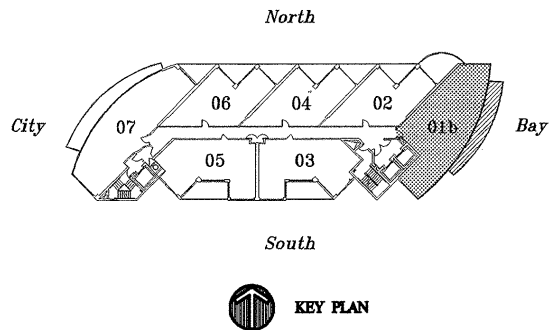
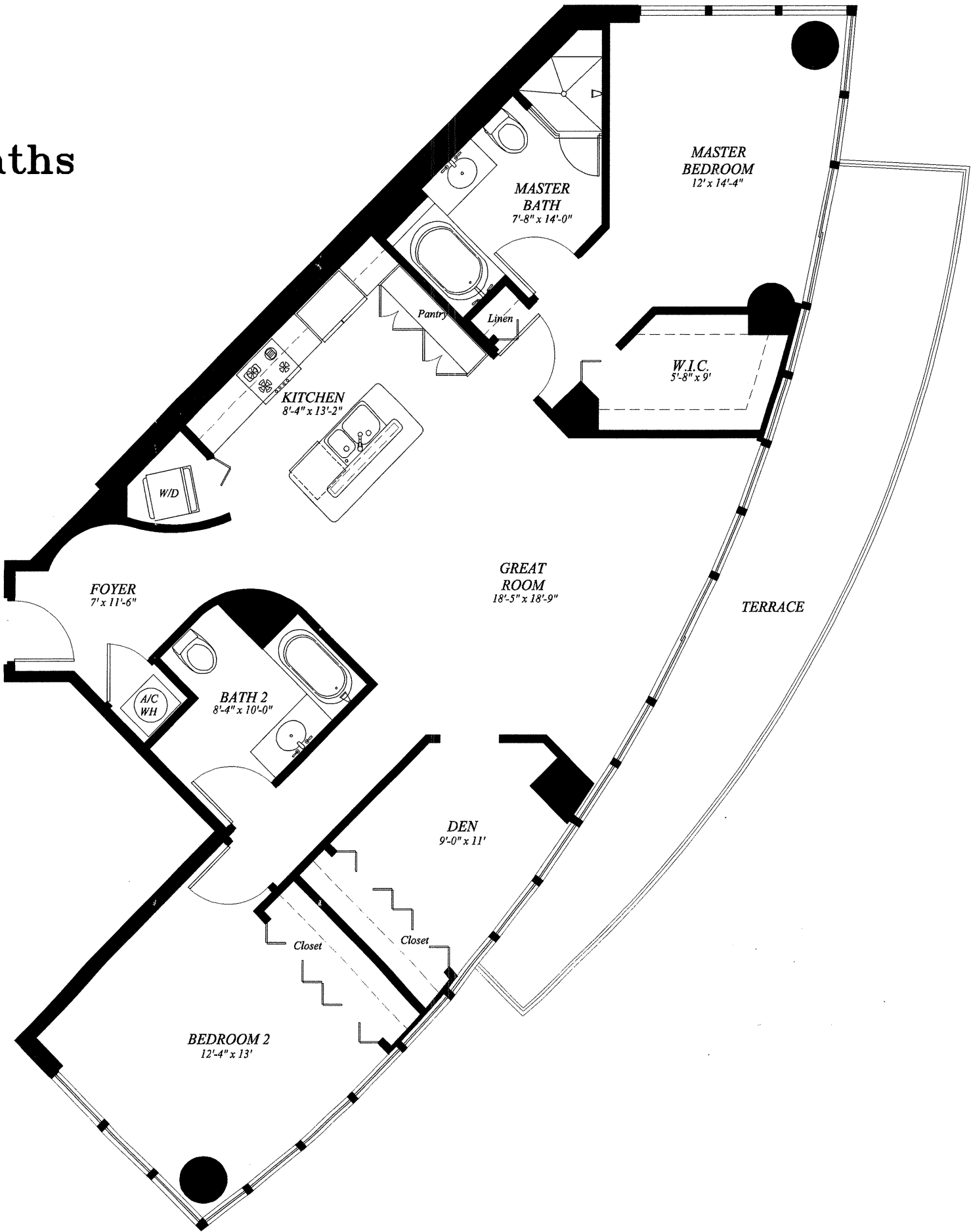


