

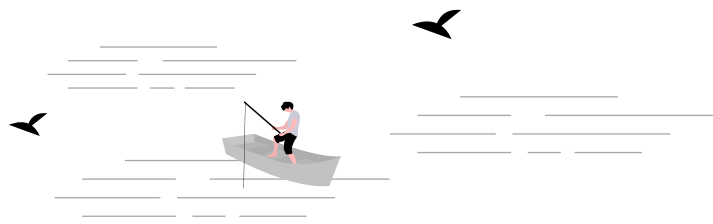
LA MARÉ

BAY HARBOR ISLANDS

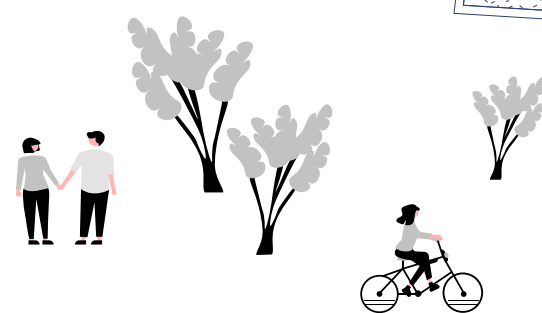
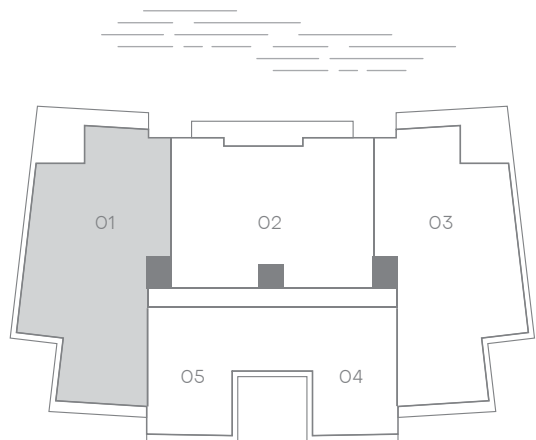
REGENCY 9927 COLLECTION

BAY VILLA 201

SPECIFICATIONS	4 BEDROOMS	INTERIOR 4,500 SF
	4 BATHROOMS	EXTERIOR 978 SF
	1 POWDER ROOM	POOL DECK 1,047 SF
	2 LEVELS	TOTAL 6,525 SF



LOWER LEVEL POOL DECK



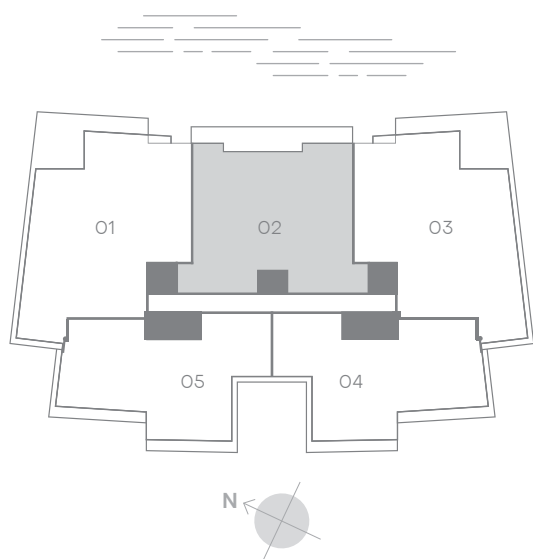
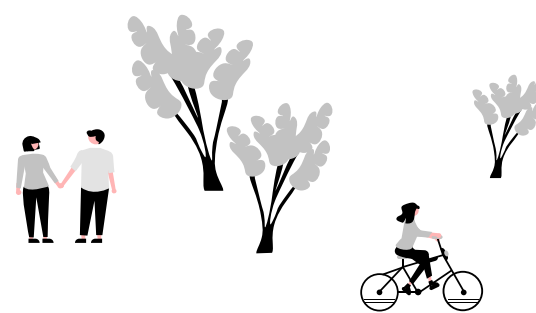
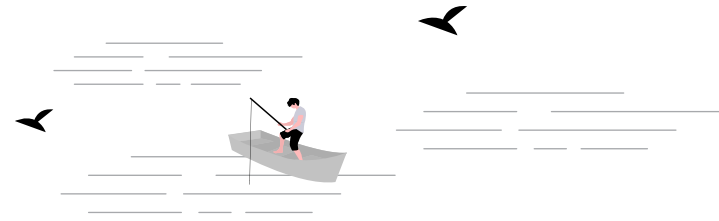
LA MARÉ

BAY HARBOR ISLANDS

REGENCY 9927 COLLECTION

RESIDENCES 202-502

SPECIFICATIONS	3 BEDROOMS	INTERIOR 3,000 SF
	4 BATHROOMS	EXTERIOR 471 SF
	1 DEN	TOTAL 3,471 SF
	1 POWDER ROOM	



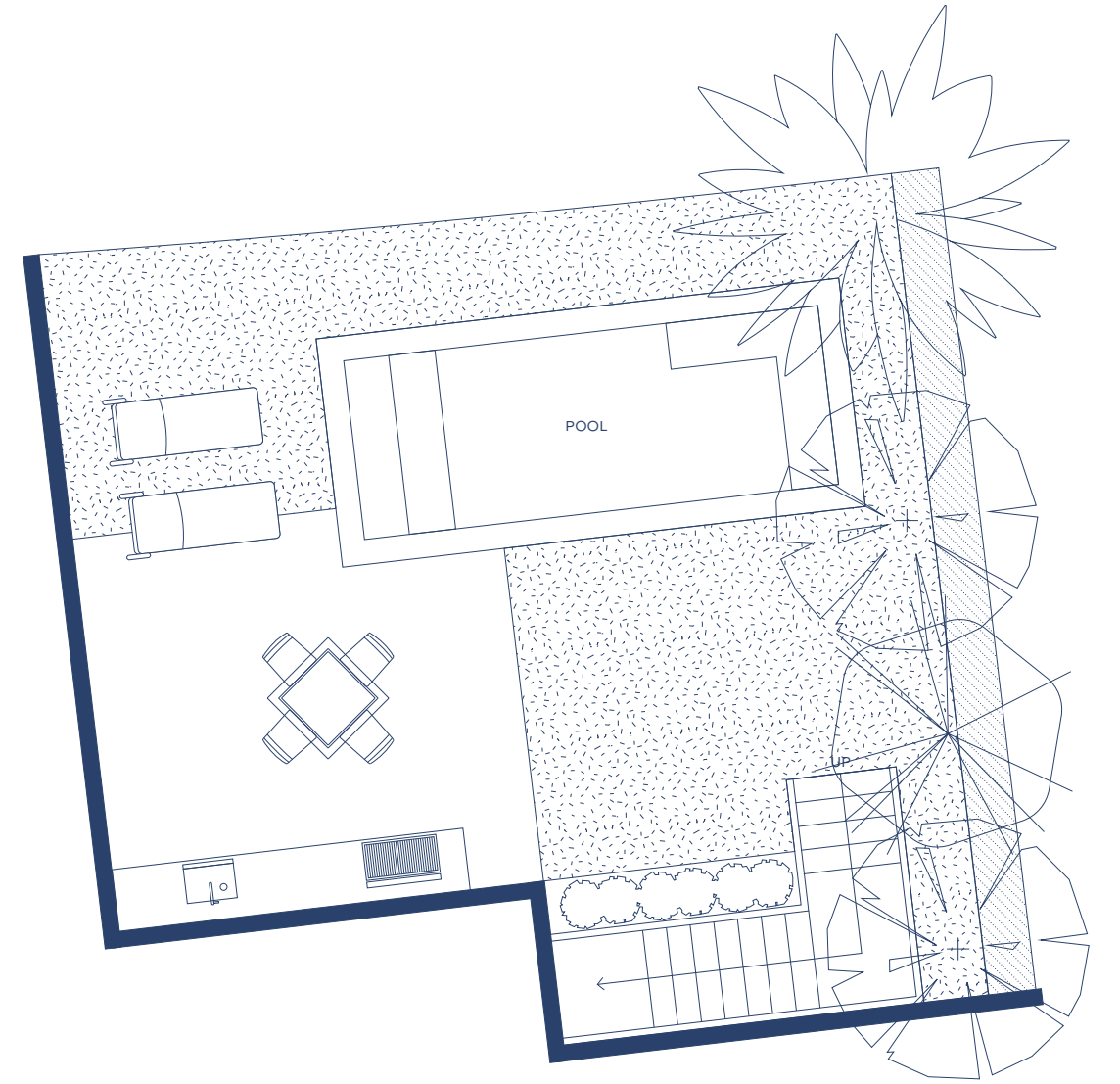
LA MARÉ

BAY HARBOR ISLANDS

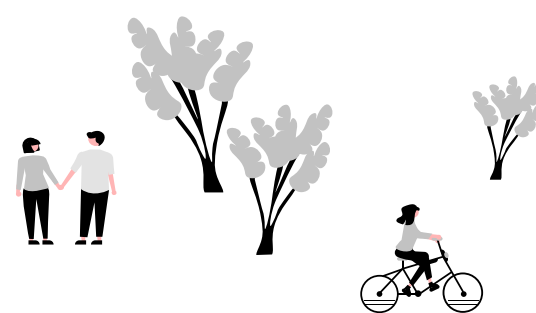
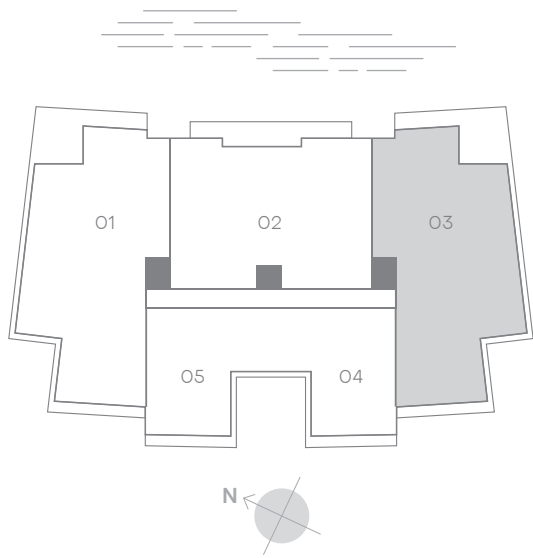
REGENCY 9927 COLLECTION

