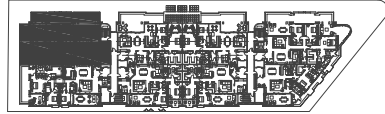


FLOOR PLANS

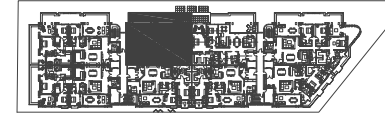
Biltmore Parc Residences



UNIT 1

3 Bedrooms
3 1/2 Bathrooms
& Den

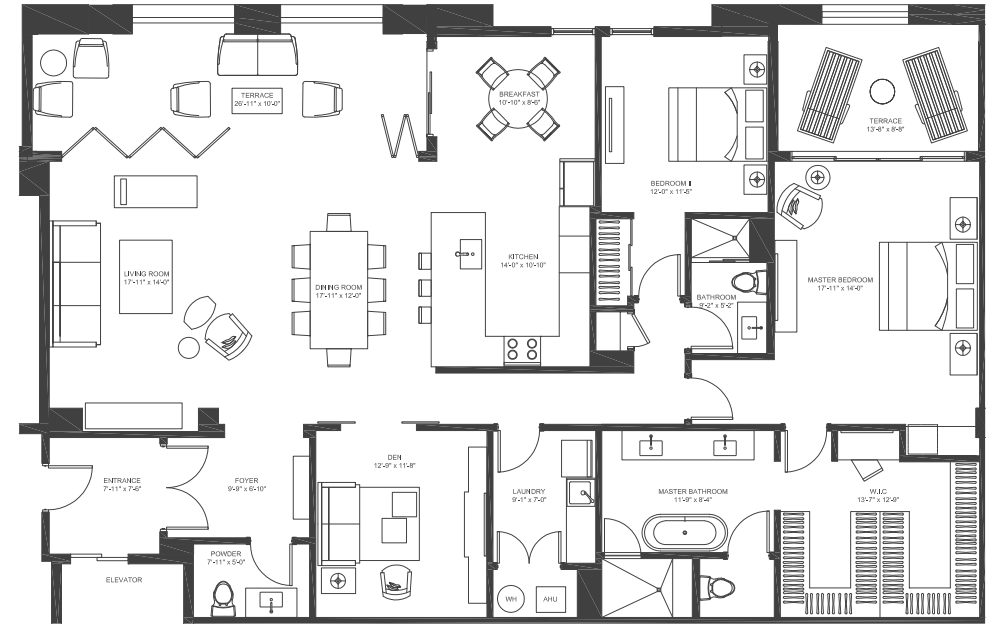
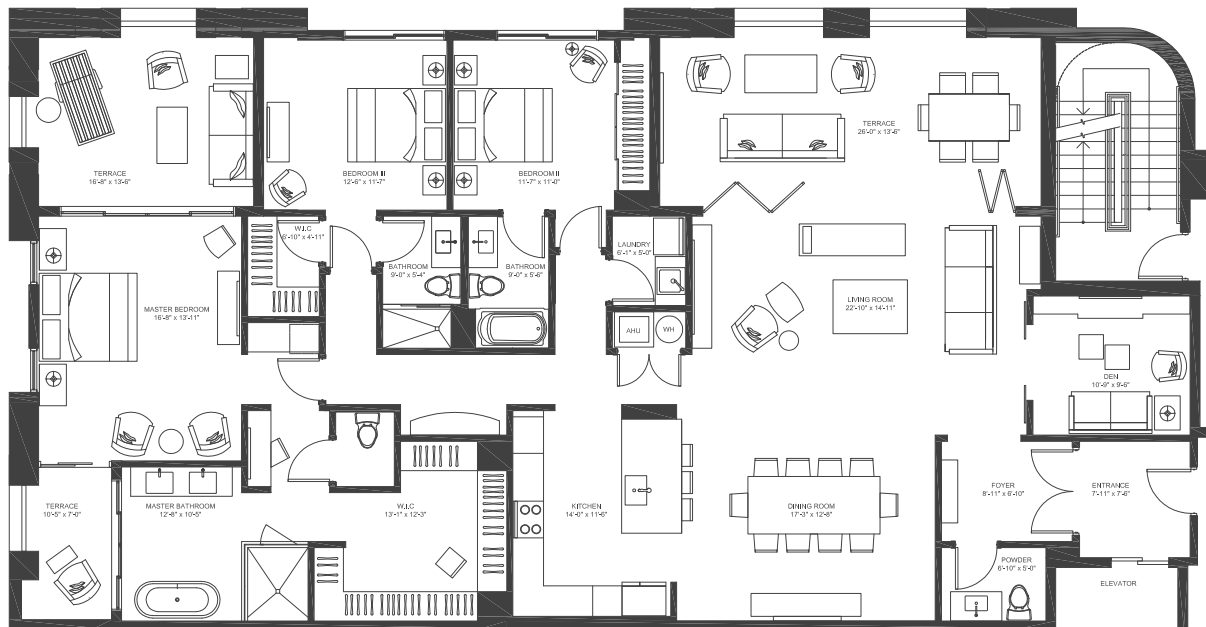
	301	401	501
A/C INTERIOR AREA	2,313 sq. ft.	2,313 sq. ft.	2,313 sq. ft.
TERRACE AREA	669 sq. ft.	627 sq. ft.	627 sq. ft.
TOTAL RESIDENCE	2,982 sq. ft.	2,940 sq. ft.	2,940 sq. ft.



UNIT 2

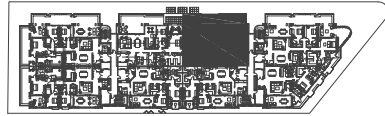
2 Bedrooms,
2 1/2 Bathrooms
& Den

	302	402	502
A/C INTERIOR AREA	2,120 sq. ft.	2,120 sq. ft.	2,120 sq. ft.
TERRACE AREA	430 sq. ft.	397 sq. ft.	397 sq. ft.
TOTAL RESIDENCE	2,550 sq. ft.	2,517 sq. ft.	2,517 sq. ft.



There are various methods for calculating the square footage of a unit and depending on the method of calculation, the quoted square footage of a Unit in an advertising materials may vary from the square footage of a Unit as stated or described in the Prospectus and the Declaration. The dimensions of the Unit shown in this floor plan have been calculated from the exterior boundaries of the exterior walls to the centerline of the interior walls, including common elements such as structural walls and other interior structural components of the building and in fact vary from the dimensions that result by using the description of the "Unit" and dimensions set forth in the Prospectus and the Declaration. The area of the Unit, determined in accordance with "Unit" as defined in the Prospectus and in the Declaration is less than the square footage reflected here. The configuration, allocation and use of space or the floor plan design may vary from that depicted here or in the Prospectus and/or declaration because the Developer reserves the right in the Prospectus to make architectural, engineering, design, dimension, specification and floor plan changes at any time, in the Developer's discretion, without notice to unit buyers. The measurement of any room in this floor plan is 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 length times width stated here. The furnishings, appliances, fixtures and decor illustrated are not included with the purchase of the Unit. See Prospectus for information regarding what is offered with the Unit and the calculation of the Unit square footage and dimensions.

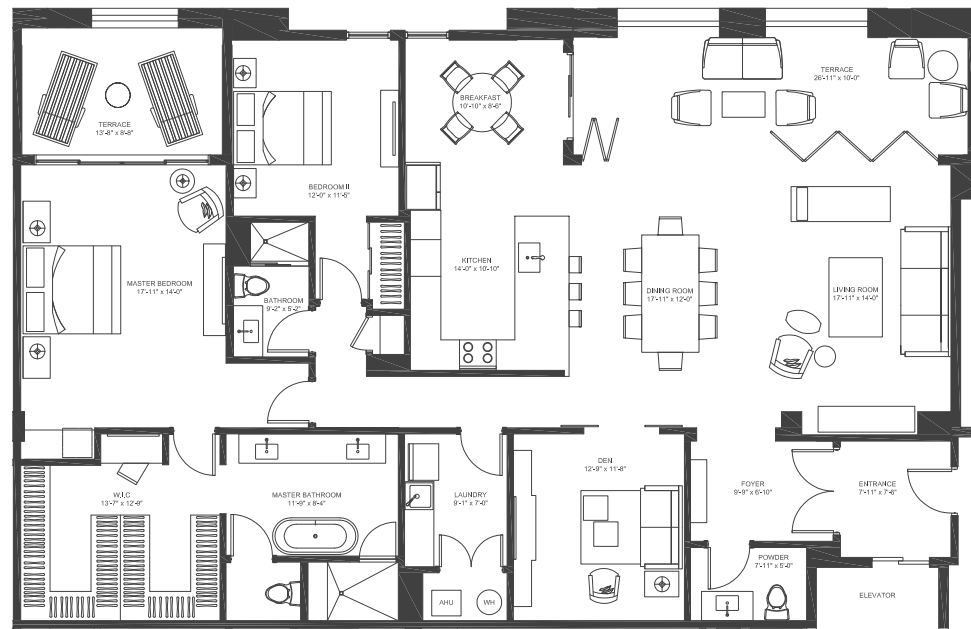
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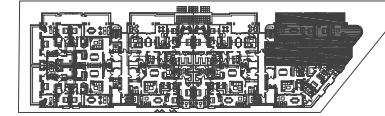
UNIT 3

2 Bedrooms,
2 1/2 Bathrooms
& Den

	303	403	503
A/C INTERIOR AREA	2,120 sq. ft.	2,120 sq. ft.	2,120 sq. ft.
TERRACE AREA	430 sq. ft.	397 sq. ft.	397 sq. ft.
TOTAL RESIDENCE	2,550 sq. ft.	2,517 sq. ft.	2,517 sq. ft.



