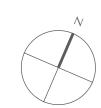
2 BEDROOMS 3.5 BATHROOMS CONV. DEN

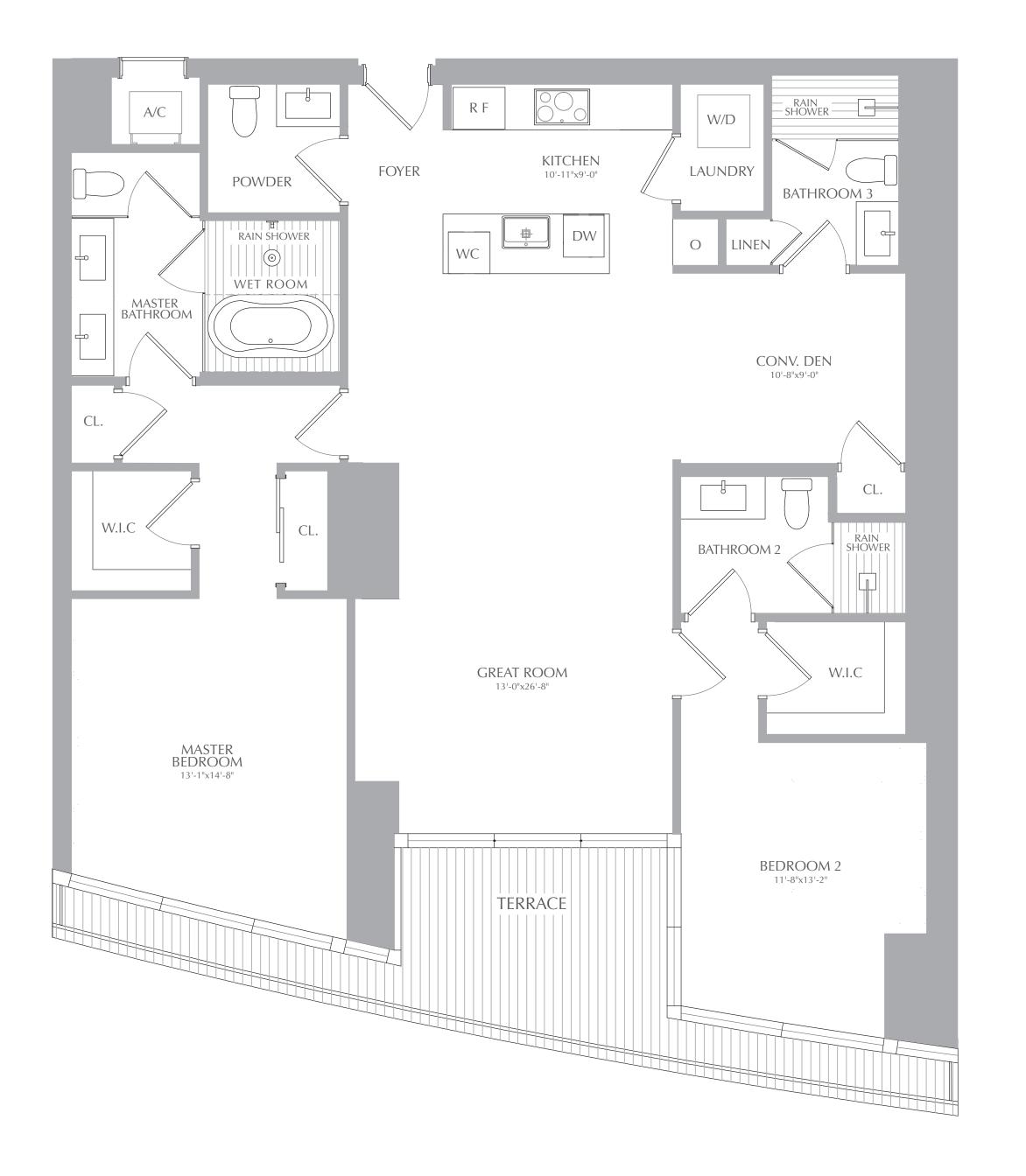
INTERIOR: 1,699 SQ. FT. 158 SQ. M. EXTERIOR: 222 SQ. FT. 20 SQ. M. TOTAL: 1,921 SQ. FT. 178 SQ. M.

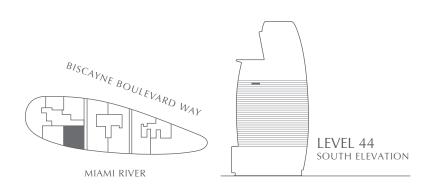


RESIDENCES

300 BISCAYNE BOULEVARD WAY M I A M I











ORAL REPRESENTATIONS CANNOT BE RELIED UPON AS CORRECTLY STATING THE 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. THESE MATERIALS ARE NOT INTENDED TO BE AN OFFER TO SELL, OR SOLICITATION TO BLY A UNIT IN THE CONDOMINIUM. SUCH AN OFFERING CIRCULAR) FOR THE CONDOMINIUM AND NO STATEMENTS SHOULD BE RELIED UPON UNLESS MADE IN THE PROSPECTUS OR IN THEAPPLICABLE PURCHASE AGREEMENT. IN NO EVENT SHALL ONLY BE MADE PURSUANT TO THE PROSPECTUS OR IN THEAPPLICABLE PURCHASE AGREEMENT. IN NO EVENT SHALL ONLY BE MADE IN, OR TO RESIDENTS OF, ANY STATE OR COUNTRY IN WHICH SUCH ACTIVITY WOULD BE UNLAWFUL. Stated square footages and dimensions are measured to 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 air instance between the perimeter walls and exceptive between the extention of the unit, where the extention of the unit, was an exceptive between the perimete