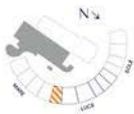


LUCE 301

3 BEDROOMS + DEN | 3.5 BATHROOMS

INTERIOR	3,018 SQ. FT.	280.58 SQ. MTS.
EXTERIOR	910 SQ. FT.	84.54 SQ. MTS.
TOTAL	3,928 SQ. FT.	364.92 SQ. MTS.



VITA

AT GROVE ISLE

WATERFRONT RESIDENCES



3. DIMENSIONS ARE MEASURED TO THE EXTERIOR BOUNDARIES OF THE EXTERIOR WALLS AND THE CENTERLINE OF INTERIOR PARTITION WALLS AND DO NOT VARY FROM THE DIMENSIONS THAT WOULD BE OBTAINED BY VISUALLY MEASURING THE DIMENSIONS AND LOCATION OF THE UNIT'S POSITION TO THE EXTERIOR BOUNDARIES. DIMENSIONS ONLY INCLUDE THE NET GROSS AREA BETWEEN THE PERIMETER WALLS AND EXCLUDES ALL ROOMS, STRUCTURAL COMPONENTS, HIGH-RISE RISERS, THE AREA OF THE UNIT'S LOCATION IN ACCORDANCE WITH THE DEPARTMENT OF BUILDINGS, IS DESCRIBED ON ASH-1074 TO THE OCCUPATION. NOTE THAT MEASUREMENTS OF ROOMS SET FORTH ON THIS FLOOR PLAN ARE GENERALLY TAKEN AT THE GREATEST POINTS OF EACH WALL'S ROOM AS IF THE ROOM WALLS WERE PERFECTLY PERPENDICULAR WITHOUT REGARD FOR ANY CURVATURE, IRREGULARITIES, THE AREA OF THE ARCHES, ROOFS OR OTHERS. ROOMS SHALL, TYPICALLY, BE SMALLER THAN THE PRODUCT OBTAINED BY MULTIPLYING THE STATED LENGTH TIMES WIDTH. ALL DIMENSIONS ARE APPROXIMATE AND MAY VARY SLIGHTLY FROM THE ACTUAL DIMENSIONS AND ALL FLOOR PLANS AND DEVELOPMENT PLANS ARE SUBJECT TO CHANGE.