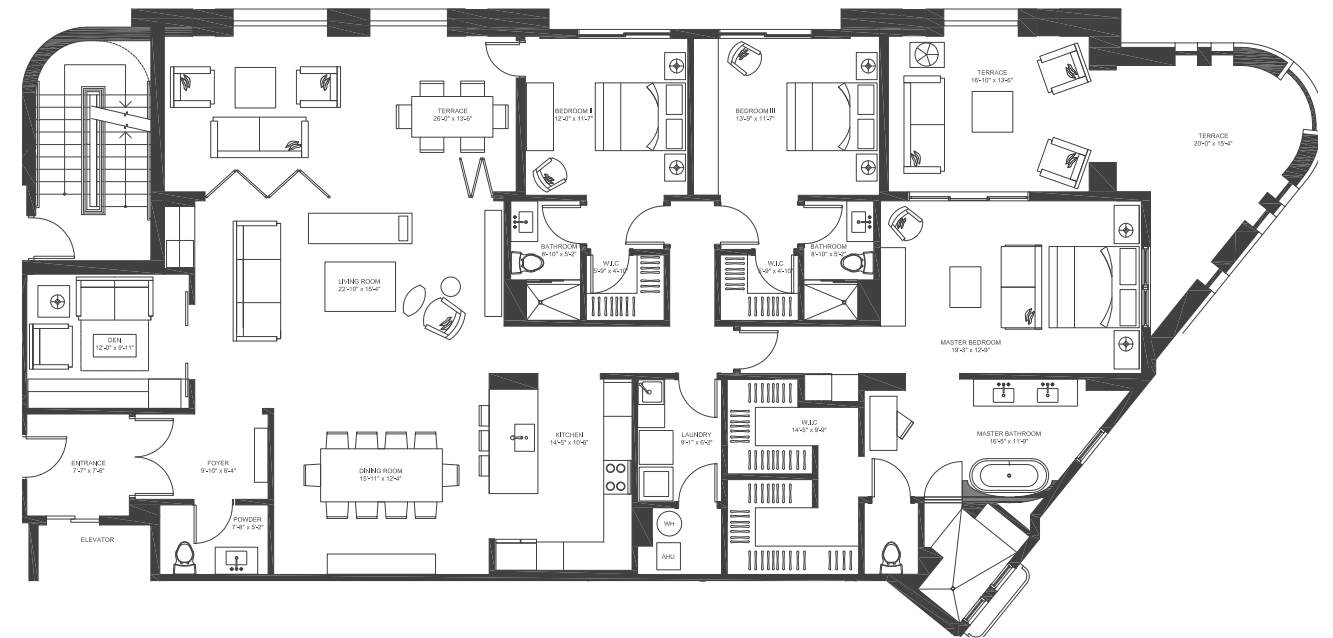
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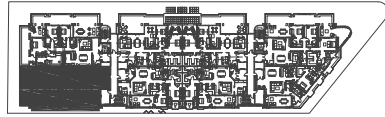
UNIT 4

3 Bedrooms,
3 1/2 Bathrooms
& Den

	304	404	504
A/C INTERIOR AREA	2,422 sq. ft.	2,422 sq. ft.	2,422 sq. ft.
TERRACE AREA	806 sq. ft.	776 sq. ft.	776 sq. ft.
TOTAL RESIDENCE	3,228 sq. ft.	3,198 sq. ft.	3,198 sq. ft.



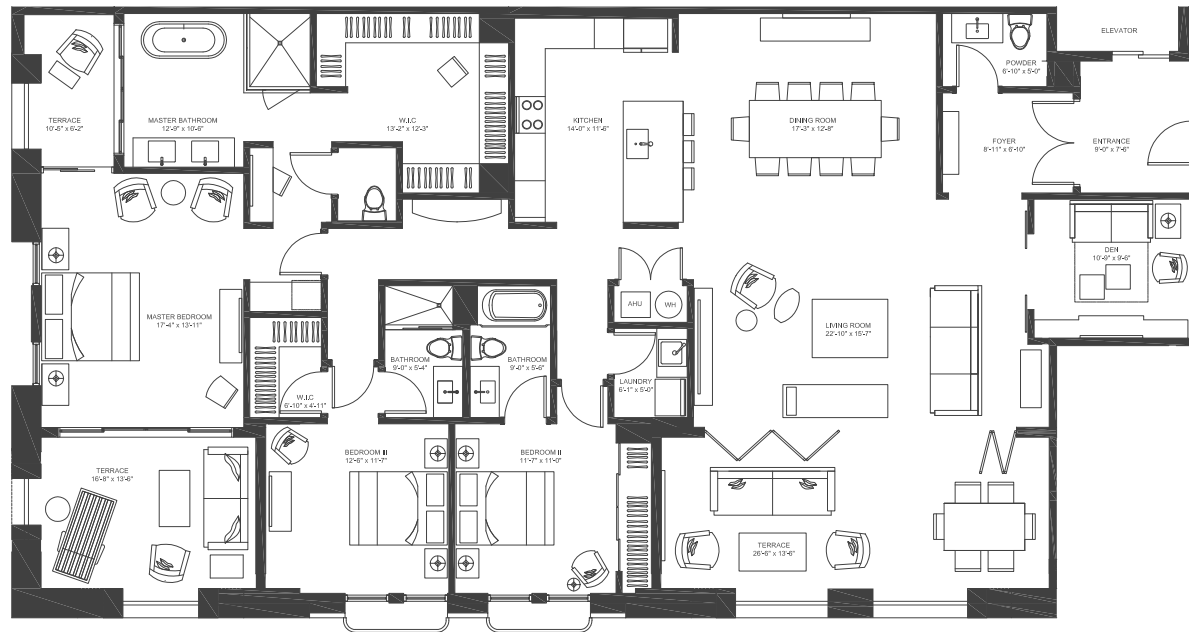
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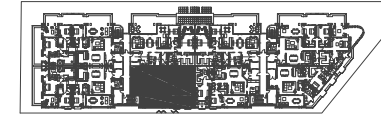
UNIT 5