2 Beds/Den/2 Baths



THE PLATINUM AT BISCAYNE BAY
480 N.E. 30 Street, Miami, Florida 33137

Floor Plan Unit 01b
Floors 6th - 22nd

| | | |
|------------------|-----------------|----------------------|
| 2 Bedrooms / Den | | |
| 2 Baths | | |
| Living Area | 1,363 sq. ft. / | 126.7 m ² |
| Terrace | 264 sq. ft. / | 24.6 m ² |
| Total Sq. Ft. | 1,627 sq. ft. / | 151.3 m ² |

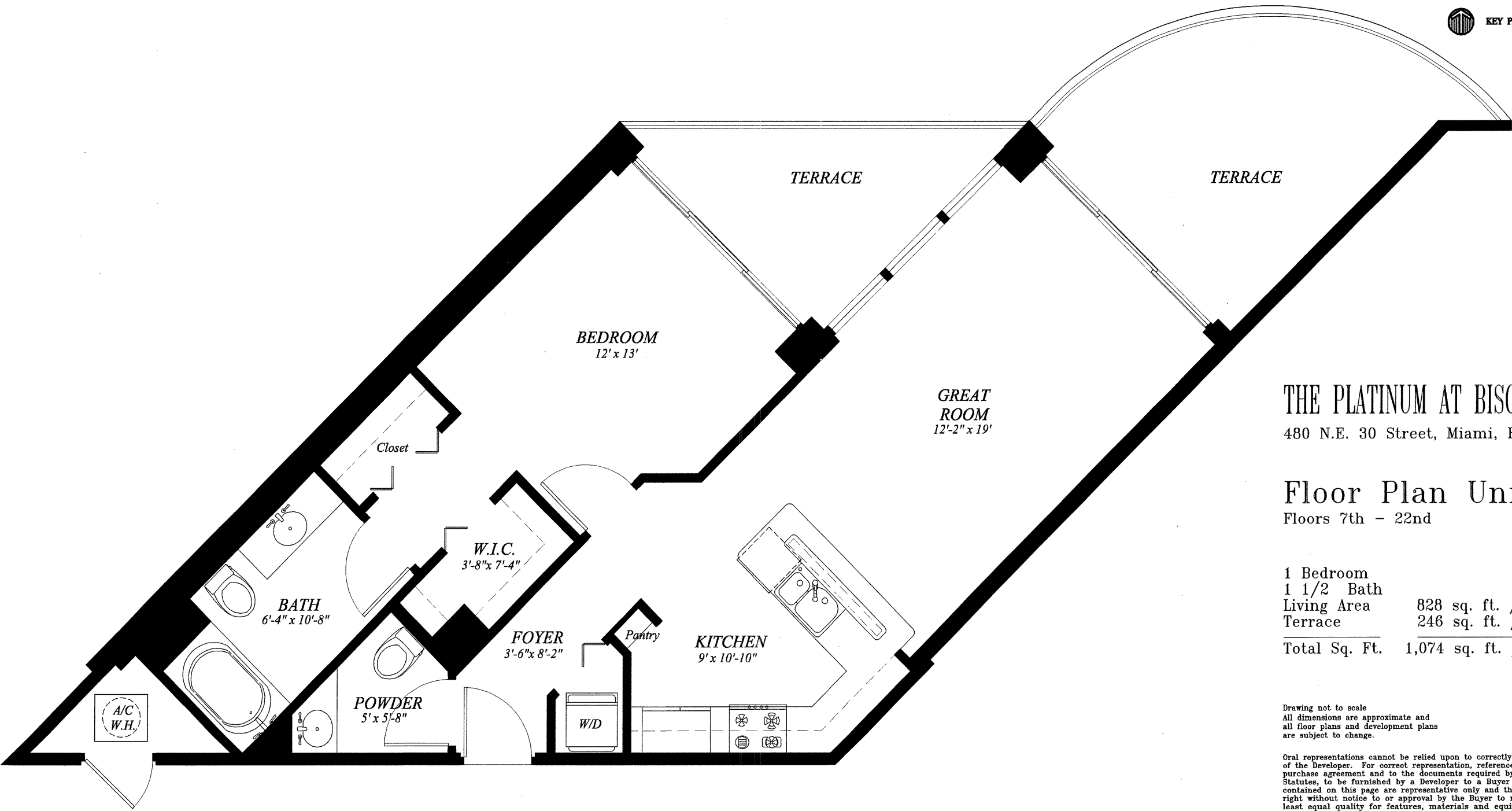
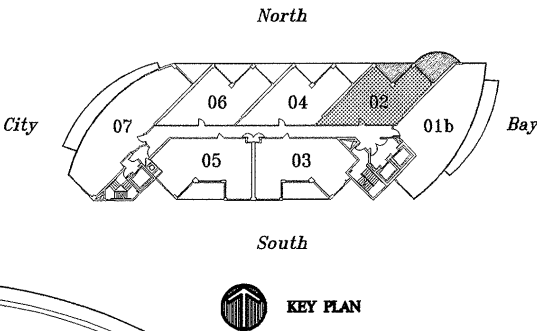
Drawing not to scale
All dimensions are approximate and
all floor plans and development plans
are subject to change.

