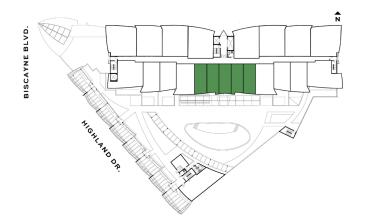
Residence P

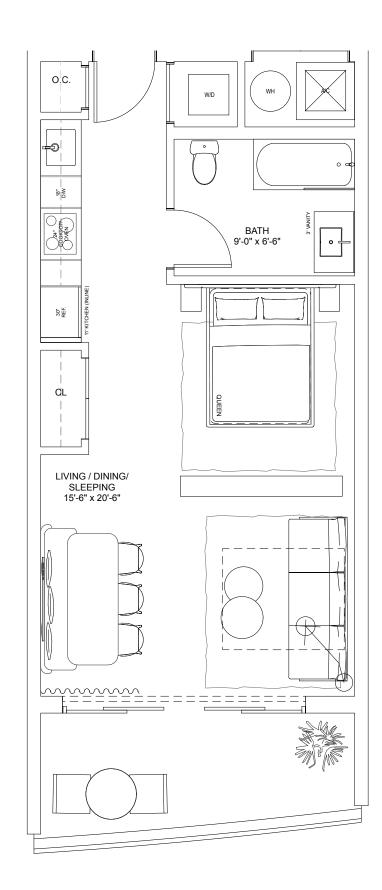
STUDIO

Levels 6 thru 15

TOTAL	632 S.F.	58.7 S.M.
TERRACE	107 S.F.	9.9 S.M.
INTERIOR	525 S.F.	48.8 S.M.



blue road

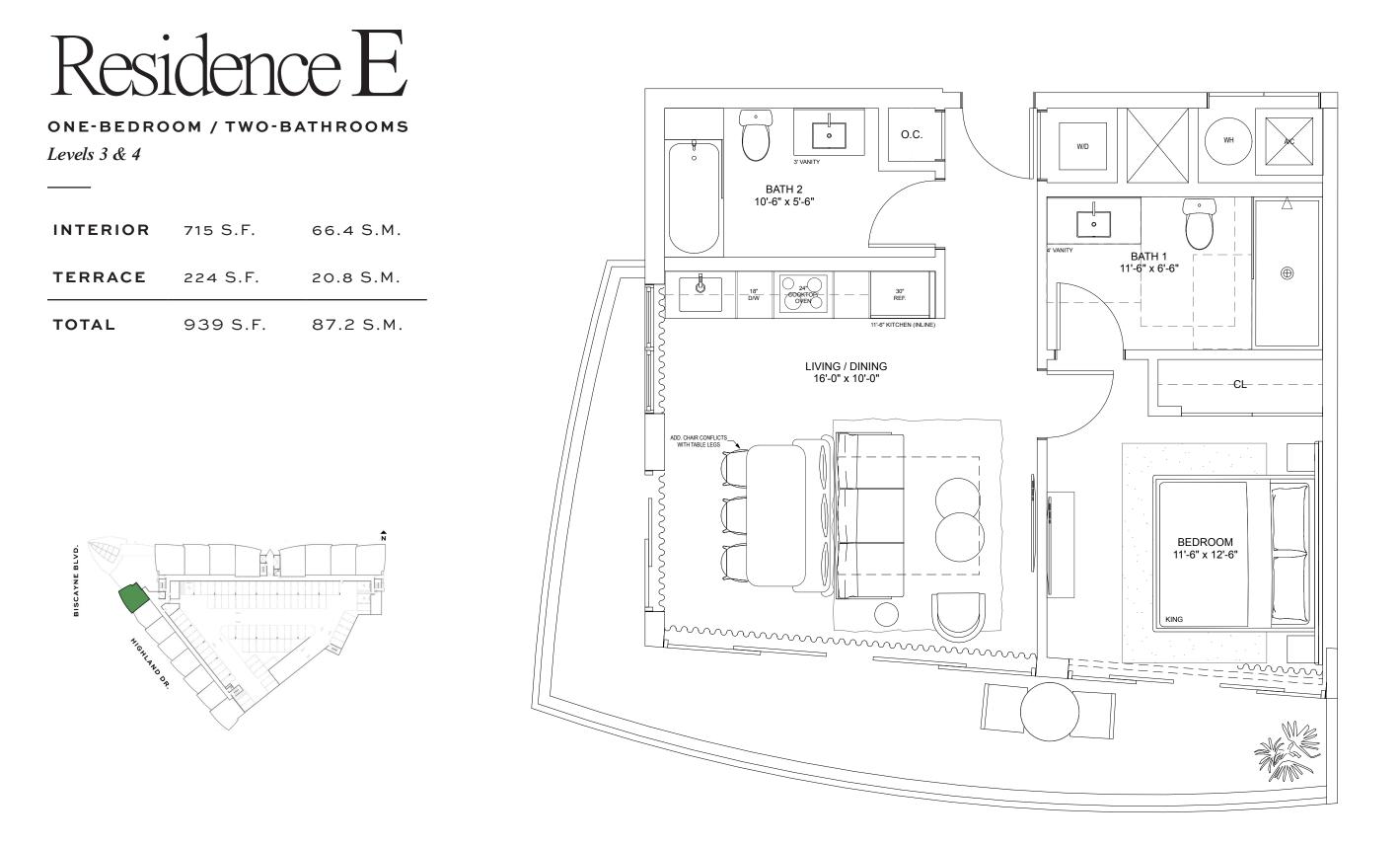


DEVELOPED BY









DEVELOPED BY



ORAL REPRESENTATIONS CANNOT BE RELIED UPON AS CORRECTLY STATING REPRESENTATIONS OF THE DEVELOPER. FOR CORRECT REPRESENTATIONS, MAKE REFERENCE TO THE DOCUMENTS THAT ARE REQUIRED BY Sec. The Developer is 13899 Big cannot be made. State 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 is represented to the externion and edimensions that would be determined by using the description and definition of the "Unit" set forth in the Declaration of the store is represented to all or 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 by multiplying the state defined on the store of proluce store by multiplying the state of proluce store by endformance with these defined unit boundaries, is xxx sq. th. Measurements of relate on the interior structural components and other development plans are generally taken at the farthest points of each given room (as if the room were a perfect 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.



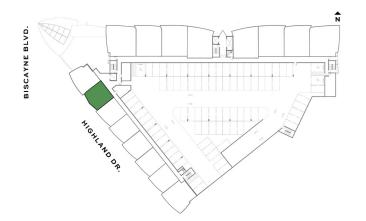


Residence F

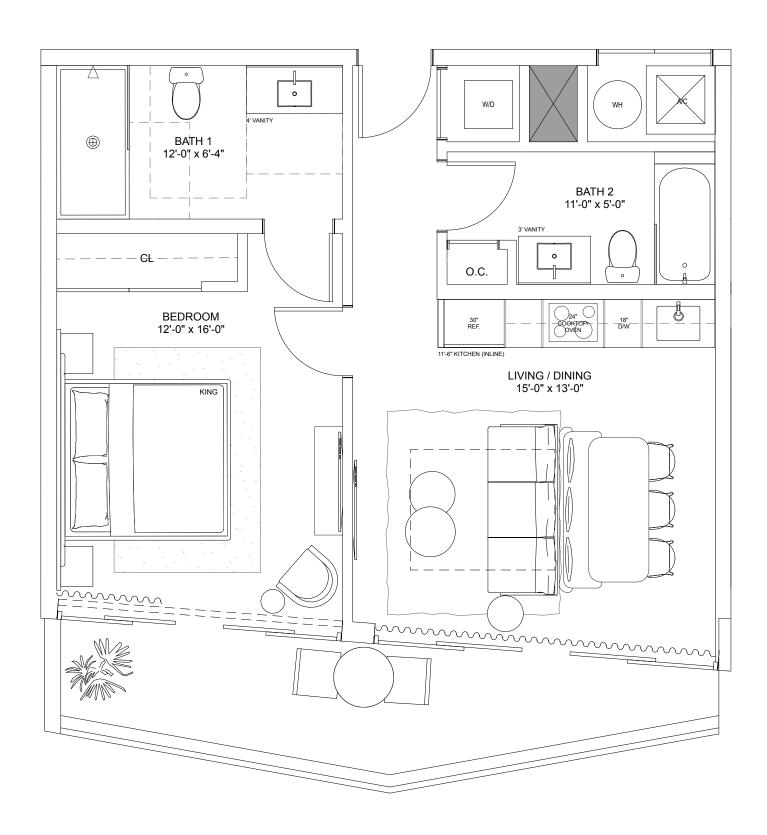
ONE-BEDROOM / TWO-BATHROOMS

Levels 3 & 4

TOTAL	818 S.F.	76 S.M.
TERRACE	136 S.F.	12.6 S.M.
INTERIOR	682 S.F.	63.4 S.M.



blue road



DEVELOPED BY





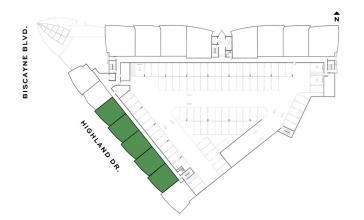


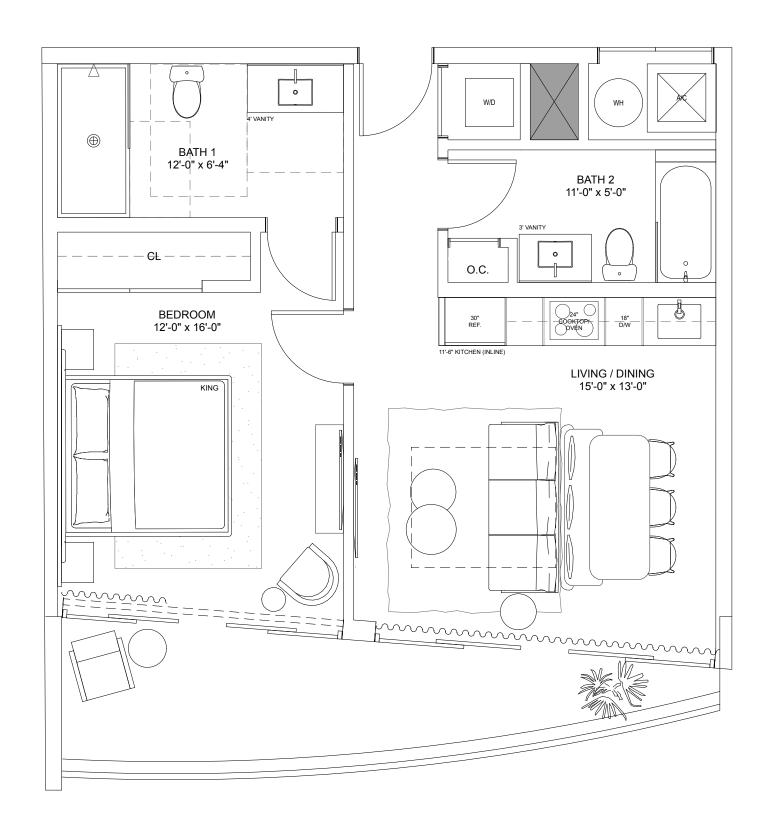
Residence G

ONE-BEDROOM / TWO-BATHROOMS

Levels 3 & 4

TOTAL	818 S.F.	76 S.M.
TERRACE	136 S.F.	12.6 S.M.
INTERIOR	682 S.F.	63.4 S.M.