3 Bedrooms,
3 1/2 Bathrooms
& Den

	305	405	505
A/C INTERIOR AREA	2,358 sq. ft.	2,358 sq. ft.	2,358 sq. ft.
TERRACE AREA	621 sq. ft.	580 sq. ft.	580 sq. ft.
TOTAL RESIDENCE	2,979 sq. ft.	2,938 sq. ft.	2,938 sq. ft.



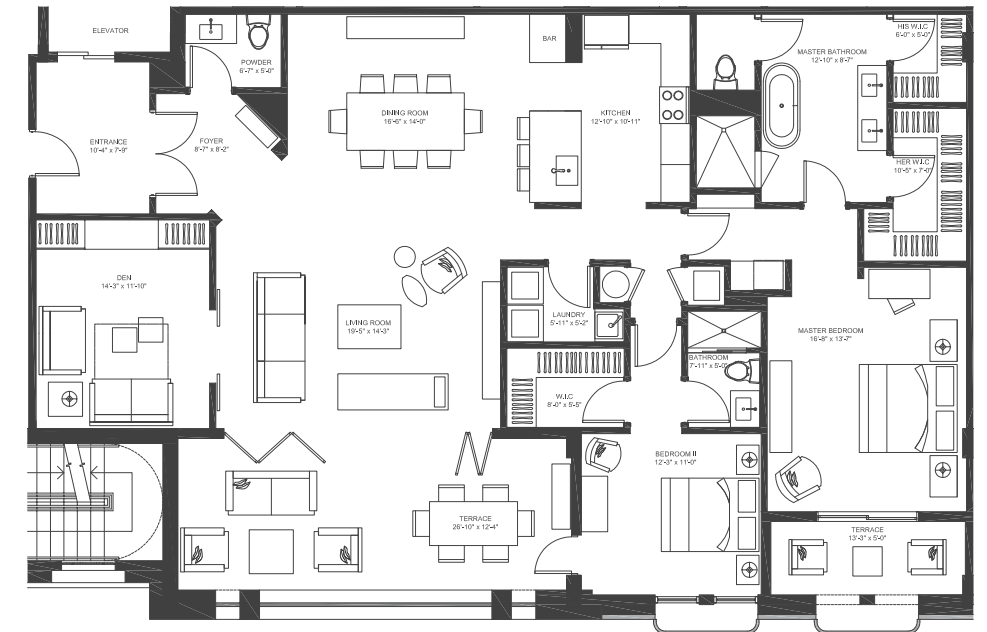
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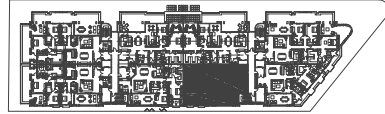
UNIT 6

2 Bedrooms,
2 1/2 Bathrooms
& Den

	206	306	406	506
A/C INTERIOR AREA	1,976 sq. ft.	1,976 sq. ft.	1,976 sq. ft.	1,976 sq. ft.
TERRACE AREA	449 sq. ft.	417 sq. ft.	400 sq. ft.	400 sq. ft.
TOTAL RESIDENCE	2,425 sq. ft.	2,393 sq. ft.	2,376 sq. ft.	2,376 sq. ft.



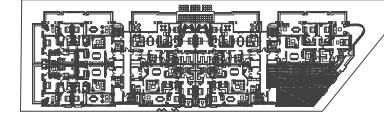
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UNIT 7

