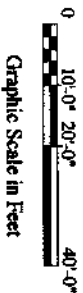


Site Plan



Graphic Scale in Feet



- Stated unit areas are measured to:
- The under side of the exterior paint on exterior building walls
- The centerline of interior demising walls between units
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- These plans are not to be used for construction purposes.

- This Site plan is based from a survey of:

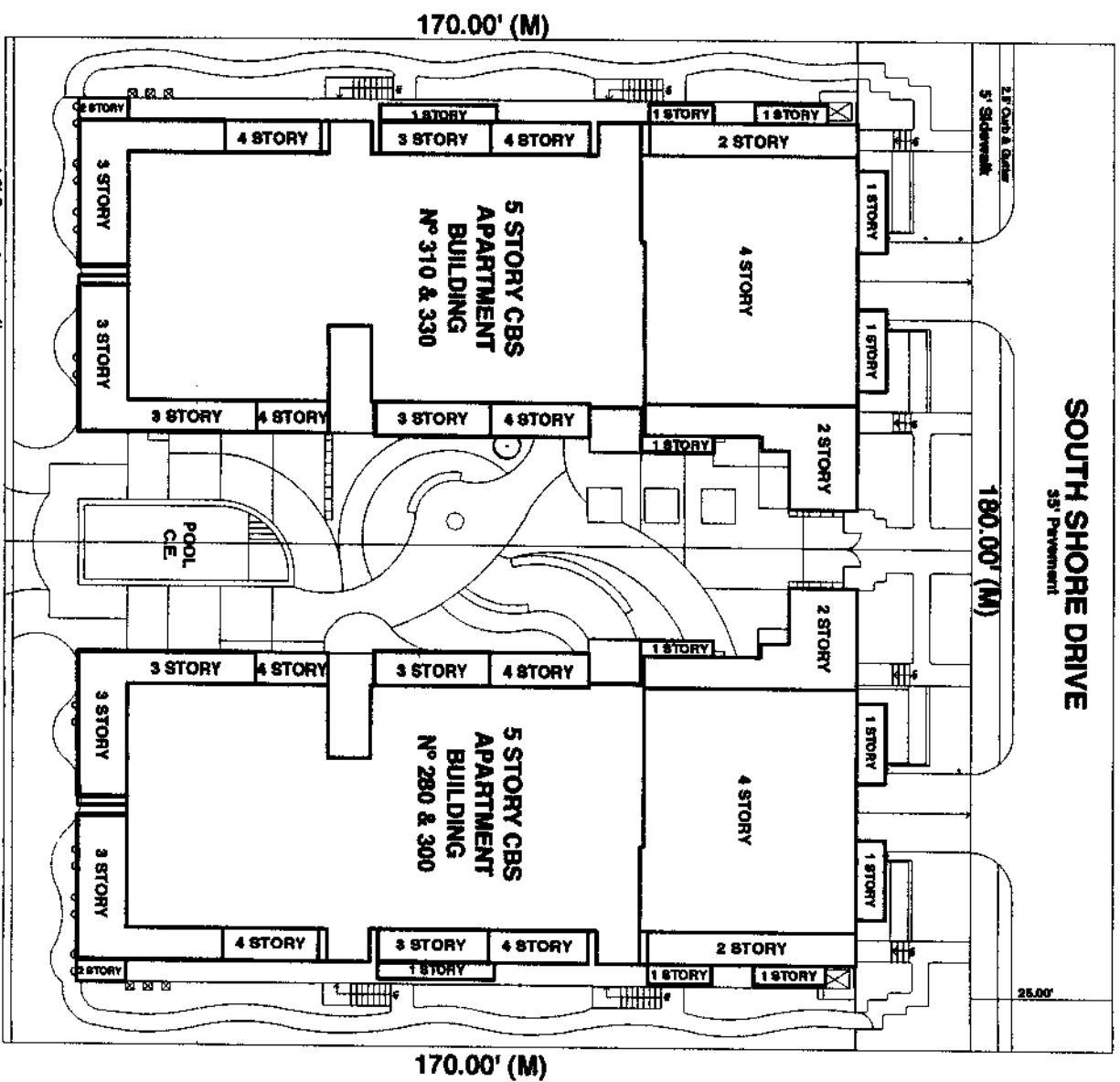
J.F. Lopez & Associates, Inc.

Dated : 12-07-2004

All building locations and exterior data is based upon this survey.

- Floor elevations:

- Ground Level = 4 1/2" above Existing Sidewalk
- First Floor = 9'-8" above Ground Level
- Second Floor = 9'-8" above First Floor
- Third Floor = 9'-8" above Second Floor
- Fourth Floor = 9'-8" above Third Floor
- Total Building Height = 38'-4 1/2"
- Roof terrace level = 9'-8" above 4th Floor (Fifth Floor)



Todd Jay Jonas, Architects

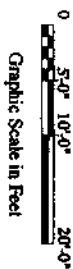
555 Northeast 15th Street, Suite 100, Miami, Florida 33132 Telephone (305) 377-4808 TeleFax (305) 377-4539

