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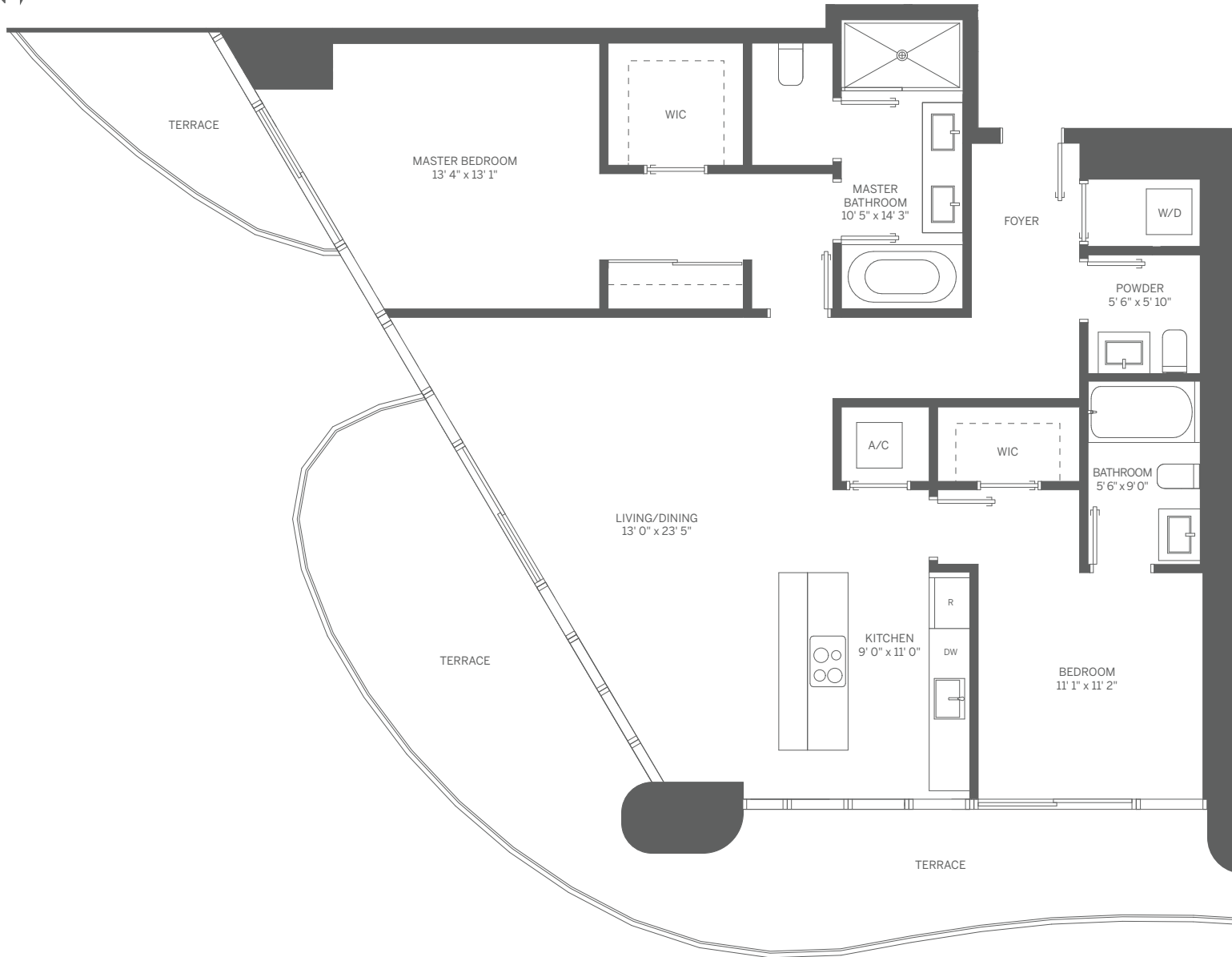
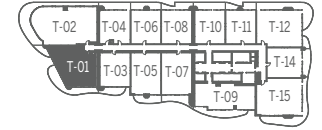
TOWER UNITS KEY PLAN

LEVELS 19-49

BRICKELL FLATIRON

Stated dimensions are measured to the exterior boundaries of the exterior walls and the centerline of interior demising walls 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). Note that measurements of rooms set forth on this floor plan are 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 stated length times width. All dimensions are approximate and may vary with actual construction, and all floor plans and development plans are subject to change.

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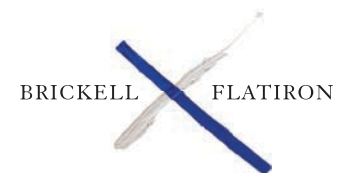


TOWER UNIT 01 2 BEDROOM / 2.5 BATH

INTERIOR: 1,401 SF / 130 m²

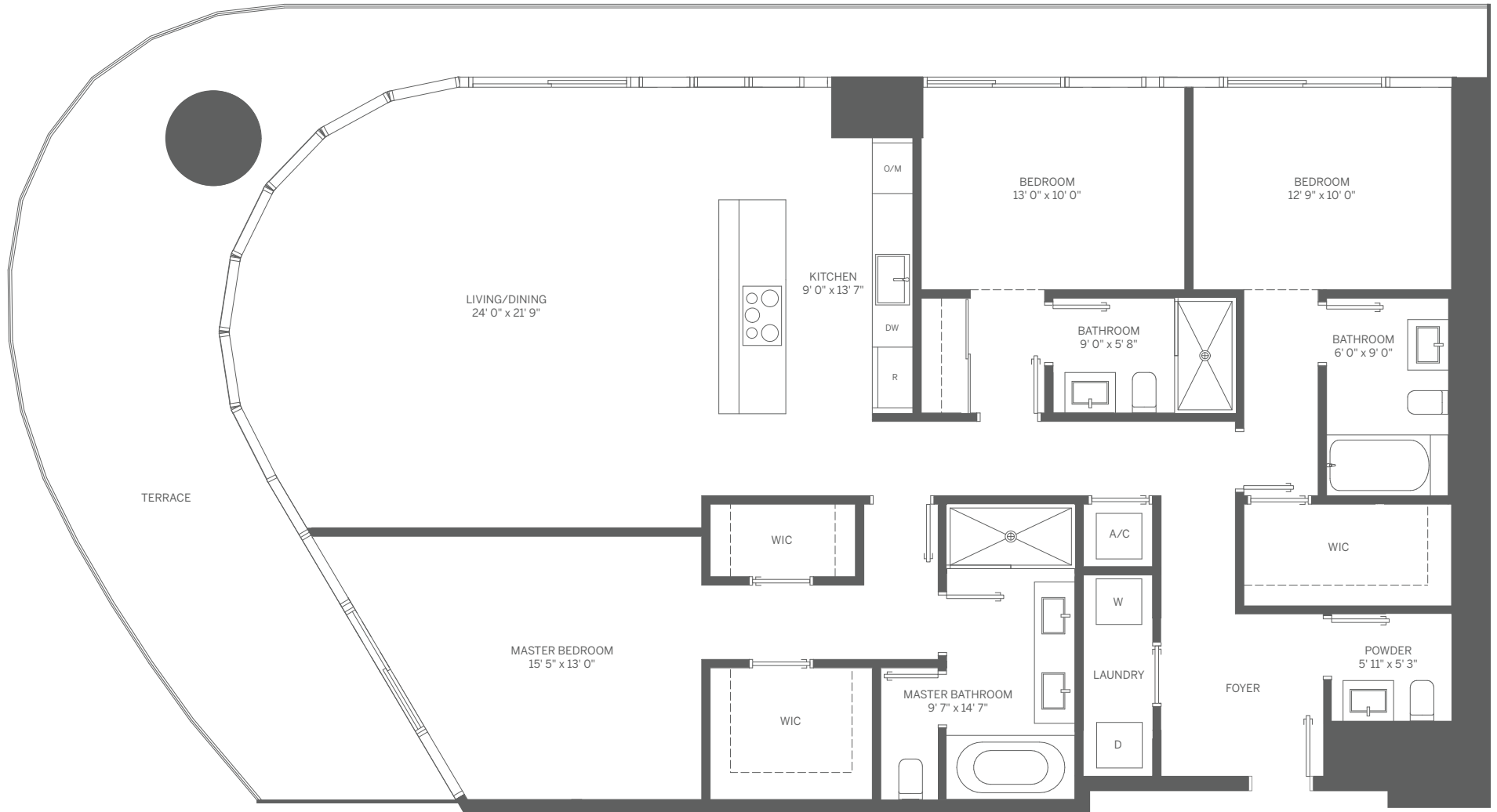
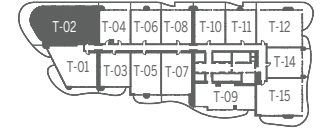
TERRACE: 474 SF / 44 m²

TOTAL: 1,875 SF / 174 m²



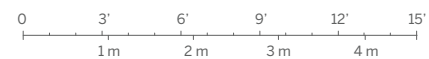
Stated dimensions are measured to the exterior boundaries of the exterior walls and the centerline of interior demising walls and in fact vary from the dimensions that would be determined by using the description and definition of the "Unit" set forth in the Declaration (which generally only includes the interior airspace between the perimeter walls and excludes interior structural components). For your reference, the area of the Unit, determined in accordance with those defined unit boundaries, is 1,301 SF. Note that measurements of rooms set forth on this floor plan are 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 stated length times width. All dimensions are approximate and may vary with actual construction, and all floor plans and development plans are subject to change.

