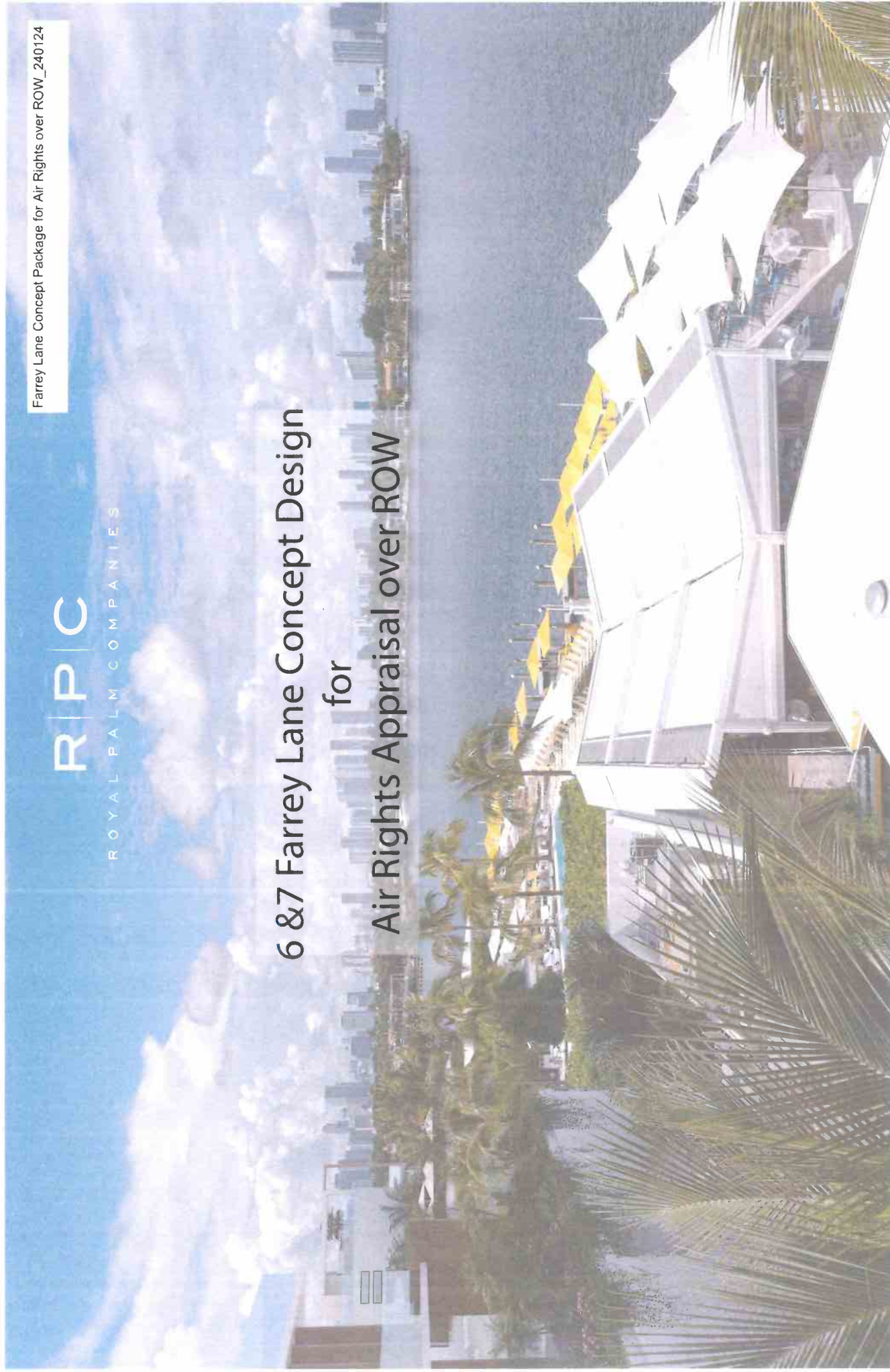


R | P | C

ROYAL PALM COMPANIES

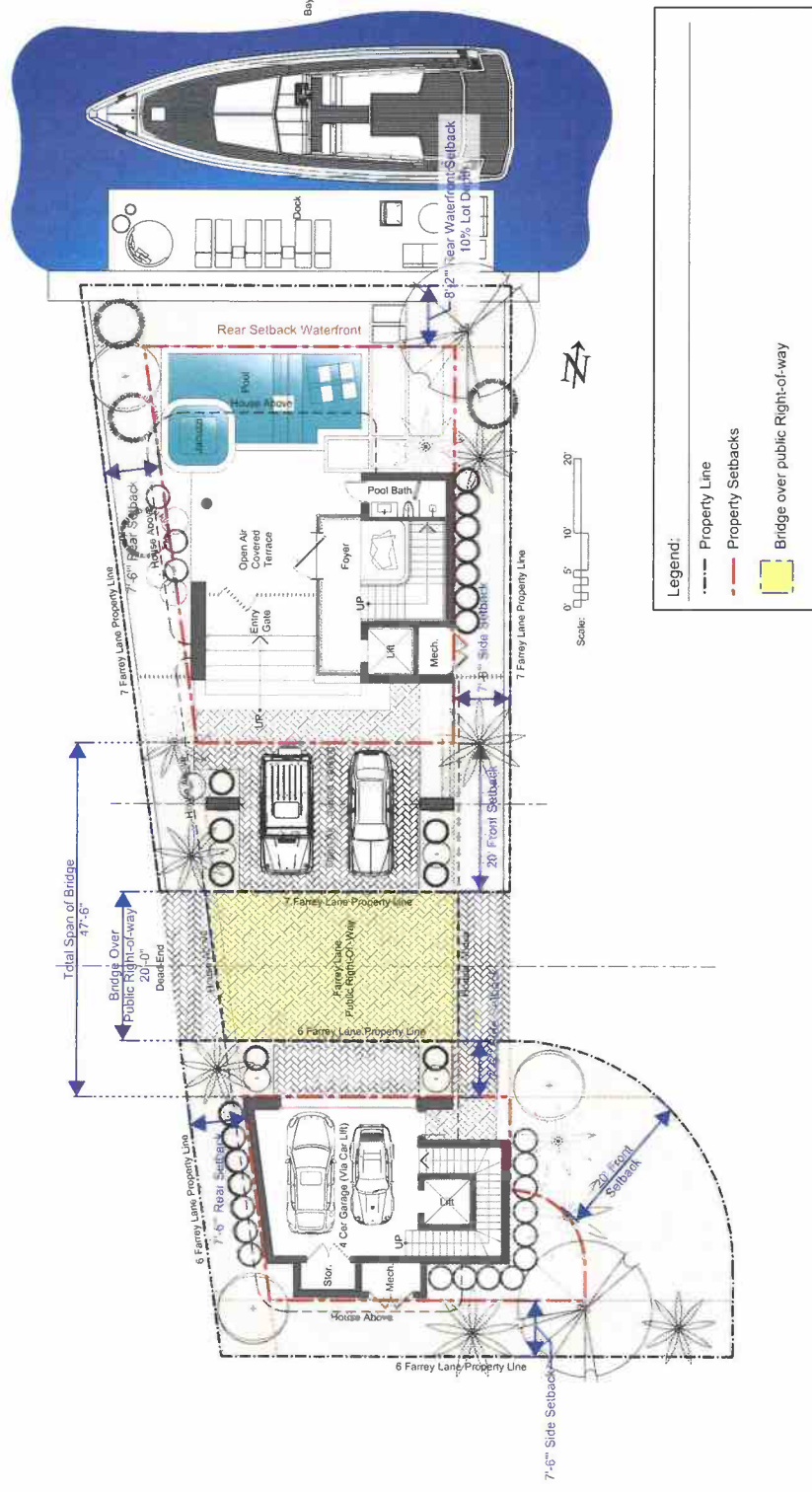
6 & 7 Farrey Lane Concept