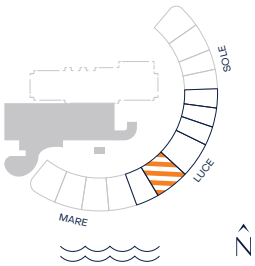


LUCE 202

4 BEDROOMS | 4.5 BATHROOMS

INTERIOR	4,589 SQ. FT.	426.33 SQ. MTS.
EXTERIOR	1,964 SQ. FT.	182.46 SQ. MTS.
TOTAL	6,553 SQ. FT.	608.79 SQ. MTS.



VITA

AT GROVE ISLE



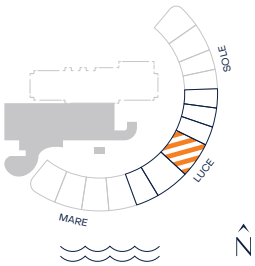
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LUCE 203

4 BEDROOMS + DEN | 4.5 BATHROOMS

INTERIOR	4,714 SQ. FT.	43794 SQ. MTS.
EXTERIOR	1,881 SQ. FT.	174.75 SQ. MTS.
TOTAL	6,595 SQ. FT.	612.70 SQ. MTS.



VITA

AT GROVE ISLE



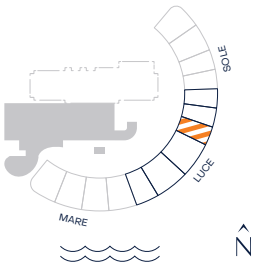
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LUCE 204

3 BEDROOMS | 3.5 BATHROOMS

INTERIOR	2,433 SQ. FT.	226.03 SQ. MTS.
EXTERIOR	1,011 SQ. FT.	93.92 SQ. MTS.
TOTAL	3,444 SQ. FT.	319.96 SQ. MTS.



VITA

AT GROVE ISLE



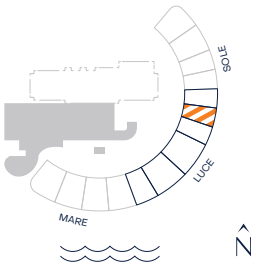
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LUCE 205

3 BEDROOMS | 3.5 BATHROOMS

INTERIOR	2,608 SQ. FT.	242.29 SQ. MTS.
EXTERIOR	1,094 SQ. FT.	101.64 SQ. MTS.
TOTAL	3,702 SQ. FT.	343.93 SQ. MTS.



VITA

AT GROVE ISLE



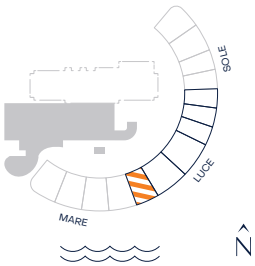
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LUCE 301

3 BEDROOMS + DEN | 3.5 BATHROOMS

INTERIOR	3,018 SQ. FT.	280.38 SQ. MTS.
EXTERIOR	910 SQ. FT.	84.54 SQ. MTS.
TOTAL	3,928 SQ. FT.	364.92 SQ. MTS.



VITA

AT GROVE ISLE



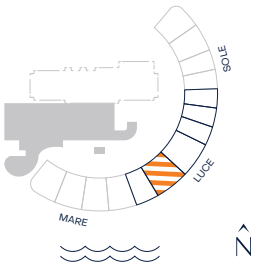
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LUCE 302

4 BEDROOMS + DEN | 4.5 BATHROOMS

INTERIOR	4,714 SQ. FT.	43794 SQ. MTS.
EXTERIOR	1,388 SQ. FT.	128.95 SQ. MTS.
TOTAL	6,102 SQ. FT.	566.89 SQ. MTS.



VITA

AT GROVE ISLE



STATED DIMENSIONS AND SQUARE FOOTAGES ARE MEASURED TO THE EXTERIOR BOUNDARIES OF THE EXTERIOR WALLS AND THE CENTERLINE OF INTERIOR DEMISING WALLS AND IN FACT VARIES FROM THE SQUARE FOOTAGE AND 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 ALL INTERIOR STRUCTURAL COMPONENTS AND OTHER COMMON ELEMENTS). THIS METHOD IS GENERALLY USED IN SALES MATERIALS AND IS PROVIDED TO ALLOW A PROSPECTIVE BUYER TO COMPARE THE UNITS WITH UNITS IN OTHER CONDOMINIUM PROJECTS THAT UTILIZE THE SAME METHOD. FOR THE SQUARE FOOTAGE OF THE UNIT, CALCULATED IN ACCORDANCE WITH THE DEFINITION SET FORTH IN THE DECLARATION, WHICH WILL BE SMALLER THAN STATED ABOVE. SEE THE DECLARATION. ALL DIMENSIONS ARE ESTIMATES WHICH WILL VARY WITH ACTUAL CONSTRUCTION, AND ALL FLOOR PLANS, SPECIFICATIONS AND OTHER DEVELOPMENT PLANS ARE SUBJECT TO CHANGE AND WILL NOT NECESSARILY ACCURATELY REFLECT THE FINAL PLANS AND SPECIFICATIONS FOR THE DEVELOPMENT. ALL DEPICTIONS OF FURNITURE, APPLIANCES, COUNTERS, SOFFITS, FLOOR COVERINGS AND OTHER MATTERS OF DETAIL, INCLUDING, WITHOUT LIMITATION, ITEMS OF FINISH AND DECORATION, ARE CONCEPTUAL ONLY AND ARE NOT NECESSARILY INCLUDED IN EACH UNIT. SAID ITEMS ARE ONLY INCLUDED IF AND TO THE EXTENT PROVIDED IN YOUR PURCHASE AGREEMENT. PLEASE NOTE THAT THE "TOTAL" AREA LISTED HEREON INCLUDES THE PROPOSED SQUARE FOOTAGE OF TERRACE, WHICH IS NOT PART OF THE BOUNDARIES OF THE UNIT AS SET FORTH ON THE DECLARATION. ORAL REPRESENTATIONS CANNOT BE RELIED UPON AS CORRECTLY STATING THE REPRESENTATIONS OF THE DEVELOPER. FOR CORRECT REPRESENTATIONS, MAKE REFERENCE TO THIS BROCHURE AND TO THE DOCUMENTS REQUIRED BY SECTION 718.503, FLORIDA STATUTES, TO BE FURNISHED BY A DEVELOPER TO A BUYER OR LESSEE.