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TOWER UNIT 02 3 BEDROOM / 3.5 BATH

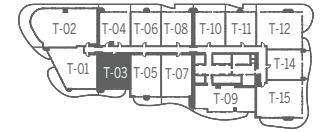
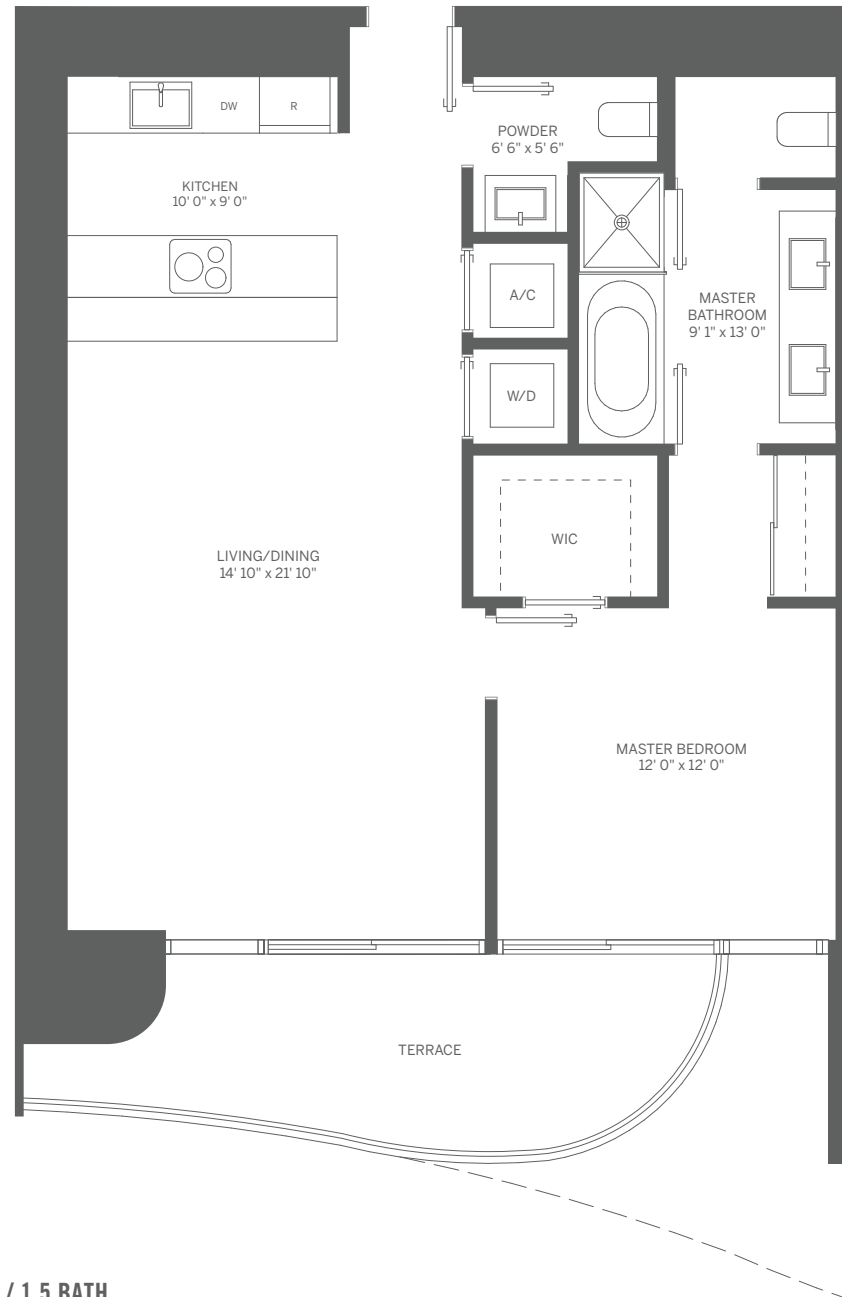
INTERIOR: 2,025 SF / 188 m² TERRACE: 628 SF / 58 m² TOTAL: 2,653 SF / 246 m²



BRICKELL FLATIRON

Stated dimensions are measured to the exterior boundaries of the exterior walls and the centerline of interior demising walls 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). For your reference, the area of the Unit, determined in accordance with those defined unit boundaries, is 1,922 SF. Note that measurements of rooms set forth on this floor plan are 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 stated length times width. All dimensions are approximate and may vary with actual construction, and all floor plans and development plans are subject to change.

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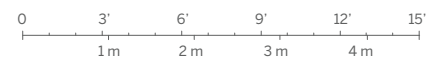


TOWER UNIT 03 1 BEDROOM / 1.5 BATH

INTERIOR: 901 SF / 84 m²

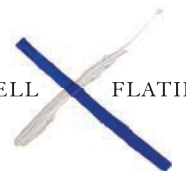
TERRACE: 140 SF / 13 m²

TOTAL: 1,041 SF / 97 m²



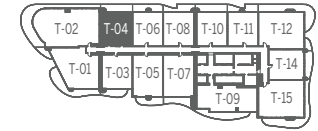
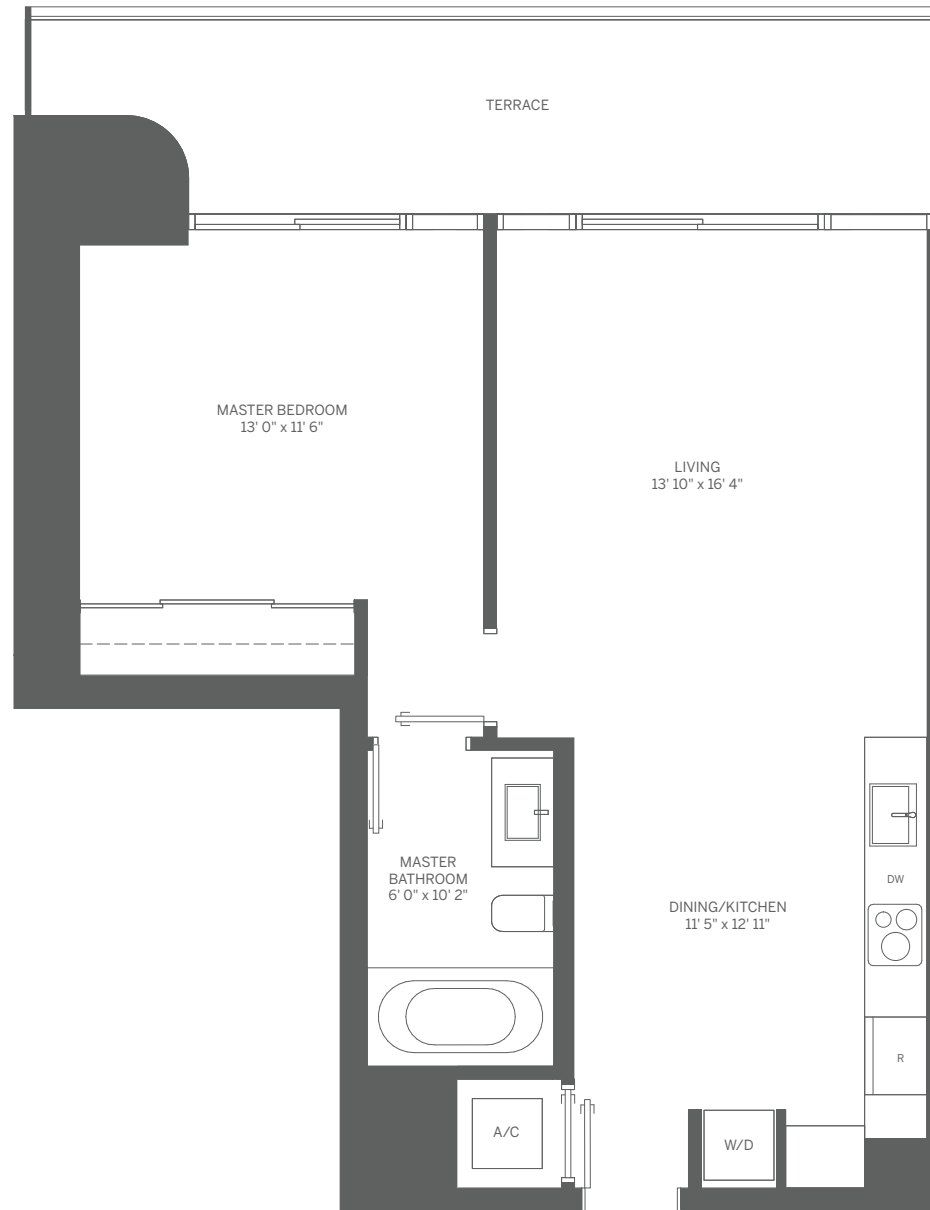
Note: Terrace: 140 SF / 13 m² on Odd Floors
Terrace: 211 SF / 20 m² on Even Floors

BRICKELL FLATIRON



Stated dimensions are measured to the exterior boundaries of the exterior walls and the centerline of interior demising walls 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). For your reference, the area of the Unit, determined in accordance with those defined unit boundaries, is 838 SF. Note that measurements of rooms set forth on this floor plan are 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 stated length times width. All dimensions are approximate and may vary with actual construction, and all floor plans and development plans are subject to change.

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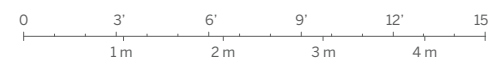


TOWER UNIT 04 1 BEDROOM / 1 BATH

INTERIOR: 737 SF / 68 m²

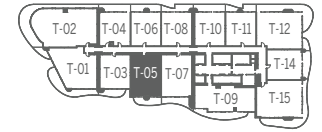
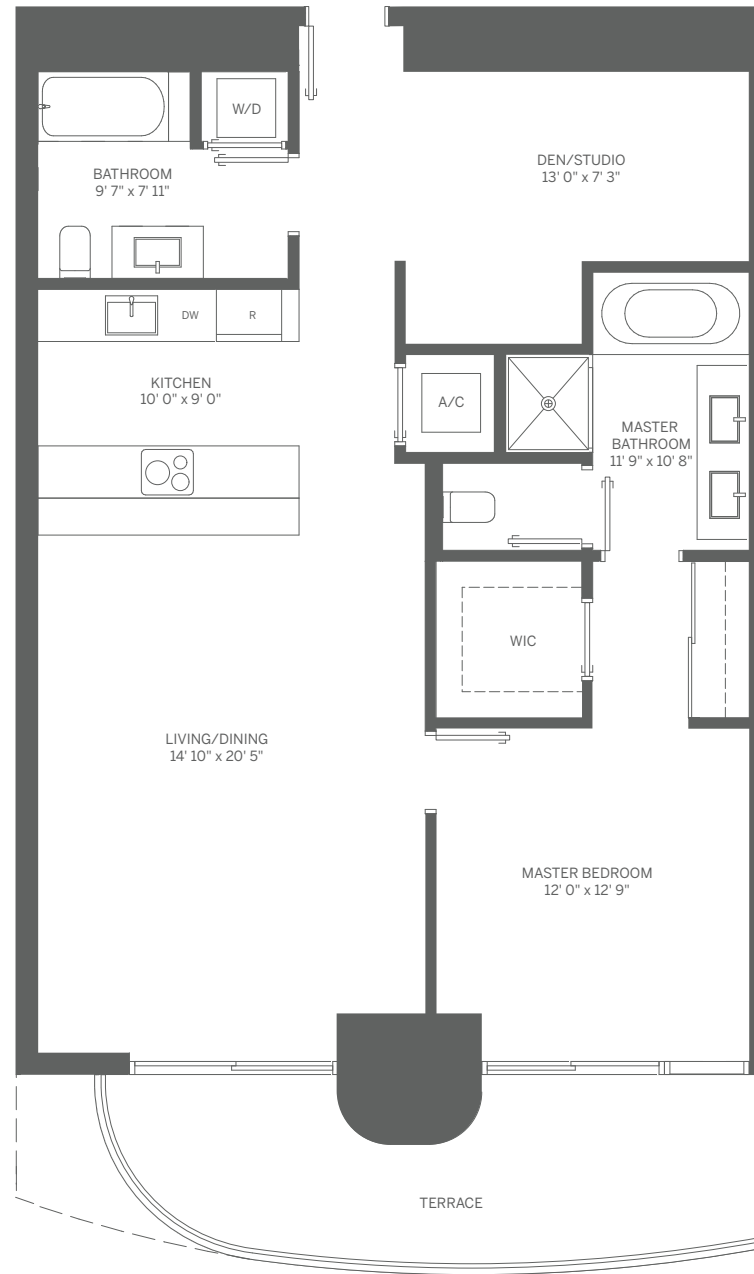
TERRACE: 178 SF / 17 m²

TOTAL: 915 SF / 84 m²



Stated dimensions are measured to the exterior boundaries of the exterior walls and the centerline of interior demising walls 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). For your reference, the area of the Unit, determined in accordance with those defined unit boundaries, is 672 SF. Note that measurements of rooms set forth on this floor plan are 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 stated length times width. All dimensions are approximate and may vary with actual construction, and all floor plans and development plans are subject to change.

