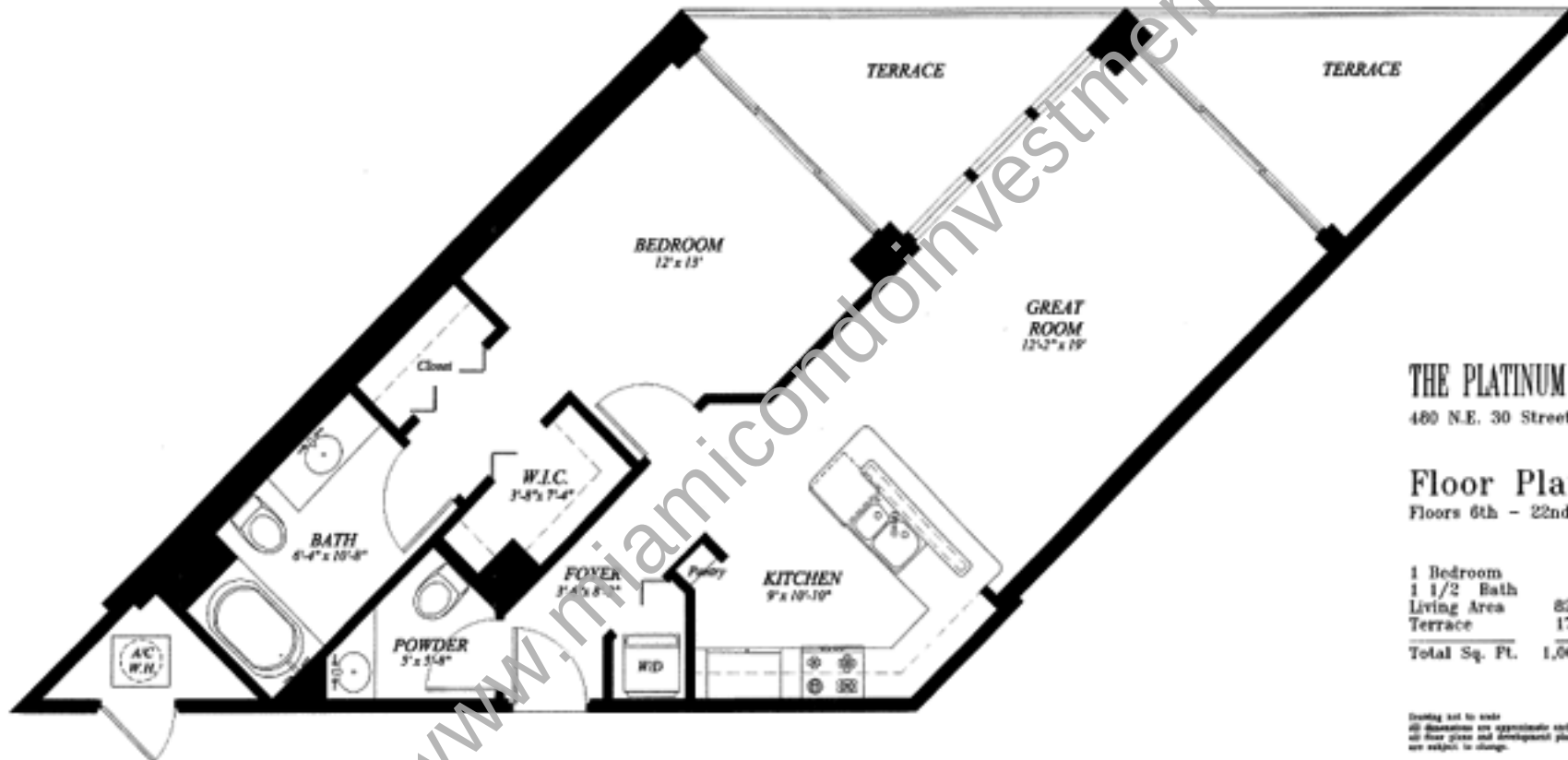
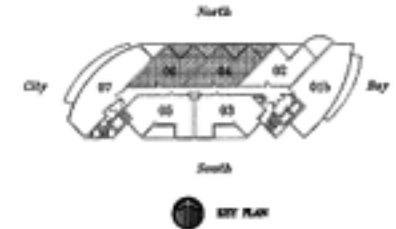


1 Bed/1 1/2 Baths



THE PLATINUM AT BISCAYNE BAY

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

Floor Plan Unit 04/06

Floors 6th - 22nd

1 Bedroom		
1 1/2 Bath		
Living Area	828 sq. ft. /	77.0 m ²
Terrace	174 sq. ft. /	16.2 m ²
Total Sq. Ft.	1,002 sq. ft. /	93.2 m²

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

Final representations cannot be relied upon to accurately state the representation
of the development. The actual representation, reference should be made to the
purchase agreement, and to the documents required by Section 718.001 Florida
Statutes, to be furnished by a Developer to a Buyer or Lessee. The information
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 at
least equal quality for features, materials and equipment (finished finish).

Several dimensions are measured to the exterior face of the exterior walls and
the centerline of interior dividing walls and include half of the exterior area,
to include, change and state area and to be not less than the dimensions that would be
determined by using the dimensions and definition of the "Wall" and built to the building
plans generally only include the interior spaces between the perimeter walls and include
interior structural components.