BAY VILLA 203

SPECIFICATIONS	4 BEDROOMS	INTERIOR 4,500 SF
	4 BATHROOMS	EXTERIOR 978 SF
	1 POWDER ROOM	POOL DECK 1,047 SF
	2 LEVELS	TOTAL 6,525 SF



LOWER LEVEL POOL DECK



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BAY HARBOR ISLANDS

REGENCY 9927 COLLECTION

RESIDENCES 301-501

SPECIFICATIONS

4 BEDROOMS

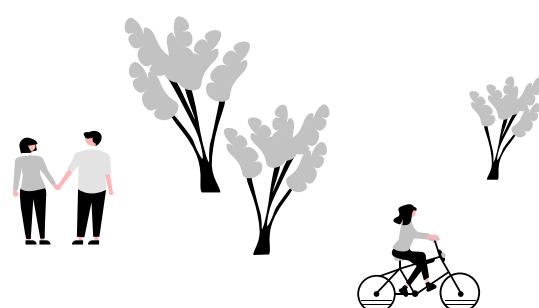
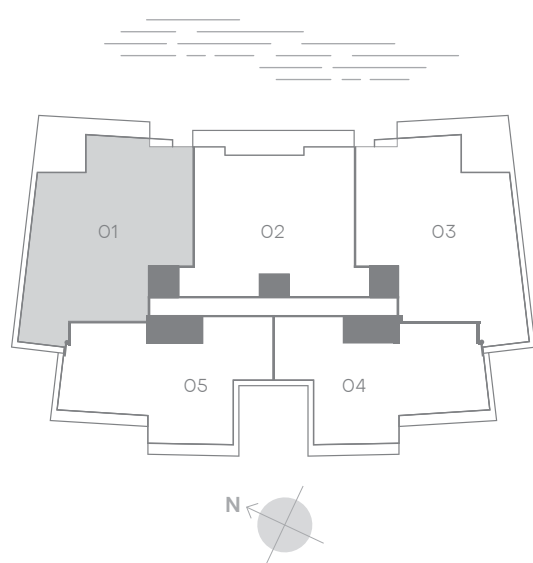
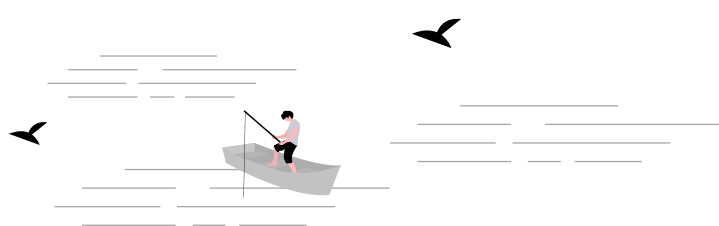
INTERIOR 3,500 SF

4 BATHROOMS

EXTERIOR 682 SF

1 POWDER ROOM

TOTAL 4,182 SF



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BAY HARBOR ISLANDS

REGENCY 9927 COLLECTION

RESIDENCES 303-503

SPECIFICATIONS

4 BEDROOMS

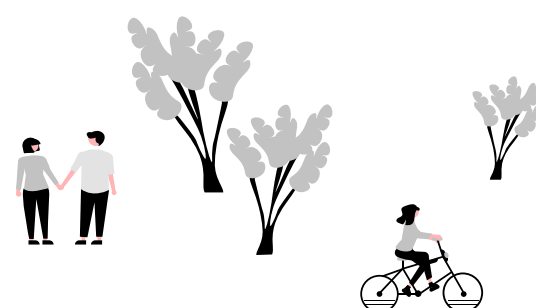
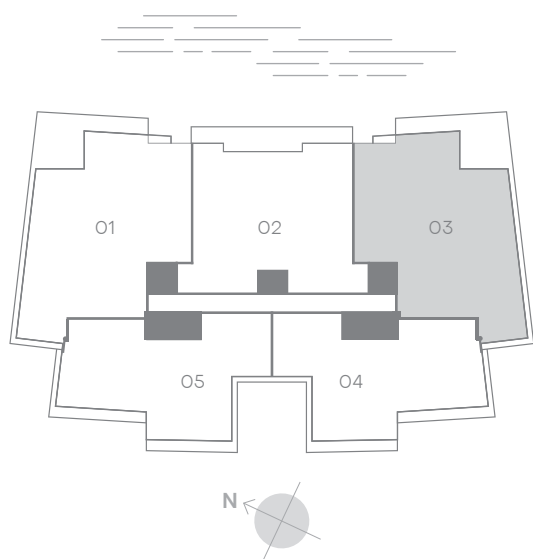
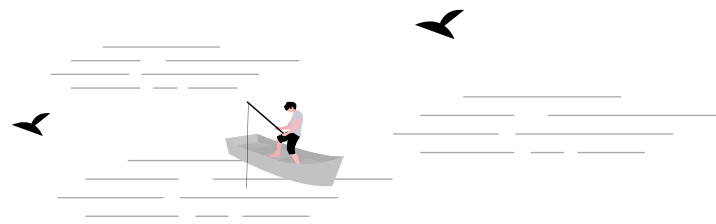
INTERIOR 3,500 SF

4 BATHROOMS

EXTERIOR 682 SF

1 POWDER ROOM

TOTAL 4,182 SF



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BAY HARBOR ISLANDS

REGENCY 9927 COLLECTION

RESIDENCES 304-504

SPECIFICATIONS

3 BEDROOMS

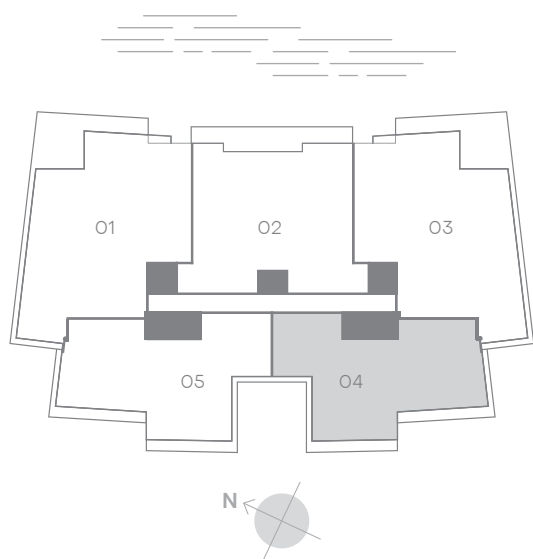
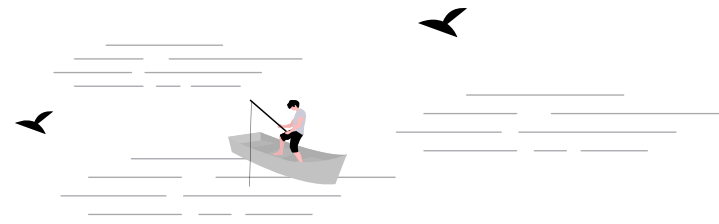
INTERIOR 2,600 SF

