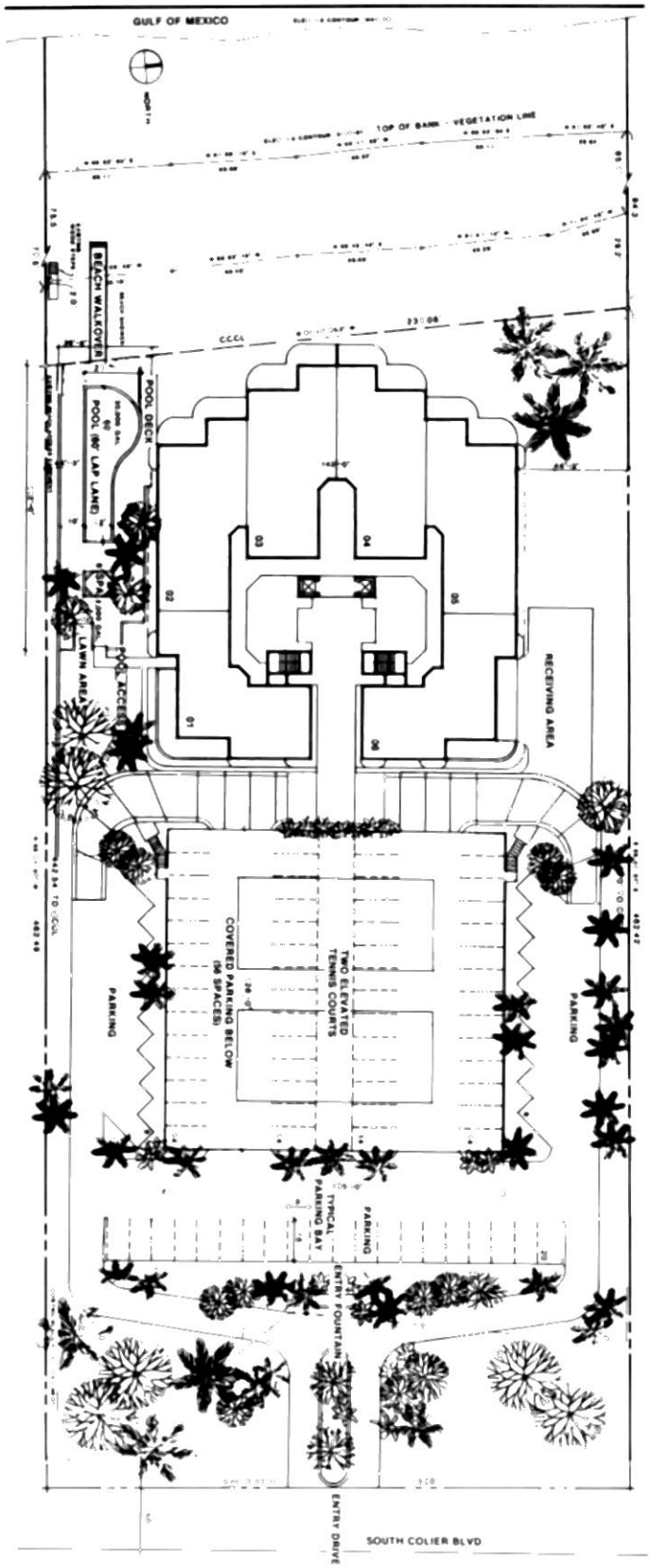
The Falls of MARCO ISLAND CONDOMINIUMS

Site Plan

- ☐ LIGHTED TENNIS COURTS.
- ☐ SWIMMING POOL WITH 60 FT. LAP LANES.
- ☐ SUN DECK WITH WHIRLPOOL SPA.



8 DWELLING UNIT FLOORS OVER GROUND FLOOR

MAXIMUM BUILDING HEIGHT 80'-4"

