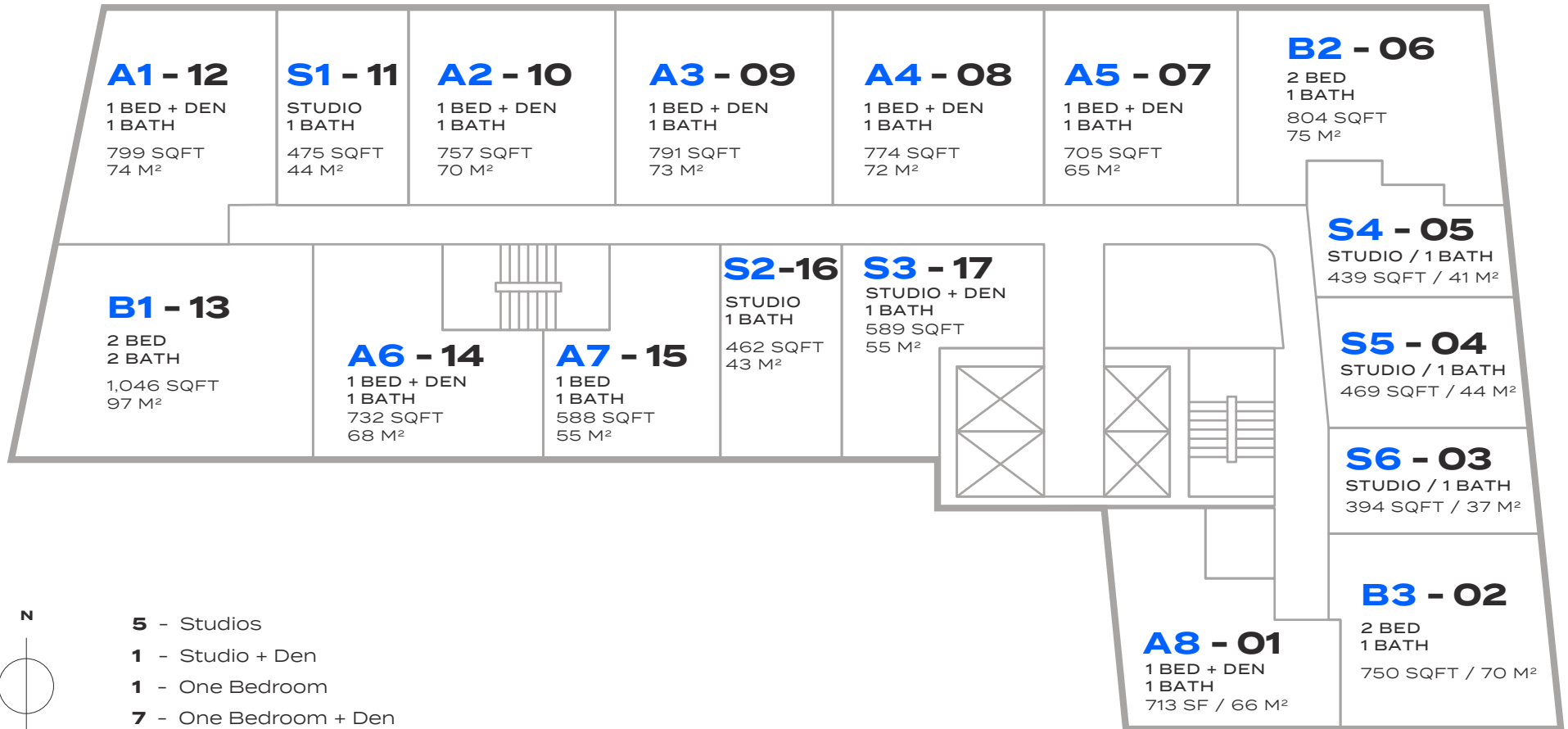


Residential Floorplate



- N
- S
- 5 - Studios
 - 1 - Studio + Den
 - 1 - One Bedroom
 - 7 - One Bedroom + Den
 - 3 - Two Bedroom

The John Buck Company

FVP FLORIDAVALUE PARTNERS

BH GROUP

PEBB ENTERPRISES

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 those defined unit boundaries, is 1,044 square feet. 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 may vary with actual construction, and all floor plans and development plans are subject to change.

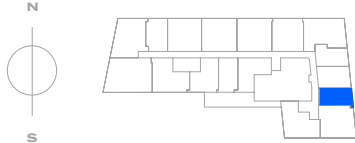
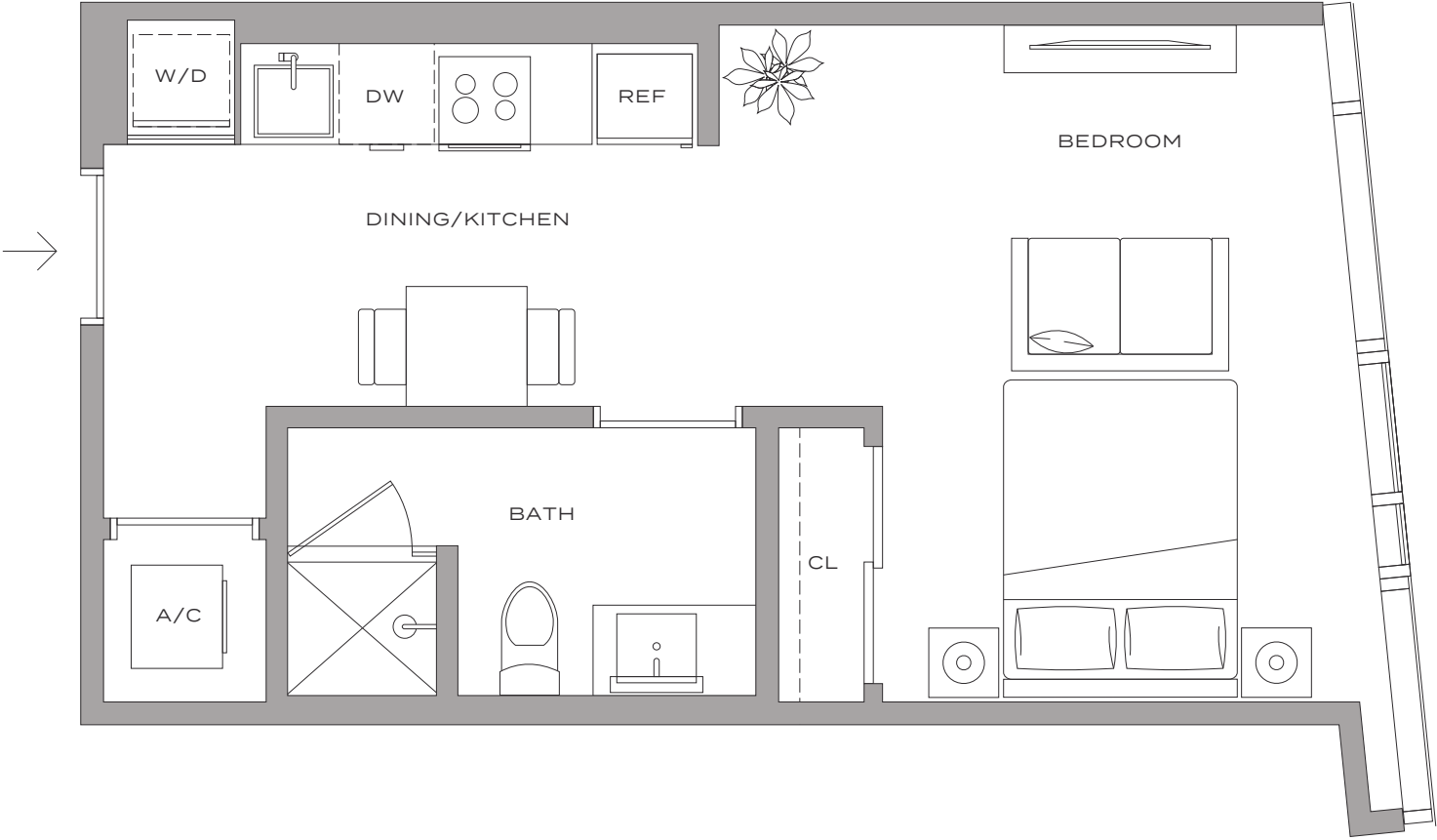
Residence S6 – 03

