ARCHITECTURE



Image is an artist's rendition and is subject to change.

The Esplanade Shoppes, Residences and Marina is a coastal Italian-style village consisting of luxury waterfront residences, fine dining, upscale retailers and small specialty stores situated on the main thoroughfare of Marco Island, Florida. The attention given to the architectural detail is evident with every critical glance. From the expansive waterfront loggias and convenient covered parking to the lush floral landscaping and fountains, The Esplanade will be exceptional.

The Esplanade

LIFESTYLE

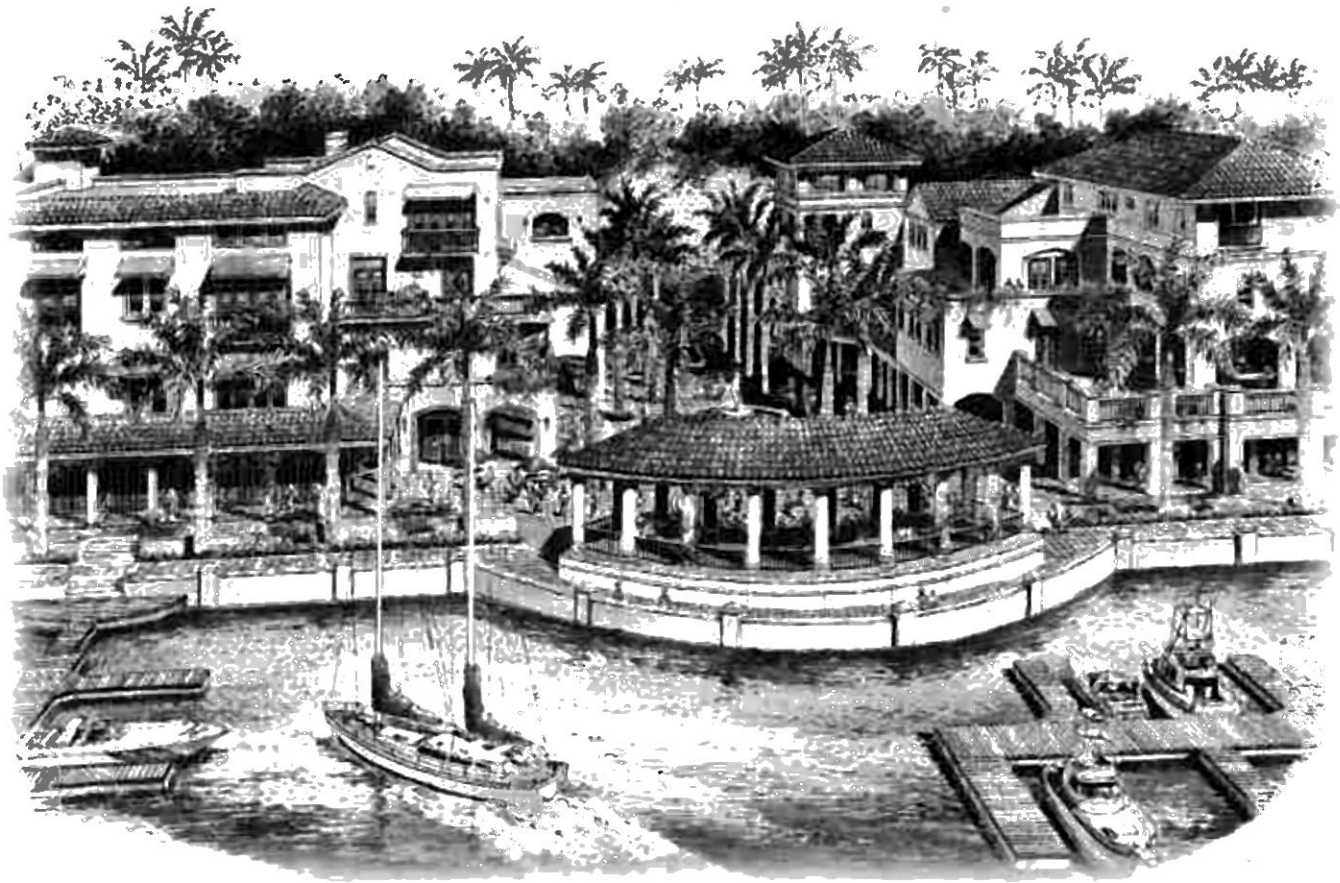


Image is an artist's rendition and is subject to change

The Esplanade graces more than 1,100 feet of waterfront on Smokehouse Bay with 71 multi-family waterfront residences, a 77-boat-slip marina and approximately 50,000 square feet of retail and office space.

Amidst the coastal Italian atmosphere, residents will enjoy strolling the promenade along the waterfront, a courtyard that opens to the water, an amphitheater with covered performance platform and covered colonnades throughout...all providing the optimum lifestyle environment and experience.

THE Esplanade

SHOPPES • RESIDENCES • MARINA

Site Plan

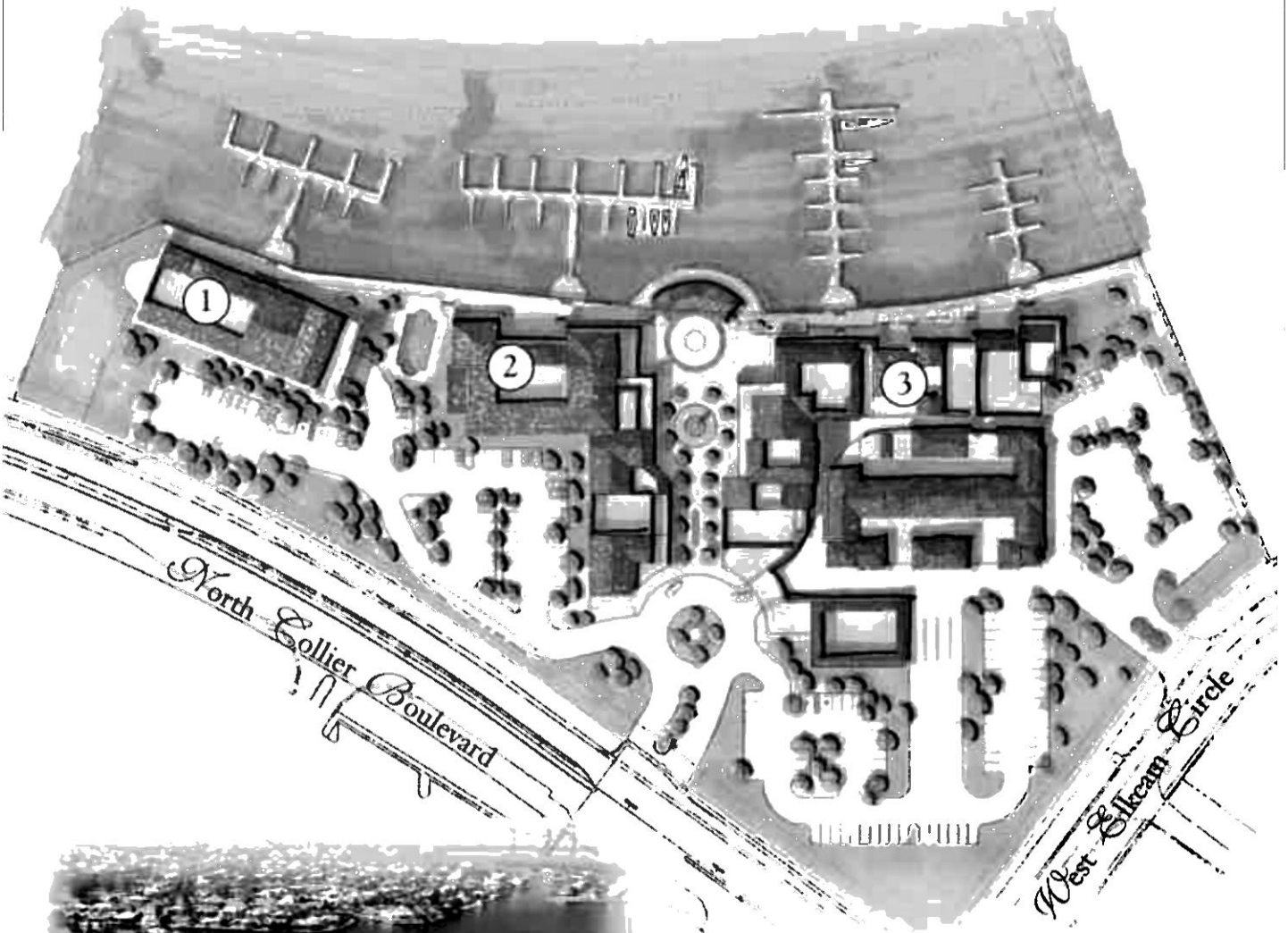




Image is an artist's rendition and is not to scale.

THE Esplanade

SHOPPES • RESIDENCES • MARINA

The Esplanade Residences, Shoppes and Marina is the unique luxury residence and refined, up-scale shopping and dining experience on Marco Island. Located on the main island thoroughfare the coastal Italian architecture of The Esplanade graces more than 1,100 feet of waterfront on Smokehouse Bay with an 80-boat-slip marina, a strolling promenade along the waterfront, a courtyard that opens to the water, an amphitheater with covered performance platform and covered colonnades throughout. .all providing the optimum lifestyle location and experience.

Amidst the coastal Italian atmosphere, The Esplanade will offer luxury waterfront residences, fine dining along with several small specialty stores and upscale retailers. The attention given to the architectural and atmospheric detail is evident with every critical glance. From the staggered roof lines, spacious floor plans, intimate balconies overlooking the waterfront and pedestrian courtyard leading to the waterfront to the lush floral landscaping and fountains, residents will relax in and be inspired by The Esplanade experience and lifestyle.

LOCATION

The Esplanade is located at the northwest corner of N. Collier Boulevard and West Elkcam Circle on Smokehouse Bay, Marco Island

Marco Island

Nestled amid most sought after fishing locales, Marco Island is located along the southwest coast of Florida between Naples and the Ten Thousand Islands Sport fishermen and yachtsmen alike seek out Marco Island for its natural wonders as well as for its island lifestyle and marine-friendly atmosphere.

