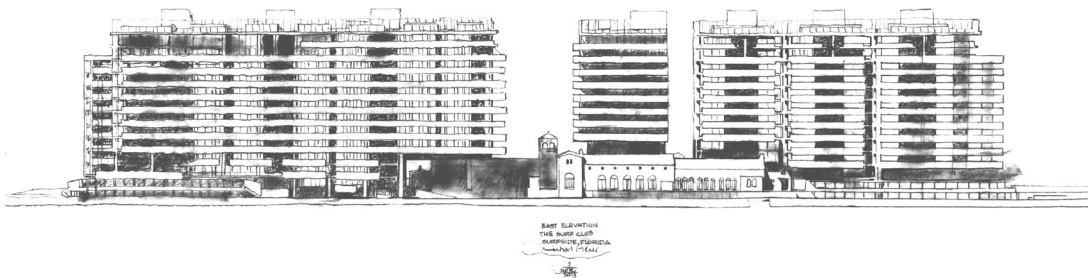


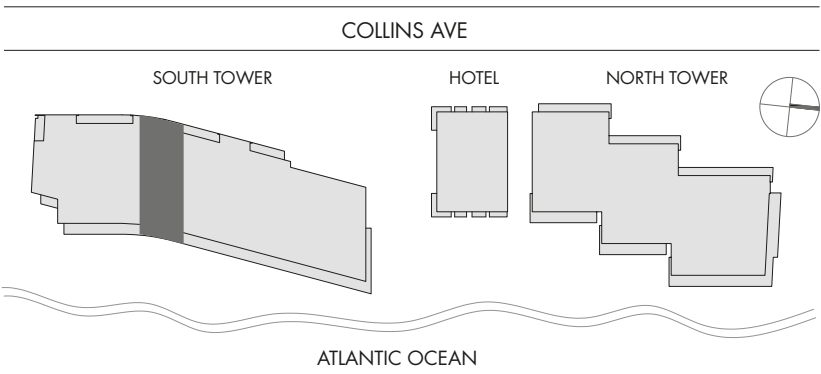
RICHARD MEIER
SIGNATURE PENTHOUSE COLLECTION

SOUTH PENTHOUSE 3

4 BEDROOMS • 6 BATHROOMS • POWDER ROOM
DINING ROOM • LIBRARY • FAMILY ROOM
MEDIA ROOM • ROOF TOP GARDEN • POOL
SUMMER KITCHEN



INTERIOR	6,041 SQUARE FEET 562 SQUARE METERS
TERRACES	1,874 SQUARE FEET 174 SQUARE METERS
ROOF	2,836 SQUARE FEET 263 SQUARE METERS
TOTAL LIVING	10,751 SQUARE FEET 999 SQUARE METERS