3 BATHROOMS

EXTERIOR 255 SF

1 POWDER ROOM

TOTAL 2,855 SF



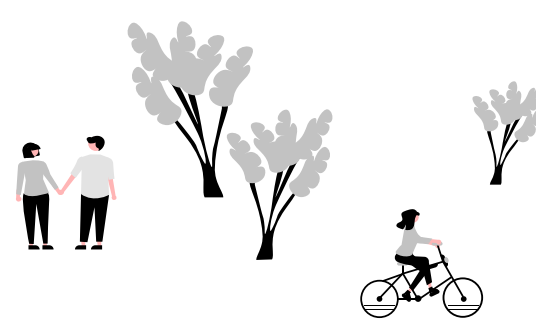
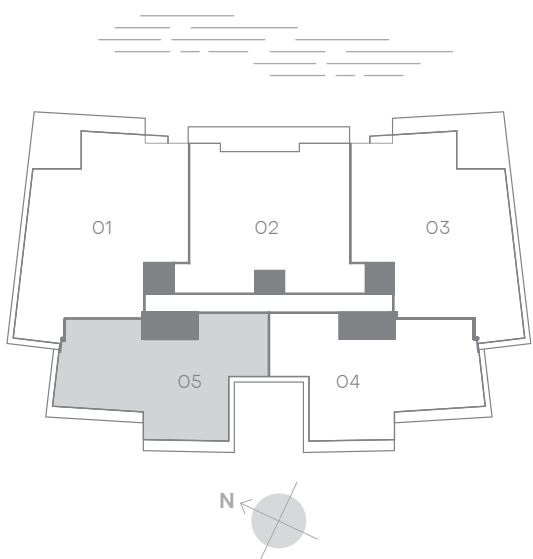
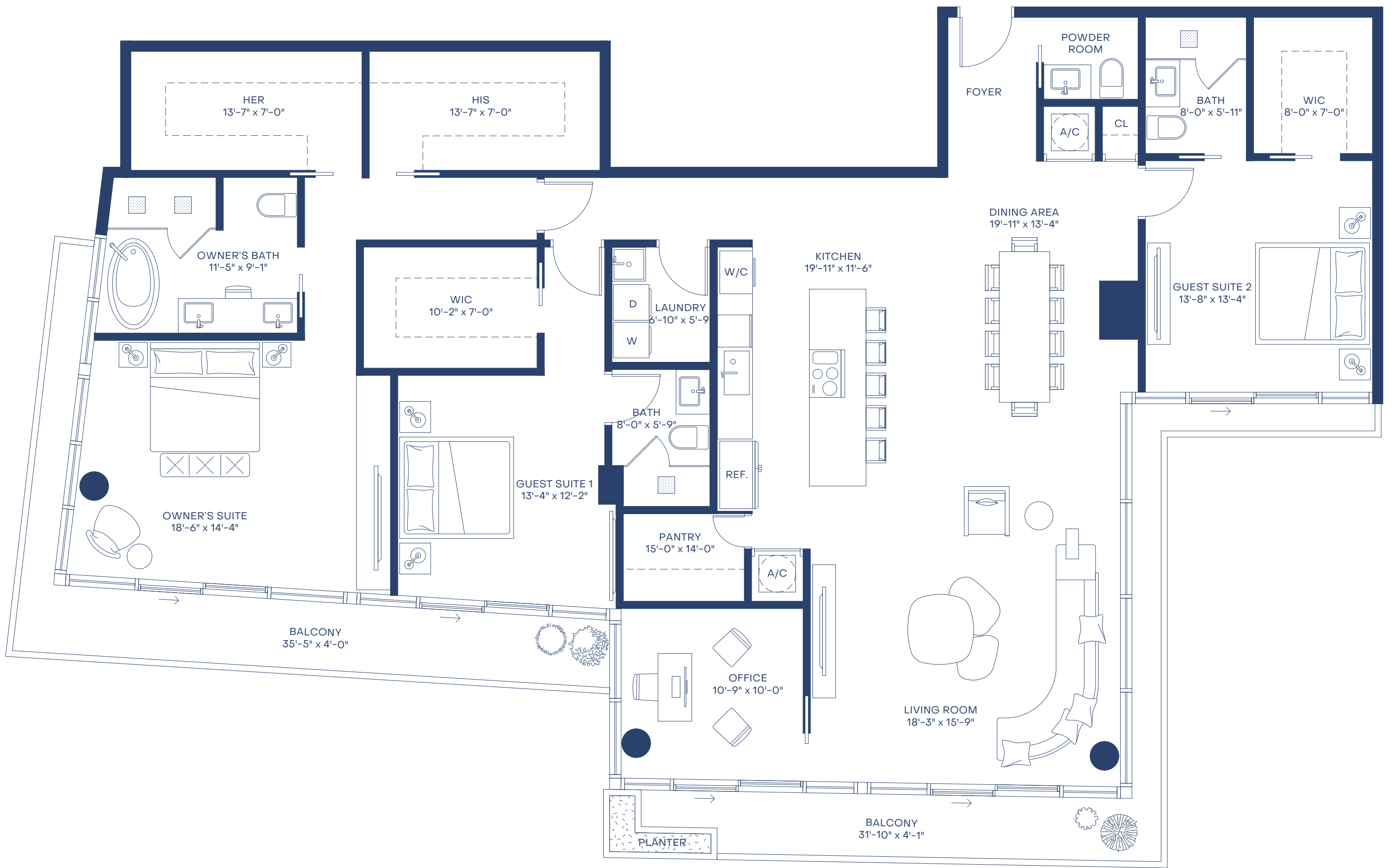
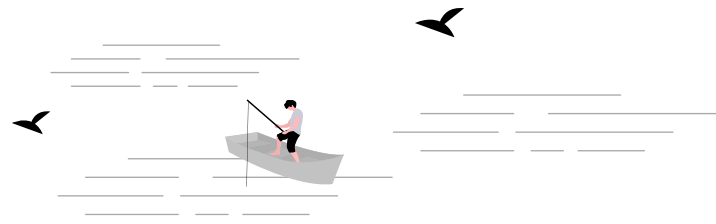
LA MARÉ

BAY HARBOR ISLANDS

REGENCY 9927 COLLECTION

RESIDENCES 305-505

SPECIFICATIONS	3 BEDROOMS	INTERIOR 2,600 SF
	3 BATHROOMS	EXTERIOR 255 SF
	1 POWDER ROOM	TOTAL 2,855 SF



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BAY HARBOR ISLANDS

REGENCY 9927 COLLECTION

RESIDENCES 601-801

SPECIFICATIONS

4 BEDROOMS

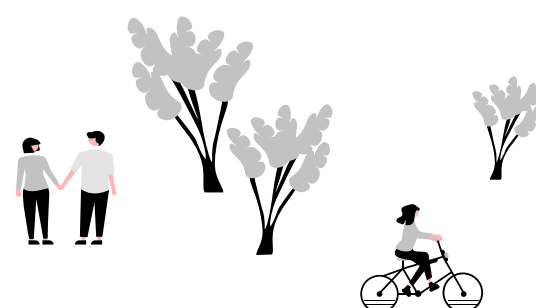
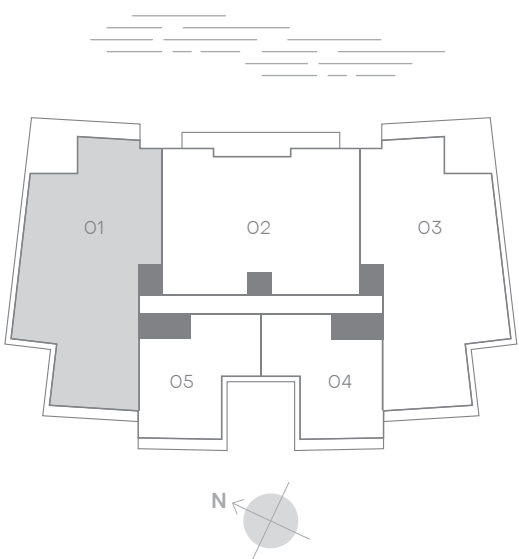
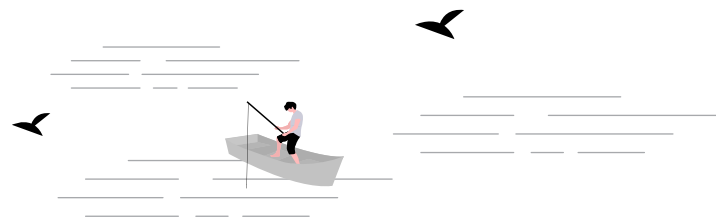
INTERIOR 4,275 SF

4 BATHROOMS

EXTERIOR 853 SF

1 POWDER ROOM

TOTAL 5,128 SF



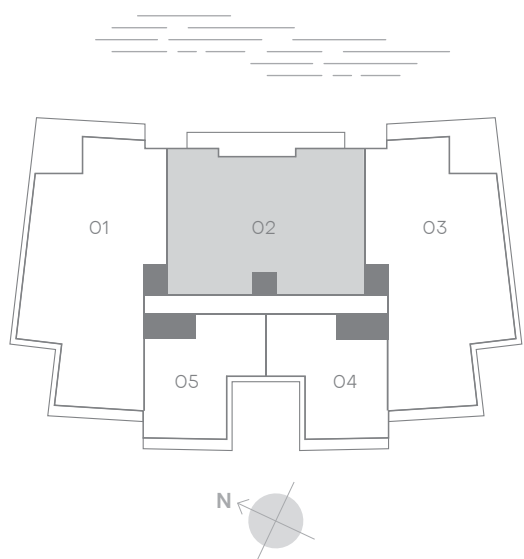
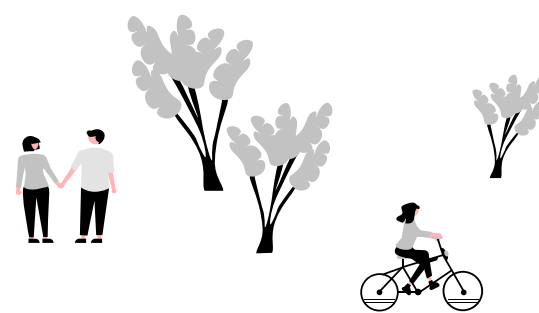
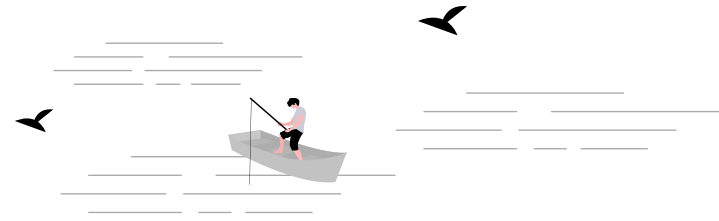
LA MARÉ