DEVELOPED BY





ORAL REPRESENTATIONS CANNOT BE RELIED UPON AS CORRECTLY STATING REPRESENTATIONS OF THE DEVELOPER. FOR CORRECT REPRESENTATIONS, MAKE REFERENCE TO THE DOCUMENTS THAT ARE REQUIRED BY SECTION 718.503, FLORIDA STATUTES, TO BE FURNISHED BY A DEVELOPER TO A BUYER OR LESSEE. The Developer is 13899 Biscarence Associates, LLC. which has a right to use the trademark names and logs of fortune International Group and Blue Road LLC. This is not an offer to solicitation offer to solicitation cannot be made. Stated square footages and dimensions are measured to the exterior walls and the ectorifine of interior demising walls and in fact vary from the square footage and dimensions that would be determined be description and definition of the "Unit" set forth in the Declaration (which generally used in sales where such offer or solicitation cannot be made. Stated square footage and dimensions that would be determined be description and definition of the "Unit" set forth in the Declaration (which generally used in sales materials and is provided to allow a prospective buyer to compare the Units with units in other condomium projects that utilize the same method. For your reference, the area of the Unit, determined in accordance with these defined unit boundaries, is xxx sq ft. Measurements of or norms set for norms set for to norms set for to norms set for orns, set for norms set for orns, set organ will to product obtained by multiphyling the stated length and will are outdon and actual construction, and off pro 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.



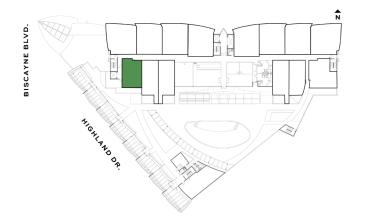


Residence L

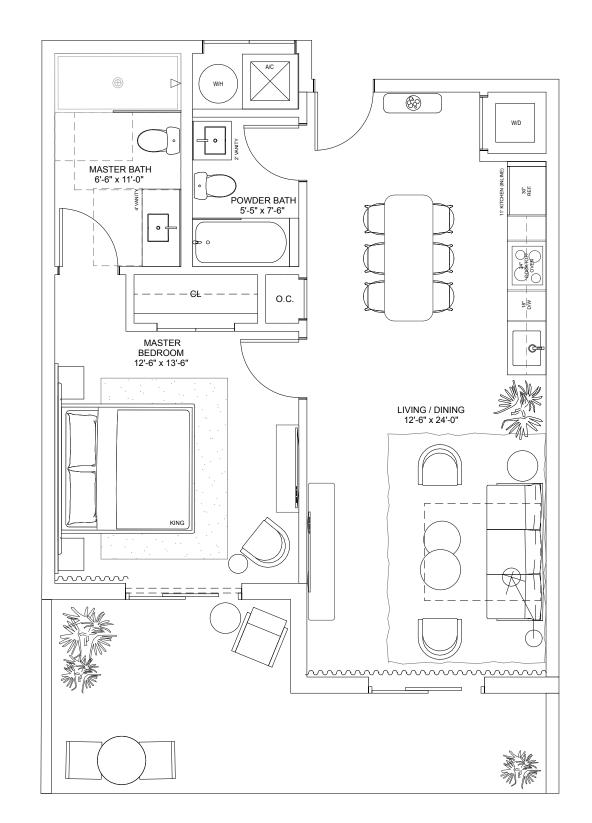
ONE-BEDROOM / TWO-BATHROOMS

Level 5

TOTAL	1,555 S.F.	144.5 S.M.
TERRACE	775 S.F.	72 S.M.
INTERIOR	780 S.F.	72.5 S.M.



blue road



DEVELOPED BY



ORAL REPRESENTATIONS CANNOT BE RELIED UPON AS CORRECTLY STATING REPRESENTATIONS OF THE DEVELOPER. FOR CORRECT REPRESENTATIONS, MAKE REFERENCE TO THE DOCUMENTS THAT ARE REQUIRED BY SECTION 718.503, FLORIDA STATUTES, TO BE FURNISHED BY A DEVELOPER TO A BUYER OR LESSEE. The Developer is 13899 Bis cayne Associates, LLC. which has a right to use the trademark names and logos of Fortune International Group and Blue Road LLC. This is not an offer to solicitation or fifer to buy, in states where such offer or solicitation cannot be made. Stated square footages and dimensions that would be determined by using the description and definition of the "Unit" set forth in the Declaration (which generally only included the interior structural components and disculdes all interior structural components and excludes all interior structural components and the contentine of the "Unit" set forth in the Declaration of the "Unit" set forth in the Declaration of the "Unit" set forth in the Declaration of the "Unit" set of the actual rouge and definition of the "Unit" set of the actual rouge and tescription and excludes all interior structural components and the interior structural components and the interior structural components and excludes and excludes all interior structural components and the termine of the "unit" set of the interior structural components and excludes and excludes all interior structural components and excludes an



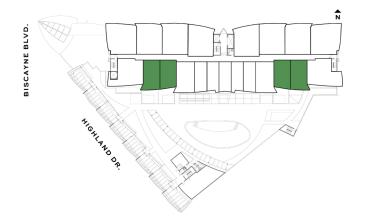


Residence M

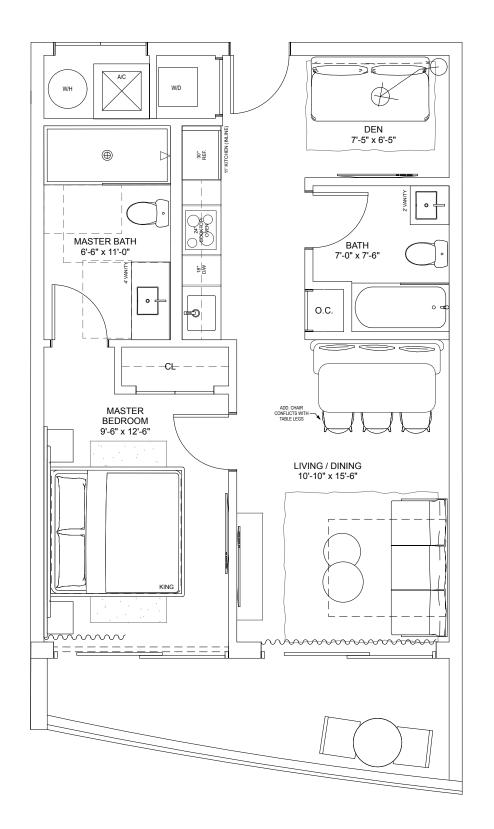
ONE-BEDROOM + DEN / TWO-BATHROOMS

Levels 6 thru 15

TOTAL	779 S.F.	72.4 S.M.
TERRACE	100 S.F.	9.3 S.M.
INTERIOR	679 S.F.	63.1 S.M.



blue road



DEVELOPED BY



ORAL REPRESENTATIONS CANNOT BE RELIED UPON AS CORRECTLY STATING REPRESENTATIONS OF THE DEVELOPER. FOR CORRECT REPRESENTATIONS, MAKE REFERENCE TO THE DOCUMENTS THAT ARE REQUIRED BY SECTION 718.503, FLORIDA STATUTES, TO BE FURNISHED BY A DEVELOPER TO A BUYER OR LESSEE. The Developer is 13899 Bis cayne Associates, LLC. which has a right to use the trademark names and logos of Fortune International Group and Blue Road LLC. This is not an offer to solicitation or fifer to buy, in states where such offer or solicitation cannot be made. Stated square footages and dimensions that would be determined by using the description and definition of the "Unit" set forth in the Declaration (which generally only included the interior structural components and disculdes all interior structural components and excludes all interior structural components and the contentine of the "Unit" set forth in the Declaration of the "Unit" set forth in the Declaration of the "Unit" set forth in the Declaration of the "Unit" set of the actual rouge and definition of the "Unit" set of the actual rouge and tescription and excludes all interior structural components and the interior structural components and the interior structural components and excludes and excludes all interior structural components and the termine of the "unit" set of the interior structural components and excludes and excludes all interior structural components and excludes an



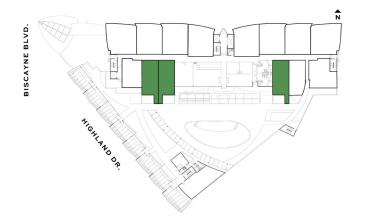


Residence M1

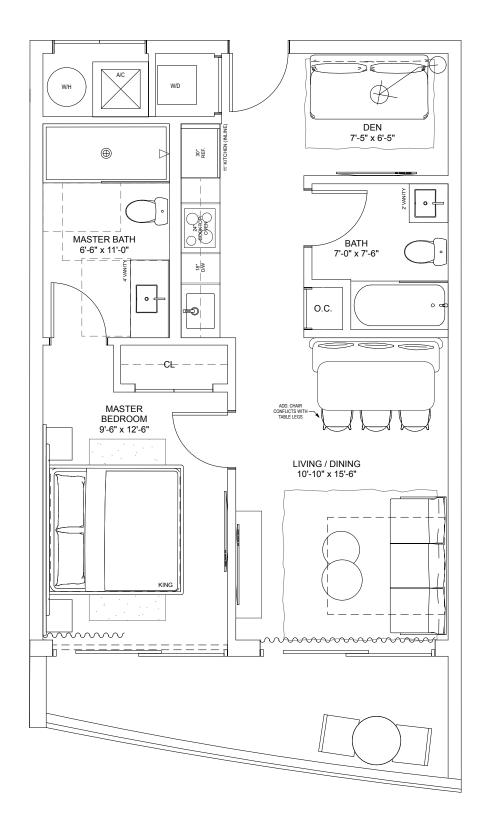
ONE-BEDROOM + DEN / TWO-BATHROOMS

Level 5

TOTAL	1,253 S.F.	116.4 S.M.
TERRACE	574 S.F.	53.3 S.M.
INTERIOR	679 S.F.	63.1 S.M.