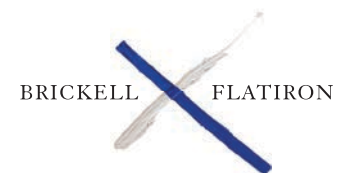
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Note: Terrace: 163 SF / 15 m² on Odd Floors
Terrace: 184 SF / 17 m² on Even Floors

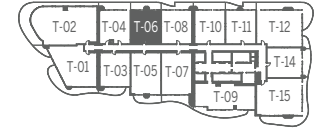
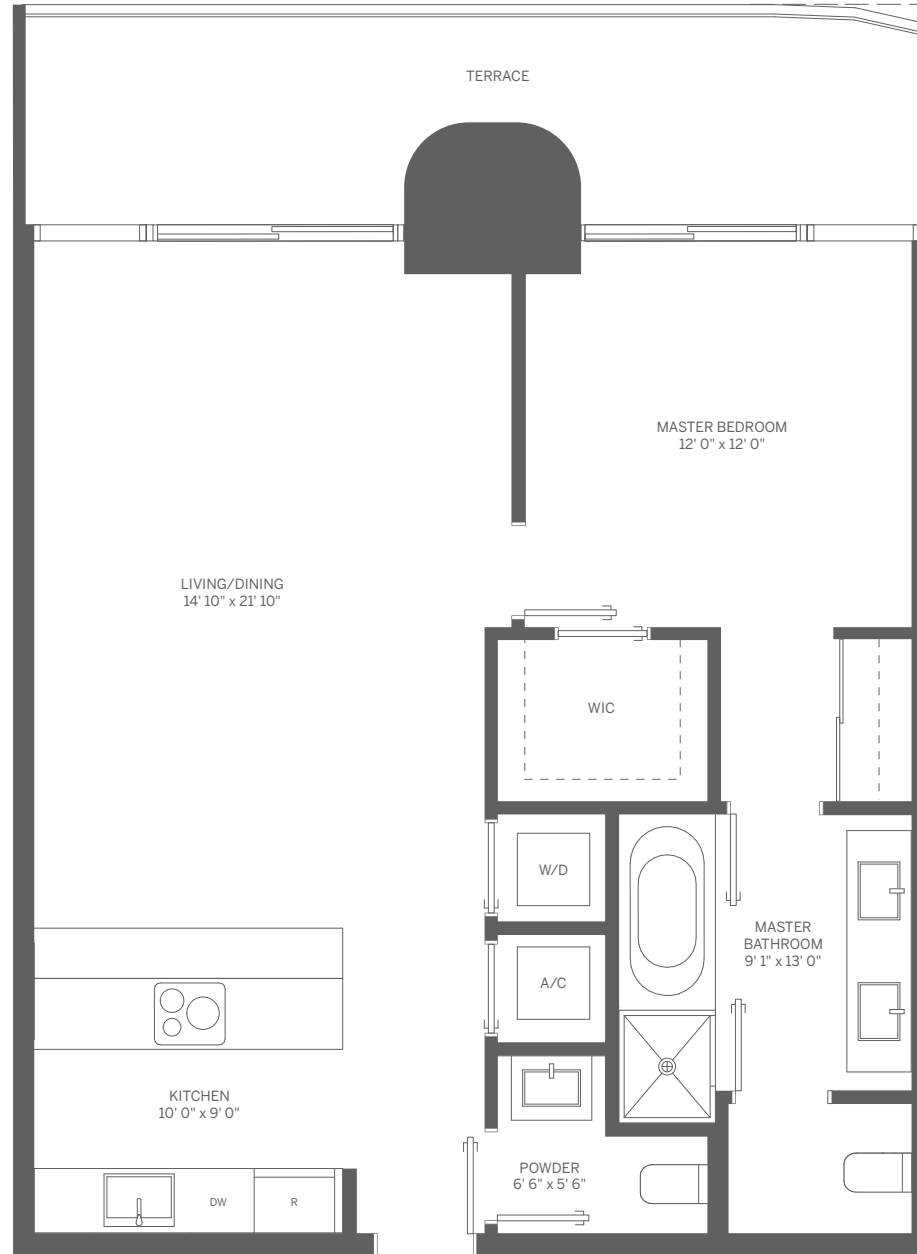
TOWER UNIT 05 1 BEDROOM + DEN / 2 BATH

INTERIOR: 1,107 SF / 103 m² TERRACE: 163 SF / 15 m² TOTAL: 1,270 SF / 118 m²



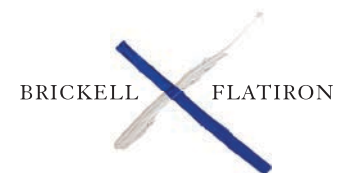
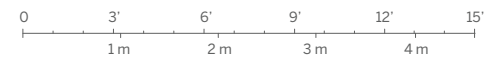
Stated dimensions are measured to the exterior boundaries of the exterior walls and the centerline of interior demising walls and in fact vary from the dimensions that would be determined by using the description and definition of the "Unit" set forth in the Declaration (which generally only includes the interior airspace between the perimeter walls and excludes interior structural components). For your reference, the area of the Unit, determined in accordance with those defined unit boundaries, is 1,026 SF. Note that measurements of rooms set forth on this floor plan are 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 stated length times width. All dimensions are approximate and may vary with actual construction, and all floor plans and development plans are subject to change.

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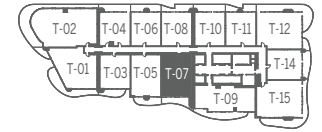
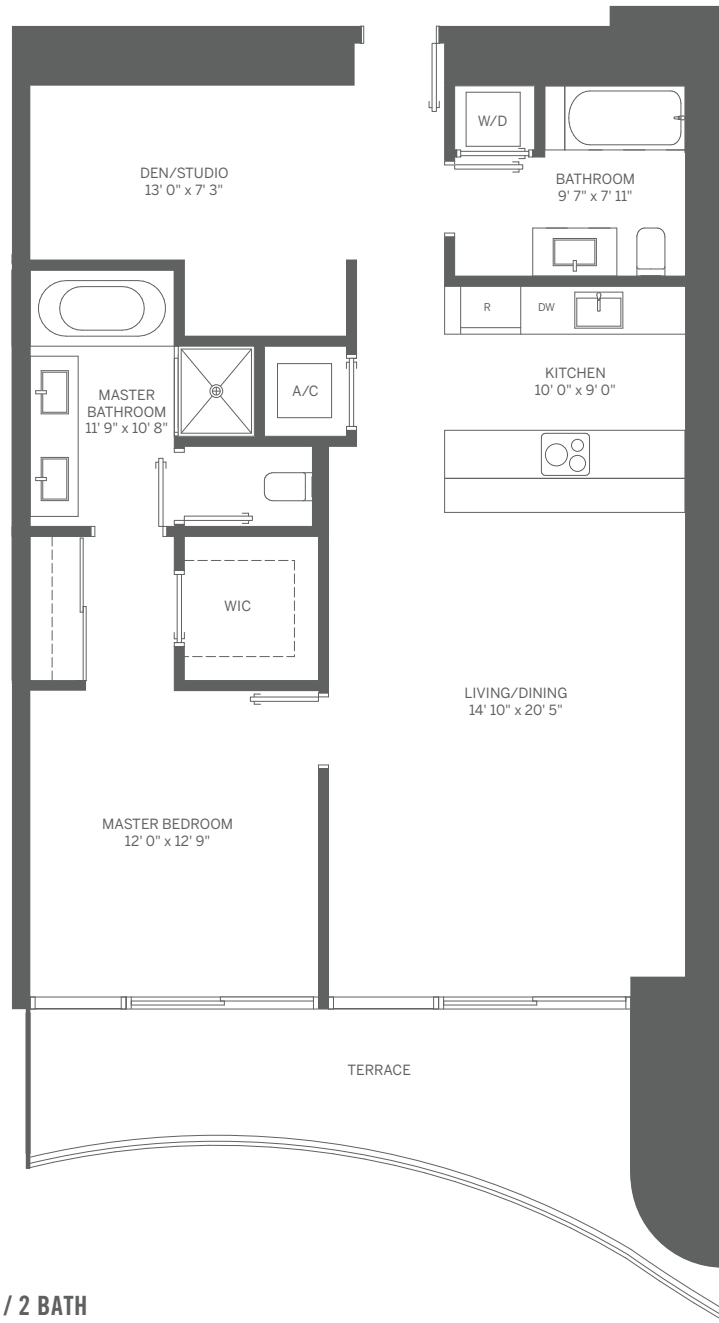
TOWER UNIT 06 1 BEDROOM / 1.5 BATH

INTERIOR: 898 SF / 83 m² TERRACE: 168 SF / 16 m² TOTAL: 1,066 SF / 99 m²



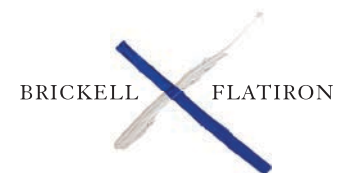
Stated dimensions are measured to the exterior boundaries of the exterior walls and the centerline of interior demising walls and in fact vary from the dimensions that would be determined by using the description and definition of the "Unit" set forth in the Declaration (which generally only includes the interior airspace between the perimeter walls and excludes interior structural components). For your reference, the area of the Unit, determined in accordance with those defined unit boundaries, is 829 SF. Note that measurements of rooms set forth on this floor plan are 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 stated length times width. All dimensions are approximate and may vary with actual construction, and all floor plans and development plans are subject to change.