BAY HARBOR ISLANDS

REGENCY 9927 COLLECTION

RESIDENCES 602-802

SPECIFICATIONS	3 BEDROOMS	INTERIOR 3,750 SF
	4 BATHROOMS	EXTERIOR 471 SF
	1 DEN	TOTAL 4,221 SF
	1 POWDER ROOM	



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BAY HARBOR ISLANDS

REGENCY 9927 COLLECTION

RESIDENCES 603-803

SPECIFICATIONS

4 BEDROOMS

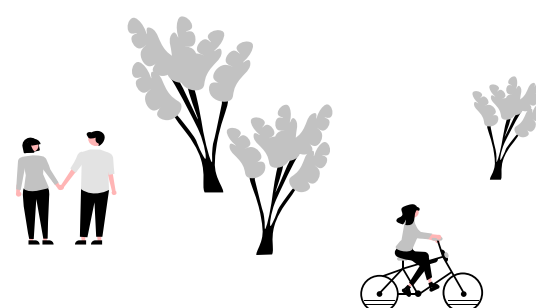
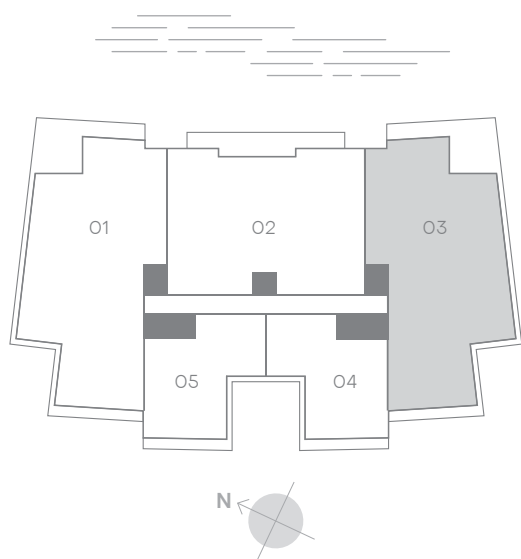
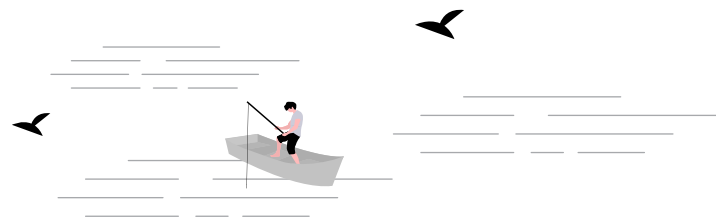
INTERIOR 4,275 SF

4 BATHROOMS

EXTERIOR 838 SF

1 POWDER ROOM

TOTAL 5,113 SF



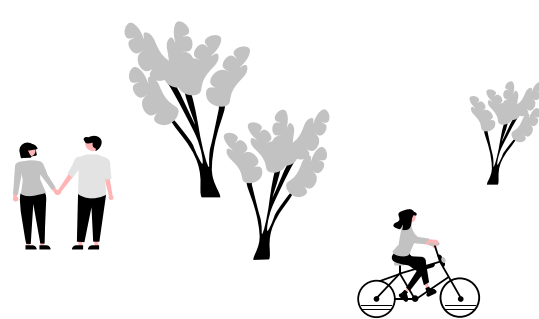
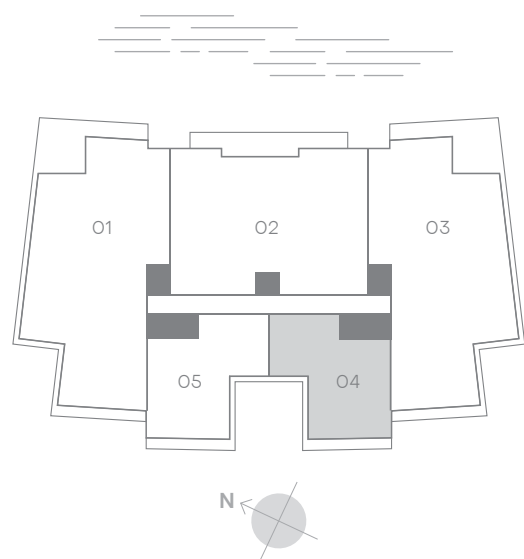
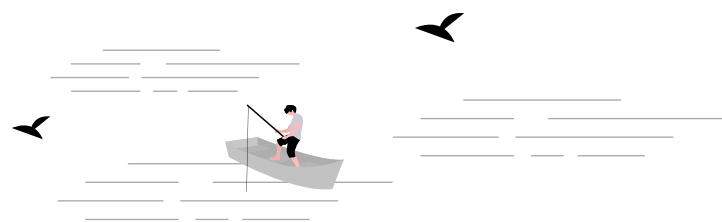
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BAY HARBOR ISLANDS

REGENCY 9927 COLLECTION

RESIDENCES 604-804

SPECIFICATIONS	2 BEDROOMS	INTERIOR 1,567 SF
	2 BATHROOMS	EXTERIOR 255 SF
	1 POWDER ROOM	TOTAL 1,822 SF



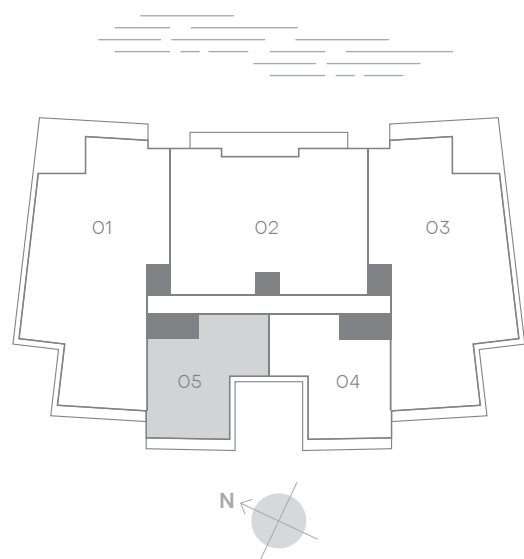
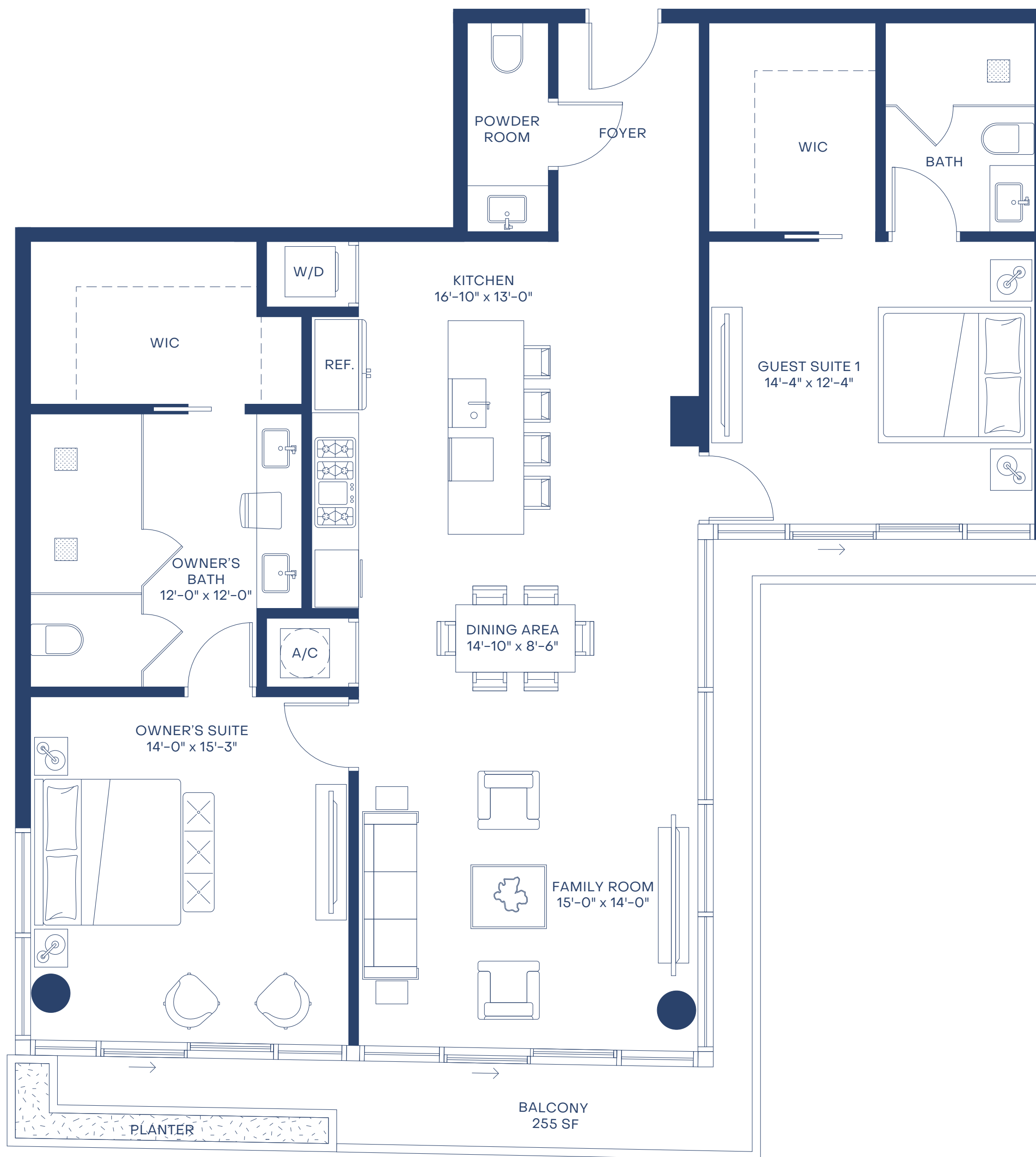
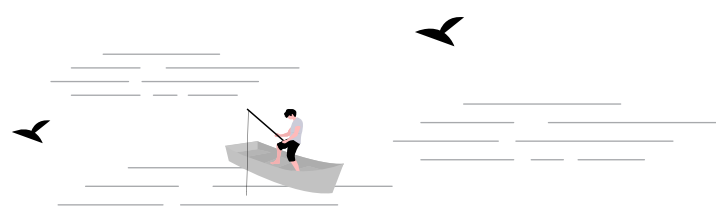
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BAY HARBOR ISLANDS