Design for Air Rights Appraisal over ROW

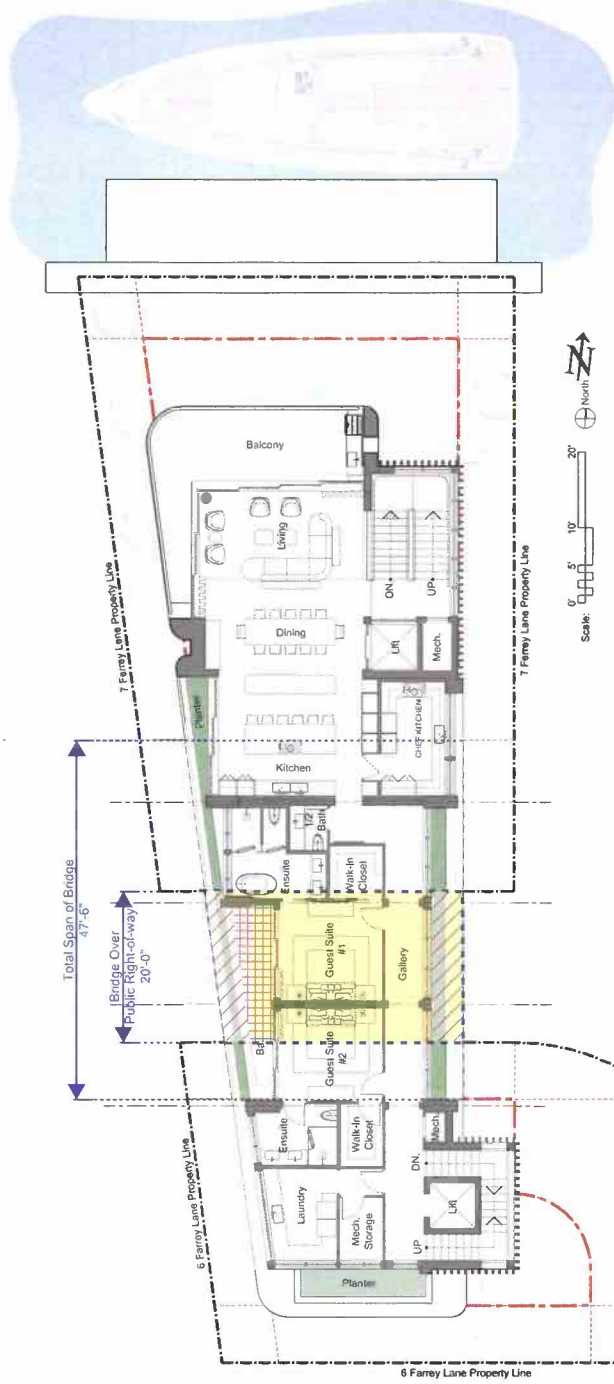
Farrey Lane Concept Package for Air Rights over ROW_240124