TOTAL UNITS	**46**
LUXURY 3 BEDROOM	44
PENTHOUSE	2
TOTAL PARKING	**92**
COVERED SPACES	56
UNCOVERED SPACES	36

AREA OF PROPERTY 3-17-87 TO THE 1.5 ELEV. IS 2.89 ACRES

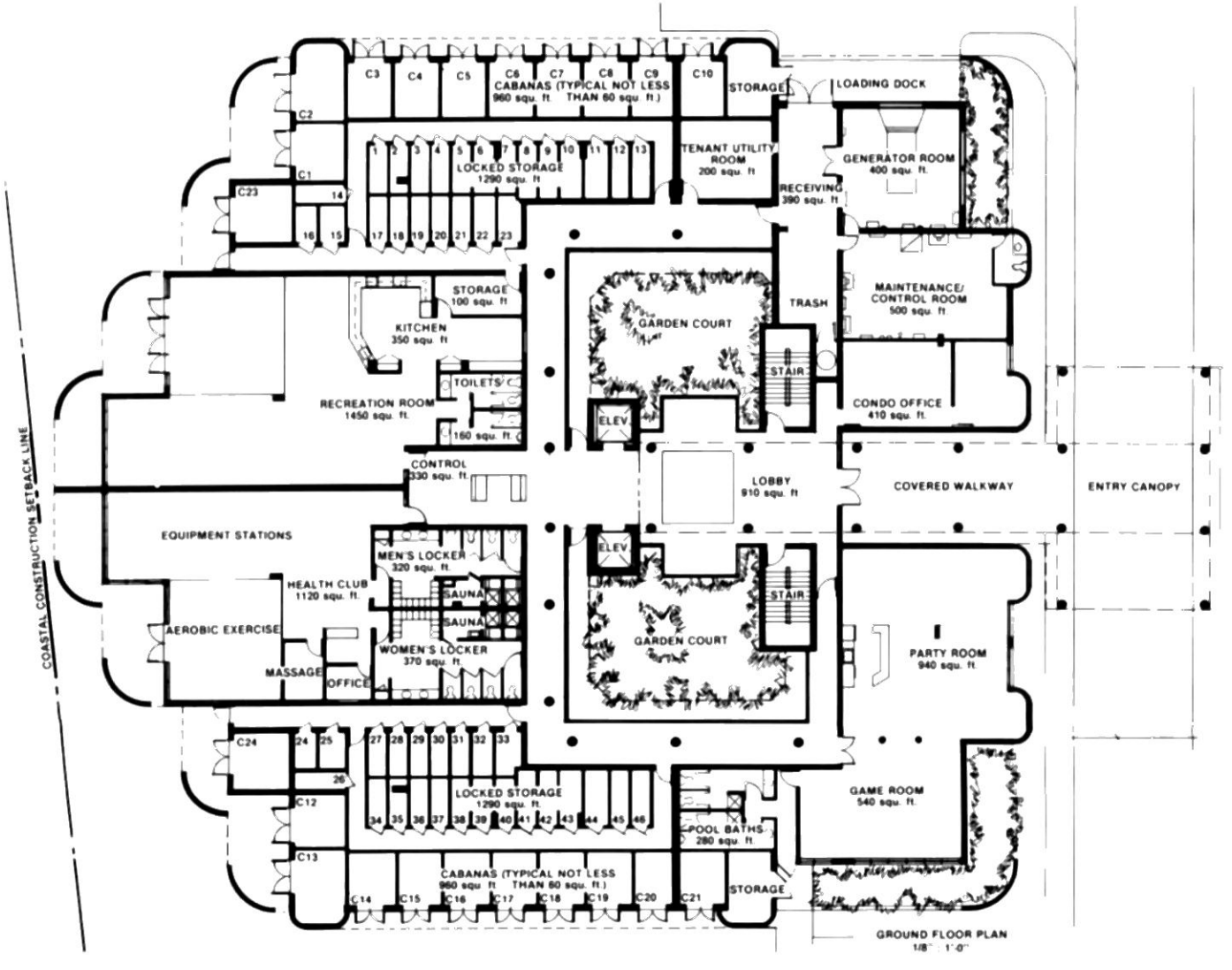
ALL IMPROVEMENTS SHOWN ARE PROPOSED IMPROVEMENTS

SCHEMATIC DESIGNS PREPARED BY ARCHITECTURAL RESOURCES CORPORATION. SITE INFORMATION TAKEN FROM A SURVEY BY ANCHOR ENGINEERING, DATED MARCH 26, 1987, AND TITLED "THE FALLS." THE ARCHITECT ASSUMES NO RESPONSIBILITY FOR THE ACCURACY OF THIS INFORMATION

The Falls of MARCO ISLAND CONDOMINIUMS

Main Floor Plan

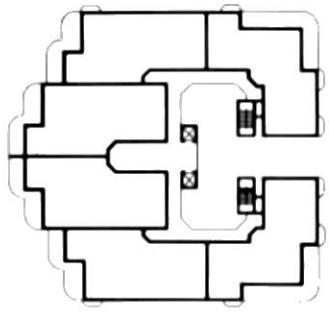
- ☐ ELEGANTLY APPOINTED LOBBY WITH GARDEN COURTYARD
- ☐ COVENIENT ENTERTAINMENT CENTER
- ☐ PARTY ROOM AND GAMES ROOM
- ☐ PROFESSIONALLY EQUIPPED HEALTH SPA AND FITNESS CENTER WITH PRIVATE LOCKERS
- ☐ INDIVIDUAL PRIVATE STORAGE LOCKERS
- ☐ CABANAS AVAILABLE FOR PURCHASE

