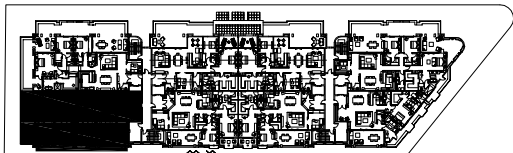


BILTMORE PARC
CORAL GABLES



UNIT 05
3rd THRU 5th FLOOR

KEY PLAN



There are various methods for calculating the square footage of a unit and depending on the method of calculation, the quoted square footage of a Unit in an advertising materials may vary from the square footage of a Unit as stated or described in the Prospectus and the Declaration. The dimensions of the Unit shown in this floor plan have been calculated from the exterior boundaries of the exterior walls to the centerline of the interior walls, including common elements such as structural walls and other interior structural components of the building and in fact vary from the dimensions that result by using the description of the "Unit" and dimensions set forth in the Prospectus and the Declaration. The area of the Unit, determined in accordance with "Unit" as defined in the Prospectus and in the Declaration is less than the square footage reflected here. The configuration, allocation and use of space or the floor plan design may vary from that depicted here or in the Prospectus and/or declaration because the Developer reserves the right in the Prospectus to make architectural, engineering, design, dimension, specification and floor plan changes at any time, in the Developer's discretion, without notice to unit buyers. The measurement of any room in this floor plan is generally taken at the greatest points of each given room (as if the room were a perfect rectangle) without regard for any cutouts. Accordingly, the area of the actual room will typically be smaller than the product obtained by multiplying the length times width stated here. The furnishings, appliances, fixtures and decor illustrated are not included with the purchase of the Unit. See Prospectus for information regarding what is offered with the Unit and the calculation of the Unit square footage and dimensions.

LEGEND		
TOTAL AREA		3,059 SF
A/C INTERIOR AREA		2,479 SF
TERRACE AREA		580 SF