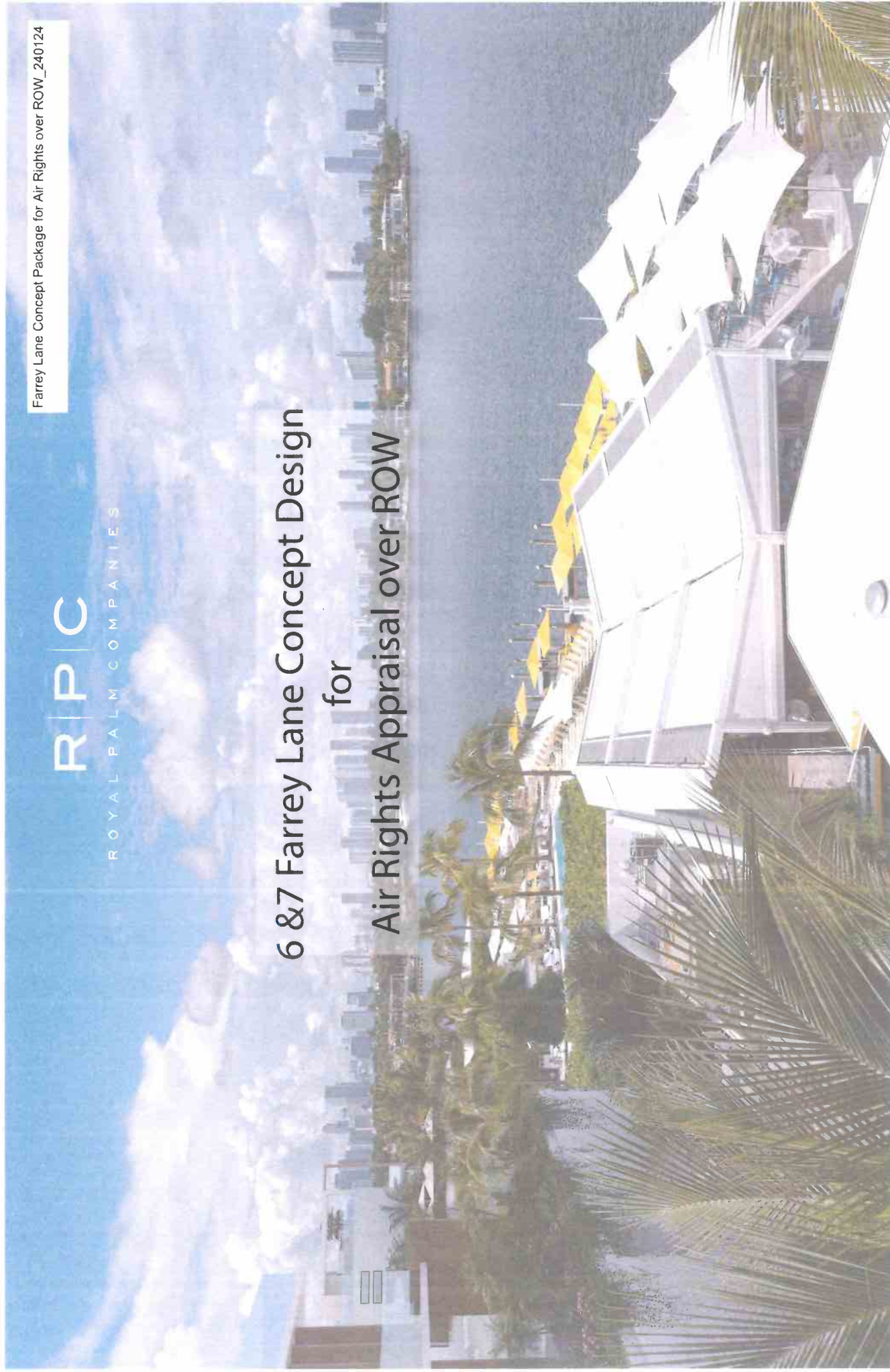


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ROYAL PALM COMPANIES