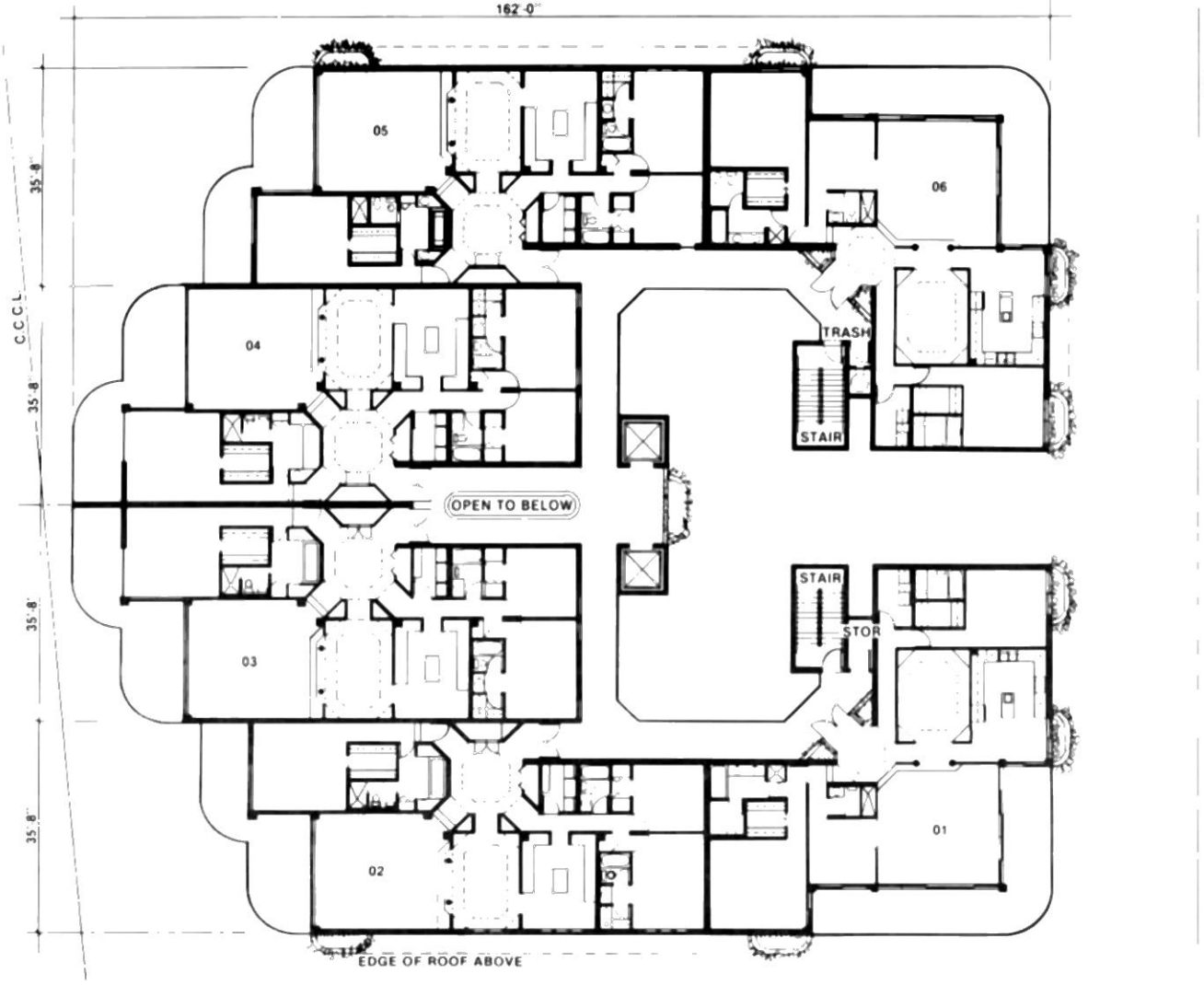


The Falls of MARCO ISLAND CONDOMINIUMS

Typical Floor Plan

- ☐ PRIVACY AND SECLUSION - ONLY 6 SUITES PER FLOOR.
- ☐ OPEN ATRIUM COURTYARD DESIGN.