blue road



DEVELOPED BY



ORAL REPRESENTATIONS CANNOT BE RELIED UPON AS CORRECTLY STATING REPRESENTATIONS OF THE DEVELOPER. FOR CORRECT REPRESENTATIONS, MAKE REFERENCE TO THE DOCUMENTS THAT ARE REQUIRED BY SECTION 718.503, FLORIDA STATUTES, TO BE FURNISHED BY A DEVELOPER TO A BUYER OR LESSEE. The Developer is 13899 Bis cayne Associates, LLC. which has a right to use the trademark names and logos of Fortune International Group and Blue Road LLC. This is not an offer to solicitation or fifer to buy, in states where such offer or solicitation cannot be made. Stated square footages and dimensions that would be determined by using the description and definition of the "Unit" set forth in the Declaration (which generally only included the interior structural components and disculdes all interior structural components and excludes all interior structural components and the contentine of the "Unit" set forth in the Declaration of the "Unit" set forth in the Declaration of the "Unit" set forth in the Declaration of the "Unit" set of the actual rouge and definition of the "Unit" set of the actual rouge and tescription and excludes all interior structural components and the interior structural components and the interior structural components and excludes and excludes all interior structural components and the termine of the "unit" set of the interior structural components and excludes and excludes all interior structural components and excludes an



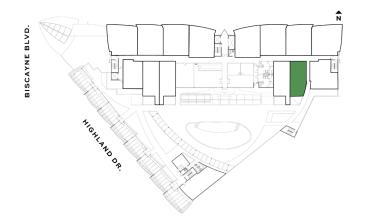


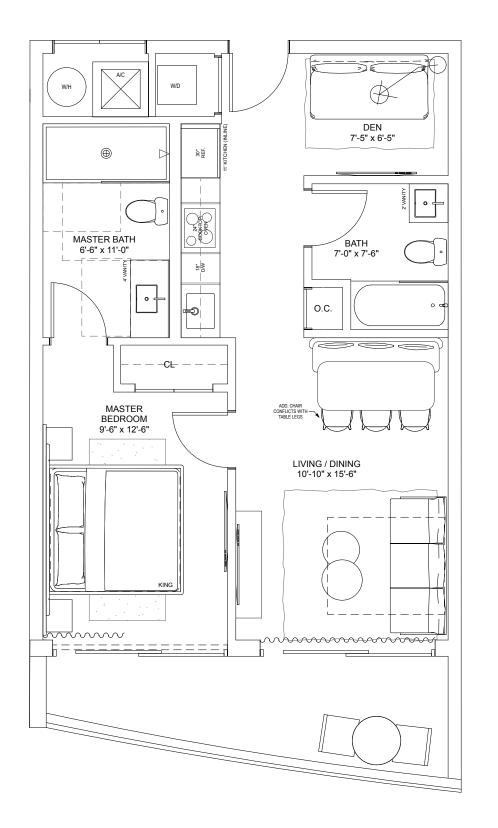


ONE-BEDROOM + DEN / TWO-BATHROOMS

Level 5

TOTAL	1,158 S.F.	107.6 S.M.
TERRACE	479 S.F.	44.5 S.M.
INTERIOR	679 S.F.	63.1 S.M.





DEVELOPED BY



ORAL REPRESENTATIONS CANNOT BE RELIED UPON AS CORRECTLY STATING REPRESENTATIONS OF THE DEVELOPER. FOR CORRECT REPRESENTATIONS, MAKE REFERENCE TO THE DOCUMENTS THAT ARE REQUIRED BY SECTION 718.503, FLORIDA STATUTES, TO BE FURNISHED BY A DEVELOPER TO A BUYER OR LESSEE. The Developer is 13899 Biscayne Associates, LLC. which has a right to use the trademark names and logos of Fortune International Group and Blue Road LLC. This is not an offer to solicitation of offer to solicitation or solicitation or solicitation or solicitation or solicitation or solicitation or solicitation of the "Unit" set forth in the contentine of the "externite" set on addefinition of the "Unit" set forth in the Declaration (which generally only included the interior structural components and the comments). This is not an offer to solicitation of the "Unit" set forth in the Declaration (which generally only included the interior structural components and the comments). This is not an offer to solicitation of the "Unit" set forth in the Declaration (which generally only included the interior structural components and the comments). This is not an offer to solicitation of the "Unit" set forth in the Declaration (which generally only included the interior structural components and the comments). This is not an offer to solicitation of the "Unit" set forth in the Declaration (which generally only included the interior structural components and the comments). This is not an offer to solicitation of the "Unit" set forth in the Declaration (which generally only included the allow aprospective buyer to compare the Units with units in other condominium projects that utilize the same method. For your reference, the area of the Louid to allow a prospective buyer to compare the Unit, determined by multiphylip the stated elength and will have it and the associates which will be analle the net of the actual for on will typical the stated for any curvatory or preference, the actual for ony curvatory or the state sthick will be anot the actual for ony curv



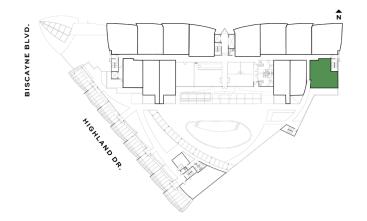


Residence N

ONE-BEDROOM + DEN / TWO-BATHROOMS

Level 5

TOTAL	1,263 S.F.	117.4 S.M.
TERRACE	385 S.F.	35.8 S.M.
INTERIOR	878 S.F.	81.6 S.M.





DEVELOPED BY





ORAL REPRESENTATIONS CANNOT BE RELIED UPON AS CORRECTLY STATING REPRESENTATIONS OF THE DEVELOPER. FOR CORRECT REPRESENTATIONS, MAKE REFERENCE TO THE DOCUMENTS THAT ARE REQUIRED BY SECTION 718.503, FLORIDA STATUTES, TO BE FURNISHED BY A DEVELOPER TO A BUYER OR LESSEE. The Developer is 13899 Biscarence Associates, LLC. which has a right to use the trademark names and logs of fortune International Group and Blue Road LLC. This is not an offer to solicitation offer to solicitation cannot be made. Stated square footages and dimensions are measured to the exterior walls and the ectorifine of interior demising walls and in fact vary from the square footage and dimensions that would be determined be description and definition of the "Unit" set forth in the Declaration (which generally used in sales where such offer or solicitation cannot be made. Stated square footage and dimensions that would be determined be description and definition of the "Unit" set forth in the Declaration (which generally used in sales materials and is provided to allow a prospective buyer to compare the Units with units in other condomium projects that utilize the same method. For your reference, the area of the Unit, determined in accordance with these defined unit boundaries, is xxx sq ft. Measurements of or norms set for norms set for to norms set for to norms set for orns, set for norms set for orns, set organ will to product obtained by multiphyling the stated length and will are outdon and actual construction, and off pro 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.