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TOWER UNIT 07 1 BEDROOM + DEN / 2 BATH

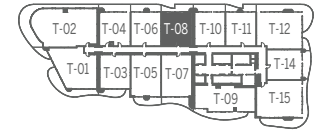
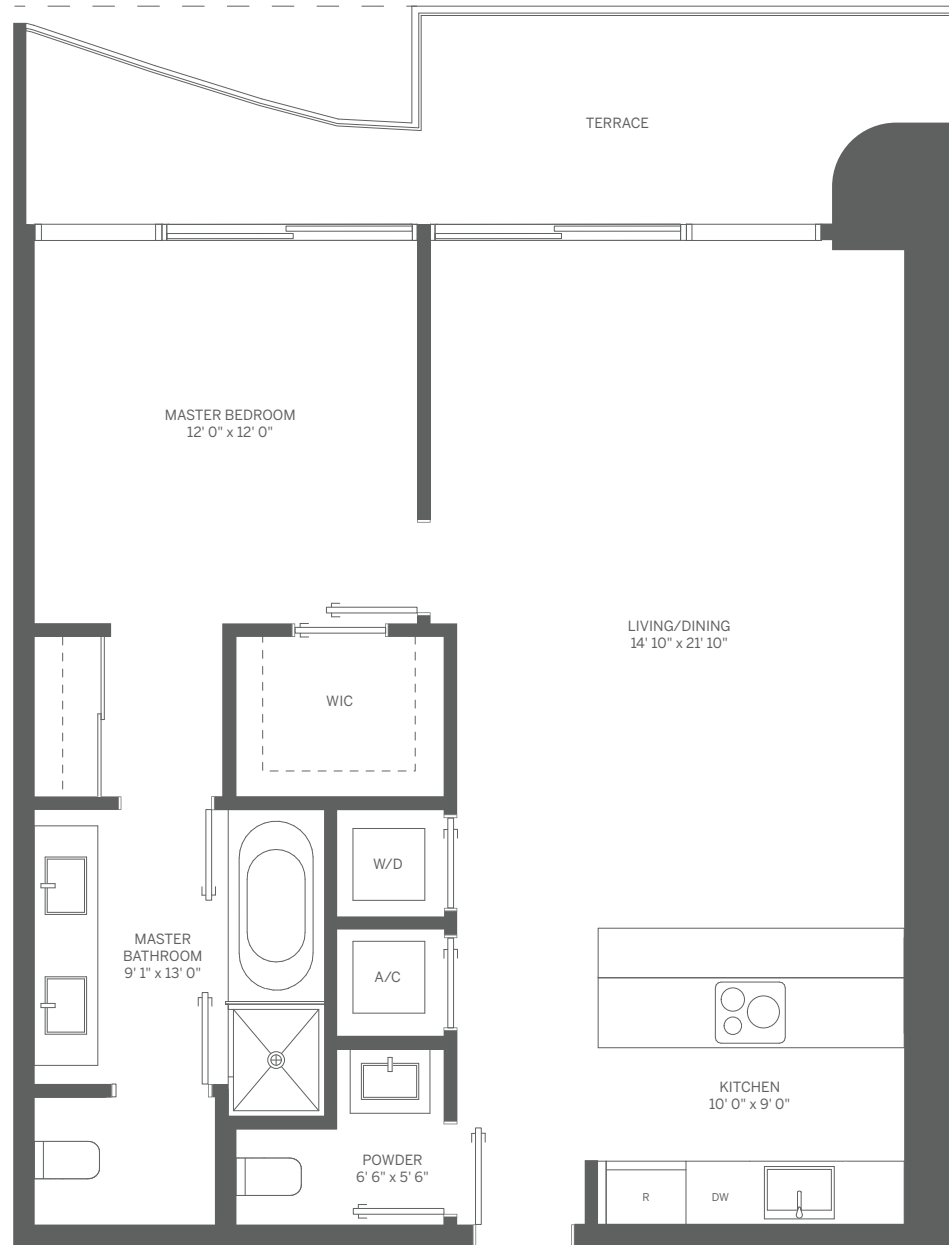
INTERIOR: 1,107 SF / 103 m² TERRACE: 171 SF / 16 m² TOTAL: 1,278 SF / 119 m²



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Note: Terrace: 183 SF / 17 m² on Odd Floors
Terrace: 153 SF / 14 m² on Even Floors

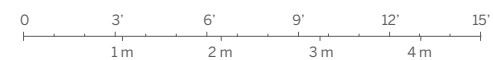


TOWER UNIT 08 1 BEDROOM / 1.5 BATH

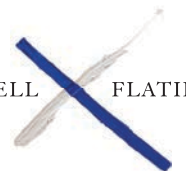
INTERIOR: 906 SF / 84 m²


TERRACE: 153 SF / 14 m²

TOTAL: 1,059 SF / 98 m²

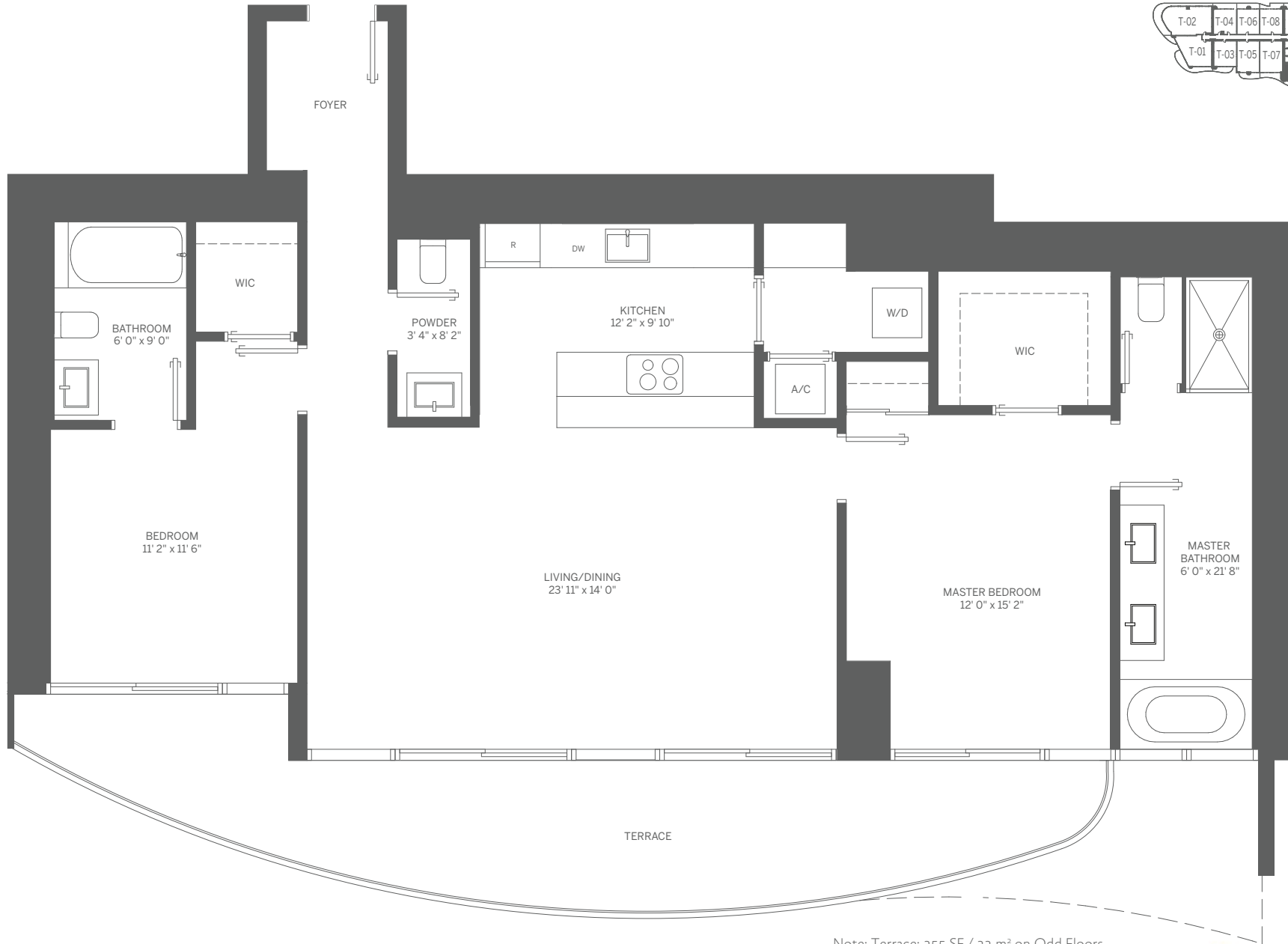
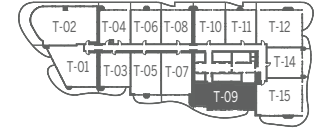


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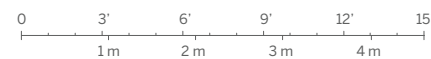
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TOWER UNIT 09 2 BEDROOM / 2.5 BATH

INTERIOR: 1,369 SF / 127 m² TERRACE: 288 SF / 27 m² TOTAL: 1,657 SF / 154 m²

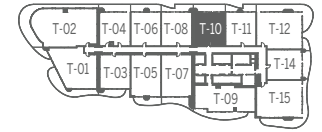
Note: Terrace: 355 SF / 33 m² on Odd Floors
Terrace: 288 SF / 27 m² on Even Floors



BRICKELL FLATIRON

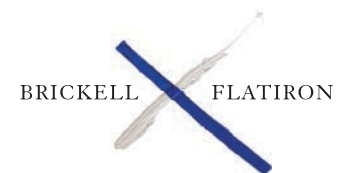
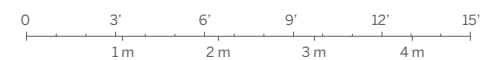
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TOWER UNIT 10 1 BEDROOM / 1.5 BATH

