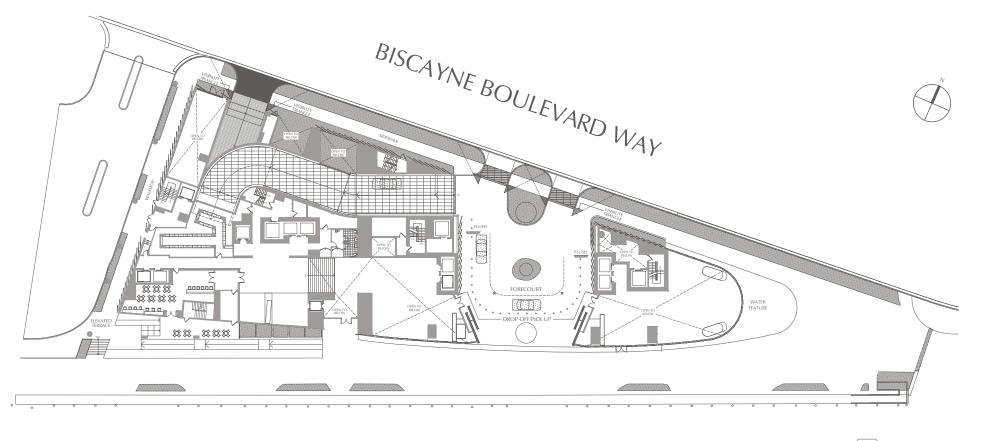
KFYPI AN **GROUND FLOOR LOBBY** GROUND LEVEL THROUGH LEVEL 2

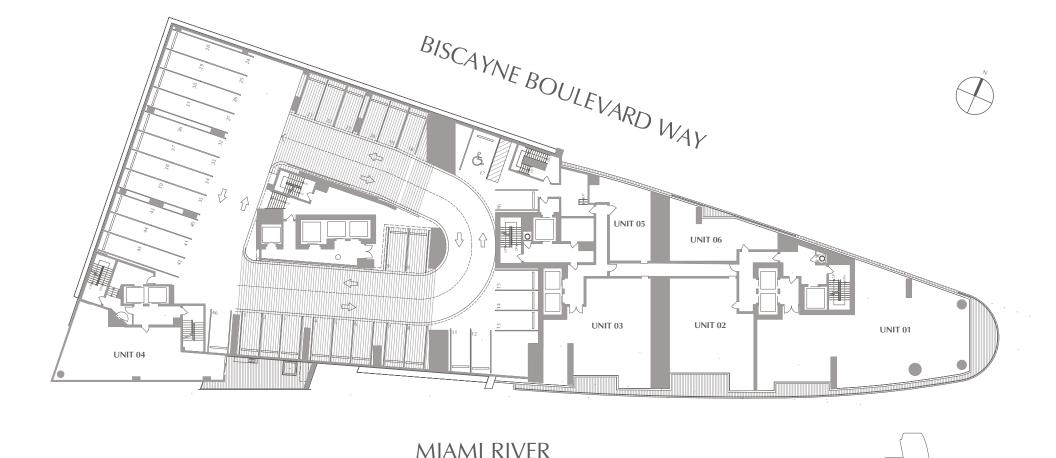


MIAMI RIVER



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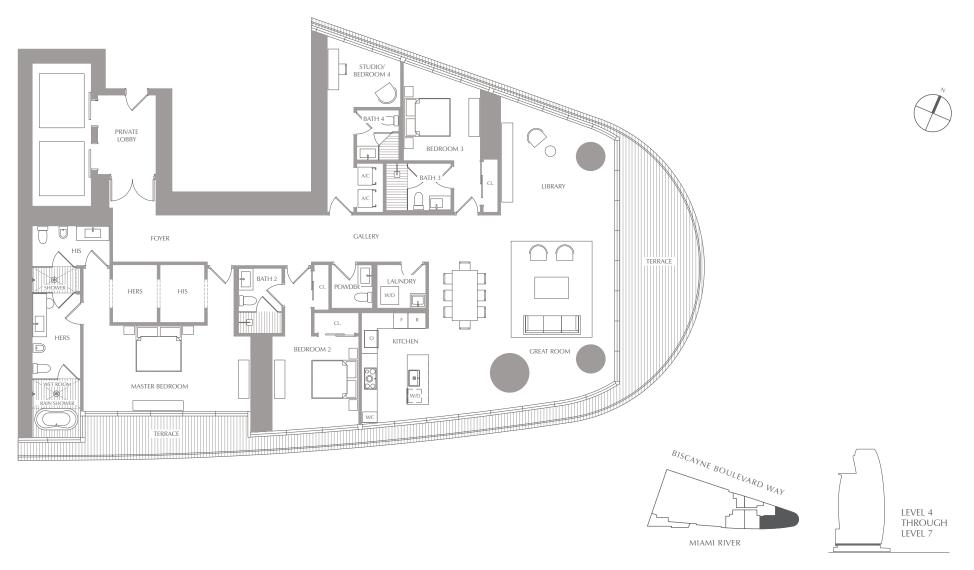




