

Site Plan

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

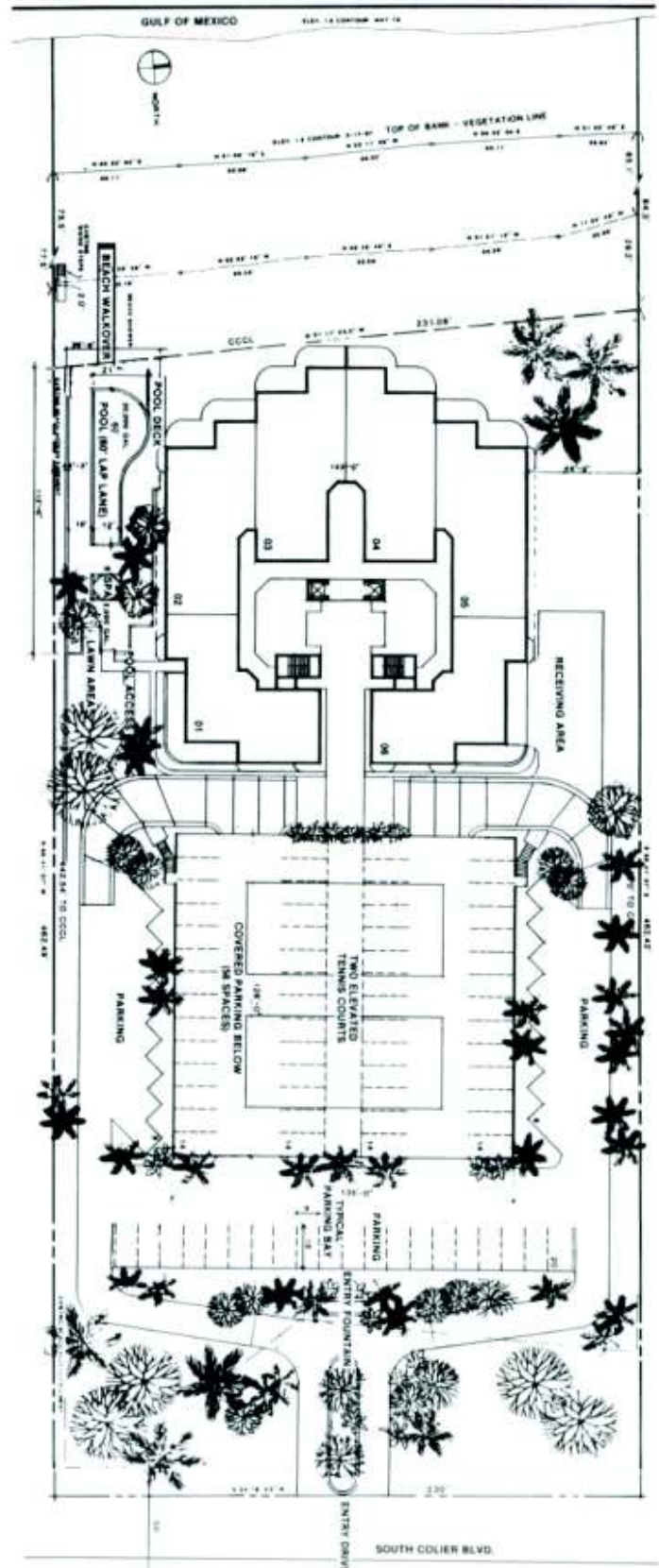
8 DWELLING UNIT FLOORS OVER GROUND FLOOR
MAXIMUM BUILDING HEIGHT 80'-4"