Normandy Shores, a Condominium

280-300 / 310-330 South Shore Drive, Miami Beach, Florida

Ground Floor Plan

#280 - 300 BLDG

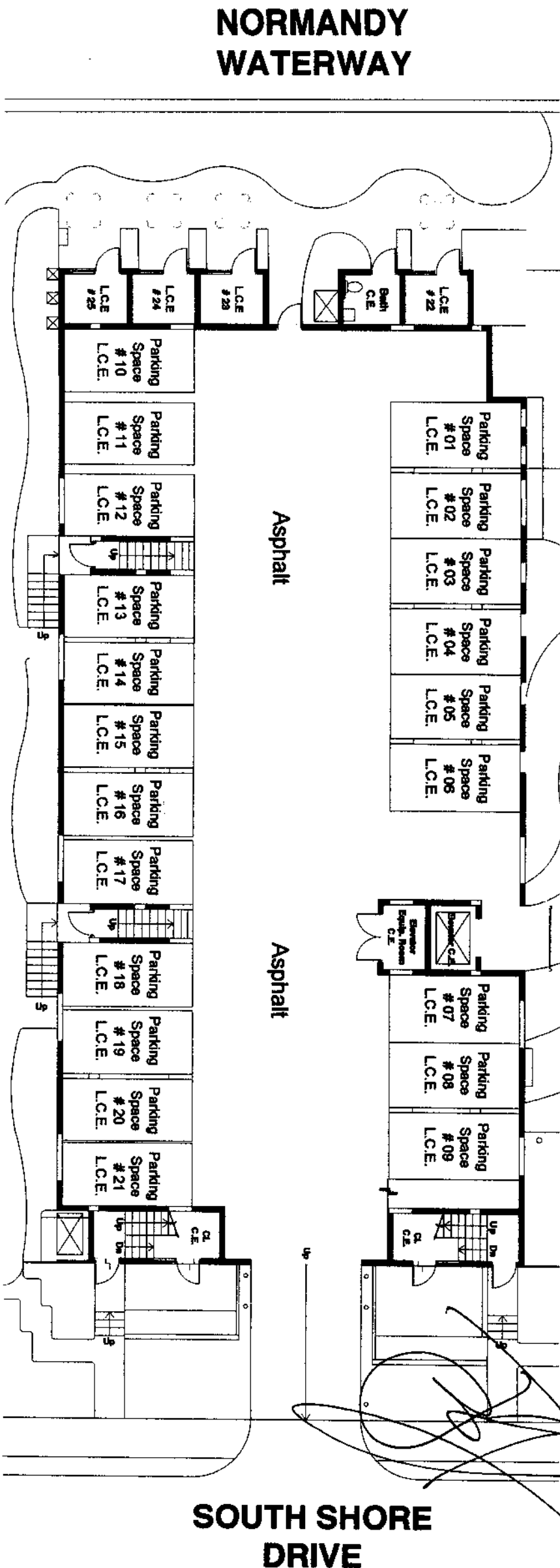


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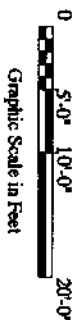
Todd Jay Jonas, Architects

555 Northeast 15th Street, Suite 100, Miami, Florida 33132 Telephone (305) 377-4808 TeleFax (305) 377-4559

Normandy Shores, a Condominium
280-300 / 310-330 South Shore Drive, Miami Beach, Florida

First Floor Plan

#280-300 BLDG

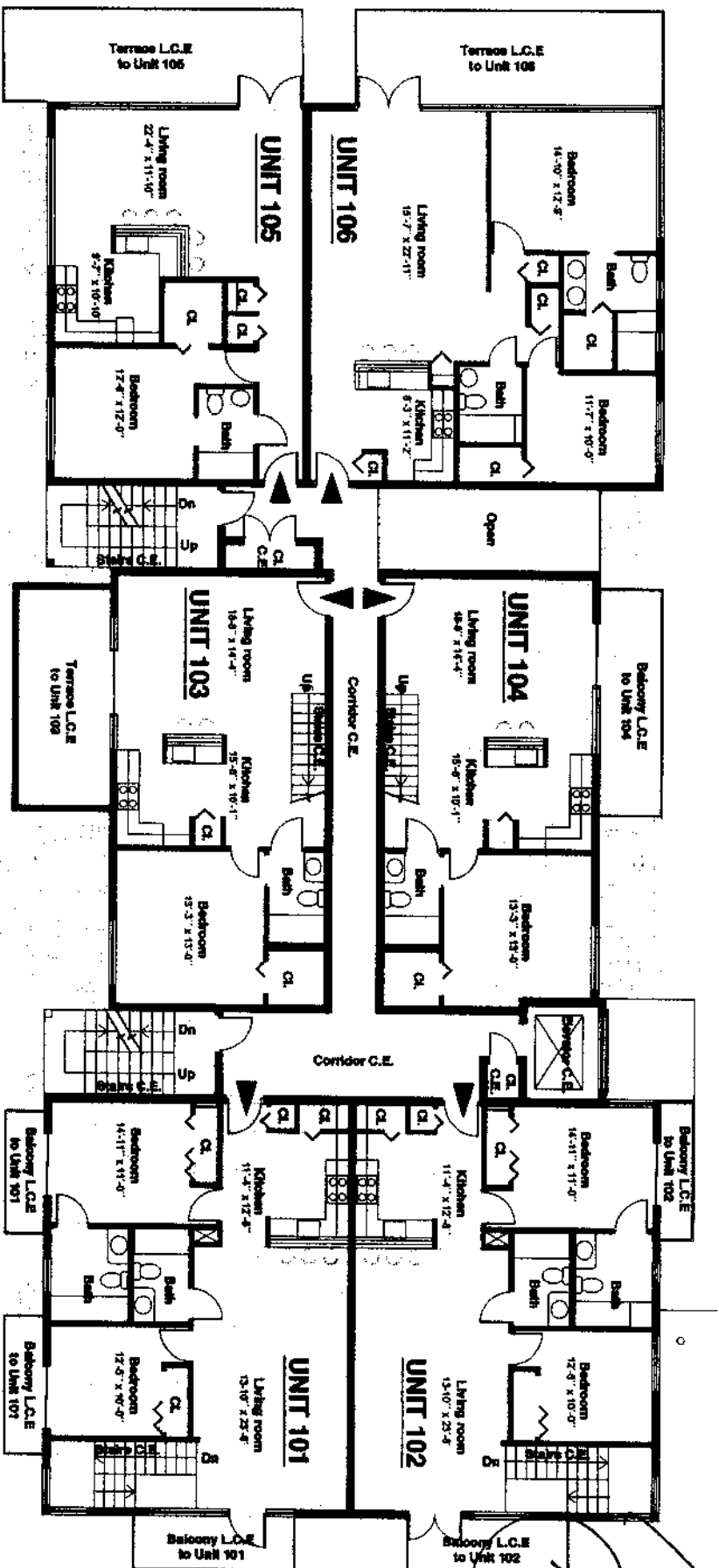


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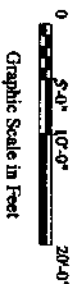
555 Northeast 15th Street, Suite 100, Miami, Florida 33132 Telephone (305) 377-4808 TeleFax (305) 377-4559

