



PARQUE TOWERS



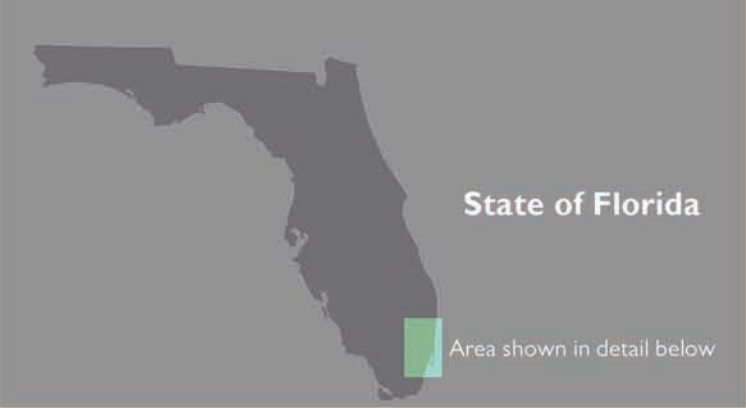
Project: _____

Job # _____

12-85370-PT

Date: _____

St. Eugene



WORLD-CLASS
RESIDENTIAL
DEVELOPMENT



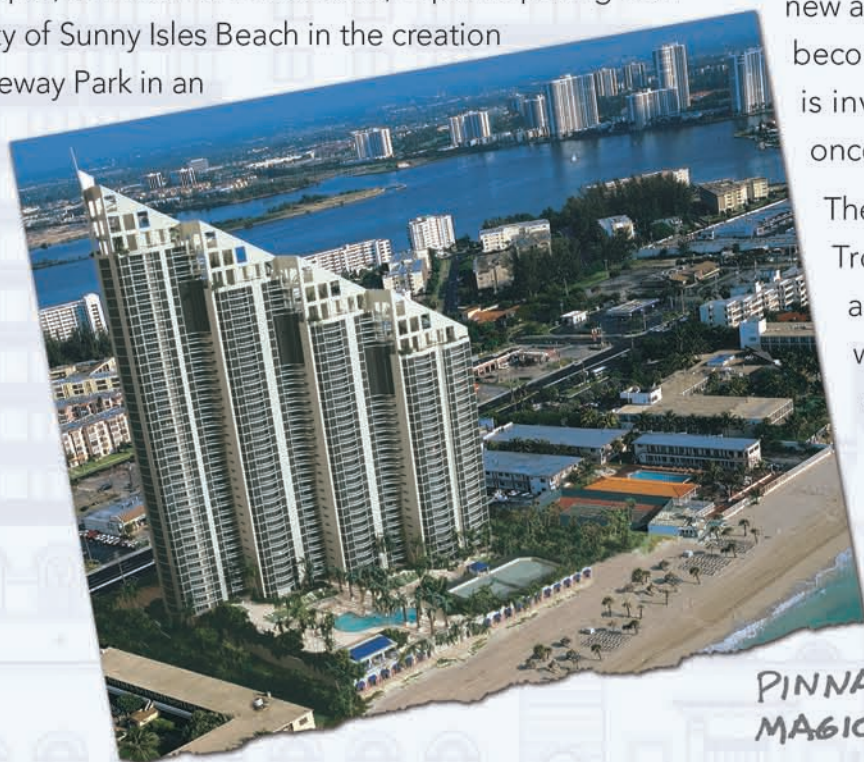
Total South Florida access. All major roadways are minutes from St. Tropez and Parque Towers, as well as two major international airports, rail connections, and the cruise ship ports of Miami and Fort Lauderdale.