2 Bedrooms,
2 1/2 Bathrooms
& Den

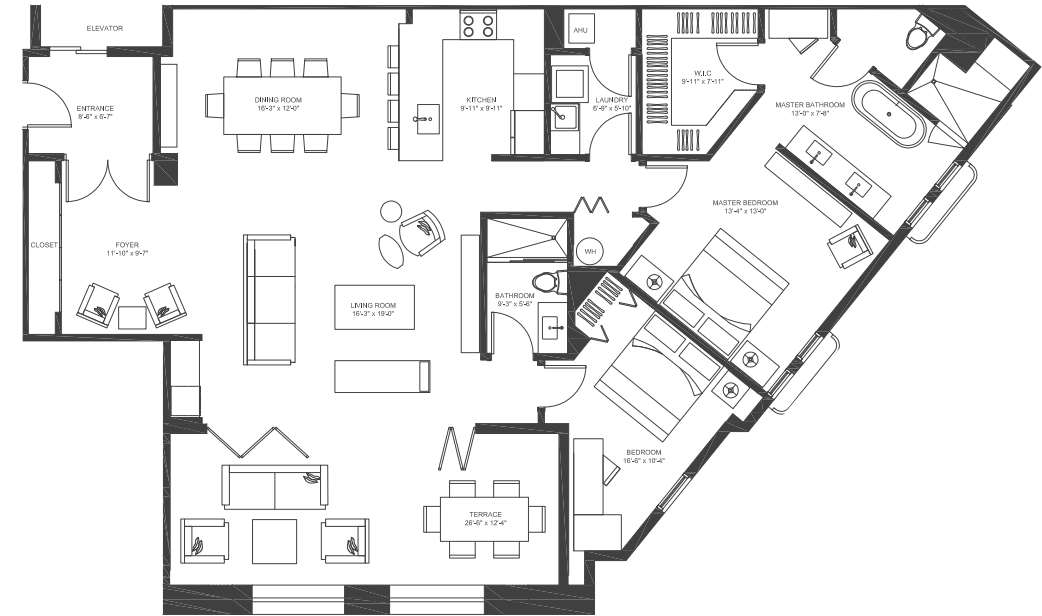
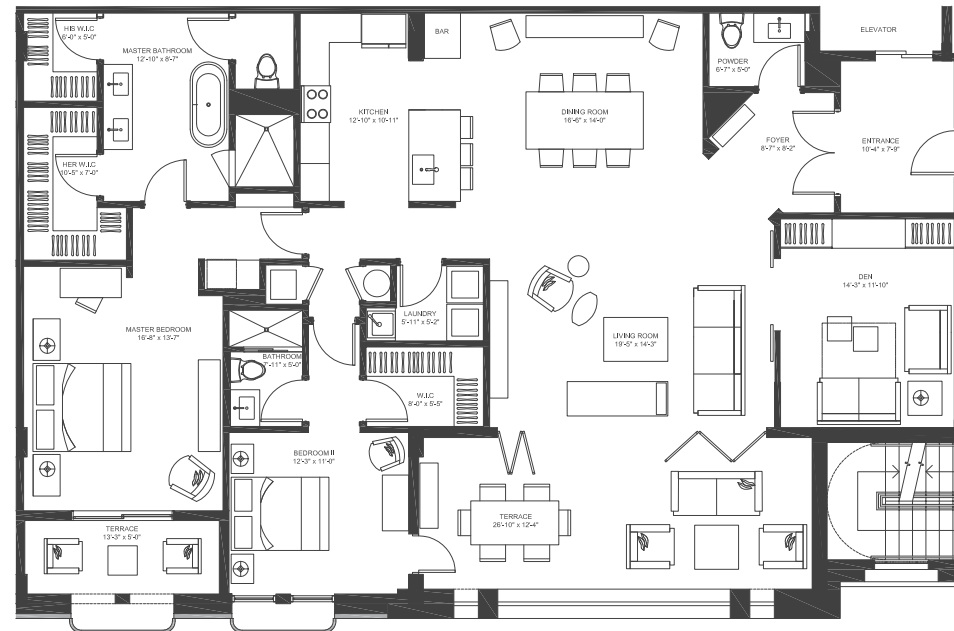
	207	307	407	507
A/C INTERIOR AREA	1,976 sq. ft.	1,976 sq. ft.	1,976 sq. ft.	1,976 sq. ft.
TERRACE AREA	449 sq. ft.	417 sq. ft.	400 sq. ft.	400 sq. ft.
TOTAL RESIDENCE	2,425 sq. ft.	2,393 sq. ft.	2,376 sq. ft.	2,376 sq. ft.



UNIT 8

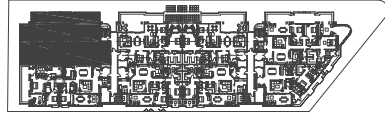
2 Bedrooms
2 Bathrooms

	308	408	508
A/C INTERIOR AREA	1,649 sq. ft.	1,649 sq. ft.	1,649 sq. ft.
TERRACE AREA	327 sq. ft.	311 sq. ft.	311 sq. ft.
TOTAL RESIDENCE	1,976 sq. ft.	1,960 sq. ft.	1,960 sq. ft.