4 BEDROOMS + DEN | 4.5 BATHROOMS

AT GROVE ISLE

WATERFRONT

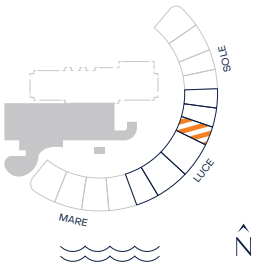


RESIDENCES

LUCE 304

3 BEDROOMS | 3.5 BATHROOMS

INTERIOR	2,433 SQ. FT.	226.03 SQ. MTS.
EXTERIOR	740 SQ. FT.	68.75 SQ. MTS.
TOTAL	3,173 SQ. FT.	294.78 SQ. MTS.



VITA

AT GROVE ISLE

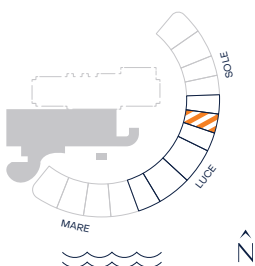


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3 BEDROOMS | 3.5 BATHROOMS

INTERIOR	2,433 SQ. FT.	226.03 SQ. MTS.
EXTERIOR	740 SQ. FT.	68.75 SQ. MTS.
TOTAL	3,173 SQ. FT.	294.78 SQ. MTS.



AT GROVE ISLE

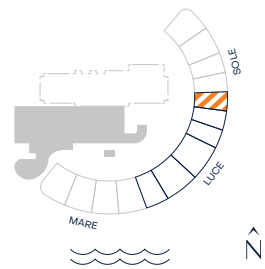
RESIDENCES



LUCE 306

3 BEDROOMS | 3.5 BATHROOMS

INTERIOR	2,433 SQ. FT.	226.03 SQ. MTS.
EXTERIOR	740 SQ. FT.	68.75 SQ. MTS.
TOTAL	3,173 SQ. FT.	294.78 SQ. MTS.



VITA

AT GROVE ISLE



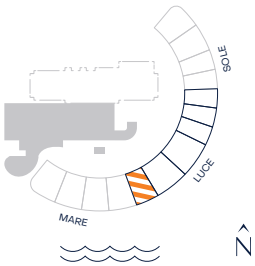
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LUCE 401

3 BEDROOMS + DEN | 3.5 BATHROOMS

INTERIOR	3,103 SQ. FT.	288.28 SQ. MTS.
EXTERIOR	914 SQ. FT.	84.91 SQ. MTS.
TOTAL	4,017 SQ. FT.	373.19 SQ. MTS.



VITA

AT GROVE ISLE

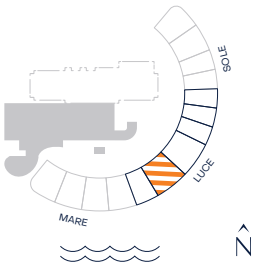


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LUCE 402

4 BEDROOMS + DEN | 4.5 BATHROOMS

INTERIOR	4,842 SQ. FT.	449.84 SQ. MTS.
EXTERIOR	1,394 SQ. FT.	129.51 SQ. MTS.
TOTAL	6,236 SQ. FT.	579.34 SQ. MTS.



VITA

AT GROVE ISLE



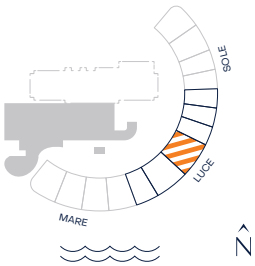
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LUCE 403

4 BEDROOMS + DEN | 4.5 BATHROOMS

INTERIOR	4,842 SQ. FT.	449.84 SQ. MTS.
EXTERIOR	1,394 SQ. FT.	129.51 SQ. MTS.
TOTAL	6,236 SQ. FT.	579.34 SQ. MTS.



VITA

AT GROVE ISLE



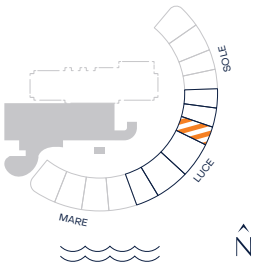
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LUCE 404

3 BEDROOMS | 3.5 BATHROOMS

INTERIOR	2,503 SQ. FT.	232.54 SQ. MTS.
EXTERIOR	743 SQ. FT.	69.03 SQ. MTS.
TOTAL	3,246 SQ. FT.	301.56 SQ. MTS.



VITA

AT GROVE ISLE



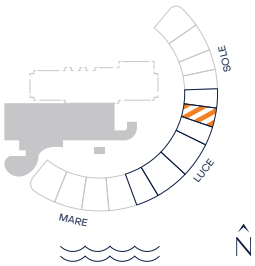
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LUCE 405

3 BEDROOMS | 3.5 BATHROOMS

INTERIOR	2,503 SQ. FT.	232.54 SQ. MTS.
EXTERIOR	743 SQ. FT.	69.03 SQ. MTS.
TOTAL	3,246 SQ. FT.	301.56 SQ. MTS.



VITA

AT GROVE ISLE



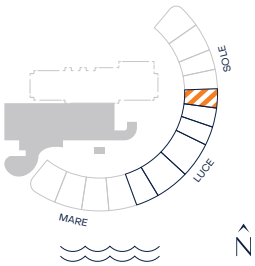
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LUCE 406

3 BEDROOMS | 3.5 BATHROOMS

INTERIOR	2,503 SQ. FT.	232.54 SQ. MTS.
EXTERIOR	743 SQ. FT.	69.03 SQ. MTS.
TOTAL	3,246 SQ. FT.	301.56 SQ. MTS.



VITA

AT GROVE ISLE



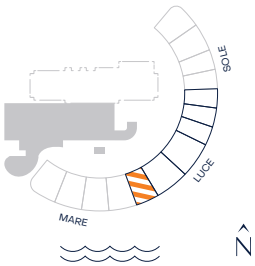
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LUCE 501

3 BEDROOMS + DEN | 3.5 BATHROOMS

INTERIOR	3,246 SQ. FT.	301.56 SQ. MTS.
EXTERIOR	921 SQ. FT.	85.56 SQ. MTS.
TOTAL	4,167 SQ. FT.	387.13 SQ. MTS.