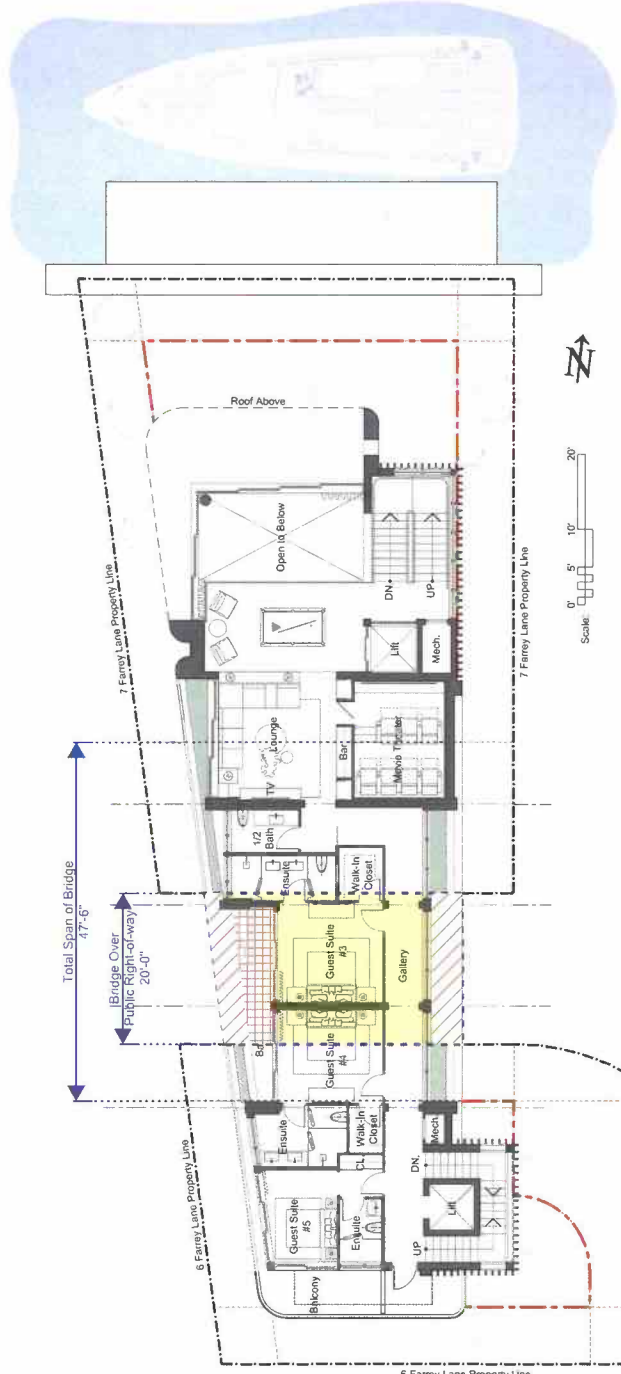


North Belle Isle - 6 & 7 Farrey Lane
Project Location Map



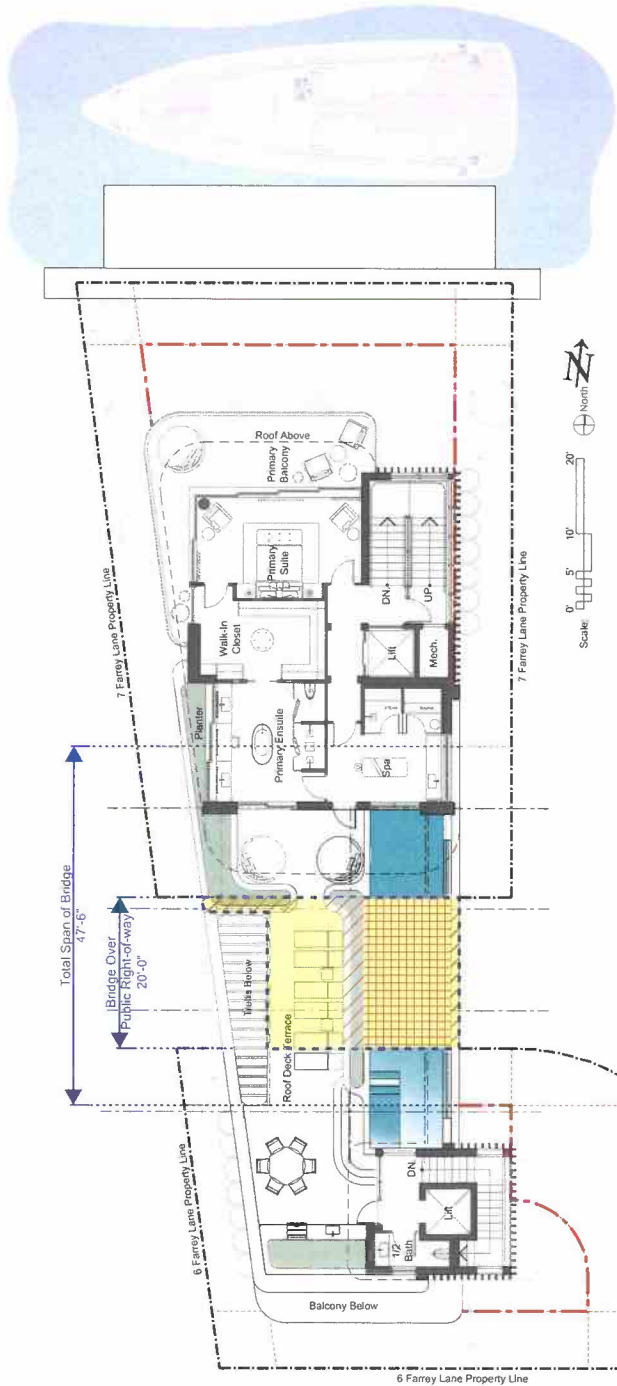


Legend:		
Property Line		
Property Setbacks		
Enclosed Habitable Space over Public Right-of-way		431.76 sq ft
Private Balcony over Public Right-of-way		74.74 sq ft
Decorative Architectural Features (non habitable) over Public Right-of-way		150.20 sq ft
Level 01 Grand Total		656.70 sq ft