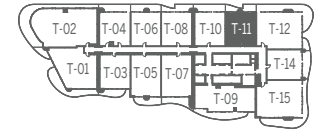
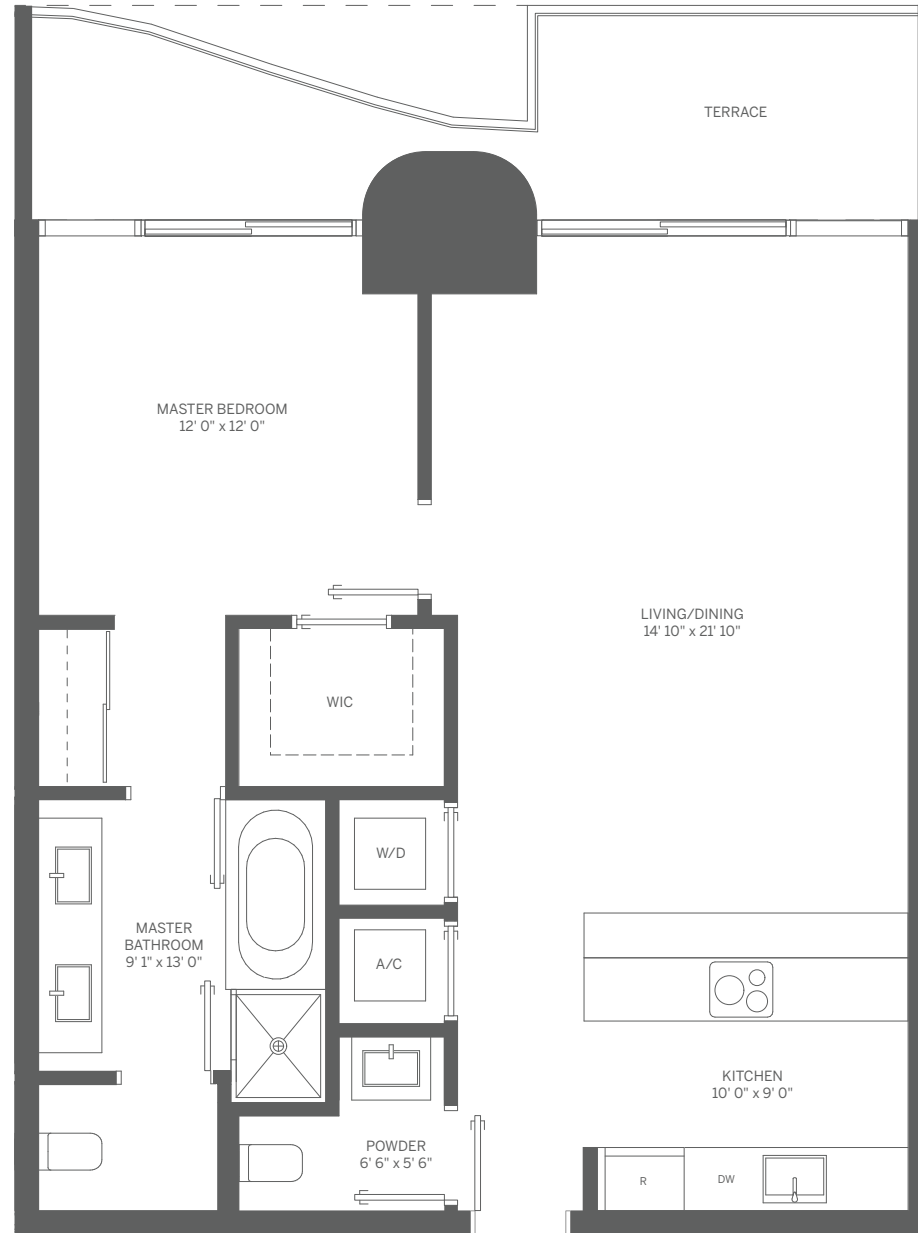
INTERIOR: 906 SF / 84 m² TERRACE: 182 SF / 17 m² TOTAL: 1,088 SF / 101 m²



Stated dimensions are measured to the exterior boundaries of the exterior walls and the centerline of interior demising walls 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). For your reference, the area of the Unit, determined in accordance with those defined unit boundaries, is 839 SF. Note that measurements of rooms set forth on this floor plan are 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 stated length times width. All dimensions are approximate and may vary with actual construction, and all floor plans and development plans are subject to change.



Note: Terrace: 175 SF / 16 m² on Odd Floors
Terrace: 145 SF / 13 m² on Even Floors

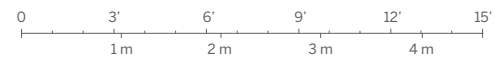


TOWER UNIT 11 1 BEDROOM / 1.5 BATH

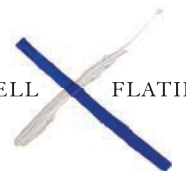
INTERIOR: 906 SF / 84 m²


TERRACE: 145 SF / 13 m²

TOTAL: 1,051 SF / 97 m²

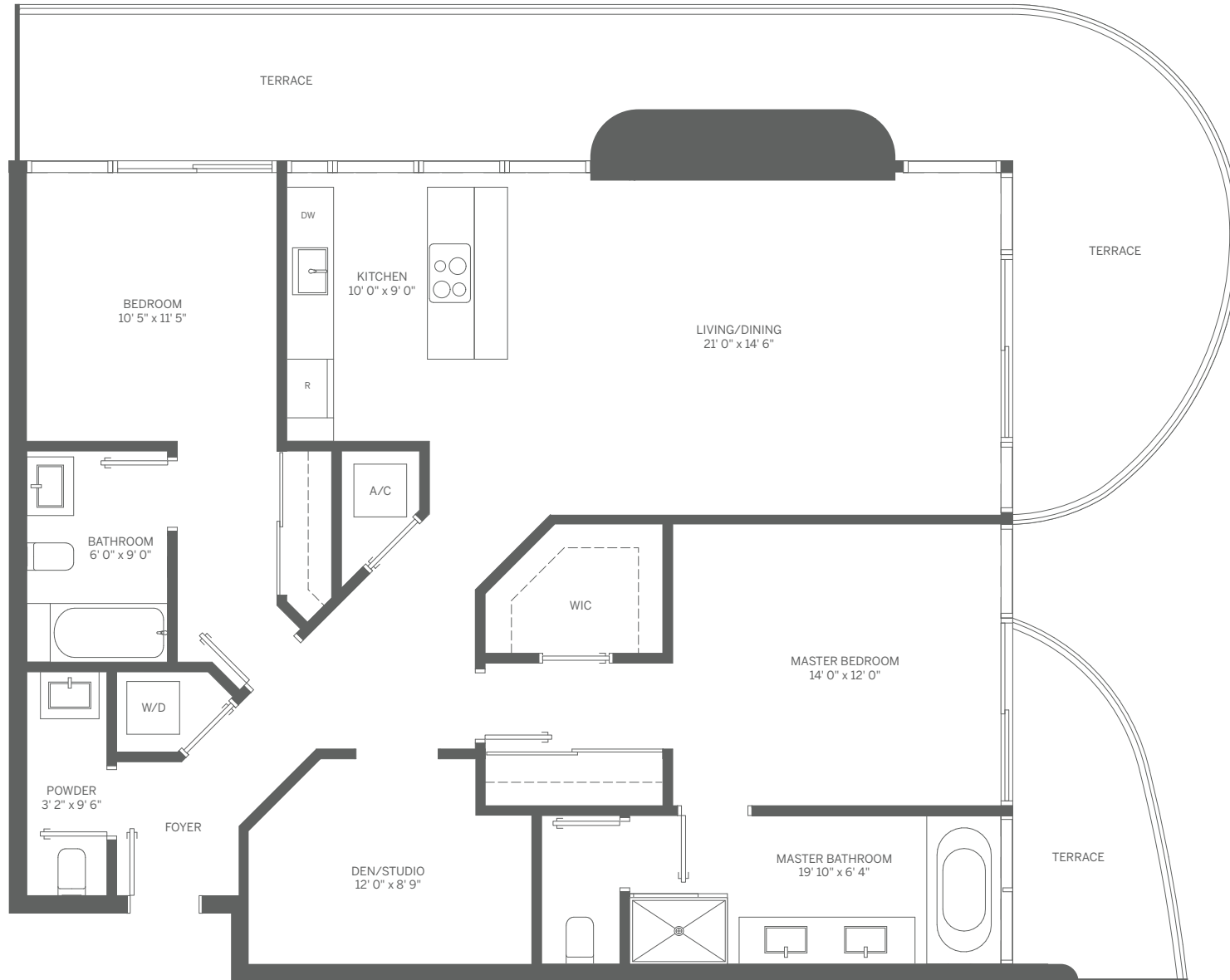
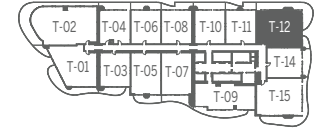


BRICKELL FLATIRON



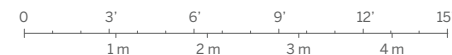
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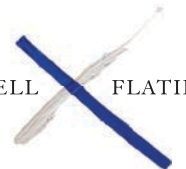


TOWER UNIT 12 2 BEDROOM + DEN / 2.5 BATH

INTERIOR: 1,446 SF / 134 m² TERRACE: 506 SF / 47 m² TOTAL: 1,952 SF / 181 m²

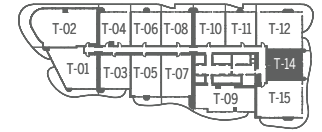


BRICKELL FLATIRON



Stated dimensions are measured to the exterior boundaries of the exterior walls and the centerline of interior demising walls 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). For your reference, the area of the Unit, determined in accordance with those defined unit boundaries, is 1,368 SF. Note that measurements of rooms set forth on this floor plan are 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 stated length times width. All dimensions are approximate and may vary with actual construction, and all floor plans and development plans are subject to change.

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TOWER UNIT 14 1 BEDROOM / 1.5 BATH

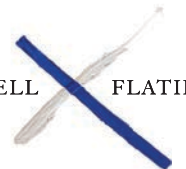
INTERIOR: 933 SF / 87 m²

TERRACE: 174 SF / 16 m²

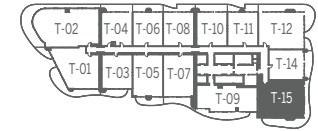
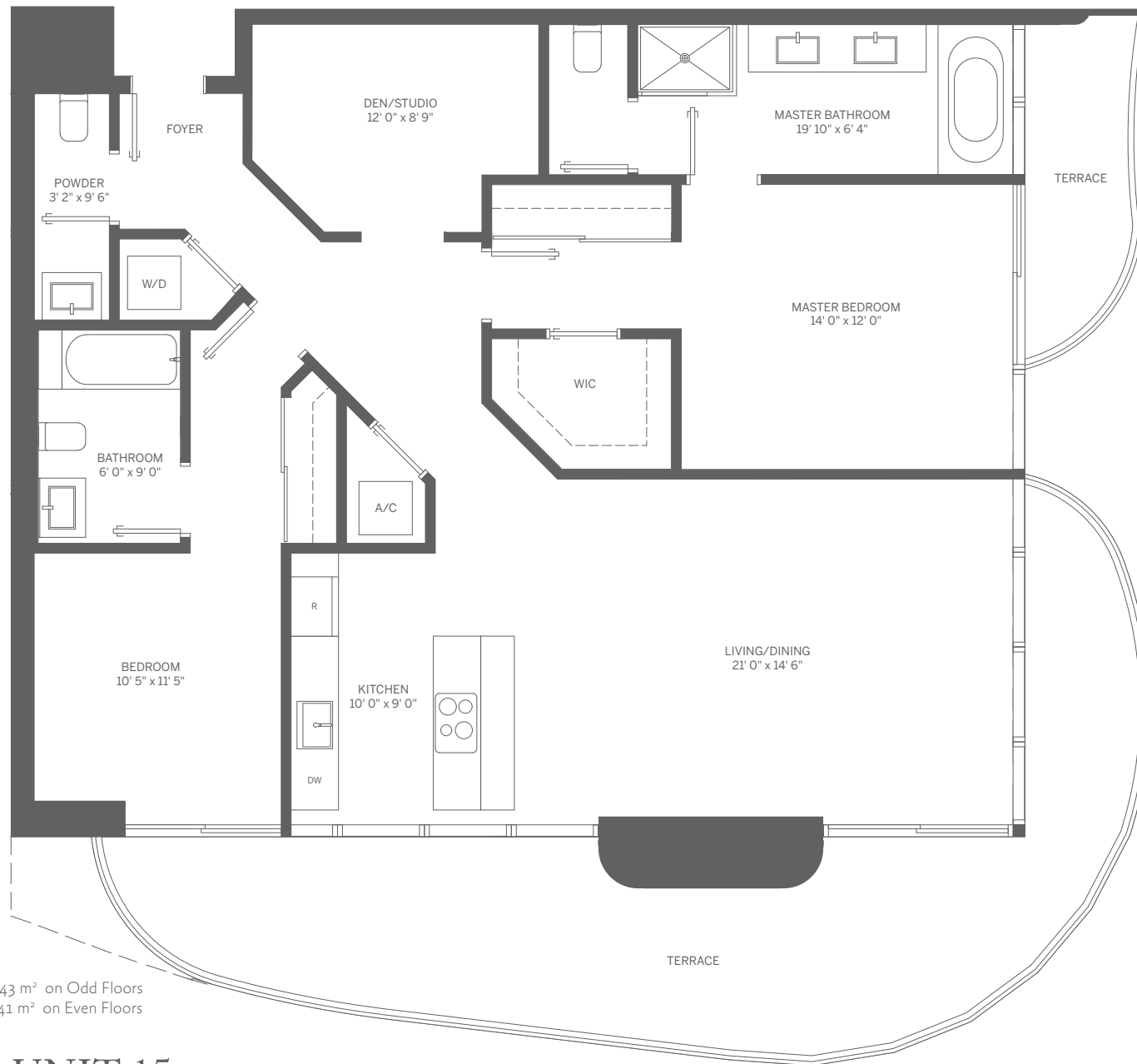
TOTAL: 1,107 SF / 103 m²