VITA

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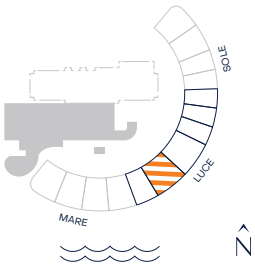
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LUCE 502

4 BEDROOMS + DEN | 4.5 BATHROOMS

INTERIOR	5,056 SQ. FT.	469.72 SQ. MTS.
EXTERIOR	1,404 SQ. FT.	130.44 SQ. MTS.
TOTAL	6,460 SQ. FT.	600.15 SQ. MTS.



VITA

AT GROVE ISLE



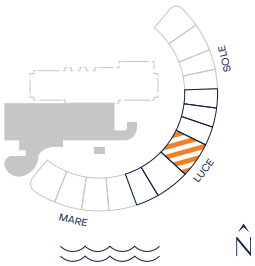
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LUCE 503

4 BEDROOMS + DEN | 4.5 BATHROOMS

INTERIOR	5,056 SQ. FT.	469.72 SQ. MTS.
EXTERIOR	1,404 SQ. FT.	130.44 SQ. MTS.
TOTAL	6,460 SQ. FT.	600.15 SQ. MTS.



VITA

AT GROVE ISLE



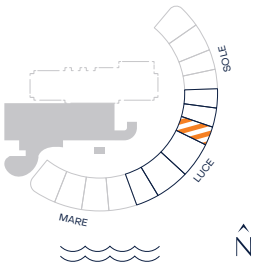
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LUCE 504

3 BEDROOMS | 3.5 BATHROOMS

INTERIOR	2,622 SQ. FT.	243.59 SQ. MTS.
EXTERIOR	748 SQ. FT.	69.49 SQ. MTS.
TOTAL	3,370 SQ. FT.	313.08 SQ. MTS.



VITA

AT GROVE ISLE



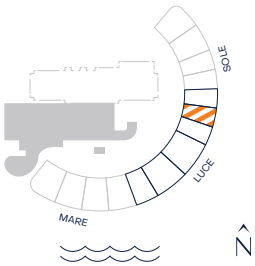
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LUCE 505

3 BEDROOMS | 3.5 BATHROOMS

INTERIOR	2,622 SQ. FT.	243.59 SQ. MTS.
EXTERIOR	748 SQ. FT.	69.49 SQ. MTS.
TOTAL	3,370 SQ. FT.	313.08 SQ. MTS.



VITA

AT GROVE ISLE



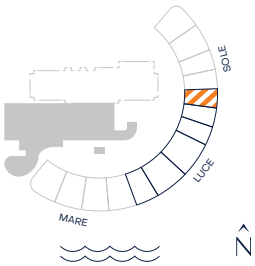
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LUCE 506

3 BEDROOMS | 3.5 BATHROOMS

INTERIOR	2,622 SQ. FT.	243.59 SQ. MTS.
EXTERIOR	748 SQ. FT.	69.49 SQ. MTS.
TOTAL	3,370 SQ. FT.	313.08 SQ. MTS.



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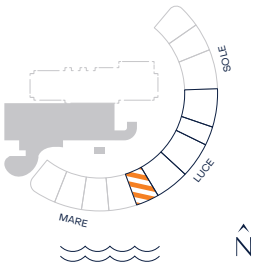
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LUCE PH 1

3 BEDROOMS + DEN | 4.5 BATHROOMS

INTERIOR	3,371 SQ. FT.	313.18 SQ. MTS.
EXTERIOR	927 SQ. FT.	86.12 SQ. MTS.
TOTAL	4,298 SQ. FT.	399.30 SQ. MTS.

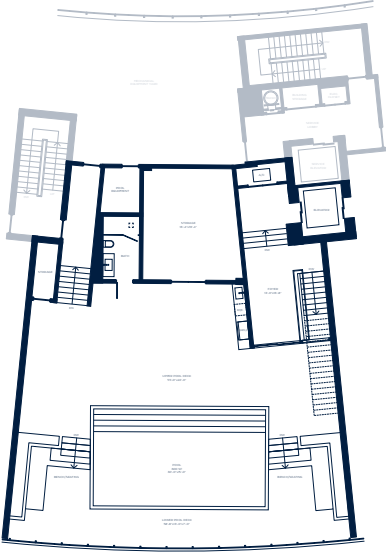


VITA

AT GROVE ISLE



LEVEL 1



ROOFTOP
TERRACE

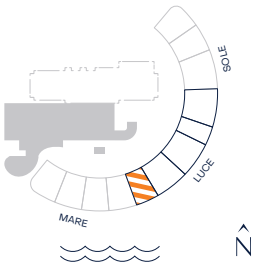
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LUCE PH 1

