

KEYPLAN

PANORAMIC RESIDENCES

LEVEL 15 THROUGH 45

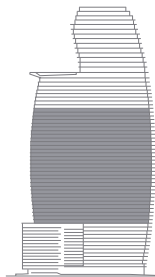
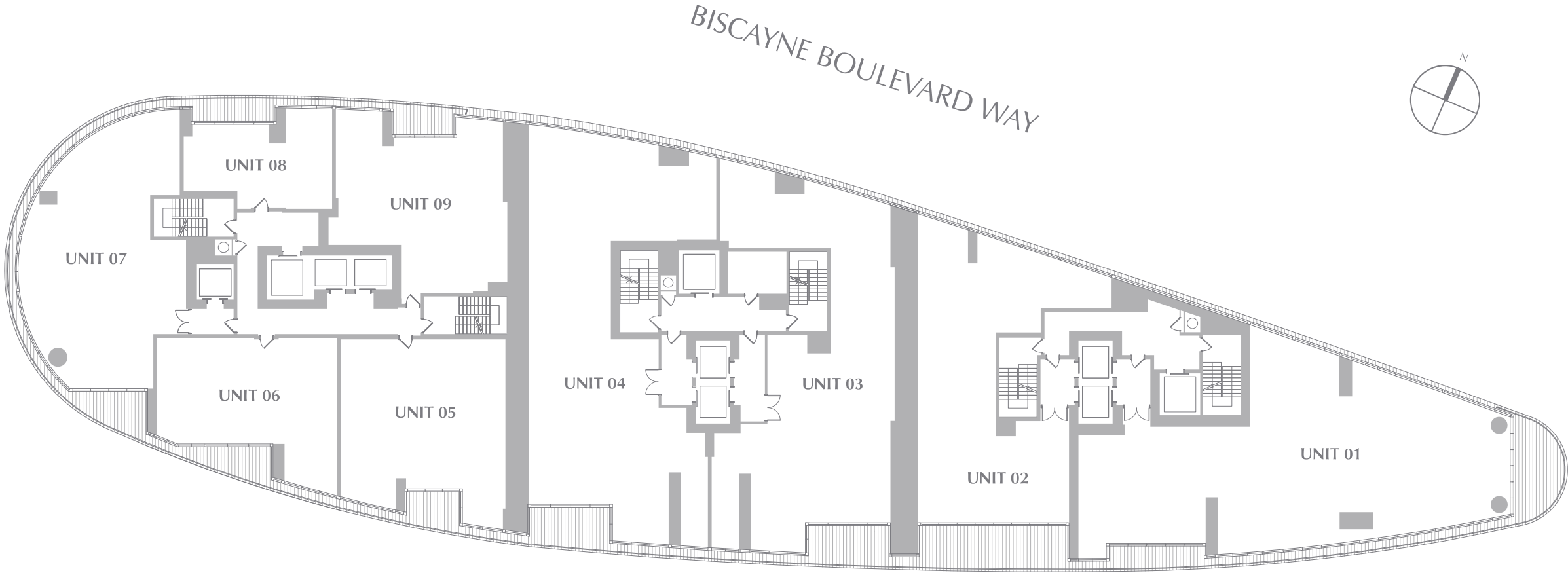


ASTON MARTIN

RESIDENCES

at

300 BISCAYNE BOULEVARD WAY
MIAMI



LEVEL 15
THROUGH
LEVEL 45



ALL PLANS, FEATURES AND AMENITIES DEPICTED HEREIN ARE BASED UPON PRELIMINARY DEVELOPMENT PLANS, AND ARE SUBJECT TO CHANGE WITHOUT NOTICE IN THE MANNER PROVIDED IN THE OFFERING DOCUMENTS. NO GUARANTEES OR REPRESENTATIONS WHATSOEVER ARE MADE THAT ANY PLANS, FEATURES, AMENITIES OR FACILITIES WILL BE PROVIDED OR, IF PROVIDED, WILL BE OF THE SAME TYPE, SIZE, LOCATION OR NATURE AS DEPICTED OR DESCRIBED HEREIN. THE SKETCHES, RENDERINGS, GRAPHIC MATERIALS, PLANS, SPECIFICATIONS, TERMS, CONDITIONS AND STATEMENTS CONTAINED IN THIS BROCHURE ARE PROPOSED ONLY, AND THE DEVELOPER RESERVES THE RIGHT TO MODIFY, REVISE OR WITHDRAW ANY OR ALL OF THE SAME IN ITS SOLE DISCRETION AND WITHOUT PRIOR NOTICE. ALL IMPROVEMENTS, DESIGNS AND CONSTRUCTION ARE SUBJECT TO FIRST OBTAINING THE APPROPRIATE FEDERAL, STATE AND LOCAL PERMITS AND APPROVALS FOR SAME. THESE DRAWINGS AND DEPICTIONS ARE CONCEPTUAL ONLY AND ARE FOR THE CONVENIENCE OF REFERENCE. THEY SHOULD NOT BE RELIED UPON AS REPRESENTATIONS, EXPRESS OR IMPLIED, OF THE FINAL DETAIL OF THE RESIDENCES. THE DEVELOPER EXPRESSLY RESERVES THE RIGHT TO MAKE MODIFICATIONS, REVISIONS AND CHANGES IT DEEMES DESIRABLE IN ITS SOLE AND ABSOLUTE DISCRETION.

KEYPLAN

RIVER RESIDENCES

LEVEL 3 THROUGH 14

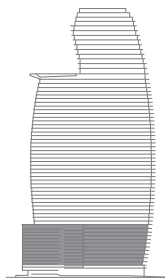
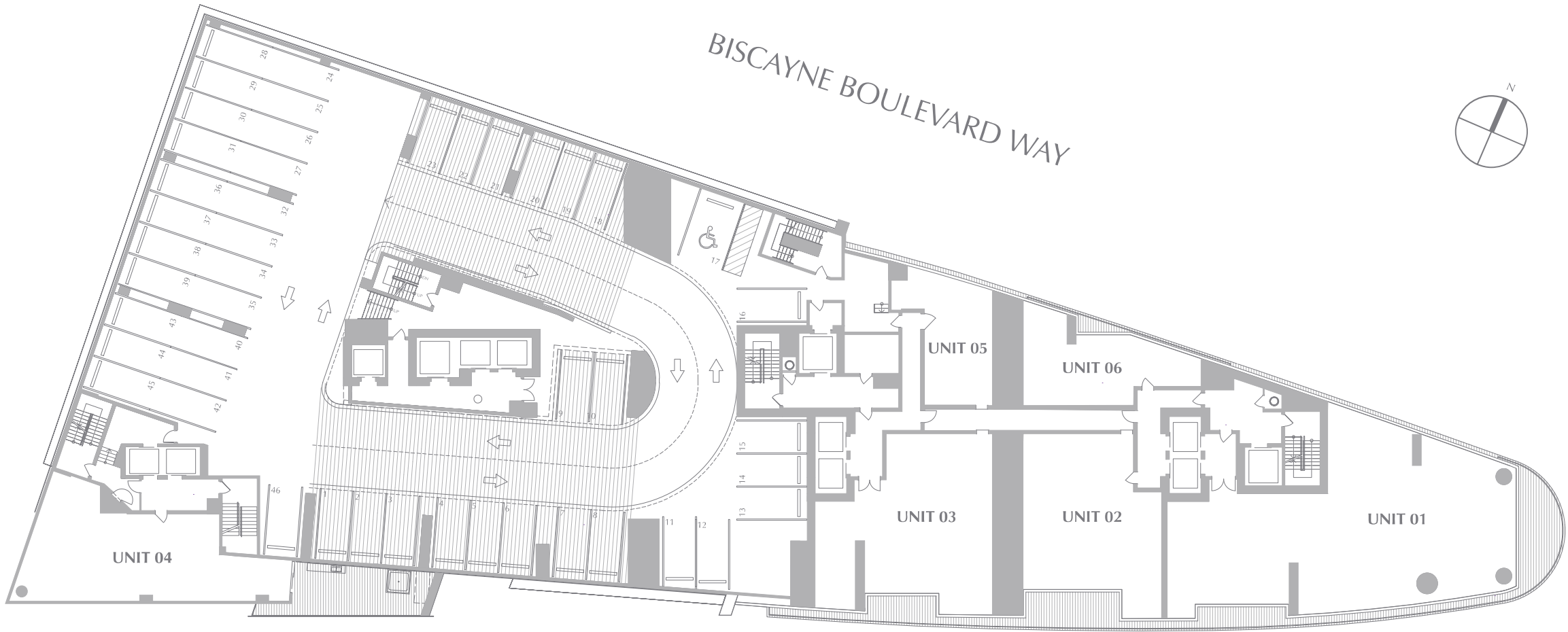


ASTON MARTIN

RESIDENCES

at

300 BISCAYNE BOULEVARD WAY
MIAMI



LEVEL 3
THROUGH
LEVEL 14



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KEYPLAN

SKY RESIDENCES

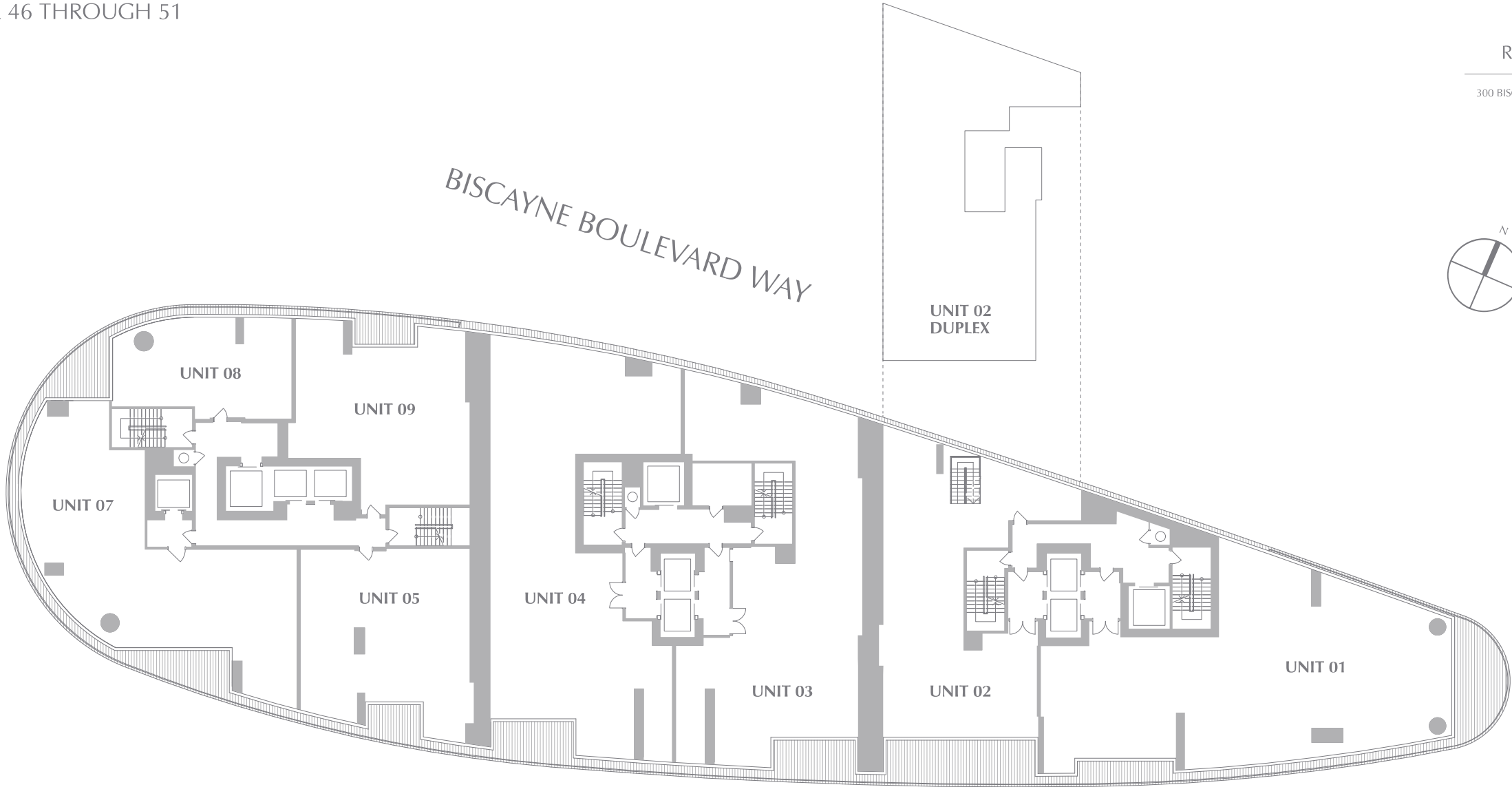
LEVEL 46 THROUGH 51



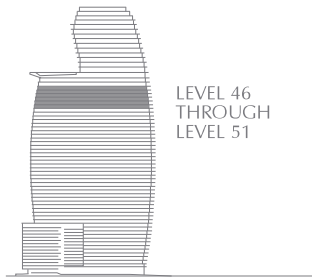
ASTON MARTIN

RESIDENCES

at
300 BISCAYNE BOULEVARD WAY
MIAMI



MIAMI RIVER



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RIVER RESIDENCES
RESIDENCES 01
LEVEL 3

3 BEDROOMS
3.5 BATHROOMS
LIBRARY

INTERIOR: 3,127 SQ. FT. 291 SQ. M.
EXTERIOR: 594 SQ. FT. 55 SQ. M.
TOTAL: 3,721 SQ. FT. 346 SQ. M.

