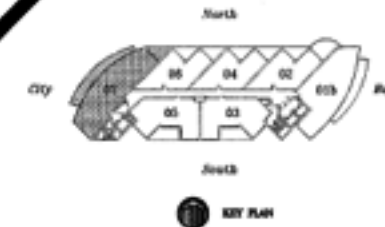
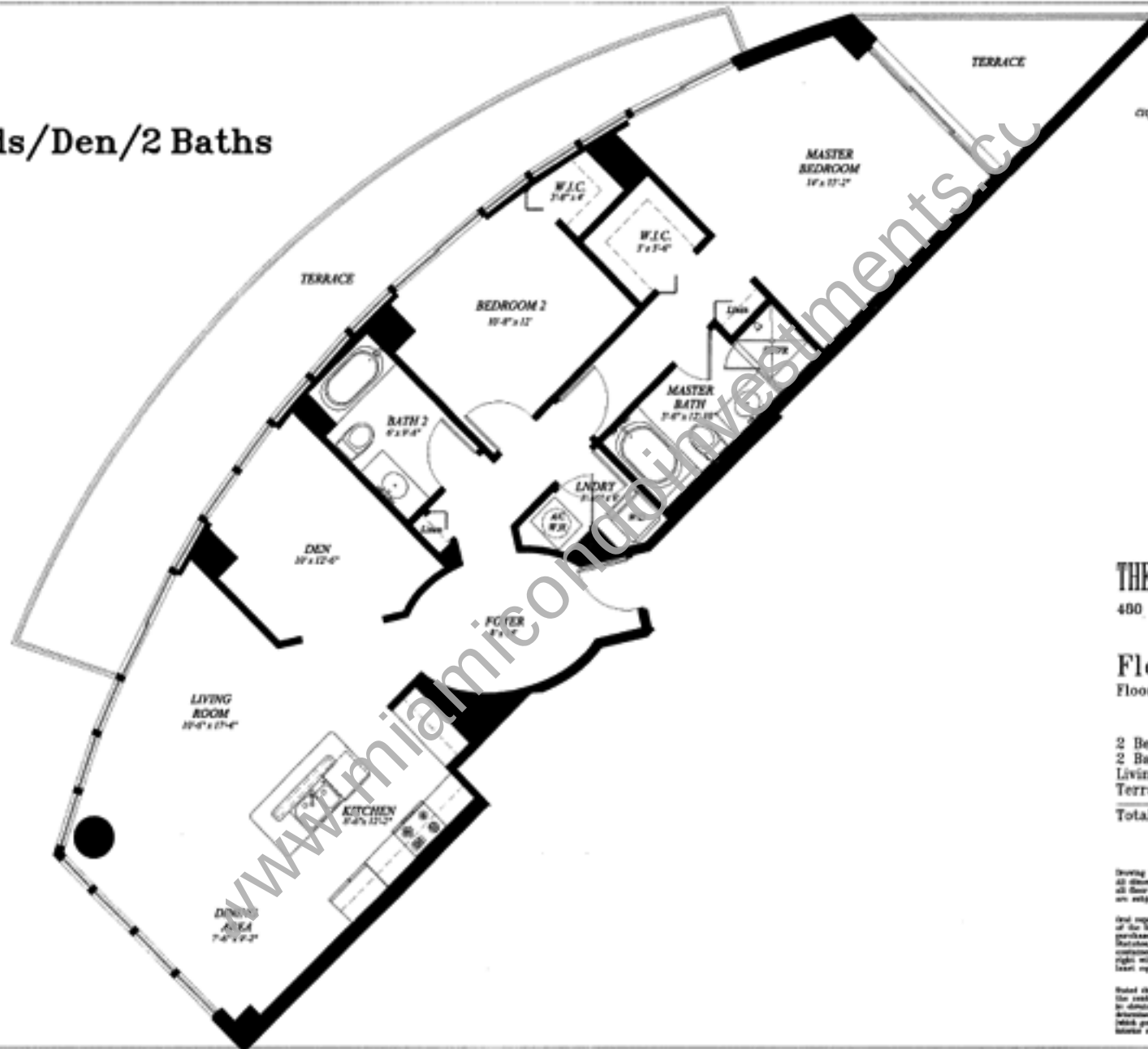


2 Beds/Den/2 Baths



THE PLATINUM AT BISCAYNE BAY

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

Floor Plan Unit 07

Floors 7th - 22nd

2 Bedrooms / Den

2 Baths

Living Area 1,380 sq. ft. / 128.4 m²

Terrace 383 sq. ft. / 35.6 m²

Total Sq. Ft. 1,763 sq. ft. / 164.0 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 correctly state the representation
of the developer. For current representation, reference should be made to the
purchase agreement and to the documents required by Section 718.105 Florida
Statutes, to be furnished by a developer to 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 furnished herein.

Noted dimensions are measured to the exterior boundaries of the exterior walls and
the boundaries of interior enclosing walls and include built-in features, such as
cabinets, storage and other areas and to built-in areas from the dimensions that would be
determined by using the dimensions and addition of the "Net" area to the boundaries
(which generally only include the interior dimensions between the exterior walls and include
interior structural components).

