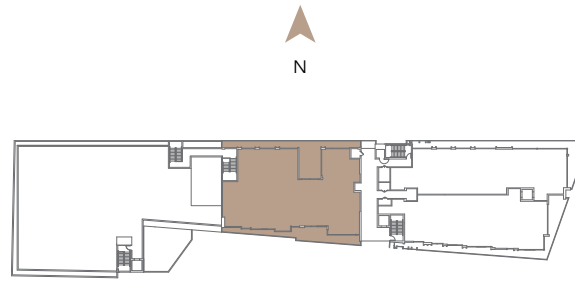


THE
FAIRCHILD
 COCONUT GROVE



THE VIZCAYA

Residence C45
 Floors 4 and 5

4 Bedrooms / 5.5 Baths + Service Quarters + Family Room
 4114 SQ. FT. (385 SQ. M.) Interior
 860 SQ. FT. (80 SQ. M.) Exterior
 4974 SQ. FT. (465 SQ. M.) Total

ORAL REPRESENTATIONS CANNOT BE RELIED UPON AS CORRECTLY STATING THE REPRESENTATIONS OF THE DEVELOPER. FOR CORRECT REPRESENTATIONS, MAKE REFERENCE TO THIS BROCHURE AND TO THE DOCUMENTS REQUIRED BY SECTION 718.303, FLORIDA STATUTES, TO BE FURNISHED BY A DEVELOPER TO A BUYER OR LESSEE. * NOT A SOLICITATION: THESE MATERIALS ARE NOT INTENDED TO BE AN OFFER TO SELL, OR SOLICITATION TO BUY A UNIT IN THE CONDOMINIUM. SUCH AN OFFERING SHALL ONLY BE MADE PURSUANT TO THE PROSPECTUS OFFERING CIRCULAR FOR THE CONDOMINIUM AND NO STATEMENTS SHOULD BE RELIED UPON UNLESS MADE IN THE PROSPECTUS OR IN THE APPLICABLE PURCHASE AGREEMENT. IN NO EVENT SHALL ANY SOLICITATION, OFFER OR SALE OF A UNIT IN THE CONDOMINIUM BE MADE IN, OR TO RESIDENTS OF, ANY STATE OR COUNTRY IN WHICH SUCH ACTIVITY WOULD BE UNLAWFUL. * FAIR HOUSING: WE ARE PLEDGED TO THE LETTER AND SPIRIT OF U.S. POLICY FOR THE ACHIEVEMENT OF EQUAL HOUSING THROUGHOUT THE NATION. WE ENCOURAGE AND SUPPORT AN AFFIRMATIVE ADVERTISING, MARKETING AND SALES PROGRAM IN WHICH THERE ARE NO BARRIERS TO OBTAINING HOUSING BECAUSE OF RACE, COLOR, SEX, RELIGION, HANDICAP, FAMILIAL STATUS OR NATIONAL ORIGIN. * STATED SQUARE FOOTAGE AND DIMENSIONS ARE MEASURED TO THE EXTERIOR BOUNDARIES OF THE EXTERIOR WALLS AND TO THE CENTERLINE OF INTERIOR DIVIDING WALLS AND IN FACT MAY 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 SET FORTH IN EXHIBIT 2 TO THE DECLARATION AS "UNIT AREA." 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 INTRUSIONS. ACCORDINGLY, THE AREA OF THE ACTUAL ROOM WILL TYPICALLY BE SMALLER THAN THE PRODUCT OBTAINED BY MAKING 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, COUNTERTOPS, SOFFITS, FLOOR COVERINGS AND OTHER MATTERS OF DETAIL, INCLUDING, WITHOUT LIMITATION, TERMS OF FINISH, FURNISHINGS AND DECORATION, ARE CONCEPTUAL ONLY AND ARE NOT NECESSARILY INCLUDED IN EACH UNIT. TERRACES ARE LIMITED COMMON ELEMENTS. * NEITHER THE DEVELOPER, GROVE BAY PROPERTIES, LLC, A FLORIDA LIMITED LIABILITY COMPANY, NOR THE FAIRCHILD CONDOMINIUM (THE "CONDOMINIUM"), HAVE ANY AFFILIATION, ASSOCIATION OR OTHER INVOLVEMENT WITH FAIRCHILD TROPICAL BOTANICAL GARDENS, THE KAMPONG AND/OR DR. DAVID GRANDISON FAIRCHILD COLLECTIVELY, THE "GARDENS ENTITIES", NOR DO ANY OF THE GARDENS ENTITIES HAVE ANY AFFILIATION, ASSOCIATION OR OTHER INVOLVEMENT WITH THE DEVELOPER AND/OR THE CONDOMINIUM. THE NAME OF THE CONDOMINIUM AND/OR THE CONDOMINIUM ASSOCIATION MAY BE CHANGED BY THE DEVELOPER, IN ITS SOLE DISCRETION.