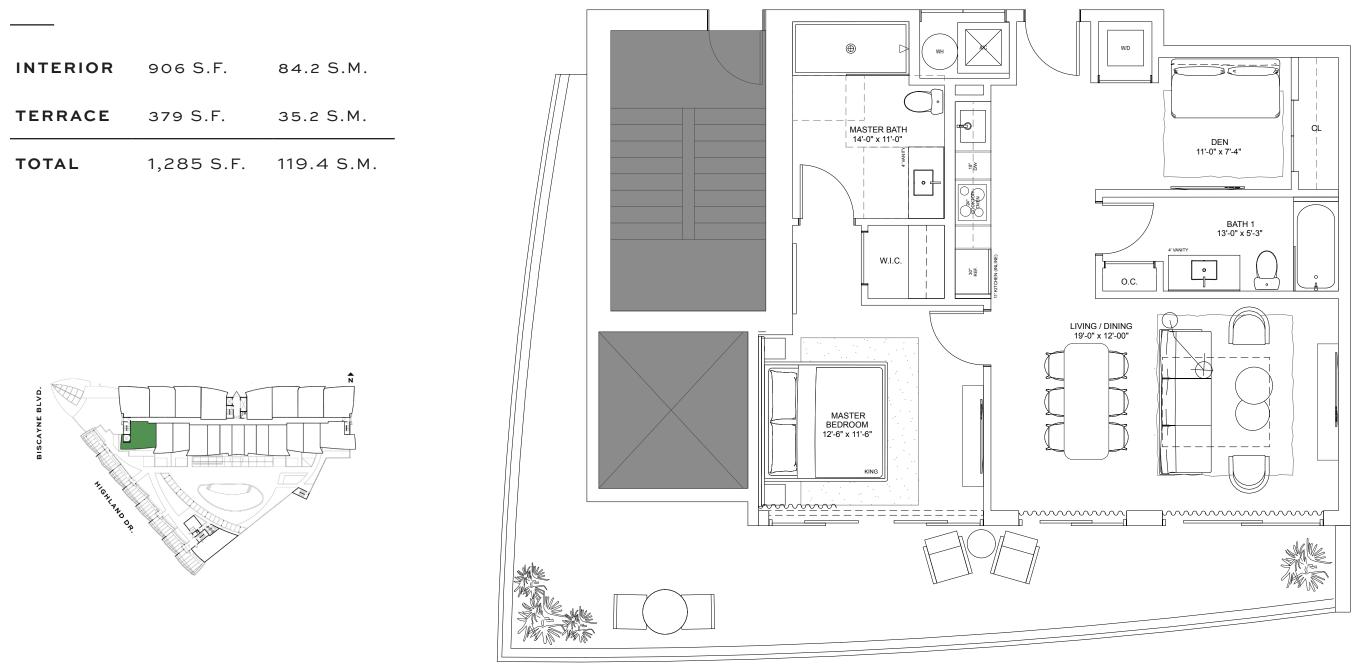




Residence O

ONE-BEDROOM + DEN / TWO-BATHROOMS

Level 6



DEVELOPED BY



road

ORAL REPRESENTATIONS CANNOT BE RELIED UPON AS CORRECTLY STATING REPRESENTATIONS OF THE DEVELOPER. FOR CORRECT REPRESENTATIONS, MAKE REFERENCE TO THE DOCUMENTS THAT ARE REQUIRED BY SECTION 718.503, FLORIDA STATUTES, TO BE FURNISHED BY A DEVELOPER TO A BUYER OR LESSEE. The Developer is 13899 畲 ORA REPRESENTATIONS CANNOT BE RELIED UPON AS CORRECT IT STATIONS OF THE DEVELOPER. FOR CORRECT IN TRANK REQUIRED BY SECTION 78.507 (CORRECT IN TRANK REQUIRED BY SECTION 78.507) (FOR DATA SCORRECT IN TRANK REQUIRED BY SECTION 78.507) (FOR DATA SCORRECT IN TRANK REQUIRED BY SECTION 78.507) (FOR DATA SCORRECT IN TRANK REPRESENTATIONS OF THE DEVELOPER. FOR CORRECT IN TRANK REPRESENTATIONS OF THE DEVELOPER. FOR CORRECT IN TRANK REPRESENTATIONS (FOR DATA SCORE) (FOR TO SCORE) (FOR DATA SCORE) (FOR DA



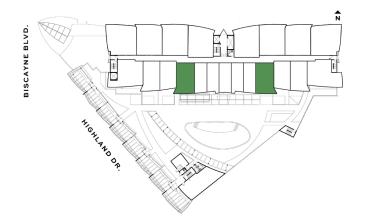




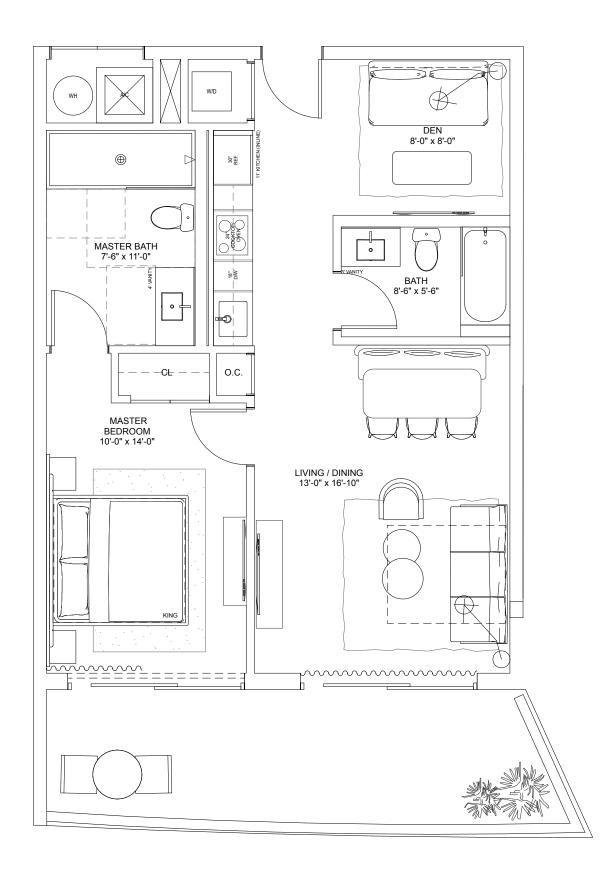
ONE-BEDROOM + DEN / TWO-BATHROOMS

Levels 6 thru 15

TOTAL	994 S.F.	92.3 S.M.
TERRACE	206 S.F.	19.1 S.M.
INTERIOR	788 S.F.	73.2 S.M.



blue road



DEVELOPED BY





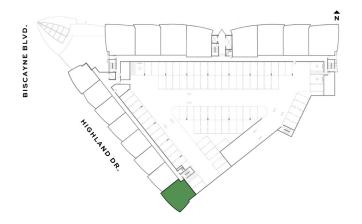


Residence H

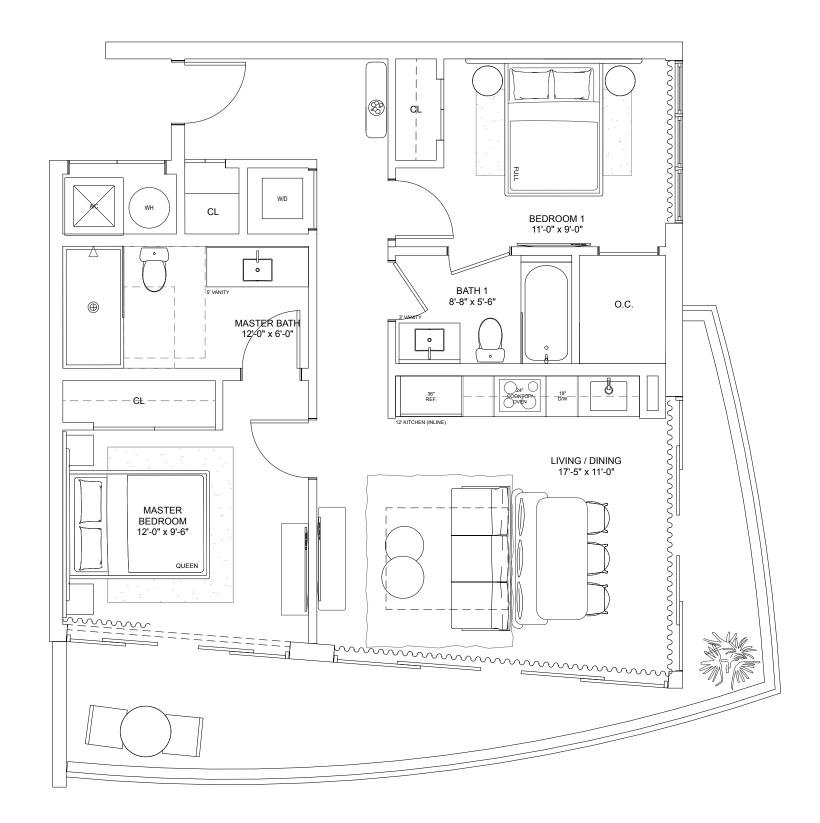
TWO-BEDROOMS / TWO-BATHROOMS

Level 4

TOTAL	1,128 S.F.	104.8 S.M.
TERRACE	228 S.F.	21.2 S.M.
INTERIOR	900 S.F.	83.6 S.M.



blue road



DEVELOPED BY







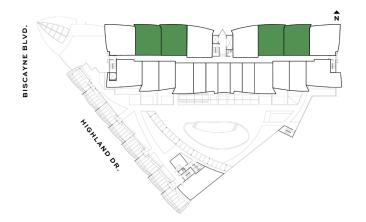
Residence J

TWO-BEDROOMS + DEN / THREE-BATHROOMS

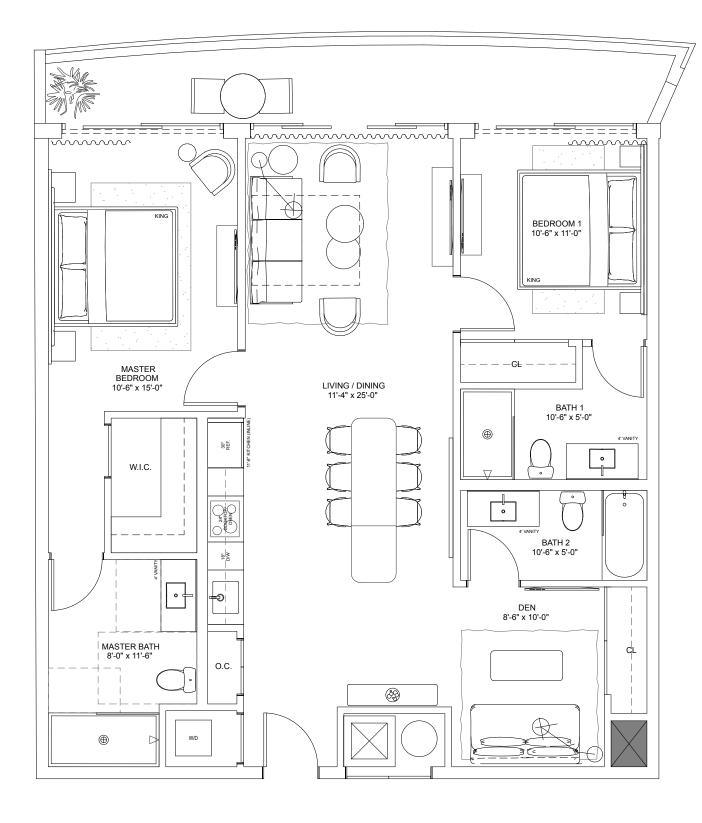
Levels 4 thru 15

INTERIOR	1,230 S.F.	114.3 S.M.
TERRACE	155 S.F.	14.4 S.M.