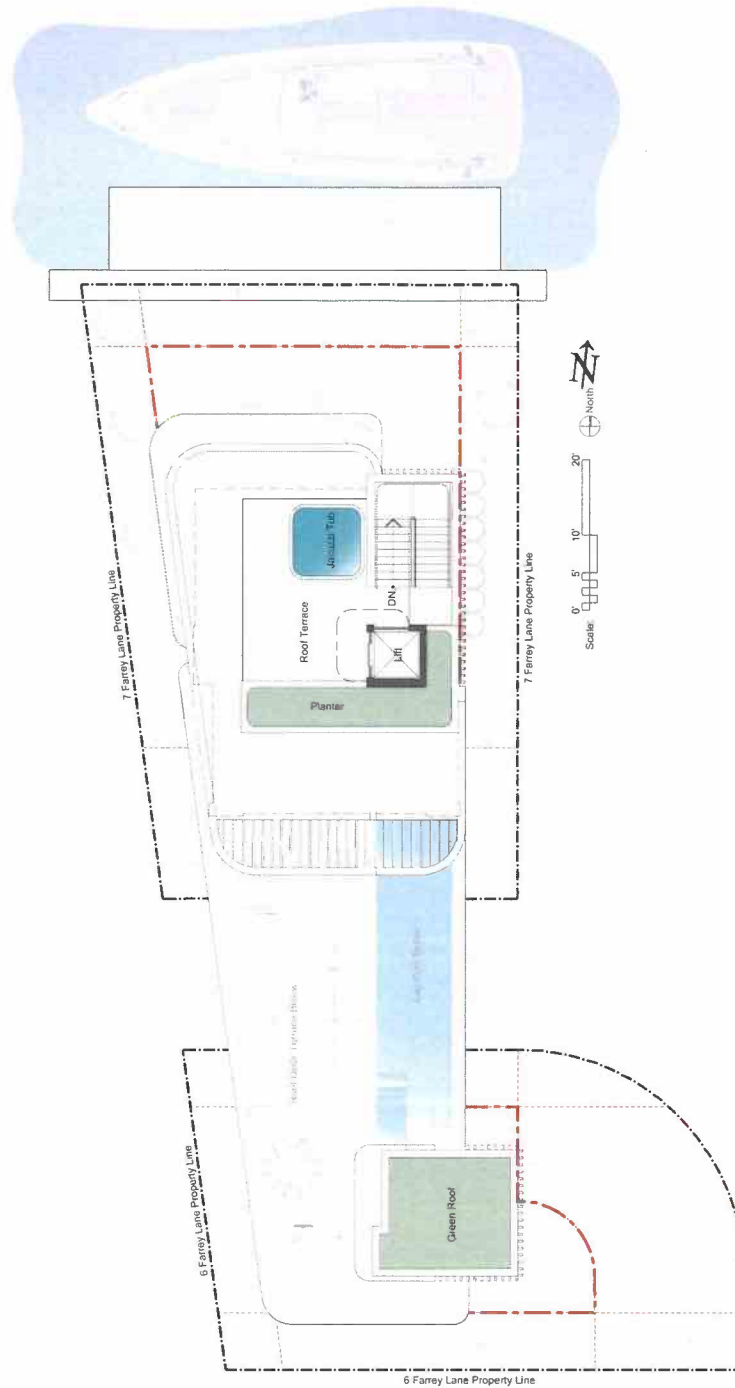


Legend:			
--- Property Line			
- - - Property Setbacks			
Enclosed Habitable Space over Public Right-of-way	431.76 sq ft		
Private Balcony over Public Right-of-way	74.74 sq ft		
Decorative Architectural Features (non habitable) over Public Right-of-way	150.20 sq ft		
Level 02 Grand Total		656.70 sq ft	

6 & 7 Farrey Lane
Floor Plan - Level 02



Legend:		
Property Line		
Property Setbacks		
Open to Sky Habitable Roof Deck over Public Right-of-way		191.01 sq ft
Pool over Public Right-of-way		233.33 sq ft
Decorative Architectural Features (non habitable) over Public Right-of-way		103.83 sq ft
Level 03 Grand Total		528.17 sq ft