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purchase agreement and to the documents required by Section 718.503 Florida
Statutes, to be furnished by a Developer to a Buyer or Lessee. The features
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 itemized herein.

Stated dimensions are measured to the exterior boundaries of the exterior walls and
the centerline of interior demising walls and includes half of the service area,
ie: elevators, storage and stairs area; and in fact vary from the 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 airspace between the perimeter walls and excludes
interior structural components).



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 | 828 sq. ft. / | 77.0 m ² |
| Terrace | 246 sq. ft. / | 22.9 m ² |
| Total Sq. Ft. | 1,074 sq. ft. / | 99.9 m ² |

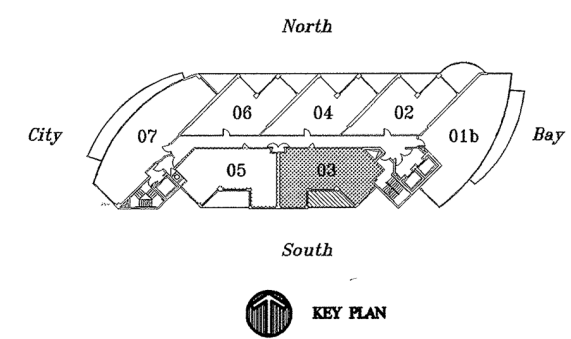
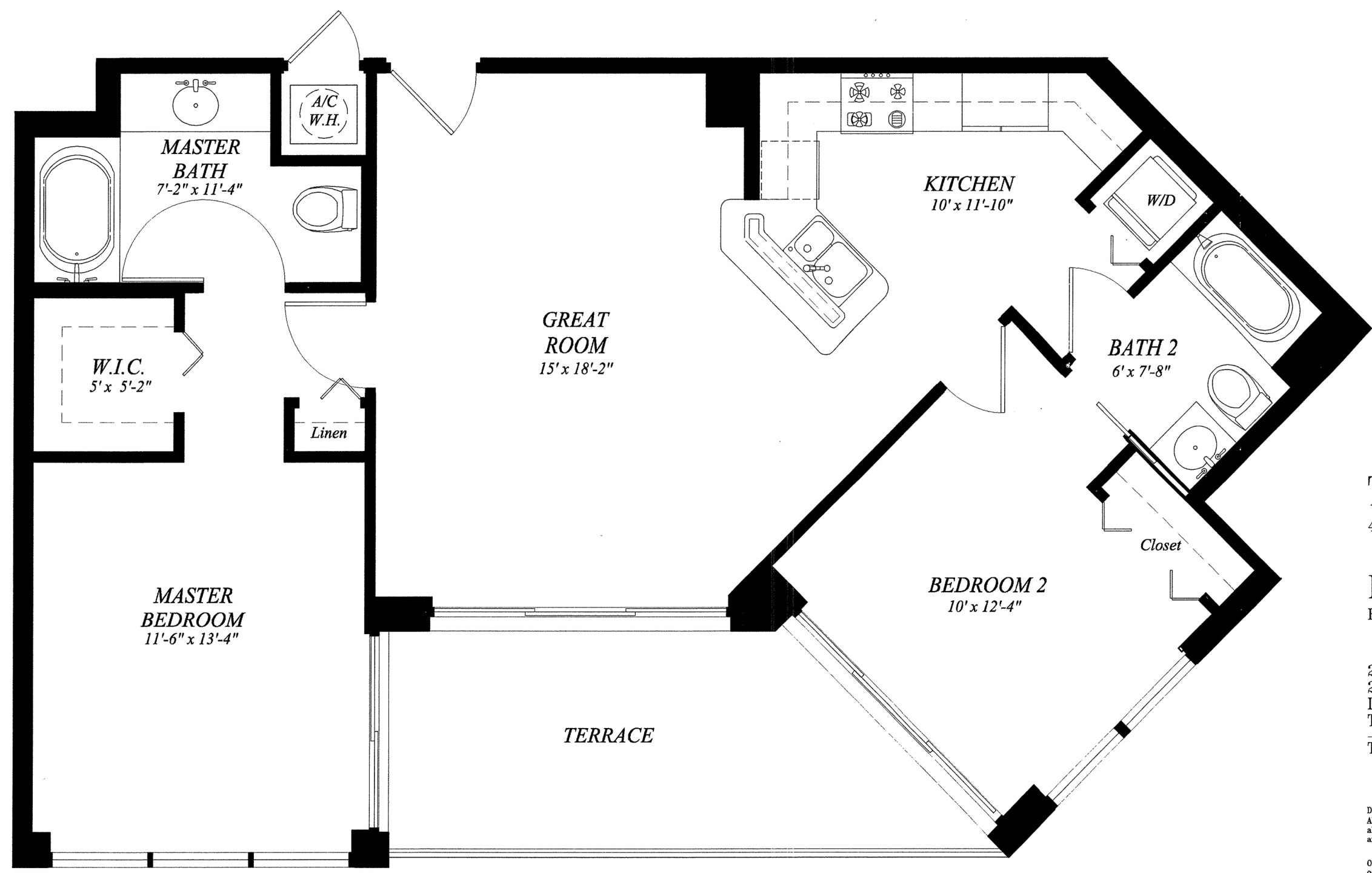
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2 Beds/2 Baths



