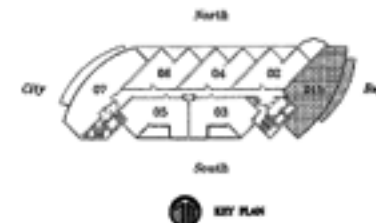
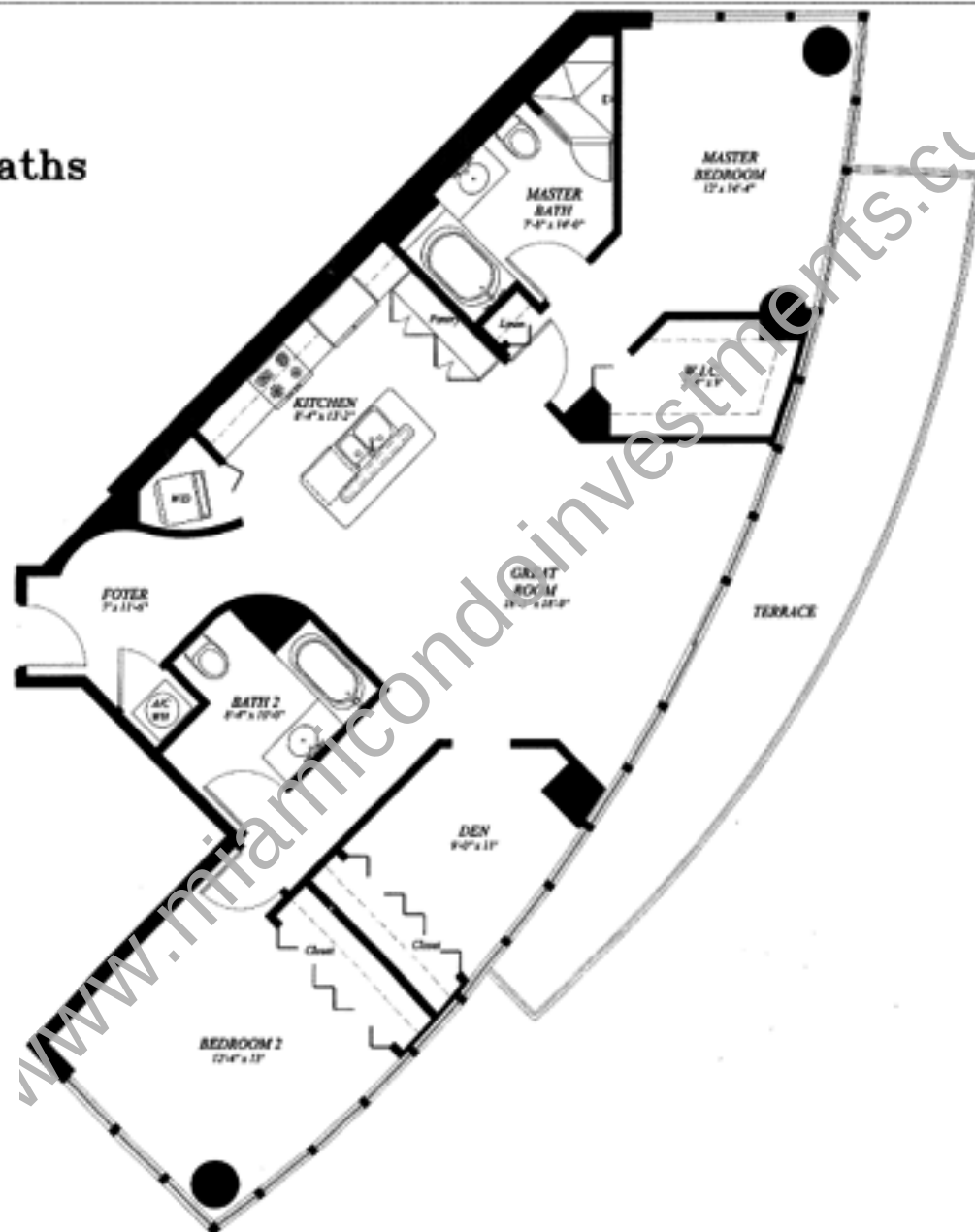


2 Beds/Den/2 Baths



THE PLATINUM AT BISCAYNE BAY

480 N.E. 30 Street, Miami, Florida 33137

Floor Plan Unit 01b

Floors 6th - 22nd

2 Bedrooms / Den

2 Baths

Living Area 1,363 sq. ft. / 126.7 m²

Terrace 264 sq. ft. / 24.6 m²

Total Sq. Ft. 1,627 sq. ft. / 151.3 m²

Showing not to scale
all dimensions are approximate and
all floor plans and development plans
are subject to change.

And representations cannot be relied upon to represent the representation
of the Developer. For current representations, reference should be made to the
purchase agreement and to the documents required by Section 718.009 Florida
Statutes, as far as permitted by a lawyer to a buyer or lessee. The documents
contained on this page are representative only and the Developer reserves the
right without notice to or approval by the Buyer to make changes and of all
kind equal quality for location, materials and equipment furnished hereto.

Noted dimensions are measured to the center boundaries of the exterior walls and
the boundaries of interior enclosing walls and include half of the exterior area,
in common, shared and state area, but is not part of the dimensions that would be
determined by using the boundaries and exterior of the "lot" and both in the boundaries
(which generally only include the interior spaces between the perimeter walls and include
shared structural supports).