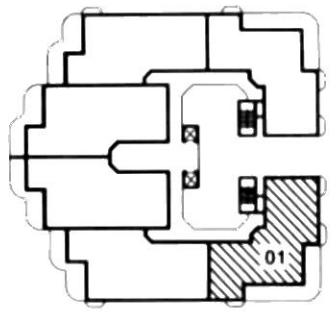
2ND THROUGH 9TH FLOORS TYPICAL

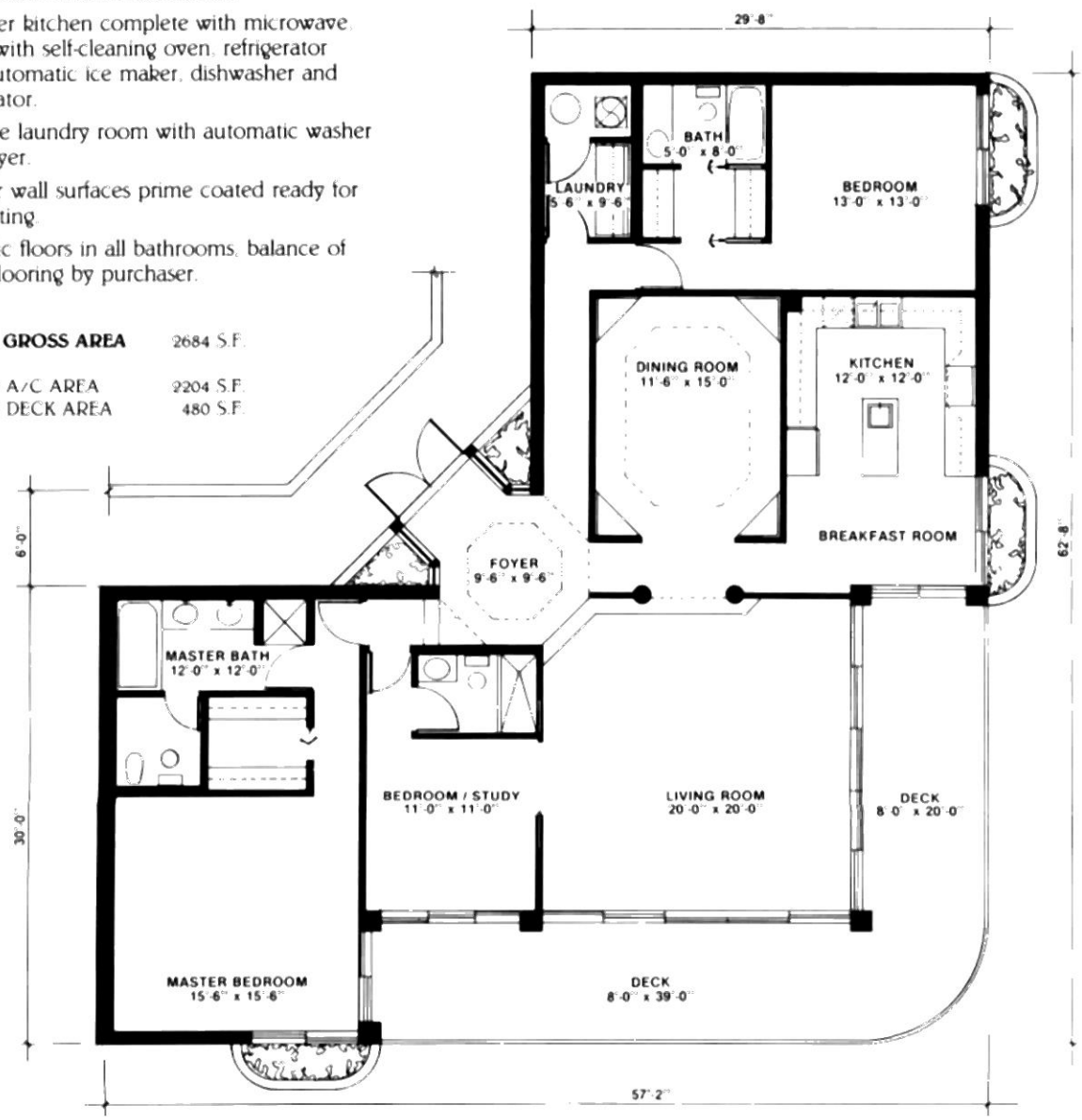
Suite 01
Southeast

The Falls of MARCO ISLAND CONDOMINIUMS

- ☐ Spacious balconies.
- ☐ Elegant double door main entry to spacious formal foyer.
- ☐ Over-sized sunken living room.
- ☐ Roughed in for wet bar in living room.
- ☐ Spacious sunken master bedrooms.
- ☐ En suite master bath including elegantly appointed whirlpool, separate shower, twin vanity sinks and private lavatory and bidet.
- ☐ Second and third bedrooms each with convenient en suite bathrooms.
- ☐ Designer kitchen complete with microwave range with self-cleaning oven, refrigerator with automatic ice maker, dishwasher and garburator.
- ☐ En suite laundry room with automatic washer and dryer.
- ☐ Interior wall surfaces prime coated ready for decorating.
- ☐ Ceramic floors in all bathrooms, balance of finish flooring by purchaser.

TOTAL GROSS AREA	2684 S.F.
NET A/C AREA	2204 S.F.
NET DECK AREA	480 S.F.