OCEAN TO BAY FLOW-THROUGH TRIPLEX
PENTHOUSE

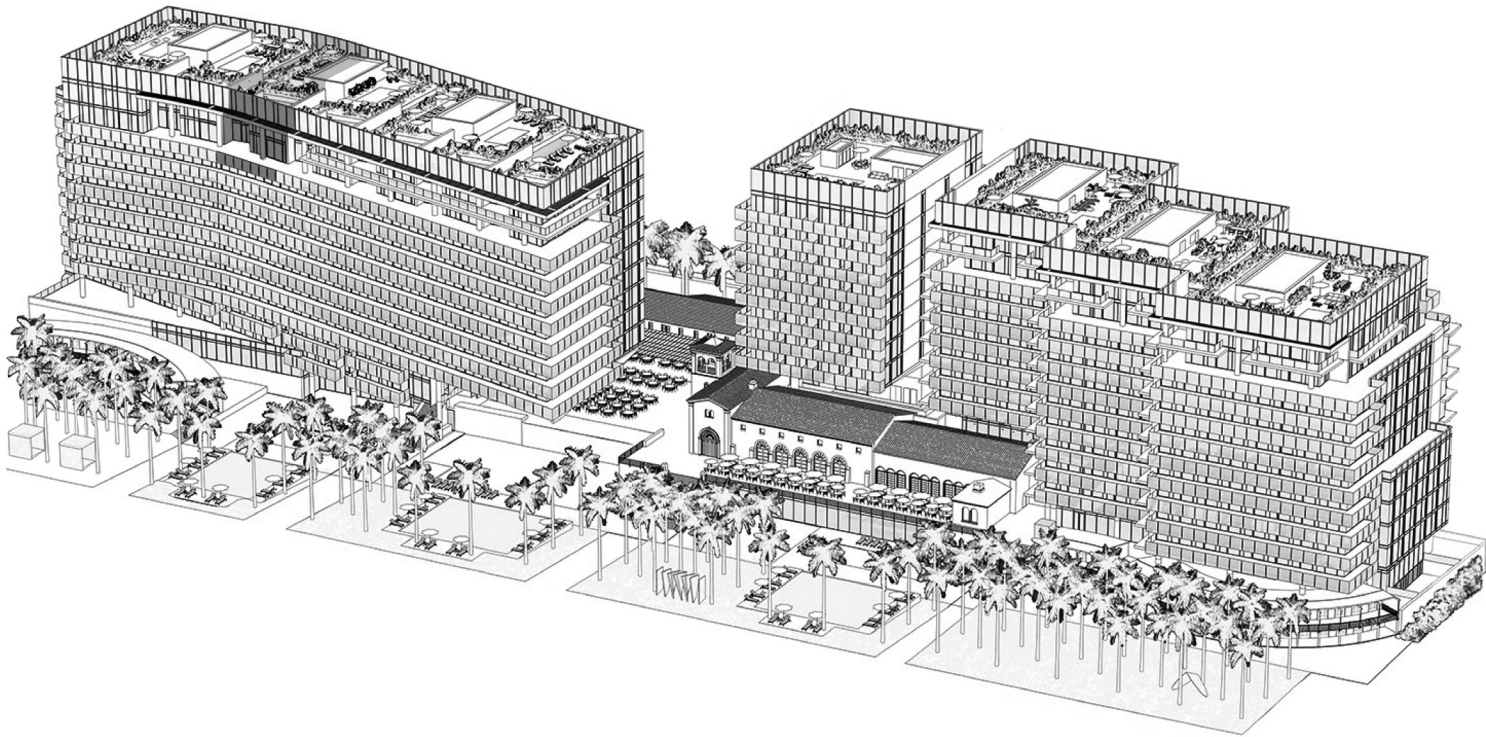
46 FOOT LONG AND UP TO 26 FOOT DEEP OCEAN
FRONT TERRACES WITH BAY FRONT TERRACES
UP TO 14 FOOT DEEP AND 45 FOOT LONG