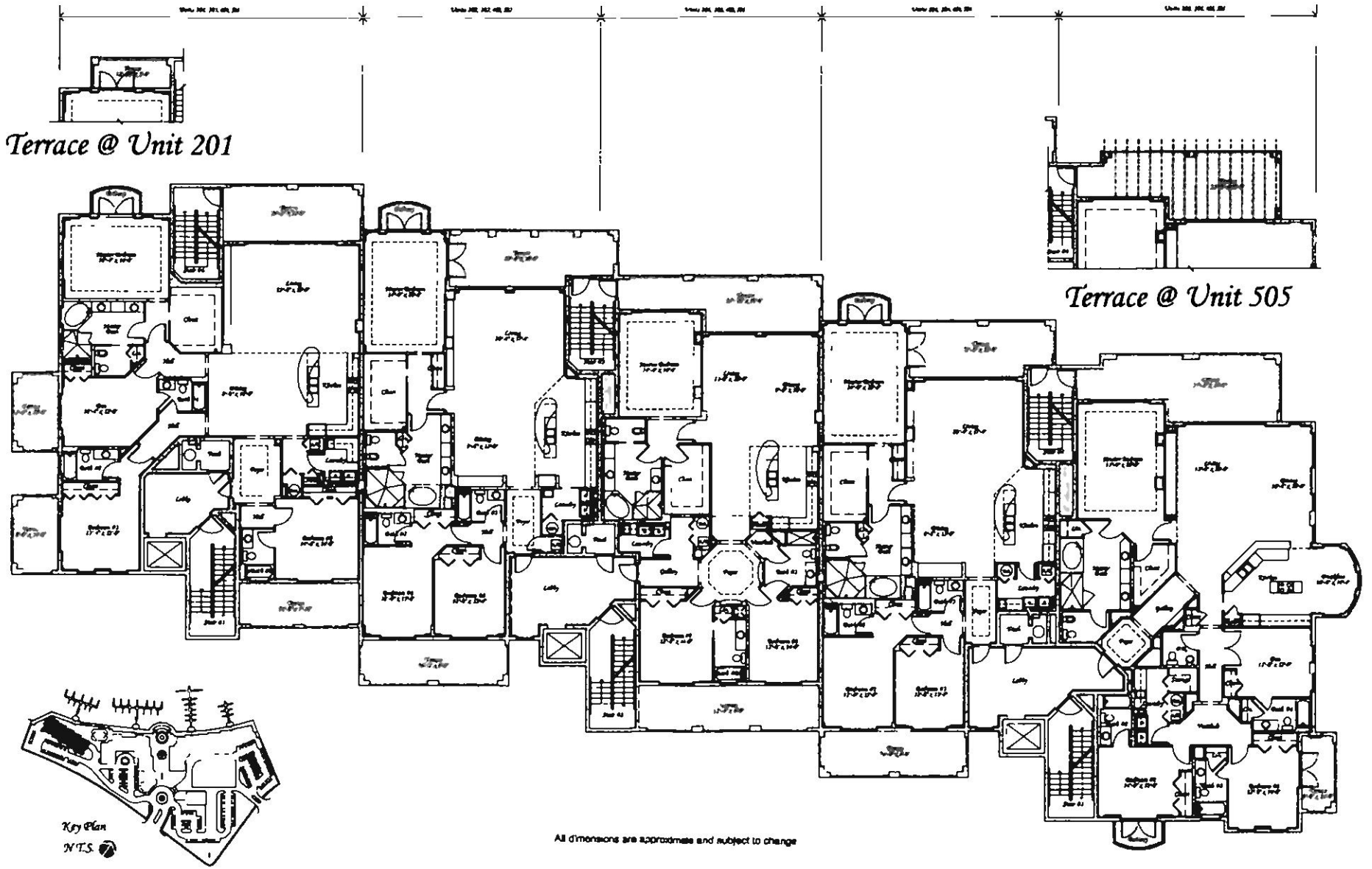
For the naturalist, fisherman or boater, Marco Island provides a vista of mangrove estuaries teeming with fish and exotic bird life waiting at the edge of the Ten Thousand Islands And, at the end of a sun-splashed day on the water, Marco's fine restaurants and shops offer their share of island hospitality.

THE SITE PLAN

- 9 26 acres with 1,100 feet of frontage along Smokehouse Bay
- Nearly 50,000 square feet of waterfront retail, restaurant and office space
- 72 multi-family waterfront residences

Buildings:

- One 6-story (five residential floors over one parking level) residence only building
- Two mixed-use buildings ranging in height from 3-stories to 6-stories, both supported by a 3-story enclosed parking structure
- Retail and office building connected to one of the mixed-use buildings via a colonnade