Normandy Shores, a Condominium

280-300 / 310-330 South Shore Drive, Miami Beach, Florida

Second Floor Plan

#280 -300 BLDG

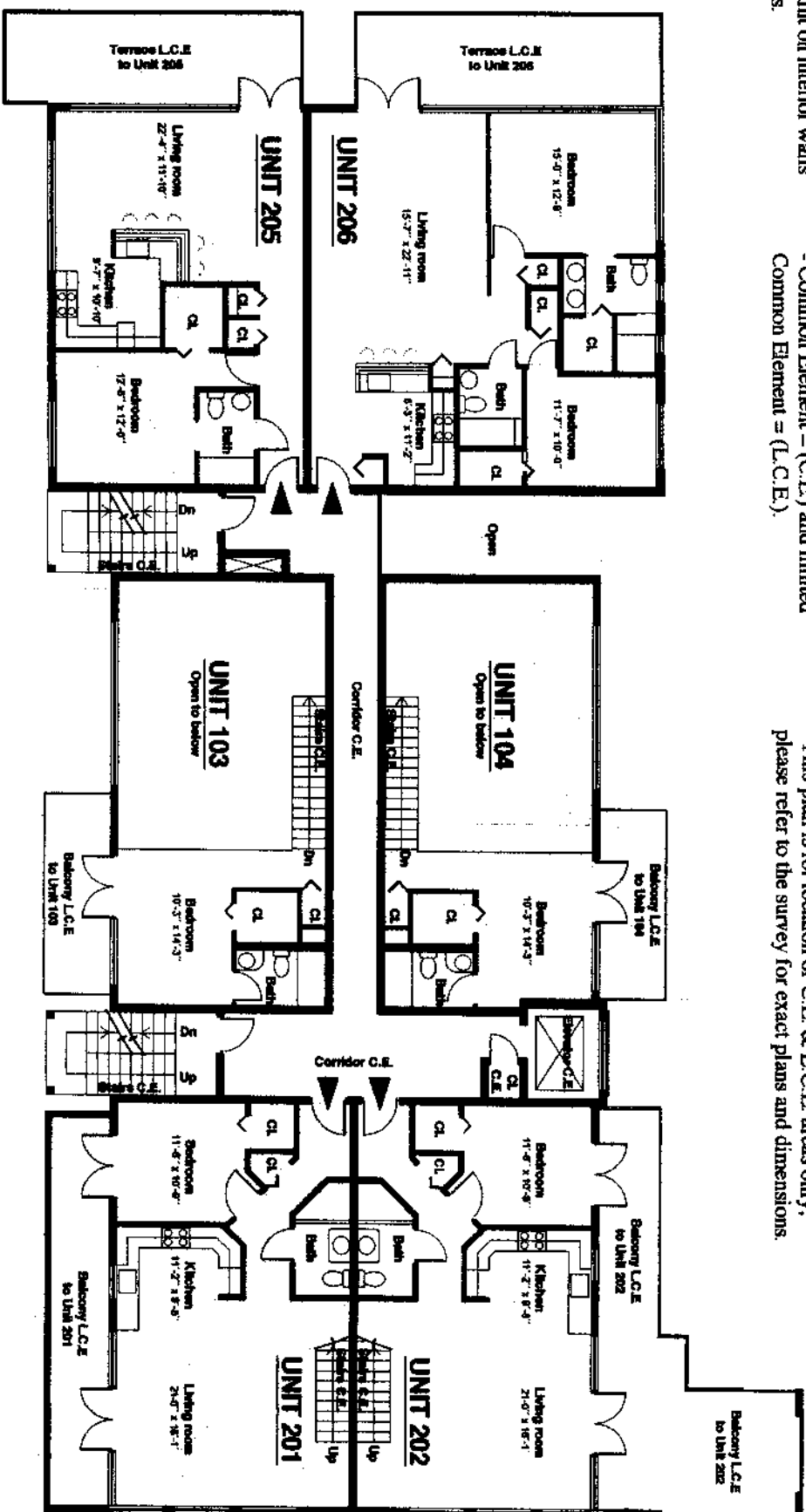


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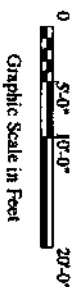
Todd Jay Jonas, Architects

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Normandy Shores, a Condominium
280-300 / 310-330 South Shore Drive, Miami Beach, Florida