J. Milton & Associates and Sunny Isles Beach: Transformation of a city. In the brief span of just 20 years, J. Milton & Associates dramatically influenced the landscape of northern Miami-Dade County. A key result was pioneering the residential and commercial development of the City of Sunny Isles Beach, providing a catalyst for the identity of the new city, which was incorporated in 1997. On a single stretch along and adjacent to Collins Avenue, a complete collection of ten significant J. Milton & Associates residential developments have been created and successfully marketed — a total investment of over \$1.3 billion to date, with \$500 million in additional development committed for completion over the next six years — just in the City of Sunny Isles Beach alone. Since 1963, J. Milton and Associates has built and developed over 50,000 residential units, and currently owns over 10,000 residential units with a valuation of over \$2 billion. As a vertically integrated operation, the company performs its own land acquisition, land planning, construction, financing, and sales and marketing. Every stage of each project is subjected to rigorous value engineering; top management is involved in every decision. This hands-on involvement and meticulous attention to detail are hallmarks of the J. Milton & Associates development philosophy.

* THIS J. MILTON LEGACY PROJECT INTRODUCES SIX-STAR LIVING TO SUNNY ISLES BEACH — AND SOUTH FLORIDA!

Welcome to Sunny Isles Beach's New Gateway.

It is fitting that the symbolic gateway into the City of Sunny Isles Beach is a J. Milton & Associates creation. In 1998, with the completion of our world-famous Pinnacle Condominium tower, we set the luxury-services standard for the hotel-style, five-star living amenities that have since become a South Florida legend. At the turn of the millennium our five-star signature was re-stated with the arrival of our dynamic trio of St. Tropez residential towers, ushering in a new expression of upscale, European-influenced elegance. And now, the style bar has been raised to **six stars** with the arrival of our even more luxe Phase II residences. We proudly announce the arrival of the Parque Towers at St. Tropez—so named due to their proximity to the newly christened Gateway Park, directly across the boulevard. The Parque Towers developer, J. Milton & Associates, is participating with the City of Sunny Isles Beach in the creation of Gateway Park in an



PINNACLE — WHERE THE MAGIC STARTED IN 1998.



THE LEGEND CONTINUES

unusual and highly effective example of public/private partnership. With the enlarged and upgraded Sunny Isles Beach Towne Center at its base, Parque Towers offers a unique concept of full-dimension living to its fortunate residents. With the Towne Center's chic shops, eateries, bars and cafés; the property's boating and recreational frontage on the Intracoastal Waterway; world-acclaimed beach frontage directly across the street; and 20-minute access to virtually all that South Florida has to offer, this is the lifestyle to aspire to in Greater Miami.

As we believe that you are interested in the type of distinctive residential real estate development that Parque Towers represents, we cordially invite you to review this preview of early concept details concerning the project. With all necessary approvals having been granted by the City, the process of development now accelerates. Over the next few months, re-editions of this brochure will be published as updated details, new architectural renderings, and material selections become finalized. In a sense, J. Milton & Associates is inviting you to share in the excitement as this once-in-a-lifetime lifestyle opportunity takes shape.

The completion of Parque Towers, the all-new St. Tropez Corporate Center and Gateway Park across the boulevard are testaments to the world-class refinements that contribute to the cosmopolitan reputation of the young—barely 15 years have passed since incorporation—City of Sunny Isles Beach.



CITY APPROVAL OF DESIGN: 11/27/12!

MAX HEIGHT HGT. +290'-0"

ROOF SLAB HGT. +280'-0" (28 FLOORS TOTAL)

Artist's rendering preliminary draft

EL. +50'-0"

GND. LVL. (LOB) EL. +3'-0"



KIDS' CLUB CONCEPT



PROPERTY FEATURES

SPECTACULAR WESTWARD VIEWS
FROM THE SUNSET SUITE >



The Parque Towers concept for living has evolved through consultation with some of the world's most thoughtful and sophisticated hospitality professionals. Virtually every detail of the property features has been evaluated within the context of six-star service standards.

Parque Towers Kids' Club. A dedicated recreational space for children. Fully stocked with computers, toys, and games for children of all ages.

Private Rooftop Plunge Pools for Penthouses.