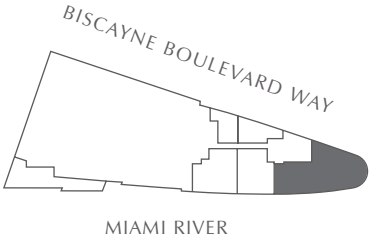
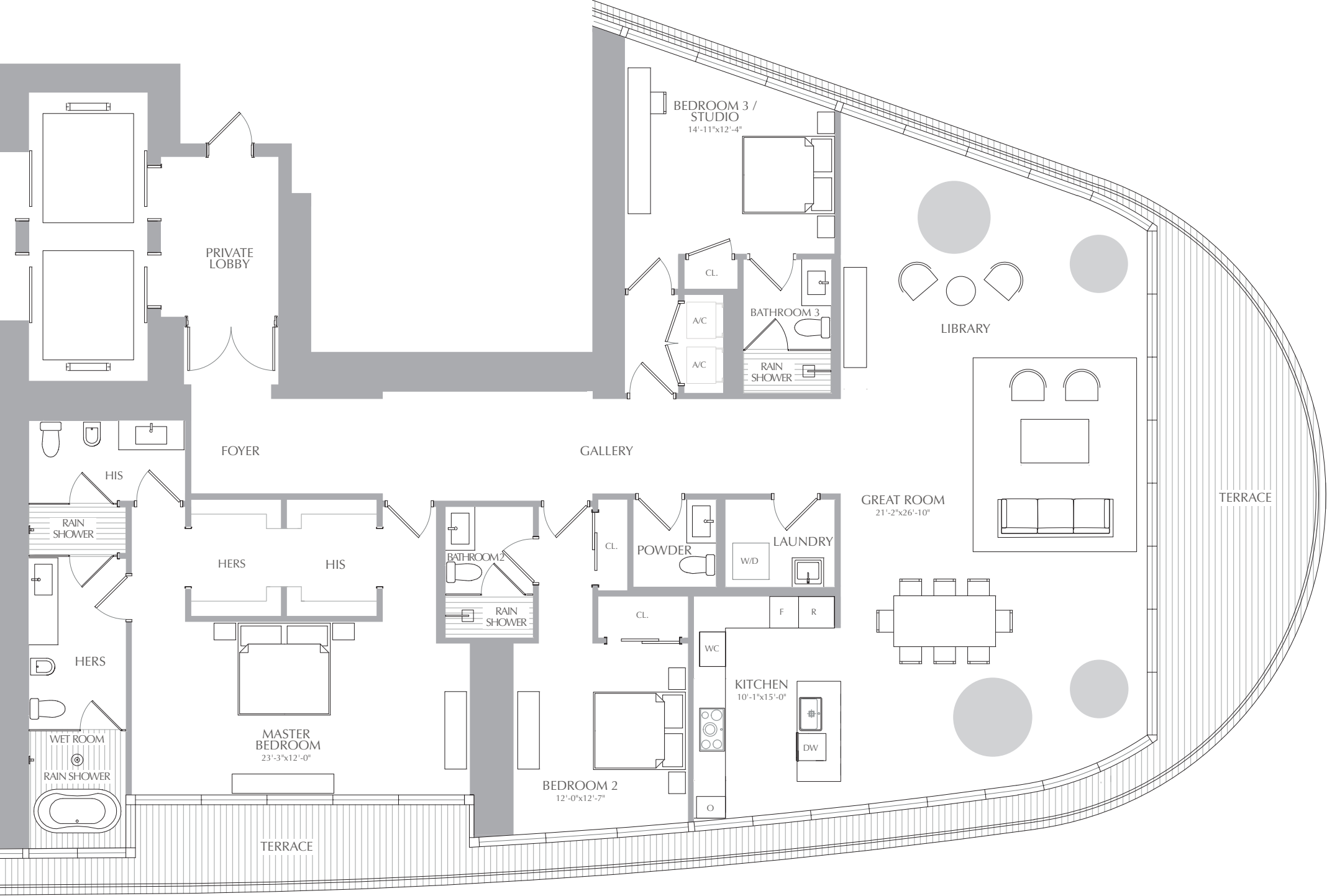


ASTON MARTIN

RESIDENCES

at

300 BISCAYNE BOULEVARD WAY
M I A M I



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, DETERMINED IN ACCORDANCE WITH THESE DEFINED UNIT BOUNDARIES, IS 4,369 SQ. FT. 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 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 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, COUNTERS, SOFFITS, FLOOR COVERINGS AND OTHER MATTERS OF DETAIL, INCLUDING, WITHOUT LIMITATION, ITEMS OF FINISH AND DECORATION, ARE CONCEPTUAL ONLY AND ARE NOT NECESSARILY INCLUDED IN EACH UNIT.

RIVER RESIDENCES
RESIDENCES 02
LEVEL 3

1 BEDROOMS
1.5 BATHROOMS

INTERIOR: 1,248 SQ. FT. 116 SQ. M.
EXTERIOR: 274 SQ. FT. 25 SQ. M.
TOTAL: 1,522 SQ. FT. 141 SQ. M.

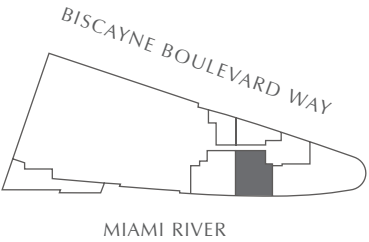
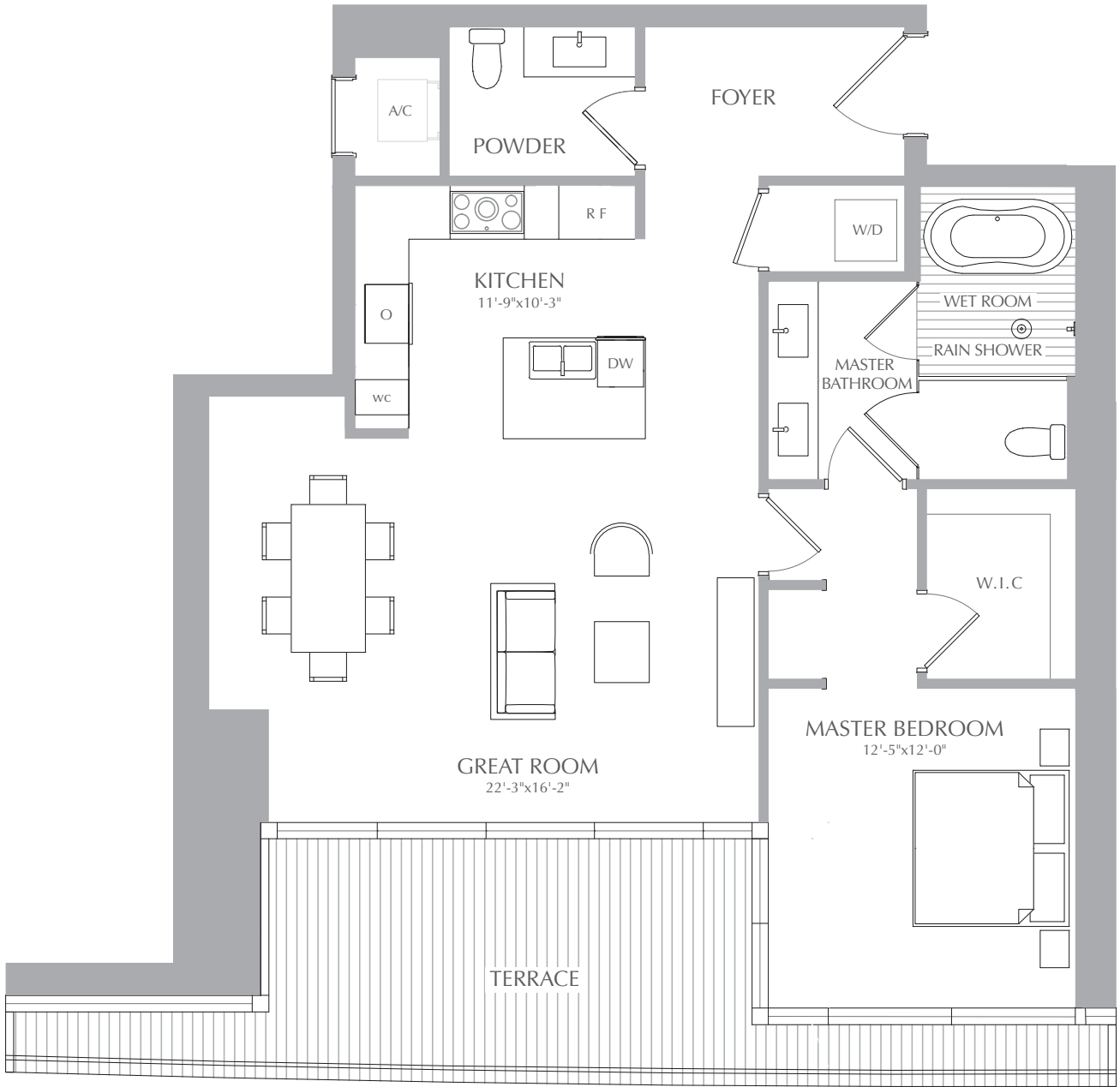