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

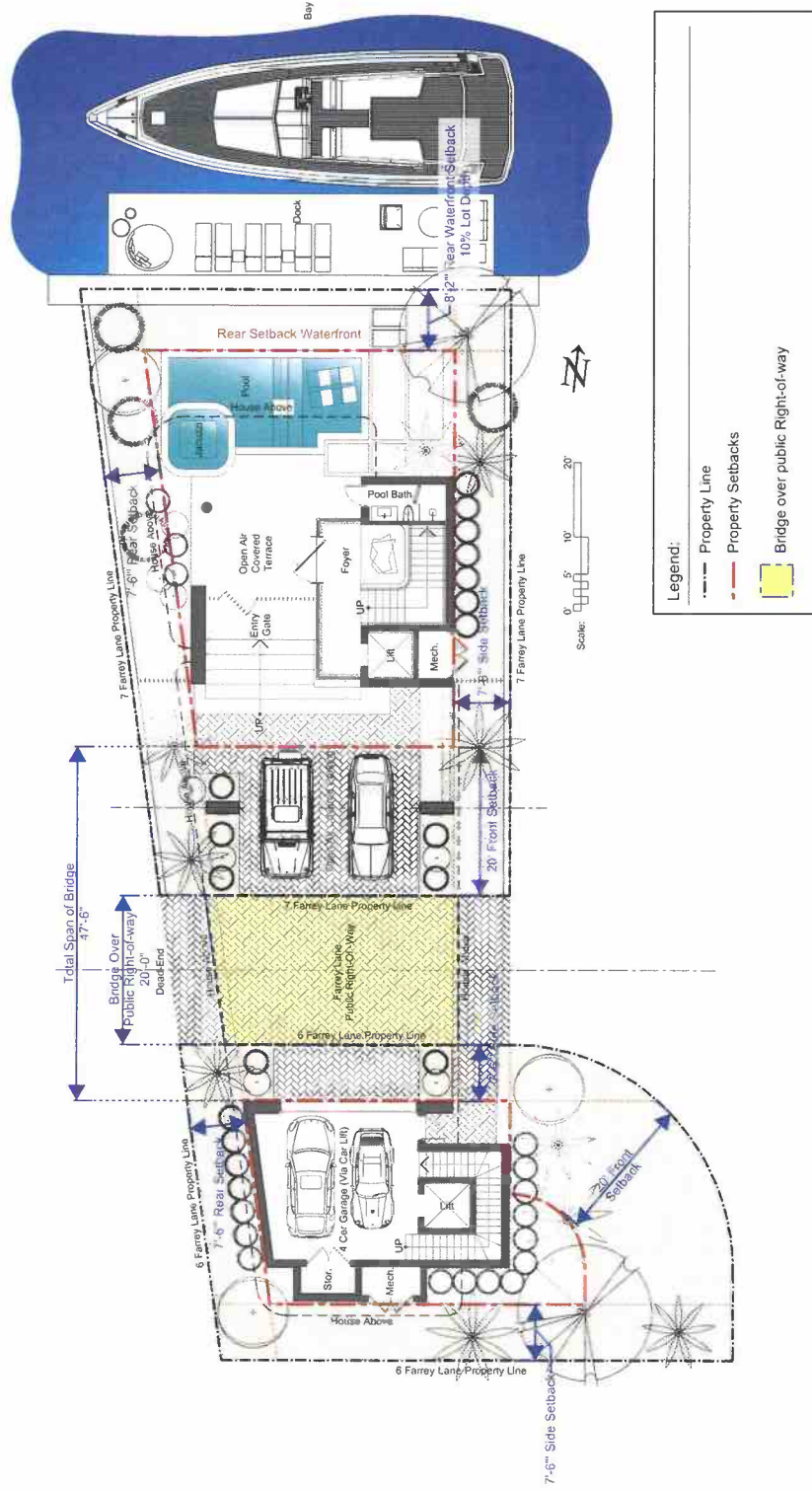
Farrey Lane Concept Package for Air Rights over ROW\_240124