UNLIMITED OCEAN AND BAY VIEWS

ROOF TOP GARDEN WITH PRIVATE SWIMMING POOL

DESIGNATED PRIVATE BEACH FRONT CABANA

AIR CONDITIONED PERSONAL PRIVATE PARKING

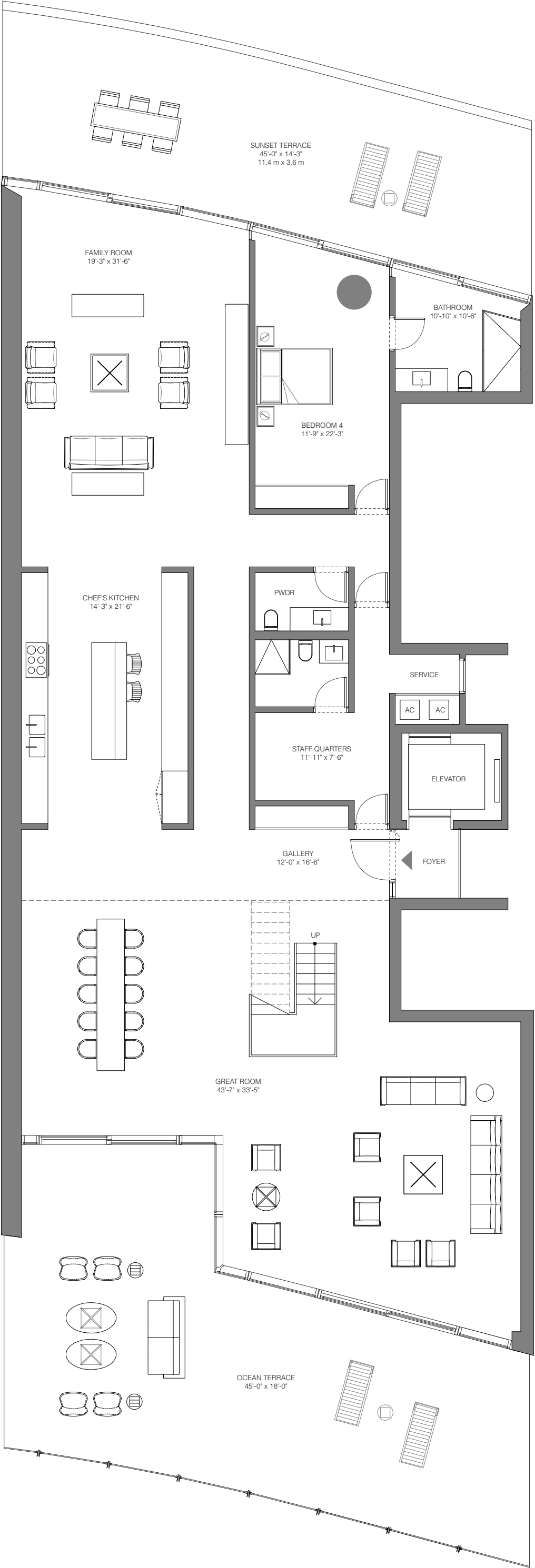


All depictions of furnishings, appliances, built-ins, counters, soffits, floor coverings and other matters of detail, including, without limitation, items of finish and decoration, are conceptual only and are not necessarily included in each Unit. The Developer expressly reserves the right to make modifications, revisions, and changes it deems desirable in its sole and absolute discretion. Stated dimension are measured to the exterior face of exterior walls and to the exterior face of walls adjoining corridors or other common elements. This method of measurement varies from, and is larger than, the dimensions that would be determined by using the description and the 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 or irregularities. 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. FURNITURE, CLOSET BUILD OUT AND DECORATIVE LIGHTING NOT INCLUDED. PLANS NOT TO SCALE.