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

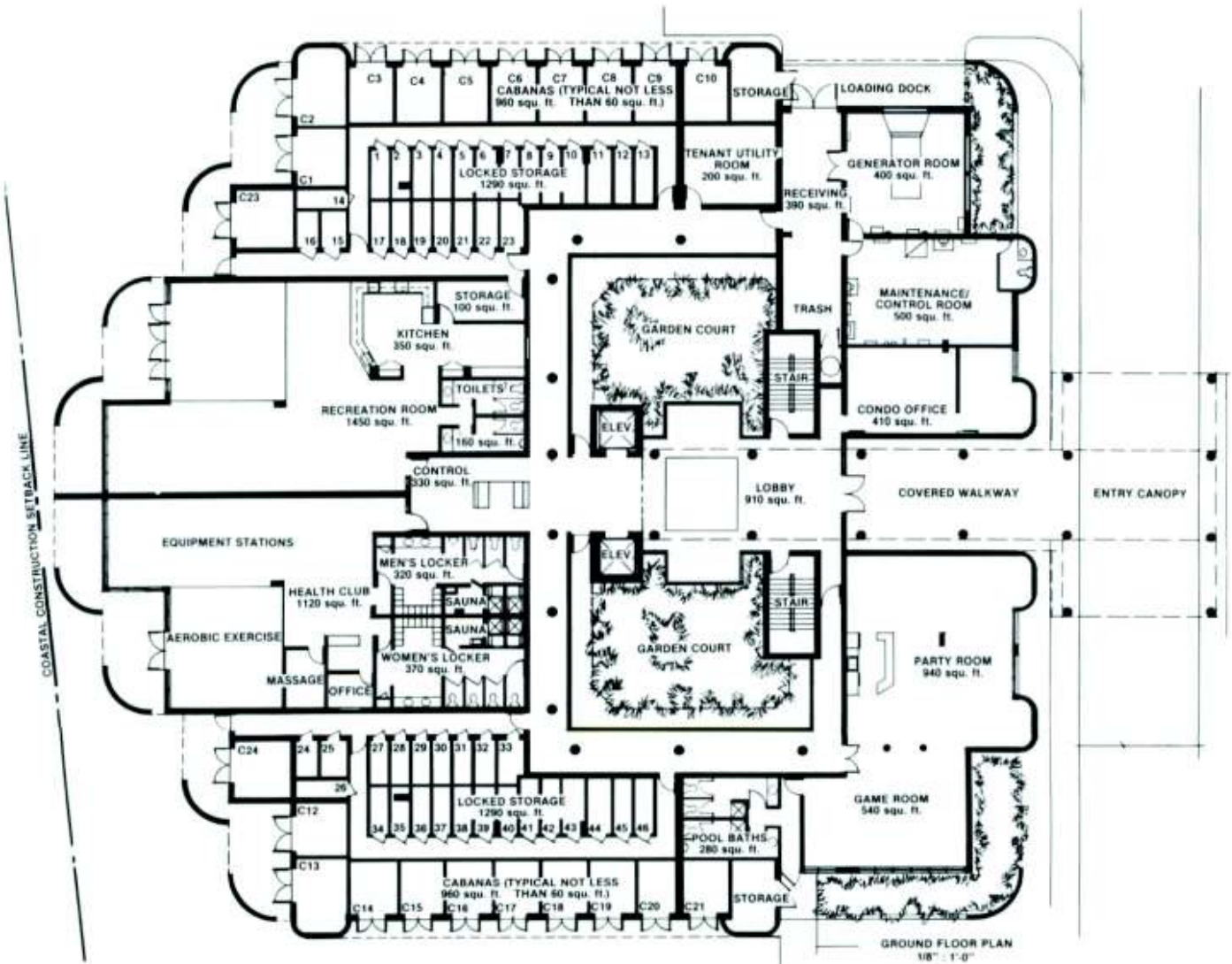
SCHEMATIC DESIGNS PREPARED BY ARCHITECTURAL RESOURCES CORPORATION. SITE INFORMATION TAKEN FROM A SURVEY BY ANCHOR ENGINEERING, DATED MARCH 26, 1987, AND TITLED "THE FALLS." THE ARCHITECT ASSUMES NO RESPONSIBILITY FOR THE ACCURACY OF THIS INFORMATION.