There are various methods for calculating the square footage of a unit and depending on the method of calculation, the quoted square footage of a Unit in an advertising materials may vary from the square footage of a Unit as stated or described in the Prospectus and the Declaration. The dimensions of the Unit shown in this floor plan have been calculated from the exterior boundaries of the exterior walls to the centerline of the interior walls, including common elements such as structural walls and other interior structural components of the building and in fact vary from the dimensions that result by using the description of the "Unit" and dimensions set forth in the Prospectus and the Declaration. The area of the Unit, determined in accordance with "Unit" as defined in the Prospectus and in the Declaration is less than the square footage reflected here. The configuration, allocation and use of space or the floor plan design may vary from that depicted here or in the Prospectus and/or declaration because the Developer reserves the right in the Prospectus to make architectural, engineering, design, dimension, specification and floor plan changes at any time, in the Developer's discretion, without notice to unit buyers. The measurement of any room in this floor plan is 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 length times width stated here. The furnishings, appliances, fixtures and decor illustrated are not included with the purchase of the Unit. See Prospectus for information regarding what is offered with the Unit and the calculation of the Unit square footage and dimensions.

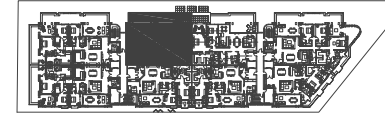
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UNIT 1

3 Bedrooms,
3 1/2 Bathrooms
& Den

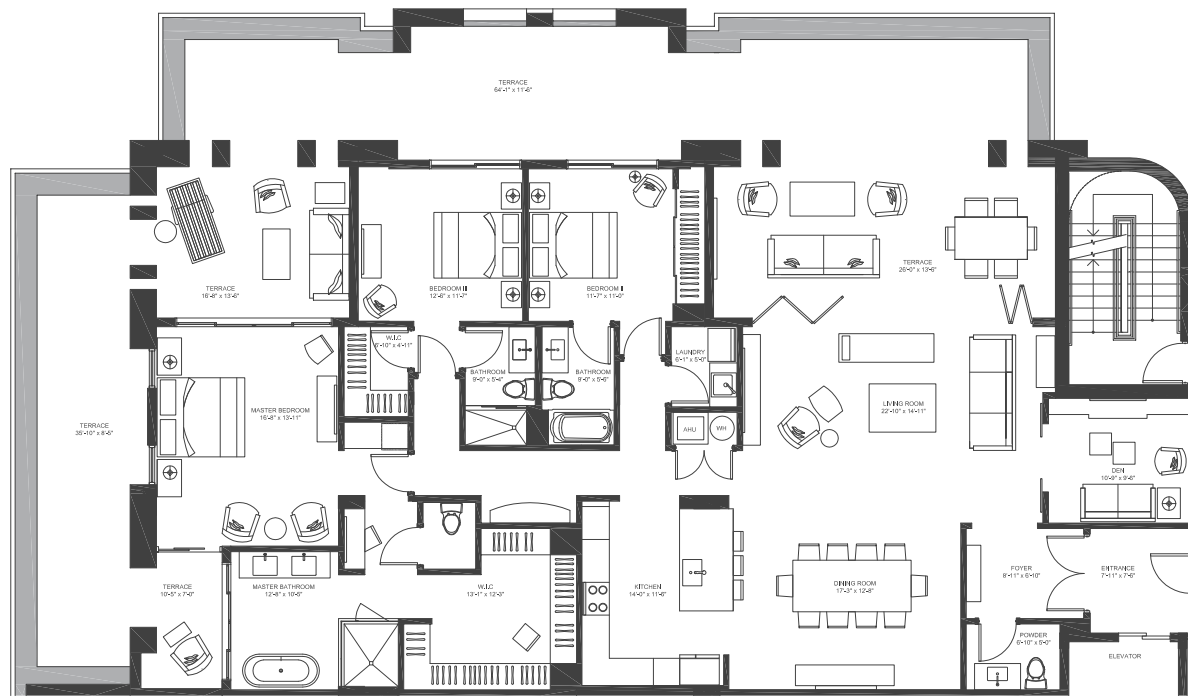
	201
A/C INTERIOR AREA	2,313 sq. ft.
TERRACE AREA	1,739 sq. ft.
TOTAL RESIDENCE	4,052 sq. ft.



UNIT 2

2 Bedrooms,
2 1/2 Bathrooms
& Den

	202
A/C INTERIOR AREA	2,120 sq. ft.
TERRACE AREA	857 sq. ft.
TOTAL RESIDENCE	2,977 sq. ft.



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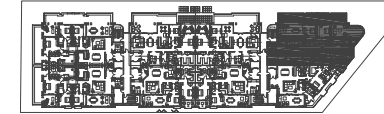
UNIT 3