ASTON MARTIN

RESIDENCES

at

300 BISCAYNE BOULEVARD WAY
M I A M I



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RIVER RESIDENCES
RESIDENCES 03
LEVEL 4

2 BEDROOMS
3 BATHROOMS
CONV. DEN

INTERIOR: 1,817 SQ. FT. 169 SQ. M.
EXTERIOR: 278 SQ. FT. 26 SQ. M.
TOTAL: 2,095 SQ. FT. 195 SQ. M.

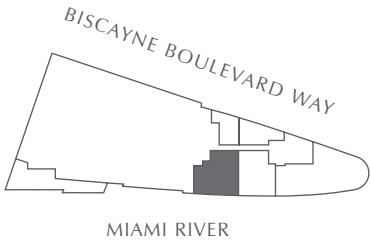
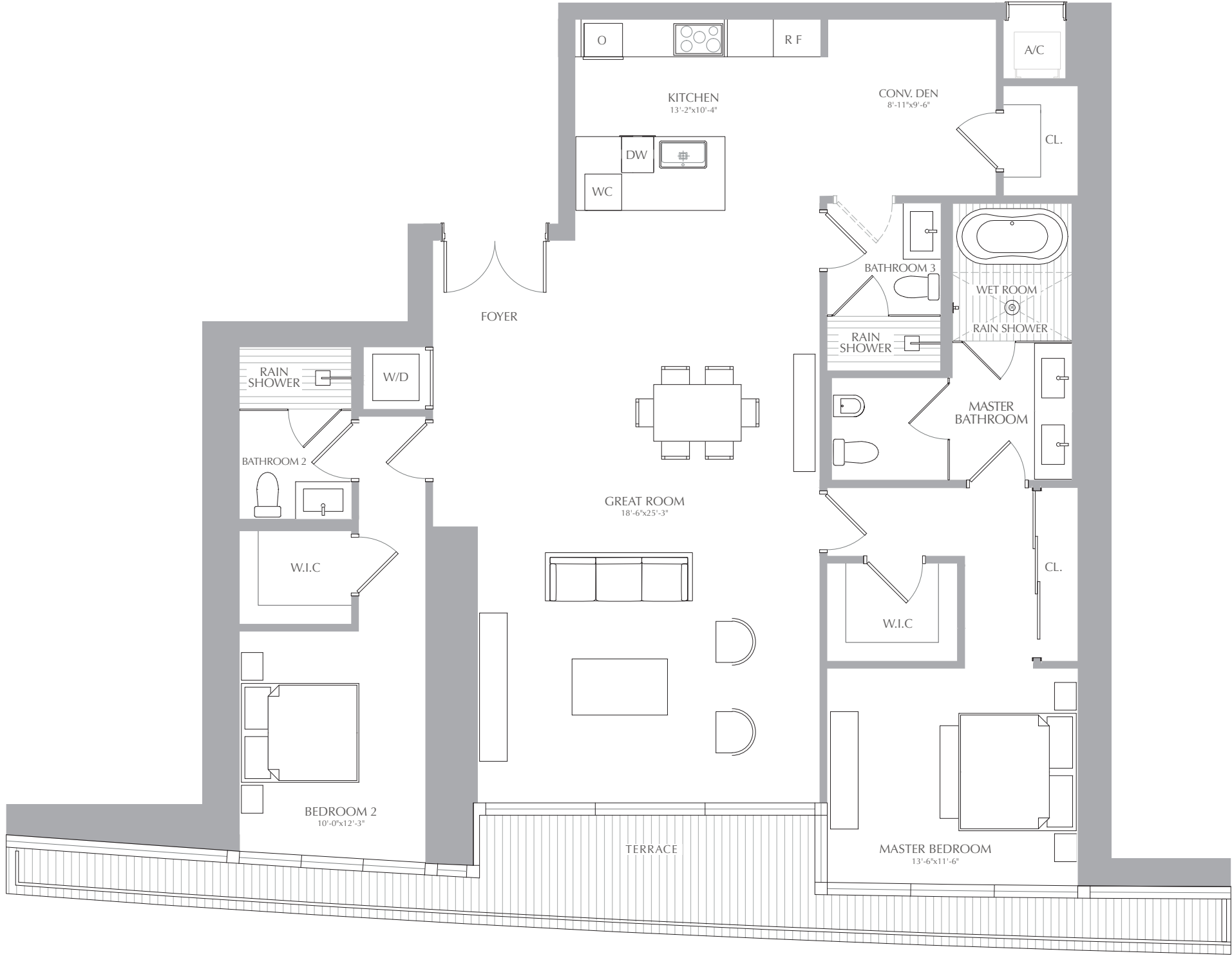


ASTON MARTIN

RESIDENCES

at

300 BISCAYNE BOULEVARD WAY
M I A M I



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RIVER RESIDENCES
RESIDENCES 04
LEVEL 4