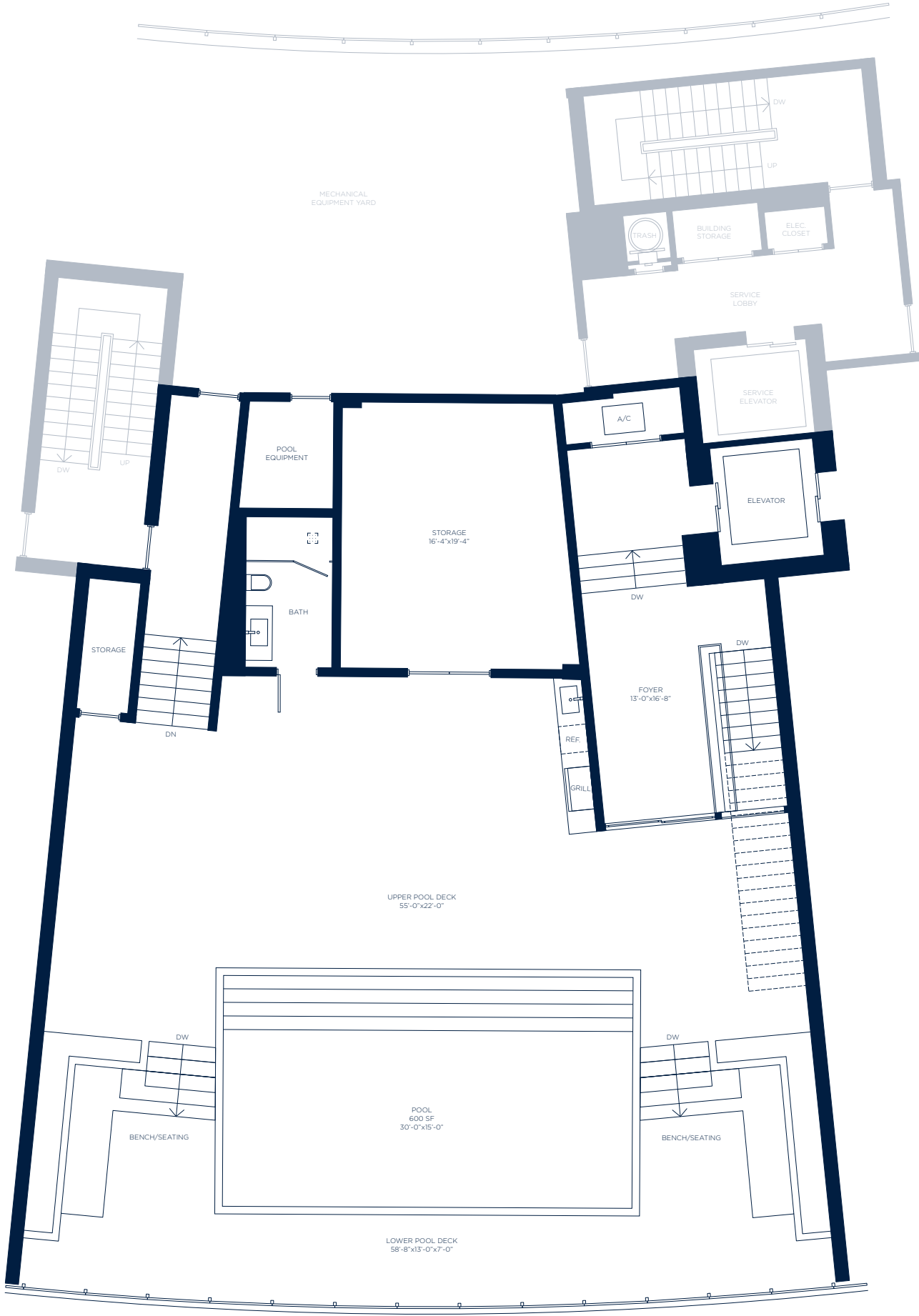
3 BEDROOMS + DEN | 4.5 BATHROOMS

INTERIOR	845 SQ. FT.	78.50 SQ. MTS.
EXTERIOR	2,634 SQ. FT.	244.71 SQ. MTS.
TOTAL	3,479 SQ. FT.	323.21 SQ. MTS.



VITA

AT GROVE ISLE



ROOFTOP TERRACE



LEVEL 1

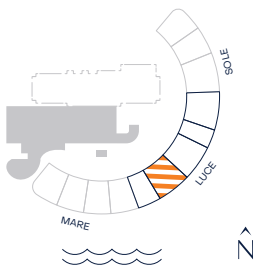
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LUCE PH 2

4 BEDROOMS + DEN | 5.5 BATHROOMS

INTERIOR	5,244 SQ. FT.	48718 SQ. MTS.
EXTERIOR	1,413 SQ. FT.	131.27 SQ. MTS.
TOTAL	6,657 SQ. FT.	618.46 SQ. MTS.