Rentable Guest Suites. Beautifully designed hotel-style guest suite for the convenient hosting of our residents' guests.

Private Cinema and Performance Theatre. A spacious theatre with a stage for the pleasure of residents and guests. It even has a popcorn machine!

The Sunset Suite—A Wine Lovers' Retreat. Designed by a Napa Valley vintner, this special space offers a comfortable wine bar, tables, and individual wine-locker storage for residents.

Executive Office Suite. The perfect option for when an afternoon of work and the comforts of being close to home both beckon.

Indoor-Outdoor Entertainment Space. Exceptionally spacious area for socializing; accommodates large groups in a combination indoor/outdoor setting, and includes a full catering kitchen. The indoor zone features a cozy billiards area and cocktail bar. Perfect for parties, weddings and other events.

Bicycle Center. Secured storage for residents' bikes; on-site availability of complimentary bikes.

Parque Towers—Going Green. Environmentally responsible home maintenance products will be utilized property-wide, including recycled paper goods and biodegradable cleaning products.



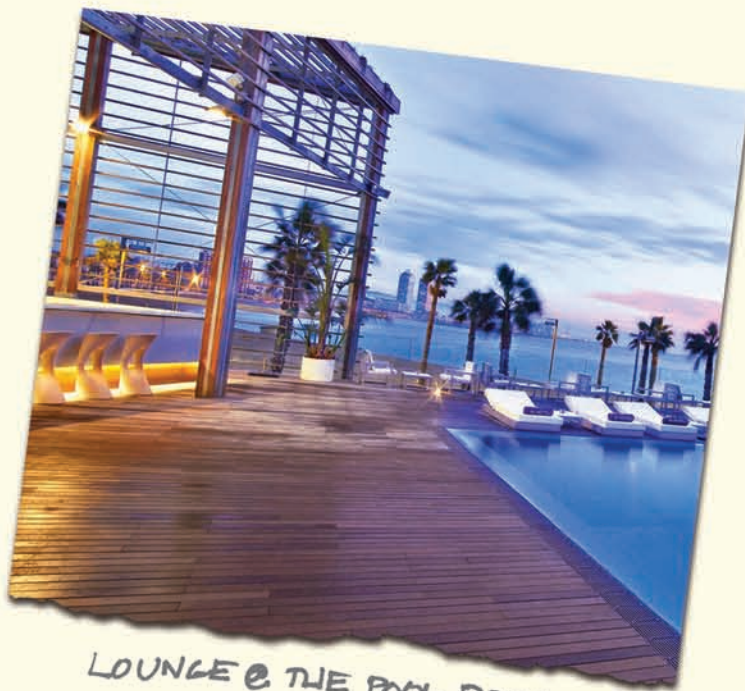
PRIVATE WINE LOCKERS
FOR EACH RESIDENCE



FINALIZE
ROOFTOP PLUNGE
POOL DESIGN



COMPLIMENTARY BIKES AVAILABLE
TO RESIDENTS WITH THE SWIPE OF A PASSCARD



LOUNGE @ THE POOL DECK



COMPLIMENTARY BEACH SHUTTLE
SERVICE TO THE
PARQUE TOWERS BEACH CLUB



RESIDENTIAL AMENITIES

Parque Towers presents a level of luxury services unlike anything ever offered within a residential environment.

Bespoke Valet Service, A Cut Above. Advance delivery of automobiles to the front door is always available.

Property Management At A Higher Level. Parque Towers property management staff is trained to the standards and procedures of five-star hotels.

The Al Fresco Lifestyle Redefined. Dining and full cocktail service is always available at the Parque Towers Pool Deck Level and at *The Bistro*.

Professional Housekeeping Services. On-premises maid service available at the resident's chosen frequency.

Physical Fitness/Wellness Programs. Individual and group programs including yoga and Pilates. Personal-training arrangements available, as well as nutritional planning and guidance.

Arrival Court Update System. A video monitor features the latest traffic, news and weather updates.

On-Premises Car Wash. Enjoy the convenience of car wash and detailing in the parking garage.

Six-Star Concierge Services.

Like living in a world-class hotel, without the impermanence. All of your needs and wishes taken care of, from having theater and restaurant reservations made, to arranging for dry cleaning drop off and pickup as well as arranging jet charters and local appointments with top Miami physicians.

Private Beach Club. Luxuriate and relax on the fabled sands of Sunny Isles Beach with chaise lounges, beach umbrellas and towel service, as well as available personal attendants and food and beverage service.

Towne Center Conveniences and Diversions. Enjoy the upscale delights of our on-property Sunny Isles Towne Center, featuring boutiques, stores, bistros, and cafés—all in a spectacular setting of landscaped pathways and European-style piazzas, complete with bubbling fountains and authentic Tuscan-style plantings.



THE PINNACLE TRADITION
OF PERSONAL SERVICE
LIVES ON AT PARQUE TOWERS



JACUZZI POSITIONED TO
 MAXIMIZE SPECTACULAR VIEW

Uniquely Designed Pool Deck Area. One of the most exciting private recreational spaces in South Florida, with features conceived by an award-winning landscape architect. In addition to the general pool area with sun beds and poolside lounge, there is a Jacuzzi pool, a resistance pool, a dedicated children's pool, and a chic pool-side bistro serving creative, French-inspired cuisine.