2 BEDROOMS
2.5 BATHROOMS

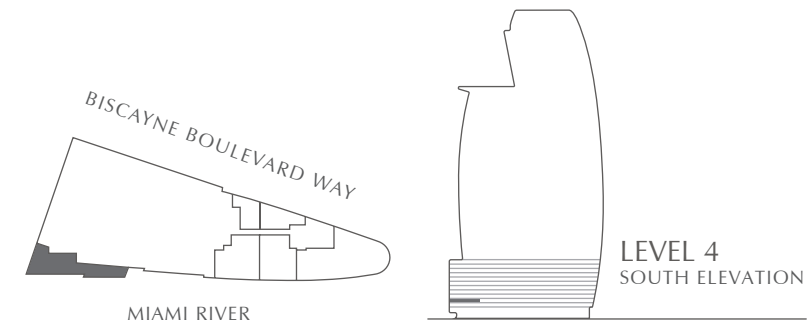
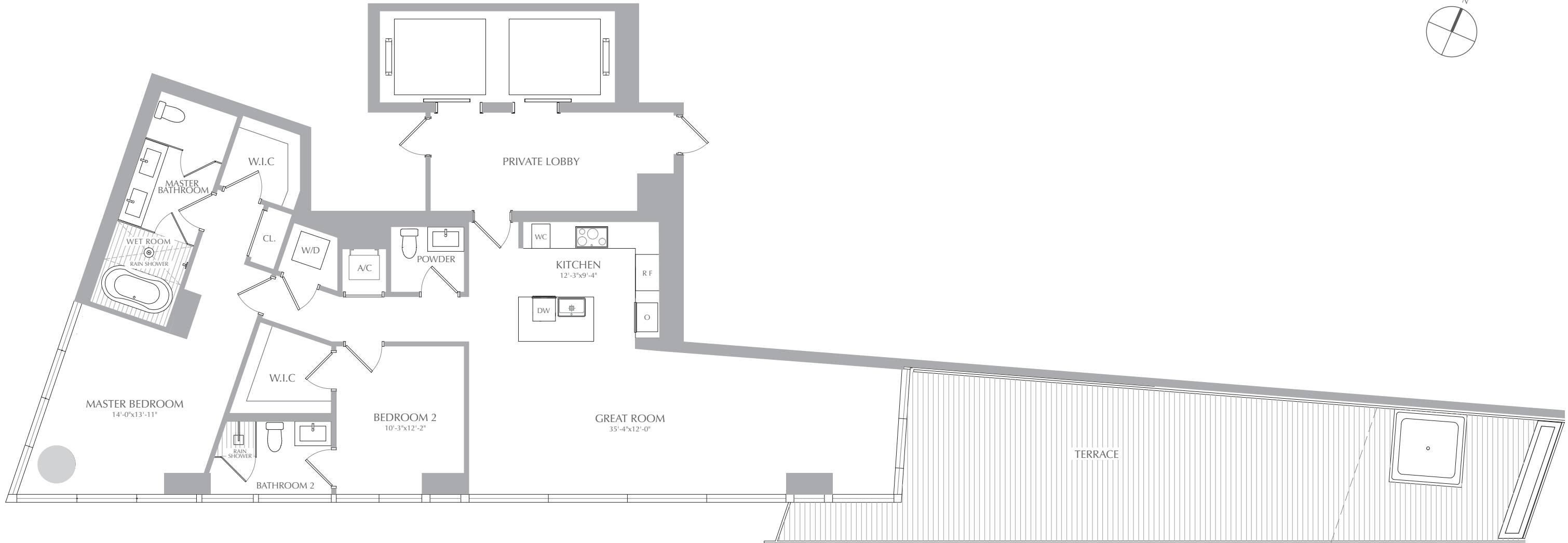
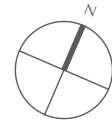
INTERIOR: 1,582 SQ. FT. 147 SQ. M.
EXTERIOR: 667 SQ. FT. 62 SQ. M.
TOTAL: 2,249 SQ. FT. 209 SQ. M.



ASTON MARTIN

RESIDENCES

at
300 BISCAYNE BOULEVARD WAY
M I A M I



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 718.503, 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 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. 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, determined in accordance with these defined unit boundaries, is set forth in exhibit "3" to the declaration. 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 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 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, counters, soffits, floor coverings and other matters of detail, including, without limitation, items of finish and decoration, are conceptual only and are not necessarily included in each unit.

RIVER RESIDENCES
RESIDENCES 05
LEVEL 5

STUDIO
1 BATHROOM

INTERIOR:	698	SQ. FT.	65	SQ. M.
EXTERIOR:	0	SQ. FT.	0	SQ. M.
TOTAL:	698	SQ. FT.	65	SQ. M.

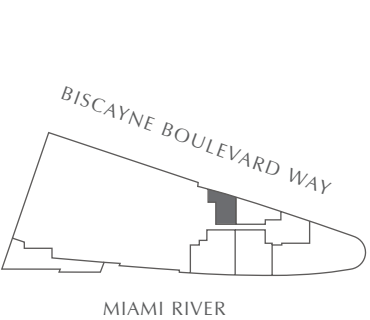
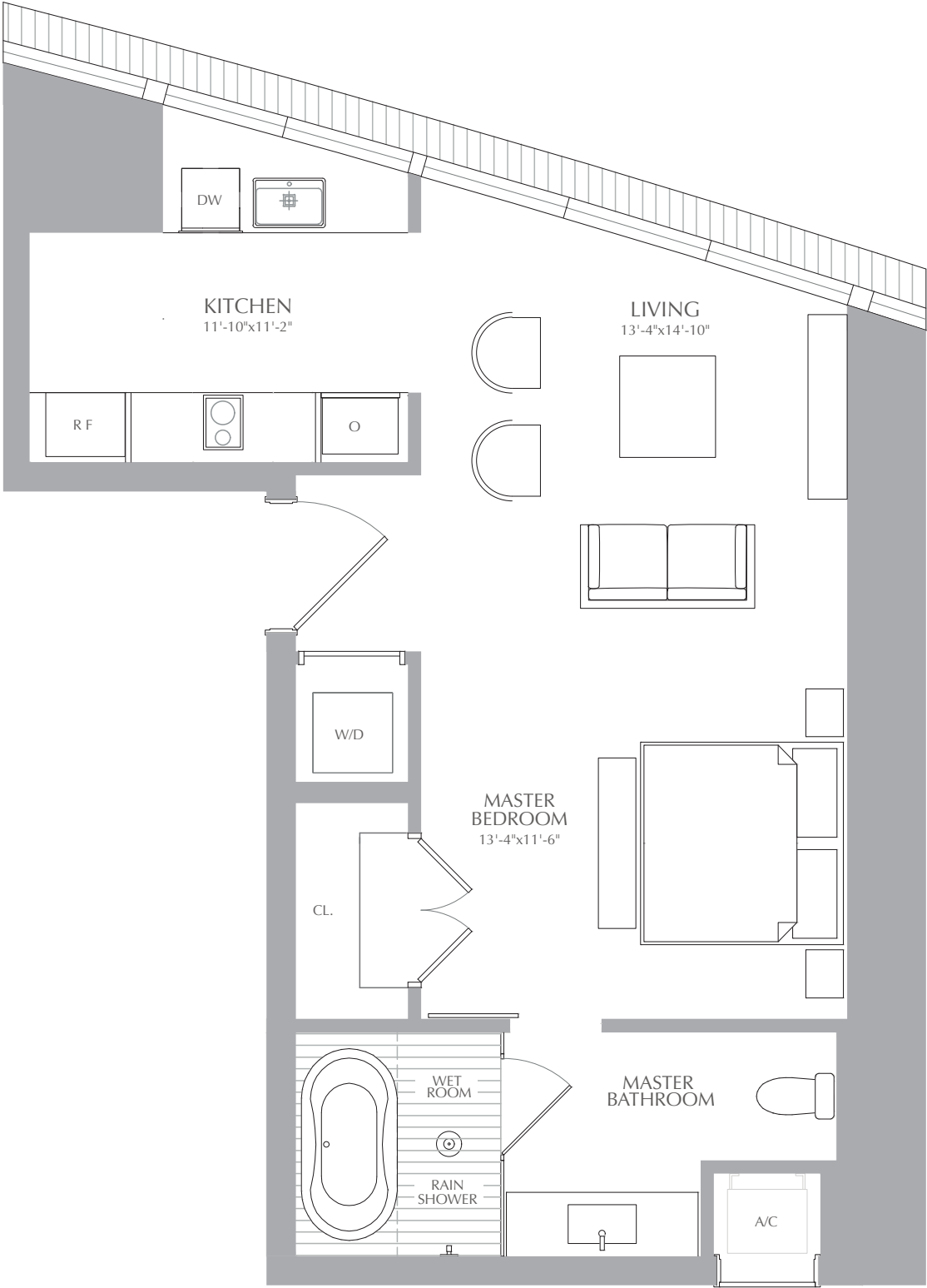