Third Floor Plan

#280-300 BLDG



Graphic Scale in Feet

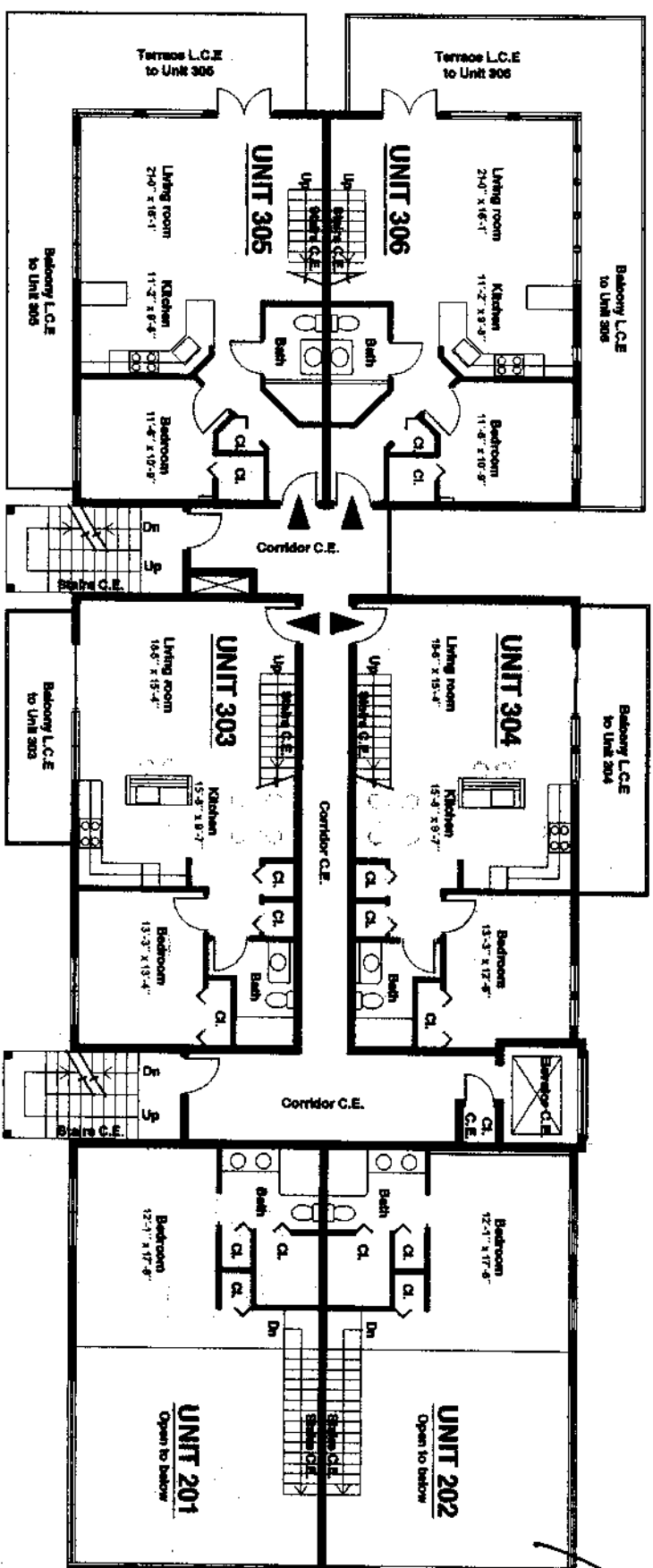


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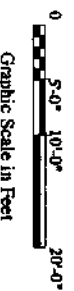


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Normandy Shores, a Condominium
 280-300 / 310-330 South Shore Drive, Miami Beach, Florida

Fourth Floor Plan

#280 -300 BLDG



Graphic Scale in Feet

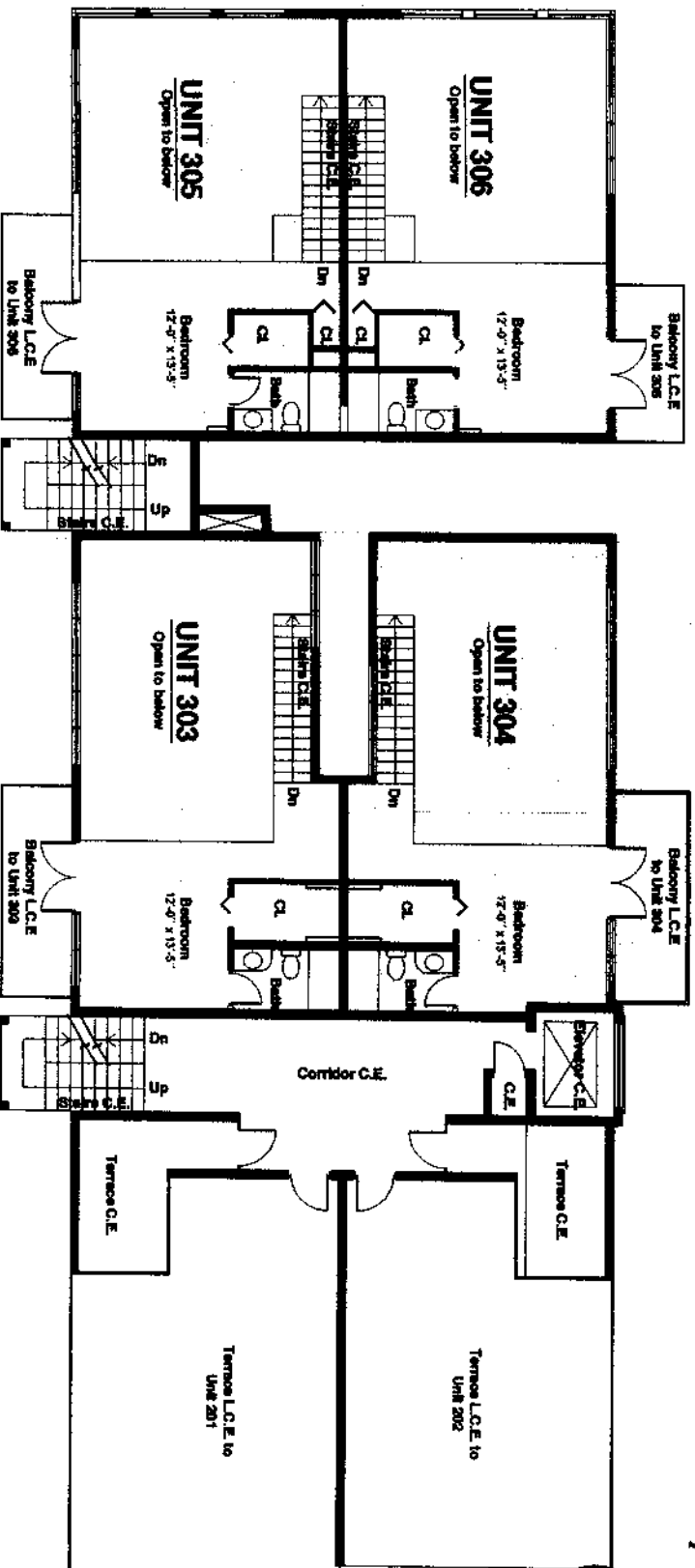


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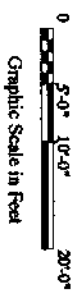
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Normandy Shores, a Condominium
280-300 / 310-330 South Shore Drive, Miami Beach, Florida