SOUTH PENTHOUSE 3

11th FLOOR

INTERIOR	3,450 SQUARE FEET 321 SQUARE METERS
TERRACES	1,603 SQUARE FEET 149 SQUARE METERS

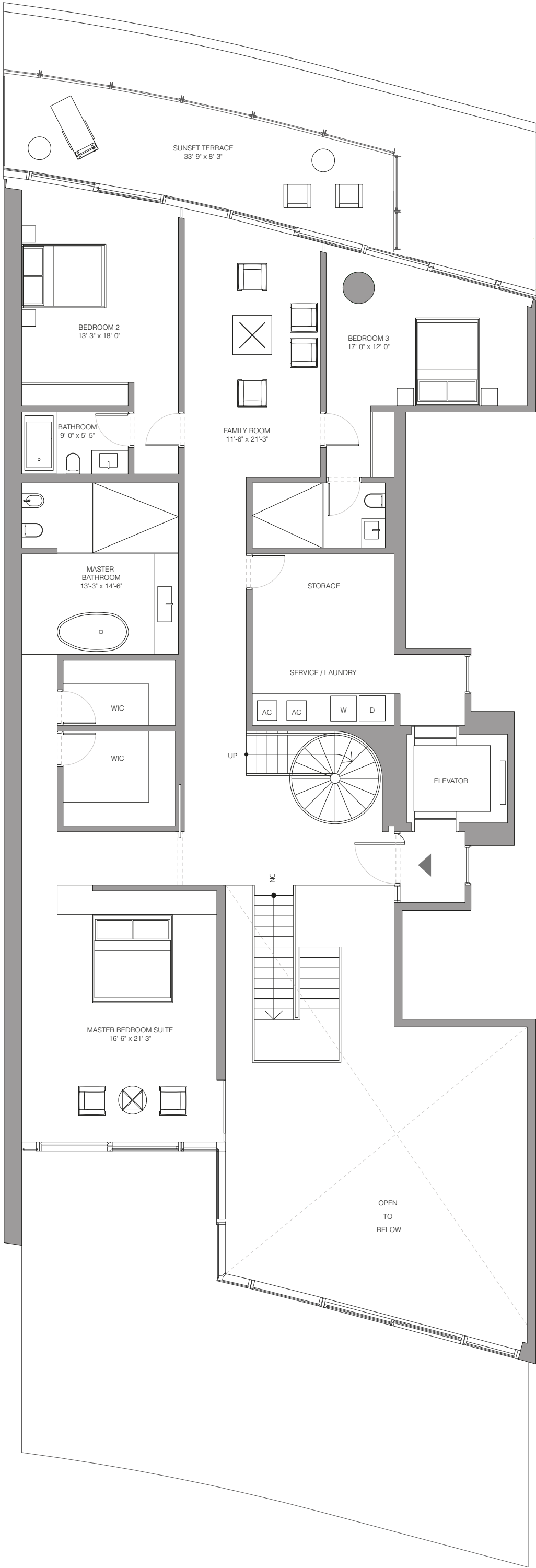


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SOUTH PENTHOUSE 3

12th FLOOR

INTERIOR	2,591 SQUARE FEET 241 SQUARE METERS
TERRACES	271 SQUARE FEET 25 SQUARE METERS

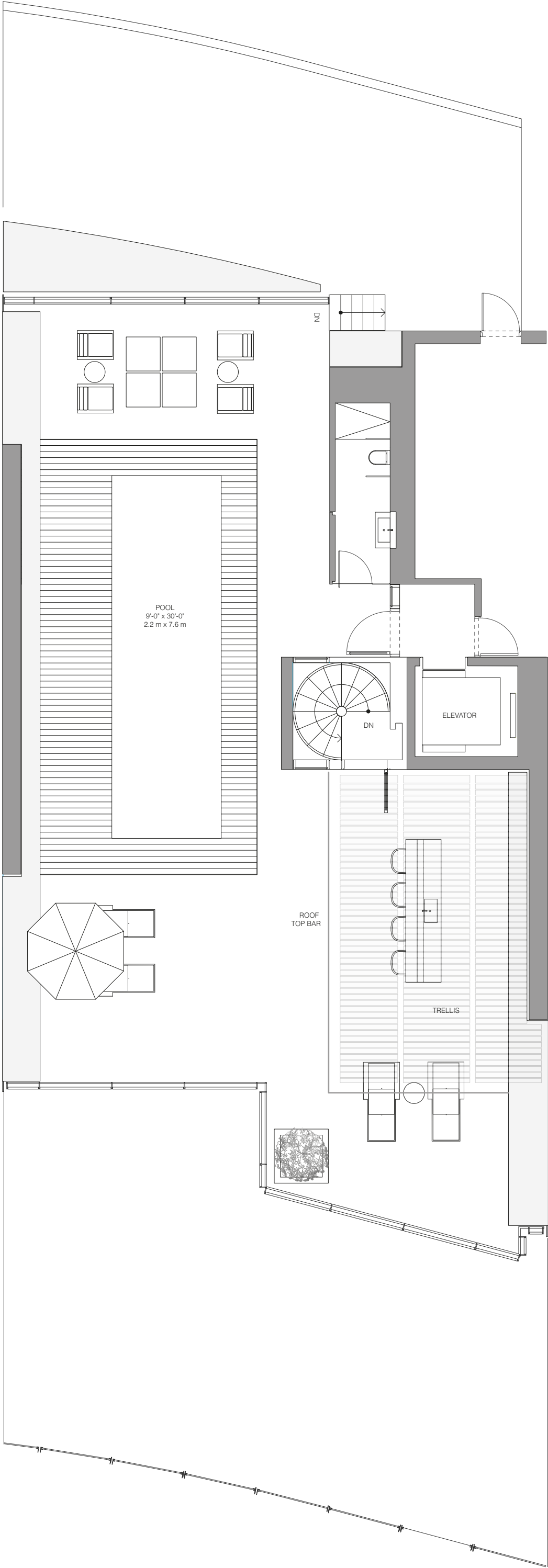


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SOUTH PENTHOUSE 3

ROOF TOP GARDEN

INTERIOR 2,836 SQUARE FEET
 263 SQUARE METERS



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