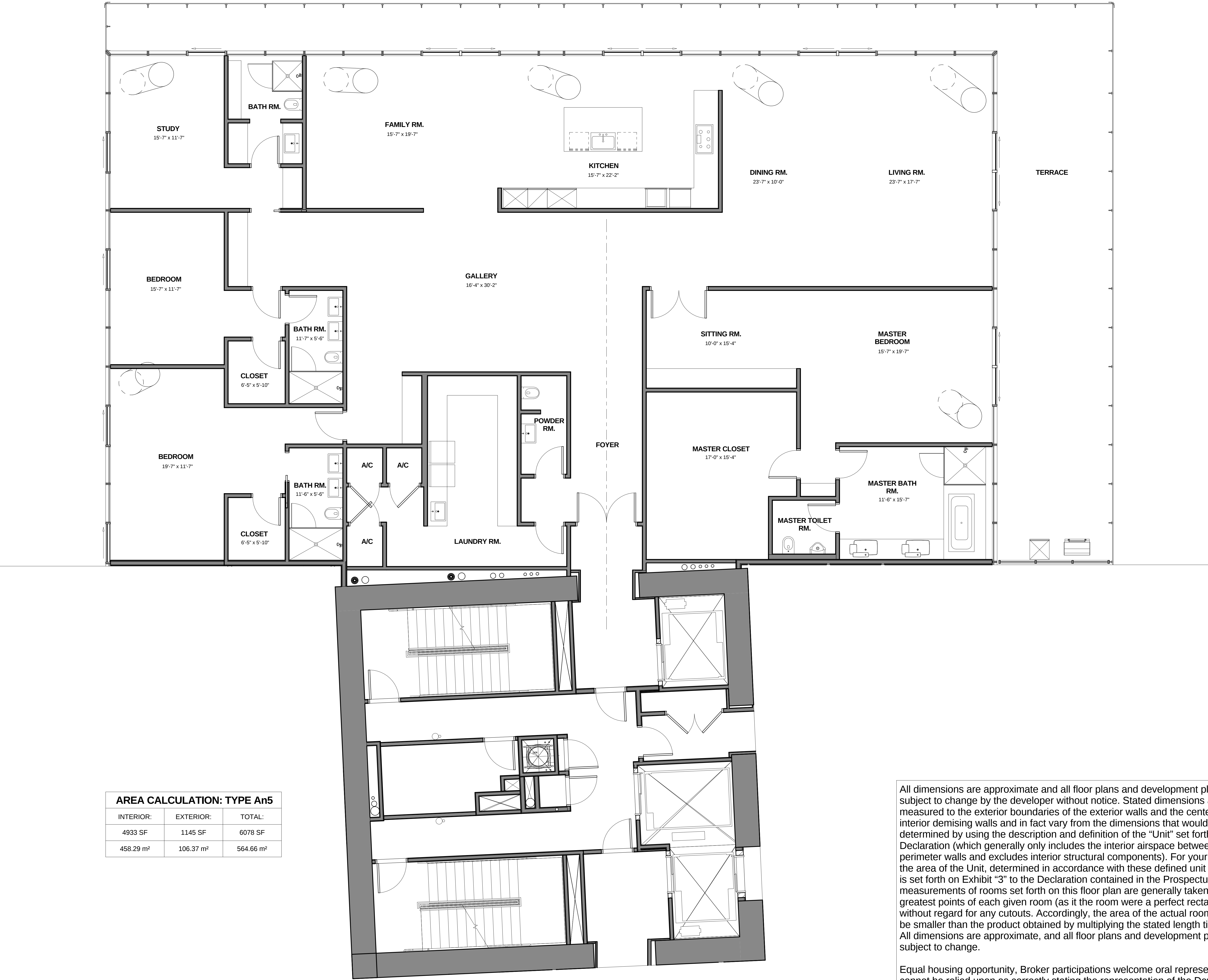


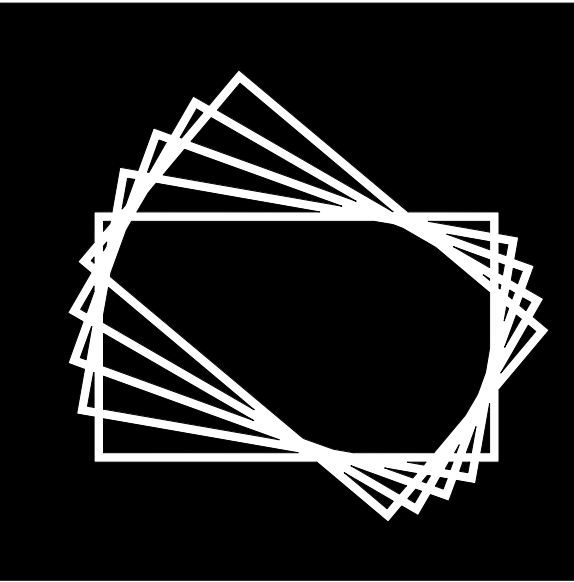


AREA CALCULATION: TYPE An5		
INTERIOR:	EXTERIOR:	TOTAL:
4933 SF	1145 SF	6078 SF
458.29 m²	106.37 m²	564.66 m²

All dimensions are approximate and all floor plans and development plans are subject to change by the developer without notice. 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 these defined unit boundaries, is set forth on Exhibit "3" to the Declaration contained in the Prospectus. 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 all floor plans and development plans are subject to change.

Equal housing opportunity, Broker participations welcome oral representation cannot be relied upon as correctly stating the representation of the Developer , for correct representation, make reference to the documents required by section 718.503 Florida Statutes, to be furnished by the Developer or Buyer or Lessee. Not an offer where prohibited by State Statues. All illustrations are artist conceptual renderings and are subject to change without notice.

PROJECT:



GROVE
AT GRAND BAY
CONDOMINIUMS
2669 SOUTH BAYSHORE DRIVE
MIAMI, FL 33133

OWNER/DEVELOPER:

 2675 South Bayshore Drive
Coconut Grove, FL 33133
USA
305 416 4556

TERRA GROUP www.terragroup.com

DESIGN ARCHITECT:

 601 W. 26th St. Suite 1255
New York, NY 10001
USA
347 964 3666