Fifth Floor Plan

#280 -300 BLDG

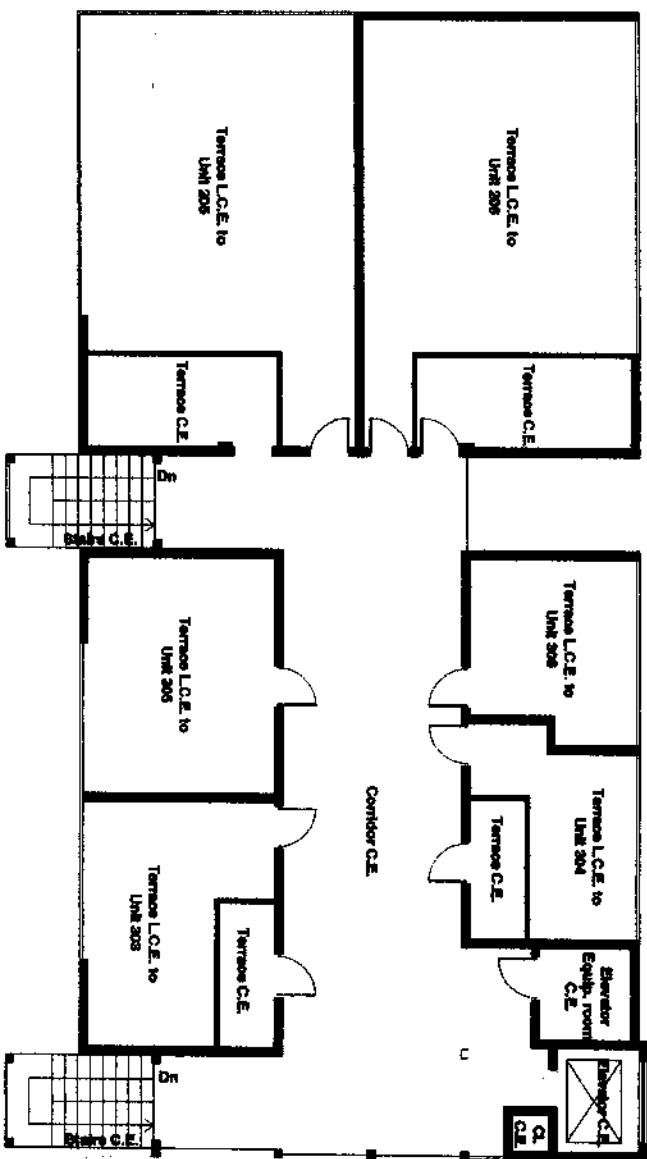


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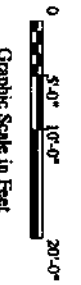
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Normandy Shores, a Condominium

280-300 / 310-330 South Shore Drive, Miami Beach, Florida

Ground Floor Plan

#310-330 BLDG

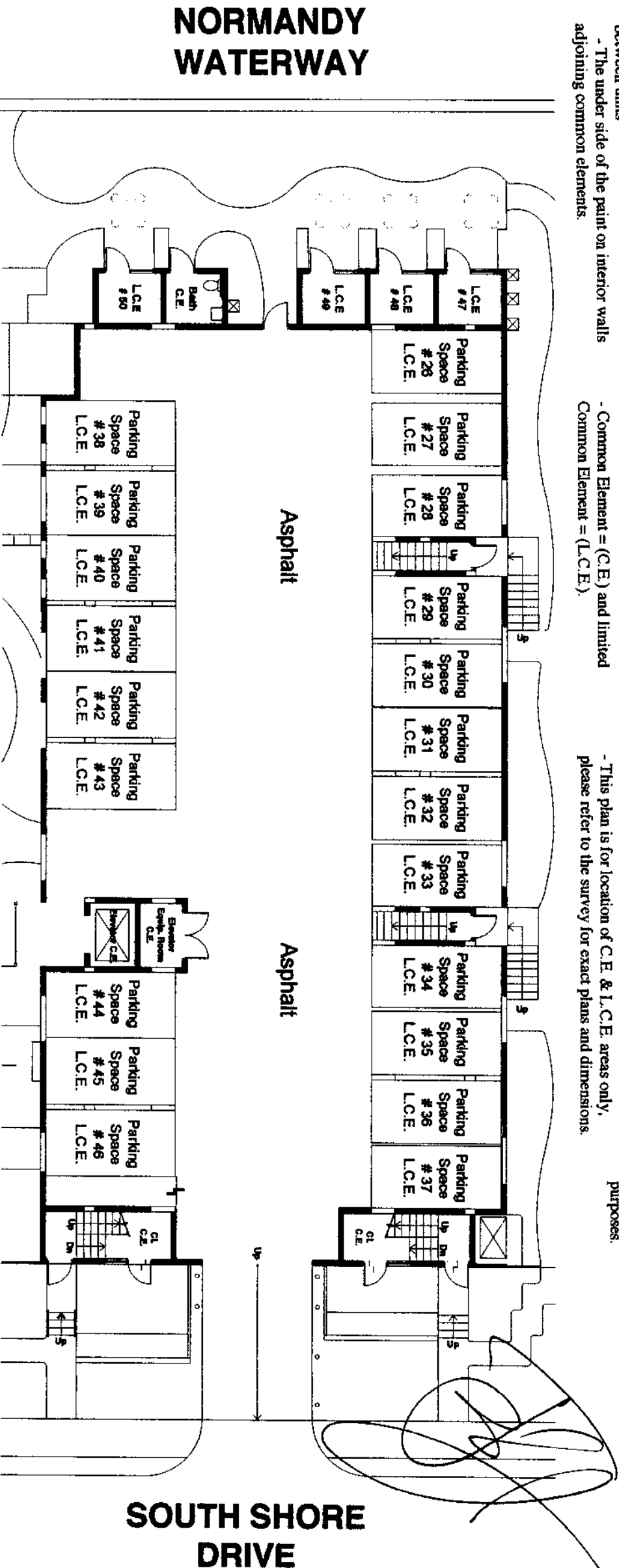


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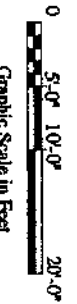
Todd Jay Jonas, Architects

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Normandy Shores, a Condominium
280-300 / 310-330 South Shore Drive, Miami Beach, Florida