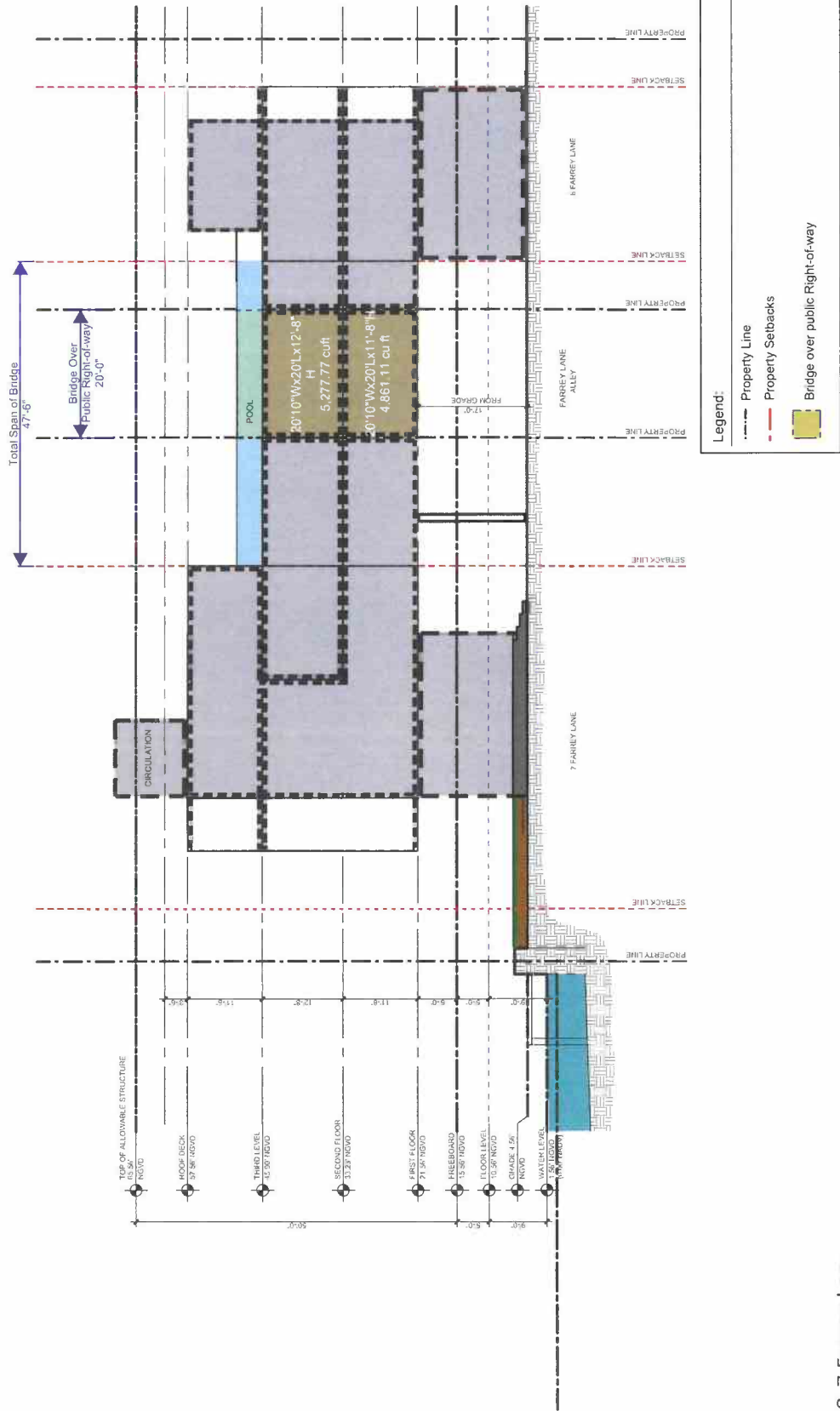


6 & 7 Farrey Lane
Floor Plan - Level 04



Farrey Lane Air Rights over ROW				
Description of Spaces	Level 01	Level 02	Level 03	Total
Enclosed Habitable Space	431.76	431.76		863.52
Private Balcony	74.74	74.74		149.48
Decorative Architectural Feature	150.20	150.20	103.83	404.23
Roof Deck Open to Sky			191.01	191.01
Pool			233.33	233.33
Grand Total	656.7	656.7	528.17	1841.57