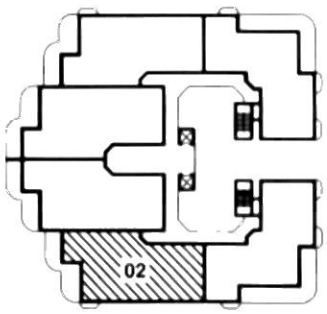


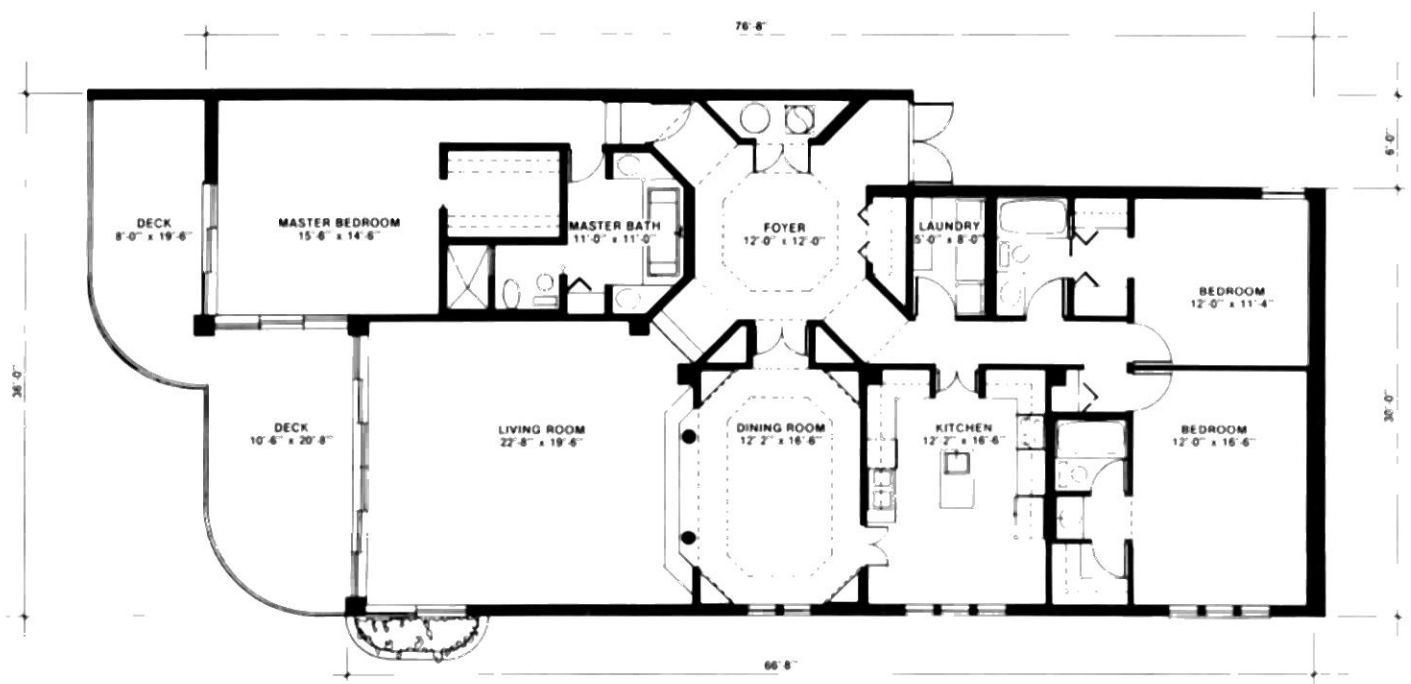


Suite 02
Southwest Beach

The Falls of MARCO ISLAND CONDOMINIUMS

- ☐ Spacious balconies.
- ☐ Elegant double door main entry to spacious formal foyer.
- ☐ Over-sized sunken living room.
- ☐ Roughed in for wet bar in living room.
- ☐ Spacious sunken master bedrooms.
- ☐ En suite master bath including elegantly appointed whirlpool, separate shower, twin vanity sinks and private lavatory and bidet.
- ☐ Second and third bedrooms each with convenient en suite bathrooms.
- ☐ Designer kitchen complete with microwave, range with self-cleaning oven, refrigerator with automatic ice maker, dishwasher and garburator.
- ☐ En suite laundry room with automatic washer and dryer.
- ☐ Interior wall surfaces prime coated ready for decorating.
- ☐ Ceramic floors in all bathrooms, balance of finish flooring by purchaser.



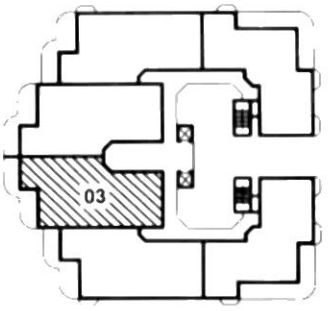


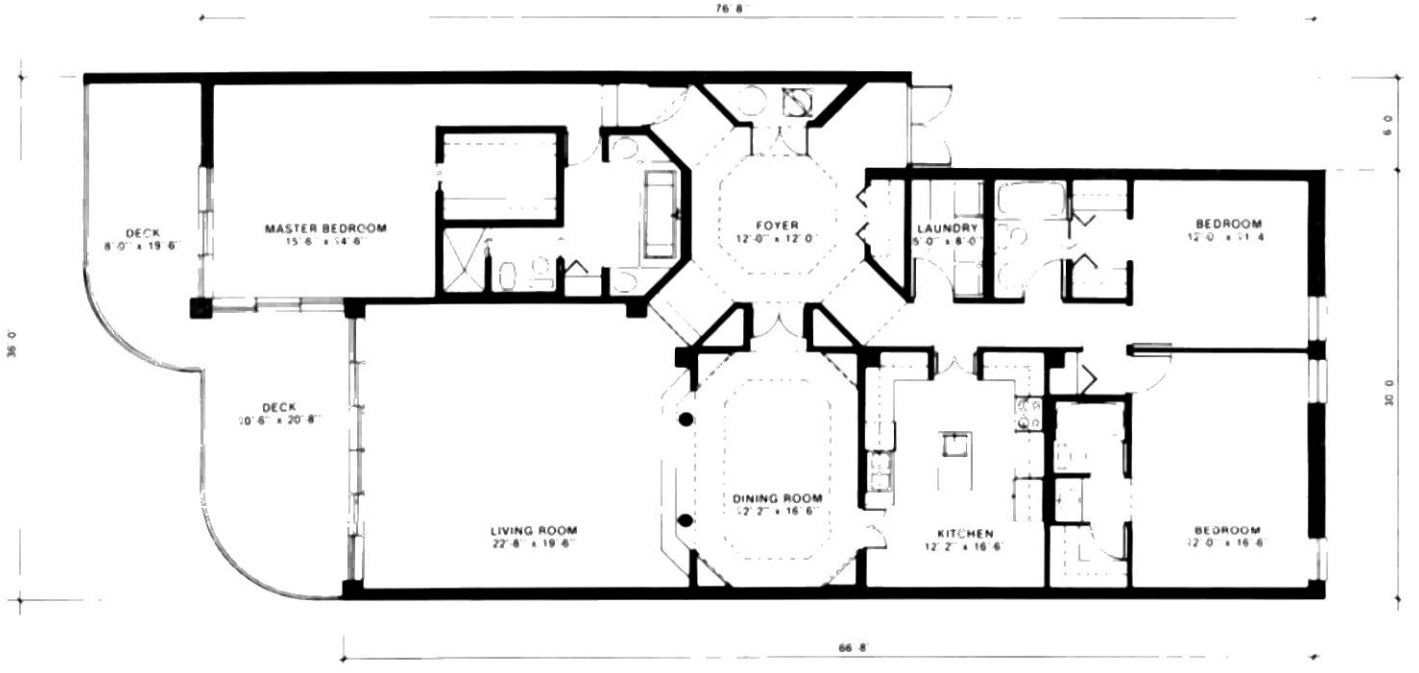
TOTAL GROSS AREA	2714 S.F.
NET A/C AREA	2340 S.F.
NET DECK AREA	325 S.F.