First Floor Plan

#310-330 BLDG



Graphic Scale in Feet

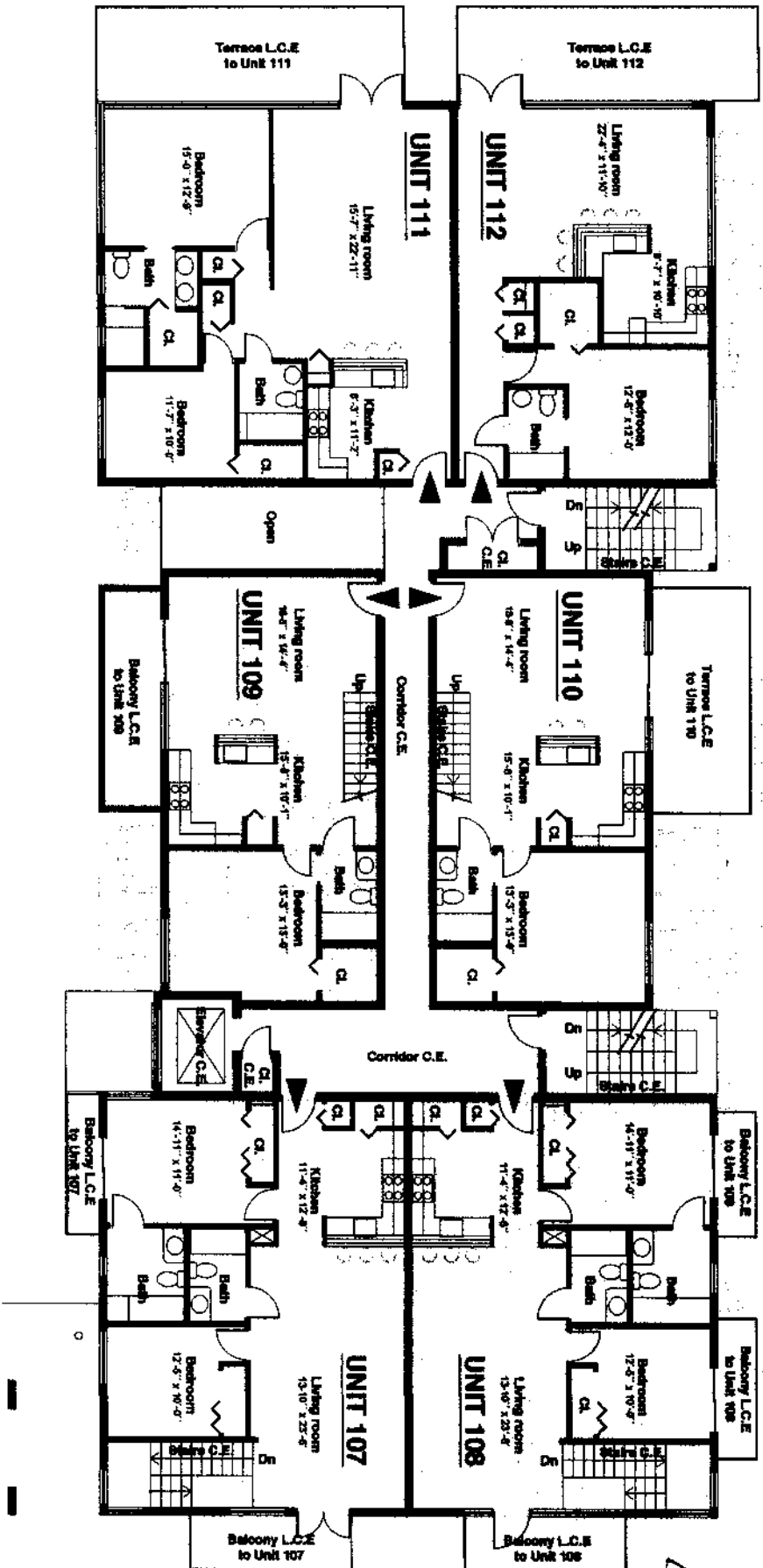


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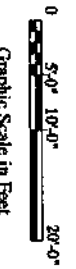
555 Northeast 15th Street, Suite 100, Miami, Florida 33132 Telephone (305) 377-4808 TeleFax (305) 377-4559