ASTON MARTIN

RESIDENCES

at

300 BISCAYNE BOULEVARD WAY
M I A M I



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RIVER RESIDENCES
RESIDENCES 06
LEVEL 5

1 BEDROOM
1.5 BATHROOM

INTERIOR:	853	SQ. FT.	79	SQ. M.
EXTERIOR:	36	SQ. FT.	4	SQ. M.
TOTAL:	889	SQ. FT.	83	SQ. M.

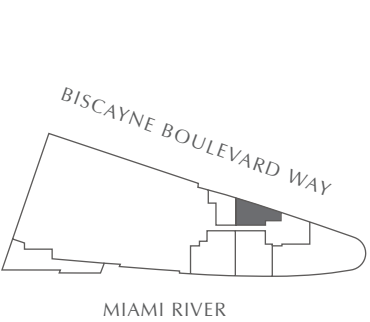
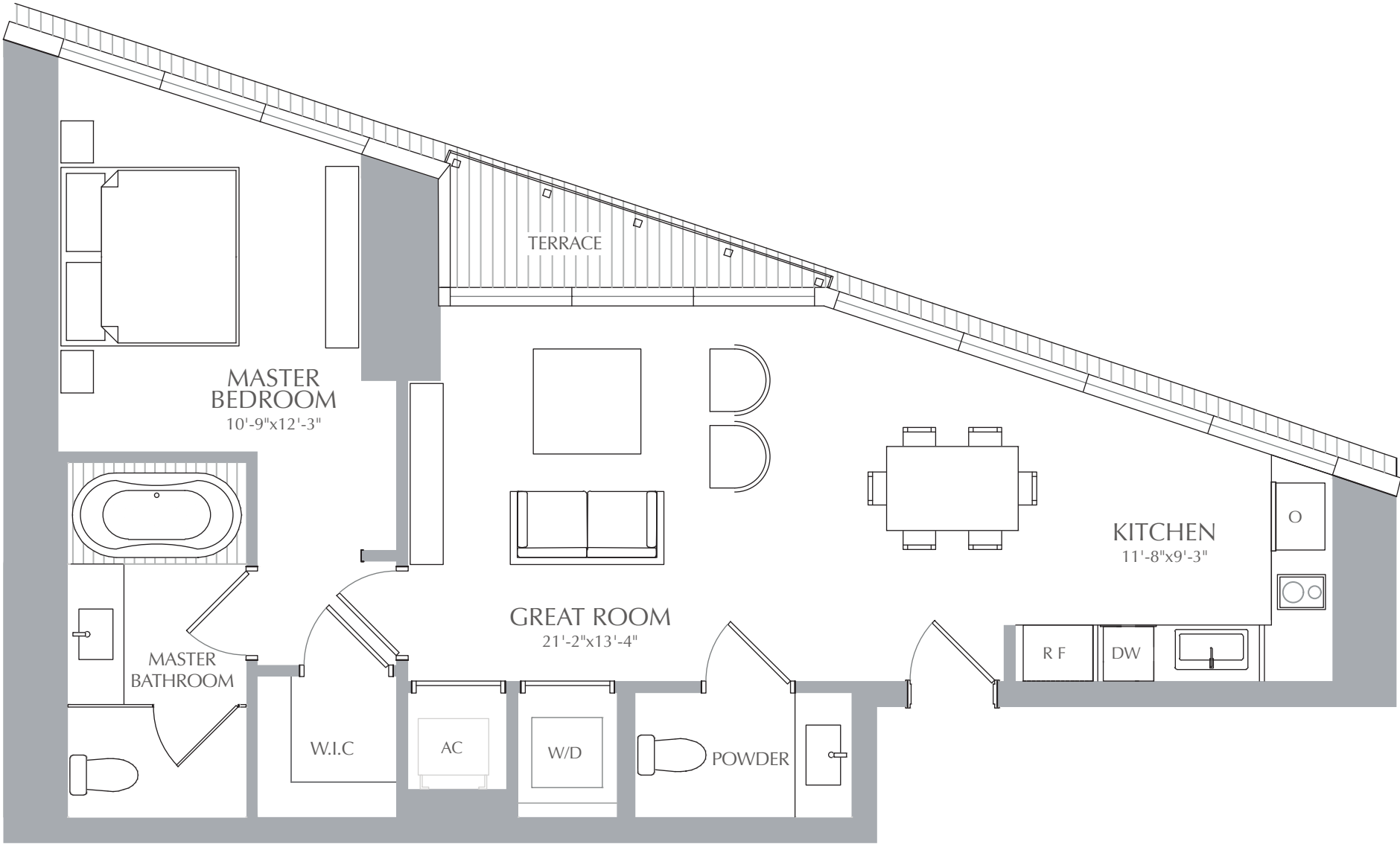


ASTON MARTIN

RESIDENCES

at

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M I A M I



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PANORAMIC RESIDENCES
RESIDENCES 07
LEVEL 15

3 BEDROOMS
5.5 BATHROOMS
STAFF + FAMILY/ DEN

INTERIOR: 3,227 SQ. FT. 300 SQ. M.
EXTERIOR: 4,383 SQ. FT. 407 SQ. M.
TOTAL: 7,610 SQ. FT. 707 SQ. M.