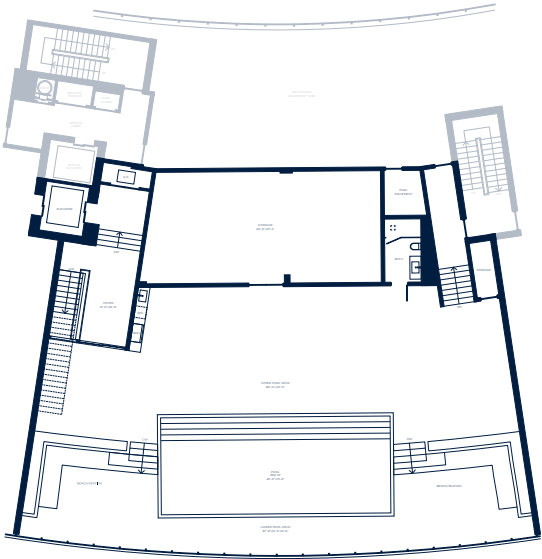


VITA

AT GROVE ISLE



LEVEL 1



ROOFTOP
TERRACE

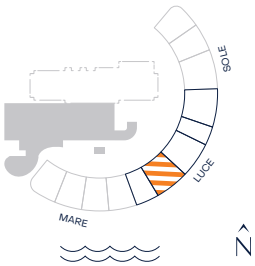
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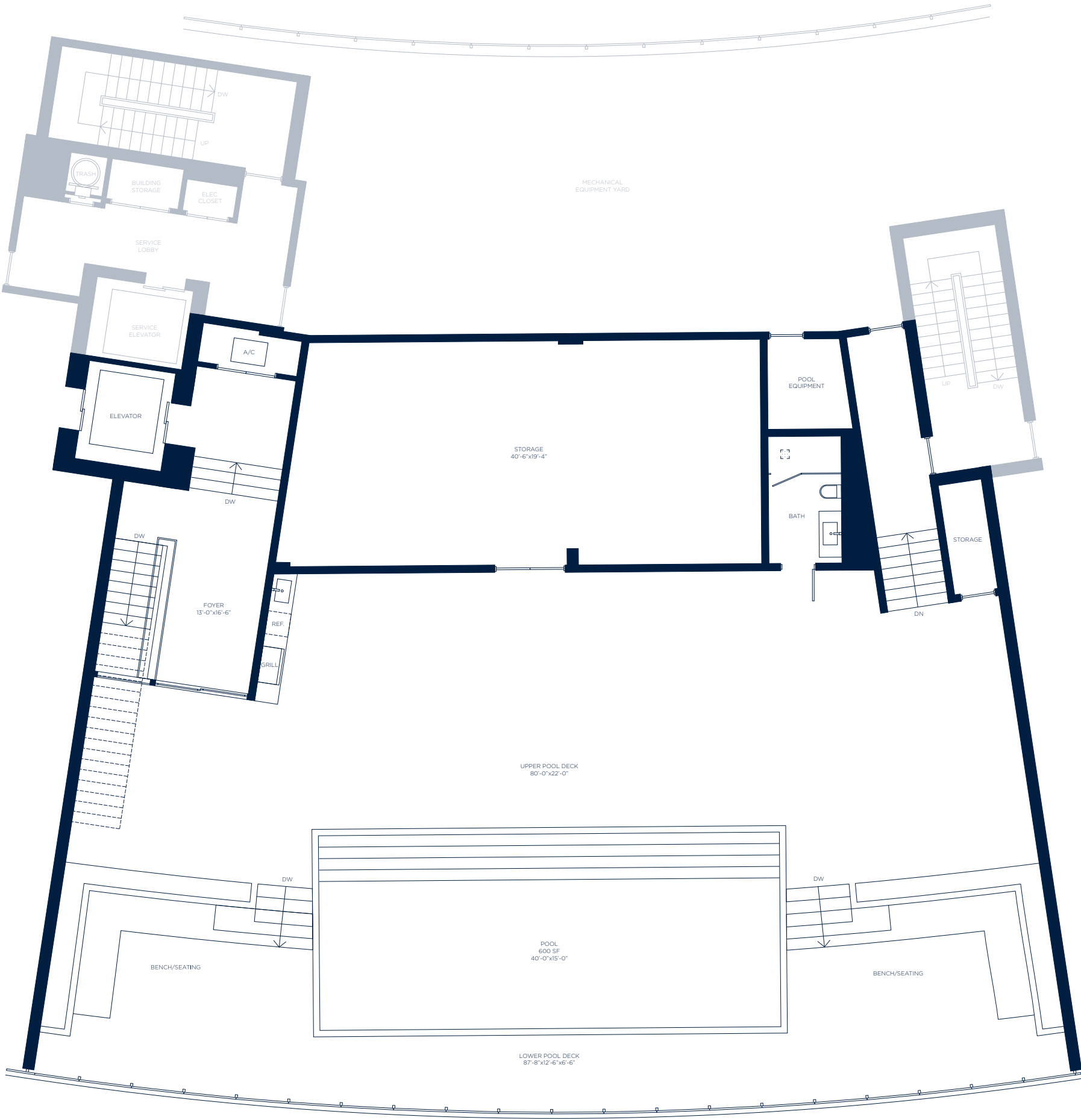
4 BEDROOMS + DEN | 5.5 BATHROOMS

INTERIOR	1,353 SQ. FT.	125.70 SQ. MTS.
EXTERIOR	3,957 SQ. FT.	367.62 SQ. MTS.
TOTAL	5,310 SQ. FT.	493.31 SQ. MTS.



VITA

AT GROVE ISLE



ROOFTOP TERRACE



LEVEL 1

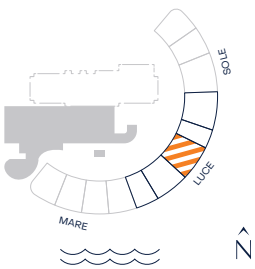
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LUCE PH 3

4 BEDROOMS + DEN | 5.5 BATHROOMS

INTERIOR	5,244 SQ. FT.	48718 SQ. MTS.
EXTERIOR	1,413 SQ. FT.	131.27 SQ. MTS.
TOTAL	6,657 SQ. FT.	618.46 SQ. MTS.