Normandy Shores, a Condominium

280-300 / 310-330 South Shore Drive, Miami Beach, Florida

Second Floor Plan

#310-330 BLDG



Graphic Scale in Feet

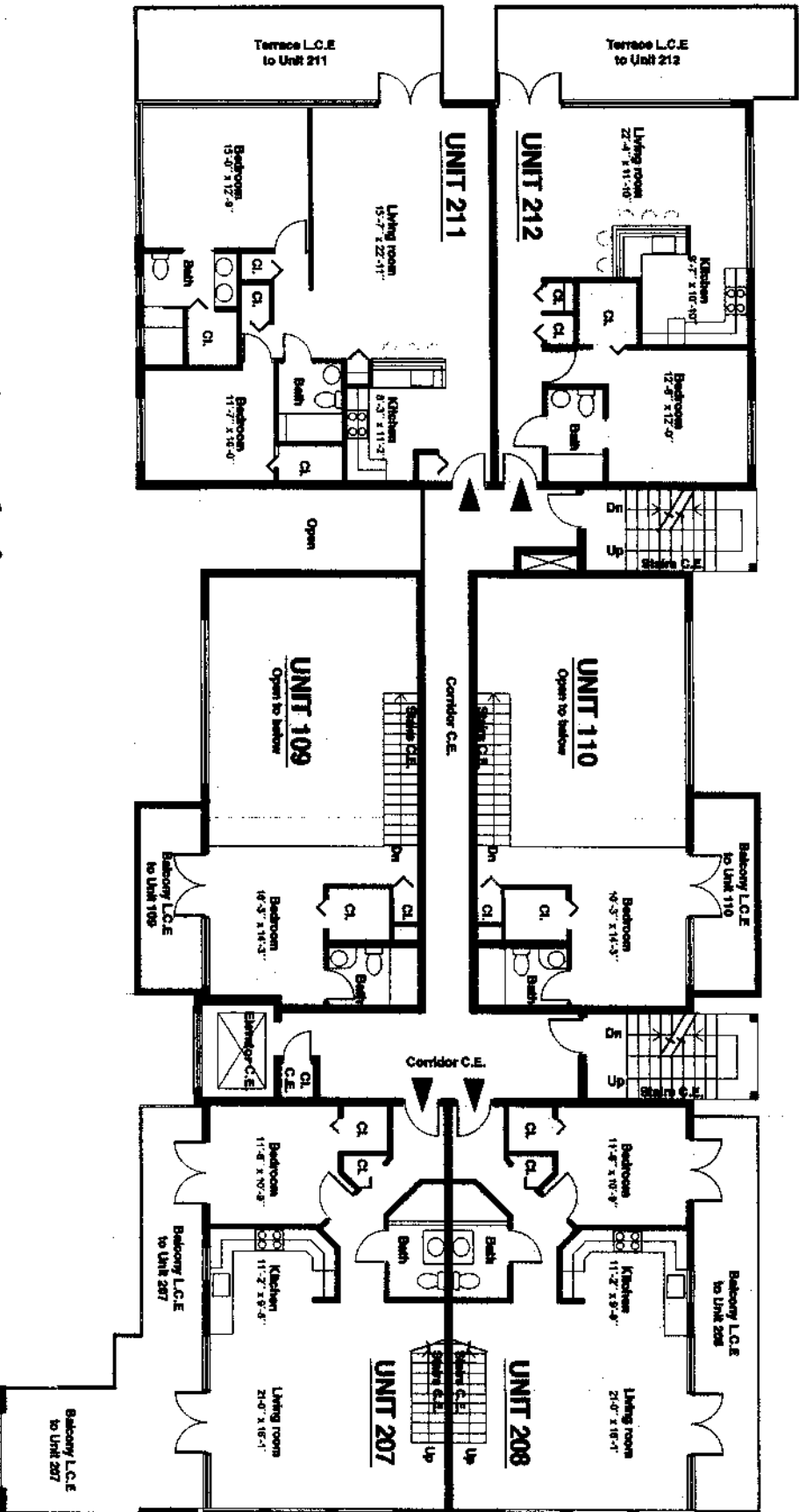


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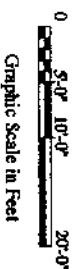
Normandy Shores, a Condominium

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280-300 / 310-330 South Shore Drive, Miami Beach, Florida

Third Floor Plan

#310 - 330 BLDG



Graphic Scale in Feet

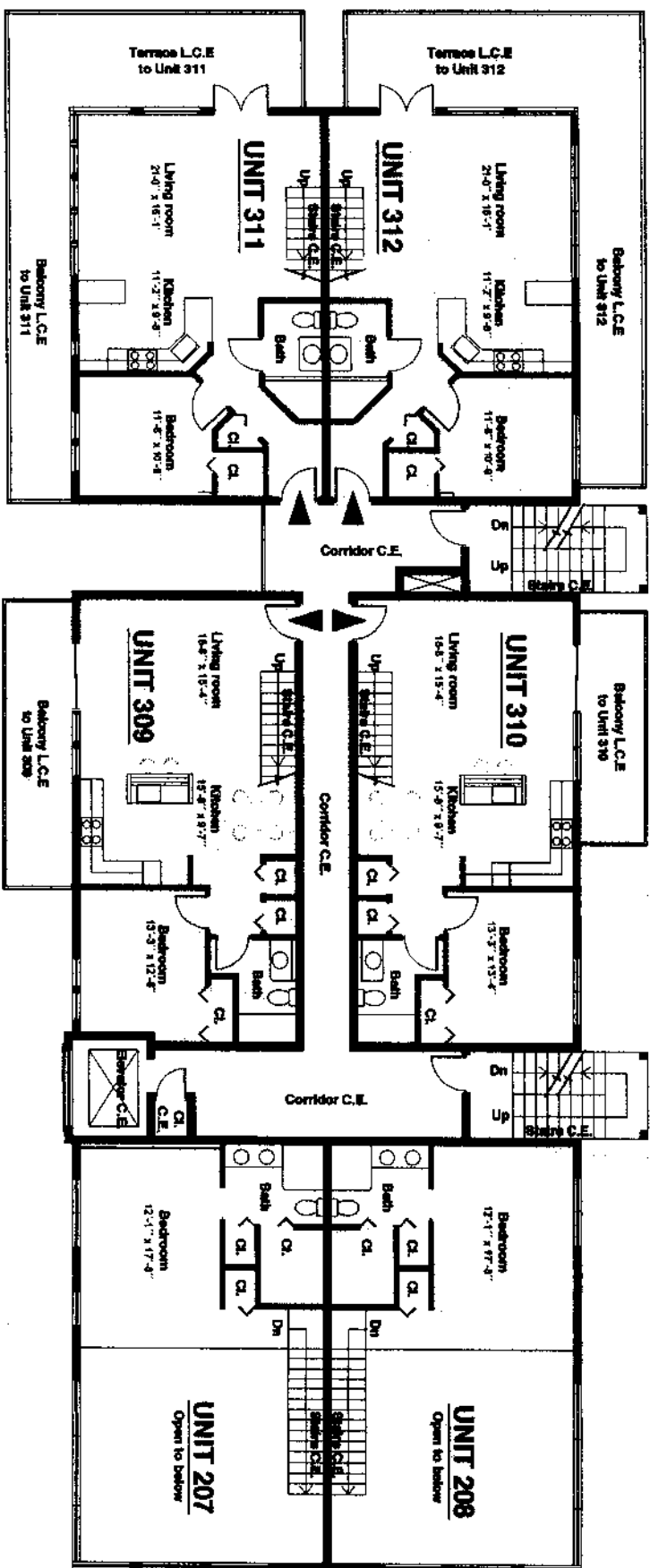


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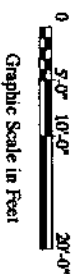
Normandy Shores, a Condominium

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280-300 / 310-330 South Shore Drive, Miami Beach, Florida