THE PLATINUM AT BISCAYNE BAY

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

Floor Plan Unit 03

Floors 6th - 22nd

| | | |
|---------------|-----------------|----------------------|
| 2 Bedrooms | | |
| 2 Baths | | |
| Living Area | 1007 sq. ft. / | 93.7 m ² |
| Terrace | 136 sq. ft. / | 12.6 m ² |
| Total Sq. Ft. | 1,143 sq. ft. / | 106.3 m ² |

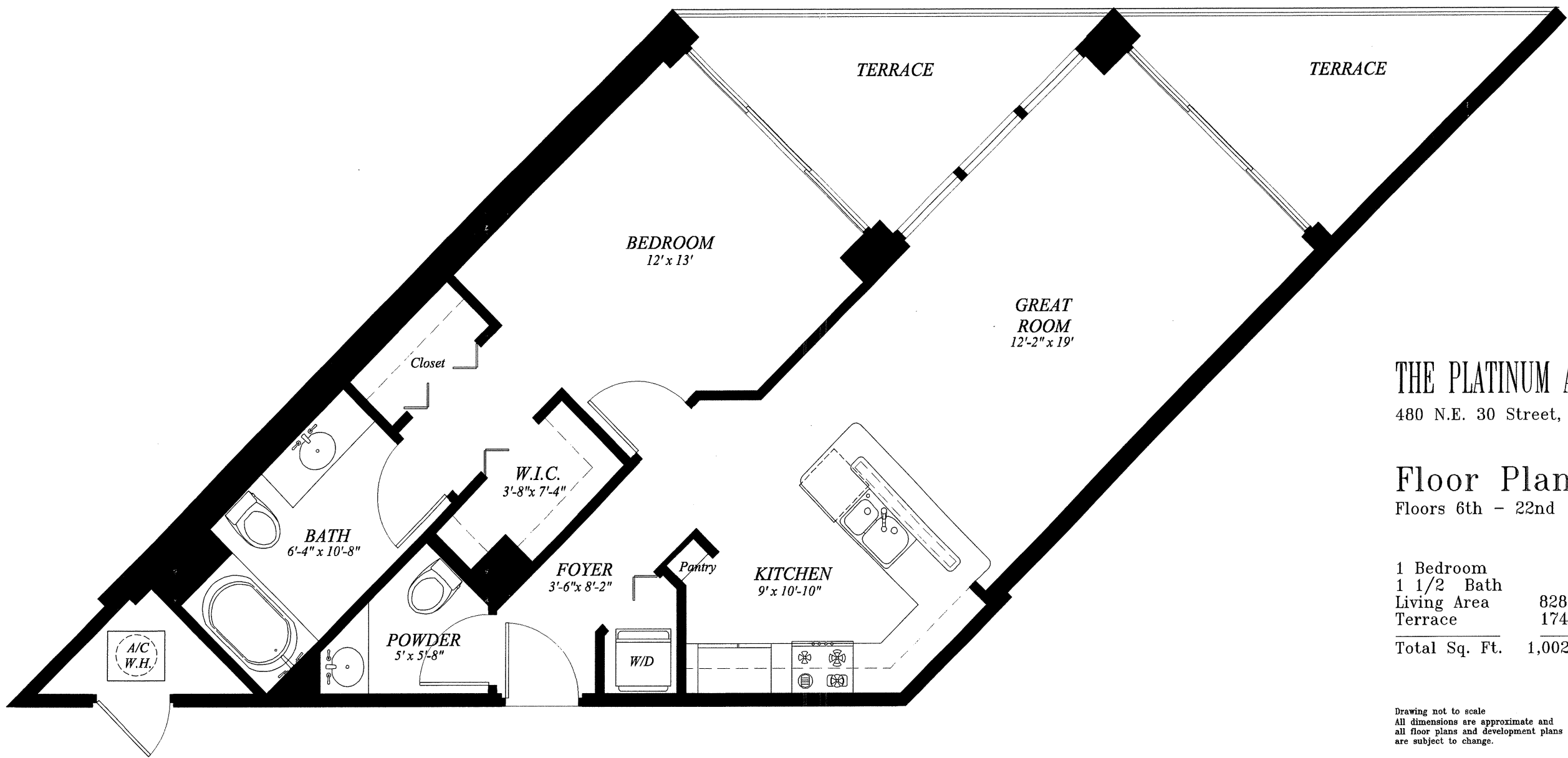
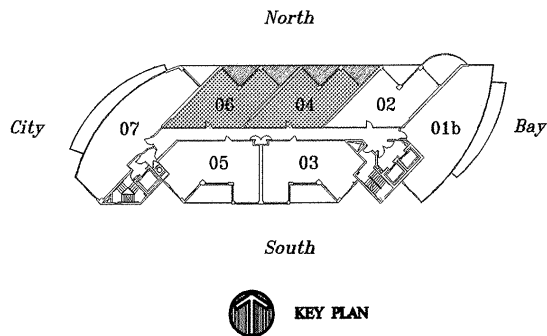
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1 Bed/1 1/2 Baths