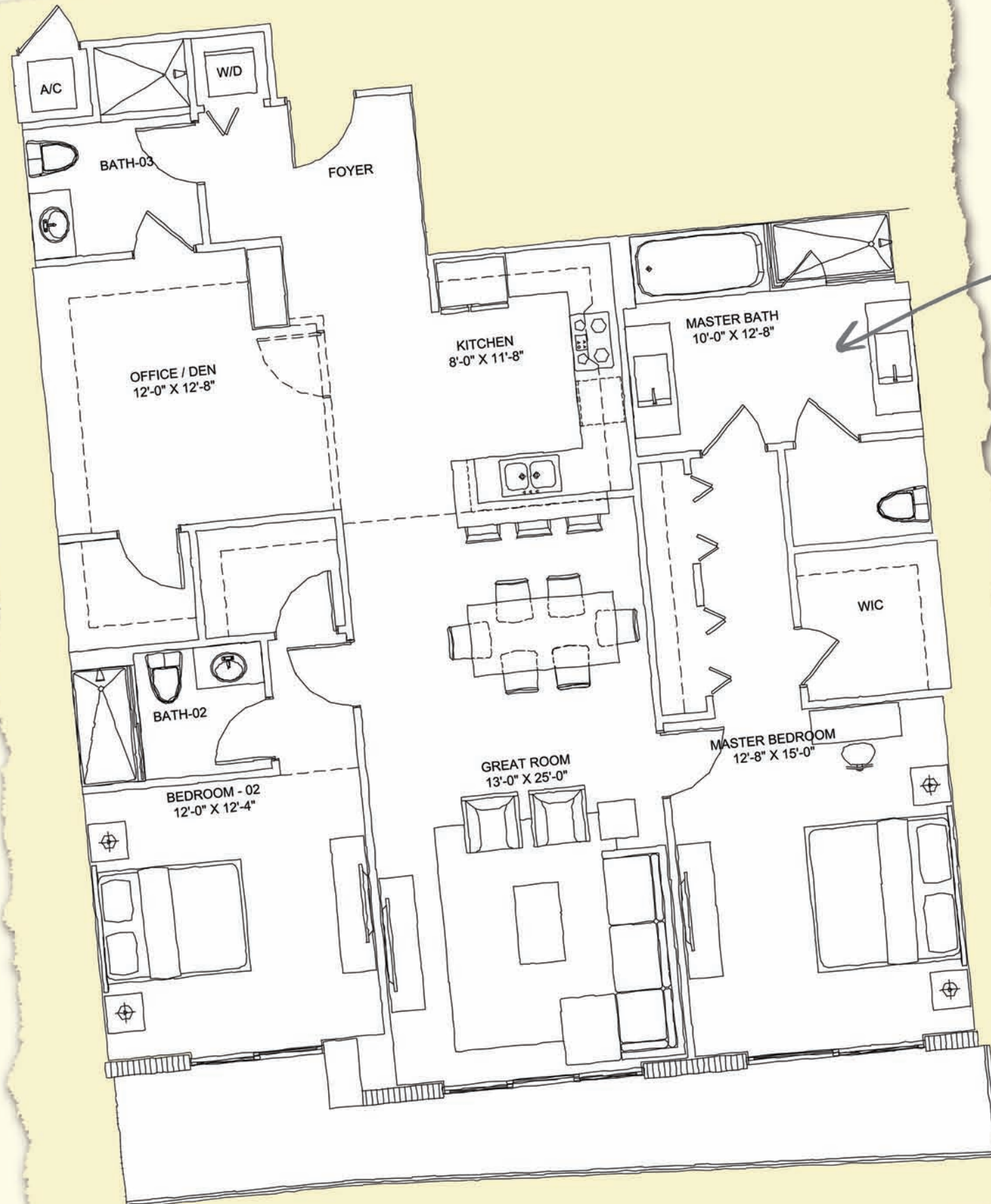
POOLSIDE LOUNGE, SERVING AN
 ARRAY OF ALFRESCO REFRESHMENTS

RESISTANCE POOL >

ONE-OF-A-KIND LOUNGING!

DEDICATED POOL
 EXCLUSIVELY FOR KIDS





NOTE TO ARCHITECT: BE SURE TO
 SPECIFY THE MOST ADVANCED BATH FITTINGS
 CURRENTLY AVAILABLE



TOTAL BATH INDULGENCE!

BALCONIES DESIGNED TO OFFER MAXIMUM VOLUME OF OUTDOOR SPACE, AND ACCESSIBILITY FROM MOST ROOMS IN THE RESIDENCE



FLOOR PLAN, UNIT B
3 BR, 3 BATH
— 2,417 SQ. FT.

MAXIMIZE THE EFFICIENCY OF THE LIVING SPACE BY MAKING ALL ROOMS CONTIGUOUS.