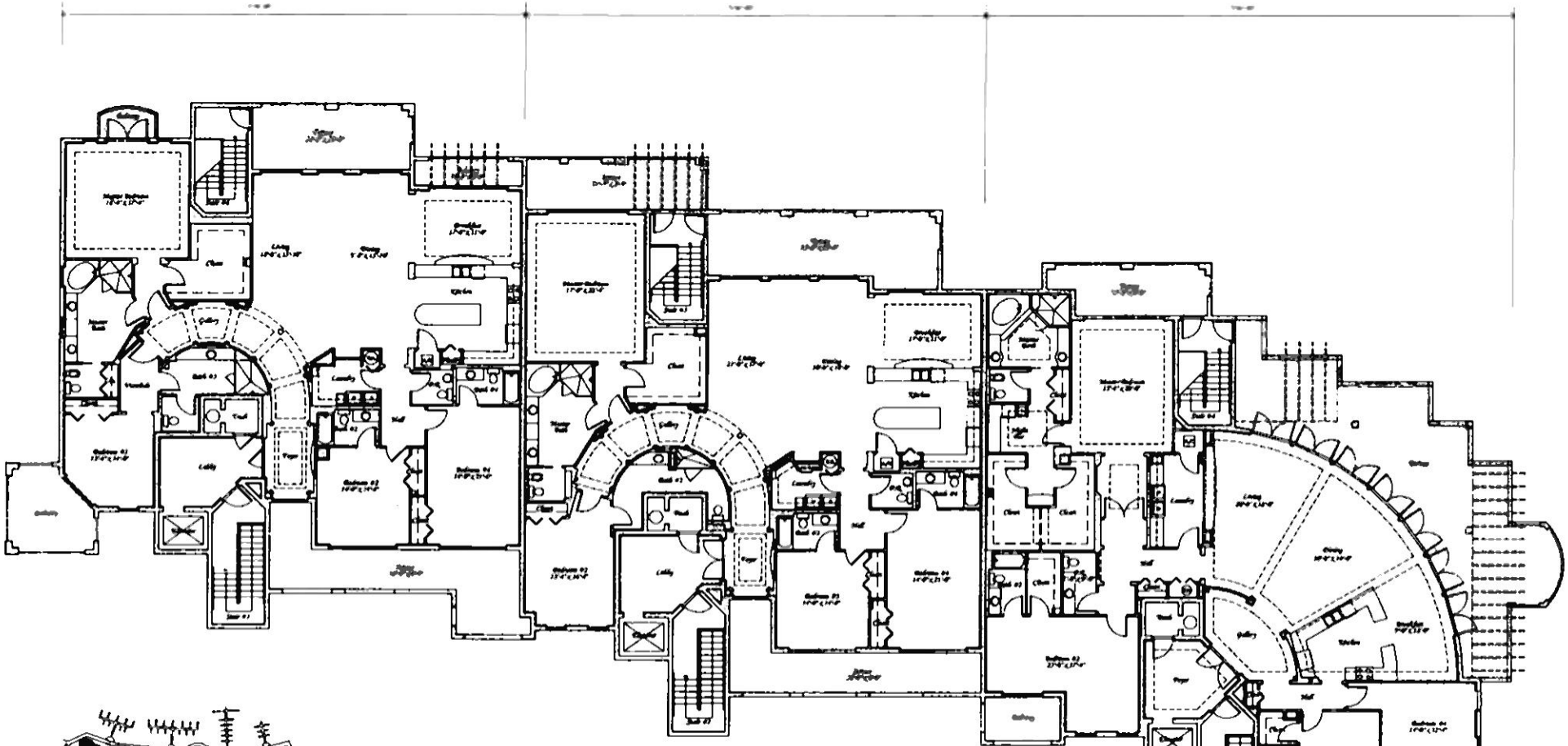


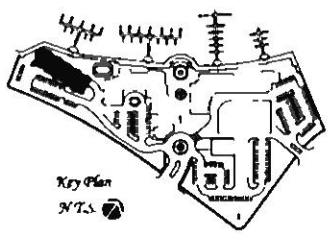
Building 1 - 2nd, 3rd, 4th, 5th Floors

GARCIA BRENNER STROMBERG

Esplanade

Master





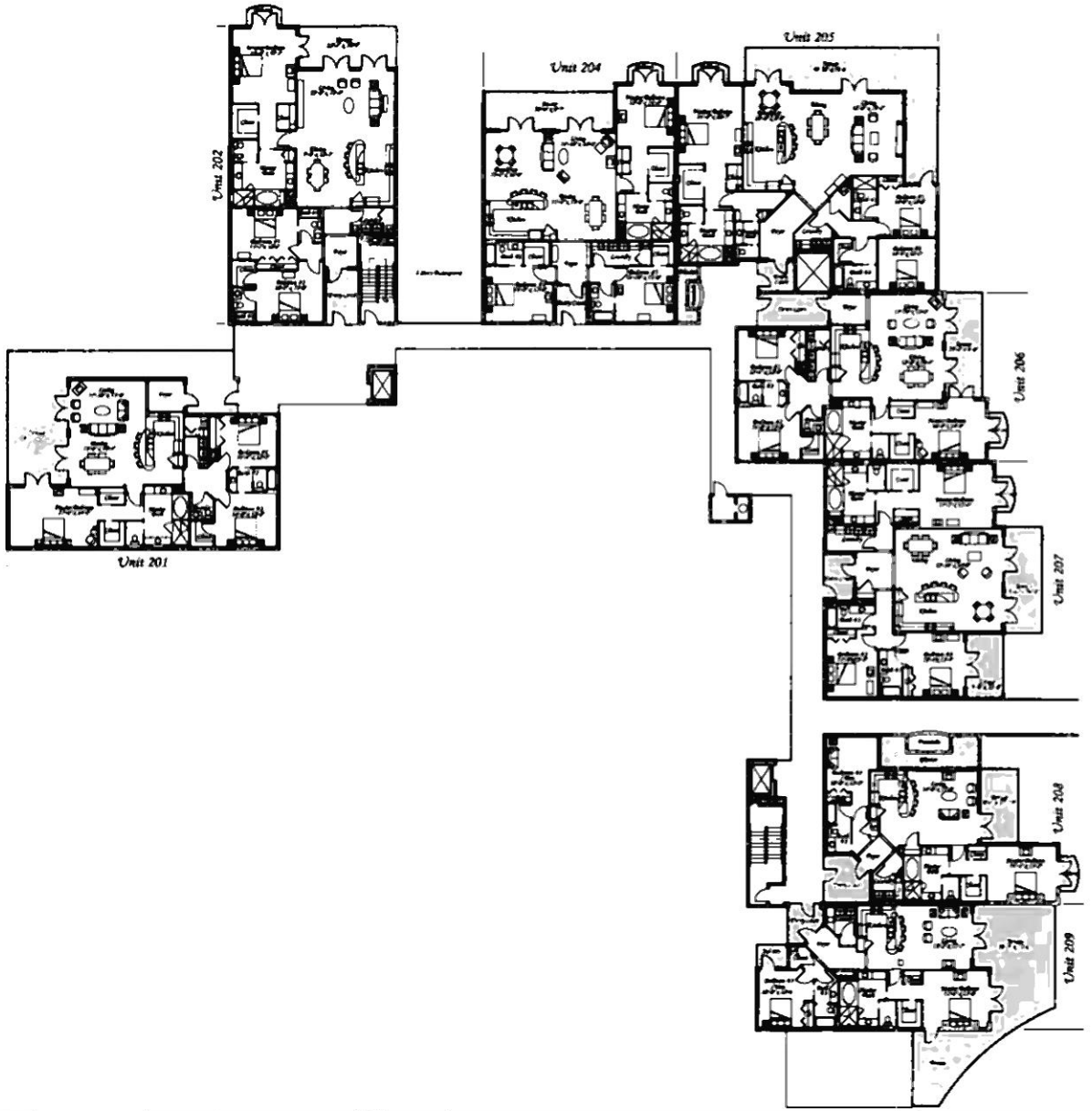
All dimensions are approximate and subject to change.