LEVEL 3 THROUGH LEVEL 14

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RIVER RESIDENCES				
RESIDENCE 01 LEVEL 4 TROUGH 7	4 BEDROOMS 4.5 BATHS LIBRARY	INTERIOR: EXTERIOR: TOTAL:	3,235 - 3,438 SQ. FT. 447 - 461 SQ. FT. 3,682 - 3,899 SQ. FT.	42 - 43 SQ. M.



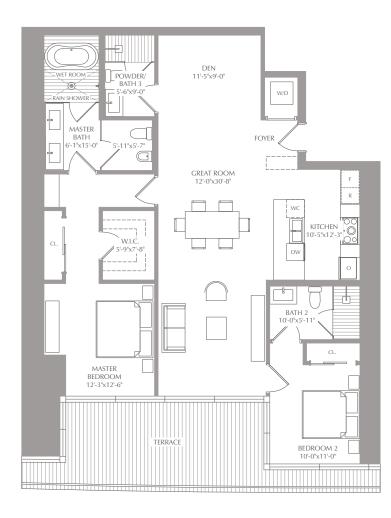
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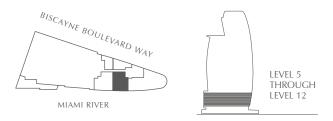
RIVER RESIDENCES

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.



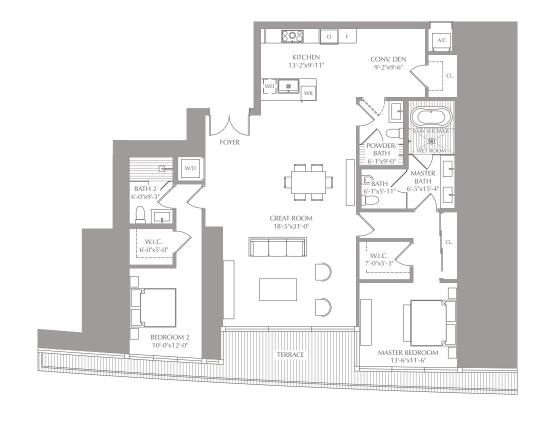


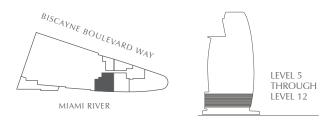
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RIVER RESIDENCES RESIDENCE 03 LEVEL 5 THROUGH 12

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.





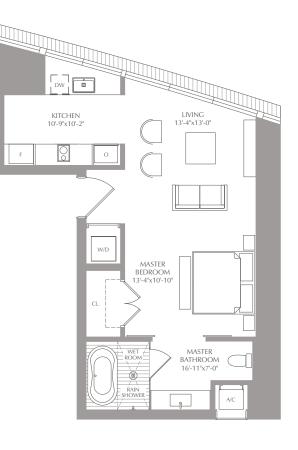
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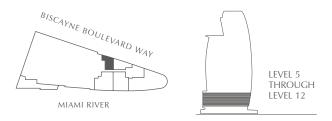
RIVER RESIDENCES



