

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.

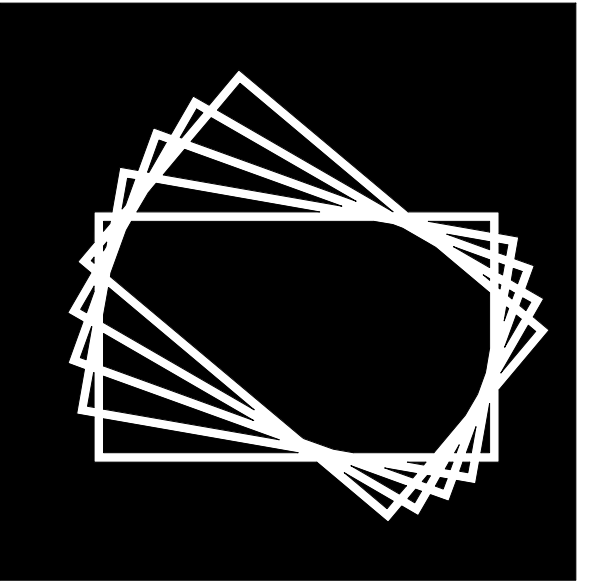
Equal housing opportunity, Broker participations welcome oral representation cannot be relied upon as correctly stating the representation of the Developer, for correct representation, make reference to the documents required by section 718.503 Florida Statutes, to be furnished by the Developer or Buyer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

AREA CALCULATION: TYPE C3		
INTERIOR:	EXTERIOR:	TOTAL:
2328 SF	739 SF	3067 SF
216.28 m <sup>2</sup>	68.86 m <sup>2</sup>	284.93 m <sup>2</sup>



1 SOUTH TOWER - Unit C3 - LEVEL 10  
MA237 1/4" = 1'-0"

PROJECT:



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

OWNER/DEVELOPER:  
TERRA GROUP  
2675 South Bayshore Drive  
Coconut Grove, FL 33133  
USA  
305 416 4556  
www.terragroup.com

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

ARCHITECT:  
**NICHOLS BROSCH WURST WOLFE & ASSOCIATES, INC.**  
161 Almeria Avenue  
Coral Gables, FL 33134  
USA  
305 443 5206  
www.nbw.com

STRUCTURAL ENGINEER:  
**DESIMONE**  
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. 54799

M.E.P.P. ENGINEER:  
**HN+GS**  
4800 SW 74th Court  
Miami, FL 33155  
USA  
305 270 9935

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

LANDSCAPE ARCHITECT:  
**JUNGLES**  
RAYMOND JUNGLES INC.  
342 SW 5th Street  
Miami, FL 33130  
USA  
305 858 6777  
www.raymondjungles.com

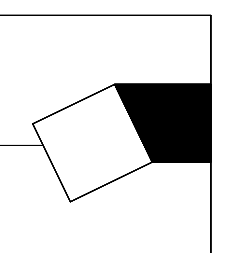
CIVIL ENGINEER:  
**VSN**  
ENGINEERING, Inc.  
8550 W. Flagler Street, Suite 113  
Miami, FL 33144  
USA  
305 551 6267

INTERIOR DESIGNER:  
**ESRAWE + CADENA**  
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: 5/1/2014 2:14:59 PM  
PROJECT No.: 12000  
DRAWN BY:  
CHECKED BY:  
DWG. No.:  
**MA237**  
SHEET. No.: OF

FILE No.: