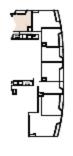


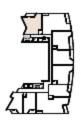
## **RESIDENCE 2A**

2 BEDROOM / 2 BATH

AC 1194 SF / 110.93 m<sup>2</sup> TERRACE 135 SF / 12.54 m<sup>2</sup> TOTAL 1329 SF / 123.47 m<sup>2</sup>

PODIUM RESIDENCES KEY PLAN TOWER RESIDENCES KEY PLAN





## BISCAYNE BEACH

East Edgewater · Miami Residences



STATED SQUARE FOOTAGES AND DIMENSIONS ARE MEASURED TO THE EXTERIOR BOUNDARIES OF THE EXTERIOR WALLS AND THE CENTERLINE OF INTERIOR DEMISING WALLS AND INFACT VARY FROM THE DIMENSIONS THAT WOULD BE DETERMINED BY USING THE DESCRIPTION AND DEFINITION OF THE "RESIDENCE"SET FORTH IN THE DECLARATION (WHICH GENERALLY ONLY INCLUDES THE INTERIORALISED HE PERIMETER WALLS AND EXCLUDES ALL INTERIORALISED 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, THEAREA OF THE UNIT, DETERMINED IN ACCORDANCE WITH THESE DEFINED UNIT BOUNDARIES, IS SET FORTH A BOVE AND IS LABELED AS "AC" (TERRACES, ALTHOUGH INCLUDED IN THE TOTAL SQUARE FOOTAGE, ARE NOT PART OF THE UNIT). MEASUREMENTS OF ROOMS SET FORTH ON THIS FLOOR PLAN ARE GENERALLY TAKEN AT THE FARTHEST POINTS OF EACH GIVEN ROOM, AS IF THE ROOM WEREA PERFECT RECTANGLES, 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 STIMAL FROM THE FORD FOR THE DEVELOPMENT THAN SARE PROPOSED AND CONCEPTUAL ONLY, WHICH ARE SUBJECT TO CHANGE AND WILL NOT NECESSARILY ACCURATELY REFLECT THE FINAL PLANS AND SPECIFICATIONS FOR THE DEVELOPMENT.