2 Bedrooms,
2 1/2 Bathrooms
& Den

	203
A/C INTERIOR AREA	2,120 sq. ft.
TERRACE AREA	857 sq. ft.
TOTAL RESIDENCE	2,977 sq. ft.



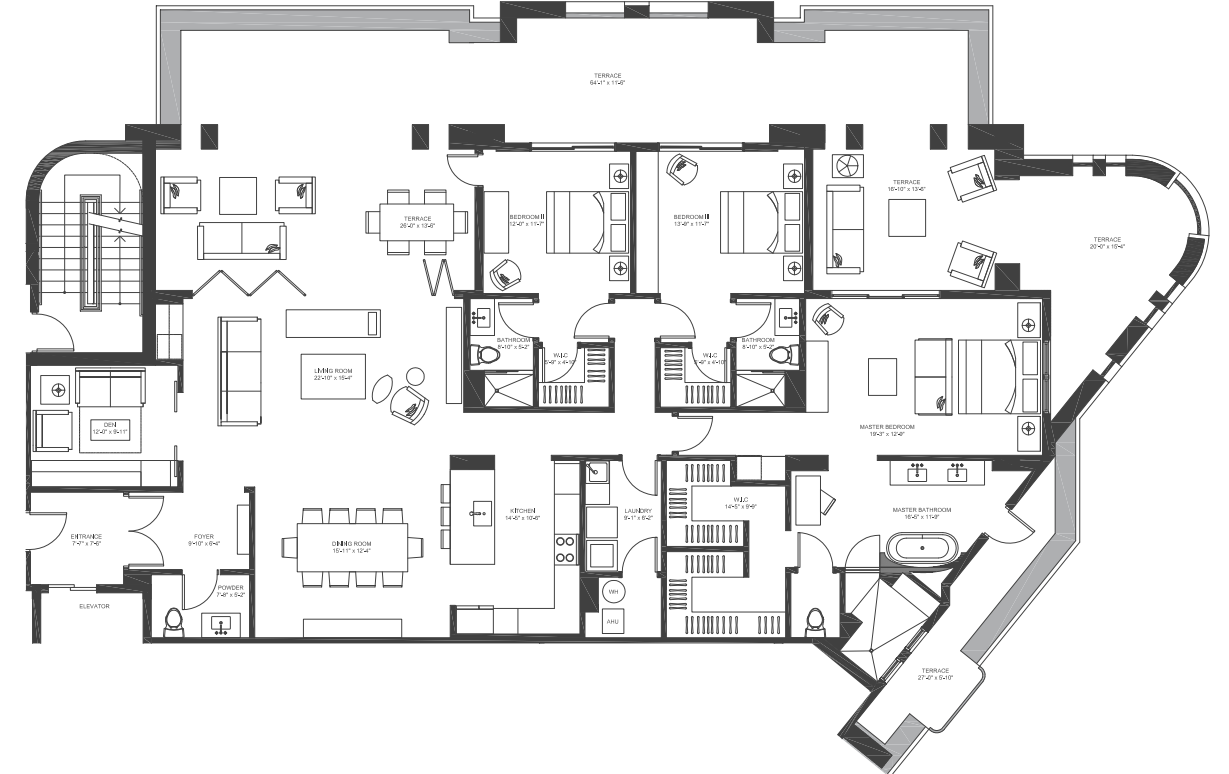
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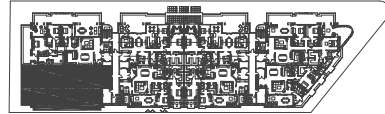
UNIT 4

3 Bedrooms,
3 1/2 Bathrooms
& Den

	204
A/C INTERIOR AREA	2,422 sq. ft.
TERRACE AREA	1,672 sq. ft.
TOTAL RESIDENCE	4,094 sq. ft.



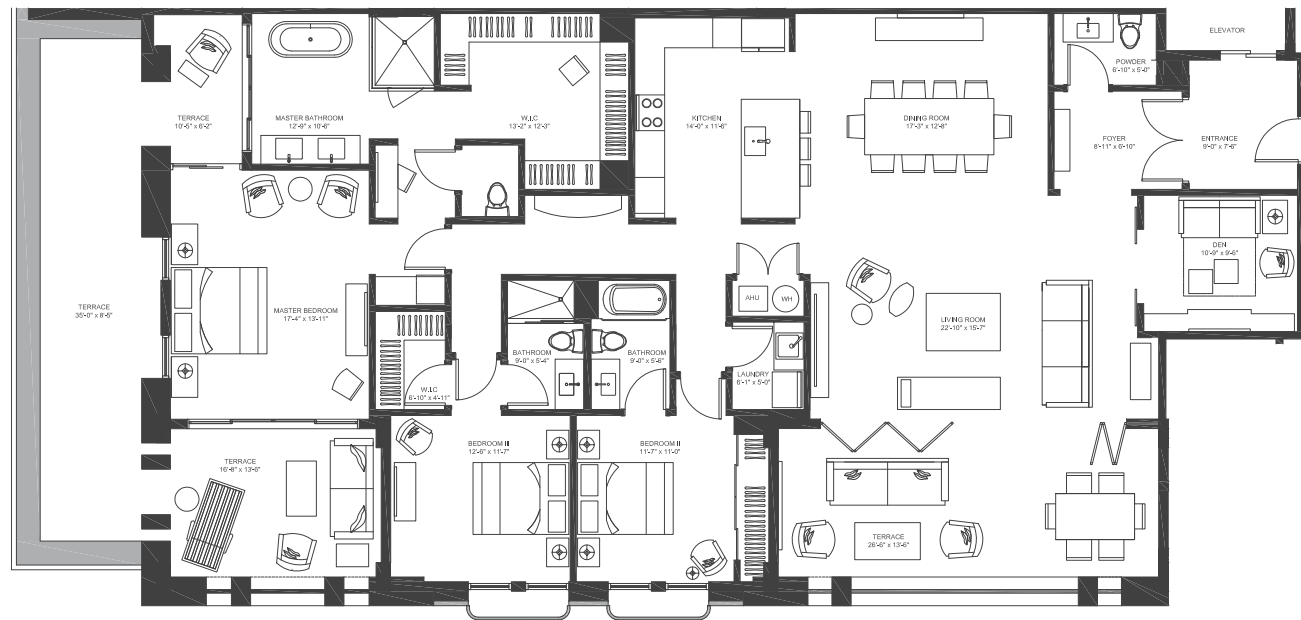
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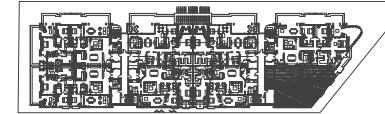
UNIT 5