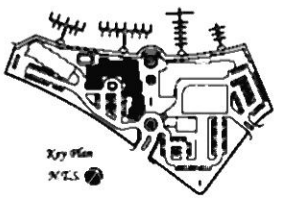
Building 1 - 6th Floor

GARCIA BRENNER STROMBERG

Esplanade

BUILDING 2 - 2ND FLOOR

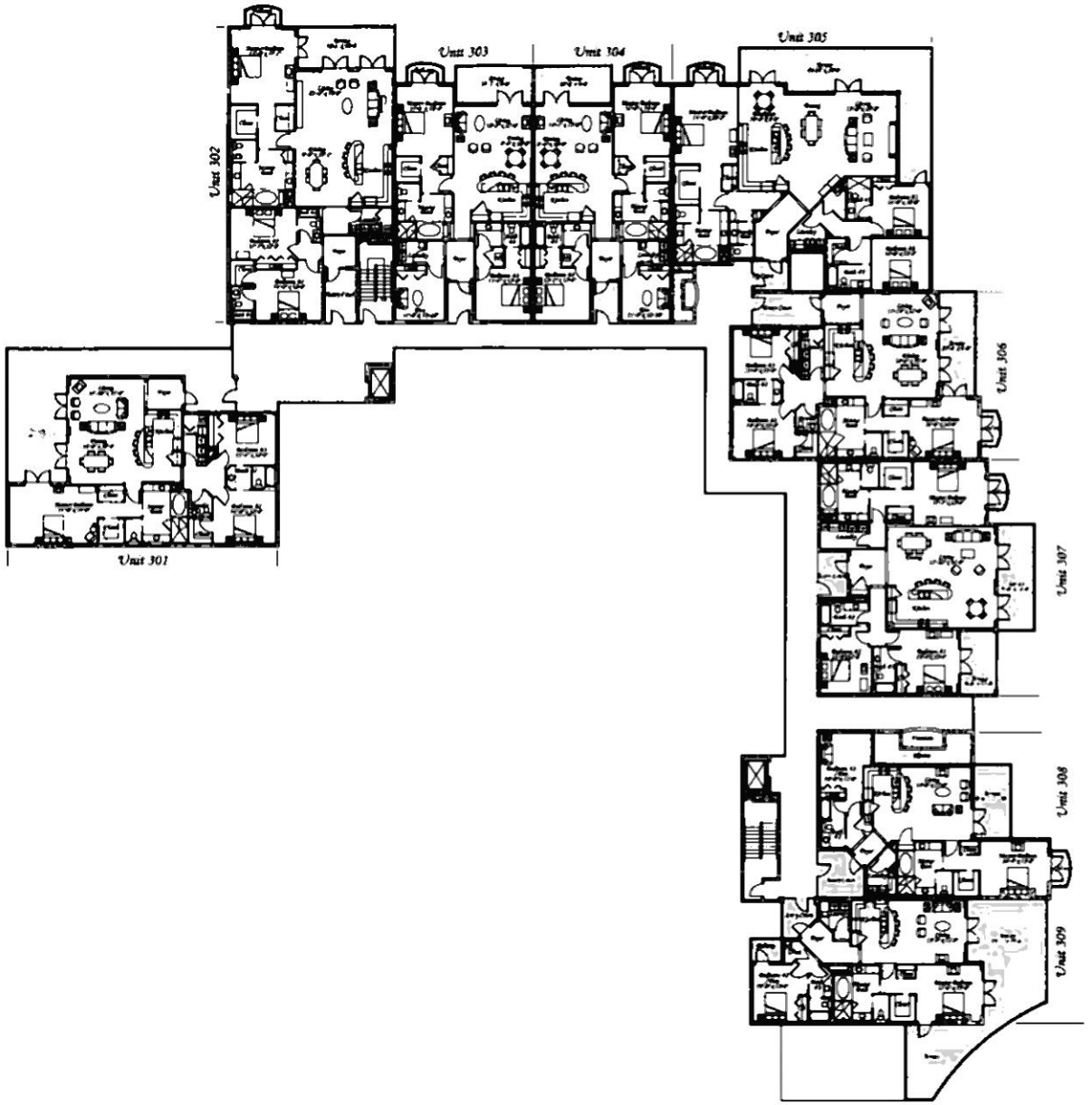


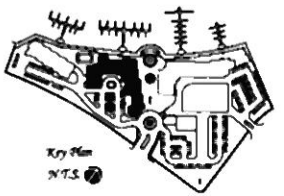


The Esplanade
SHOPPES RESIDENCES MARINA

All dimensions are approximate and subject to change

BUILDING 2 - 3RD FLOOR

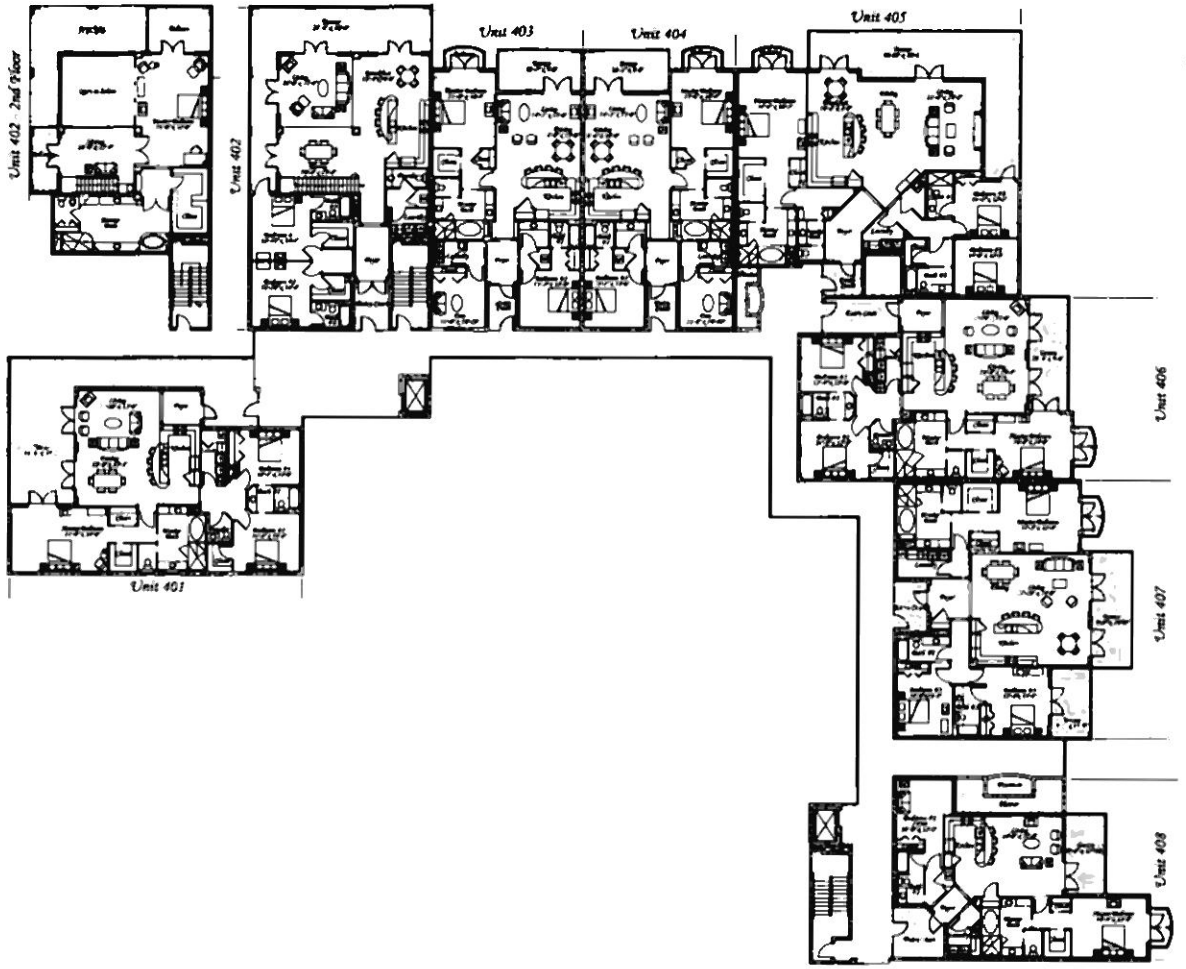


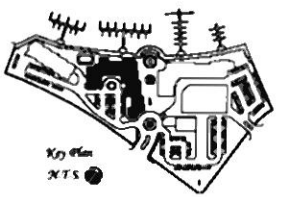


THE Esplanade
SHOPPES RESIDENCES MARINA

All dimensions are approximate and subject to change

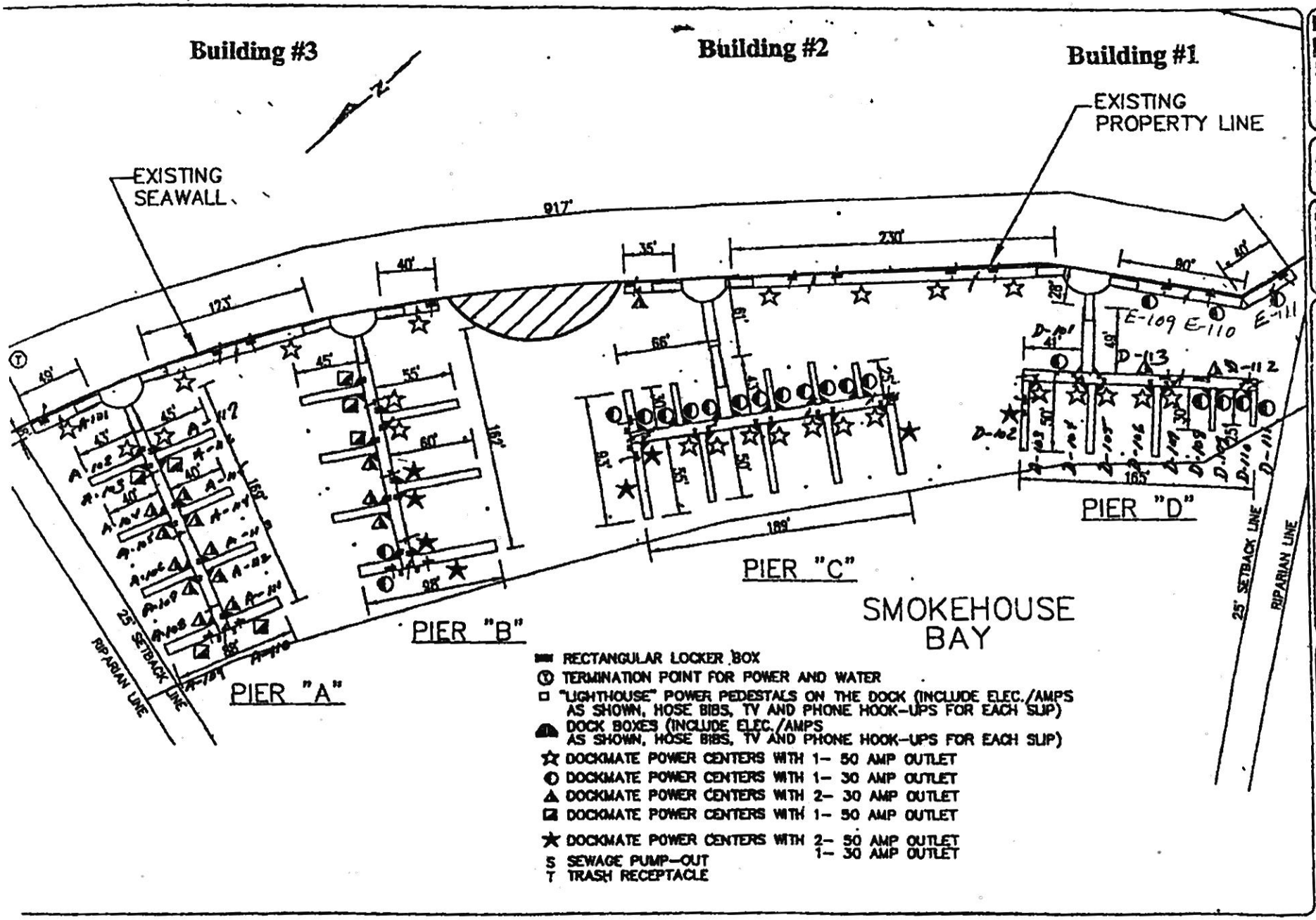
BUILDING 2 - 4TH FLOOR





THE Esplanade
SHOPPES · RESIDENCES · MARINA

All dimensions are approximate and subject to change



Bellingham Marine

UNIFLOAT

ESPLANADE MARINA
MARCO ISLAND, FLORIDA

FLOATING DOCK LAYOUT

Revisions:

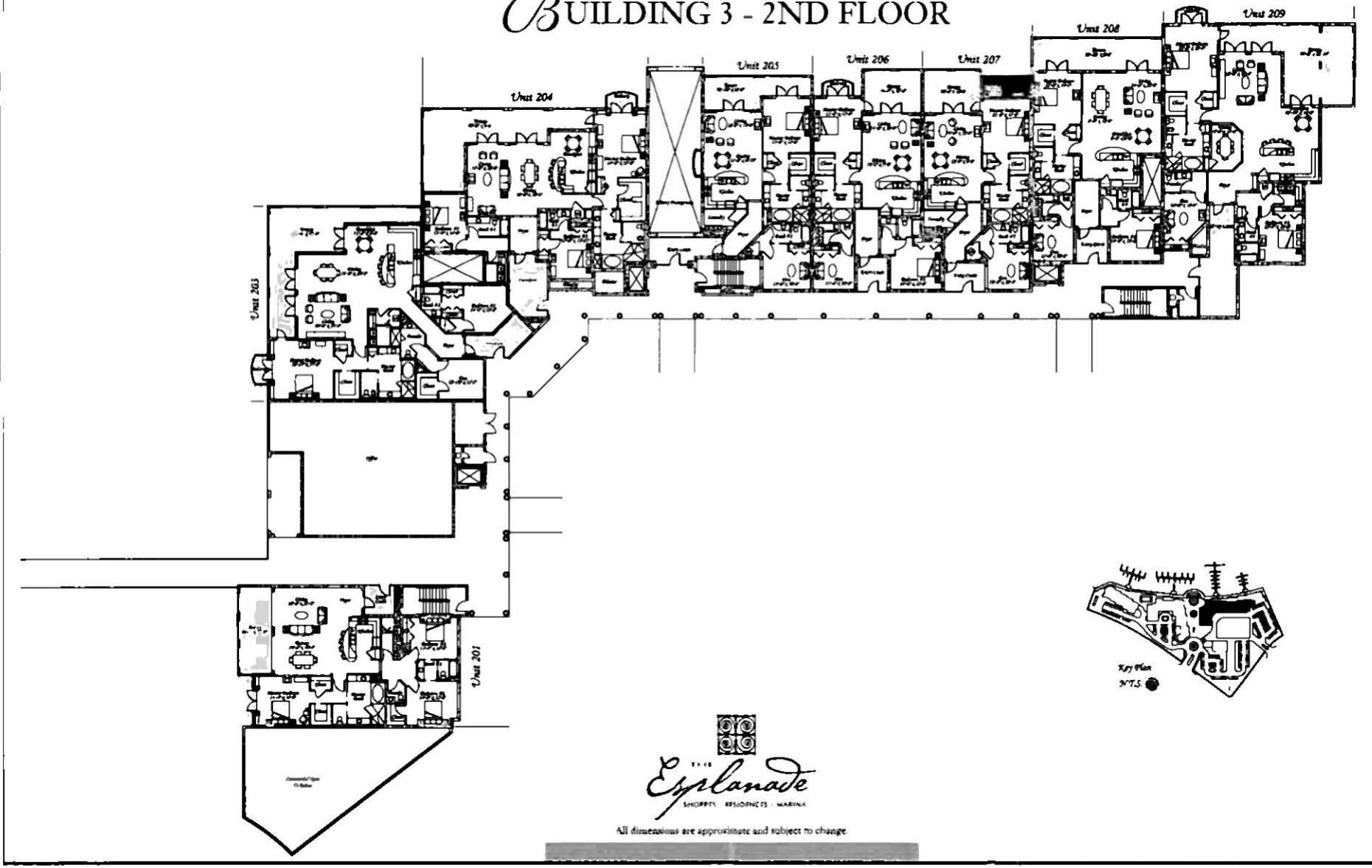
Drawn by: JJJ
Date:
Scale: 1/64"=1'-0"
Project No.

Sheet: 1 of 1

Exhibit "A"