HUB

MIAMI RESIDENCES

STUDIO / 1 BATHROOM

394 SQFT / 37 M²



The John Buck Company

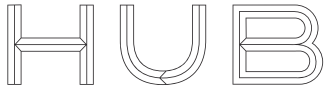
FVP FLORIDAValue PARTNERS

BH GROUP

TEBB ENTERPRISES INC. 813

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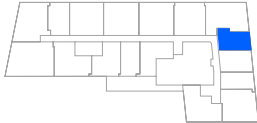
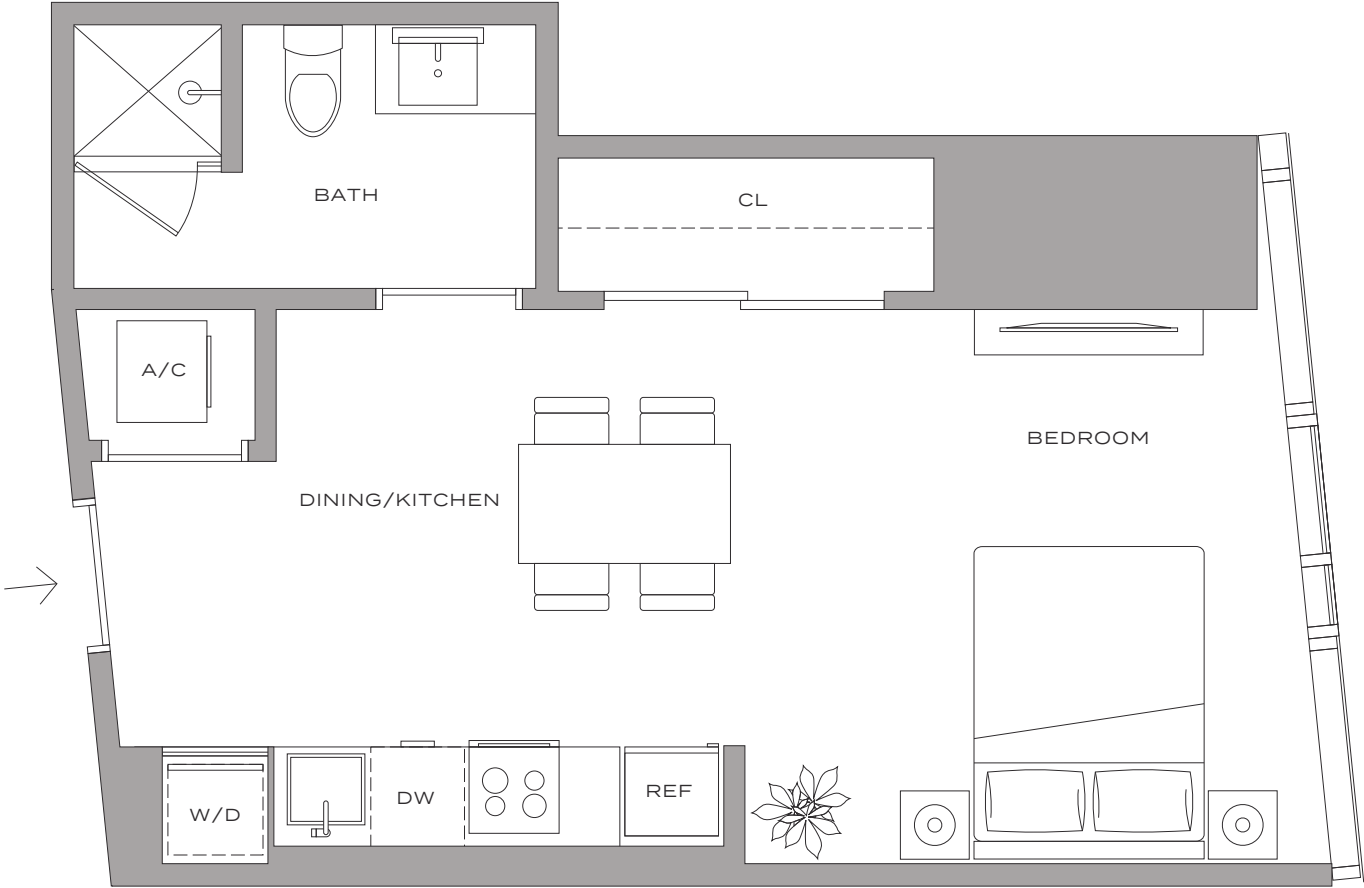
Residence S4 – 05



MIAMI RESIDENCES

STUDIO / 1 BATHROOM

439 SQFT / 41 M²



The John Buck Company

FVP FLORIDAValue PARTNERS



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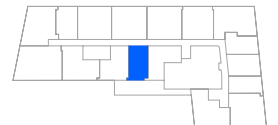
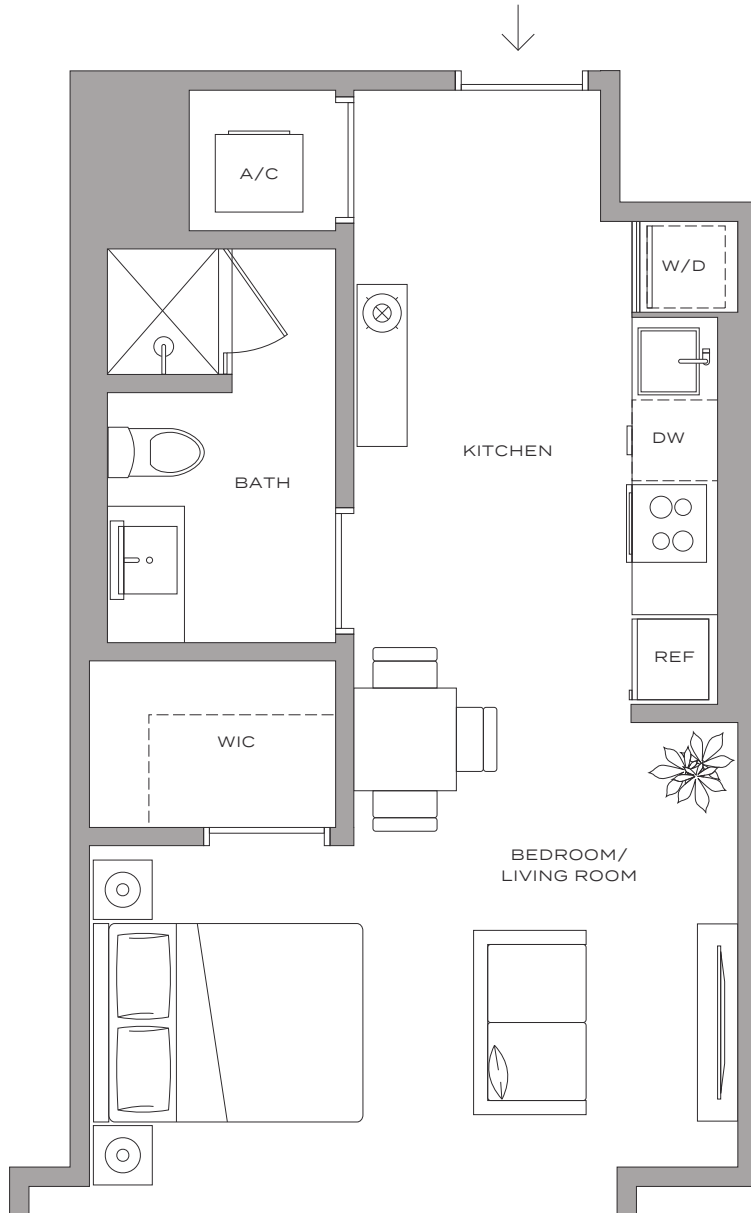
Residence S2 – 16

HUB

MIAMI RESIDENCES

STUDIO / 1 BATHROOM

462 SQFT / 43 M²



The John Buck Company

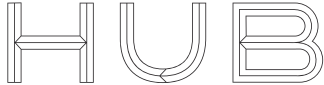
FVP FLORIDAValue PARTNERS

BH GROUP

TEBB ENTERPRISES (INC. NY)

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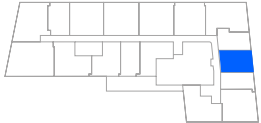
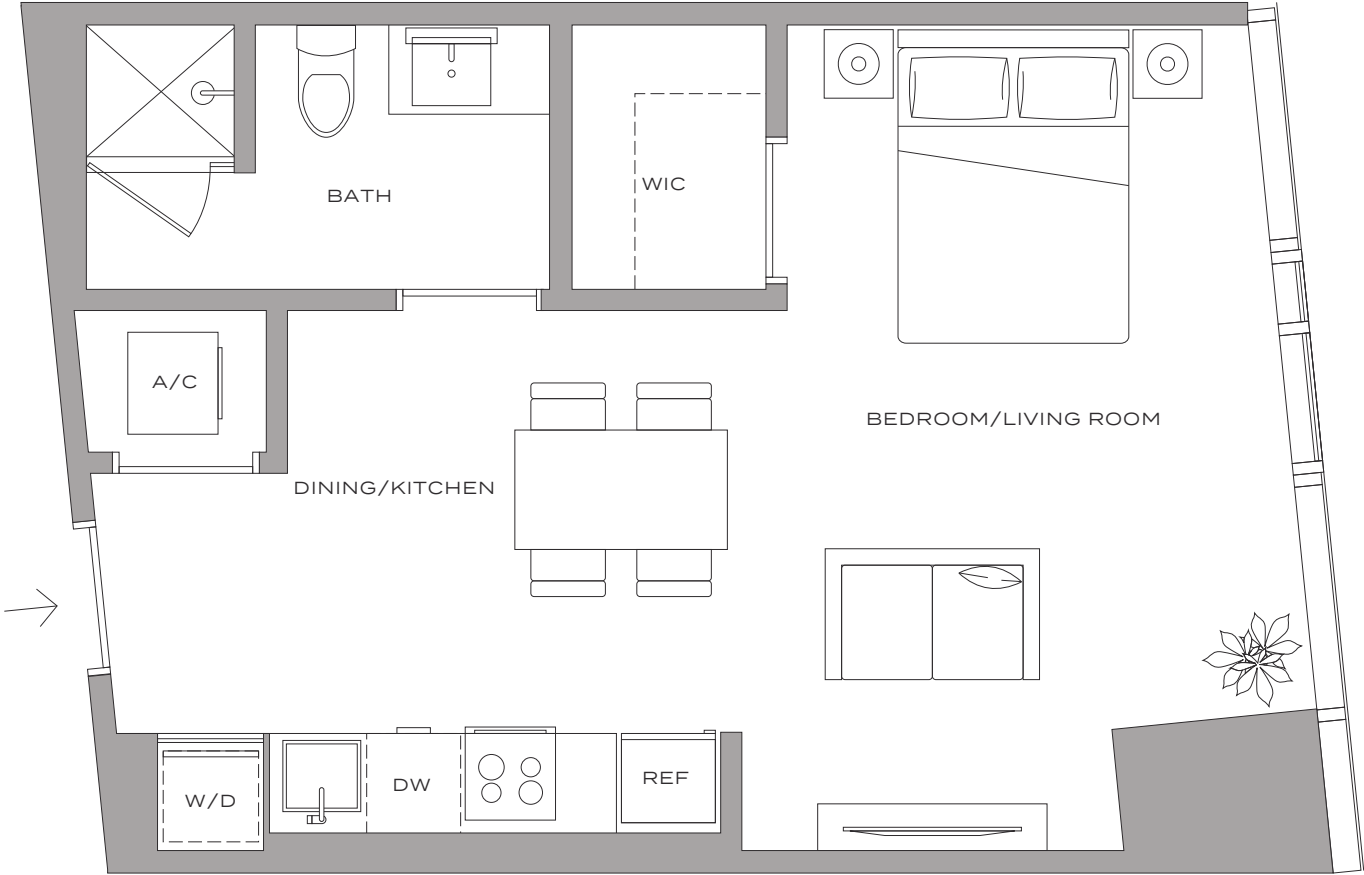
Residence S5 – 04