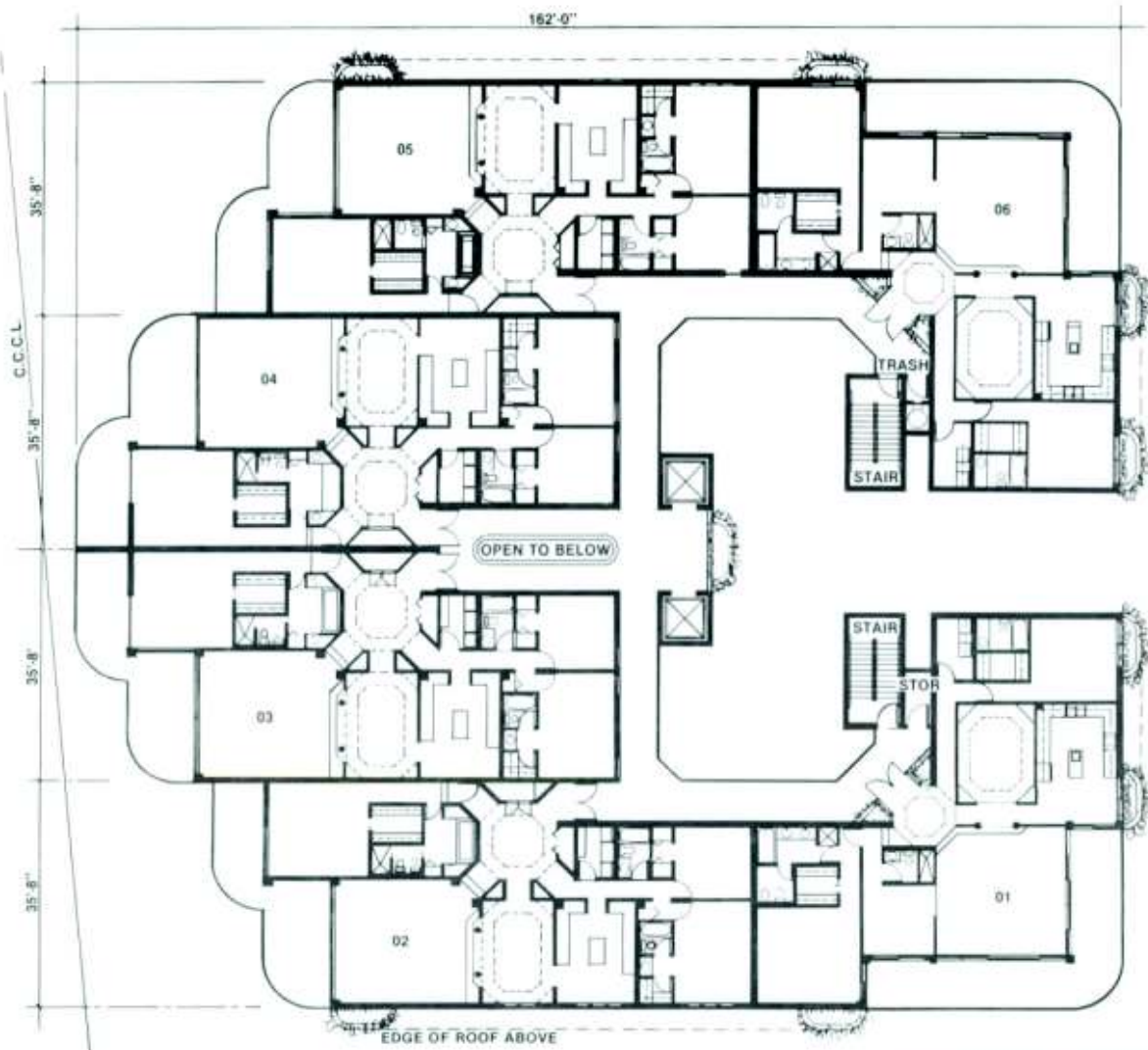
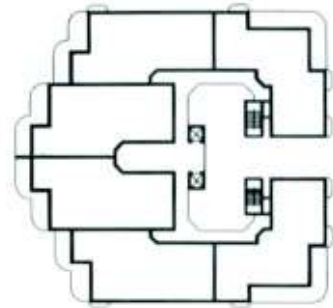
Main Floor Plan

- 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.



Typical Floor Plan

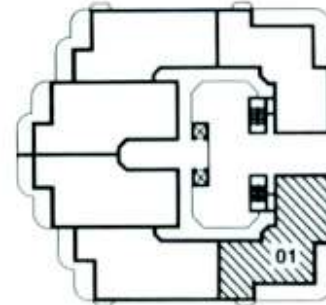
- PRIVACY AND SECLUSION - ONLY 6 SUITES PER FLOOR.
- OPEN ATRIUM COURTYARD DESIGN.