HIGH-GLOSS LACQUER KITCHEN CABINETS

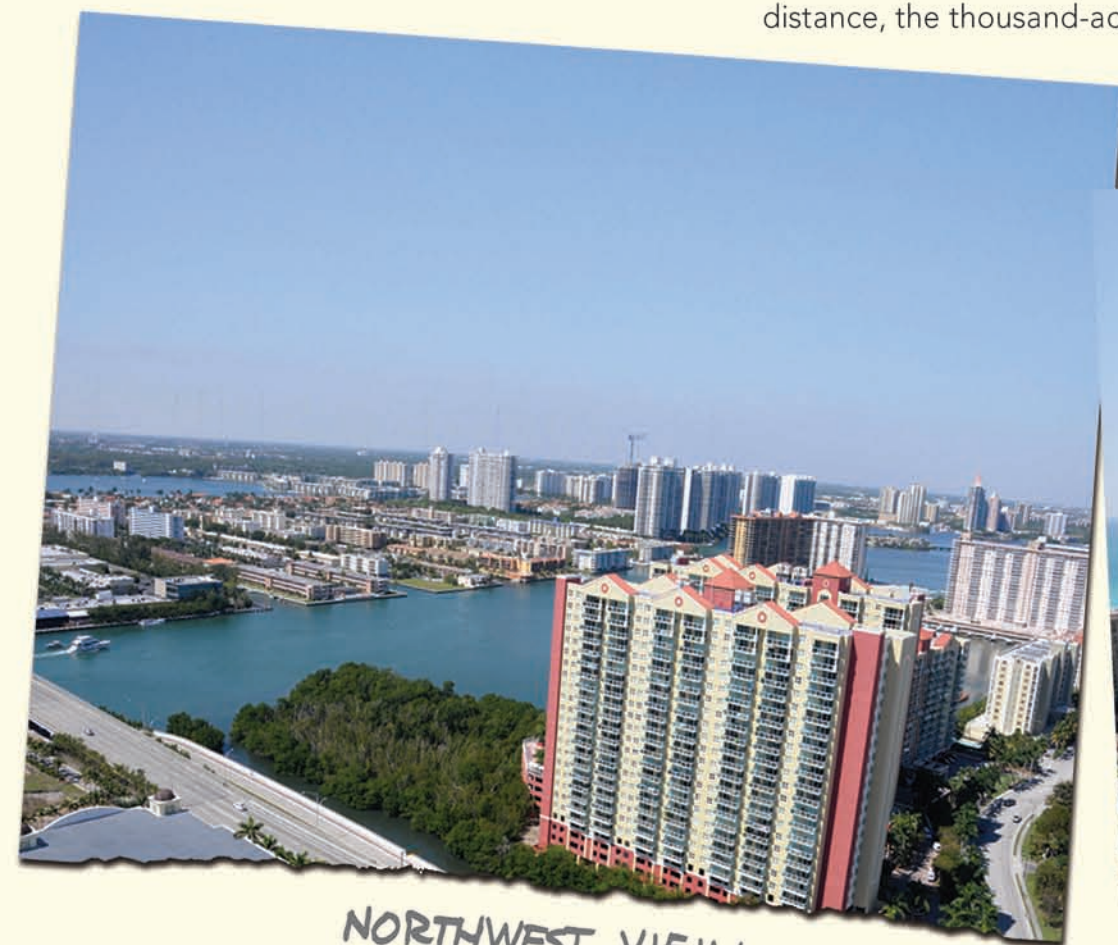




SPECTACULAR PANORAMAS
— EAST TO WEST

Sunrises to sunsets — endless picturesque vistas. The calm Intracoastal Waterway forms South Florida's premier boating highway, a scenic route for leisurely cruising north or south. The lush greens of Poinciana Island palms and Oleta River State Park's dense mangroves contrast with the shifting blues of the Waterway. Viewed from a distance, the thousand-acre expanse of vegetation conceals

a serene nature preserve and state park, a haven for leisurely outdoor activities such as kayaking and wildlife spotting. To the east, the Atlantic Ocean stretches to the horizon. Looking southward, the dynamic skyline of downtown Miami rises dramatically. St. Tropez and Parque Towers offer the best of waterfront living — from the dramatic to the sublime.



NORTHWEST VIEW



SOUTH VIEW



WEST VIEW



MEETS PARK



CITY OF SUNNY ISLES BEACH GATEWAY PARK

Fulfilling a City's Pledge to Its Residents.

The City of Sunny Isles Beach has had a mandate to provide city parks within walking distance of all who reside here. Gateway Park, directly across the boulevard from St. Tropez and Parque Towers, will be the finest of them all, and it is scheduled for completion by fall 2014. A mere block from the ocean, the Park's Oak Tree Great Lawn is the centerpiece of an array of features that places Gateway Park at the cutting edge of public park design in the USA. Besides the family picnic area, the outdoor spaces include a dramatic cascading water wall, an interactive water-themed play area for kids, a spectacular butterfly garden, and — most dramatically — an expansive outdoor plaza with stage for concerts and films, surrounded by lush tropical gardens and unique oaks. The signature structure in Gateway Park is an example of truly world-class architectural design: a stunning and contemporary building containing two restaurants, both of which are conveniently accessed by the Park's own valet parking service. In a classic example of civic engagement, Gateway Park will be designed and constructed for the City of Sunny Isles Beach by J. Milton & Associates, which is increasingly acknowledged as the finest real estate development firm in Greater Miami.



PARQUE TOWERS



St. Leger