Studio 1 Bath

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



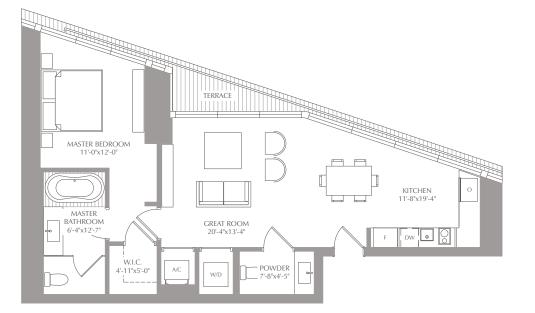


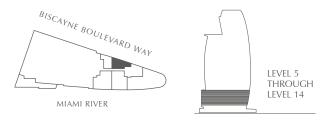
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RIVER RESIDENCES

RESIDENCE 06 LEVEL 5 THROUGH 14 1 BEDROOM 1.5 BATHS

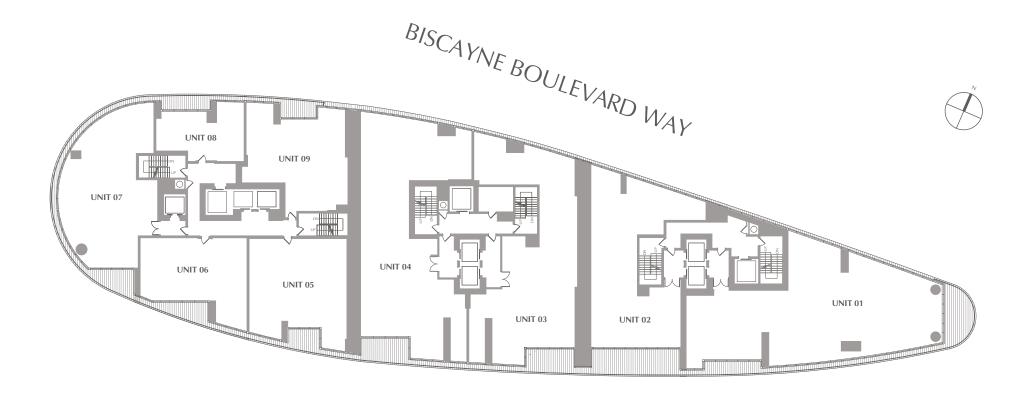
INTERIOR:	853	SQ. FT.	79	SQ. M.
EXTERIOR:	44	SQ. FT.	4	SQ. M.
TOTAL:	897	SQ. FT.	83	SQ. M.





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KFYPI AN PANORAMIC RESIDENCES LEVEL 15 THROUGH 45

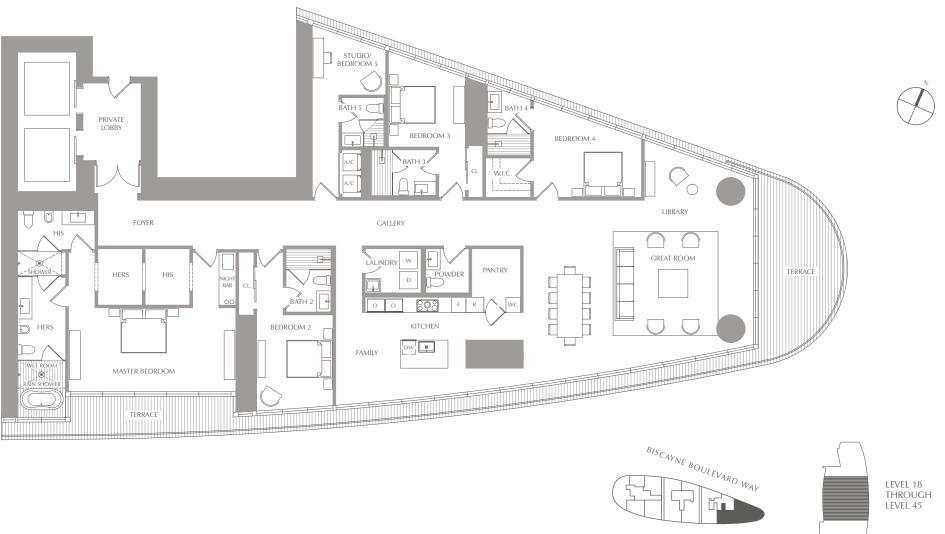


MIAMI RIVER



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PANORAMIC RESIDENCES				
RESIDENCE 01 LEVEL 18 THROUGH 45	4 BEDROOMS 5.5 BATHS STUDIO	INTERIOR: EXTERIOR: TOTAL:	3,827 - 3,994 SQ. FT. 396 - 438 SQ. FT. 4,223 - 4,432 SQ. FT.	355 - 371 SQ. M. 37 - 41 SQ. M. 392 - 412 SQ. M.