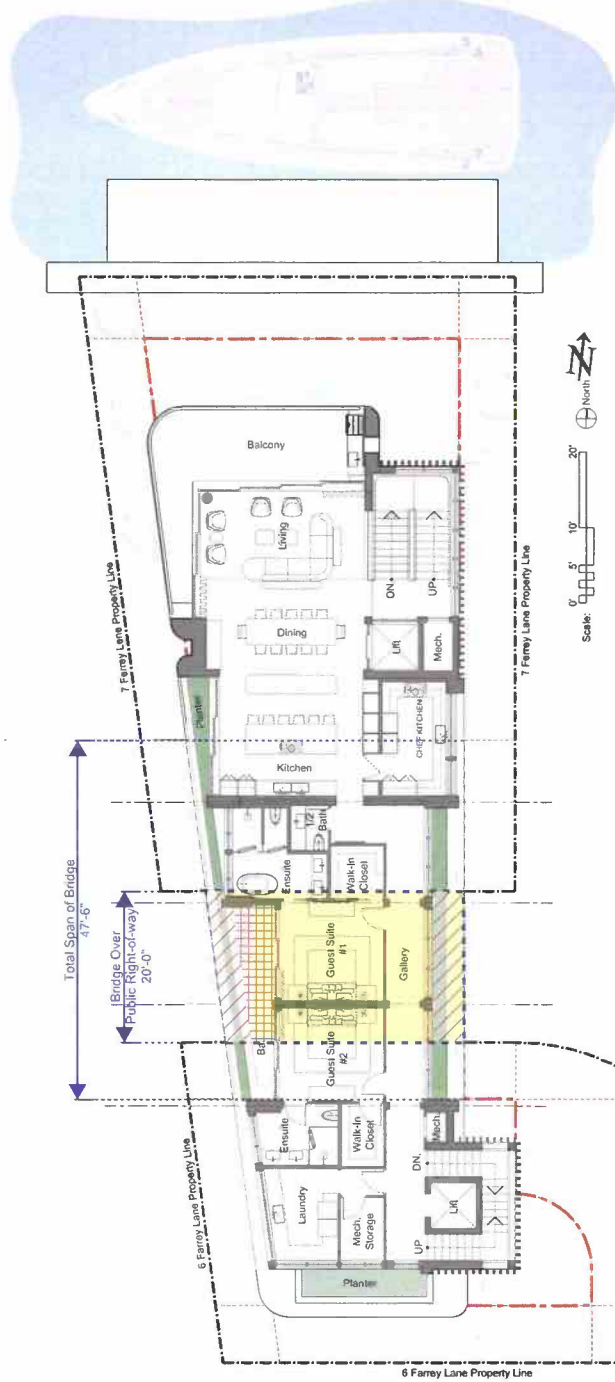




North Belle Isle - 6 & 7 Farrey Lane  
Project Location Map

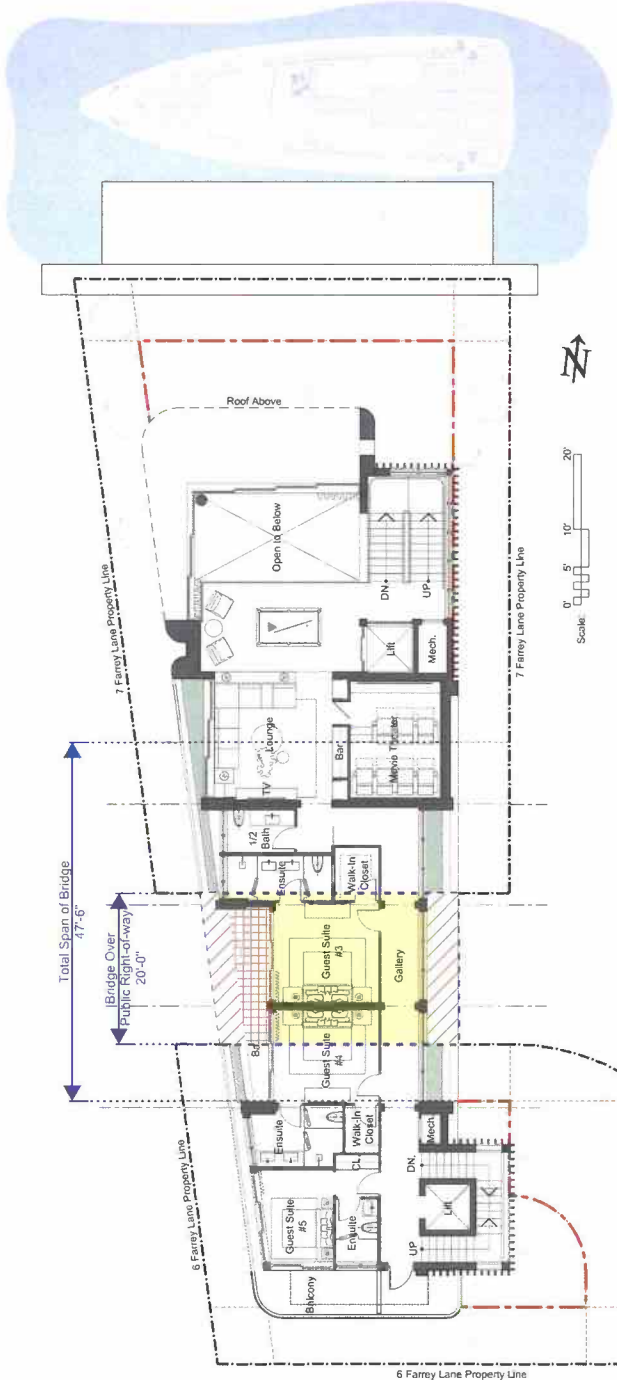


6 & 7 Farrey Lane  
Floor Plan - Level 00



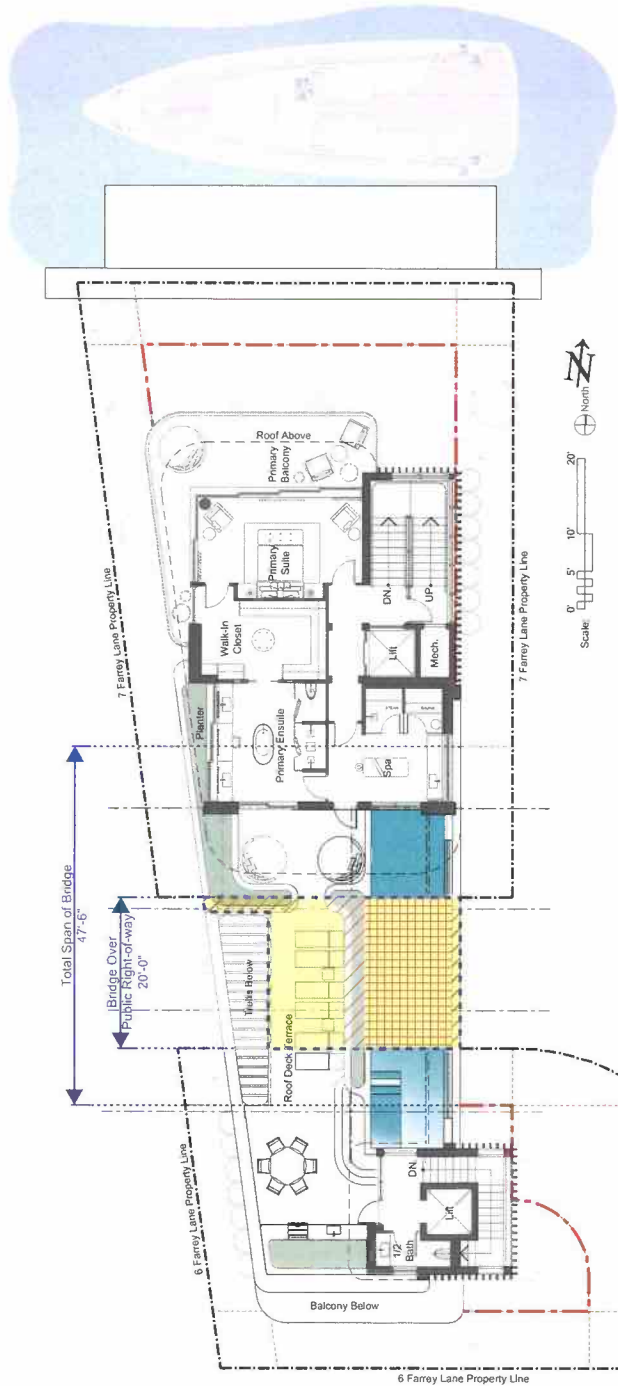
Legend:			
Property Line			
Property Setbacks			
Enclosed Habitable Space over Public Right-of-way		431.76 sq ft	
Private Balcony over Public Right-of-way		74.74 sq ft	
Decorative Architectural Features (non habitable) over Public Right-of-way		150.20 sq ft	
Level 01 Grand Total		656.70 sq ft	