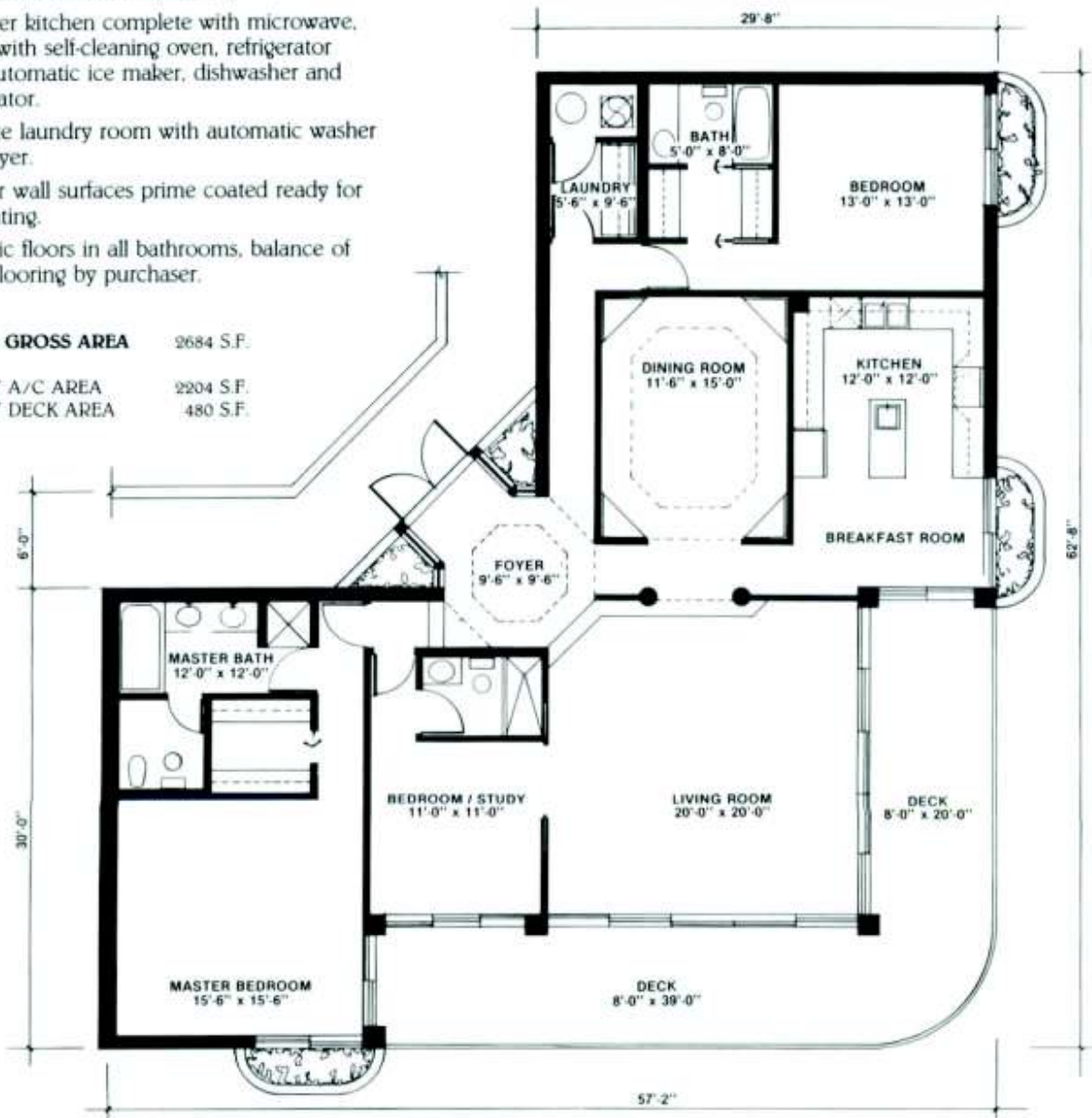
2ND THROUGH 9TH FLOORS TYPICAL

Suite 01 Southeast

- 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.

