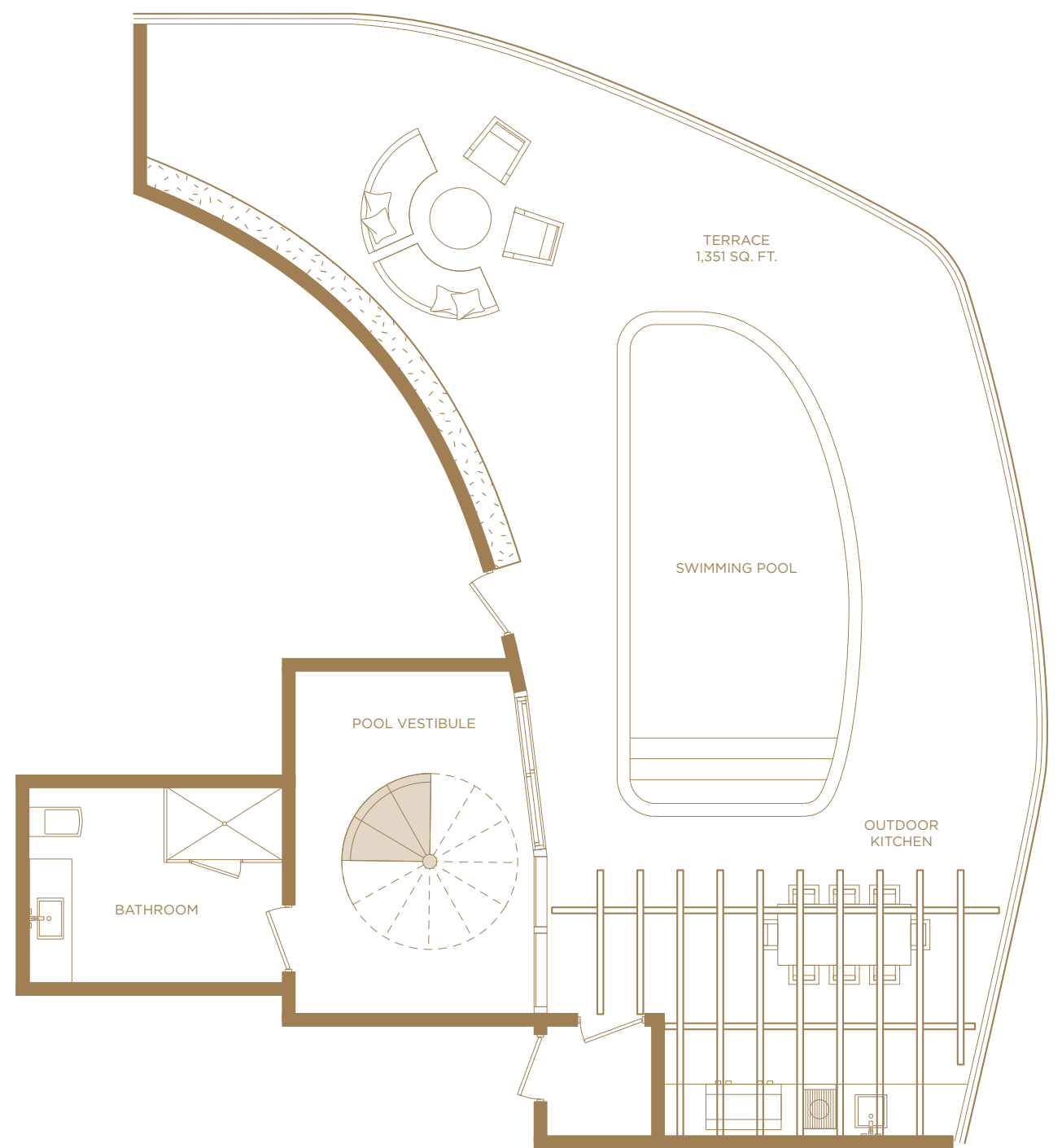
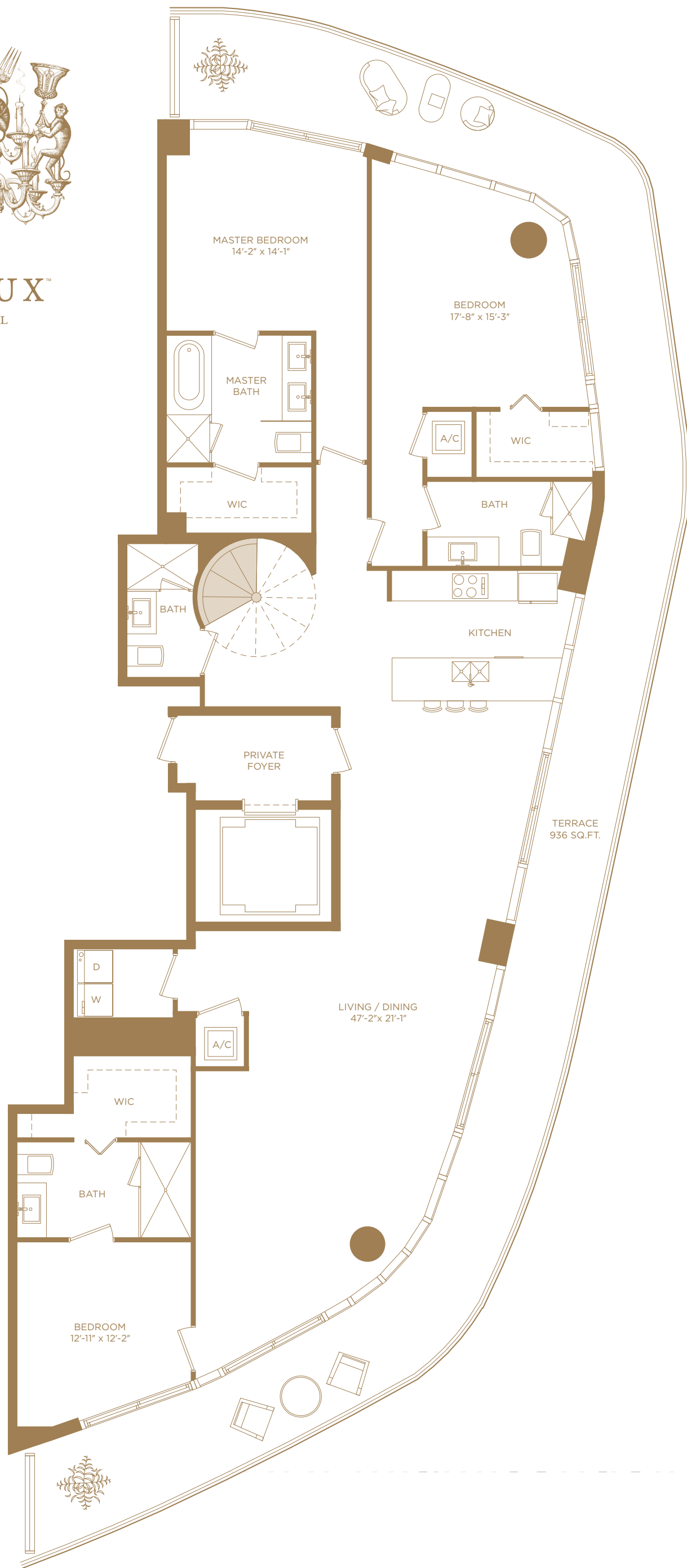
A/C INTERIOR AREA	4,247 SQ. FT.	394.56 SQ. M.
TERRACE AREA	1,440 SQ. FT.	133.78 SQ. M.
POOL TERRACE AREA	1,524 SQ. FT.	141.58 SQ. M.
TOTAL RESIDENCE	7,211 SQ. FT.	669.92 SQ. M.



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UPH 03
3 BEDROOMS / 5 BATHS
LEVEL 58TH

A/C INTERIOR AREA	2,781 SQ. FT.	258.36 SQ. M.
TERRACE AREA	936 SQ. FT.	86.96 SQ. M.
POOL TERRACE AREA	1,351 SQ. FT.	125.51 SQ.M.
TOTAL RESIDENCE	5,068 SQ. FT.	470.83 SQ. M.

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