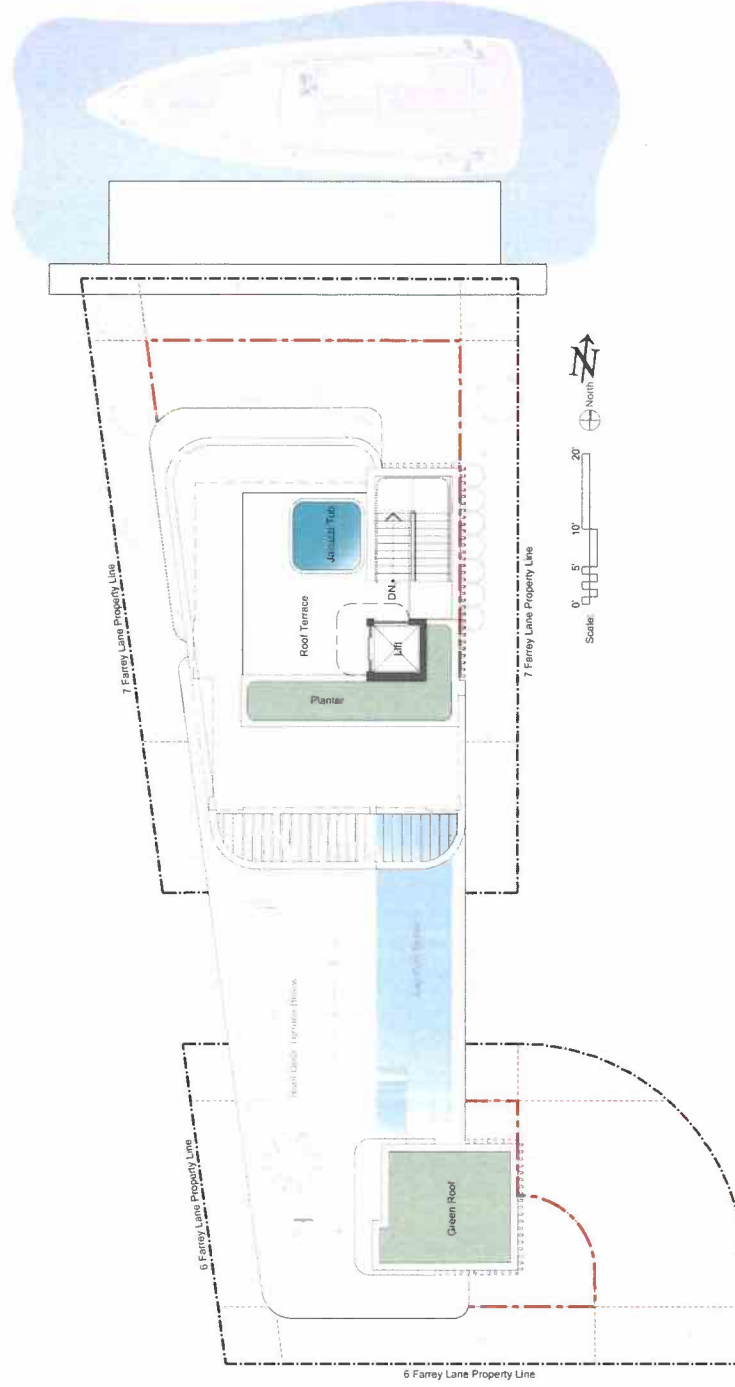


Legend:			
--- Property Line			
- - - Property Setbacks			
Enclosed Habitable Space over Public Right-of-way	431.76 sq ft		
Private Balcony over Public Right-of-way	74.74 sq ft		
Decorative Architectural Features (non habitable) over Public Right-of-way	150.20 sq ft		
Level 02 Grand Total			656.70 sq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