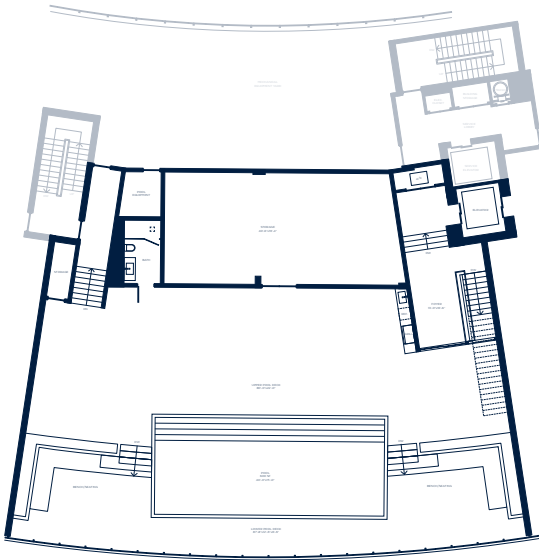


VITA

AT GROVE ISLE



LEVEL 1



ROOFTOP TERRACE

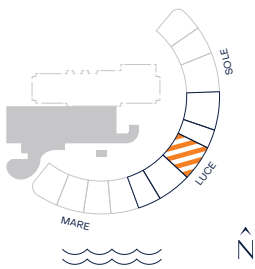
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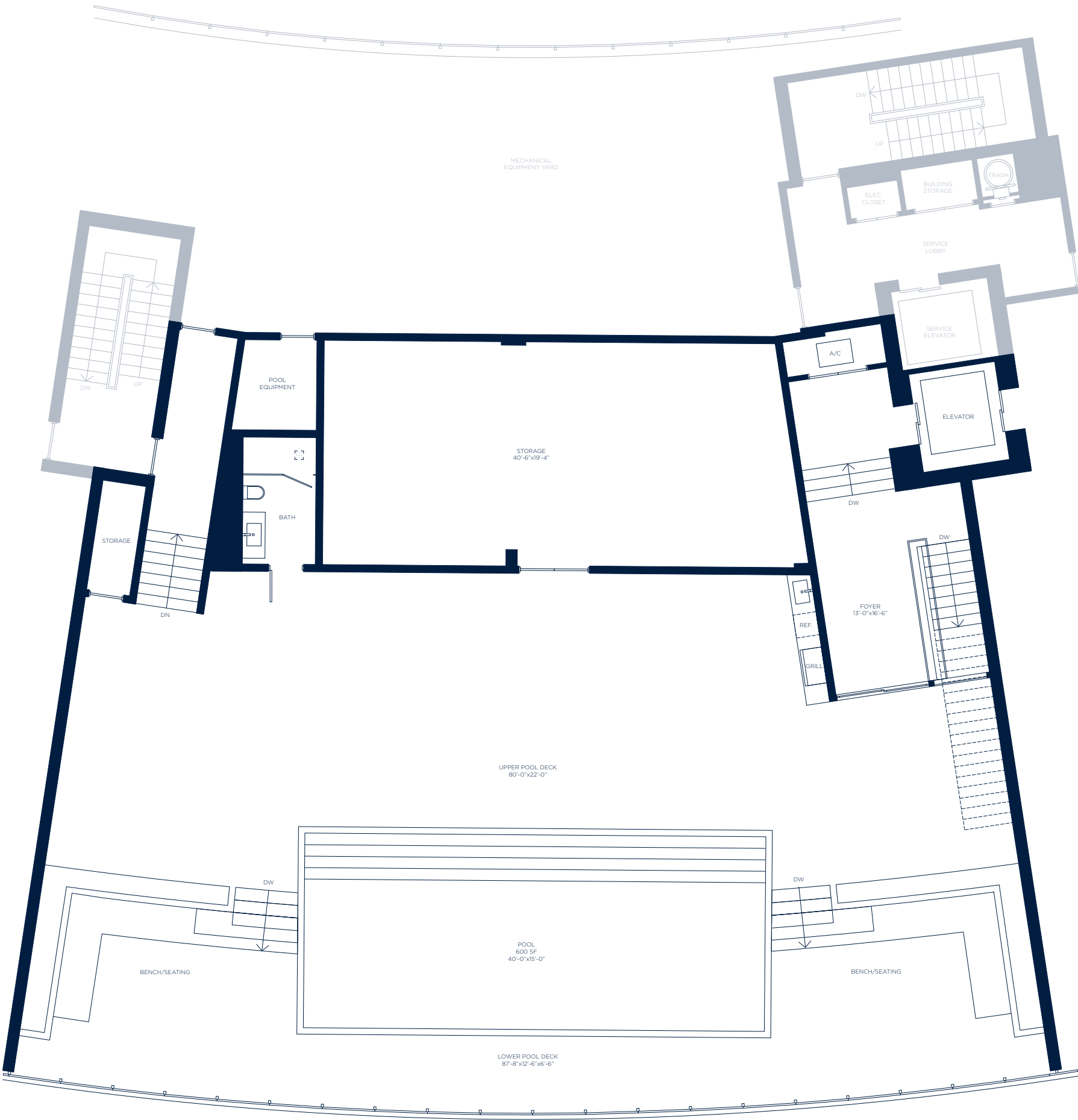
4 BEDROOMS + DEN | 5.5 BATHROOMS

INTERIOR	1,353 SQ. FT.	125.70 SQ. MTS.
EXTERIOR	3,957 SQ. FT.	367.62 SQ. MTS.
TOTAL	5,310 SQ. FT.	493.31 SQ. MTS.



VITA

AT GROVE ISLE



ROOFTOP TERRACE



LEVEL 1

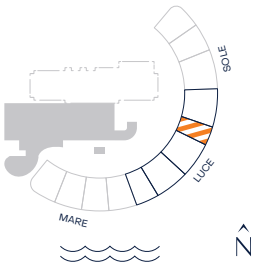
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LUCE PH 4

3 BEDROOMS | 4.5 BATHROOMS

INTERIOR	2,725 SQ. FT.	253.16 SQ. MTS.
EXTERIOR	753 SQ. FT.	69.96 SQ. MTS.
TOTAL	3,478 SQ. FT.	323.12 SQ. MTS.

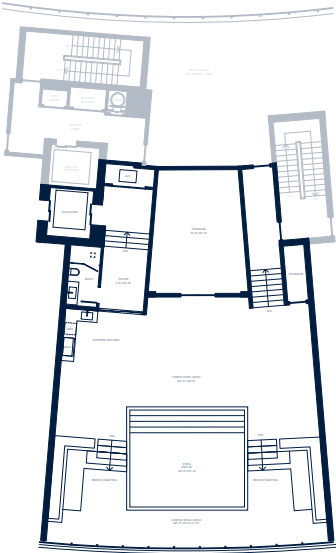


VITA

AT GROVE ISLE



LEVEL 1



ROOFTOP
TERRACE

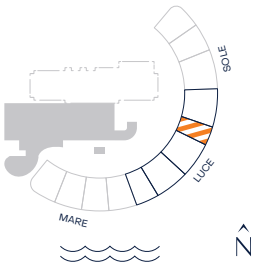
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LUCE PH 4

3 BEDROOMS | 4.5 BATHROOMS

INTERIOR	681 SQ. FT.	63.27 SQ. MTS.
EXTERIOR	2,167 SQ. FT.	201.32 SQ. MTS.
TOTAL	2,848 SQ. FT.	264.59 SQ. MTS.

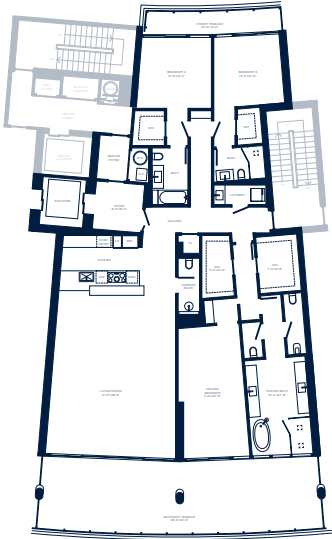


VITA

AT GROVE ISLE



ROOFTOP TERRACE



LEVEL 1

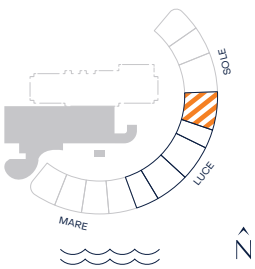
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LUCE PH 5

