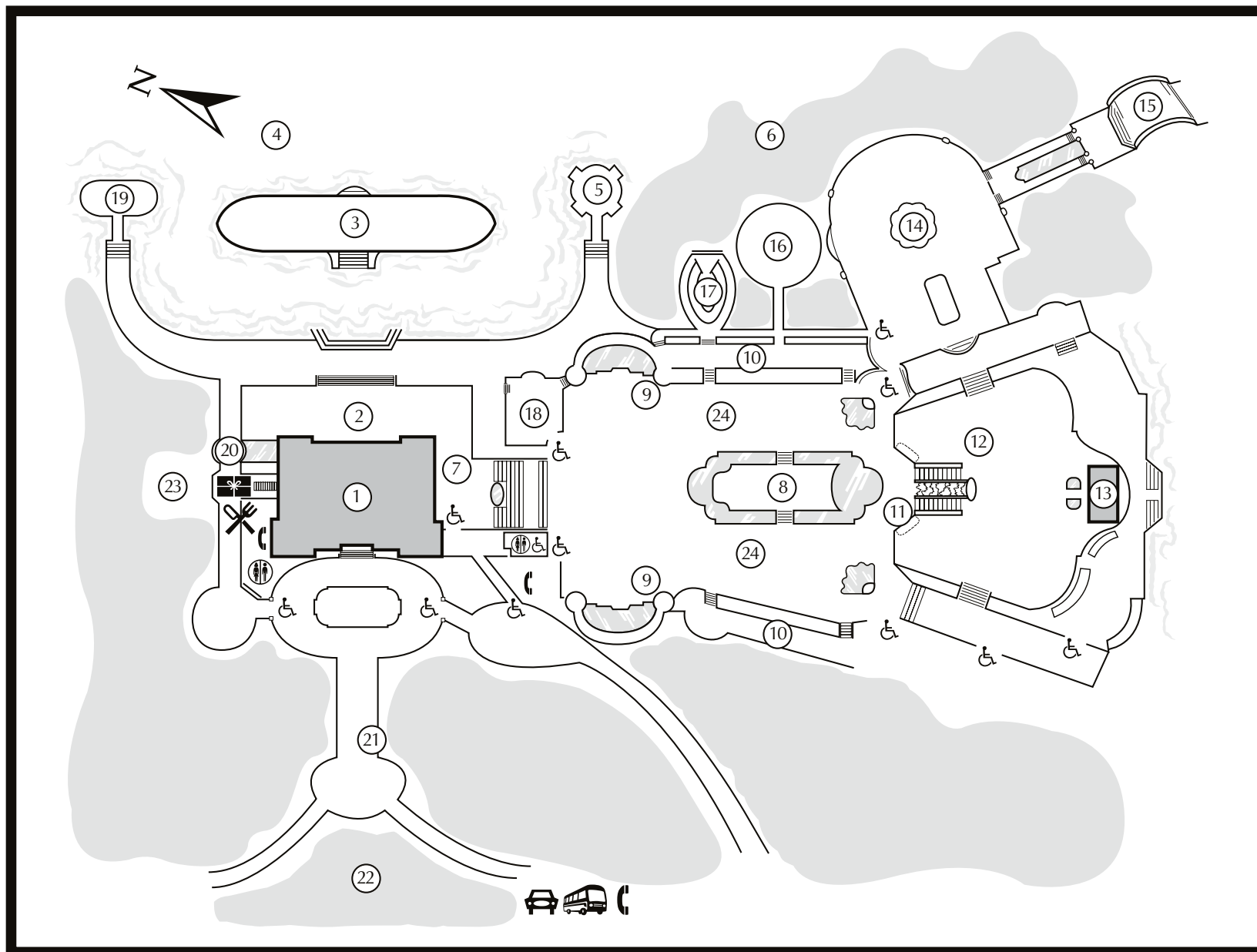


LEGEND

-  CAFE & SHOP
-  RESTROOMS
-  PUBLIC TELEPHONE
-  PARKING
-  WHEELCHAIR ACCESS

1. MAIN HOUSE
2. EAST TERRACE
3. STONE BARGE
4. BISCAYNE BAY
5. TEA HOUSE
6. MANGROVE SHORE
7. SOUTH TERRACE
8. CENTER ISLAND
9. SEMI-CIRCULAR POOLS
10. STATUARY WALKS
11. WATER STAIRWAY AND GROTTOS
12. MOUND
13. CASINO
14. FOUNTAIN GARDEN
15. PEACOCK BRIDGE
16. MAZE GARDEN
17. THEATER GARDEN
18. SECRET GARDEN
19. YACHT LANDING
20. SWIMMING POOL
21. TICKET BOOTH
22. ROCKLAND HAMMOCK (NATIVE FOREST)
23. DAVID A. KLEIN ORCHIDARIUM
24. PARTERRES