MIAMI RESIDENCES

STUDIO / 1 BATHROOM

469 SQFT / 44 M²



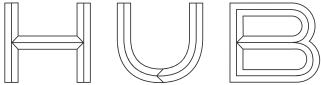
The John Buck Company

FVP FLORIDA VALUE PARTNERS



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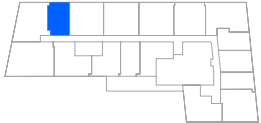
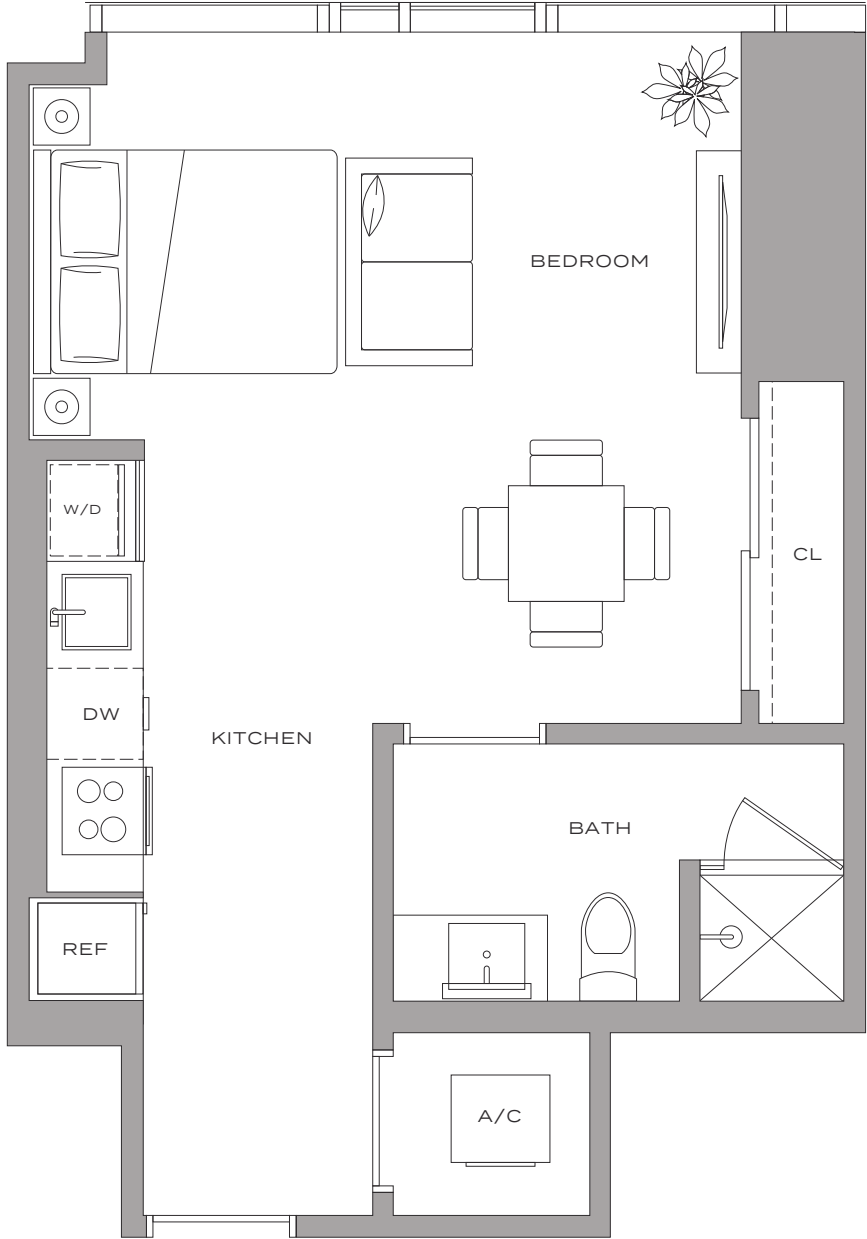
Residence S1 – 11



MIAMI RESIDENCES

STUDIO / 1 BATHROOM

475 SQFT / 44 M²



The John Buck Company

FVP FLORIDA VALUE PARTNERS

BH GROUP

TEBB ENTERPRISES INC. 813

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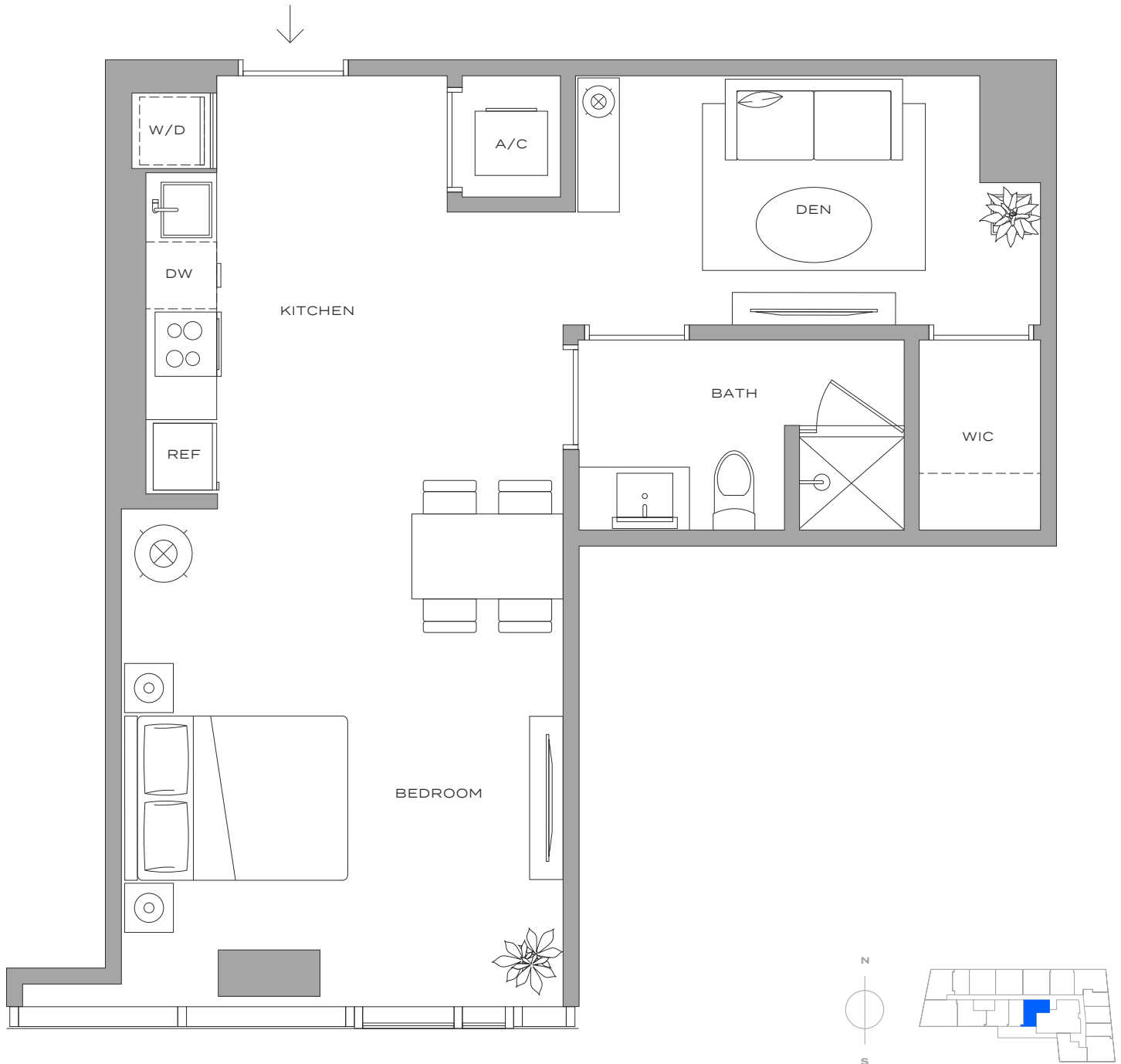
Residence S3 - 17