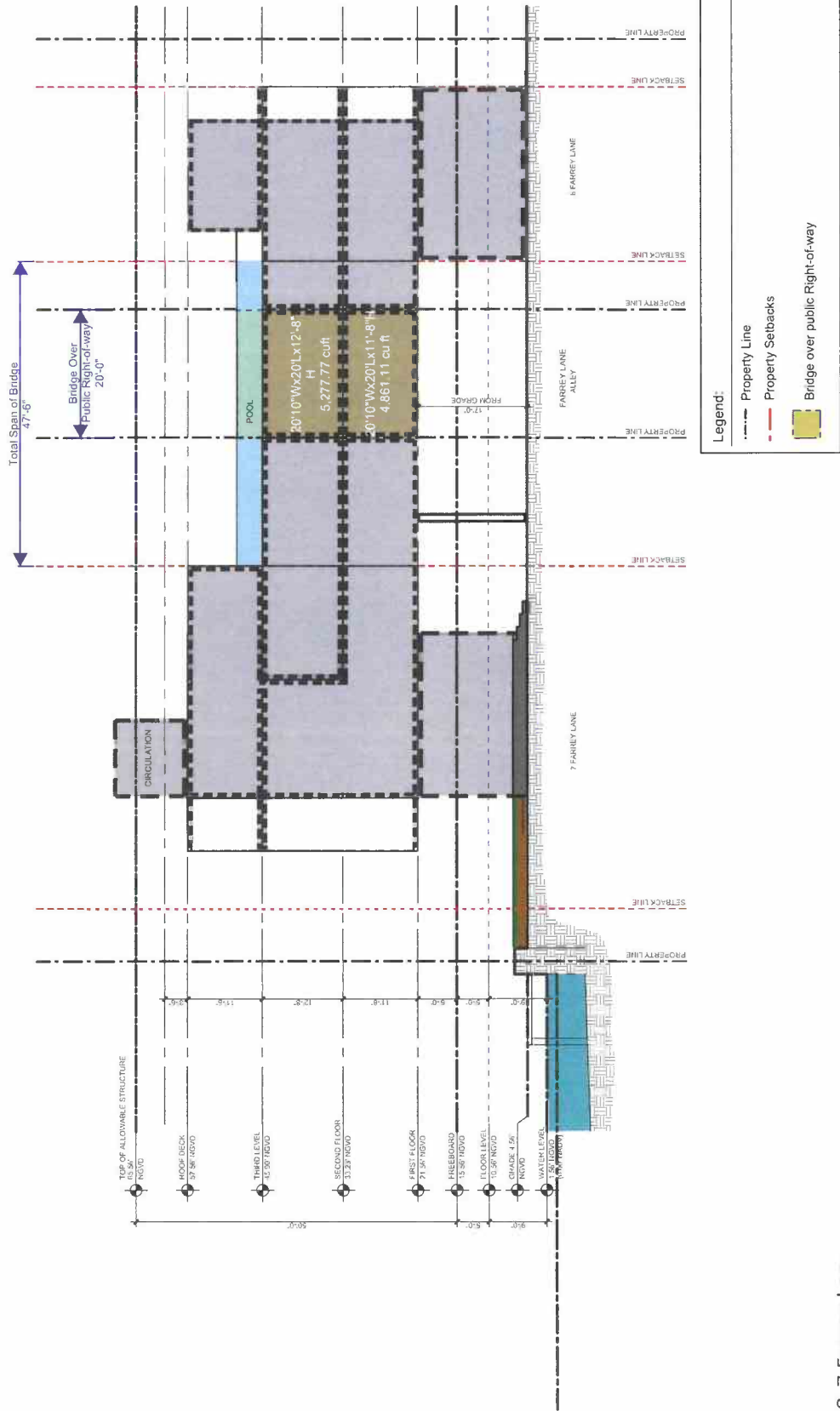
6 & 7 Farrey Lane  
Floor Plan - Level 04