BRICKELL FLATIRON



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Note: Terrace: 458 SF / 43 m² on Odd Floors
Terrace: 438 SF / 41 m² on Even Floors

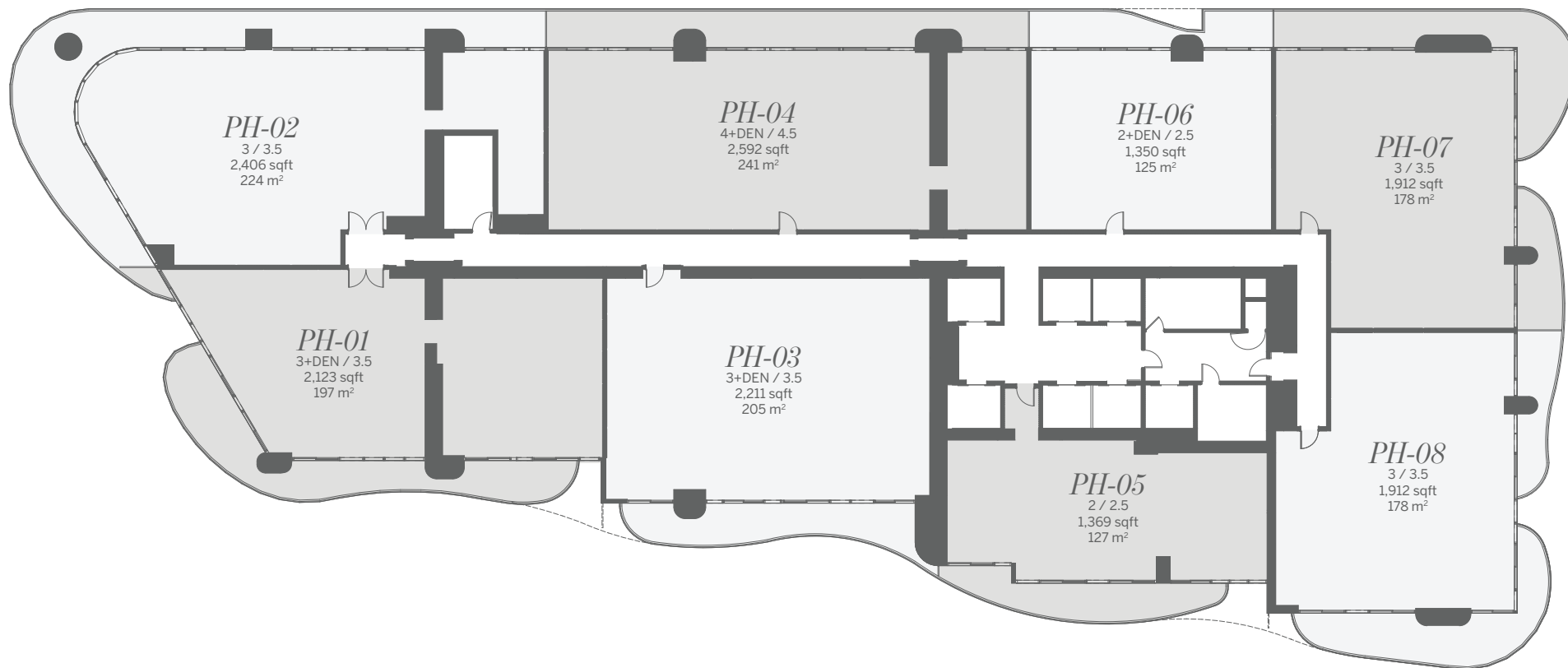
TOWER UNIT 15 2 BEDROOM + DEN / 2.5 BATH

INTERIOR: 1,446 SF / 134 m² TERRACE: 438 SF / 41 m² TOTAL: 1,884 SF / 175 m²



Stated dimensions are measured to the exterior boundaries of the exterior walls and the centerline of interior demising walls 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). For your reference, the area of the Unit, determined in accordance with those defined unit boundaries, is 1,359 SF. Note that measurements of rooms set forth on this floor plan are 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 stated length times width. All dimensions are approximate and may vary with actual construction, and all floor plans and development plans are subject to change.


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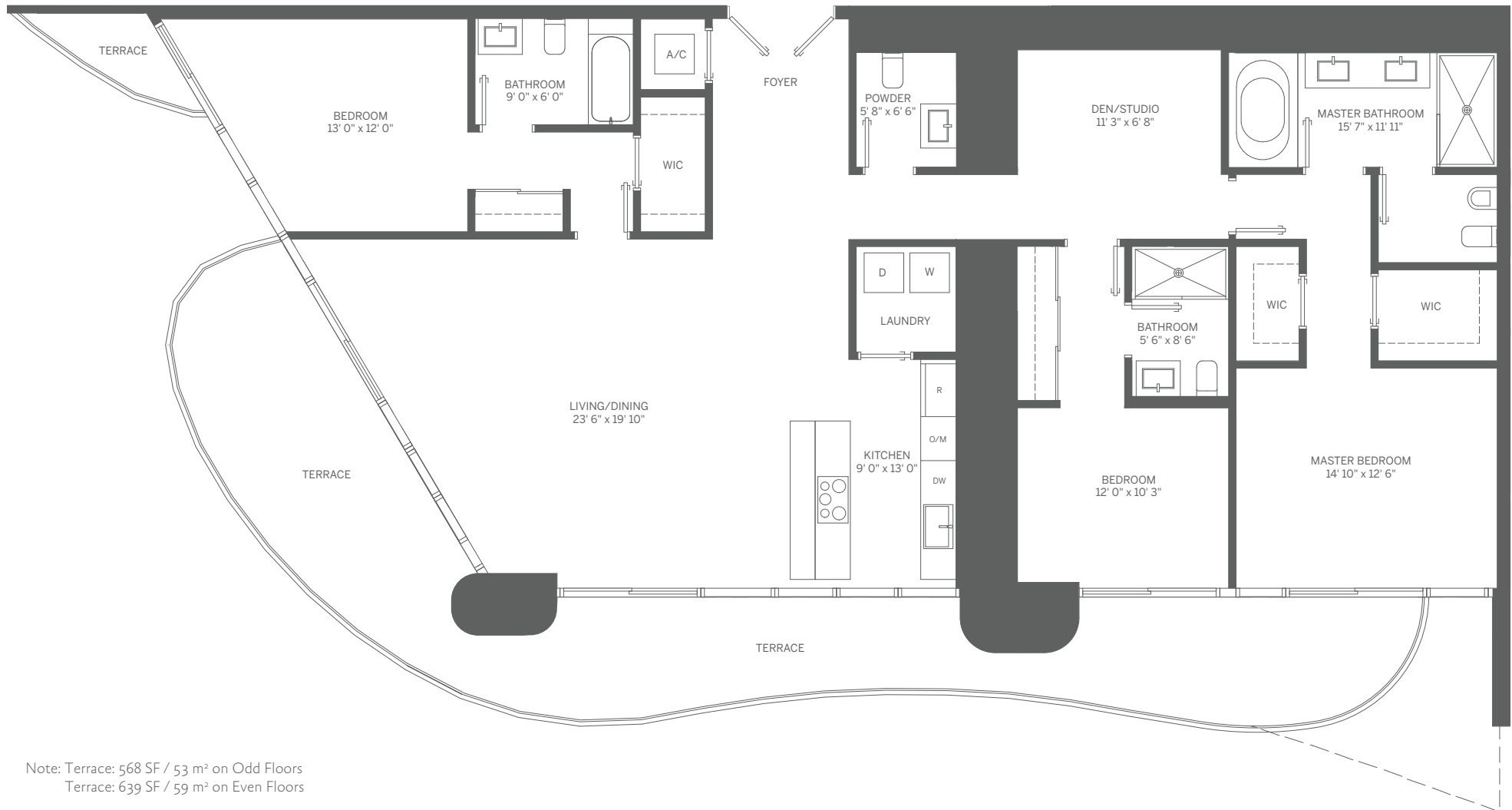
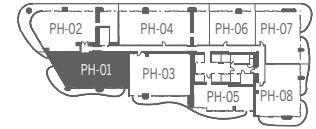
PENTHOUSE UNITS KEY PLAN

LEVELS 50-61

BRICKELL FLATIRON

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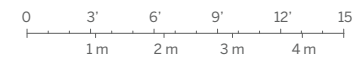
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Note: Terrace: 568 SF / 53 m² on Odd Floors
Terrace: 639 SF / 59 m² on Even Floors