M. J.

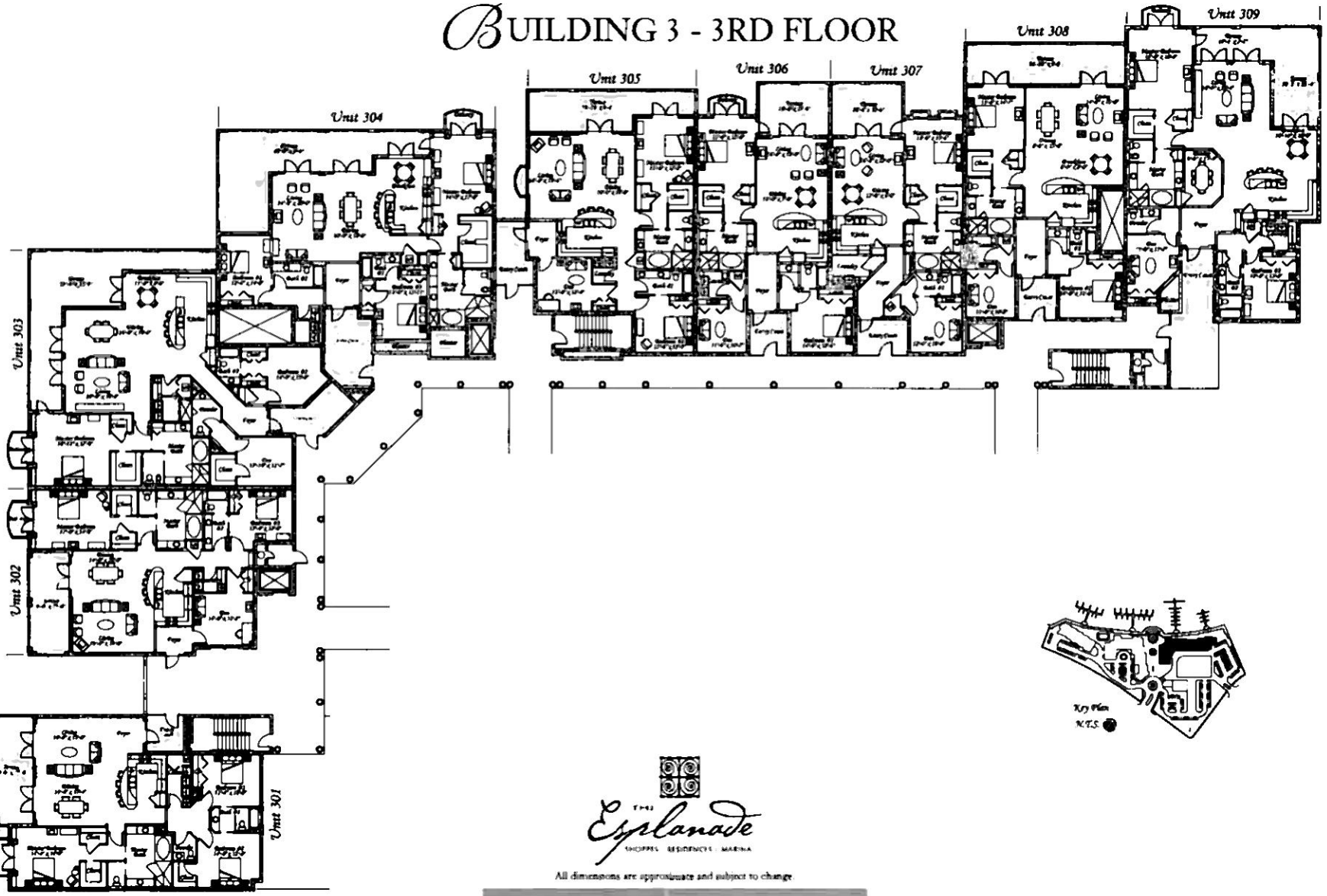
BUILDING 3 - 2ND FLOOR



The Esplanade
SHOPPES · RESIDENCES · MARINA

All dimensions are approximate and subject to change.

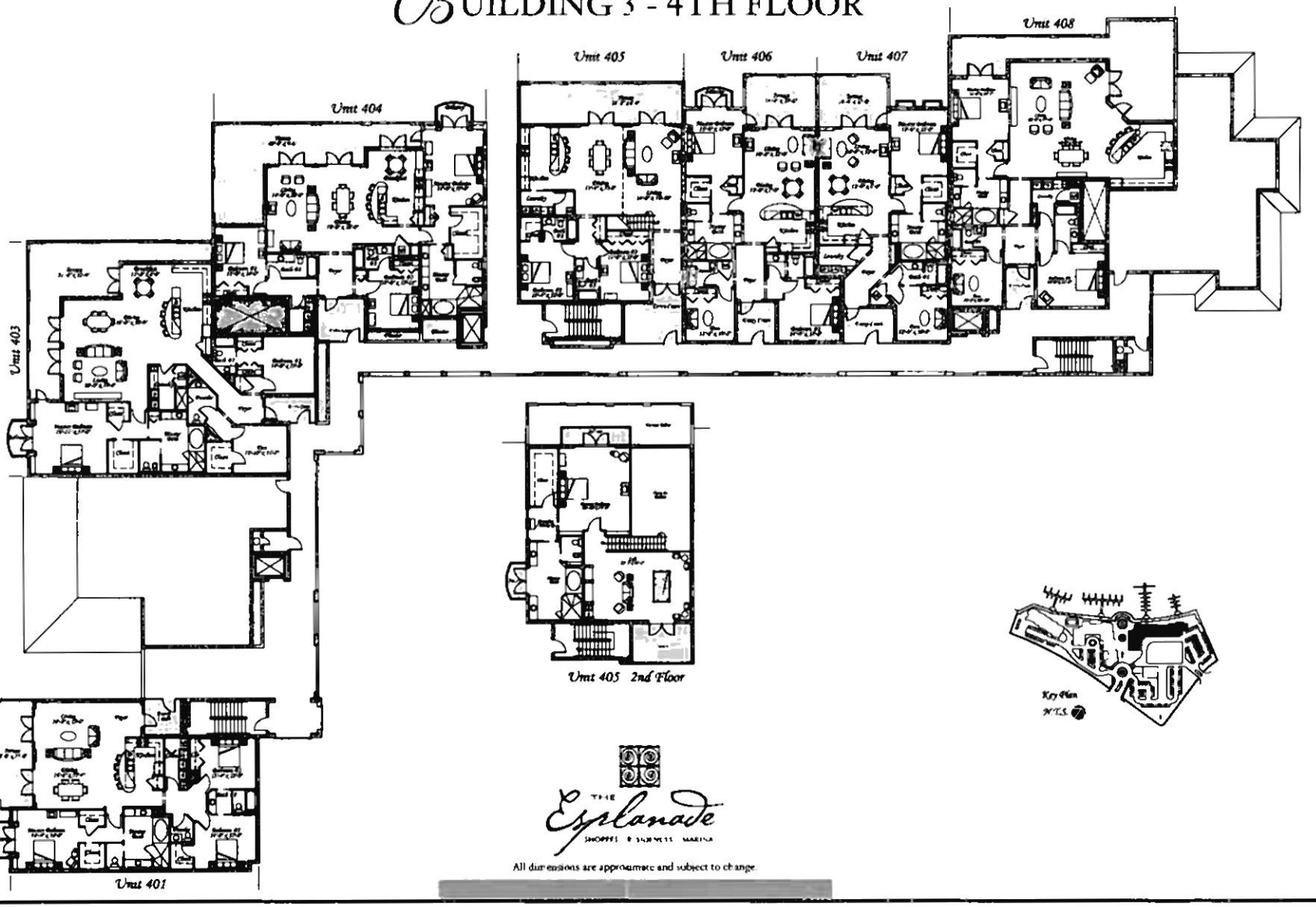
BUILDING 3 - 3RD FLOOR



The Esplanade
SHOPPES · RESIDENCES · MARINA

All dimensions are approximate and subject to change.

BUILDING 3 - 4TH FLOOR



THE Esplanade

SHOPPES & BUSINESS MARINA

All dimensions are approximate and subject to change