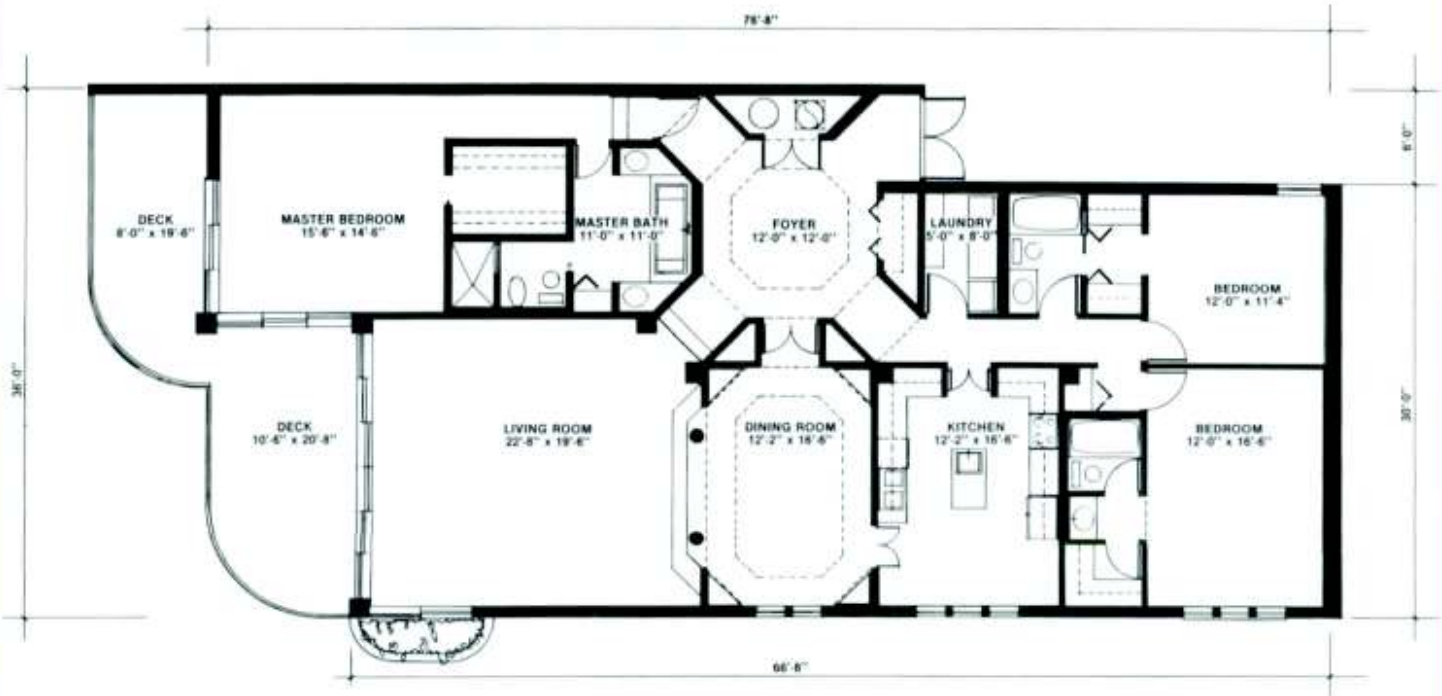
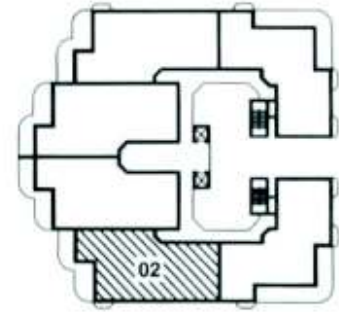


TOTAL GROSS AREA	2684 S.F.
NET A/C AREA	2204 S.F.
NET DECK AREA	480 S.F.