TOTAL 1,385 S.F. 128.7 S.M.



blue road



DEVELOPED BY



ORAL REPRESENTATIONS CANNOT BE RELIED UPON AS CORRECTLY STATING REPRESENTATIONS OF THE DEVELOPER. FOR CORRECT REPRESENTATIONS, MAKE REFERENCE TO THE DOCUMENTS THAT ARE REQUIRED BY SECTION 718.503, FLORIDA STATUTES, TO BE FURNISHED BY A DEVELOPER TO A BUYER OR LESSEE. The Developer is 13899 Bis cayne Associates, LLC. which has a right to use the trademark names and logs of Fortune International Group and Blue Road LLC. This is not an offer to solicitation or offer to solicitation cannot be made. Stated squares footages and dimensions are measured to the exterior boundaries of the exterior boundaries of the exterior boundaries of the exterior description and definition of the "Unit" set forth in the Declaration (which generally only included the interior arispace between the perimeter walls and excludes all interior structural components and the not be made. Stated squares footage and dimensions that would be determined be mately. This method is generally used in sales materials and is provided to allow a prospective buyer to compare the Units with units in other condominum projects that utilize the same method. For your reference, the area of the Unit, determined by multiplying the stated by unitplying the stated by unitplying





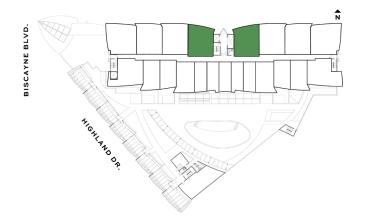


TWO-BEDROOMS + DEN / TWO-BATHROOMS

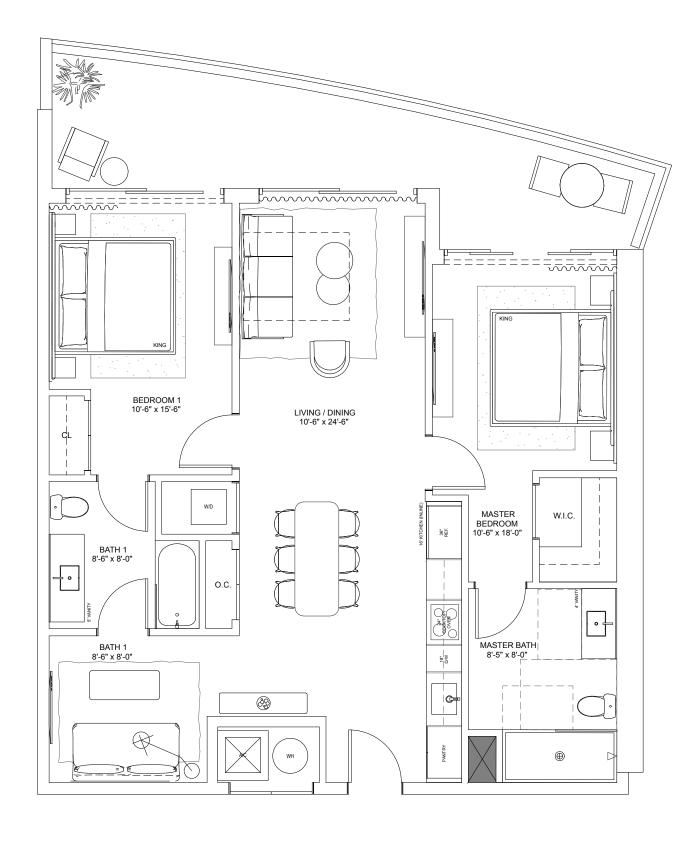
Levels 4 thru 15

INTERIOR	1,102 S.F.	102.4 S.M.
TERRACE	238 S.F.	22.1 S.M.

TOTAL 1,340 S.F. 124.5 S.M.



blue road



DEVELOPED BY



ORAL REPRESENTATIONS CANNOT BE RELIED UPON AS CORRECTLY STATING REPRESENTATIONS OF THE DEVELOPER. FOR CORRECT REPRESENTATIONS, MAKE REFERENCE TO THE DOCUMENTS THAT ARE REQUIRED BY SECTION 718.503, FLORIDA STATUTES, TO BE FURNISHED BY A DEVELOPER TO A BUYER OR LESSEE. The Developer is 13899 Bicsgine Associates, LLC, which has a right to use the trademark names and logos of Fortune International Group and Blue Road LLC. This is not an offer to sell, or solicitation of which gererals are measured to the exterior boundaries of the exterior and definition of the "Unit" set of the in the Declaration of the "Unit" set of the interior associates, LLC, which has a right to use the trademark names and logos of Fortune International Group and Blue Road LLC. This is not an offer to sell, or solicitation of offer to solicitation of the "Unit" set of the interior associates, LLC, which are meants and the exterior boundaries of the exterior boundaries of the exterior boundaries of the exterior boundaries of the "Unit" set offth in the "Unit" set offth in the "Unit" set offth in the "Unit" set of this in the Declaration (his general) 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 by multiplying the sated for any curvator or variations. Accordance with these defined unit boundaries, is xxx sq ft. Measurements of role and the actual room will by cellular hand wild h. All dimensions are estimates which will used in sales of the out of an one will by estalled the actual room will by cellular than the product obtained by multiplying the stated of the development plans, specifications and other development plans are subject to change and will not necessarily accurately reflect the final plans and specifications for



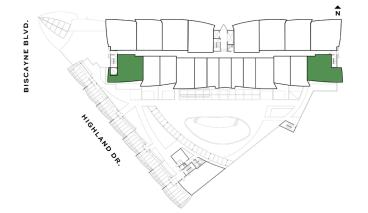


Residence R

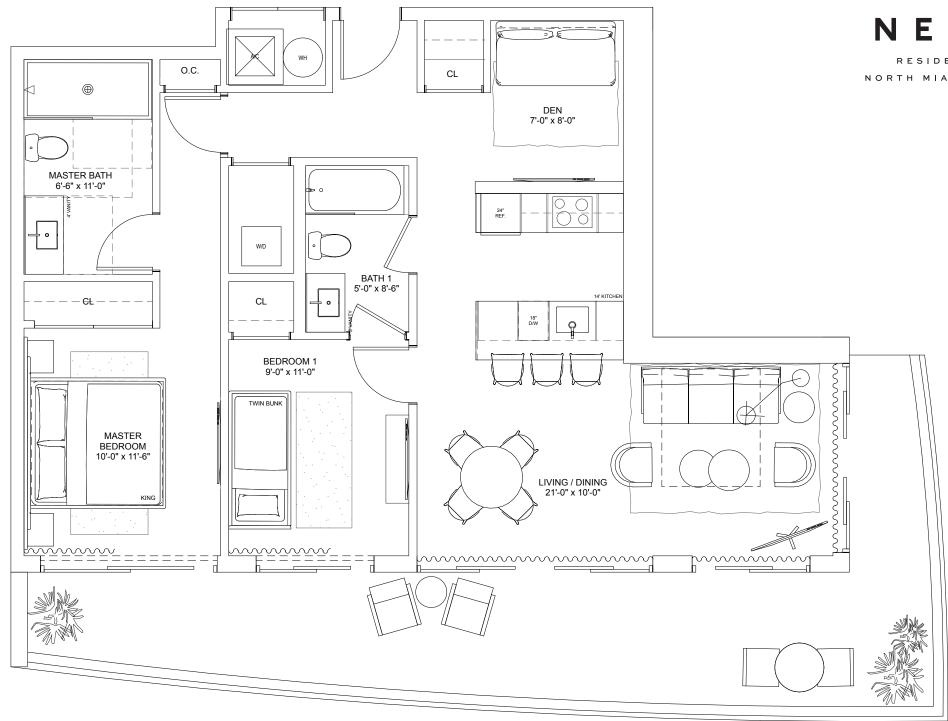
TWO-BEDROOMS + DEN / TWO-BATHROOMS

Levels 6 thru 15

TOTAL	1,383 S.F.	128.5 S.M.
TERRACE	368 S.F.	34.2 S.M.
INTERIOR	1,015 S.F.	94.3 S.M.



road



DEVELOPED BY



ORAL REPRESENTATIONS CANNOT BE RELIED UPON AS CORRECTLY STATING REPRESENTATIONS OF THE DEVELOPER. FOR CORRECT REPRESENTATIONS, MAKE REFERENCE TO THE DOCUMENTS THAT ARE REQUIRED BY SECTION 718.503, FLORIDA STATUTES, TO BE FURNISHED BY A DEVELOPER TO A BUYER OR LESSEE. The Developer is 13899 Ê ORA REPRESENTATIONS CANNOT BE RELIED UPON AS CORRECT IT STATIONS OF THE DEVELOPER. FOR CORRECT IN TRANK REQUIRED BY SECTION 78.507 (CORRECT IN TRANK REQUIRED BY SECTION 78.507) (FOR DATA SCORRECT IN TRANK REQUIRED BY SECTION 78.507) (FOR DATA SCORRECT IN TRANK REQUIRED BY SECTION 78.507) (FOR DATA SCORRECT IN TRANK REPRESENTATIONS OF THE DEVELOPER. FOR CORRECT IN TRANK REPRESENTATIONS OF THE DEVELOPER. FOR CORRECT IN TRANK REPRESENTATIONS (FOR DATA SCORE) (FOR TO SCORE) (FOR DATA SCORE) (FOR DA





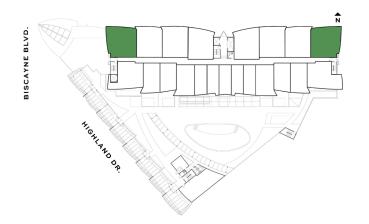
Residence I

THREE-BEDROOMS / THREE + HALF-BATHROOMS

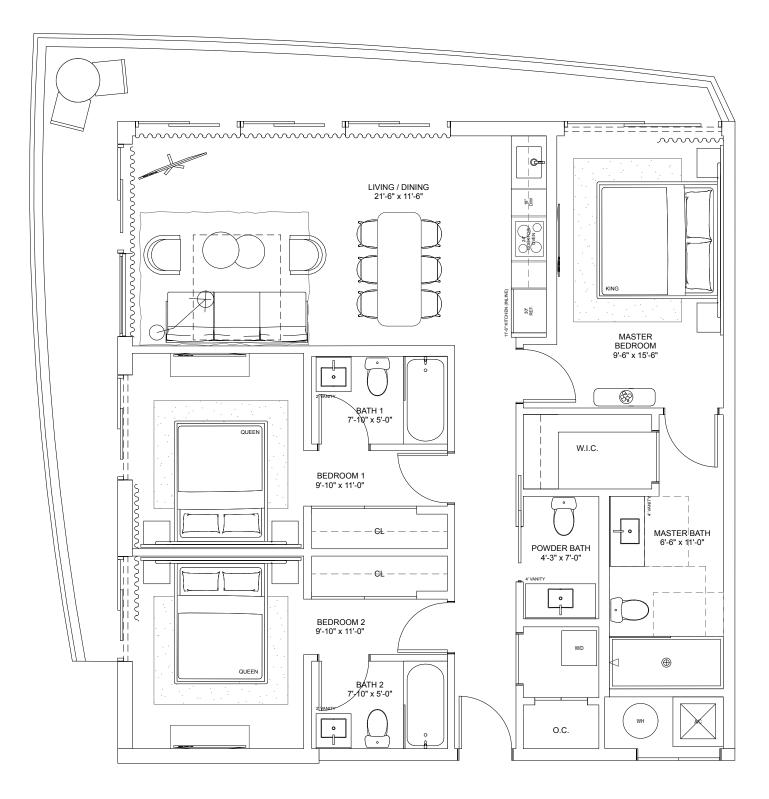
Levels 4 thru 15

INTERIOR	1,262 S.F.	117.2 S.M.
TERRACE	297 S.F.	27.6 S.M.