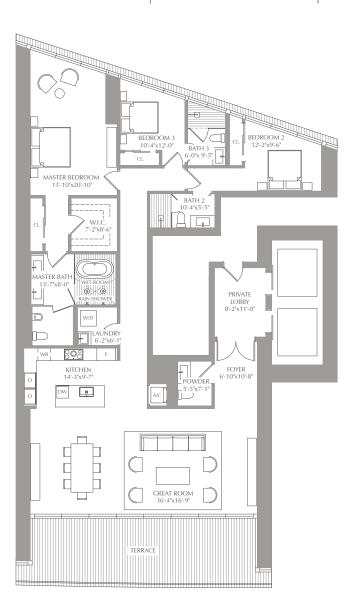
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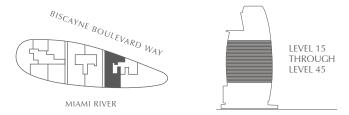
RESIDENCE 02

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.



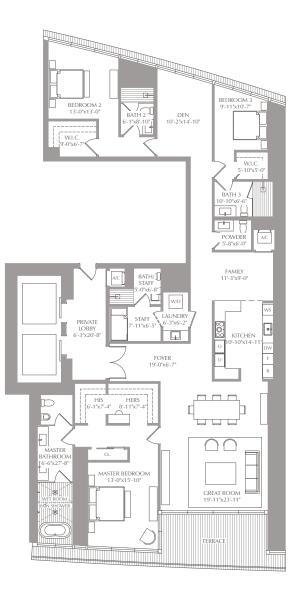


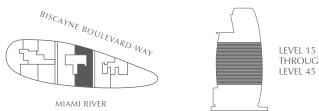
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RESIDENCE 03 LEVEL 15 THROUGH 45

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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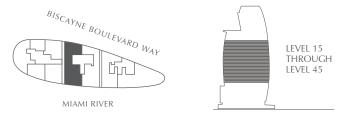
THROUGH

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.





STATED SOURCE 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, BUTTON THE FORTHER THE UNITS WITH UNITS IN OTHER CONDOMINIUM PROJECTS THAT UTILIZE THE SAME METHOD. FOR YOUR REFERENCE, THE AREA OF THE UNIT, BUTTON THE FORTHER THE UNITS WITH UNITS IN OTHER CONDOMINIUM PROJECTS THAT UTILIZE THE SAME METHOD. FOR YOUR REFERENCE, THE AREA OF THE UNIT, BUTTON THE FORTHER THE UNITS WITH UNITS IN OTHER CONDOMINUM PROJECTS THAT UTILIZE THE SAME METHOD. FOR YOUR REFERENCE, THE AREA OF THE UNIT, BUTTON ARE GENERALLY TAKEN AT THE FARTHERST POINTS OF EACH GIVEN ROOM (AS IF THE A PERFECT RECTAINED, WITHOUT OBTAINED BY MULTIPLYING THE STATED LENGTH AND WIDTH. ALL DIMENSIONS ARE ESTIMATES WHICH WILL VARY WITH ACTUAL CONSTRUCTION, AND ALL FLOOR PLANS, SPECIFICATIONS AND SPECIF

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.