**Suite 02
Southwest Beach**

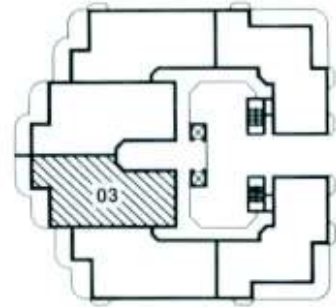
- Spacious balconies.
- Elegant double door main entry to spacious formal foyer.
- Over-sized sunken living room.
- Roughed in for wet bar in living room.
- Spacious sunken master bedrooms.
- En suite master bath including elegantly appointed whirlpool, separate shower, twin vanity sinks and private 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

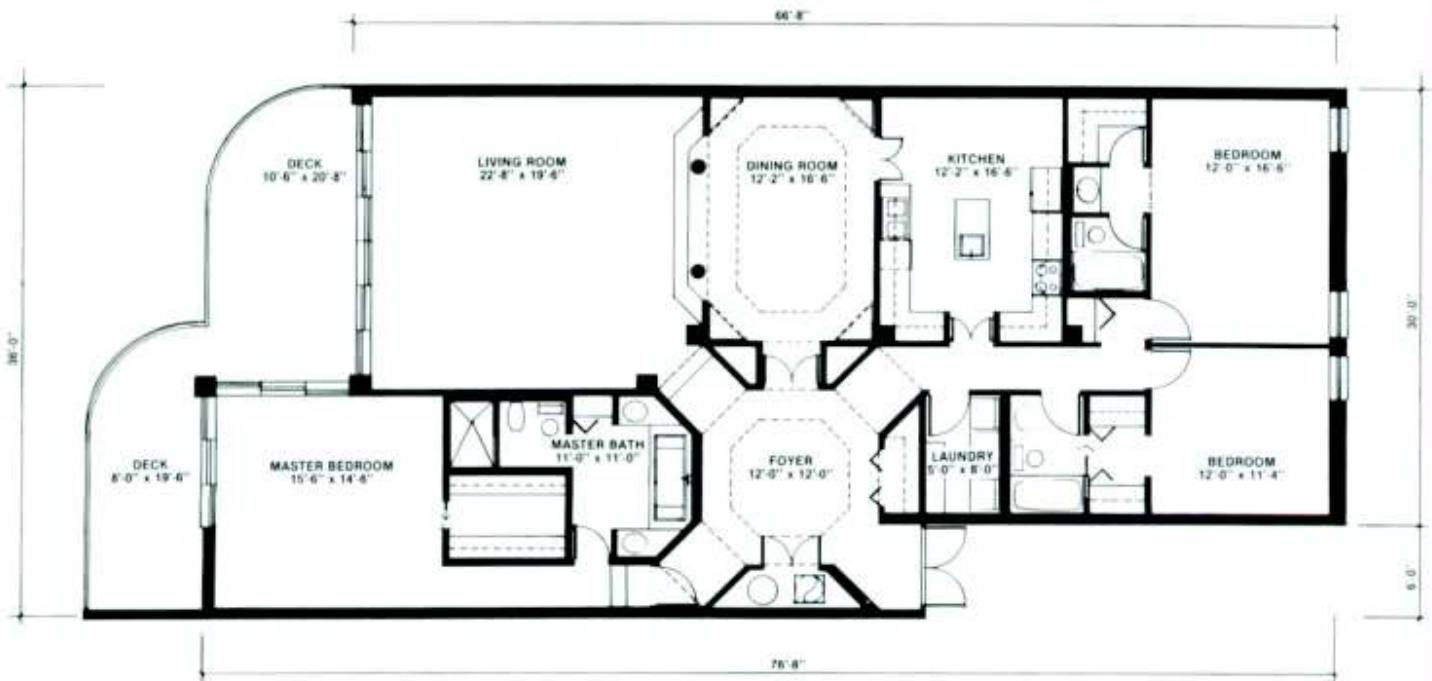
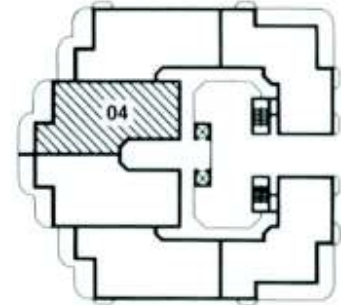
- Spacious balconies.
- Elegant double door main entry to spacious formal foyer.
- Over-sized sunken living room.
- Roughed in for wet bar in living room.
- Spacious sunken master bedrooms.
- En suite master bath including elegantly appointed whirlpool, separate shower, twin vanity sinks and private 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	2540 S.F.
NET DECK AREA	325 S.F.