TOTAL 1,559 S.F. 144.8 S.M.



blue road



DEVELOPED BY







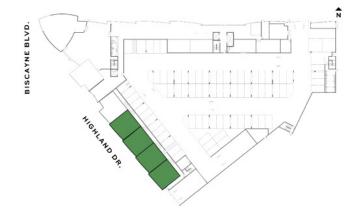
Townhome C

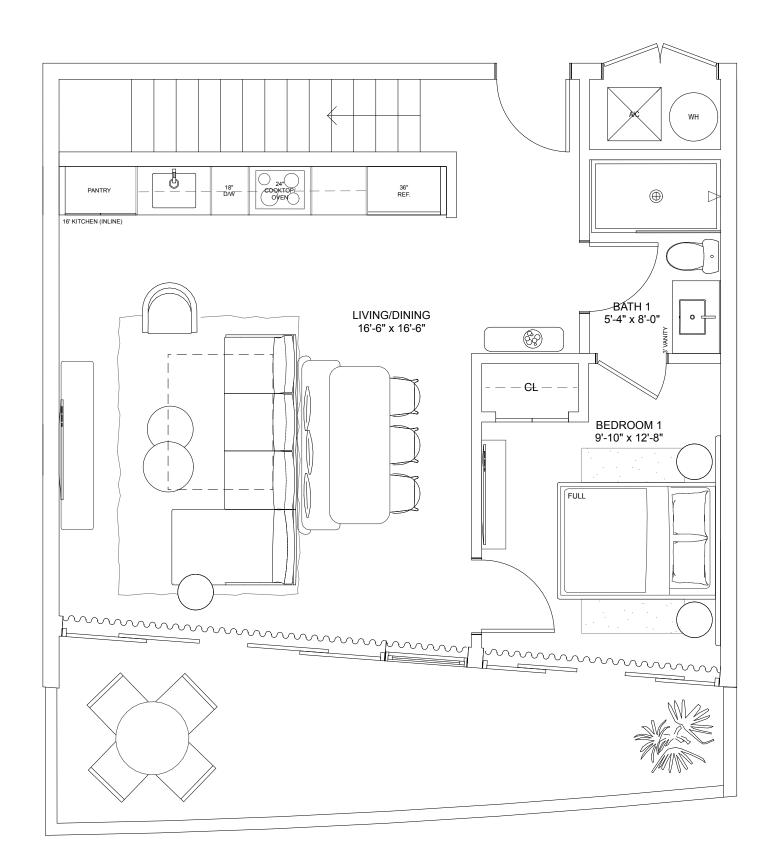
THREE-BEDROOMS / THREE-BATHROOMS

Ground Floor

INTERIOR	1,486 S.F.	138.1 S.M.
TERRACE	320 S.F.	29.7 S.M.







DEVELOPED BY





blue road ORAL REPRESENTATIONS CANNOT BE RELIED UPON AS CORRECTLY STATING REPRESENTATIONS OF THE DEVELOPER. FOR CORRECT REPRESENTATIONS, MAKE REFERENCE TO THE DOCUMENTS THAT ARE REQUIRED BY SECTION 718.503, FLORIDA STATUTES, TO BE FURNISHED BY A DEVELOPER TO A BUYER OR LESSEE. The Developer is 13899 Biscayne Associates, LLC. which has a right to use the trademark names and logs of Fortune International Group and Blue Road LLC. This is not an offer to sell, or solicitation cannot be made. Stated square footage and dimensions are measured to the exterior walls and the centerline of interior demissing 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 used in sales materials and is provided to allow a prospective buyer to compare the Units with units in other condomilum projects that utilize the same method. For your reference, the area of the Unit, determined by multiplying the stated effered unit boundaries, is xxx sq ft. Measurements of a contral components and other a divert or ong set fort 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 end offer or 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.





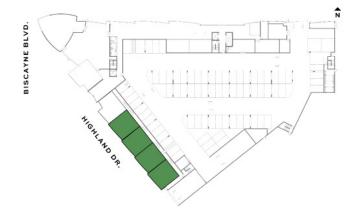


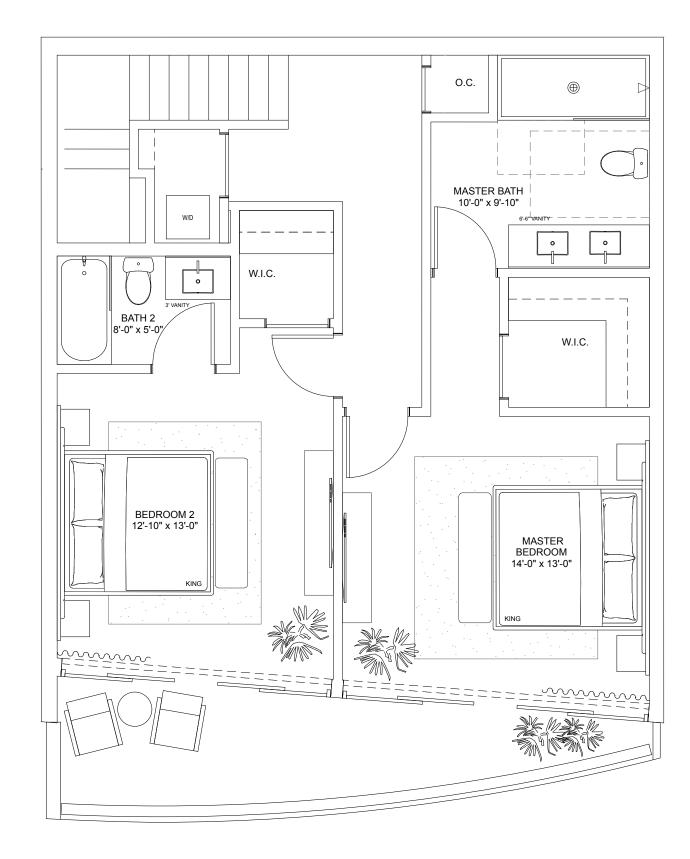
THREE-BEDROOMS / THREE-BATHROOMS

Level 2

INTERIOR	1,486 S.F.	138.1 S.M.
TERRACE	320 S.F.	29.7 S.M.

TOTAL 1,806 S.F. 167.8 S.M.





DEVELOPED BY



blue road ORAL REPRESENTATIONS CANNOT BE RELIED UPON AS CORRECT LY STATING REPRESENTATIONS OF THE DEVELOPER. FOR CORRECT REPRESENTATIONS, MAKE REFERENCE TO THE DOCUMENTS THAT ARE REQUIRED BY SECTION 718.503, FLORIDA STATUTES, TO BE FURNISHED BY A DEVELOPER TO A BUYER OR LESSEE. The Developer is 13899 Biscarene Associates, LLC. which has a right to use the trademark names and logs of Fortune International Group and Blue Road LLC. This is not an offer to sell, or solicitation cannot be made. Stated square footages and dimensions that would be determined by using the description and Beline Road LLC. This is not an offer to sell, or solicitation of the "Unit" set forth in the Declaration (which generally only includes the interior is rapce between the perimeter walls and a description and definition of the "Unit" set forth in the Declaration (which generally only includes the interior is rapce between the perimeter walls and set be interior is sized equare footages and excludes all interior structural components and other common elements). The method is generally used in sales where such offer or solicitation of the "Unit" set forth in the Declaration (which generally only includes the interior is rapce between the perimeter walls and ther common elements). The method is generally used in sales materials and is provided to allow a prospective buyer to compare the Unit, determined in accordance with these defined unit boundaries, is xxx sq ft. Measurements of the actual room will typically be smaller than the product obtained by multiphying the stated elength and will actual constructions. Accordingly, the are of the actual room will typically be smaller than the product obtained by multiphying the stated elength and will and than a tructual components 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, ite





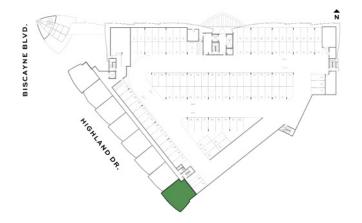
Townhome D

THREE-BEDROOMS + DEN / THREE-BATHROOMS

Level 2

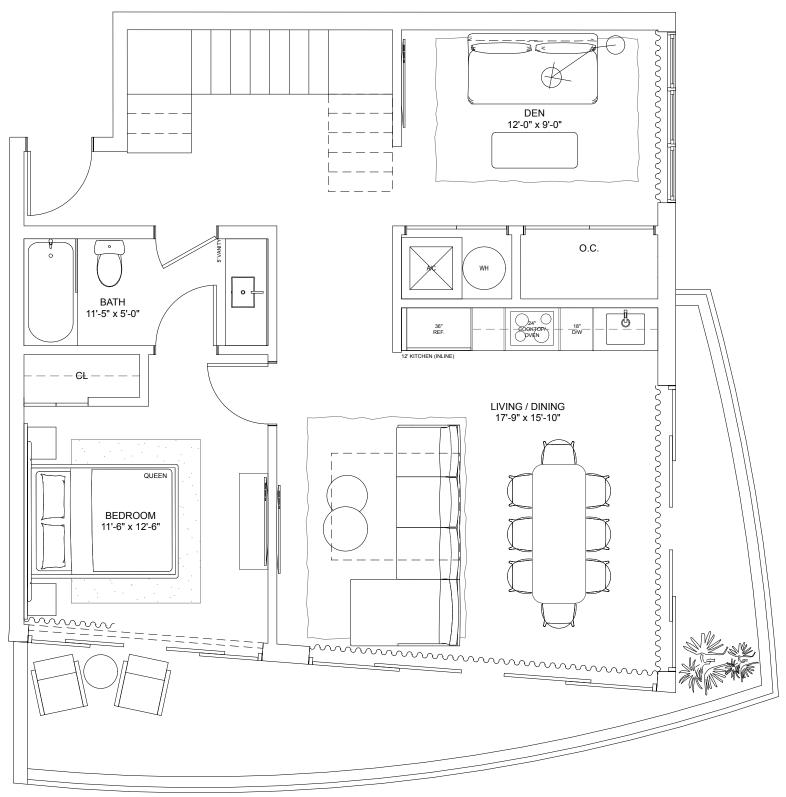
INTERIOR	1,840 S.F.	170.9 S.M.
TERRACE	455 S.F.	42.3 S.M.

