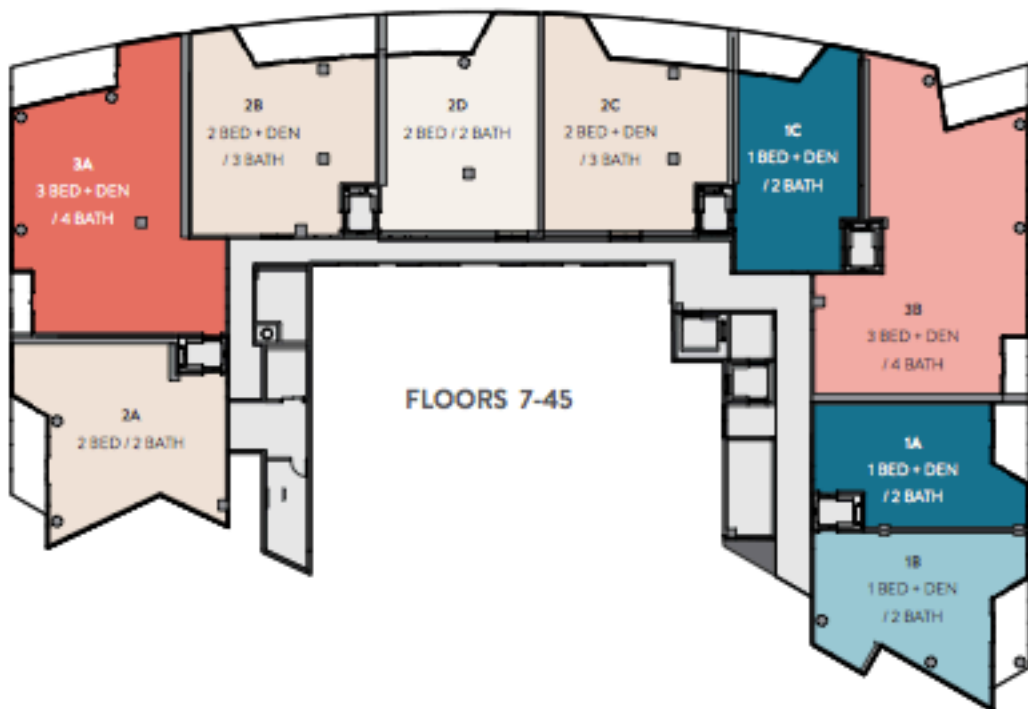


RESIDENCE  
SITE KEY

## BEACH CLUB



## BISCAYNE BEACH

East Regency - Mixed Residences

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STATED SQUARE FOOTAGES AND DIMENSIONS ARE MEASURED TO THE EXTERIOR BOUNDARIES OF THE EXTERIOR WALLS AND THE CENTERLINE OF INTERIOR PARTITION WALLS AND IN FACT MAY DIFFER FROM THE DIMENSIONS THAT WOULD BE DETERMINED BY USING THE DESCRIPTION AND DIMENSIONS OF THE "RESIDENCE" SET FORTH IN THE DECLARATION OF HOA WHICH GENERALLY DOES NOT INCLUDE THE WIDTH OR AIRSPACE BETWEEN THE PERIMETER WALLS AND EXCLUDES ALL INTERIOR STRUCTURAL COMPONENTS AND OTHER COMMON SUBAREAS. THIS AREA KEY IS GENERALLY USED IN SALES MATERIALS AND IS PROVIDED TO ALLOW A PROSPECTIVE BUYER TO COMPARE THE UNIT SIZE TO UNITS IN OTHER COMMON DEVELOPMENTS THAT USE THE SAME METHOD FOR THEIR REFERENCE TO AREA OF THE UNIT. DETERMINED IN ACCORDANCE WITH THESE DEFINED UNIT BOUNDARIES, IS SET FORTH ABOVE AND IS LABELLED AS "NET" TERRACED, ALTHOUGH IT IS INCLUDED IN THE TOTAL SQUARE FOOTAGE. ARE NOT PART OF THE UNIT. MEASUREMENTS OF ROOMS SET FORTH ON THIS FLOOR PLAN ARE GENERAL, TAKEN AT THE FARTHEST POINTS OF EACH DIMENSION AND OF THE ROOM HERE A FURTHER RECTANGULAR WITHOUT REGARD FOR ANY CURVES OR IRREGULARITIES. ACCORDINGLY, THE AREA OF THE ACTUAL ROOM WILL TYPICALLY BE SMALLER THAN THE PRODUCT OBTAINED BY MULTIPLYING THE LISTED LENGTH AND WIDTH. ALL DIMENSIONS ARE ESTIMATES WHICH WILL VARY WITH ACTUAL CONSTRUCTION AND ALL FLOOR PLANS, SPECIFICATIONS AND OTHER DEVELOPMENT PLANS ARE PROPOSED AND CONCEPTUAL ONLY, WHICH ARE SUBJECT TO CHANGE AND WILL NOT NECESSARILY ACCURATELY REFLECT THE FINAL PLANS AND SPECIFICATIONS FOR THE DEVELOPMENT.