Suite 04 Northwest Centre Beach

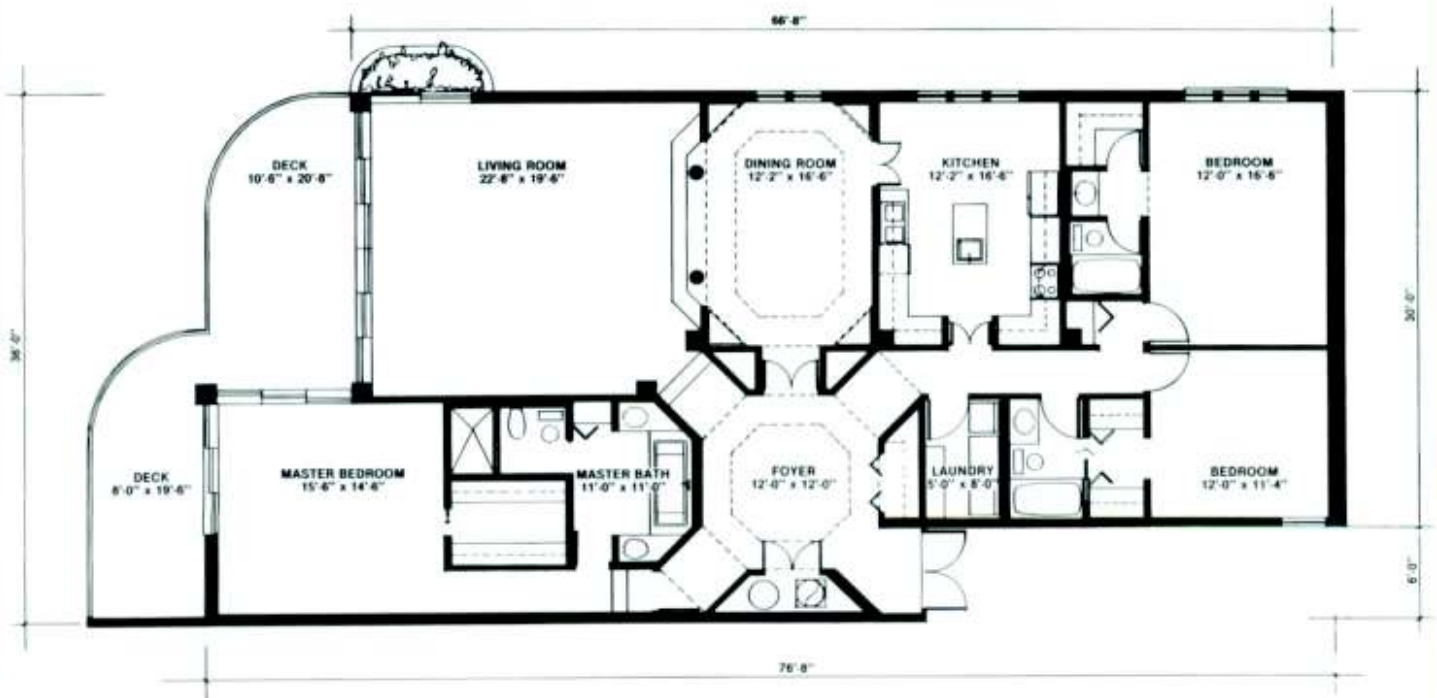
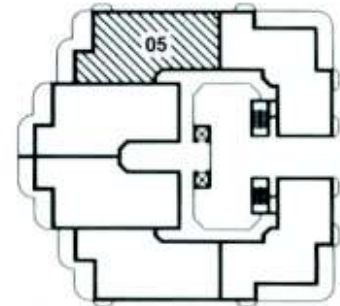
- Spacious balconies.
- Elegant double door main entry to spacious formal foyer.
- Over-sized sunken living room.
- Roughed in for wet bar in living room.
- Spacious sunken master bedrooms.
- En suite master bath including elegantly appointed whirlpool, separate shower, twin vanity sinks and private 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**