HUB

MIAMI RESIDENCES

STUDIO + DEN / 1 BATHROOM

589 SQFT / 55 M²



The John Buck Company

FVP FLORIDA VALUE PARTNERS

BH GROUP

TEBB ENTERPRISES
INC. 015

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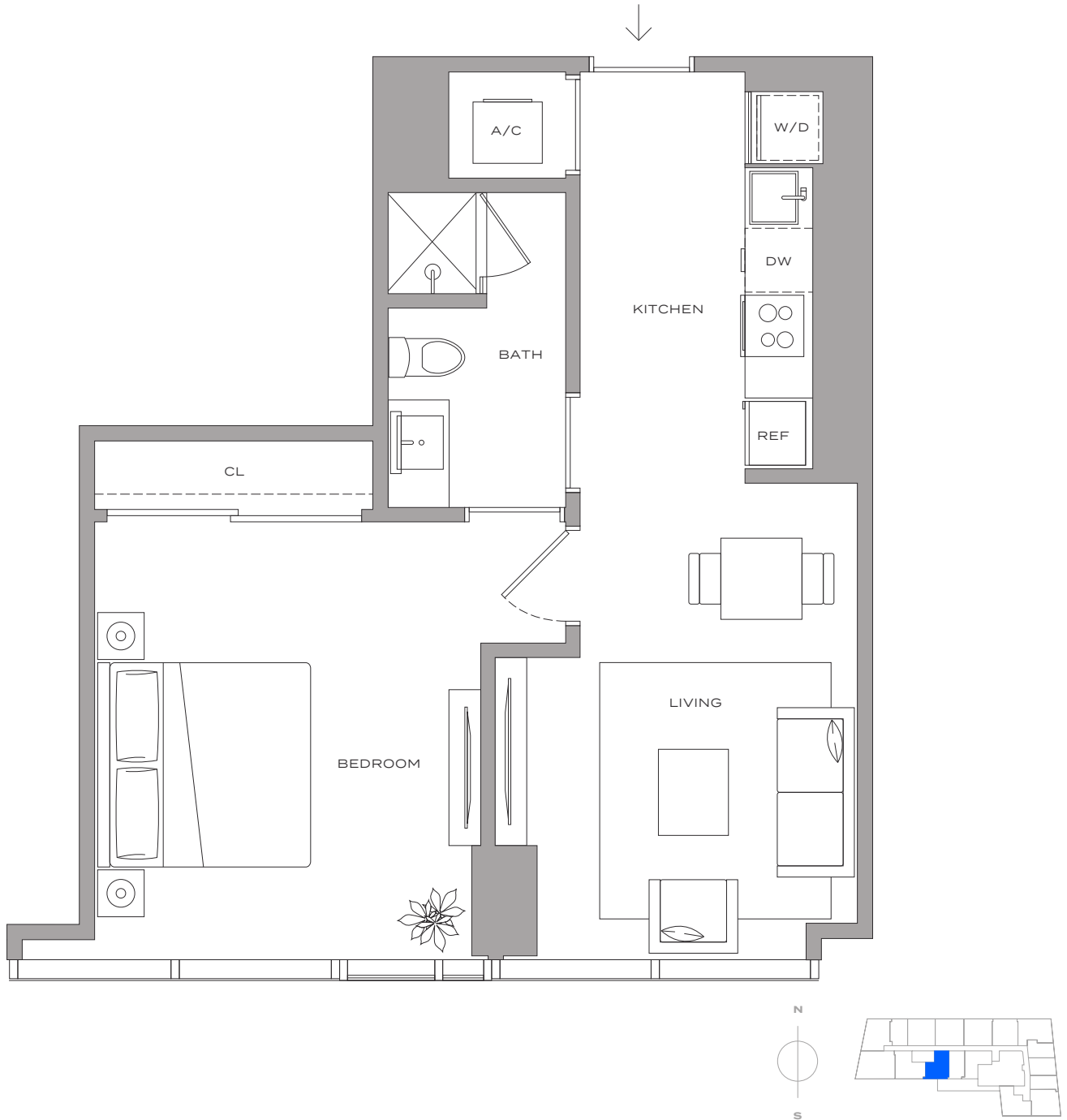
Residence A7 – 15

HUB

MIAMI RESIDENCES

1 BEDROOM | 1 BATHROOM

588 SQFT | 55 M²



The John Buck Company

FVP FLORIDA VALUE PARTNERS

BH GROUP

TEBB ENTERPRISES (INC. 01)

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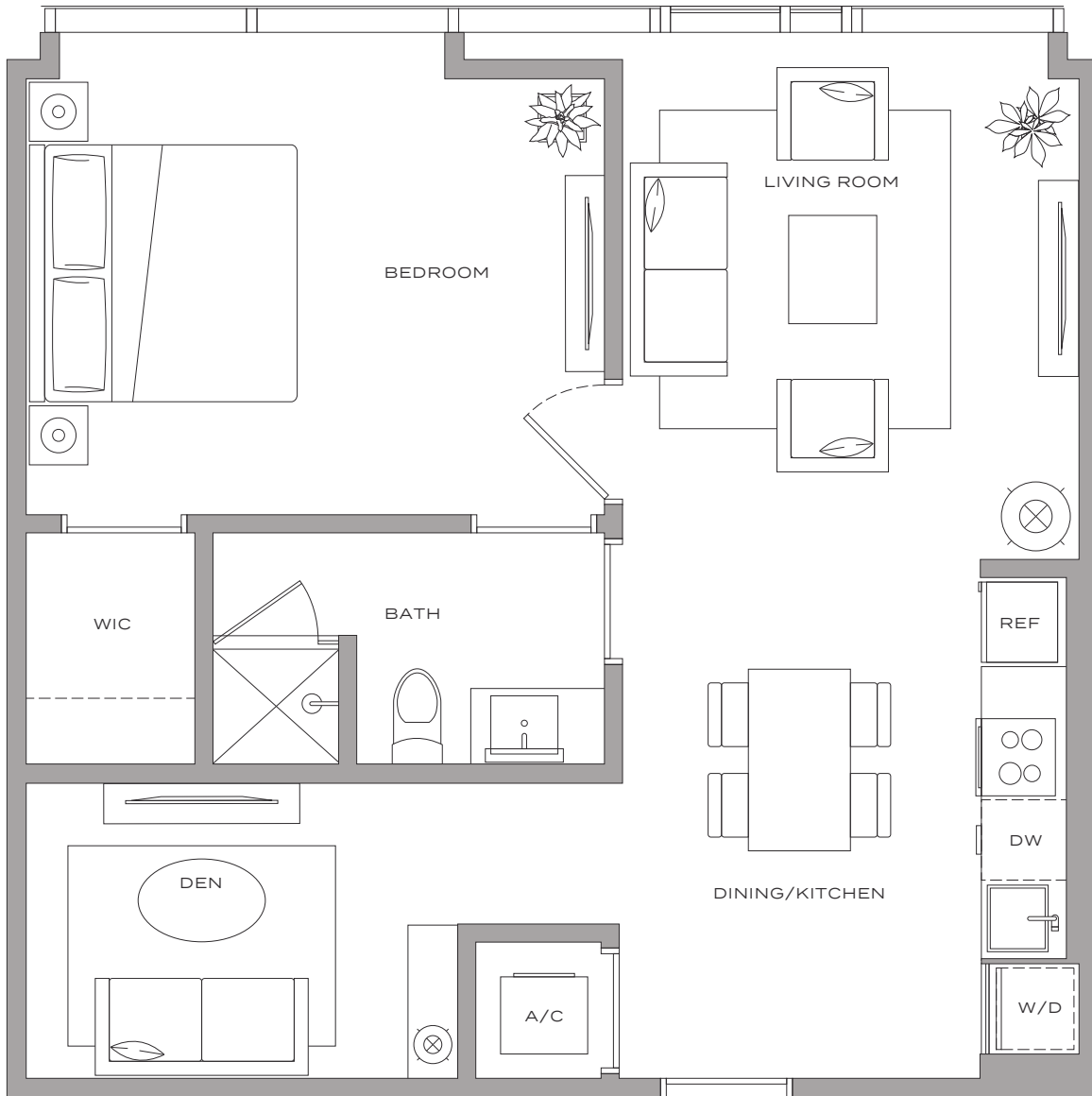
Residence A5 – 07