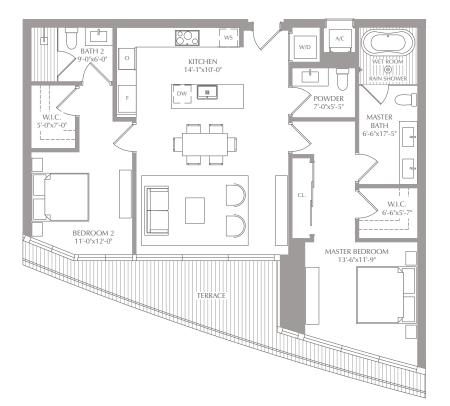


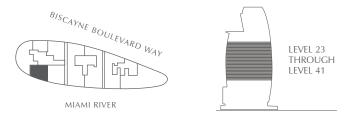
miami river

LEVEL 15 Through Level 45

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 THE SAME METHOD. FOR YOUR REFERENCE, THE AREA OF THE UNIT, WITH UNITS DEFINING DI NA ARE GENERALLY USED IN SALES MATERIALS AND IS PROVIDED TO ROOMS SET FORTH ON THIS FLOOR PLAN ARE GENERALLY TAKEN AT THE FARTHEST POINTS OF EACH GIVEN ROOM (AS IF THE SAME METHOD. FOR YOUR REFERENCE, THE AREA OF THE UNIT, WITH UNITS DETERMINED IN ARE GENERALLY TAKEN AT THE FARTHEST POINTS OF EACH GIVEN ROOM (AS IF THE ACCORDING). WITHOUT SOUNDARY OF ROOMS SET FORMS SET FORTH ON THIS FLOOR PLAN ARE GENERALLY TAKEN AT THE FARTHEST POINTS OF EACH GIVEN ROOM (AS IF THE ACCORDING). WITHOUT SOUND ARE GENERALLY ONLY WITH ACTUAL CONSTRUCTION, AND ALL FLOOR PLAN ARE GENERALLY TAKEN AT THE FARTHEST POINTS OF EACH GIVEN ROOM (AS IF THE ACCORDING). WITHOUT DESTRUCTIONS AND SECFICIATIONS ARE ESTIMATES WHICH WILL VARY WITH ACTUAL CONSTRUCTION, AND ALL FLOOR PLAN, SPECIFICATIONS AND ARE SUBJECT TO CHANGE AND MULL THE FRANTHES AND SPECIFICATIONS AND SPECIFICATIONS AND SPECIFICATIONS AND SPECIFICATIONS AND ARE ESTIMATES WHICH WILL VARY WITH ACTUAL CONSTRUCTION, AND ALL FLOOR PLAN, SPECIFICATIONS AND SPECIFICATIONS

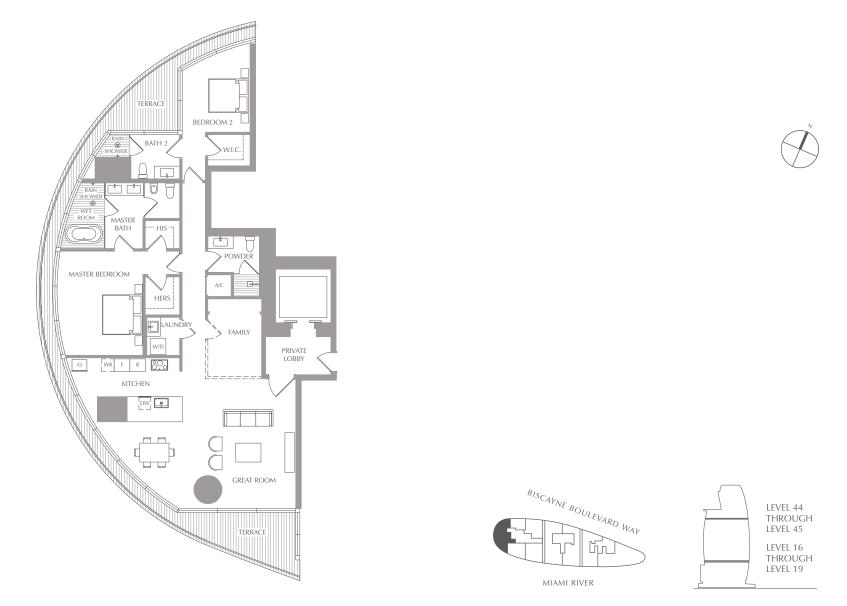
PANORAMIC RESIDENCES INTERIOR: 1,317 SQ. FT. 122 SQ. M. 2 BEDROOMS **RESIDENCE 06** EXTERIOR: 149 SQ. FT. 14 SQ. M. 2.5 BATHS TOTAL: 1,466 SQ. FT. 136 SQ. M. LEVEL 23 THROUGH 41





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, BUINT AND ARE GENERALLY USED IN SALES MATERIALS AND IS PROVIDED TO ROOMS SET FORTH ON THIS FLOOR PLAN ARE GENERALLY TAKEN AT THE FARTHEST POINTS OF EACH GIVEN ROOM (AS IF THE SAME METHOD. FOR YOUR REFERENCE, THE AREA OF THE UNIT, BUINT BUINT

PANORAMIC RESIDENCES				
RESIDENCE 07 LEVEL 16 THROUGH 19 & LEVEL 44 THROUGH 45	2 BEDROOMS 3 BATHS FAMILY	INTERIOR: Exterior: Total:	1,915 - 2,114 SQ. FT. 142 - 255 SQ. FT. 2,057 - 2,369 SQ. FT.	13 - 24 SQ. M.