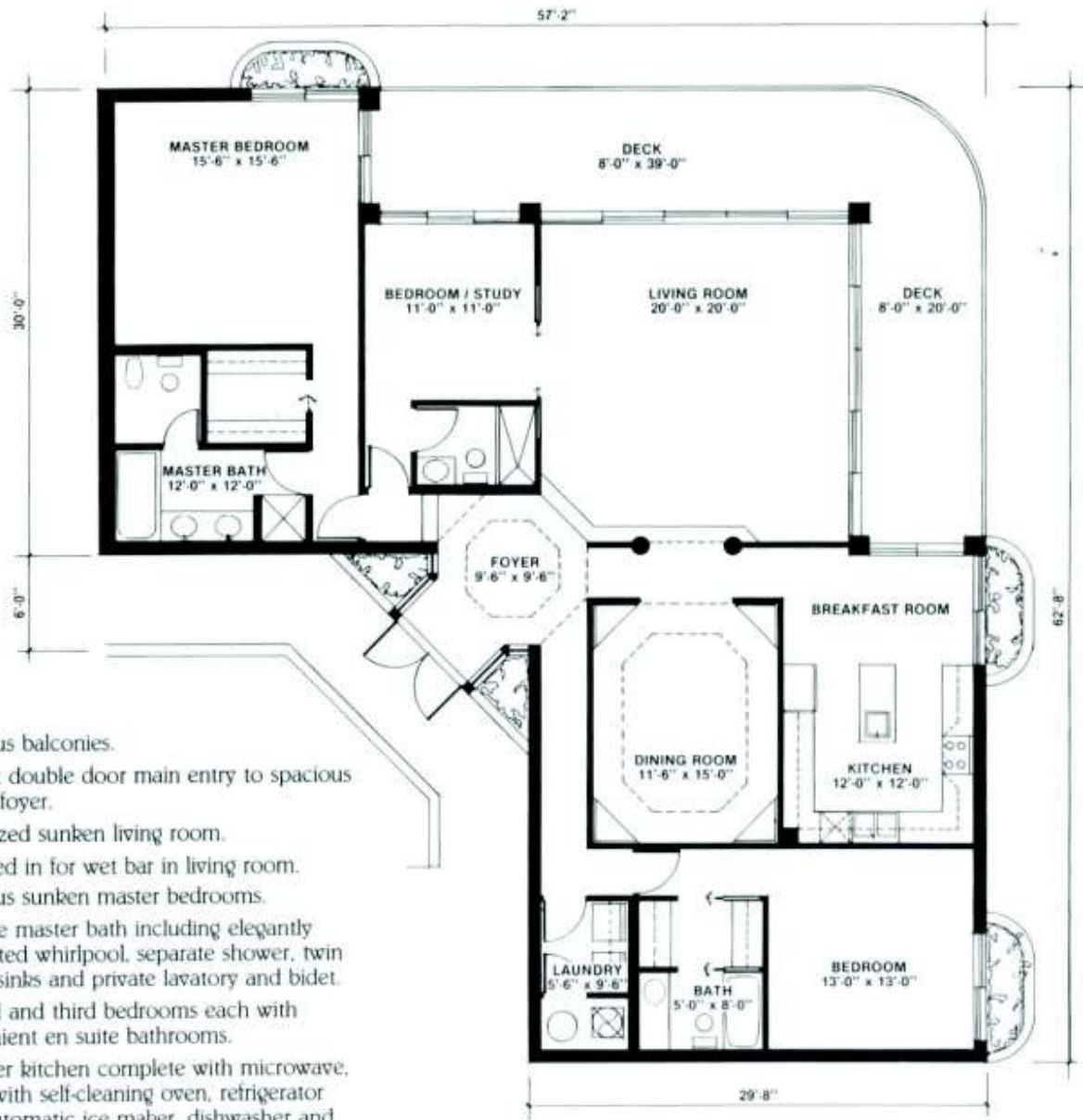
- Spacious balconies.
- Elegant double door main entry to spacious formal foyer.
- Over-sized sunken living room.
- Roughed in for wet bar in living room.
- Spacious sunken master bedrooms.
- En suite master bath including elegantly appointed whirlpool, separate shower, twin vanity sinks and private 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.

