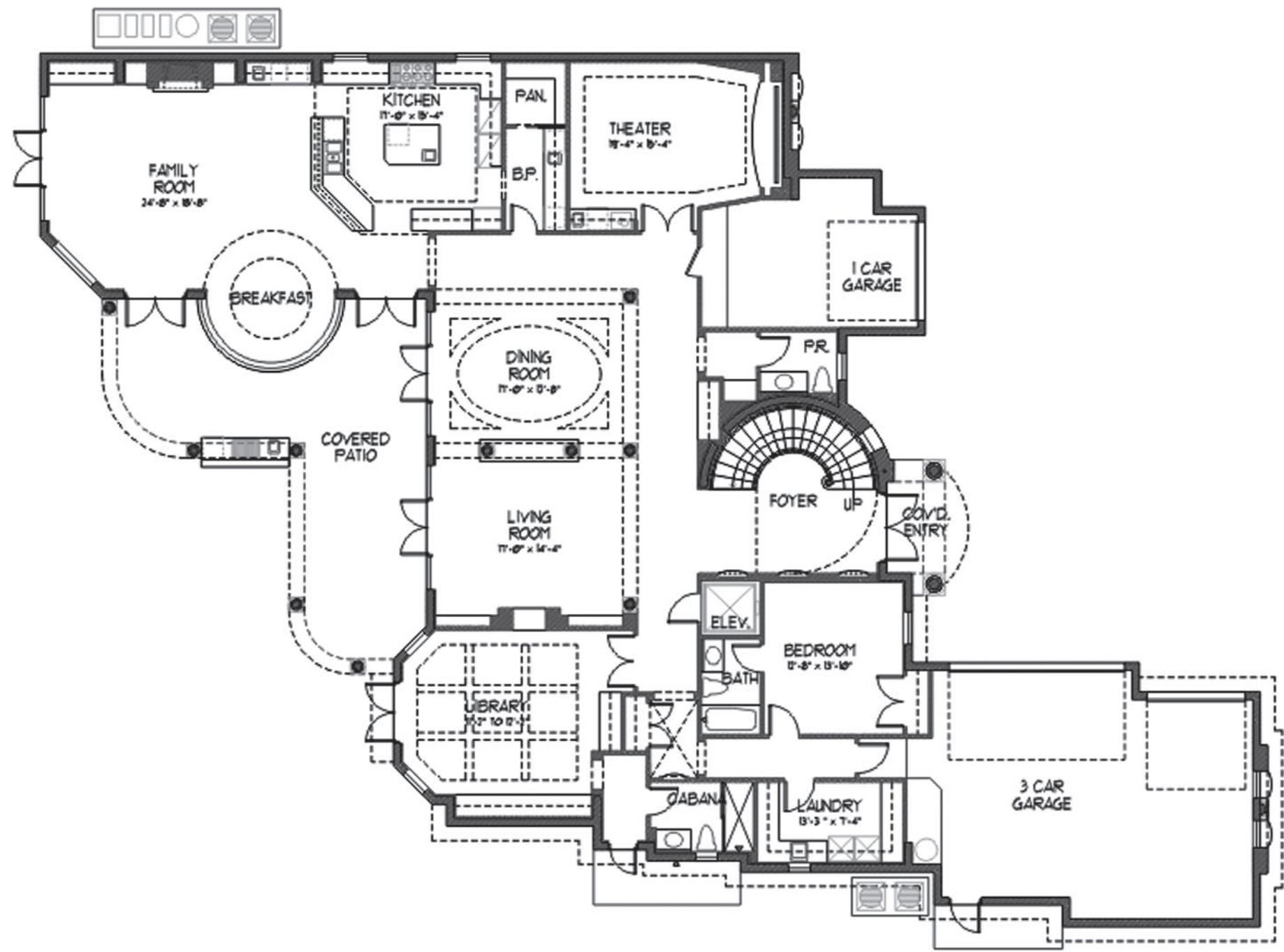


BAY COLONY PRIVATE RESIDENCE

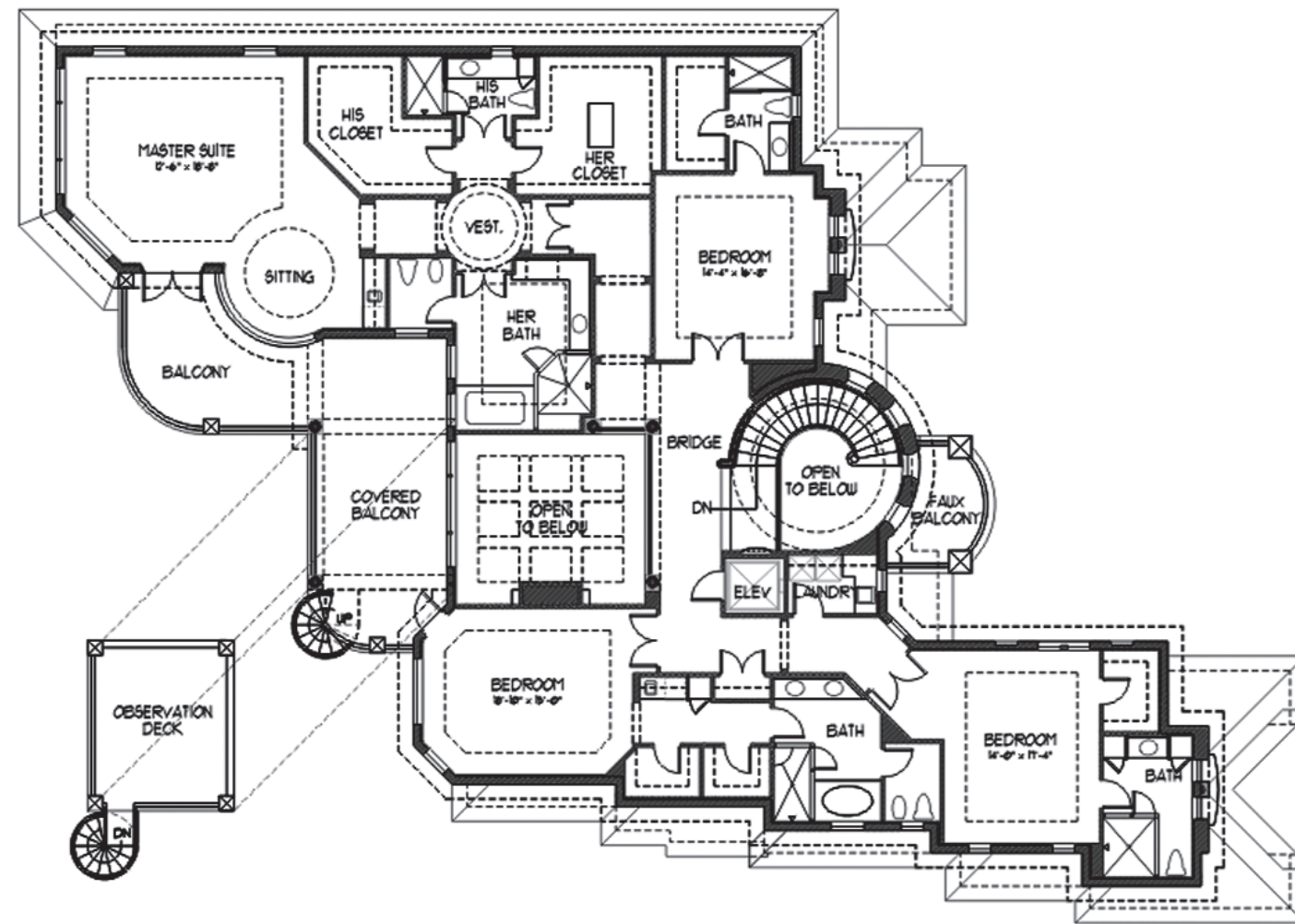


By Hollub Construction Group
Winner of 2004 BASF "Platinum" Award



First Level Floor Plan

Hollub Construction Group reserves the right to make changes and/or modifications to plans, specifications, features, colors, and prices. All plans and elevation renderings shown as artists' conceptions and are not to scale. Square footages and sizes are approximate. Buyer will pay for all recording fees and documentary stamps. NML 151404-R



Second Level Floor Plan

Bay Colony Private Residences
By The Hollub Construction Group

Lot 94, Bay Colony Private Residences
80 Compass Lane
Fort Lauderdale, Florida

Two story European estate features 5 bedrooms, 6 full baths and 1 half bath. 28' domed foyer, formal dining room, library and home theater. Gourmet island kitchen with butler's pantry opens to breakfast room and family room, all of which overlook expansive open and covered patios with summer kitchen, negative edge pool, lush landscaping and 103' of deep water dockage. Complete with observation deck, covered balconies and 4 car garage.

Ground Floor A/C:	3,617± sq. ft.
Second Floor A/C:	3,505± sq. ft.
Total Living A/C:	7,122± sq. ft.

Covered Entry:	58± sq. ft.
Garages:	994± sq. ft.
Covered Patios:	572± sq. ft.
Covered Balcony:	294± sq. ft.
Total Covered:	9,040± sq. ft.

Balcony:	229± sq. ft.
Observation Deck:	212± sq. ft.
Grand Total of Estate:	9,481± sq. ft.