TOTAL 2,295 S.F. 213.2 S.M.



blue

road



DEVELOPED BY



ORAL REPRESENTATIONS CANNOT BE RELIED UPON AS CORRECTLY STATING REPRESENTATIONS OF THE DEVELOPER. FOR CORRECT REPRESENTATIONS, MAKE REFERENCE TO THE DOCUMENTS THAT ARE REQUIRED BY Sec. The Developer is 13899 Big addition of the state is not an offer to sell, or solicitation of offers to buy, in states where such offer or solicitation cannot be made. Stated square footage and dimensions that would be determined by using the description and definition of the "Unit" set forth in the Declaration with these affet or solicitation of the state is aver a prosted to allow a prospective buyer to compare the Units with units in other condominium projects that utilize the same method. For your reference, the actual constructural components of rol the actual room will by easily be smaller than the product obtained by multiplying the state of by multiplying the state of by multiplying the state where a prefect 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.





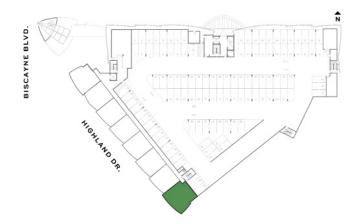
Townhome D

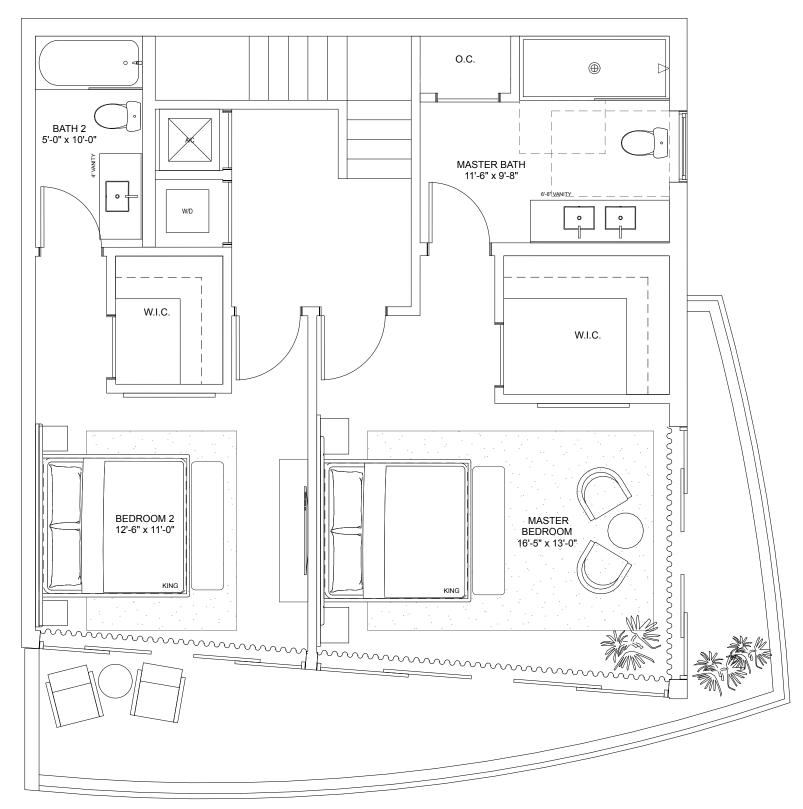
THREE-BEDROOMS + DEN / THREE-BATHROOMS

Level 3

INTERIOR 1,840 S.F. 170	0.0
TERRACE 455 S.F. 42	.3 S.M.

TOTAL 2,295 S.F. 213.2 S.M.





DEVELOPED BY



blue

road

ORAL REPRESENTATIONS CANNOT BE RELIED UPON AS CORRECTLY STATING REPRESENTATIONS OF THE DEVELOPER. FOR CORRECT REPRESENTATIONS, MAKE REFERENCE TO THE DOCUMENTS THAT ARE REQUIRED BY SECTION 78.503, FLORIDA STATUTES, TO BE FURNISHED BY A DEVELOPER TO A BUYER OR LESSEE. The Developer is 13899 Biscayne Associates, LLC. which has a right to use the trademark names and logos of Fortune International Group and Blue Road LLC. This is not an offer to sell, or solicitation of offers to buy, in states where such offer or solicitation cannot be made. Stated square footage and dimensions are measured to the exterior walls and the exterior walls and the Declaration (which generally only includes the interior airspace between the perimeter walls and and ther 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 condominum projects that utilize the same method. For your reference, the area of the Unit, determined by multiplying the stated length and will houndaries, is xxx sq ft. Measurements of and ther down will typically be smaller than the product obtained by multiplying the stated by





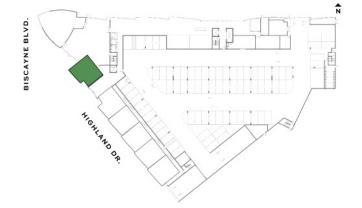
Townhome A

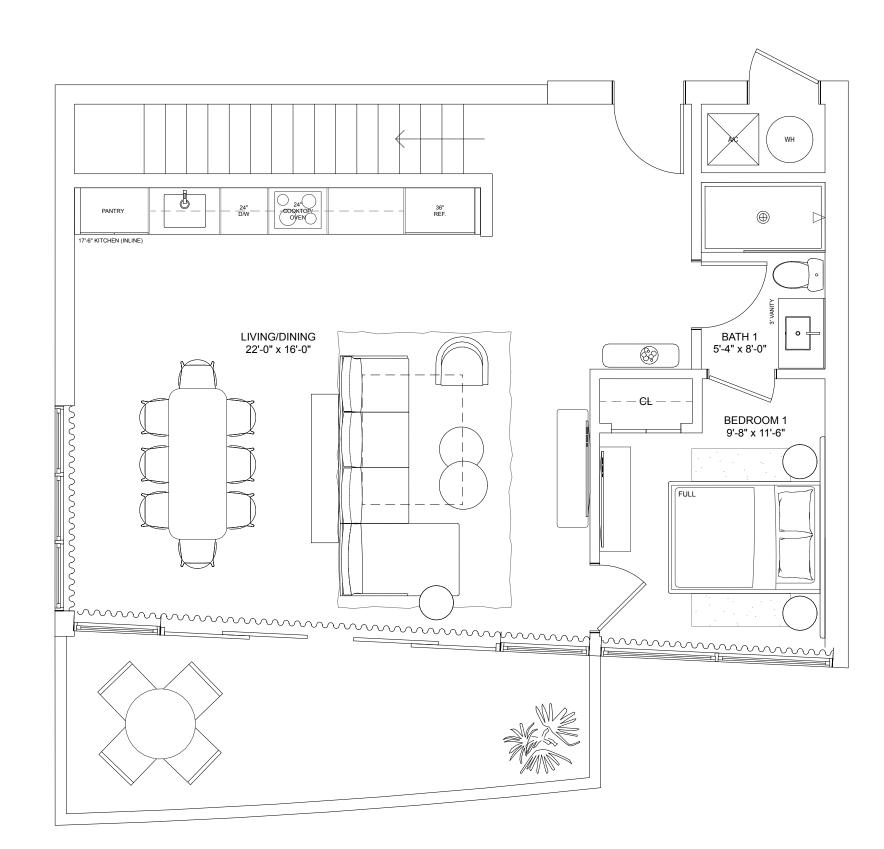
FOUR-BEDROOMS / FOUR-BATHROOMS

Ground Floor

INTERIOR	1,951 S.F.	181.3 S.M.
TERRACE	395 S.F.	36.7 S.M.







DEVELOPED BY



畲

ORAL REPRESENTATIONS CANNOT BE RELIED UPON AS CORRECTLY STATING REPRESENTATIONS OF THE DEVELOPER. FOR CORRECT REPRESENTATIONS, MAKE REFERENCE TO THE DOCUMENTS THAT ARE REQUIRED BY SECTION 78.503, FLORIDA STATUTES, TO BE FURNISHED BY A DEVELOPER TO A BUYER OR LESSEE. The Developer is 13899 Biscayne Associates, LLC. which has a right to use the trademark names and logos of Fortune International Group and Blue Road LLC. This is not an offer to sell, or solicitation of offers to buy, in states where such offer or solicitation cannot be made. Stated square footage and dimensions are measured to the exterior walls and the exterior walls and the Declaration (which generally only includes the interior airspace between the perimeter walls and and ther 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 condominum projects that utilize the same method. For your reference, the area of the Unit, determined by multiplying the stated length and will houndaries, is xxx sq ft. Measurements of and ther down will typically be smaller than the product obtained by multiplying the stated by