HUB

MIAMI RESIDENCES

1 BEDROOM + DEN | 1 BATHROOM

705 SQFT | 65 M²



The John Buck Company

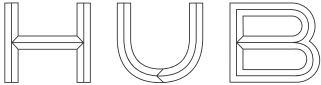
FVP FLORIDAValue PARTNERS

BH GROUP

TEBB ENTERPRISES 1963-2017

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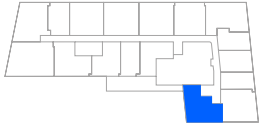
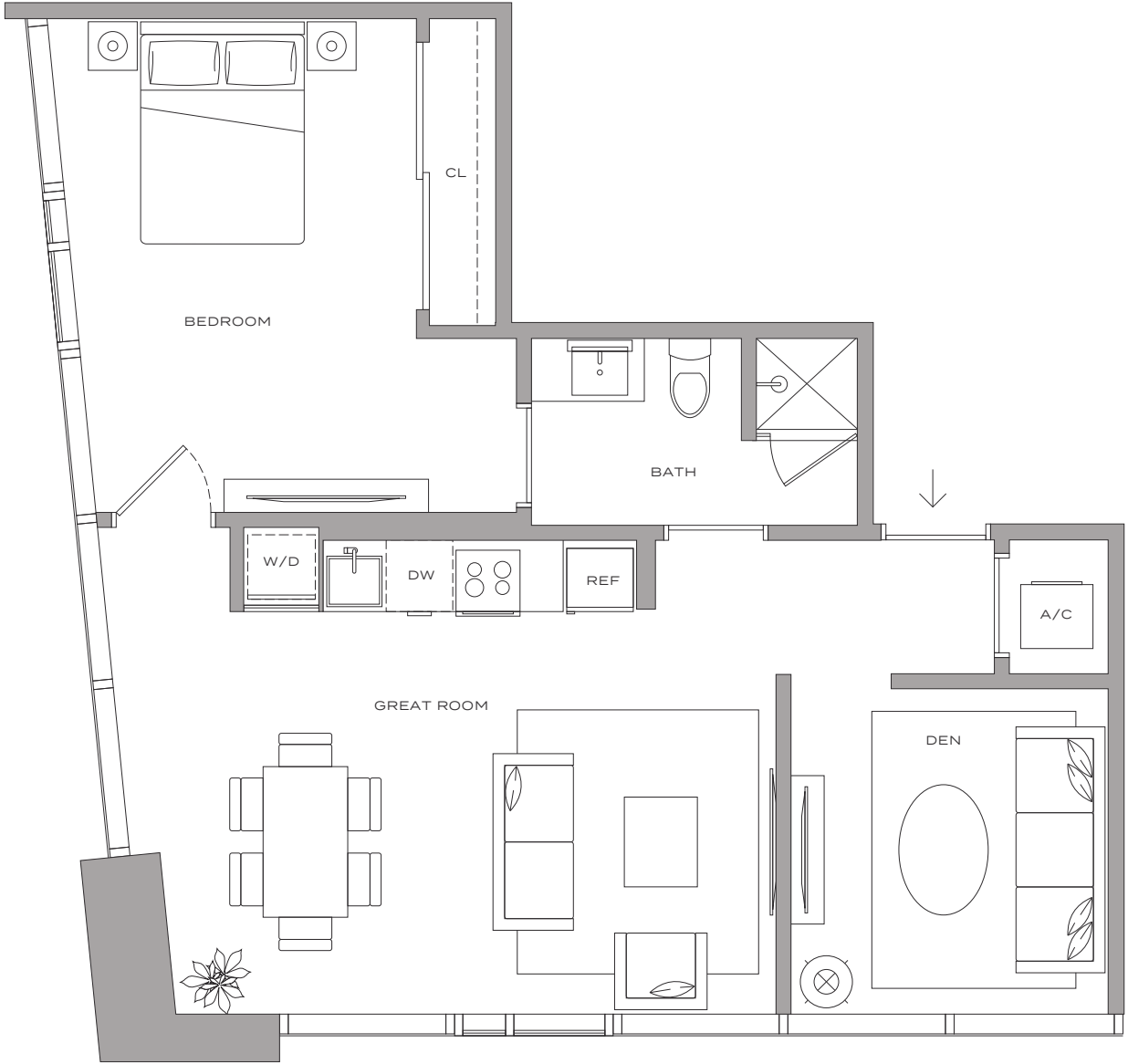
Residence A8 – 01



MIAMI RESIDENCES

1 BEDROOM + DEN | 1 BATHROOM

713 SQFT | 66 M²



The John Buck Company

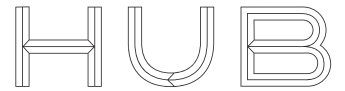
FVP FLORIDA VALUE PARTNERS

BH GROUP

TEBB ENTERPRISES
SINCE 1971

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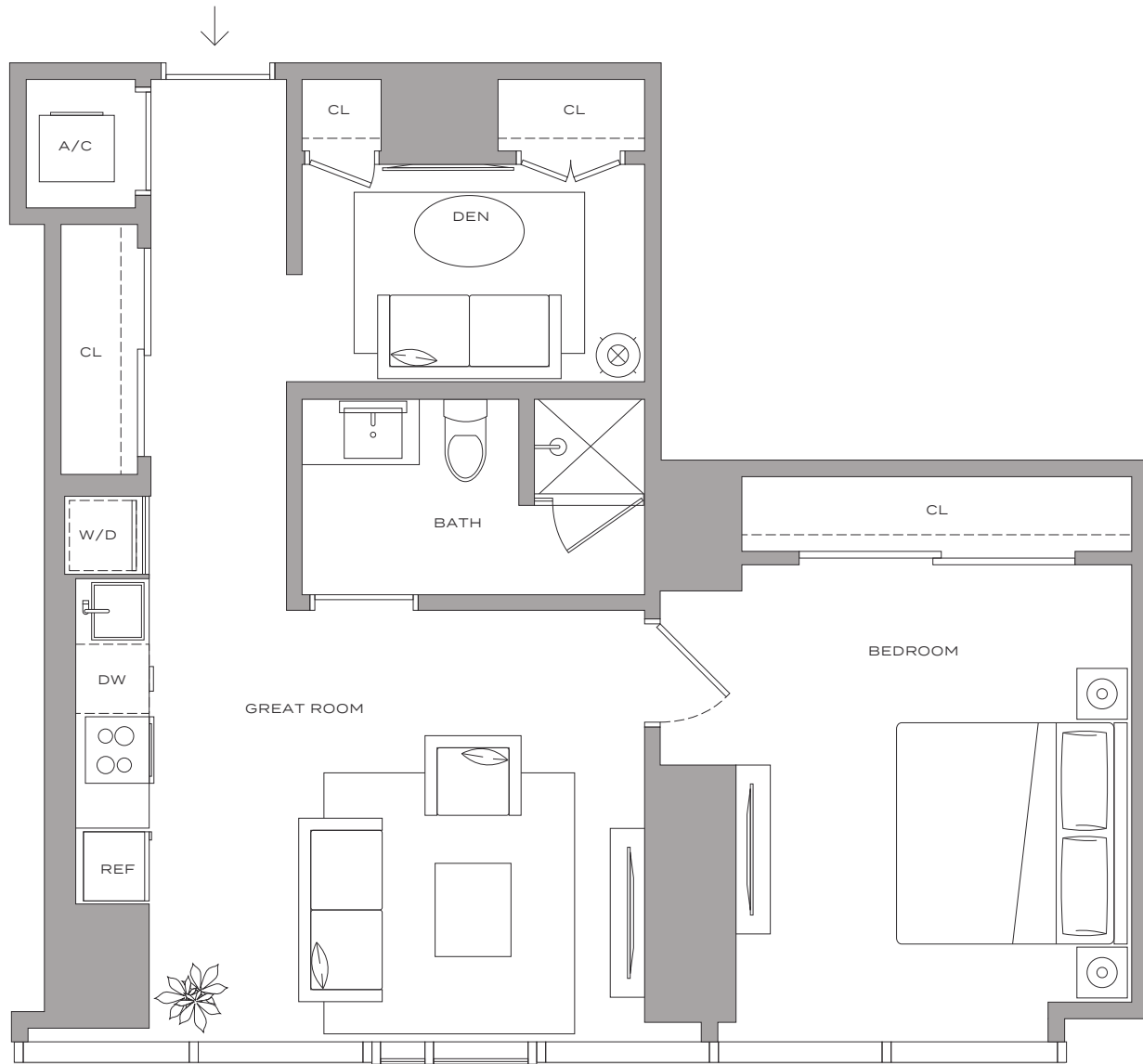
Residence A6 - 14