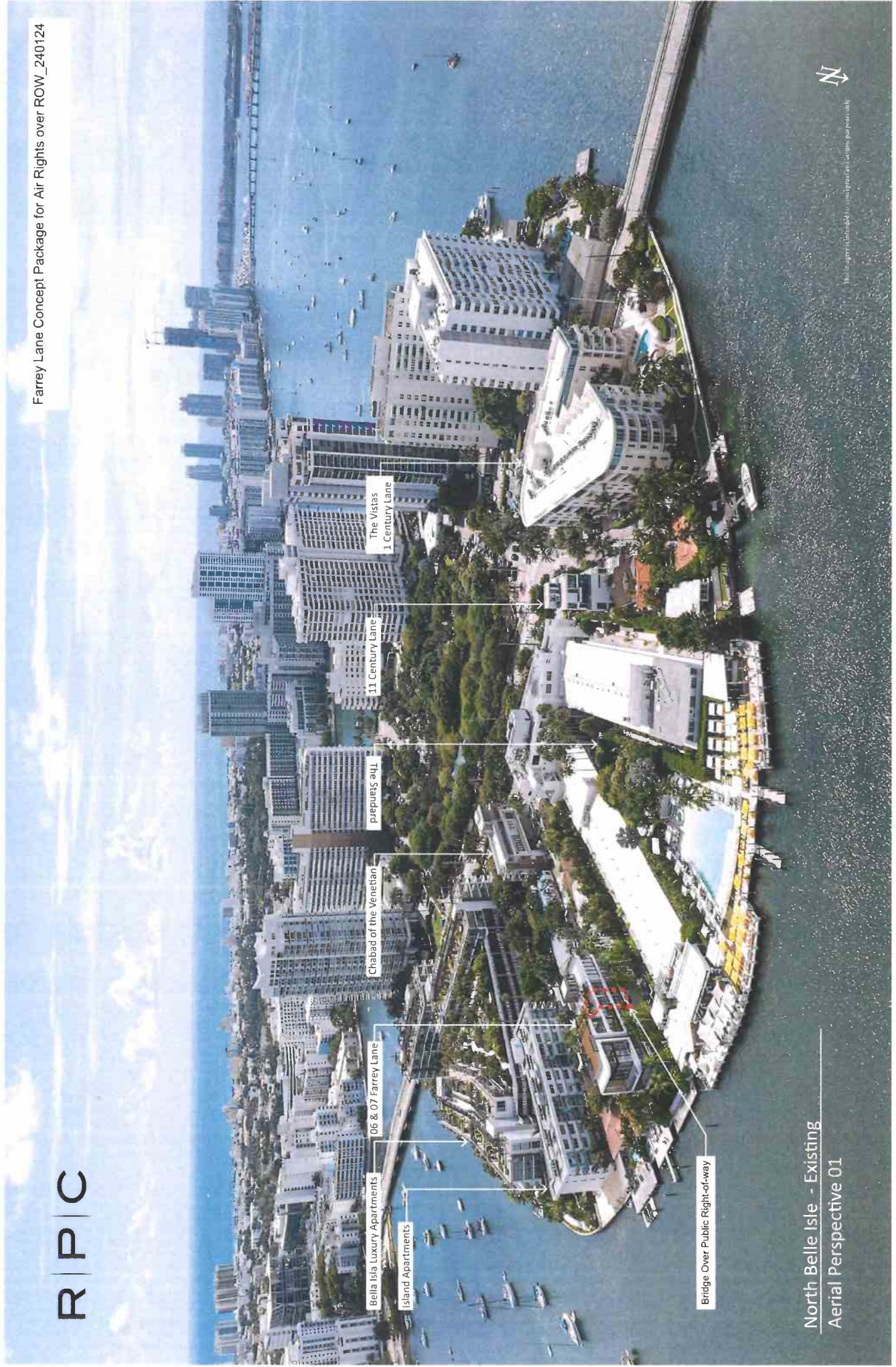
R | P | C



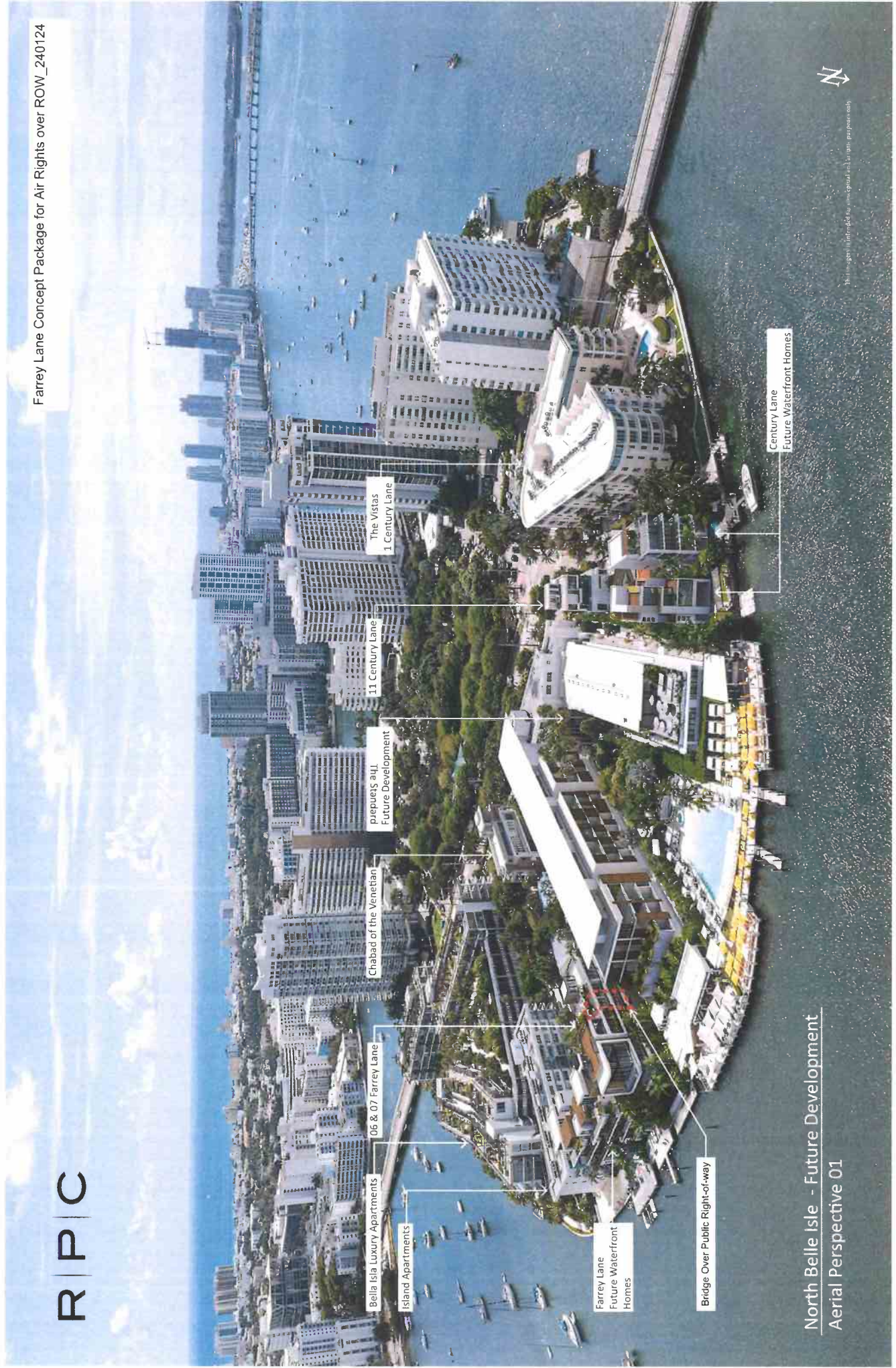
6 & 7 Farrey Lane

Section Diagram

NOTE: DIMENSIONS OF STRUCTURES, SETBACKS AND HEIGHTS ARE APPROXIMATE AND FOR EXHIBIT ONLY AND DO NOT REPRESENT ACTUAL FLOOR PLANS, ELEVATIONS OR BUILDING SECTIONS.