Suite 03
Southwest Centre Beach

The Falls of MARCO ISLAND CONDOMINIUMS

- ☐ Spacious balconies.
- ☐ Elegant double door main entry to spacious formal foyer.
- ☐ Over-sized sunken living room.
- ☐ Roughed in for wet bar in living room.
- ☐ Spacious sunken master bedrooms.
- ☐ En suite master bath including elegantly appointed whirlpool, separate shower, twin vanity sinks and private lavatory and bidet.
- ☐ Second and third bedrooms each with convenient en suite bathrooms.
- ☐ Designer kitchen complete with microwave, range with self-cleaning oven, refrigerator with automatic ice maker, dishwasher and garburator.
- ☐ En suite laundry room with automatic washer and dryer.
- ☐ Interior wall surfaces prime coated ready for decorating.
- ☐ Ceramic floors in all bathrooms, balance of finish flooring by purchaser.





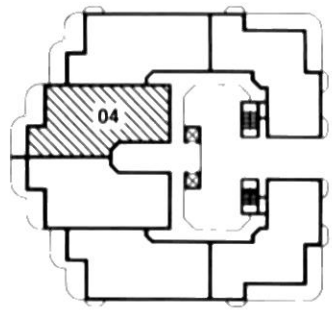
TOTAL GROSS AREA	2714 S.F.
NET A/C AREA	2340 S.F.
NET DECK AREA	325 S.F.

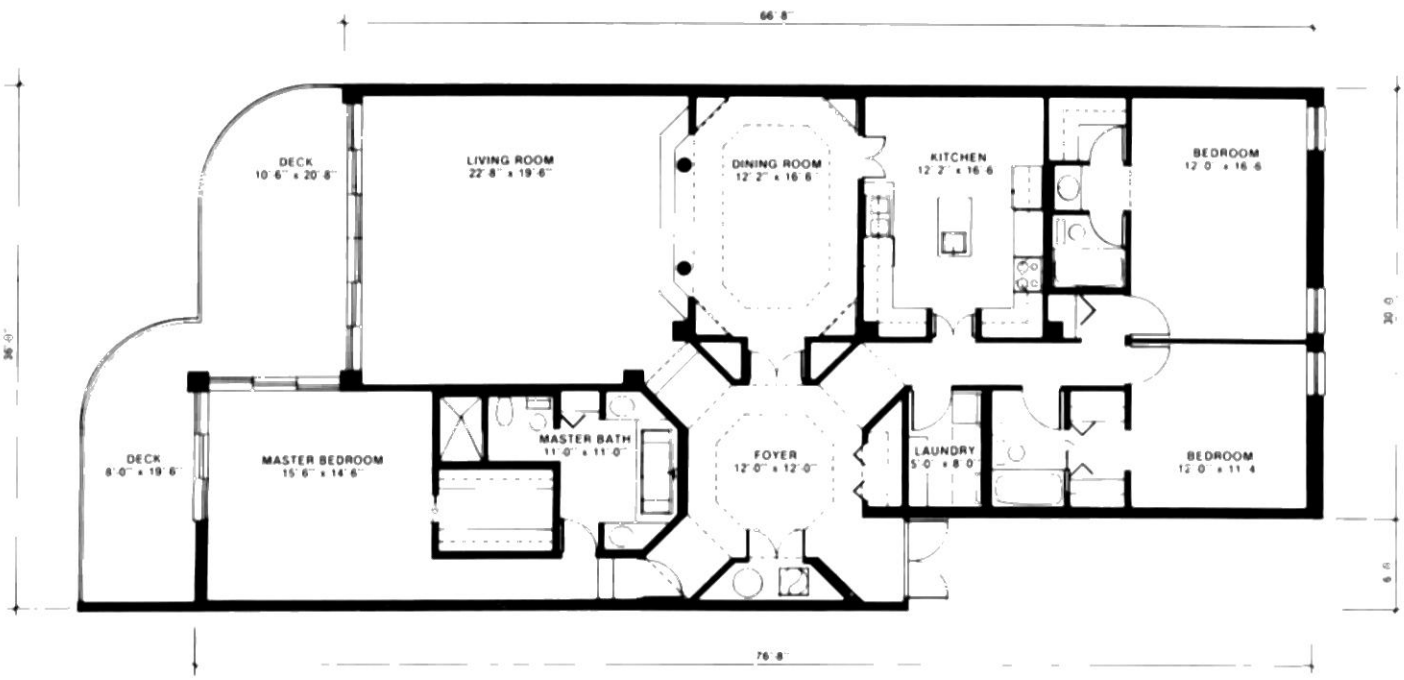
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Suite 04
Northwest Centre Beach