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

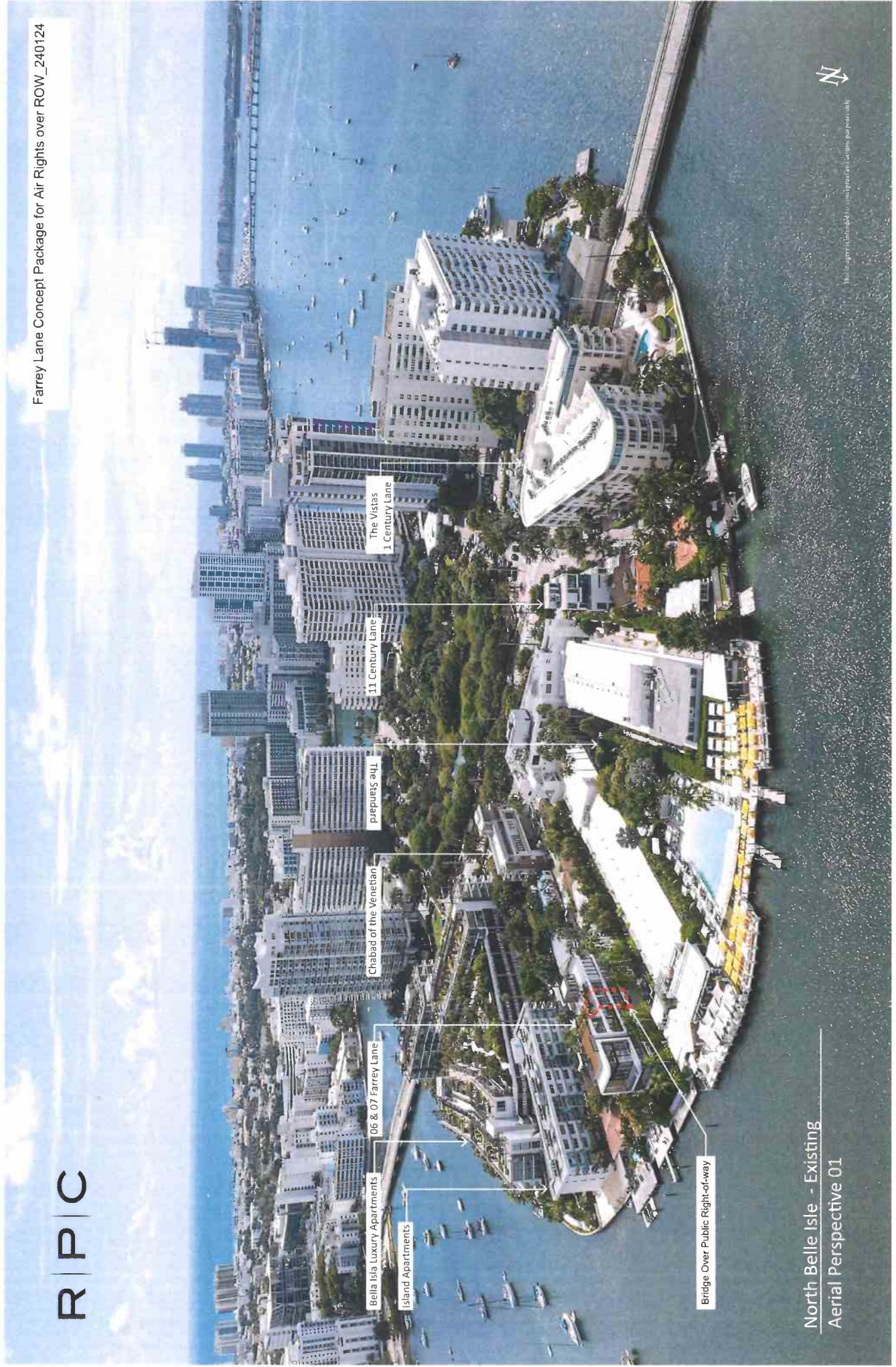


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6 & 7 Farrey Lane  
Section Diagram