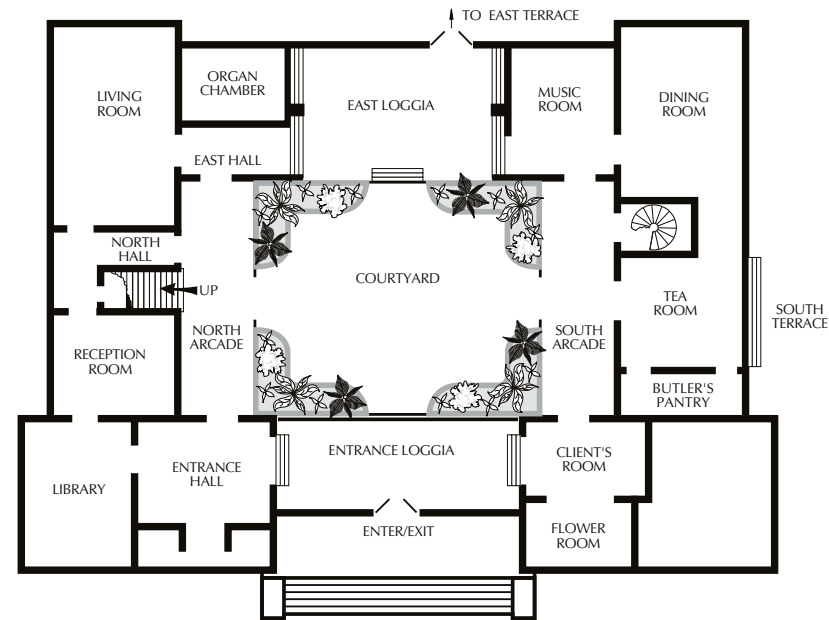
Vizcaya, the winter home of International Harvester vice president James Deering, provides a unique glimpse of a vanished lifestyle in America. Built between 1914 and 1916, Vizcaya was designed in the style of European estates that Deering had visited and adapted to the subtropical climate of South Florida. Vizcaya was originally an estate of 180 acres and included an area, designed to resemble a typical northern Italian village, with a dairy, poultry house, mule stable, greenhouse, machine shop, paint and carpentry workshop and staff residences.

The house and gardens are the creation of three architects. F. Burrall Hoffman (1882—1980) designed the buildings; Diego Suarez (1888—1974) planned the gardens; and Paul Chalfin (1873—1959) was the general artistic supervisor for every phase of the project. Together they created an estate that looked as if a family had lived in it for 400 years, with each generation adding its own period furnishings. Virtually all of the decorative elements including furniture, lighting fixtures, doors and fireplaces were purchased by Deering on shopping expeditions throughout Europe. Vizcaya contains one of the finest collections of 16th through 19th century European decorative arts yet remains comfortable in scale. The house was built to have all the modern conveniences of the early 20th century including central heating, an automatic electric telephone switchboard, two elevators, refrigeration, a central vacuuming system and a fire control system.

After Deering's death in 1925, a minimal staff maintained the house. The hurricane of 1926, which devastated much of Miami, severely damaged the house, surrounding grounds and formal gardens. In 1952, Miami-Dade County purchased Vizcaya and opened it as a historic house museum. Extensive restoration has brought the villa and the remaining acres of the gardens back to the way they appeared in Deering's day. Vizcaya is accredited by the American Association of Museums and is designated a National Historic Landmark.

The bayfront estate was chosen as the meeting site for the historic Summit of the Americas in 1994 where 34 leaders of the Western Hemisphere met with President Clinton. Another historic meeting took place at Vizcaya in 1987 with then-U.S. President Ronald Reagan and Pope John Paul II. And in 1991, Her Majesty Queen Elizabeth II of England toured the estate.

GROUND FLOOR



SECOND FLOOR