MIAMI RESIDENCES

1 BEDROOM + DEN | 1 BATHROOM

732 SQFT | 68 M²



The John Buck Company

FVP FLORIDAValue PARTNERS

BH GROUP

TEBB ENTERPRISES
INC. 051

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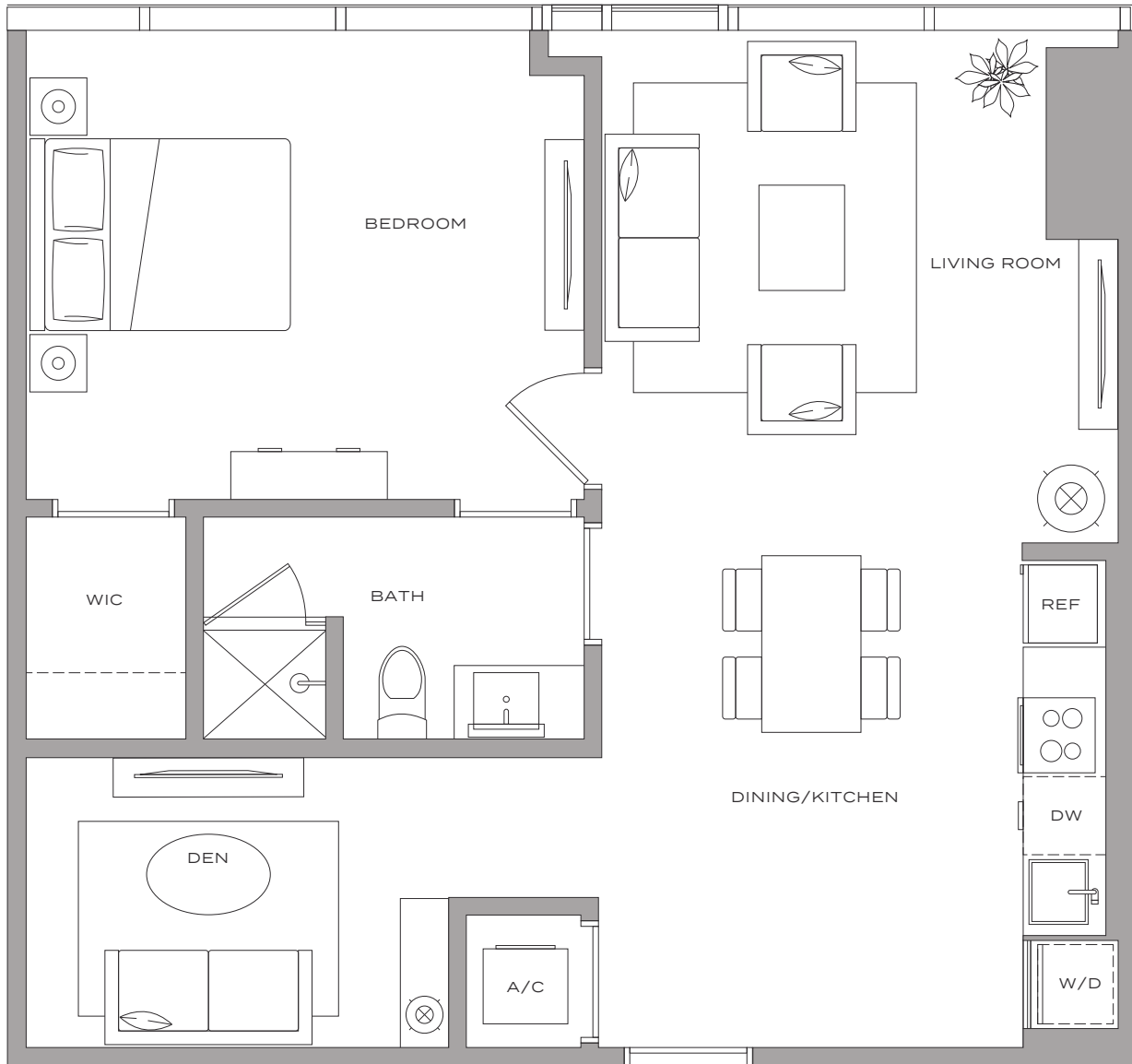
Residence A2 – 10

HUB

MIAMI RESIDENCES

1 BEDROOM + DEN | 1 BATHROOM

757 SQFT | 70 M²



The John Buck Company

FVP FLORIDA VALUE PARTNERS

BH GROUP

TEBB ENTERPRISES
INC. 011

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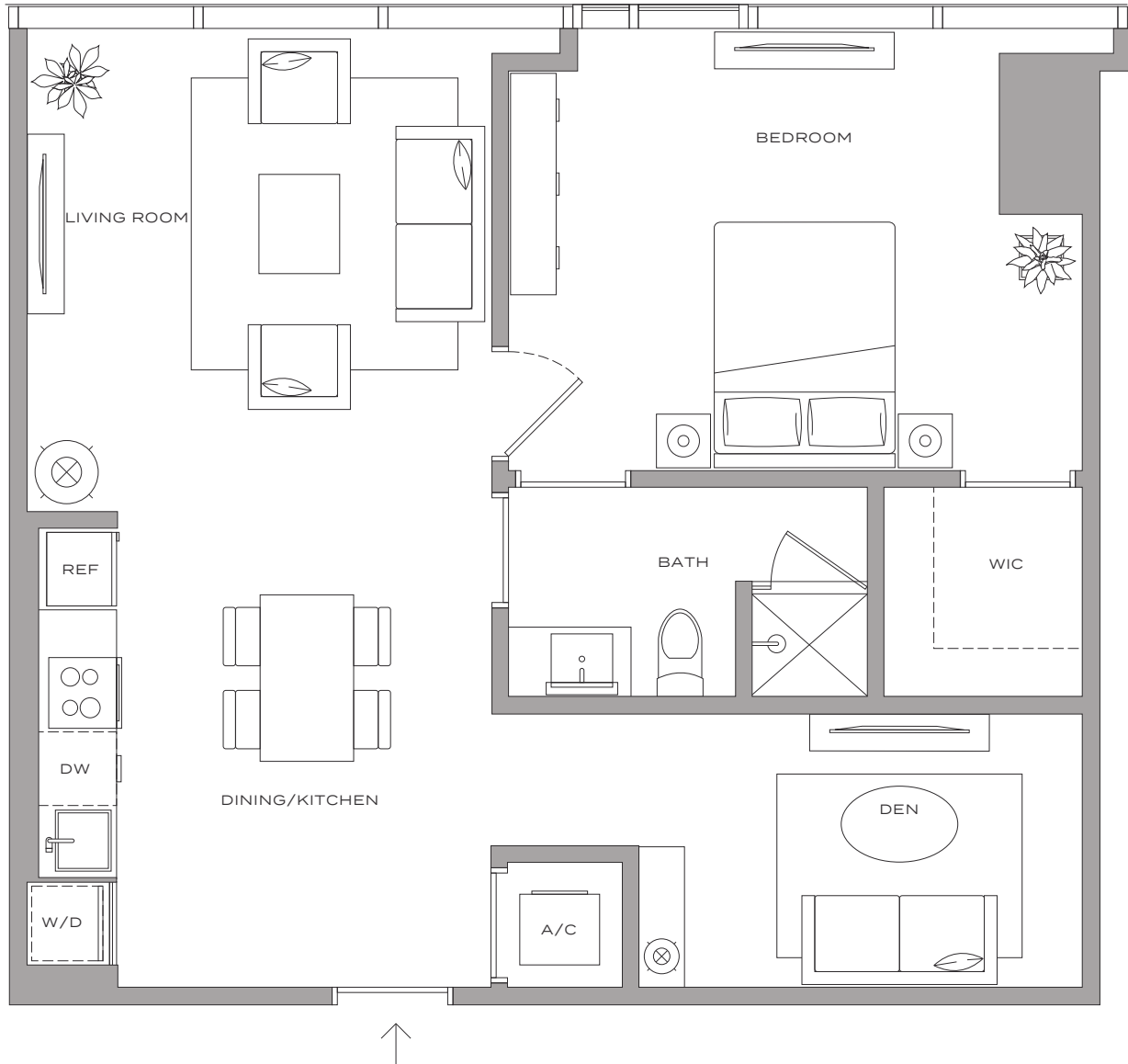
Residence A4 - 08

HUB

MIAMI RESIDENCES

1 BEDROOM + DEN | 1 BATHROOM

774 SQFT | 72 M²



The John Buck Company

FVP FLORIDAValue PARTNERS

BH GROUP

TEBB ENTERPRISES 1963-2011

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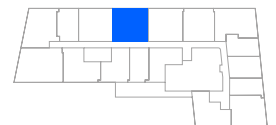
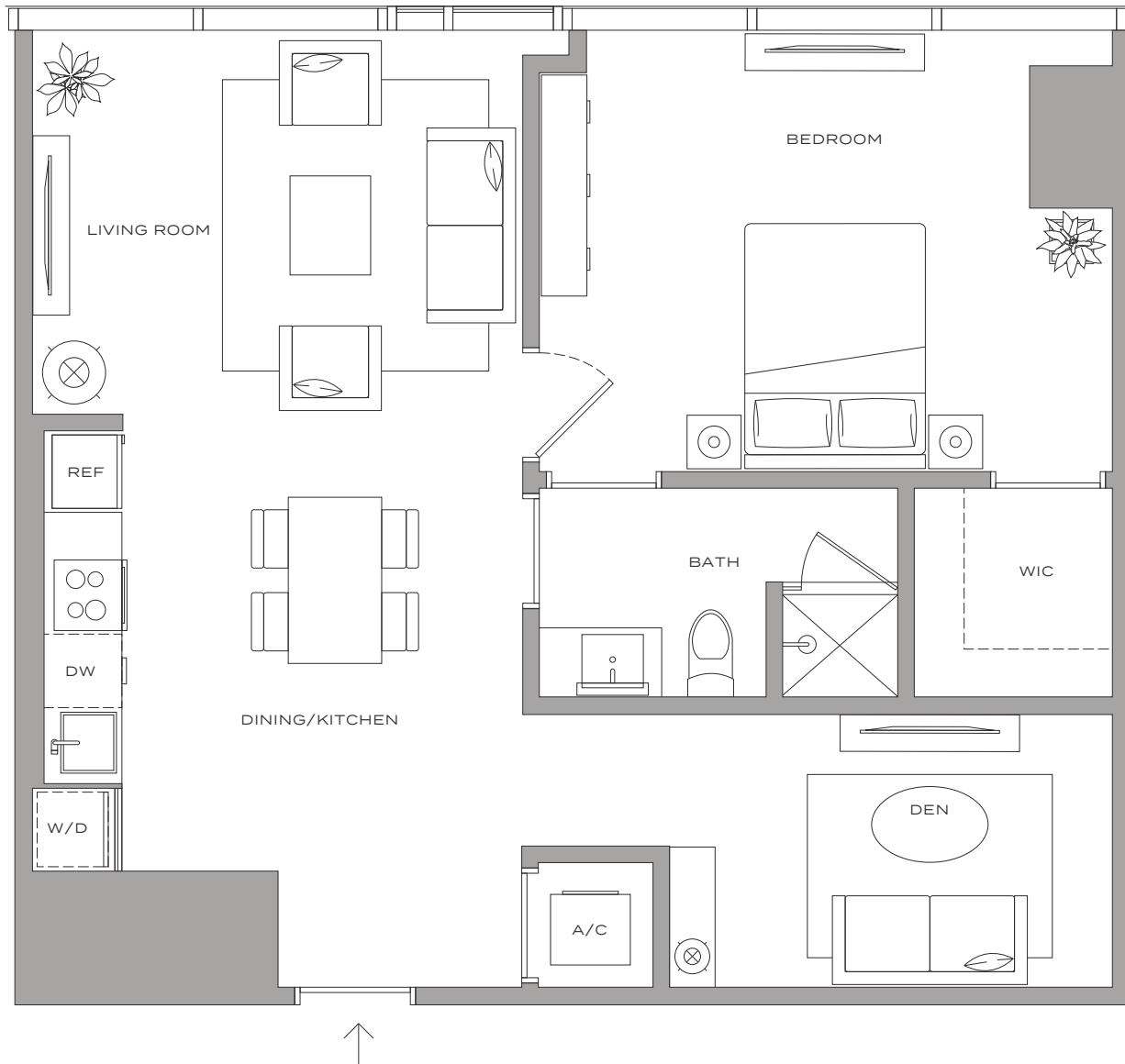
Residence A3 – 09