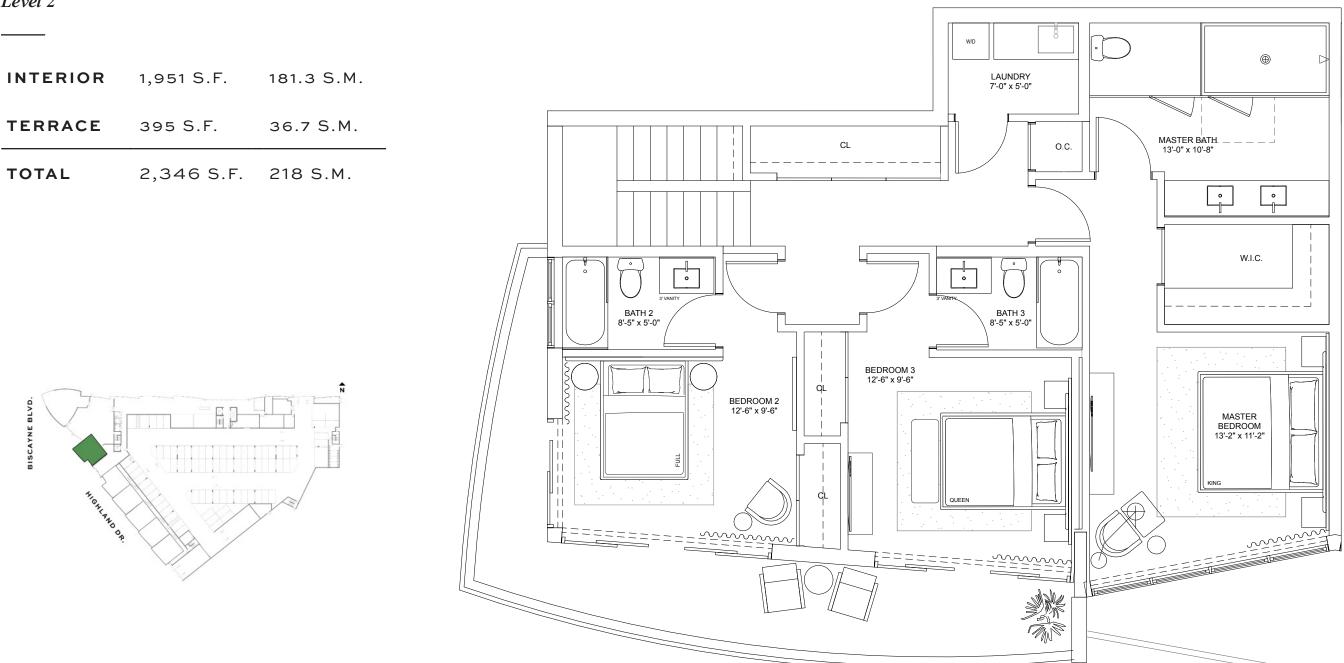






FOUR-BEDROOMS / FOUR-BATHROOMS

Level 2



DEVELOPED BY



ORAL REPRESENTATIONS CANNOT BE RELIED UPON AS CORRECTLY STATING REPRESENTATIONS OF THE DEVELOPER. FOR CORRECT DEPRESENTATIONS, MAKE REFERENCE TO THE DOCUMENTS THAT ARE REQUIRED BY SECTION 718.503, FLORIDA STATUTES, TO BE FURNISHED BY A DEVELOPER TO A BUYER OR LESSEE. The Developer is 13899 Bic and the state sta



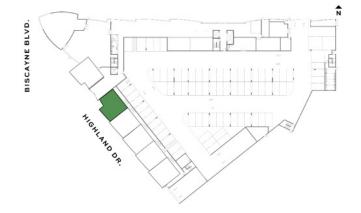


Townhome B

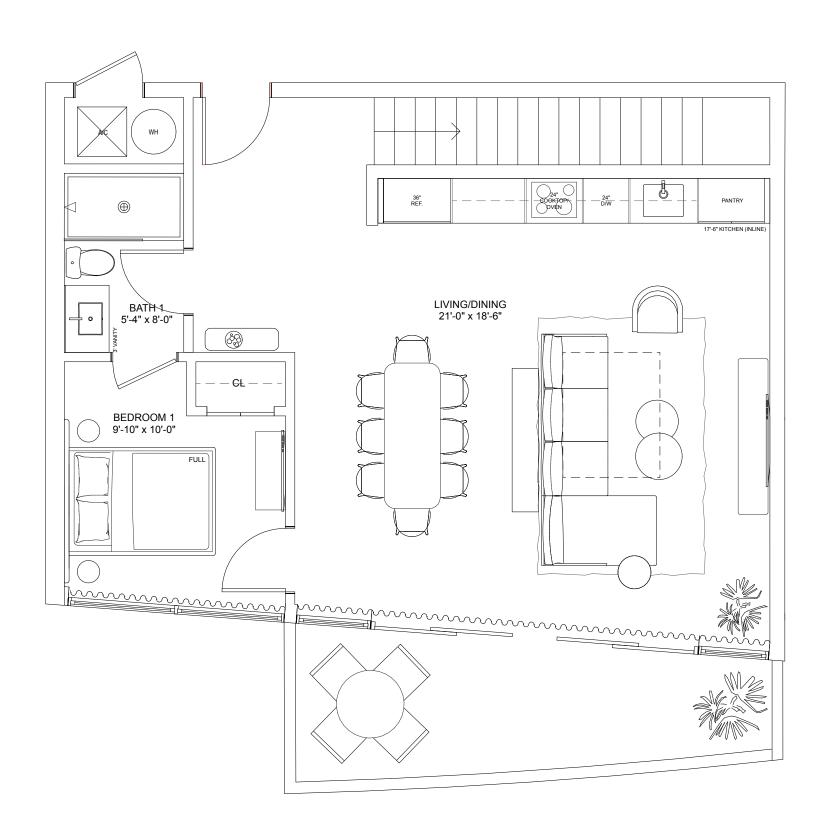
FOUR-BEDROOMS / FOUR-BATHROOMS

Ground Floor

TERRACE	274 S.F.	25.5 S.M.
TERRACE	274 S.F.	25.5 S.M.
INTERIOR	2,190 S.F.	203.5 S.M.



blue road



DEVELOPED BY



ORAL REPRESENTATIONS CANNOT BE RELIED UPON AS CORRECTLY STATING REPRESENTATIONS OF THE DEVELOPER. FOR CORRECT REPRESENTATIONS, MAKE REFERENCE TO THE DOCUMENTS THAT ARE REQUIRED BY SECTION 718.503, FLORIDA STATUTES, TO BE FURNISHED BY A DEVELOPER TO A BUYER OR LESSEE. The Developer is 13899 Bis cayne Associates, LLC. which has a right to use the trademark names and logs of Fortune International Group and Blue Road LLC. This is not an offer to solicitation or offer to solicitation cannot be made. Stated squares footages and dimensions are measured to the exterior boundaries of the exterior boundaries of the exterior boundaries of the exterior description and definition of the "Unit" set forth in the Declaration (which generally only included the interior arispace between the perimeter walls and excludes all interior structural components and the not be made. Stated squares footage and dimensions that would be determined be mately. This method is generally used in sales materials and is provided to allow a prospective buyer to compare the Units with units in other condominum projects that utilize the same method. For your reference, the area of the Unit, determined by multiplying the stated by unitplying the stated by unitplying



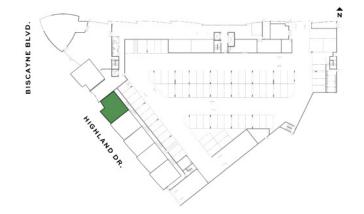


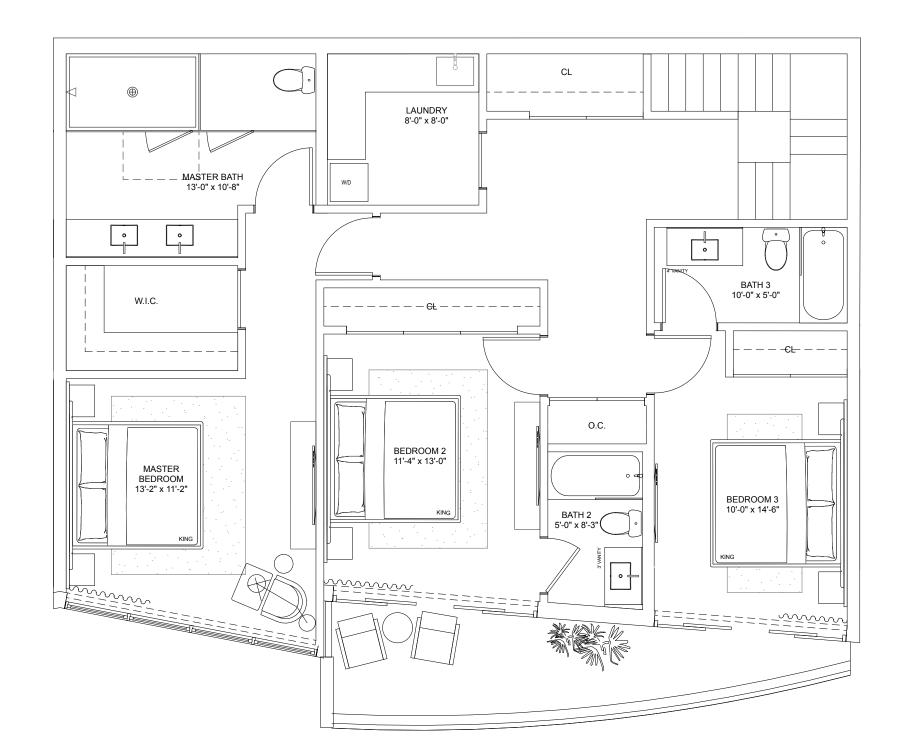
Townhome B

FOUR-BEDROOMS / FOUR-BATHROOMS

Level 2

TOTAL	2,464 S.F.	229 S M
TERRACE	274 S.F.	25.5 S.M.
INTERIOR	2,190 S.F.	203.5 S.M.





DEVELOPED BY



ORAL REPRESENTATIONS CANNOT BE RELIED UPON AS CORRECTLY STATING REPRESENTATIONS OF THE DEVELOPER. FOR CORRECT REPRESENTATIONS, MAKE REFERENCE TO THE DOCUMENTS THAT ARE REQUIRED BY SECTION 718.503, FLORIDA STATUTES, TO BE FURNISHED BY A DEVELOPER TO A BUYER OR LESSEE. The Developer is 13899 Bis cayne Associates, LLC. which has a right to use the trademark names and logs of Fortune International Group and Blue Road LLC. This is not an offer to solicitation or offer to solicitation cannot be made. Stated squares footages and dimensions are measured to the exterior boundaries of the exterior boundaries of the exterior boundaries of the exterior description and definition of the "Unit" set forth in the Declaration (which generally only included the interior arispace between the perimeter walls and excludes all interior structural components and the not be made. Stated squares footage and dimensions that would be determined be mately. This method is generally used in sales materials and is provided to allow a prospective buyer to compare the Units with units in other condominum projects that utilize the same method. For your reference, the area of the Unit, determined by multiplying the stated by unitplying the stated by unitplying