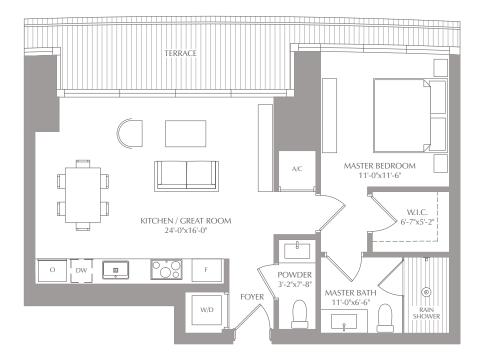


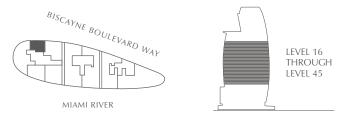
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1 BEDROOM 1.5 BATHS

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



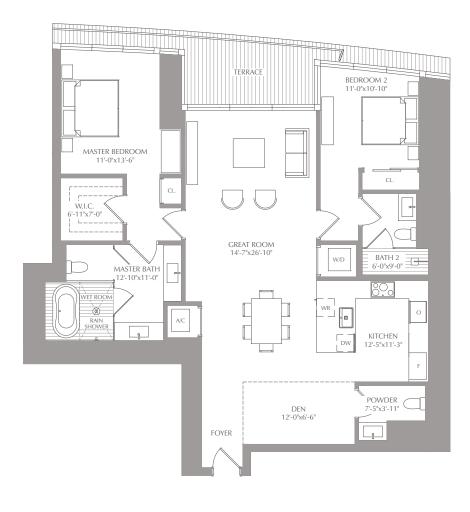


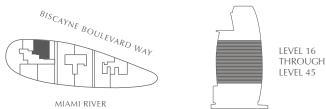
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RESIDENCE 09 LEVEL 16 THROUGH 45