Fourth Floor Plan

#310 -330 BLDG



Graphic Scale in Feet



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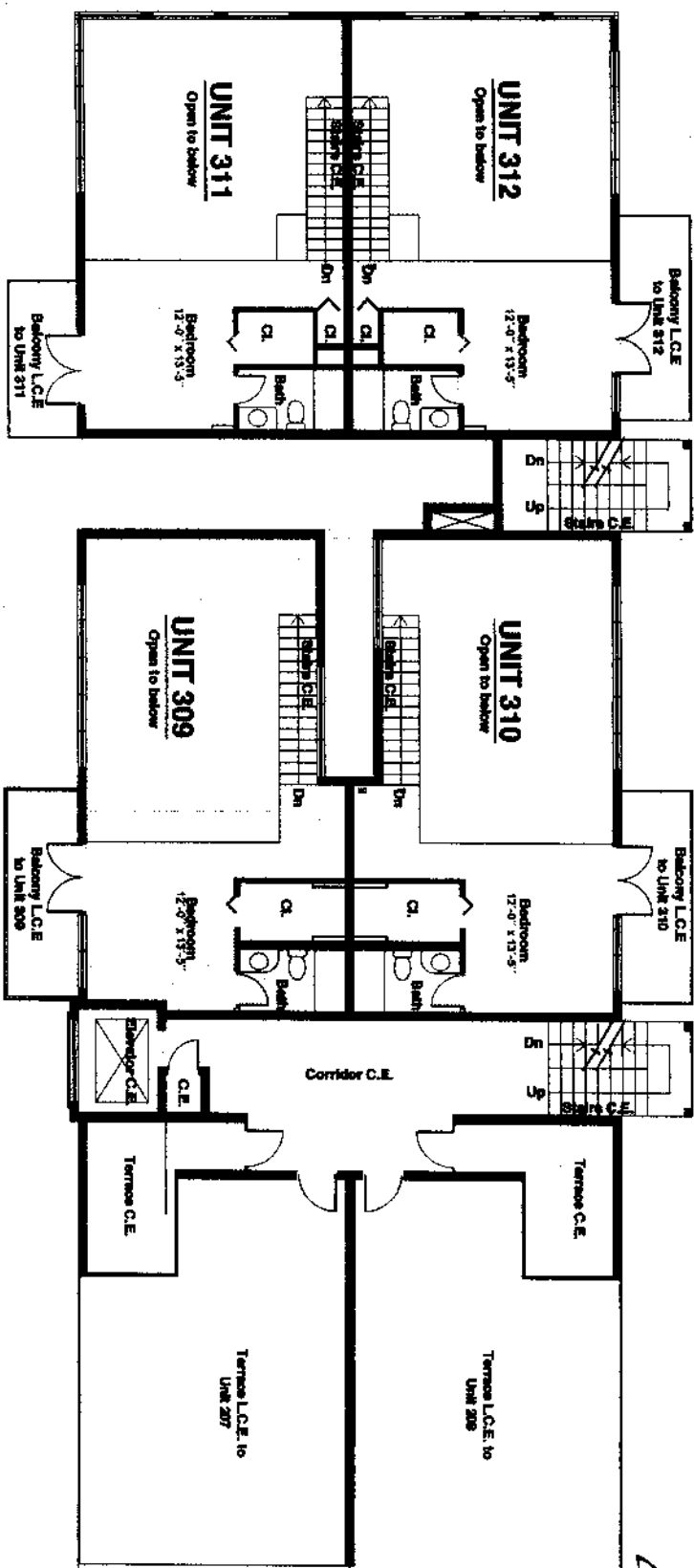
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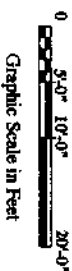
555 Northeast 15th Street, Suite 100, Miami, Florida 33132 Telephone (305) 377-4808 TeleFax (305) 377-4559

Normandy Shores, a Condominium

280-300 / 310-330 South Shore Drive, Miami Beach, Florida

Fifth Floor Plan

#310-330 BLDG



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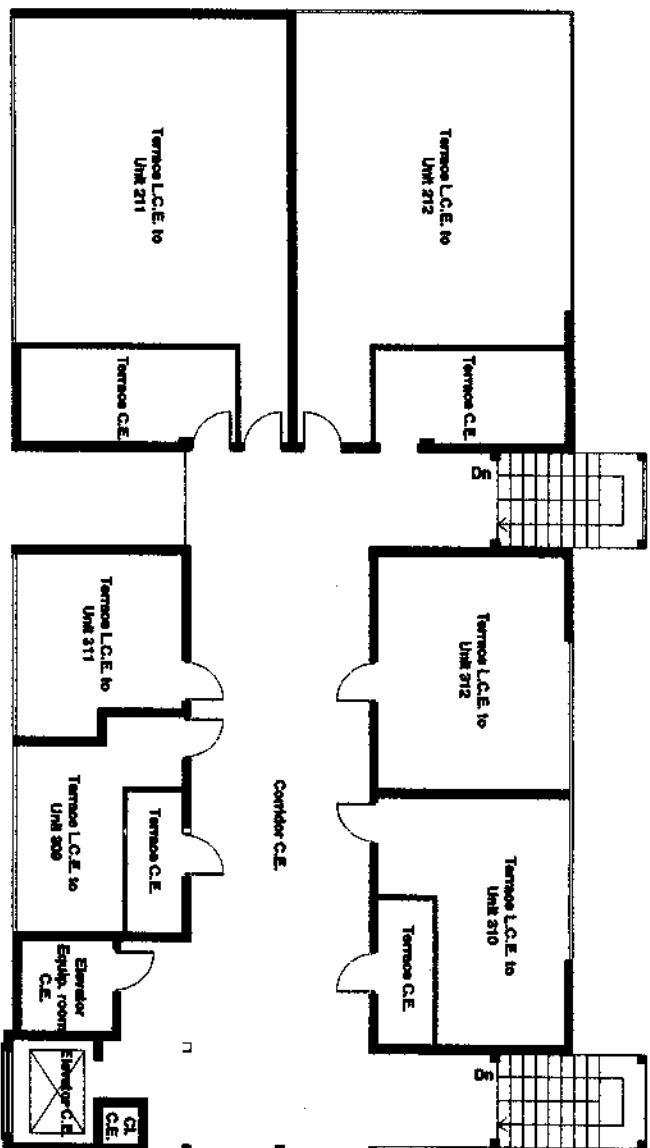
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