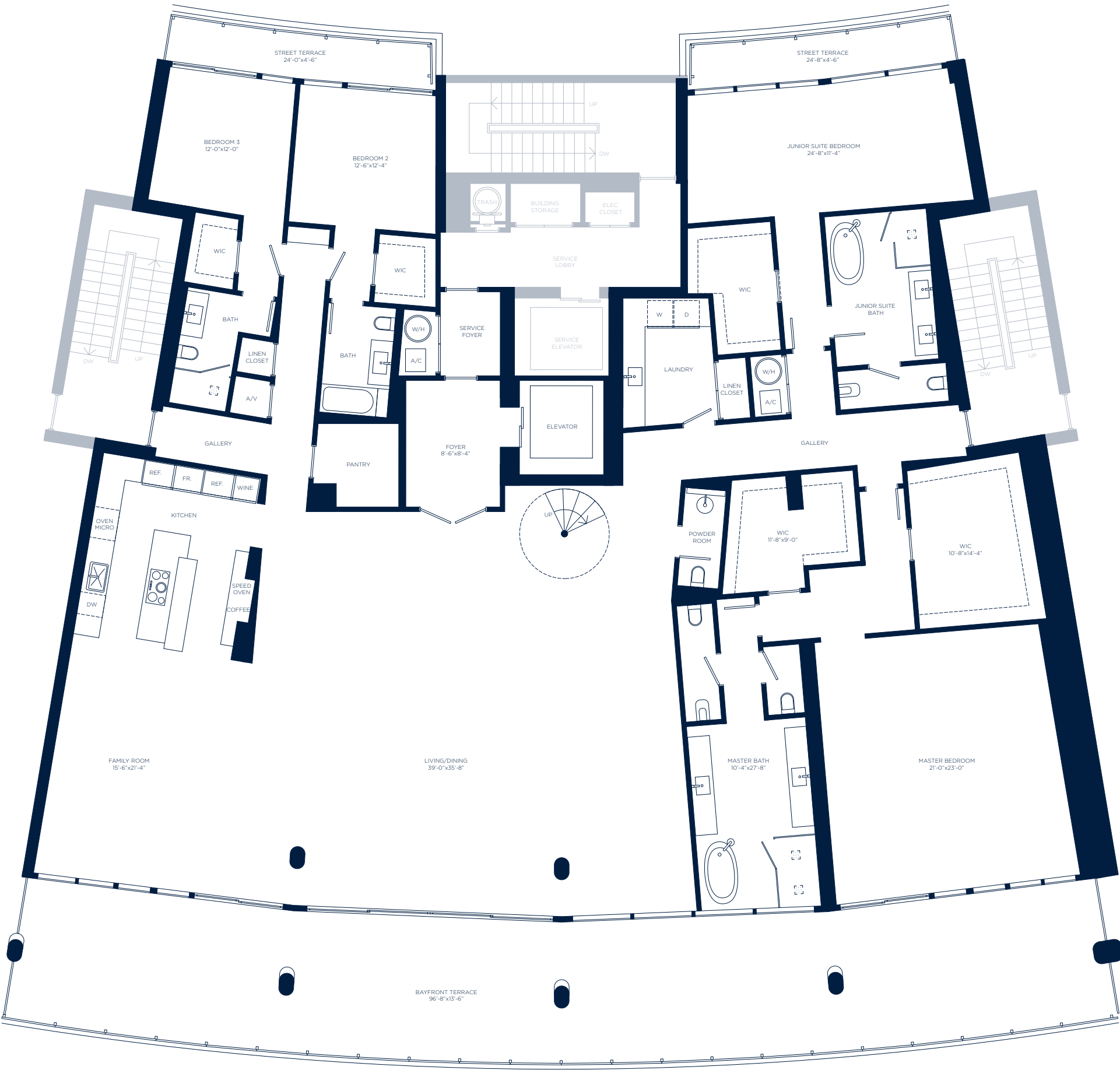
4 BEDROOMS | 5.5 BATHROOMS

INTERIOR	5,450 SQ. FT.	506.32 SQ. MTS.
EXTERIOR	1,506 SQ. FT.	139.91 SQ. MTS.
TOTAL	6,956 SQ. FT.	646.23 SQ. MTS.