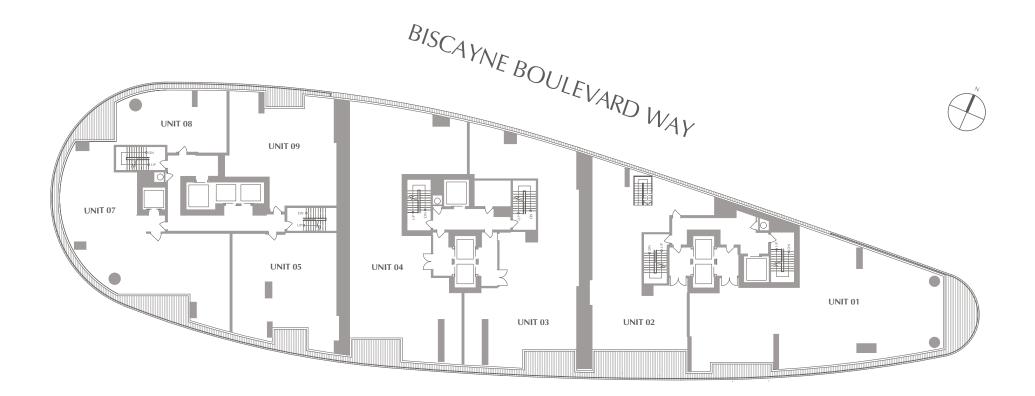
2 BEDROOM 2.5 BATHS DEN

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





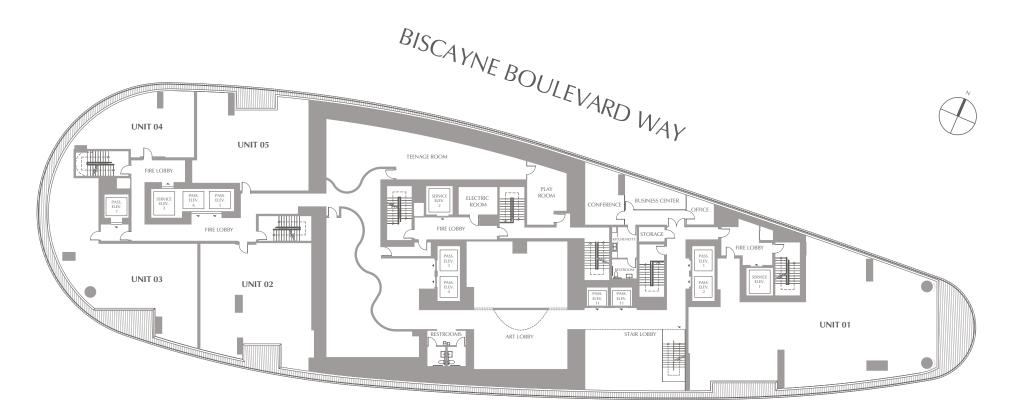






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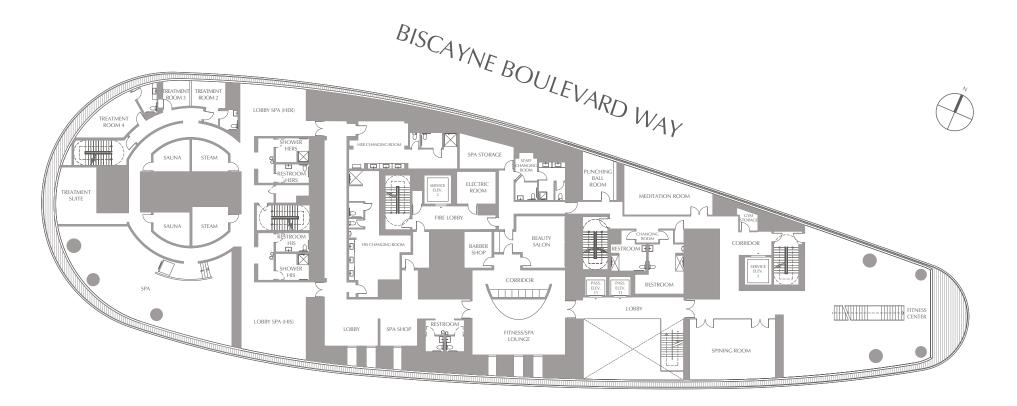






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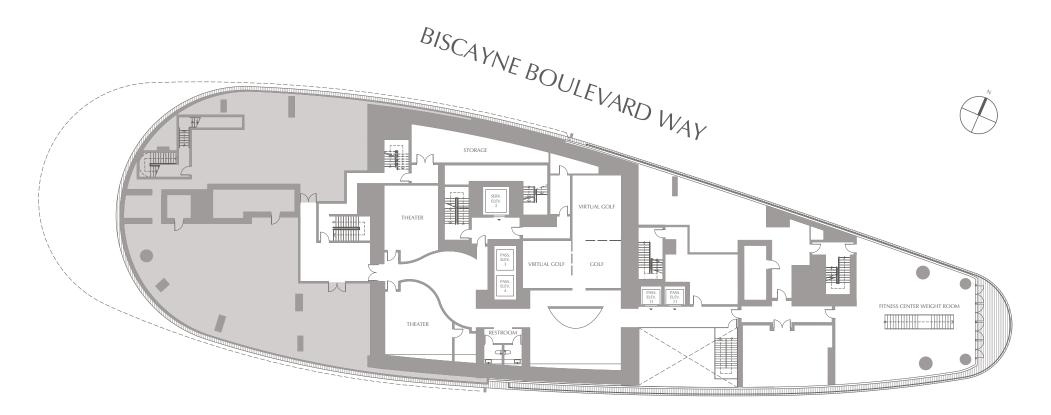