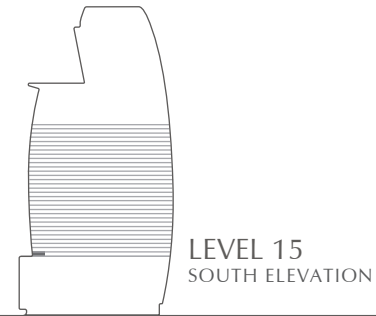
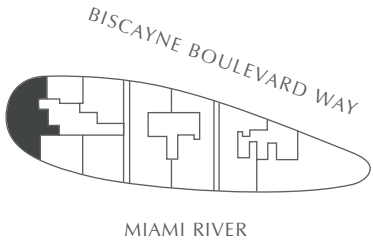
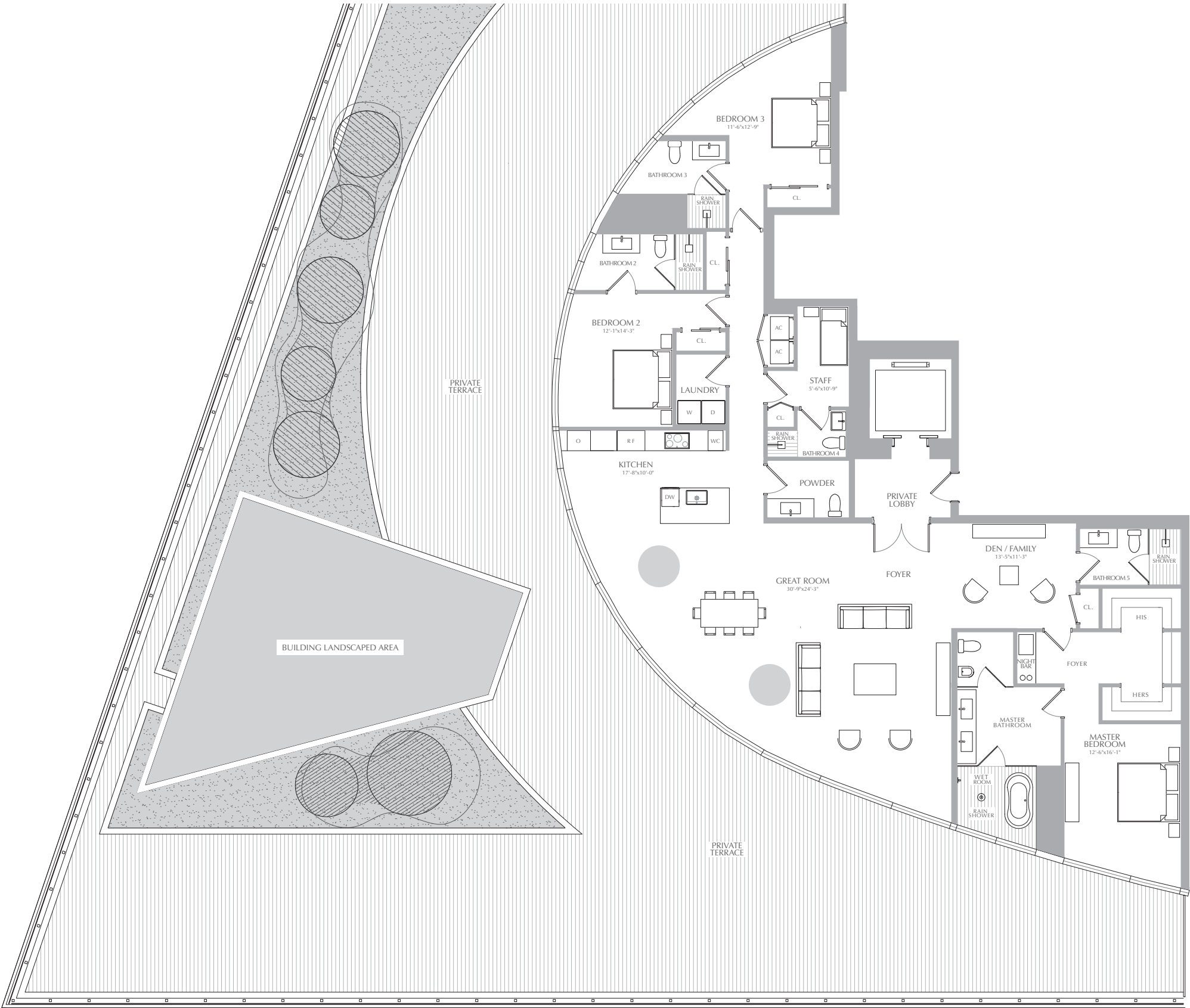


ASTON MARTIN

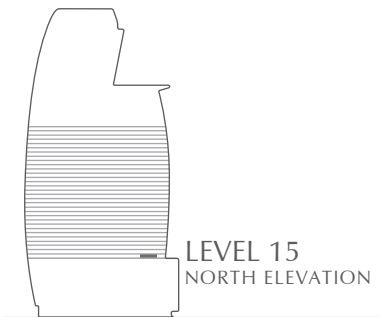
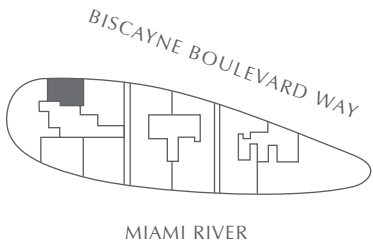
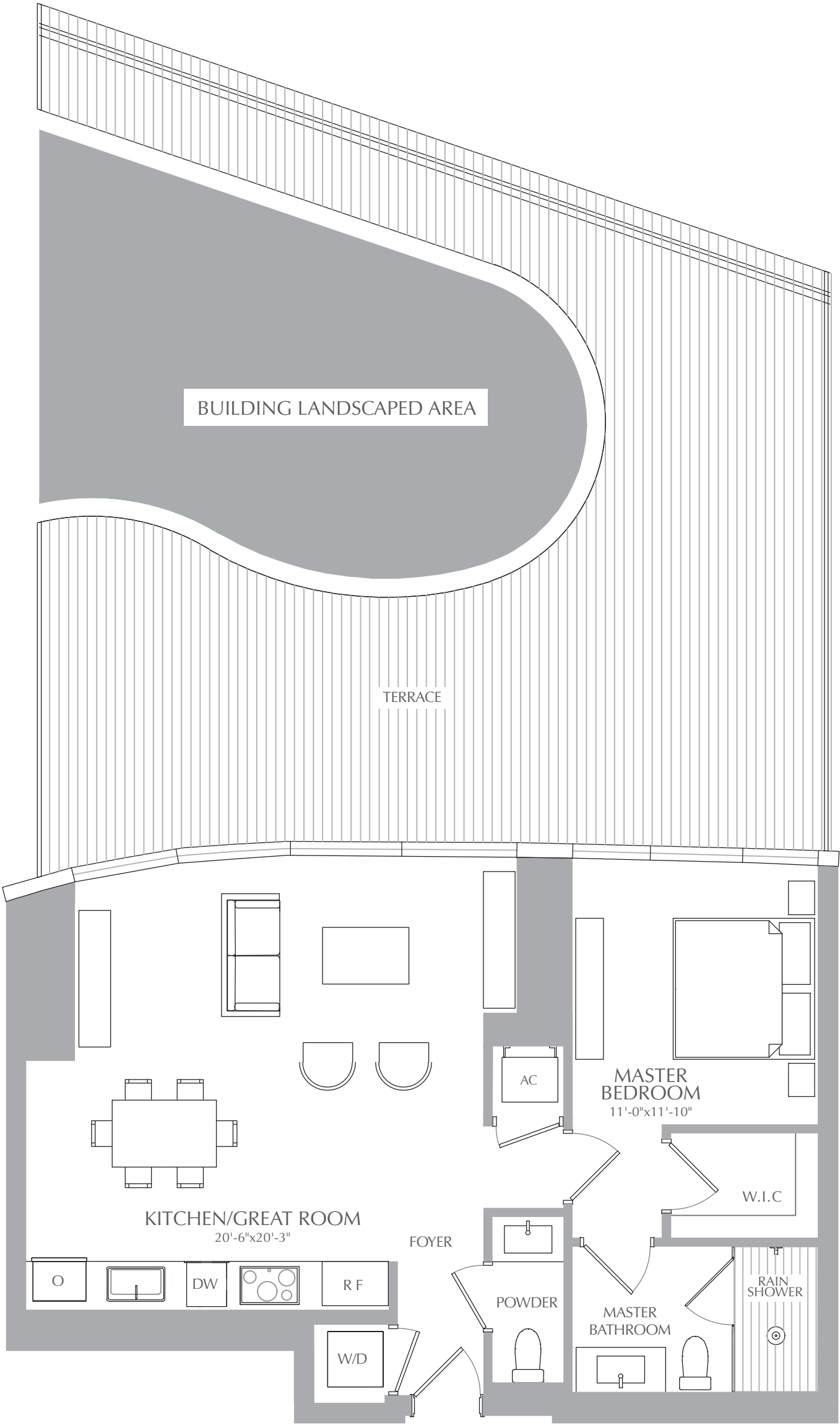
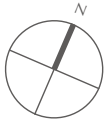
RESIDENCES