PENTHOUSE 01 3 BEDROOM + DEN / 3.5 BATH

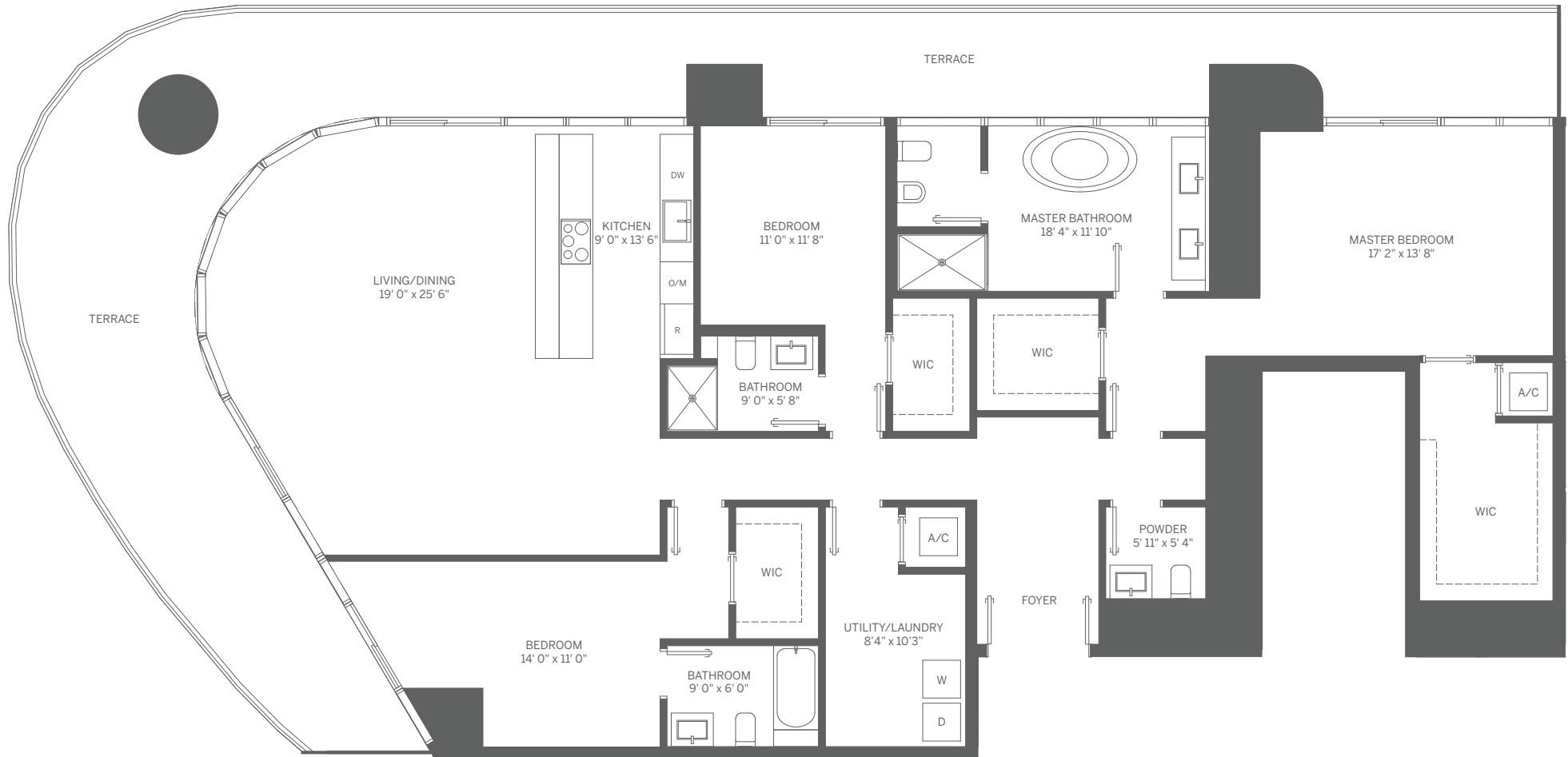
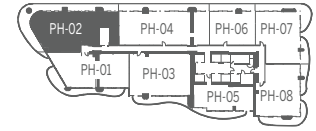
INTERIOR: 2,123 SF / 197 m² TERRACE: 568 SF / 53 m² TOTAL: 2,691 SF / 250 m²



BRICKELL FLATIRON

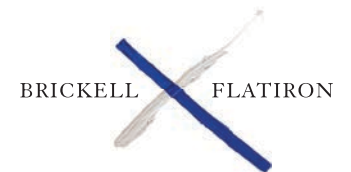
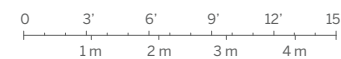
Stated dimensions are measured to the exterior boundaries of the exterior walls and the centerline of interior demising walls and in fact vary from the dimensions that would be determined by using the description and definition of the "Unit" set forth in the Declaration (which generally only includes the interior airspace between the perimeter walls and excludes interior structural components). For your reference, the area of the Unit, determined in accordance with those defined unit boundaries, is 1,986 SF. Note that measurements of rooms set forth on this floor plan are 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 stated length times width. All dimensions are approximate and may vary with actual construction, and all floor plans and development plans are subject to change.

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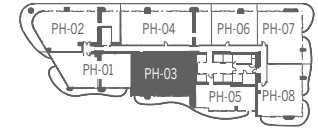
PENTHOUSE 02 3 BEDROOM / 3.5 BATH

INTERIOR: 2,406 SF / 224 m² TERRACE: 963 SF / 89 m² TOTAL: 3,369 SF / 313 m²



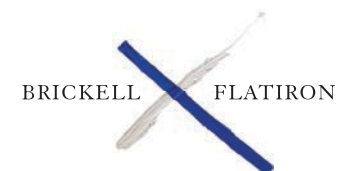
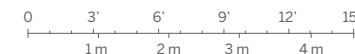
Stated dimensions are measured to the exterior boundaries of the exterior walls and the centerline of interior demising walls and in fact vary from the dimensions that would be determined by using the description and definition of the "Unit" set forth in the Declaration (which generally only includes the interior airspace between the perimeter walls and excludes interior structural components). For your reference, the area of the Unit, determined in accordance with those defined unit boundaries, is 2,255 SF. Note that measurements of rooms set forth on this floor plan are 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 stated length times width. All dimensions are approximate and may vary with actual construction, and all floor plans and development plans are subject to change.

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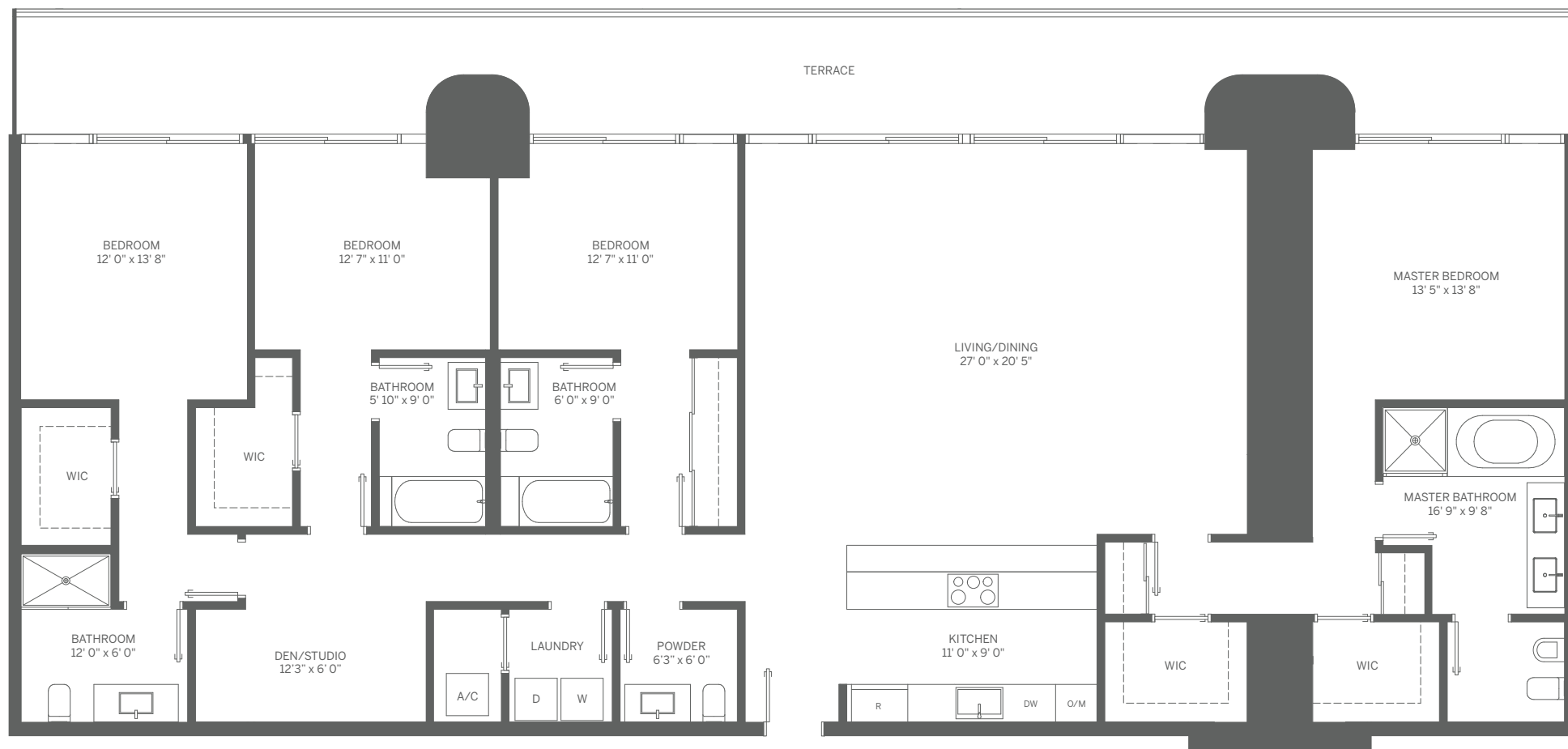
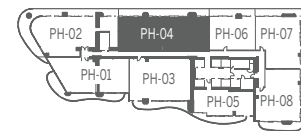
PENTHOUSE 03 3 BEDROOM + DEN / 3.5 BATH

INTERIOR: 2,211 SF / 205 m² TERRACE: 335 SF / 31 m² TOTAL: 2,546 SF / 236 m²



Stated dimensions are measured to the exterior boundaries of the exterior walls and the centerline of interior demising walls 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). For your reference, the area of the Unit, determined in accordance with those defined unit boundaries, is 2,086 SF. Note that measurements of rooms set forth on this floor plan are 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 stated length times width. All dimensions are approximate and may vary with actual construction, and all floor plans and development plans are subject to change.

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PENTHOUSE 04 4 BEDROOM + DEN / 4.5 BATH

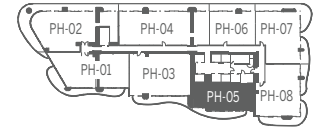
INTERIOR: 2,592 SF / 241 m² TERRACE: 509 SF / 47 m² TOTAL: 3,101 SF / 288 m²



BRICKELL FLATIRON

Stated dimensions are measured to the exterior boundaries of the exterior walls and the centerline of interior demising walls 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). For your reference, the area of the Unit, determined in accordance with those defined unit boundaries, is 2,406 SF. Note that measurements of rooms set forth on this floor plan are 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 stated length times width. All dimensions are approximate and may vary with actual construction, and all floor plans and development plans are subject to change.