HUB

MIAMI RESIDENCES

1 BEDROOM + DEN | 1 BATHROOM

791 SQFT | 73 M²



The John Buck Company

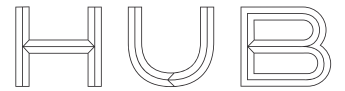
FVP FLORIDA VALUE PARTNERS

BH GROUP

TEBB ENTERPRISES (INC. NY)

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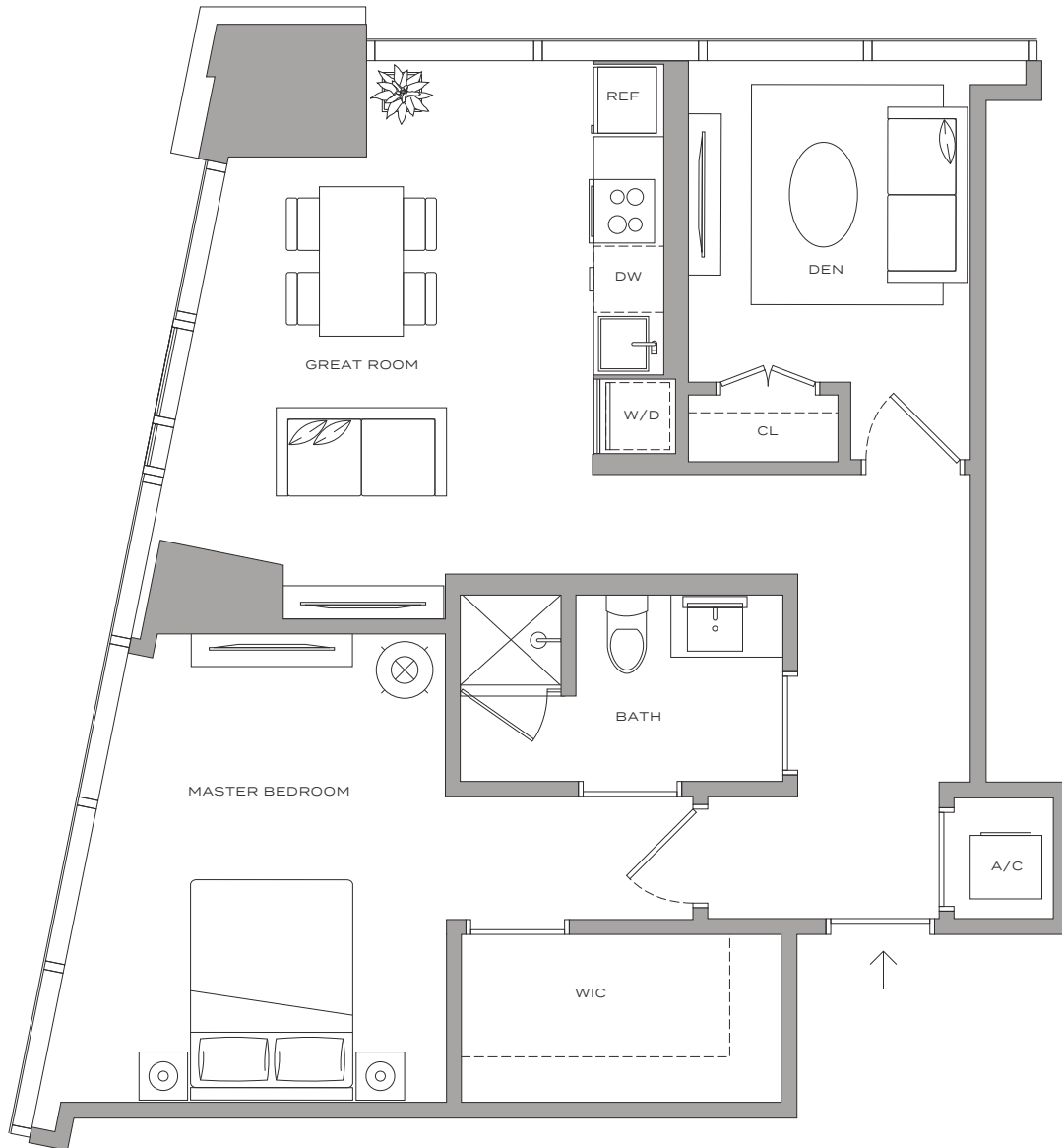
Residence A1 – 12



MIAMI RESIDENCES

1 BEDROOM + DEN | 1 BATHROOM

799 SQFT | 74 M²



The John Buck Company

FVP FLORIDA VALUE PARTNERS

BH GROUP

TEBB ENTERPRISES
INC. 011

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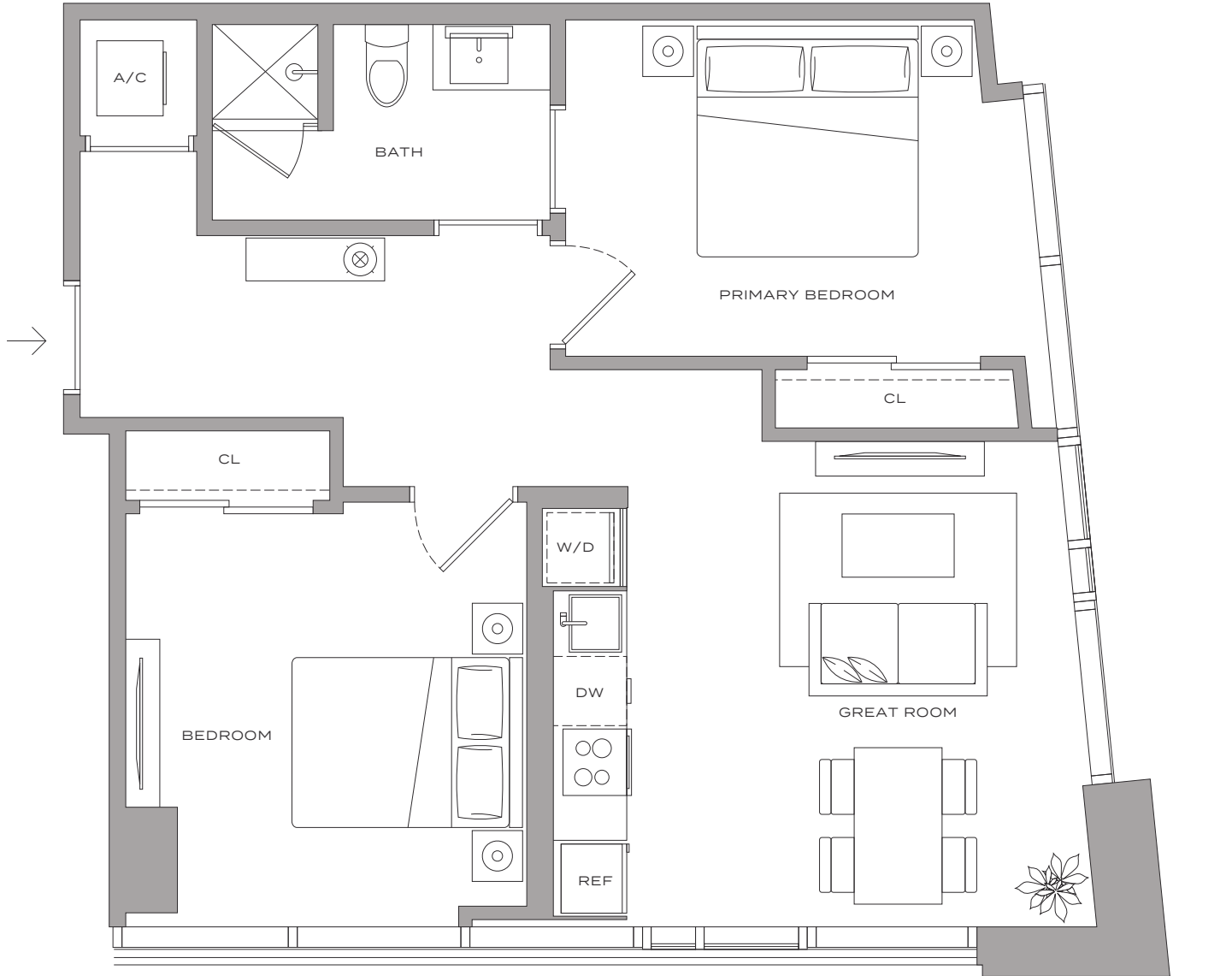
Residence B3 - 02