North Belle Isle - Existing
Aerial Perspective 01



Bella Isla Luxury Apartments

Island Apartments

06 & 07 Farrey Lane

Chabad of the Venetian

Future Development

11 Century Lane

The Vistas
1 Century Lane

Farrey Lane
Future Waterfront
Homes

Bridge Over Public Right-of-way

Century Lane
Future Waterfront Homes

North Belle Isle - Future Development
Aerial Perspective 01

Bella Isla Luxury Apartments

Island Apartments

06 & 07 Farrey Lane

Chabad of the Venetian

puerpuets aul

11 Century Lane

The Vistas
1 Century Lane

Bridge Over Public Right-of-way

North Belle Isle - Existing
Aerial Perspective 02



North Belle Isle - Future Development
Aerial Perspective 02

Bella Isla Luxury Apartments

Island Apartments

Chabad of the Venetian

06 & 07 Farrey Lane

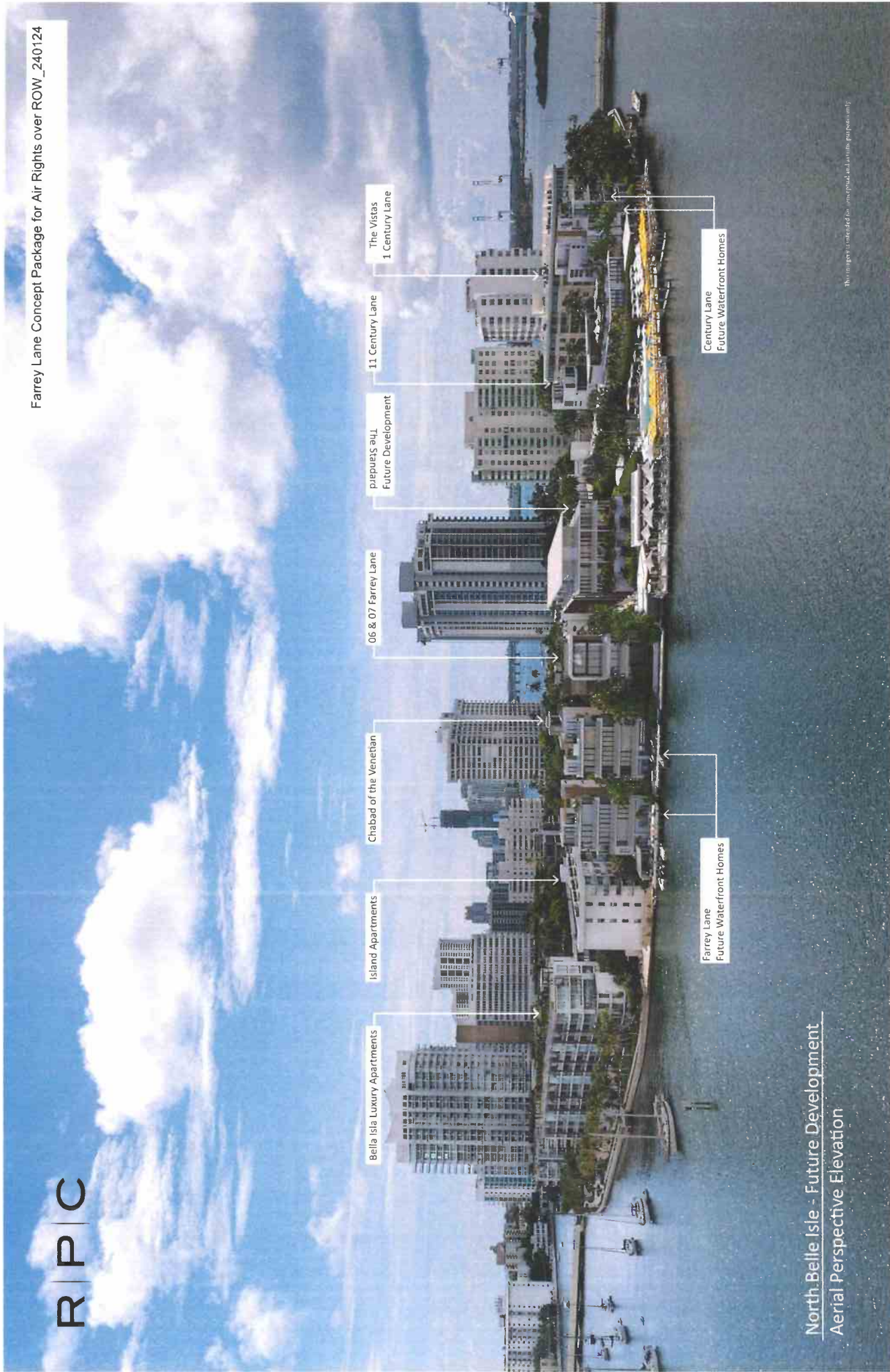
prepuetis enj

11 Century Lane

The Vistas
1 Century Lane

North Belle Isle - Existing
Aerial Perspective Elevation

This imagery intended for conceptual and artistic purposes only.



North Belle Isle - Future Development
Aerial Perspective Elevation