The Falls of MARCO ISLAND CONDOMINIUMS

- ☐ Spacious balconies.
- ☐ Elegant double door main entry to spacious formal foyer.
- ☐ Over-sized sunken living room.
- ☐ Roughed in for wet bar in living room.
- ☐ Spacious sunken master bedrooms.
- ☐ En suite master bath including elegantly appointed whirlpool, separate shower, twin vanity sinks and private lavatory and bidet.
- ☐ Second and third bedrooms each with convenient en suite bathrooms.
- ☐ Designer kitchen complete with microwave, range with self-cleaning oven, refrigerator with automatic ice maker, dishwasher and garburator.
- ☐ En suite laundry room with automatic washer and dryer.
- ☐ Interior wall surfaces prime coated ready for decorating.
- ☐ Ceramic floors in all bathrooms, balance of finish flooring by purchaser.



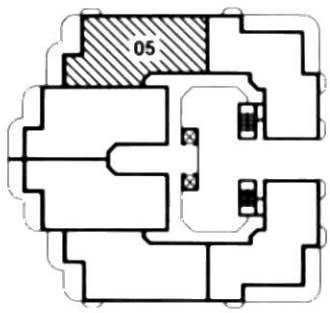


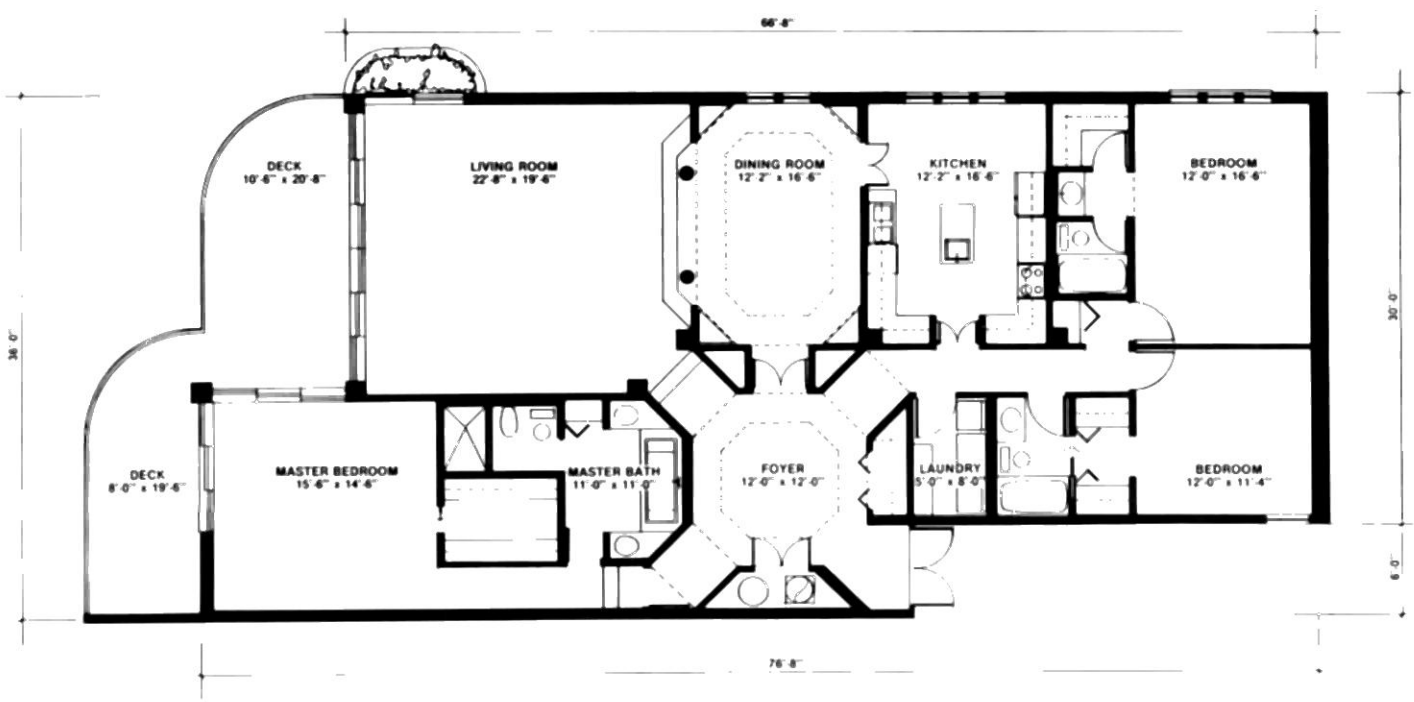
TOTAL GROSS AREA	2714 S.F.
NET A/C AREA	2340 S.F.
NET DECK AREA	325 S.F.

Suite 05
Northwest Beach

The Falls of MARCO ISLAND CONDOMINIUMS

- ☐ Spacious balconies.
- ☐ Elegant double door main entry to spacious formal foyer.
- ☐ Over-sized sunken living room.
- ☐ Roughed in for wet bar in living room.
- ☐ Spacious sunken master bedrooms.
- ☐ En suite master bath including elegantly appointed whirlpool, separate shower, twin vanity sinks and private lavatory and bidet.
- ☐ Second and third bedrooms each with convenient en suite bathrooms.
- ☐ Designer kitchen complete with microwave, range with self-cleaning oven, refrigerator with automatic ice maker, dishwasher and garburator.
- ☐ En suite laundry room with automatic washer and dryer.
- ☐ Interior wall surfaces prime coated ready for decorating.
- ☐ Ceramic floors in all bathrooms, balance of finish flooring by purchaser.

