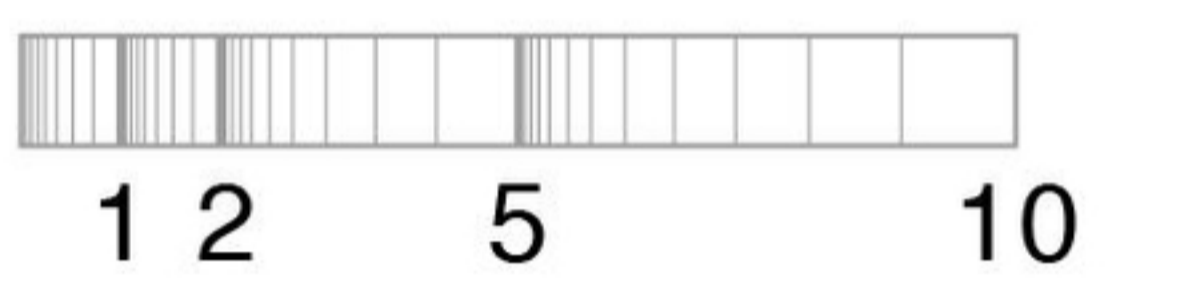
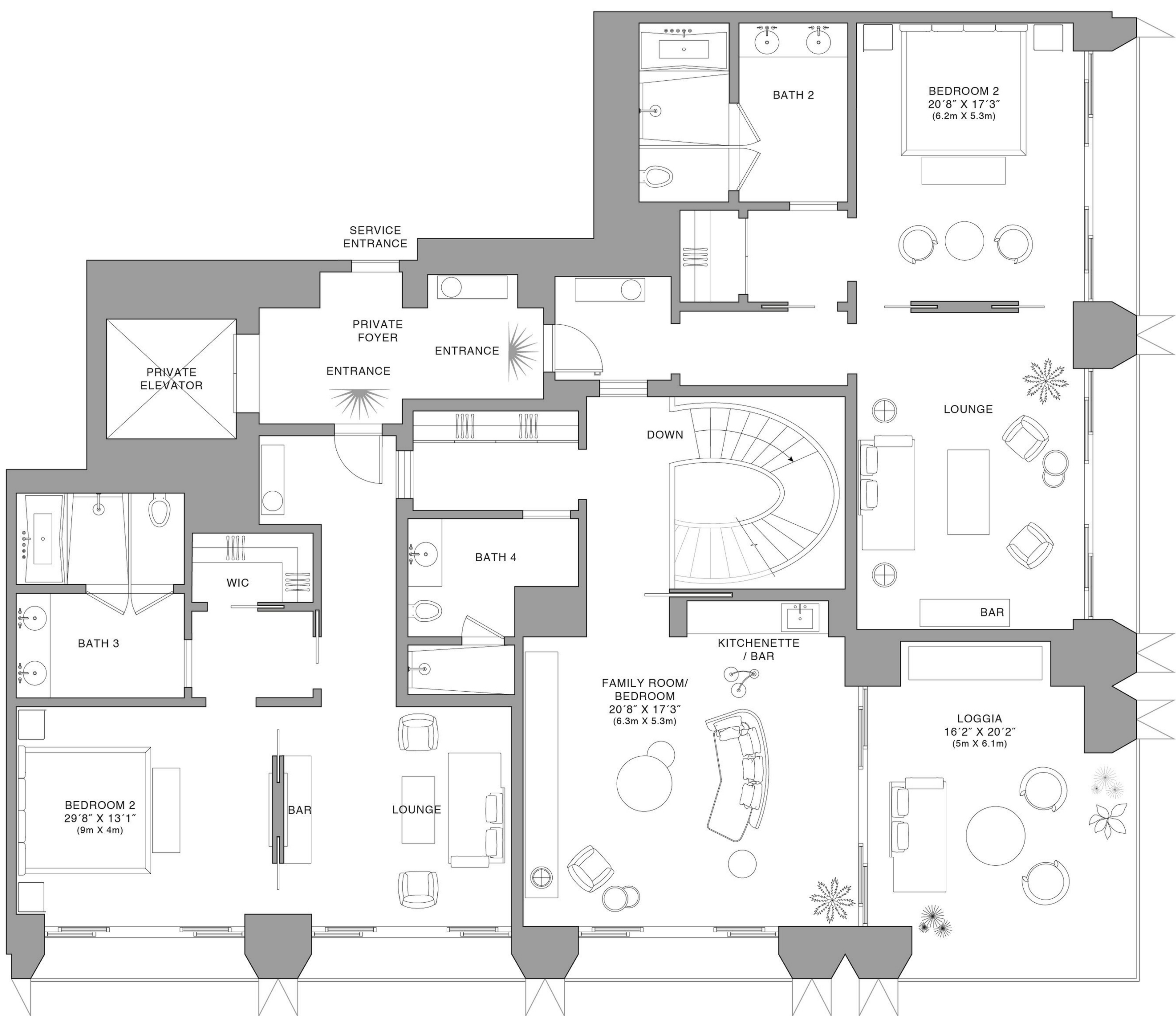
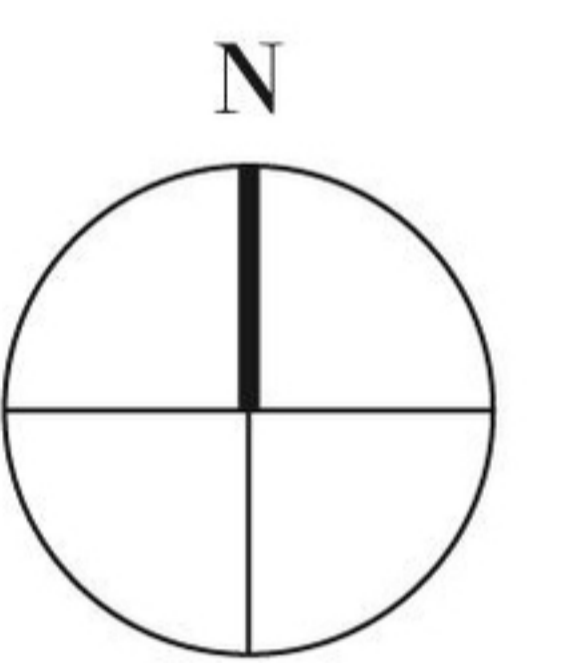


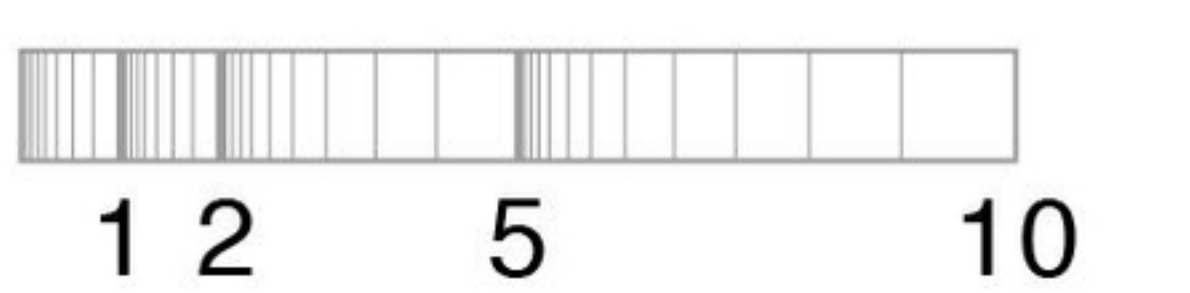
LOWER FLOOR



Biscayne Bay



UPPER FLOOR



Biscayne Bay