REGENCY 9927 COLLECTION

RESIDENCES 605-805

SPECIFICATIONS	2 BEDROOMS	INTERIOR 1,567 SF
	2 BATHROOMS	EXTERIOR 255 SF
	1 POWDER ROOM	TOTAL 1,822 SF



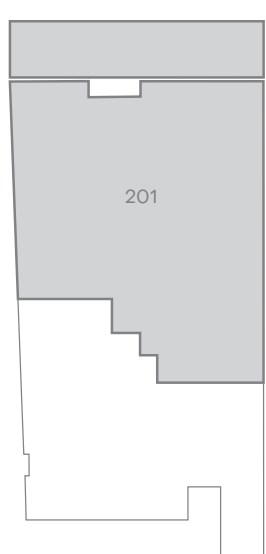
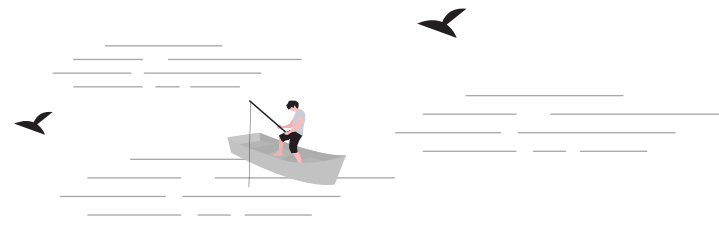
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BAY HARBOR ISLANDS

SIGNATURE 9781 COLLECTION

RESIDENCE 201

SPECIFICATIONS	3 BEDROOMS	INTERIOR 3,245 SF
	3 BATHROOMS	EXTERIOR 730 SF
	1 DEN	TOTAL 3,975 SF
	1 POWDER ROOM	



* This condominium is being developed by 10301 Bay Harbor Development LLC, a Florida limited liability company, 9955 Bay Harbor Development, LLC, a Florida limited liability company, and 9781 Bay Harbor Development LLC, a Florida limited liability company (collectively, "Developer"). Any and all statements, disclosures and/or representations shall be deemed made by Developer and you agree to look solely to Developer with respect to any and all matters relating to the marketing and/or development of the Condominium and with respect to the sales of units in the Condominium. Oral representations cannot be relied upon as correctly stating the representations of the developer. For correct representations, make reference to this brochure and to the documents required by Section 718.503, Florida statutes, to be furnished by a developer to a buyer or lessee. These materials are not intended to be an offer to sell, or solicitation to buy a unit in the condominium. Such an offering shall only be made pursuant to the prospectus (offering circular) for the condominium and no statements should be relied upon unless made in the prospectus or in the applicable purchase agreement. In no event shall any solicitation offer or sale of a unit in the condominium be made in, or to residents of, any state or country in which such activity would be unlawful. Stated square footages and dimensions are measured to the exterior boundaries of the exterior 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 only includes the interior airspace between the perimeter walls and excludes all interior structural components and other 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 condominium projects that utilize the same method. Measurements of rooms set forth 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 length and width. All dimensions are estimates which will vary with actual construction, and all floor plans, specifications and other development plans are subject to change and will not necessarily accurately reflect the final plans and specifications for the development. The project graphics, renderings and text provided herein are copyrighted works owned by the Developer. All rights reserved. Unauthorized reproduction, display or other dissemination of such materials is strictly prohibited and constitutes copyright infringement. No real estate broker is authorized to make any representations or other statements regarding the projects, and no agreements with, deposits paid to or other arrangements made with any real estate broker are or shall be binding on the Developer.

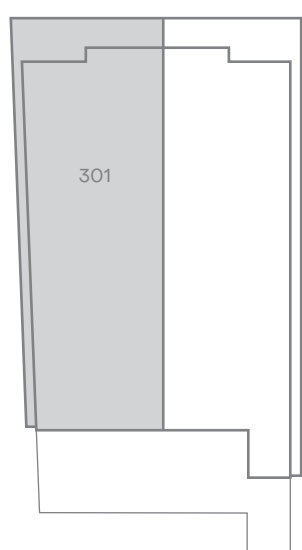
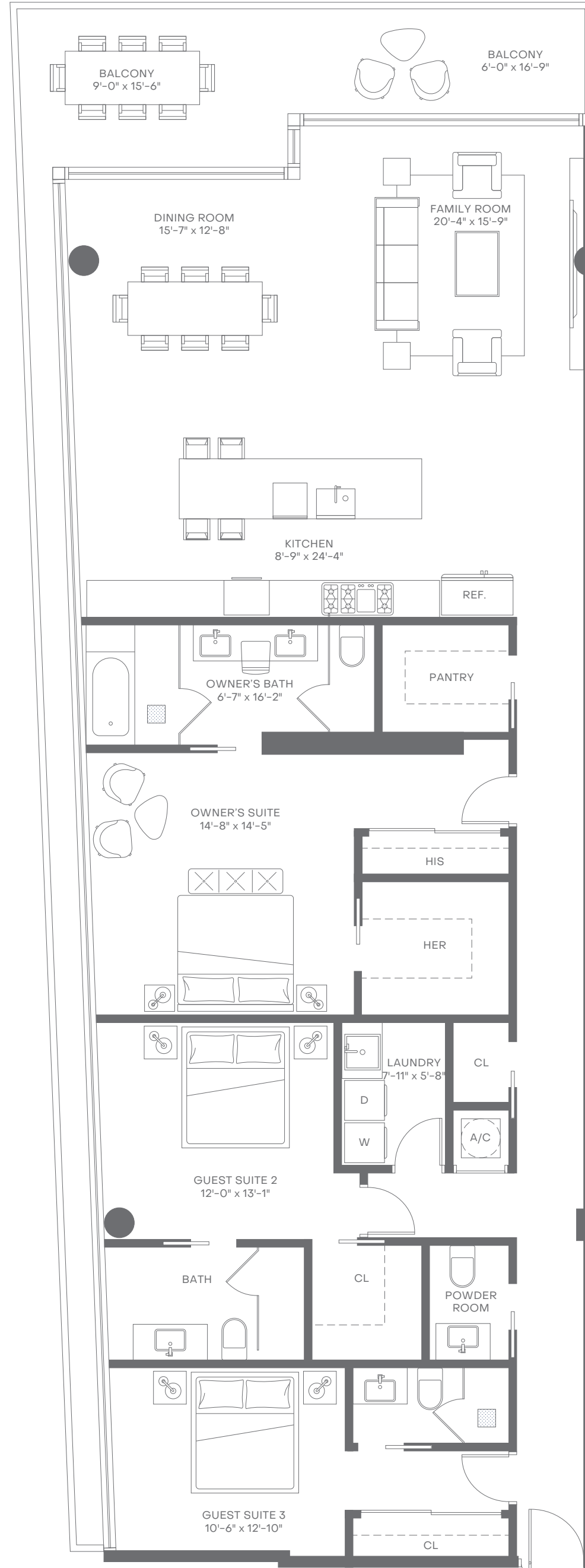
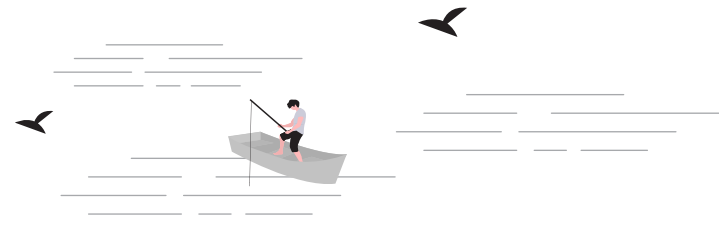
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BAY HARBOR ISLANDS

SIGNATURE 9781 COLLECTION

RESIDENCE 301

SPECIFICATIONS	3 BEDROOMS	INTERIOR 2,263 SF
	3 BATHROOMS	EXTERIOR 392 SF
	1 POWDER ROOM	TOTAL 2,655 SF



This condominium is being developed by 10301 Bay Harbor Development LLC, a Florida limited liability company, 9955 Bay Harbor Development, LLC, a Florida limited liability company, and 9781 Bay Harbor Development LLC, a Florida limited liability company (collectively, "Developer"). Any and all statements, disclosures and/or representations shall be deemed made by Developer with respect to any and all matters relating to the marketing and/or development of the Condominium and with respect to the sales of units in the Condominium. Oral representations cannot be relied upon as correctly stating the representations of the developer. For correct representations, make reference to this brochure and to the documents required by Section 718.503, Florida statutes, to be furnished by a developer to a buyer or lessee. These materials are not intended to be an offer to sell, or solicitation to buy a unit in the condominium. Such an offering shall only be made pursuant to the prospectus (offering circular) for the condominium and no statements should be relied upon unless made in the prospectus or in the applicable purchase agreement. In no event shall any solicitation offer or sale of a unit in the condominium be made in, or to residents of, any state or country in which such activity would be unlawful. Stated square footages and dimensions are measured to the exterior boundaries of the exterior 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 only includes the interior airspace between the perimeter walls and excludes all interior structural components and other 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 condominium projects that utilize the same method. Measurements of rooms set forth 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 length and width. All dimensions are estimates which will vary with actual construction, and all floor plans, specifications and other development plans are subject to change and will not necessarily accurately reflect the final plans and specifications for the development. The project graphics, renderings and text provided herein are copyrighted works owned by the Developer. All rights reserved. Unauthorized reproduction, display or other dissemination of such materials is strictly prohibited and constitutes copyright infringement. No real estate broker is authorized to make any representations or other statements regarding the projects, and no agreements with, deposits paid to or other arrangements made with any real estate broker are or shall be binding on the Developer.

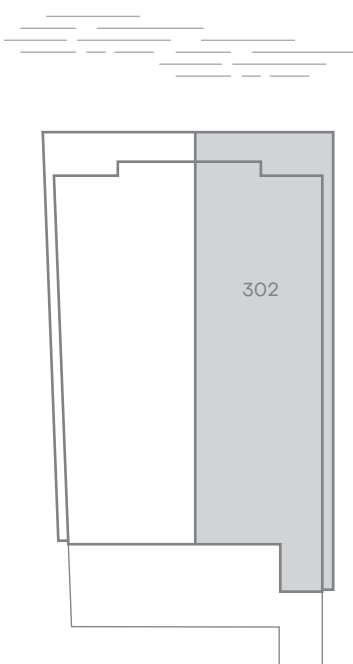
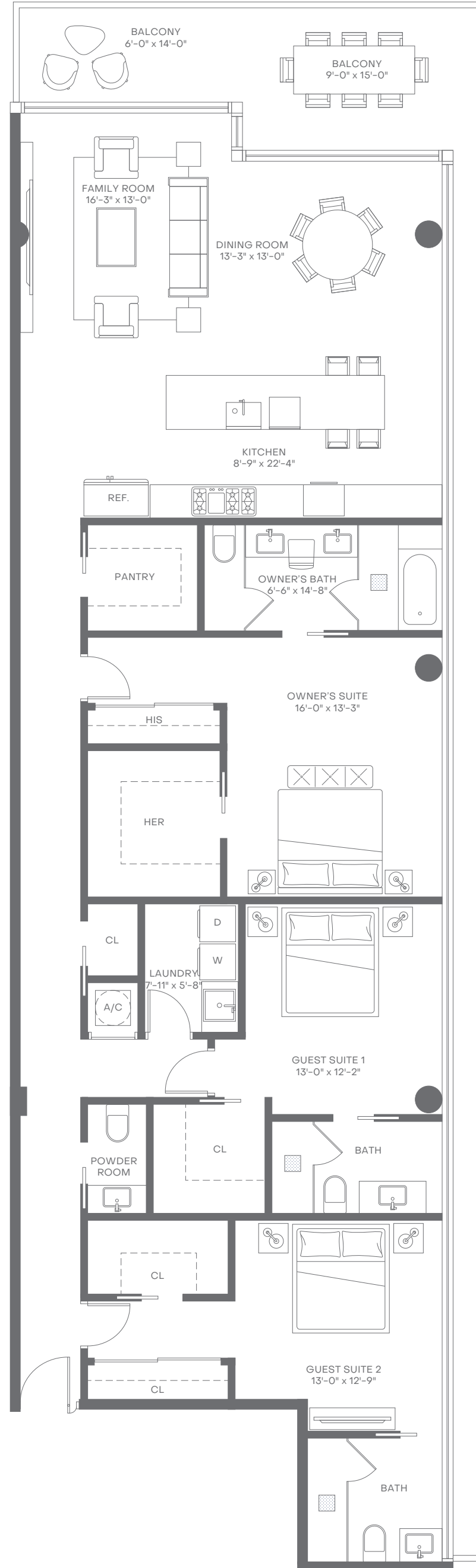
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BAY HARBOR ISLANDS

SIGNATURE 9781 COLLECTION

RESIDENCE 302

SPECIFICATIONS	3 BEDROOMS	INTERIOR 2,235 SF
	3 BATHROOMS	EXTERIOR 393 SF
	1 POWDER ROOM	TOTAL 2,628 SF



This condominium is being developed by 10301 Bay Harbor Development LLC, a Florida limited liability company, 9955 Bay Harbor Development, LLC, a Florida limited liability company, and 9781 Bay Harbor Development LLC, a Florida limited liability company (collectively, "Developer"). Any and all statements, disclosures and/or representations shall be deemed made by Developer and you agree to look solely to Developer with respect to any and all matters relating to the marketing and/or development of the Condominium and with respect to the sales of units in the Condominium. Oral representations cannot be relied upon as correctly stating the representations of the developer. For correct representations, make reference to this brochure and to the documents required by Section 718.503, Florida statutes, to be furnished by a developer to a buyer or lessee. These materials are not intended to be an offer to sell, or solicitation to buy a unit in the condominium. Such an offering shall only be made pursuant to the prospectus (offering circular) for the condominium and no statements should be relied upon unless made in the prospectus or in the applicable purchase agreement. In no event shall any solicitation offer or sale of a unit in the condominium be made in, or to residents of, any state or country in which such activity would be unlawful. Stated square footages and dimensions are measured to the exterior boundaries of the exterior 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 only includes the interior airspace between the perimeter walls and excludes all interior structural components and other 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 condominium projects that utilize the same method. Measurements of rooms set forth 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 length and width. All dimensions are estimates which will vary with actual construction, and all floor plans, specifications and other development plans are subject to change and will not necessarily accurately reflect the final plans and specifications for the development. The project graphics, renderings and text provided herein are copyrighted works owned by the Developer. All rights reserved. Unauthorized reproduction, display or other dissemination of such materials is strictly prohibited and constitutes copyright infringement. No real estate broker is authorized to make any representations or other statements regarding the projects, and no agreements with, deposits paid to or other arrangements made with any real estate broker are or shall be binding on the Developer.

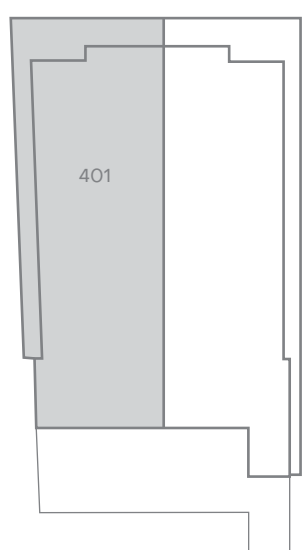
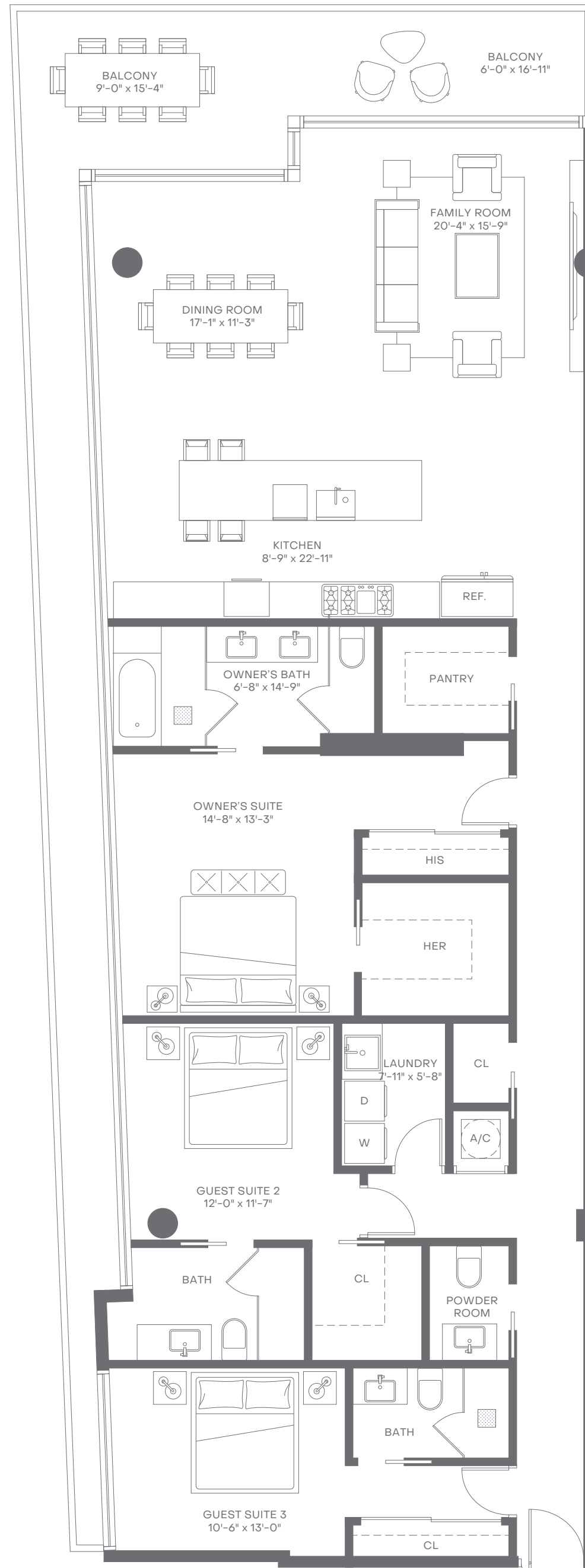
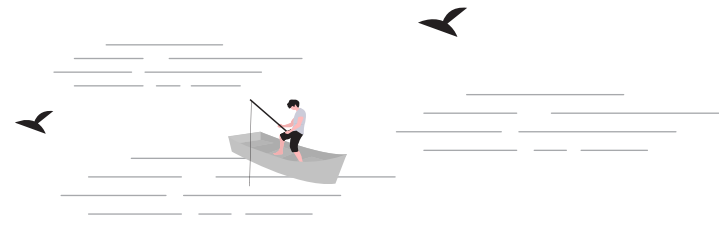
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BAY HARBOR ISLANDS

SIGNATURE 9781 COLLECTION

RESIDENCE 401

SPECIFICATIONS	3 BEDROOMS	INTERIOR 2,170 SF
	3 BATHROOMS	EXTERIOR 457 SF
	1 POWDER ROOM	TOTAL 2,627 SF



This condominium is being developed by 10301 Bay Harbor Development LLC, a Florida limited liability company, 9955 Bay Harbor Development, LLC, a Florida limited liability company, and 9781 Bay Harbor Development LLC, a Florida limited liability company (collectively, "Developer"). Any and all statements, disclosures and/or representations shall be deemed made by Developer and you agree to look solely to Developer with respect to any and all matters relating to the marketing and/or development of the Condominium and with respect to the sales of units in the Condominium. Oral representations cannot be relied upon as correctly stating the representations of the developer. For correct representations, make reference to this brochure and to the documents required by Section 718.503, Florida statutes, to be furnished by a developer to a buyer or lessee. These materials are not intended to be an offer to sell, or solicitation to buy a unit in the condominium. Such an offering shall only be made pursuant to the prospectus (offering circular) for the condominium and no statements should be relied upon unless made in the prospectus or in the applicable purchase agreement. In no event shall any solicitation offer or sale of a unit in the condominium be made in, or to residents of, any state or country in which such activity would be unlawful. Stated square footages and dimensions are measured to the exterior boundaries of the exterior walls and the centerline of interior demising 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 only includes the interior airspace between the perimeter walls and excludes all interior structural components and other 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 condominium projects that utilize the same method. Measurements of rooms set forth 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 length and width. All dimensions are estimates which will vary with actual construction, and all floor plans, specifications and other development plans are subject to change and will not necessarily accurately reflect the final plans and specifications for the development. The project graphics, renderings and text provided herein are copyrighted works owned by the Developer. All rights reserved. Unauthorized reproduction, display or other dissemination of such materials is strictly prohibited and constitutes copyright infringement. No real estate broker is authorized to make any representations or other statements regarding the projects, and no agreements with, deposits paid to or other arrangements made with any real estate broker are or shall be binding on the Developer.

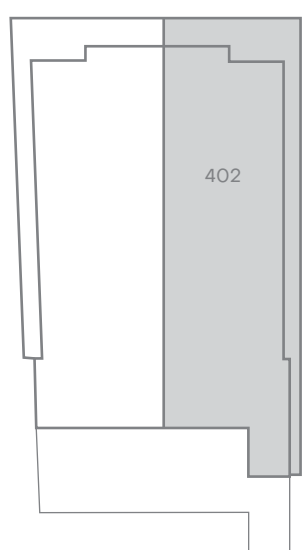
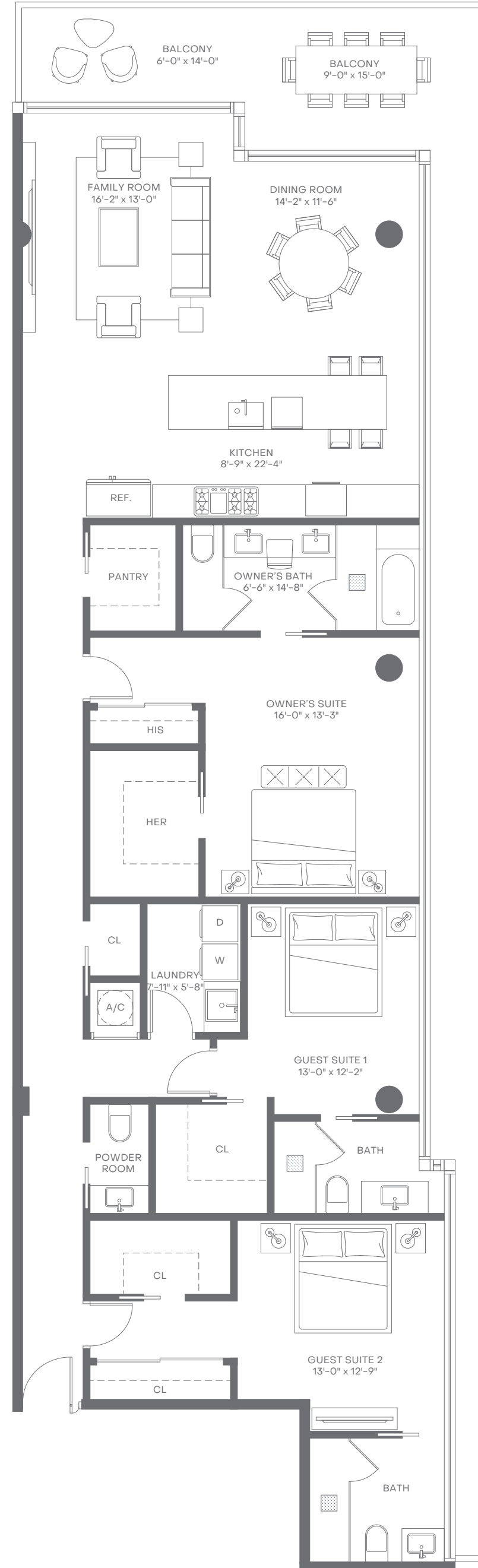
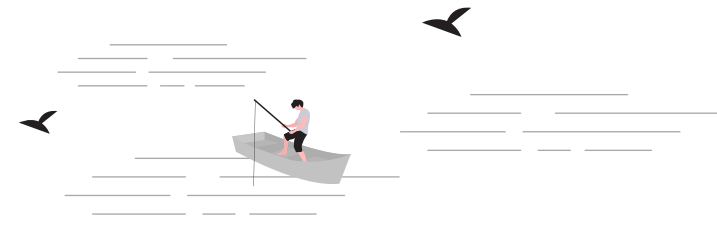
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BAY HARBOR ISLANDS

SIGNATURE 9781 COLLECTION

RESIDENCE 402

SPECIFICATIONS	3 BEDROOMS	INTERIOR 2,141 SF
	3 BATHROOMS	EXTERIOR 487 SF
	1 POWDER ROOM	TOTAL 2,628 SF



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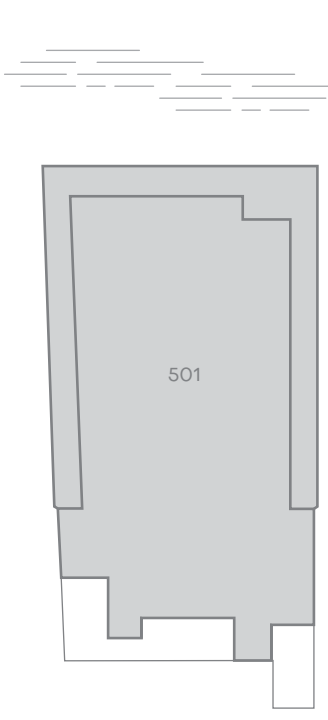
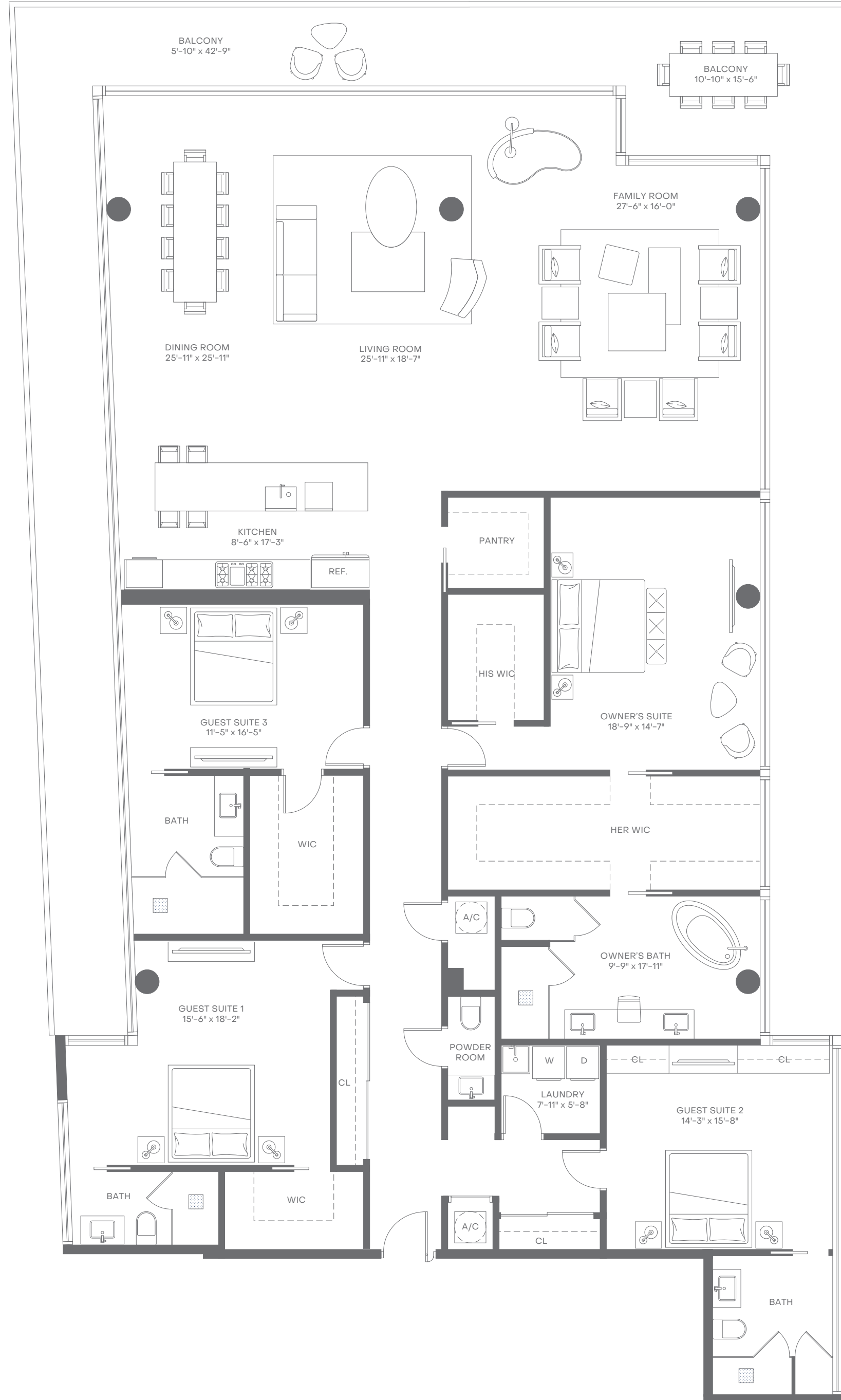
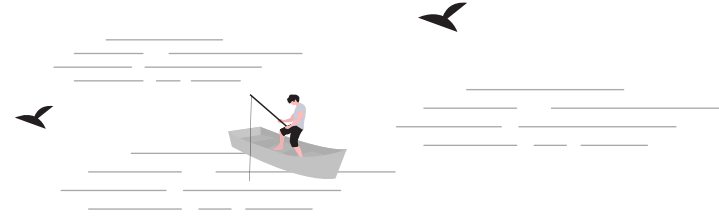
LA MARÉ