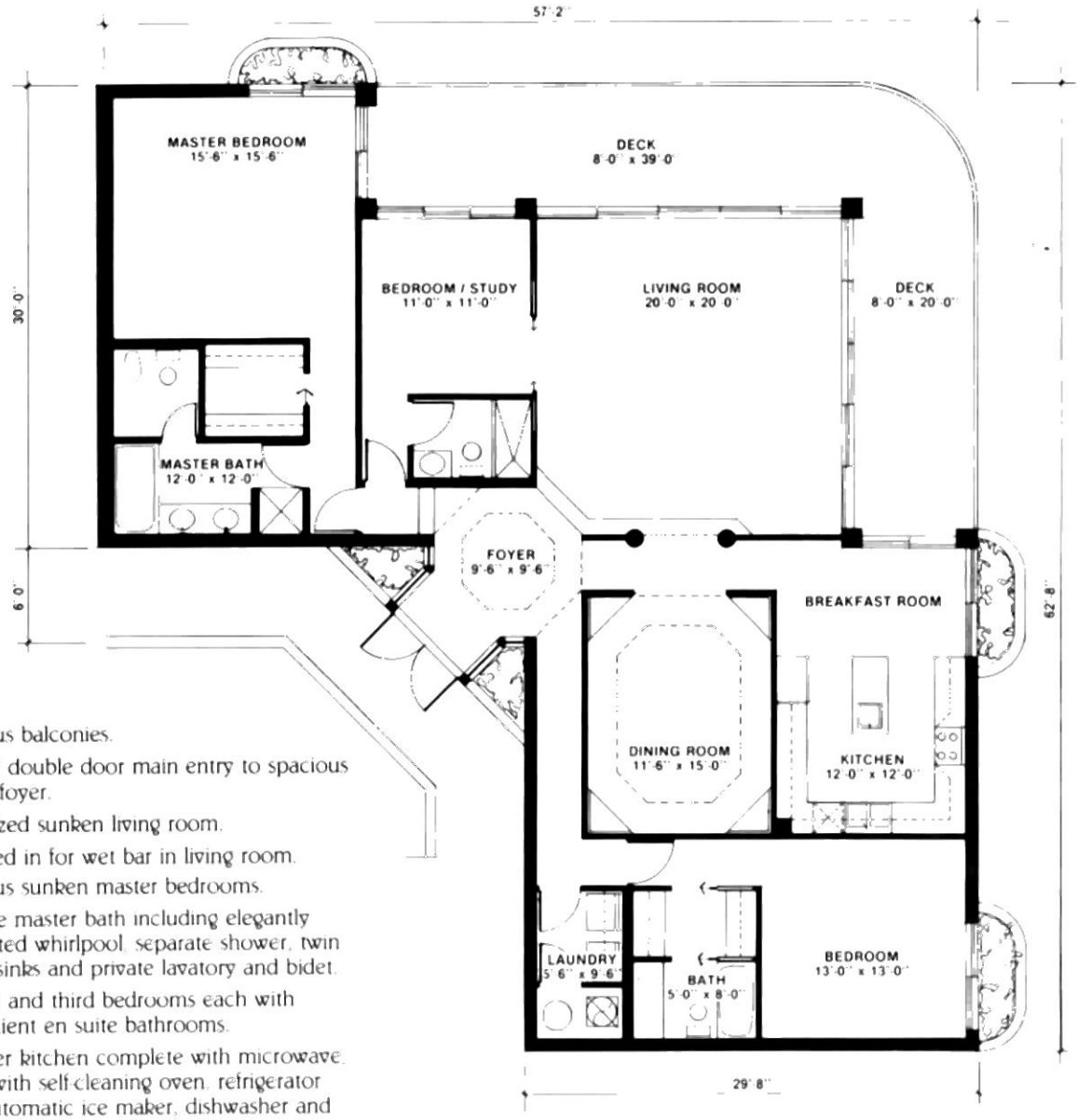




TOTAL GROSS AREA	2714 S.F.
NET A/C AREA	2340 S.F.
NET DECK AREA	325 S.F.

Suite 06
Northeast

The Falls of MARCO ISLAND CONDOMINIUMS



- ☐ Spacious balconies.
- ☐ Elegant double door main entry to spacious formal foyer.
- ☐ Over-sized sunken living room.
- ☐ Roughed in for wet bar in living room.
- ☐ Spacious sunken master bedrooms.
- ☐ En suite master bath including elegantly appointed whirlpool, separate shower, twin vanity sinks and private lavatory and bidet.
- ☐ Second and third bedrooms each with convenient en suite bathrooms.
- ☐ Designer kitchen complete with microwave, range with self-cleaning oven, refrigerator with automatic ice maker, dishwasher and garburator.
- ☐ En suite laundry room with automatic washer and dryer.
- ☐ Interior wall surfaces prime coated ready for decorating.
- ☐ Ceramic floors in all bathrooms, balance of finish flooring by purchaser.

TOTAL GROSS AREA	2684 S.F.
NET A/C AREA	2204 S.F.
NET DECK AREA	480 S.F.