3 Bedrooms,
3 1/2 Bathrooms
& Den

	205
A/C INTERIOR AREA	2,358 sq. ft.
TERRACE AREA	1,025 sq. ft.
TOTAL RESIDENCE	3,383 sq. ft.



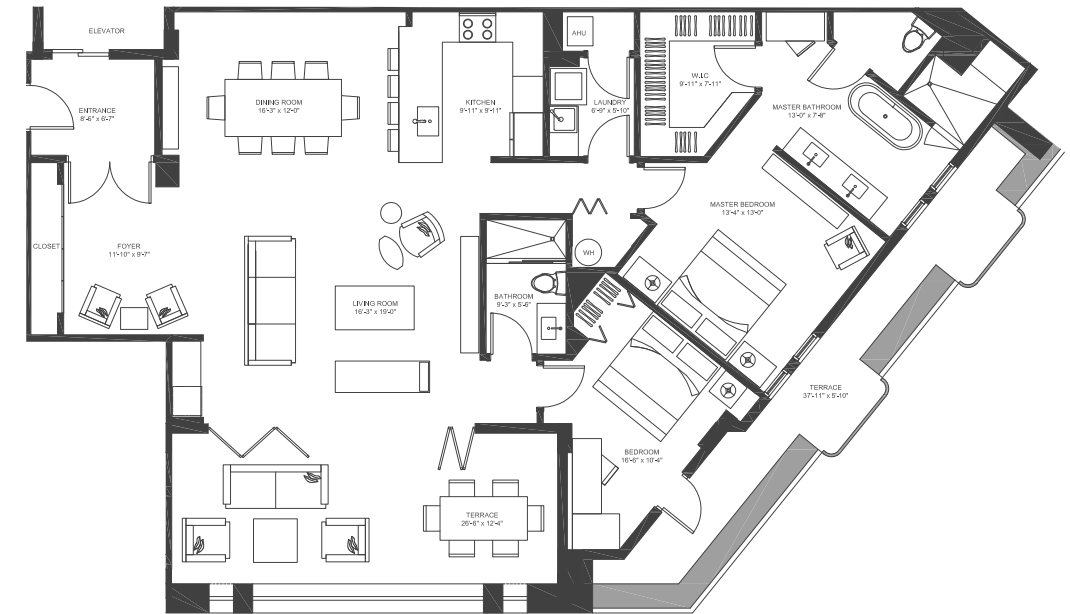
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UNIT 8

2 Bedrooms,
2 Bathrooms

	208
A/C INTERIOR AREA	1,649 sq. ft.
TERRACE AREA	571 sq. ft.
TOTAL RESIDENCE	2,220 sq. ft.



There are various methods for calculating the square footage of a unit and depending on the method of calculation, the quoted square footage of a Unit in an advertising materials may vary from the square footage of a Unit as stated or described in the Prospectus and the Declaration. The dimensions of the Unit shown in this floor plan have been calculated from the exterior boundaries of the exterior walls to the centerline of the interior walls, including common elements such as structural walls and other interior structural components of the building and in fact vary from the dimensions that result by using the description of the "Unit" and dimensions set forth in the Prospectus and the Declaration. The area of the Unit, determined in accordance with "Unit" as defined in the Prospectus and in the Declaration is less than the square footage reflected here. The configuration, allocation and use of space or the floor plan design may vary from that depicted here or in the Prospectus and/or declaration because the Developer reserves the right in the Prospectus to make architectural, engineering, design, dimension, specification and floor plan changes at any time, in the Developer's discretion, without notice to unit buyers. The measurement of any room in this floor plan is 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 length times width stated here. The furnishings, appliances, fixtures and decor illustrated are not included with the purchase of the Unit. See Prospectus for information regarding what is offered with the Unit and the calculation of the Unit square footage and dimensions.