HUB

MIAMI RESIDENCES

2 BEDROOMS | 1 BATHROOM

750 SQFT | 70 M²



The John Buck Company

FVP FLORIDA VALUE PARTNERS

BH GROUP

TEBB ENTERPRISES
SINCE 1973

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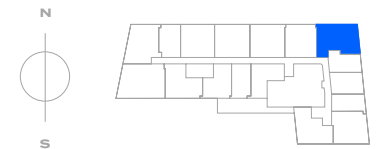
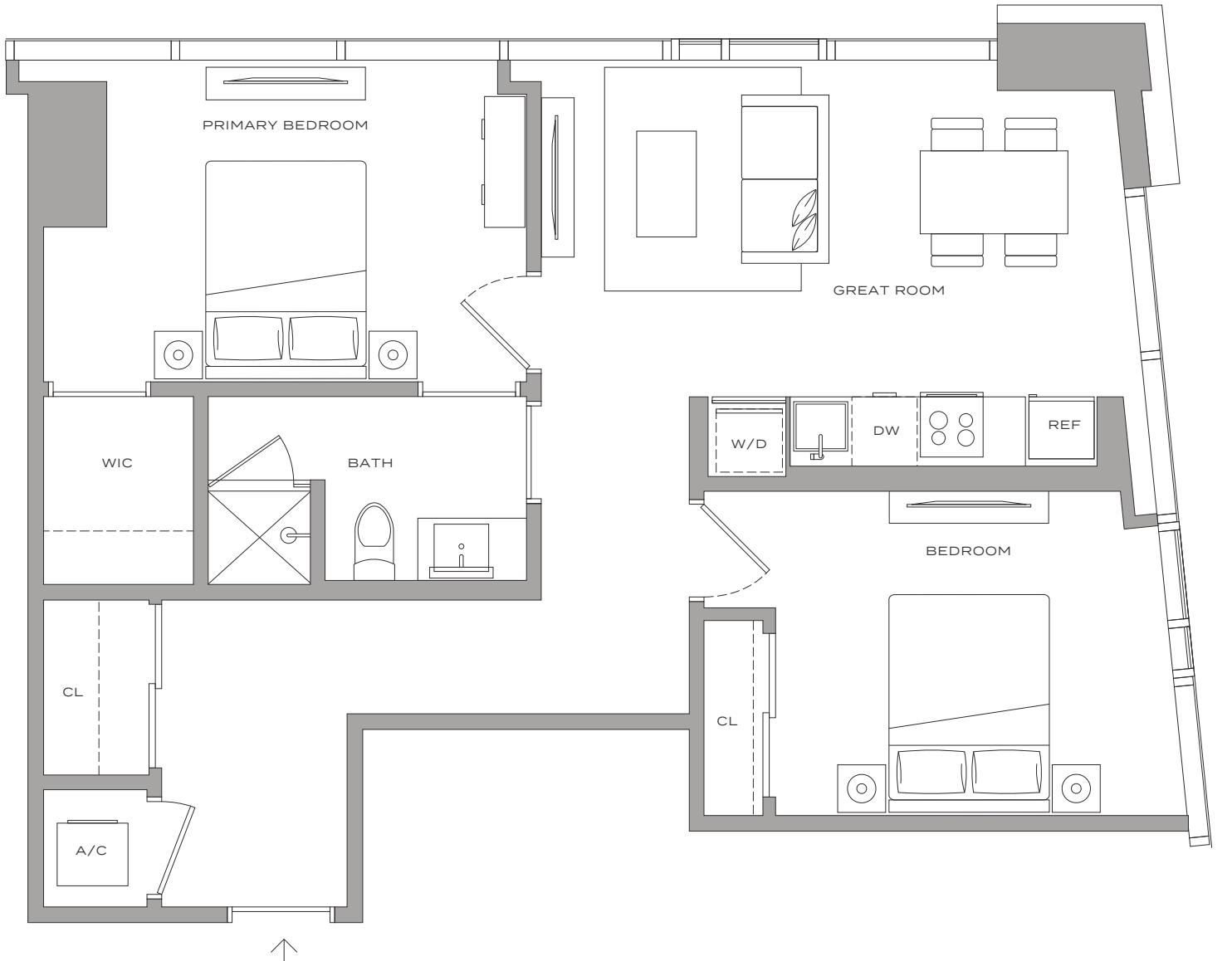
Residence B2 – 06

HUB

MIAMI RESIDENCES

2 BEDROOMS | 1 BATHROOM

804 SQFT | 75 M²



The John Buck Company

FVP FLORIDAValue PARTNERS

BH GROUP

TEBB ENTERPRISES 1963-2017

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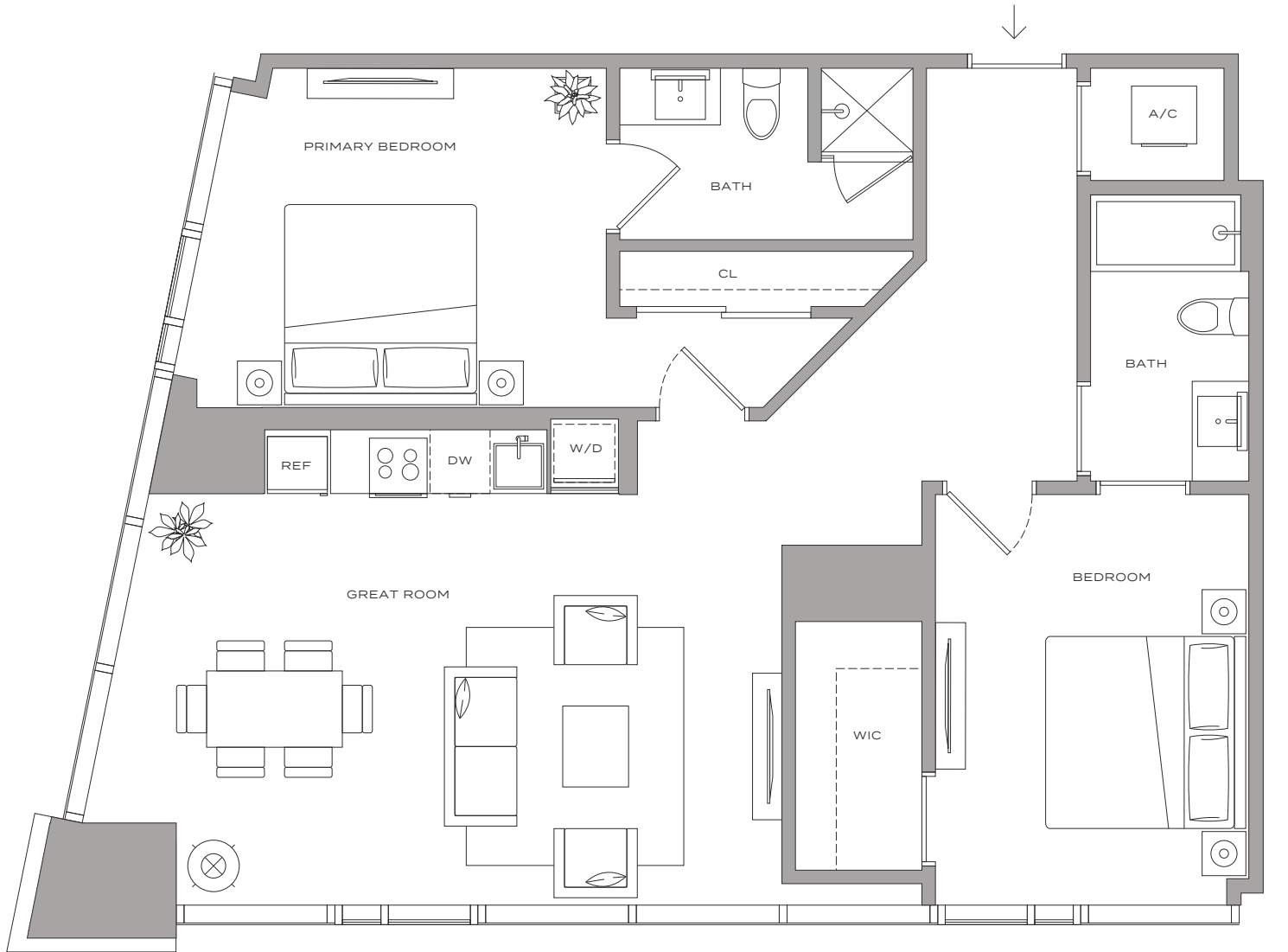
Residence B1 – 13

HUB

MIAMI RESIDENCES

2 BEDROOMS | 2 BATHROOMS

1,046 SQFT | 97 M²



The John Buck Company

FVP FLORIDAValue PARTNERS

BH GROUP

TEBB ENTERPRISES
INC. 013

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