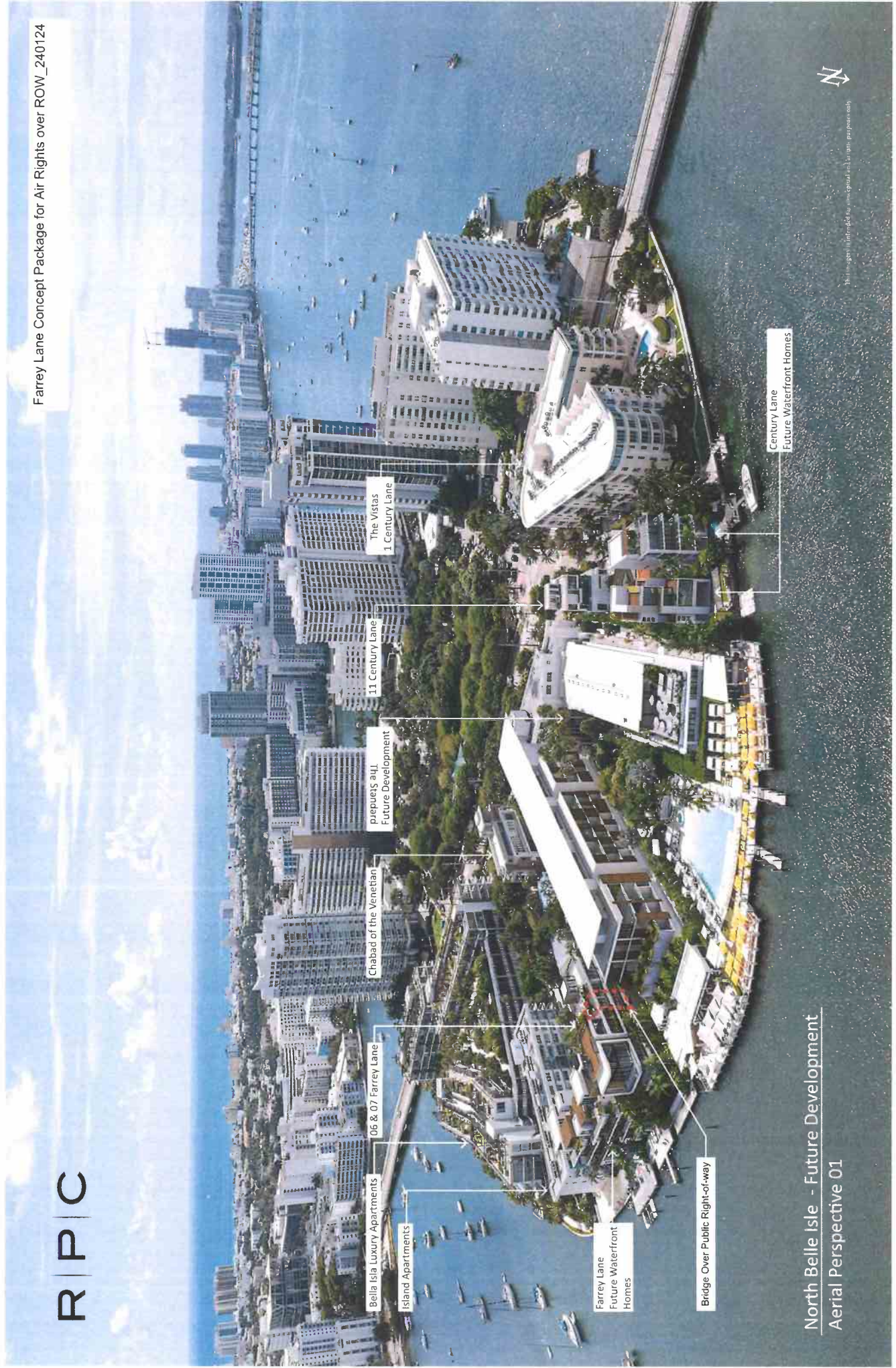
NOTE: DIMENSIONS OF SETBACKS, AREAS AND HEIGHTS ARE APPROXIMATE FOR EXHIBIT ONLY AND DO NOT REPRESENT ACTUAL FLOOR PLANS, ELEVATIONS OR BUILDING SECTIONS.



North Belle Isle - Existing  
Aerial Perspective 01

This is a conceptual rendering and not intended for use as a legal document.





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

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11 Century Lane

The Vistas  
1 Century Lane

North Belle Isle - Existing  
Aerial Perspective Elevation

This imagery intended for conceptual and artistic purposes only.



The Vistas  
1 Century Lane

11 Century Lane

Future Development  
Future Development

06 & 07 Farrey Lane

Chabad of the Venetian

Island Apartments

Bella Isla Luxury Apartments

Century Lane  
Future Waterfront Homes

Farrey Lane  
Future Waterfront Homes

North Belle Isle - Future Development  
Aerial Perspective Elevation

This image is intended for conceptual and illustrative purposes only.