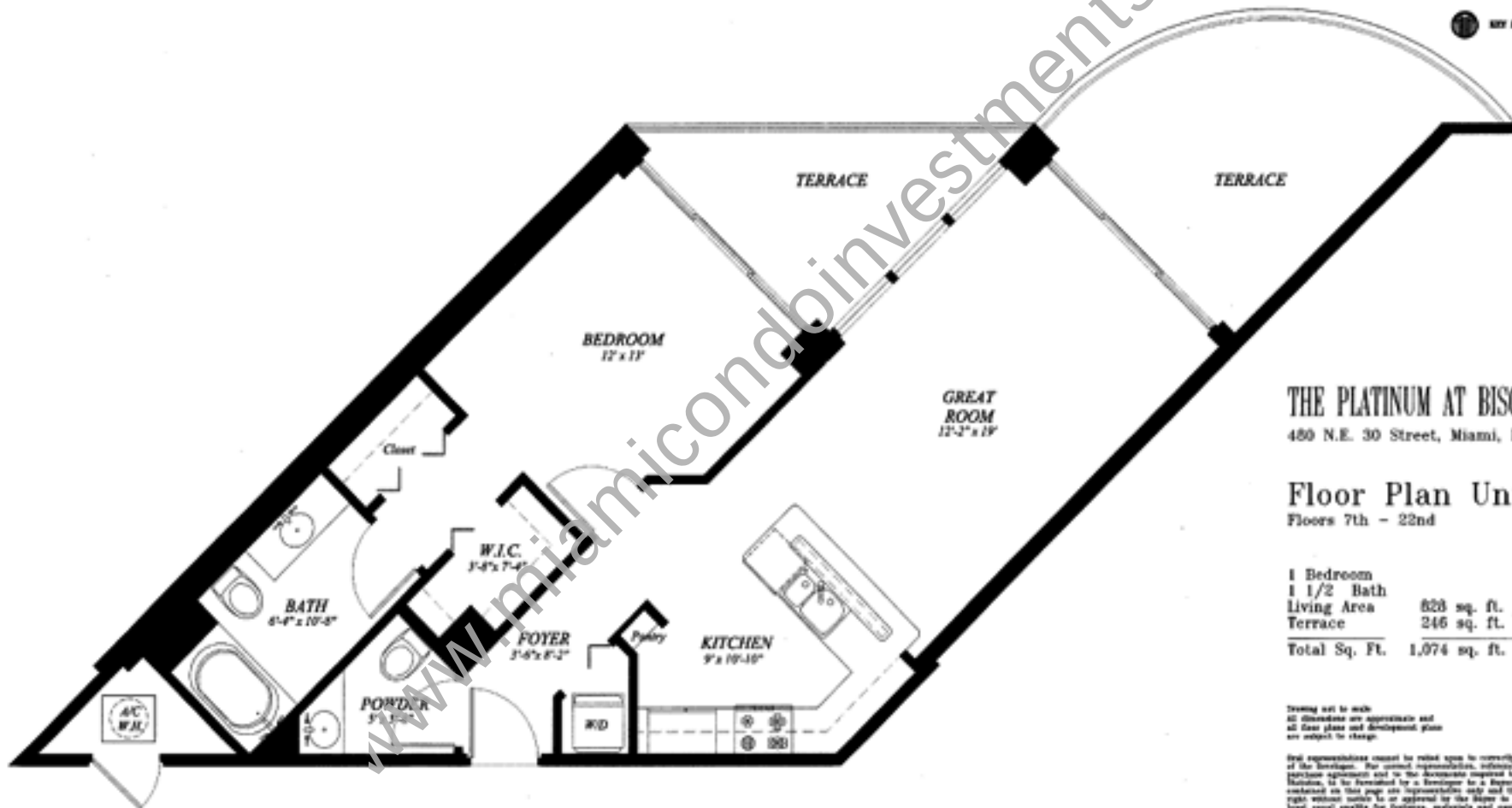
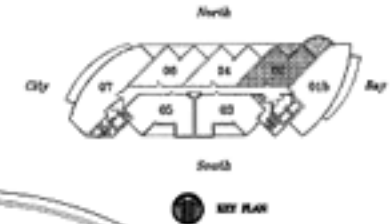


1 Bed/1 1/2 Baths



THE PLATINUM AT BISCAYNE BAY

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

Floor Plan Unit 02

Floors 7th - 22nd

1 Bedroom		
1 1/2 Bath		
Living Area	628 sq. ft. /	77.8 m ²
Terrace	246 sq. ft. /	22.9 m ²
Total Sq. Ft.	1,074 sq. ft. /	99.9 m ²

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

Buyer representations cannot be relied upon to correctly state the representation
 of the Developer. The actual representation, reference should be made to the
 purchase agreement and to the documents required by statute (Fiduciary
 Disclosure, is the responsibility of a Developer for a Buyer or Lessee. The features
 contained on this page are representations only and the Developer reserves the
 right without notice to or approval by the Buyer to make changes and of at
 least equal quality for features, materials and equipment described herein.

Small dimensions are measured to the exterior face of the exterior walls and
 the exterior of interior dividing walls and include half of the window sills,
 in common, storage and stairs area, but is not less than the dimensions that would be
 permitted by using the description and notation of the "half" as both in the footnotes
 (which generally only include the interior spaces between the perimeter walls and exterior
 interior structural components).