at

300 BISCAYNE BOULEVARD WAY
M I A M I



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, DETERMINED IN ACCORDANCE WITH THESE DEFINED UNIT BOUNDARIES, IS 4,369 SQ. FT. 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 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 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, COUNTERS, SOFFITS, FLOOR COVERINGS AND OTHER MATTERS OF DETAIL, INCLUDING, WITHOUT LIMITATION, ITEMS OF FINISH AND DECORATION, ARE CONCEPTUAL ONLY AND ARE NOT NECESSARILY INCLUDED IN EACH UNIT.



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PANORAMIC RESIDENCES

RESIDENCES 09

LEVEL 15

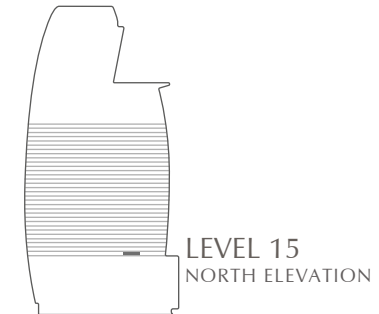
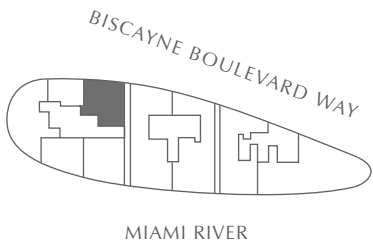
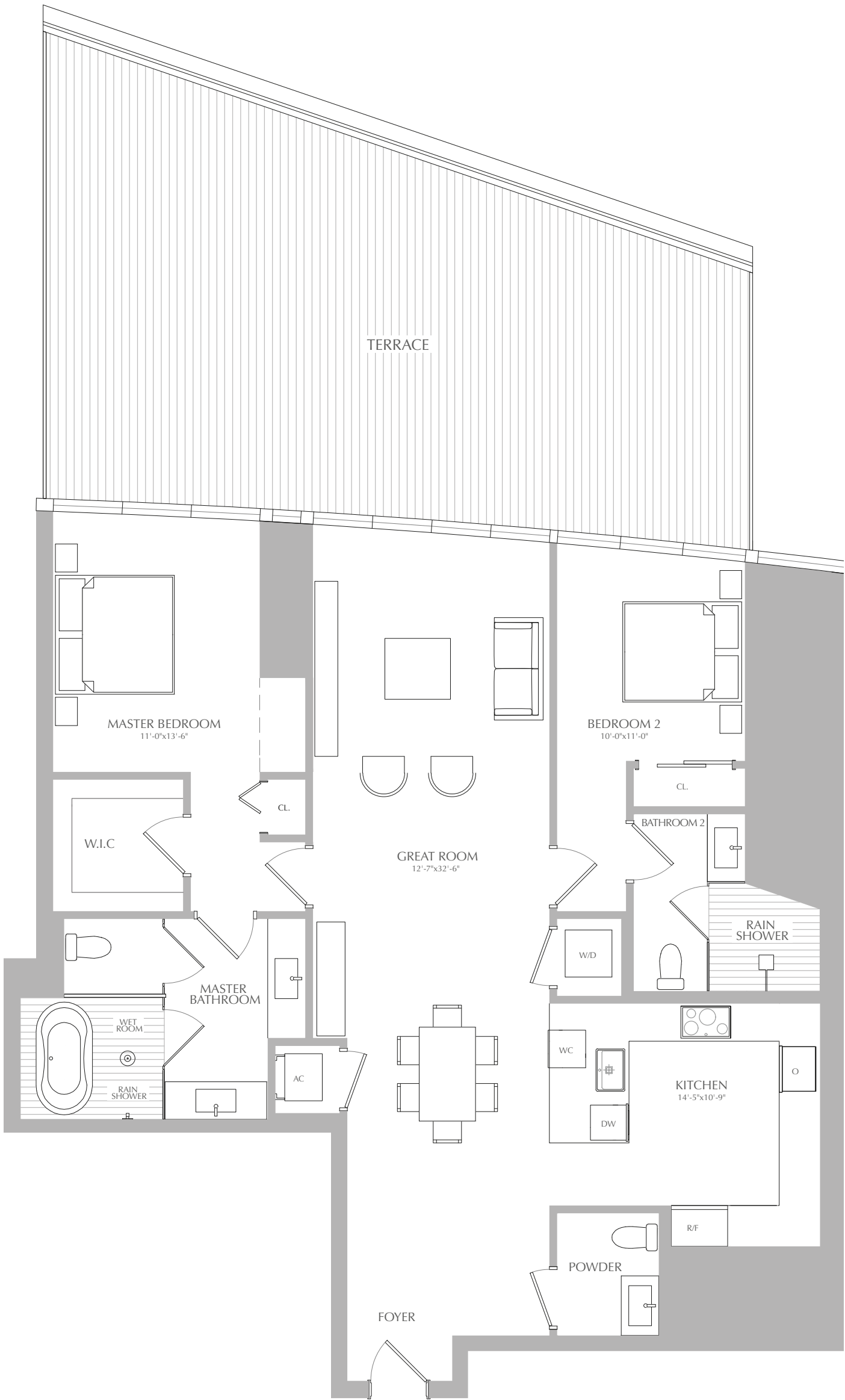
2 BEDROOMS
2.5 BATHROOMS

INTERIOR: 1,599 SQ. FT. 149 SQ. M.
EXTERIOR: 829 SQ. FT. 77 SQ. M.
TOTAL: 2,428 SQ. FT. 226 SQ. M.



RESIDENCES

at
300 BISCAYNE BOULEVARD WAY
MIAMI



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