www.big.dk

ARCHITECT:

 161 Almeria Avenue
Coral Gables, FL 33134
USA
305 443 5206
www.nbwaw.com

STRUCTURAL ENGINEER:

 800 Brickell Avenue
6th Floor
Miami, FL 33131
USA
305 441 0755
www.de-simone.com

FLORIDA CERTIFICATE OF AUTHORIZATION No. 5919
WILLIAM R. O'DONNELL - FLORIDA P.E. No. 54759

M.E.P. P.E. ENGINEER:

 4800 SW 74th Court
Miami, FL 33135
USA
305 270 9935

HUFSEY NICOLAIDES, GARCIA, SUEZ
ASSOCIATES, INC.
www.hnsgs.com
HN55-9-12-0008
☐ ENRIQUE I. SUAREZ, P.E. (MECHANICAL)
FL REG-#0015794
☐ CARLOS GARCIA, P.E. (ELECTRICAL)
FL REG-#0031104

LANDSCAPE ARCHITECT:

 242 SW 5th Street
Miami, FL 33130
USA
305 858 6777
www.raymondjungles.com

CIVIL ENGINEER:

 8550 W. Flagler Street, Suite 113
Miami, FL 33144
USA
305 551 6267

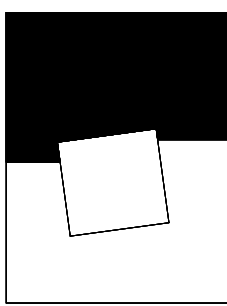
INTERIOR DESIGNER:

 161 Alejandro Dumas
Polanco, Miguel Hidalgo
Mexico City, 11560
Mexico
+52 (55) 5553 9611
www.esrawe.com

09/25/2012	ZONING SUBMISSION
08/30/2012	DD COMPLETION SUBMISSION
07/20/2012	50% DESIGN DEVELOPMENT SUBMISSION
06/15/2012	100% SCHEMATIC DESIGN SUBMISSION
DATE:	REVISION:

D.O.B. NUMBER:
NB#

KEY PLAN:

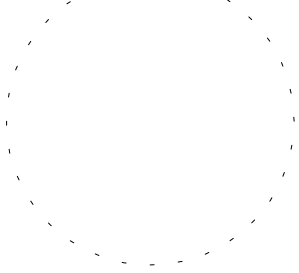


SCALE:

DRAWING TITLE:

NOT FOR CONSTRUCTION

SEAL & SIGNATURE:



DATE: 4/27/2014 8:45:39 PM
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CHECKED BY:
DWG. No.:
MA225
SHEET No.:
OF

FILE No: