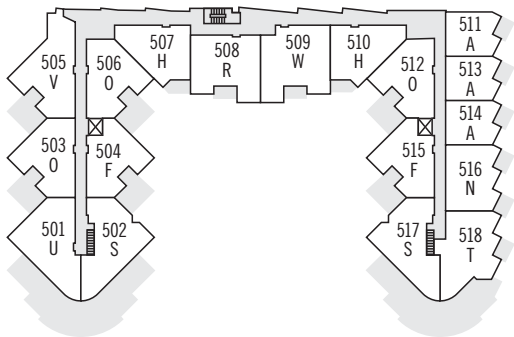
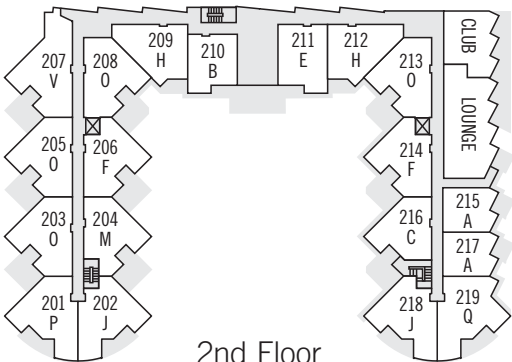


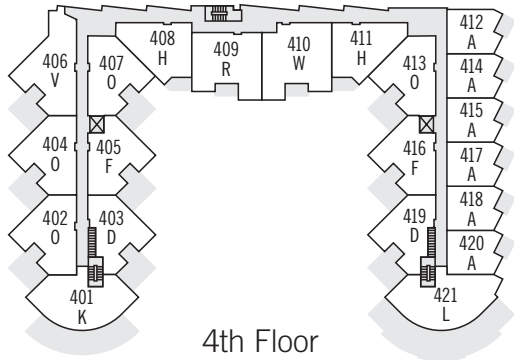
SITEPLAN



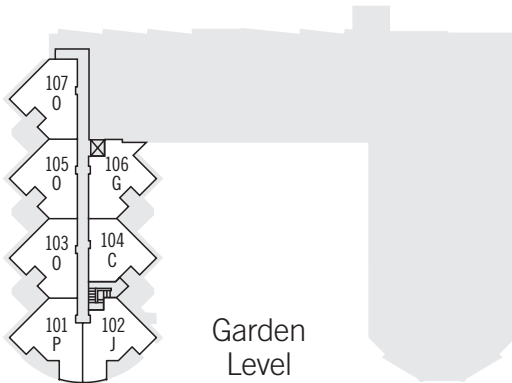
5th Floor



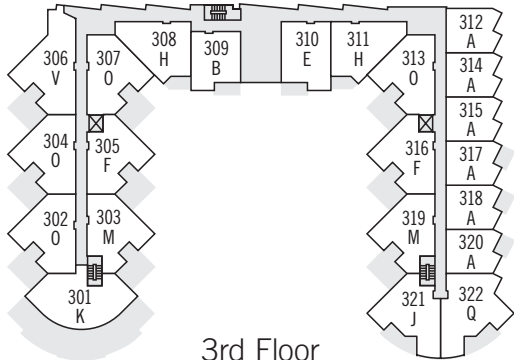
2nd Floor



4th Floor



Garden Level



3rd Floor

In our continuing effort to improve and maintain the high standard of the Royce development, the developer reserves the right to modify or change plans, specifications, features and prices without notice. Materials may be substituted with equivalent or better at the developer's sole discretion. All dimensions and sizes are approximate and are based on Architectural measurements. As reverse and/or mirrored versions of the floor plans occur throughout the development, please see architectural plans if important to you. Renderings are an artist's conception and are intended as a general reference only. Please refer to disclosure statement for specific offering details. E. & O. E.