BAY HARBOR ISLANDS

SIGNATURE 9781 COLLECTION

RESIDENCE 501

SPECIFICATIONS	4 BEDROOMS	INTERIOR 4,276 SF
	4 BATHROOMS	EXTERIOR 1,119 SF
	1 POWDER ROOM	TOTAL 5,395 SF



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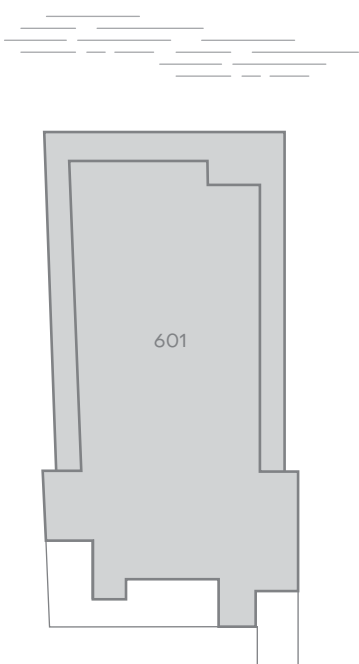
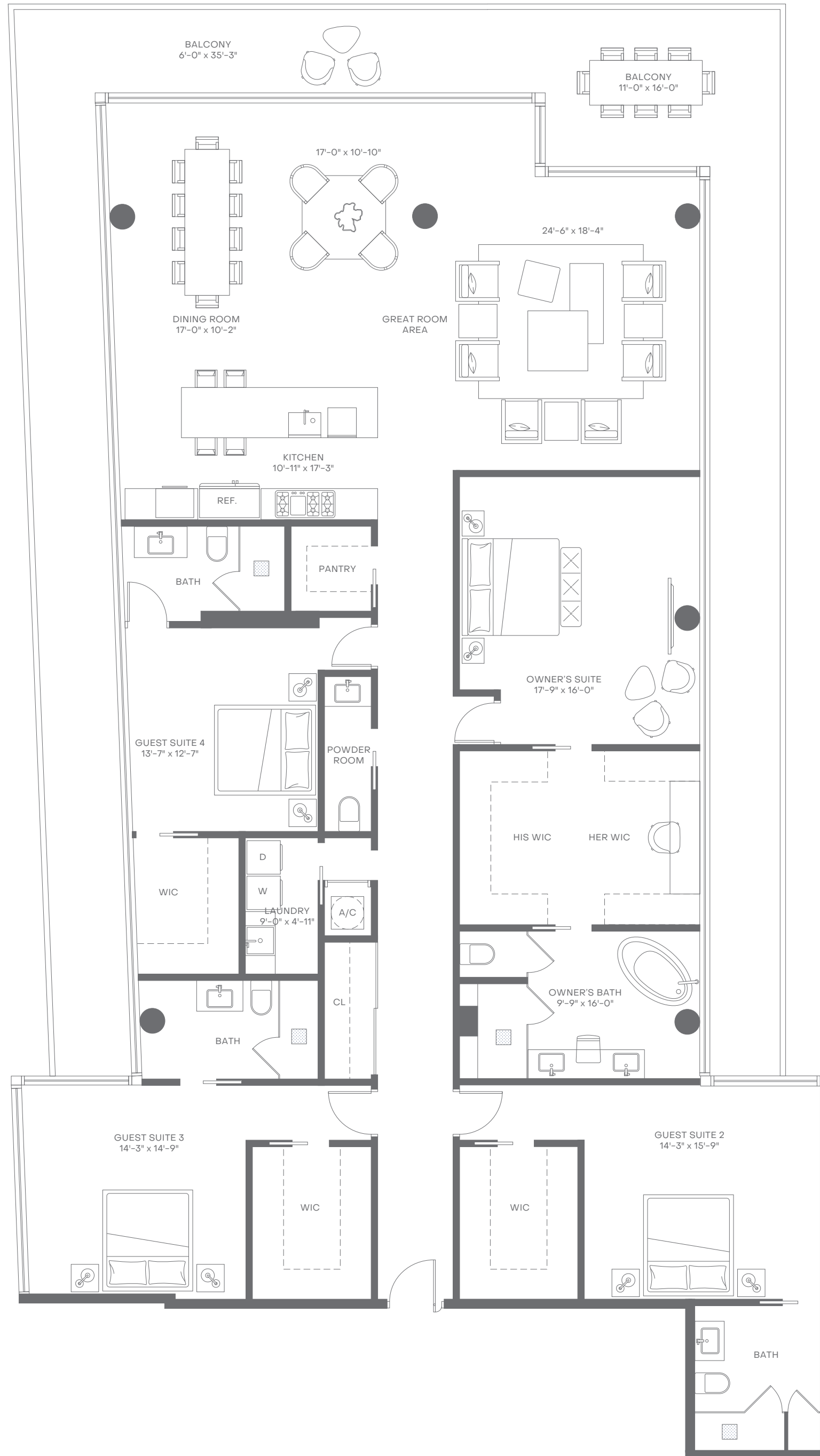
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BAY HARBOR ISLANDS

SIGNATURE 9781 COLLECTION

RESIDENCE 601

SPECIFICATIONS	4 BEDROOMS	INTERIOR 3,868 SF
	4 BATHROOMS	EXTERIOR 1,017 SF
	1 POWDER ROOM	TOTAL 4,885 SF



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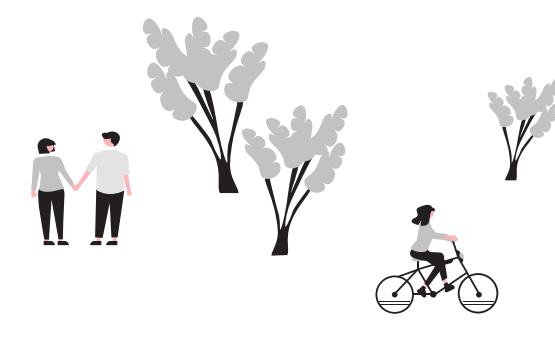
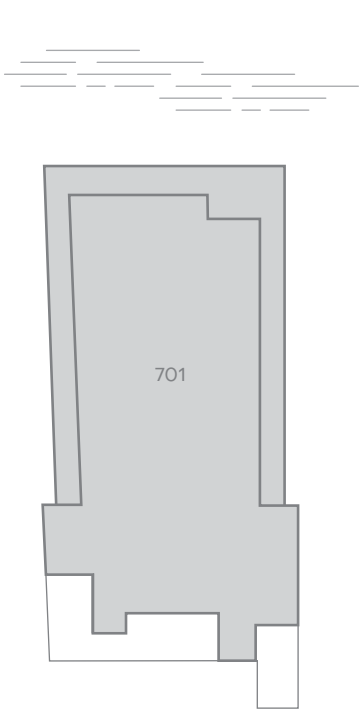
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BAY HARBOR ISLANDS

SIGNATURE 9781 COLLECTION

RESIDENCE 701

SPECIFICATIONS	4 BEDROOMS	INTERIOR 3,595 SF
	4 BATHROOMS	EXTERIOR 852 SF
	1 POWDER ROOM	TOTAL 4,447 SF



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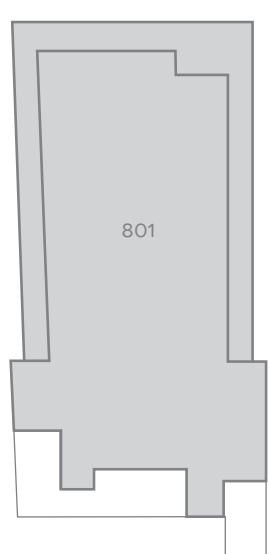
LA MARÉ

BAY HARBOR ISLANDS

SIGNATURE 9781 COLLECTION

RESIDENCE 801

SPECIFICATIONS	4 BEDROOMS	INTERIOR 3,595 SF
	4 BATHROOMS	EXTERIOR 852 SF
	1 POWDER ROOM	TOTAL 4,447 SF



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