THE PLATINUM AT BISCAYNE BAY

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

Floor Plan Unit 04/06

Floors 6th - 22nd

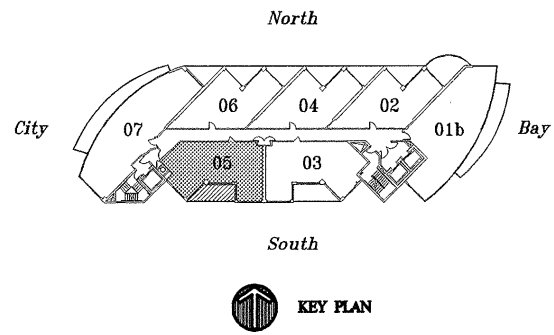
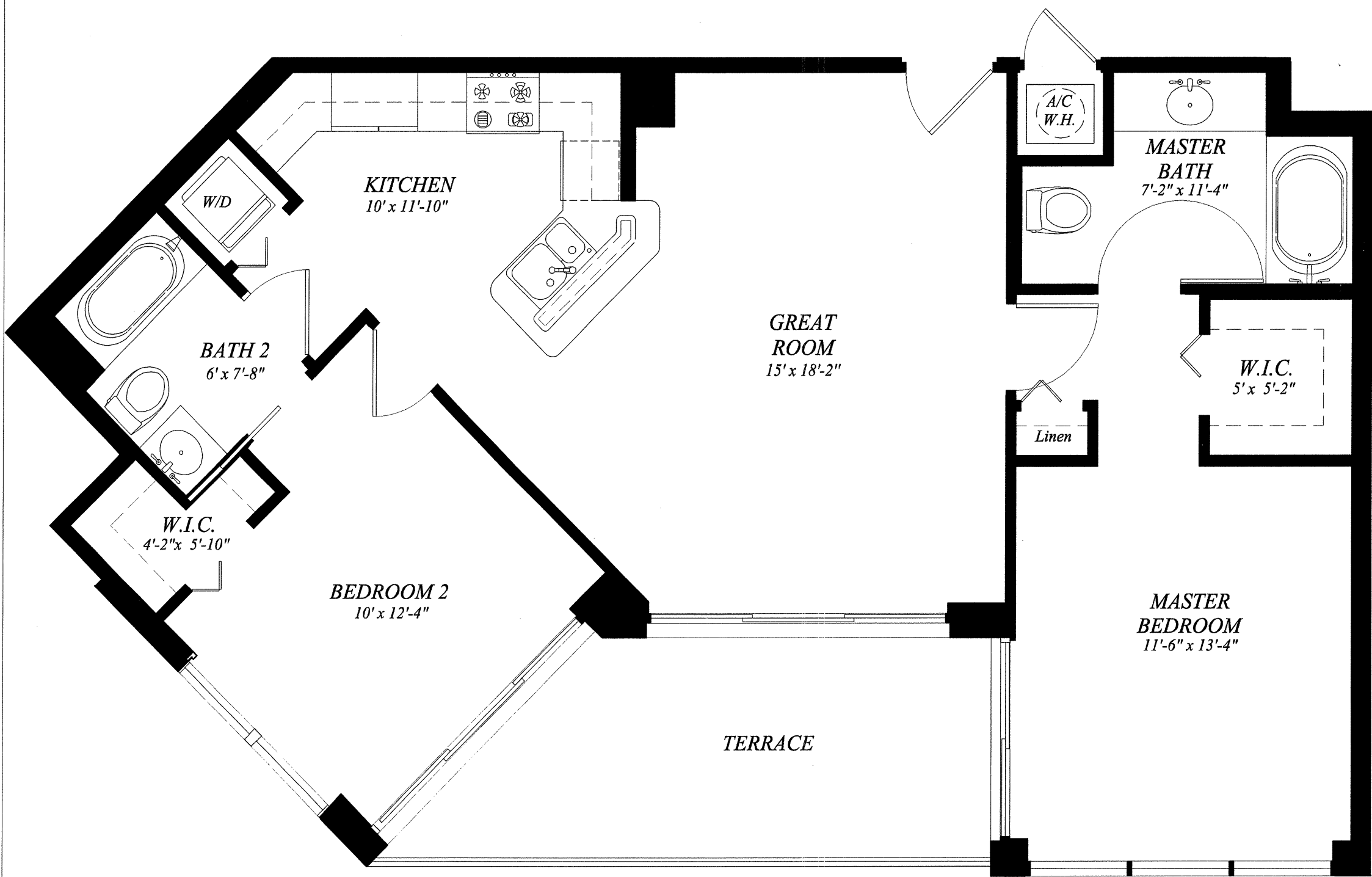
| | | |
|---------------|-----------------|---------------------|
| 1 Bedroom | | |
| 1 1/2 Bath | | |
| Living Area | 828 sq. ft. / | 77.0 m ² |
| Terrace | 174 sq. ft. / | 16.2 m ² |
| Total Sq. Ft. | 1,002 sq. ft. / | 93.2 m ² |

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2 Beds/2 Baths



THE PLATINUM AT BISCAYNE BAY

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

Floor Plan Unit 05

Floors 8th - 22nd

| | | |
|---------------|-----------------|----------------------|
| 2 Bedrooms | | |
| 2 Baths | | |
| Living Area | 1005 sq. ft. / | 93.5 m ² |
| Terrace | 136 sq. ft. / | 12.6 m ² |
| Total Sq. Ft. | 1,141 sq. ft. / | 106.1 m ² |