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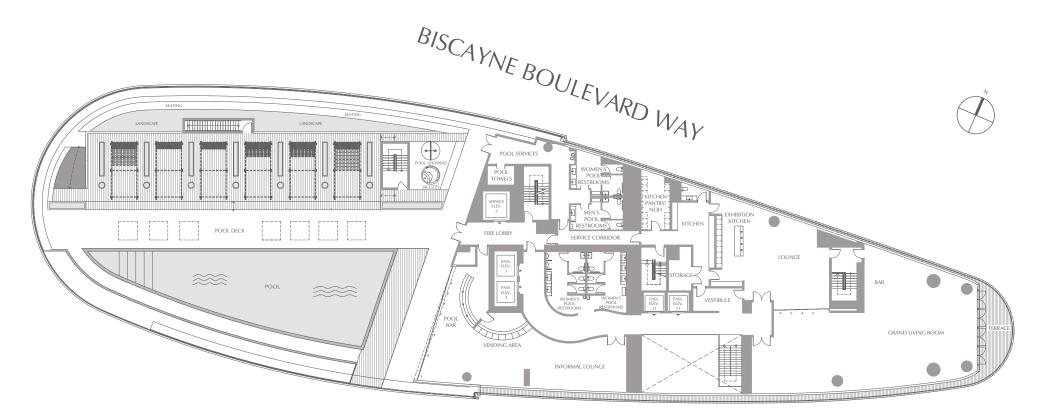


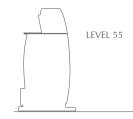




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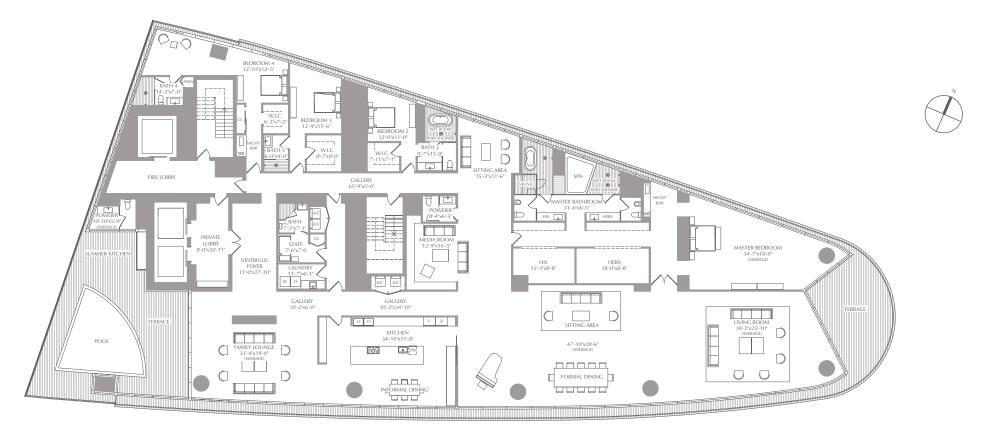






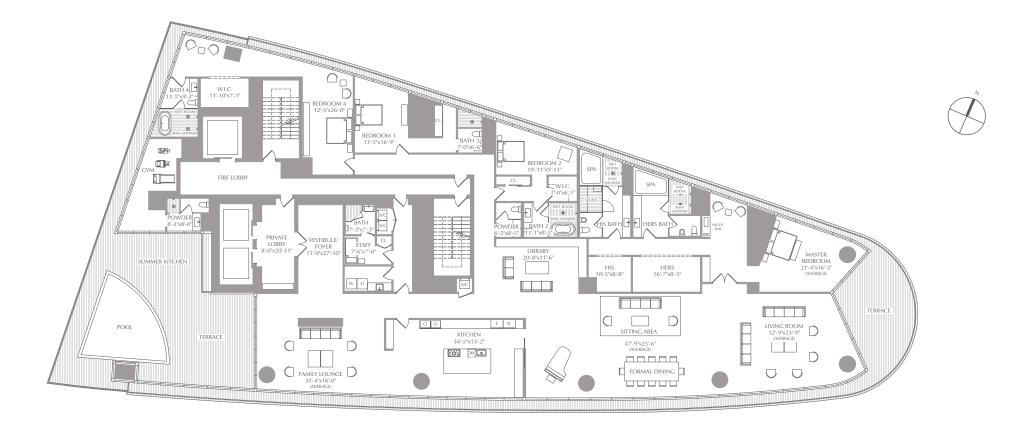
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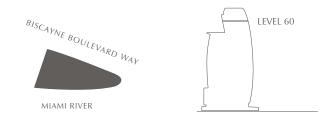






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BUILDING







BISCAYNE BAY