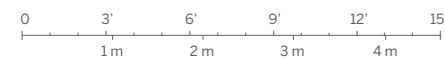
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PENTHOUSE 05 2 BEDROOM / 2.5 BATH

INTERIOR: 1,369 SF / 127 m² TERRACE: 288 SF / 27 m² TOTAL: 1,657 SF / 154 m²

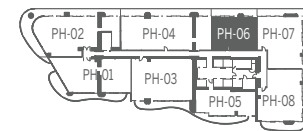
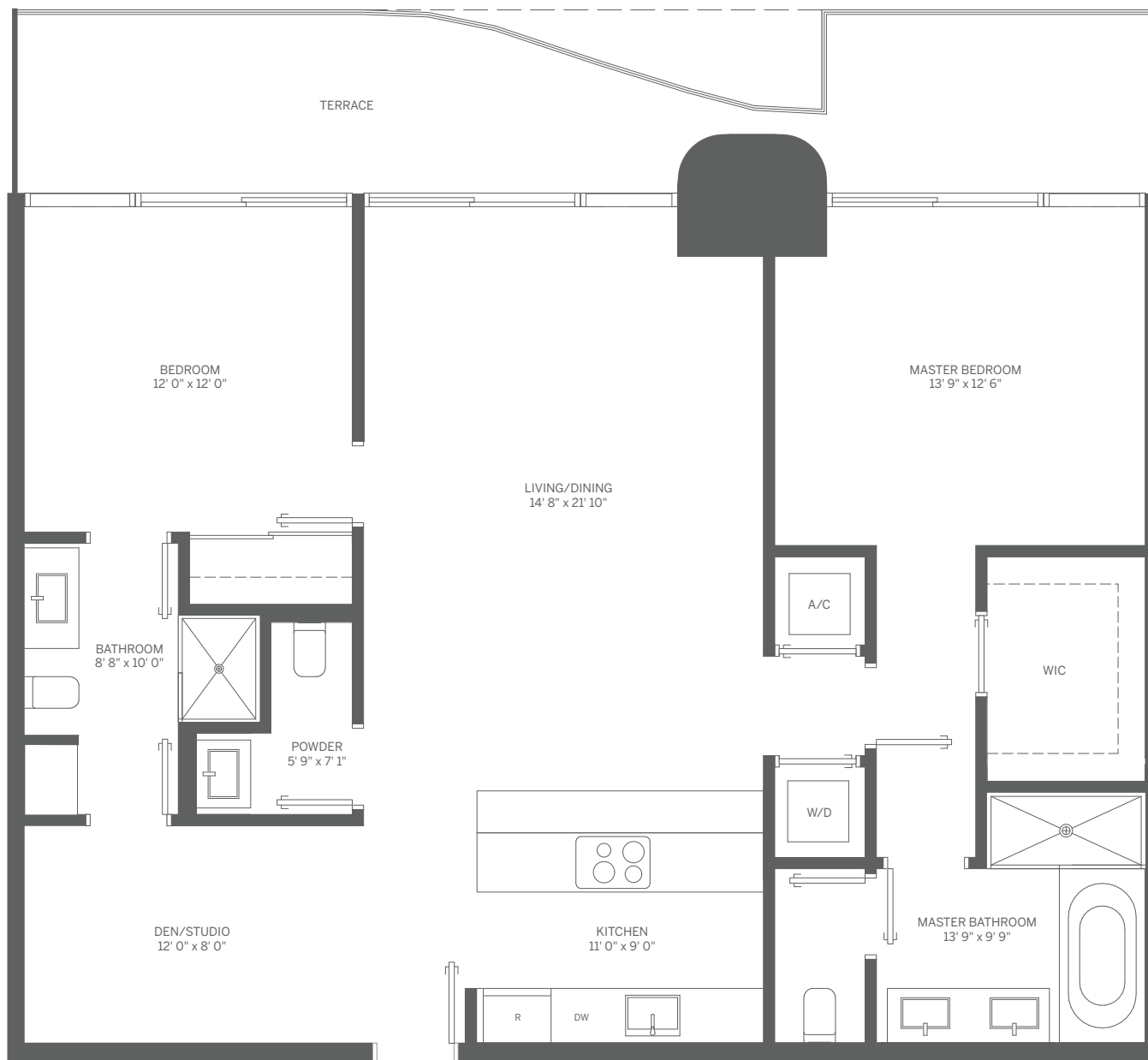
Note: Terrace: 355 SF / 33 m² on Odd Floors
Terrace: 288 SF / 27 m² on Even Floors



BRICKELL FLATIRON

Stated dimensions are measured to the exterior boundaries of the exterior walls and the centerline of interior demising walls 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). For your reference, the area of the Unit, determined in accordance with those defined unit boundaries, is 1,253 SF. Note that measurements of rooms set forth on this floor plan are 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 stated length times width. All dimensions are approximate and may vary with actual construction, and all floor plans and development plans are subject to change.

Note: Terrace: 267 SF / 25 m² on Odd Floors
Terrace: 237 SF / 22 m² on Even Floors

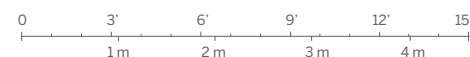


PENTHOUSE 06 2 BEDROOM + DEN / 2.5 BATH

INTERIOR: 1,350 SF / 125 m²

TERRACE: 237 SF / 22 m²

TOTAL: 1,587 SF / 147 m²

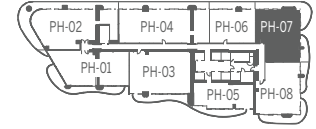


BRICKELL FLATIRON



Stated dimensions are measured to the exterior boundaries of the exterior walls and the centerline of interior demising walls 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). For your reference, the area of the Unit, determined in accordance with those defined unit boundaries, is 1,263 SF. Note that measurements of rooms set forth on this floor plan are 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 stated length times width. All dimensions are approximate and may vary with actual construction, and all floor plans and development plans are subject to change.

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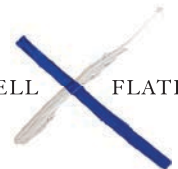


PENTHOUSE 07 3 BEDROOM / 3.5 BATH

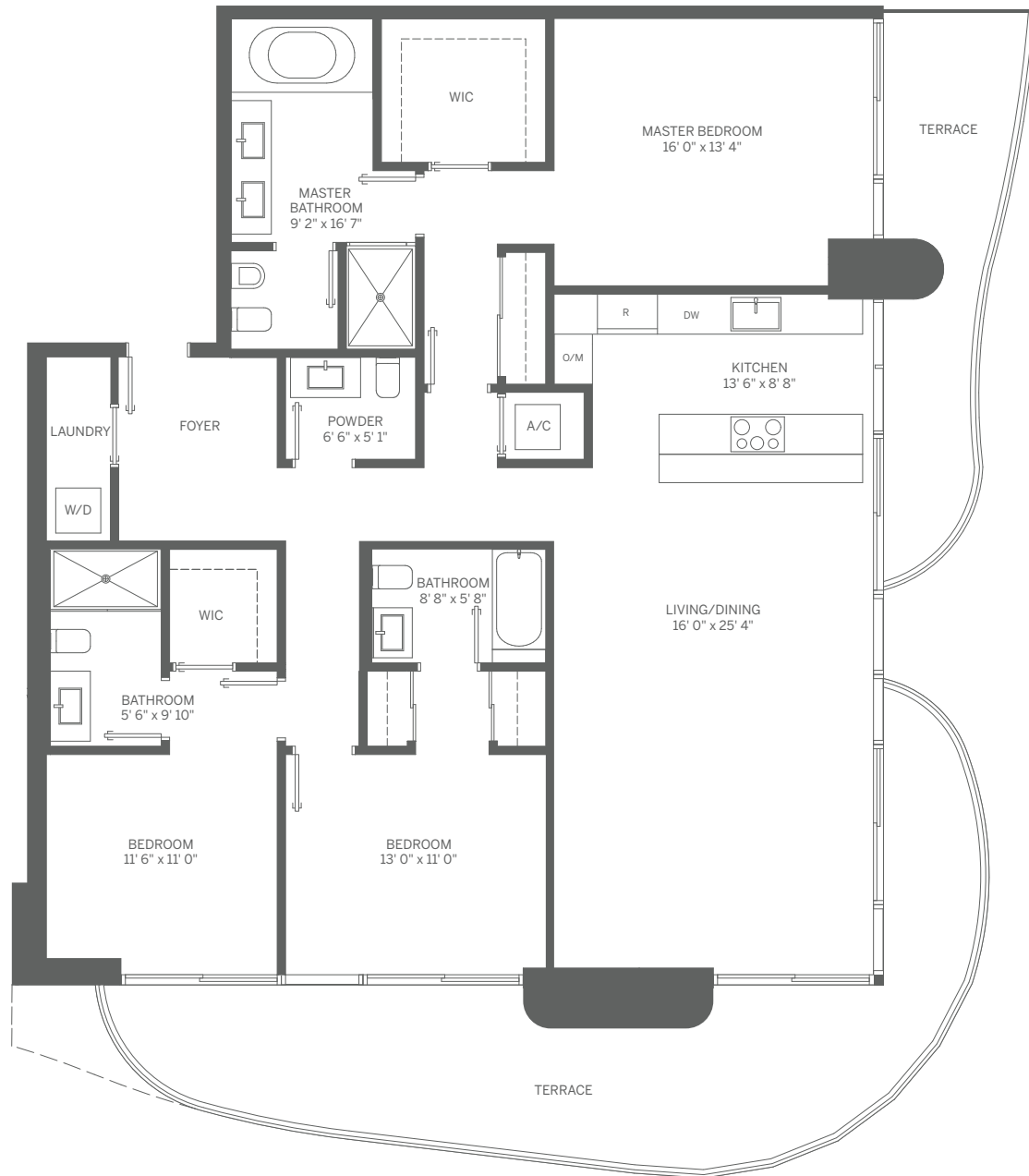
INTERIOR: 1,912 SF / 178 m² TERRACE: 601 SF / 56 m² TOTAL: 2,513 SF / 233 m²



BRICKELL FLATIRON



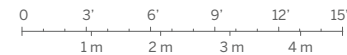
Stated dimensions are measured to the exterior boundaries of the exterior walls and the centerline of interior demising walls and in fact vary from the dimensions that would be determined by using the description and definition of the "Unit" set forth in the Declaration (which generally only includes the interior airspace between the perimeter walls and excludes interior structural components). For your reference, the area of the Unit, determined in accordance with those defined unit boundaries, is 1,809 SF. Note that measurements of rooms set forth on this floor plan are 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 stated length times width. All dimensions are approximate and may vary with actual construction, and all floor plans and development plans are subject to change.



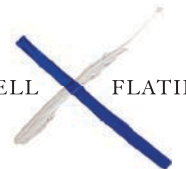
Note: Terrace: 538 SF / 52 m² on Odd Floors
Terrace: 518 SF / 50 m² on Even Floors


PENTHOUSE 08 3 BEDROOM / 3.5 BATH

INTERIOR: 1,912 SF / 178 m² TERRACE: 518 SF / 48 m² TOTAL: 2,430 SF / 226 m²



BRICKELL FLATIRON



 Stated dimensions are measured to the exterior boundaries of the exterior walls and the centerline of interior demising walls 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). For your reference, the area of the Unit, determined in accordance with those defined unit boundaries, is 1,797 SF. Note that measurements of rooms set forth on this floor plan are 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 stated length times width. All dimensions are approximate and may vary with actual construction, and all floor plans and development plans are subject to change.