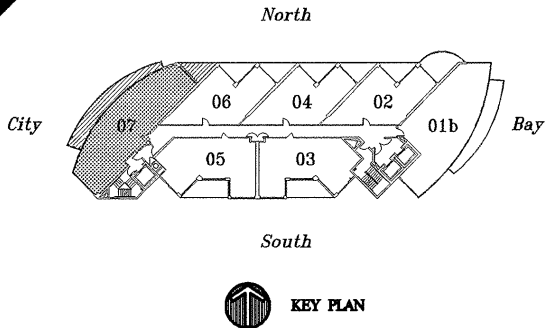
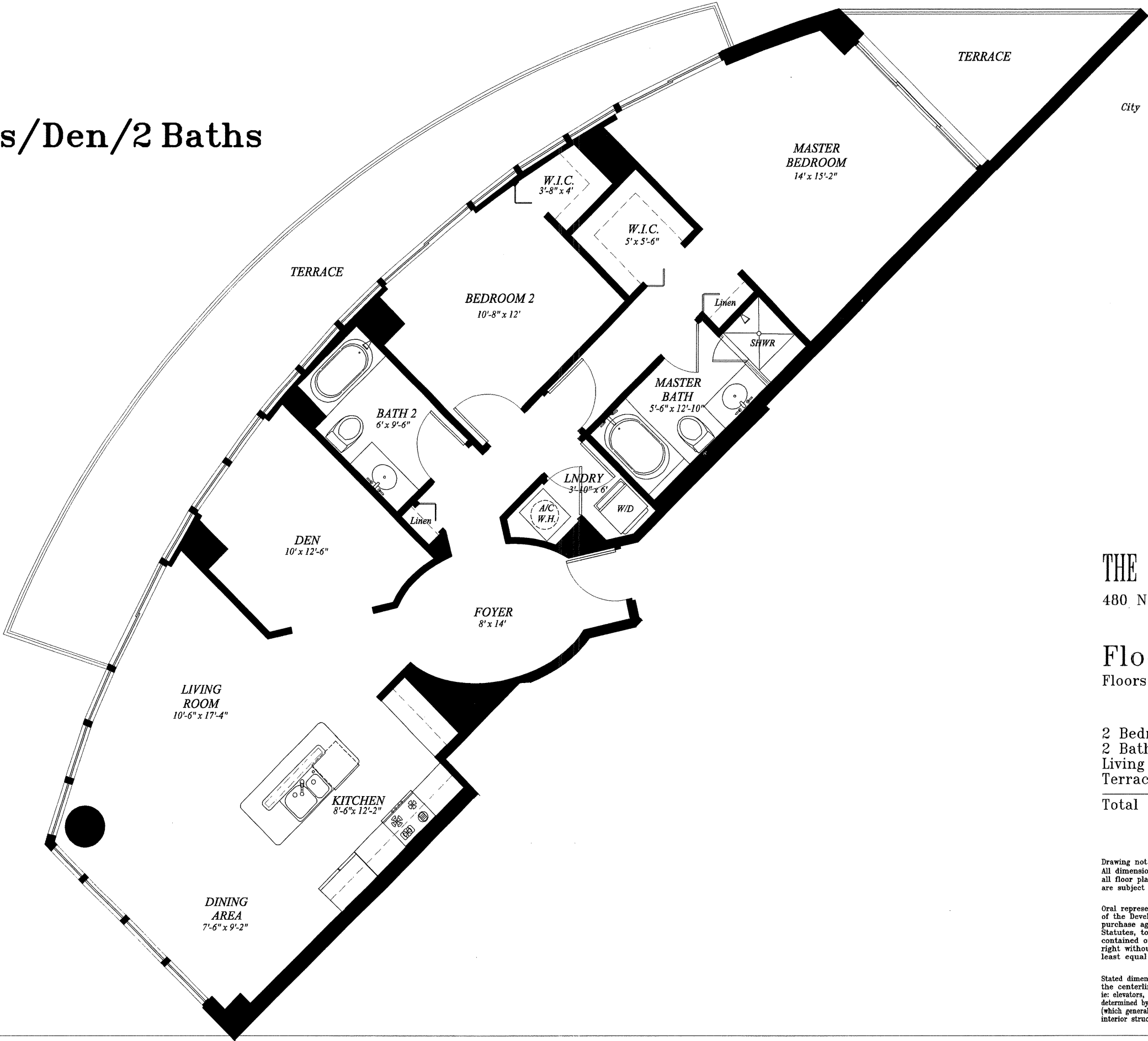
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2 Beds/Den/2 Baths



THE PLATINUM AT BISCAYNE BAY
480 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 m ² |
| Terrace | 383 sq. ft. / | 35.6 m ² |
| Total Sq. Ft. | 1,763 sq. ft. / | 164.0 m ² |

Drawing not to scale
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