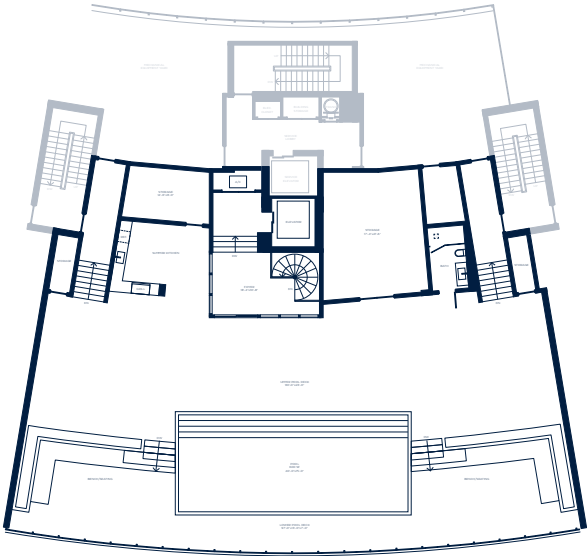


VITA

AT GROVE ISLE



LEVEL 1



ROOFTOP TERRACE

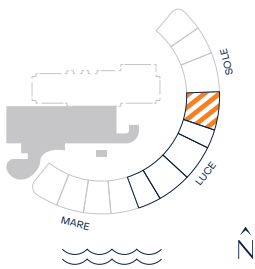


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LUCE PH 5

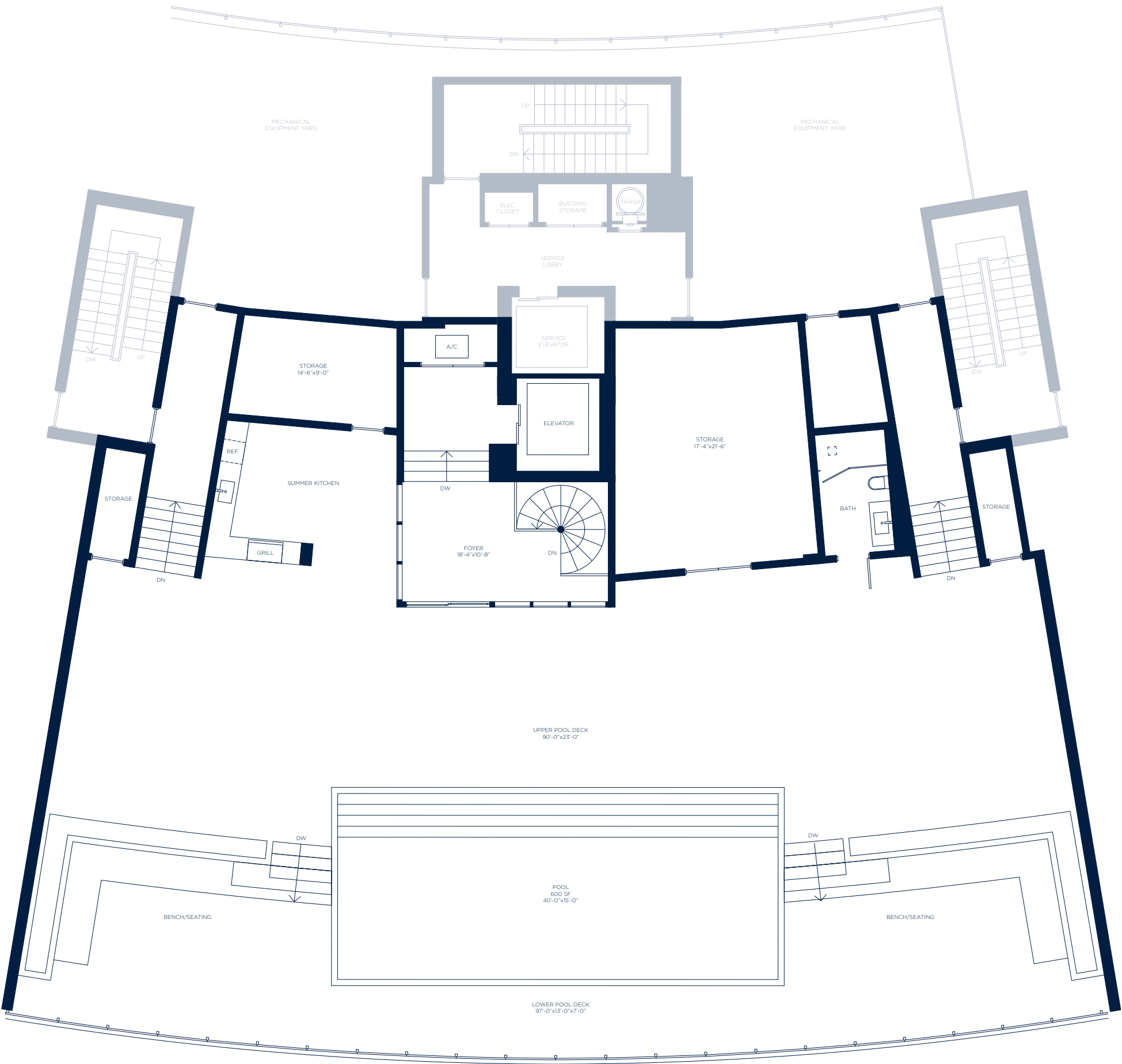
4 BEDROOMS | 5.5 BATHROOMS

INTERIOR	1,043 SQ. FT.	96.90 SQ. MTS.
EXTERIOR	4,651 SQ. FT.	432.09 SQ. MTS.
TOTAL	5,694 SQ. FT.	528.99 SQ. MTS.



VITA

AT GROVE ISLE



ROOFTOP TERRACE



LEVEL 1

STATED DIMENSIONS AND SQUARE FOOTAGES ARE MEASURED TO THE EXTERIOR BOUNDARIES OF THE EXTERIOR WALLS AND THE CENTERLINE OF INTERIOR DEMISING WALLS AND IN FACT VARIES FROM THE SQUARE FOOTAGE AND 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 ALL INTERIOR STRUCTURAL COMPONENTS AND OTHER COMMON ELEMENTS). THIS METHOD IS GENERALLY USED IN SALES MATERIALS AND IS PROVIDED TO ALLOW A PROSPECTIVE BUYER TO COMPARE THE UNITS WITH UNITS IN OTHER CONDOMINIUM PROJECTS THAT UTILIZE THE SAME METHOD. FOR THE SQUARE FOOTAGE OF THE UNIT, CALCULATED IN ACCORDANCE WITH THE DEFINITION SET FORTH IN THE DECLARATION, WHICH WILL BE SMALLER THAN STATED ABOVE. SEE THE DECLARATION. ALL DIMENSIONS ARE ESTIMATES WHICH WILL VARY WITH ACTUAL CONSTRUCTION, AND ALL FLOOR PLANS, SPECIFICATIONS AND OTHER DEVELOPMENT PLANS ARE SUBJECT TO CHANGE AND WILL NOT NECESSARILY ACCURATELY REFLECT THE FINAL PLANS AND SPECIFICATIONS FOR THE DEVELOPMENT. ALL DEPICTIONS OF FURNITURE, APPLIANCES, COUNTERS, SOFFITS, FLOOR COVERINGS AND OTHER MATTERS OF DETAIL, INCLUDING, WITHOUT LIMITATION, ITEMS OF FINISH AND DECORATION, ARE CONCEPTUAL ONLY AND ARE NOT NECESSARILY INCLUDED IN EACH UNIT. SAID ITEMS ARE ONLY INCLUDED IF AND TO THE EXTENT PROVIDED IN YOUR PURCHASE AGREEMENT. PLEASE NOTE THAT THE "TOTAL" AREA LISTED HEREON INCLUDES THE PROPOSED SQUARE FOOTAGE OF TERRACE, WHICH IS NOT PART OF THE BOUNDARIES OF THE UNIT AS SET FORTH ON THE DECLARATION. ORAL REPRESENTATIONS CANNOT BE RELIED UPON AS CORRECTLY STATING THE REPRESENTATIONS OF THE DEVELOPER. FOR CORRECT REPRESENTATIONS, MAKE REFERENCE TO THIS BROCHURE AND TO THE DOCUMENTS REQUIRED BY SECTION 718.503, FLORIDA STATUTES, TO BE FURNISHED BY A DEVELOPER TO A BUYER OR LESSEE.

