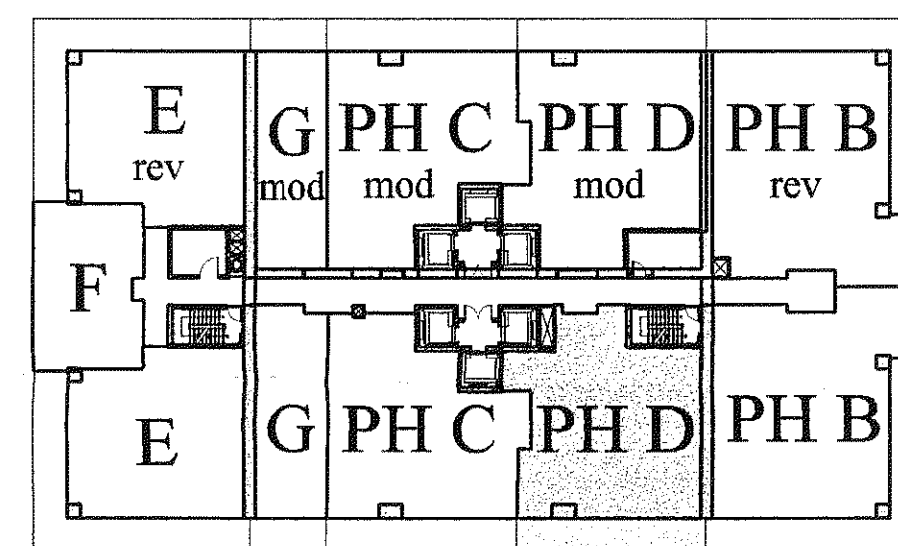


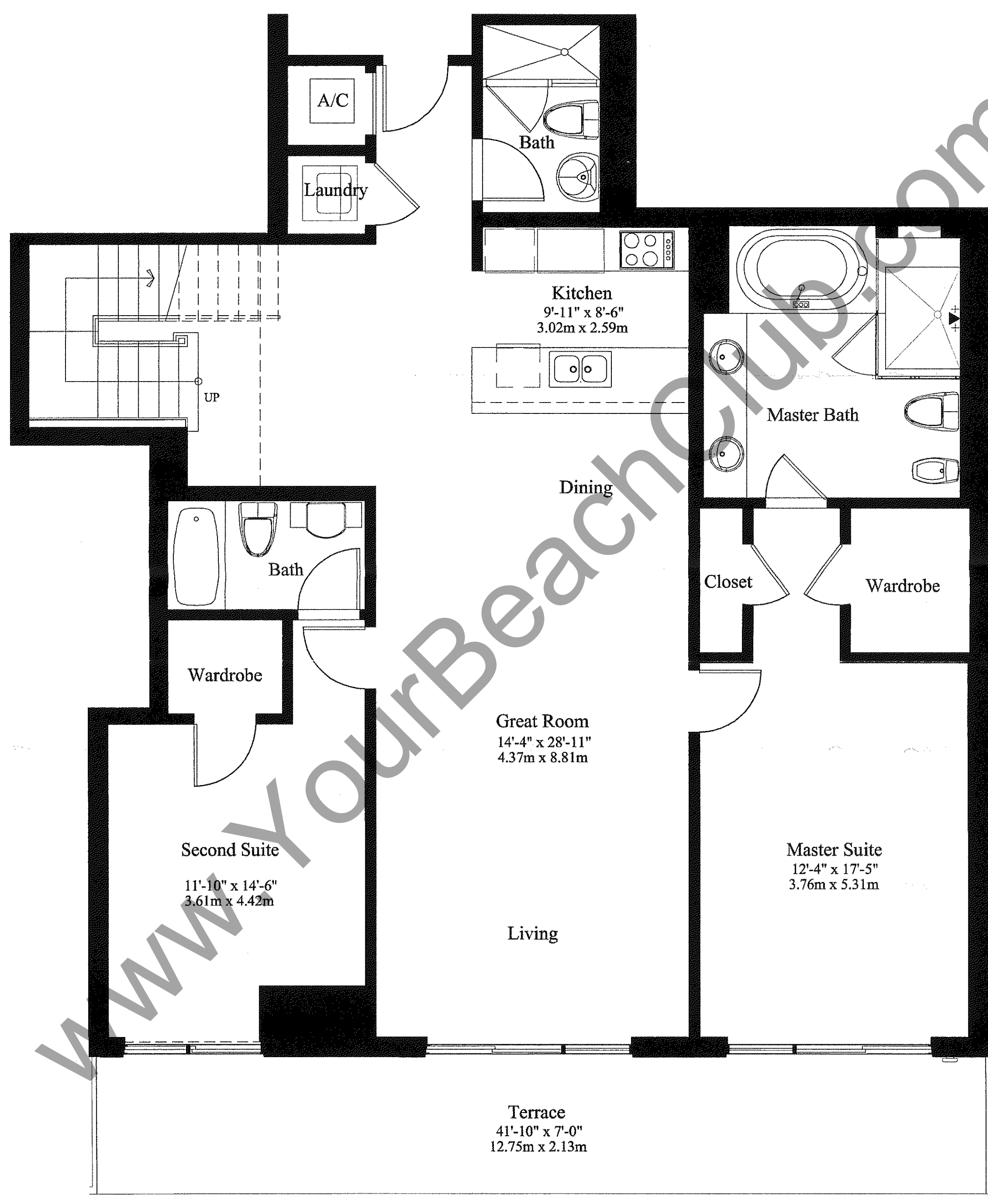
The Beach Club Phase II

OCEAN DRIVE



ATLANTIC OCEAN

KEY PLAN



UNIT 'PH D' LOWER LEVEL 2 BEDROOMS, 3 BATHS

A/C	1,729 SQ FT	160.6 m ²
BALCONY	295 SQ FT	27.4 m ²
TOTAL	2,024 SQ FT	188.0 m²

The Sieger Suarez Architectural Partnership

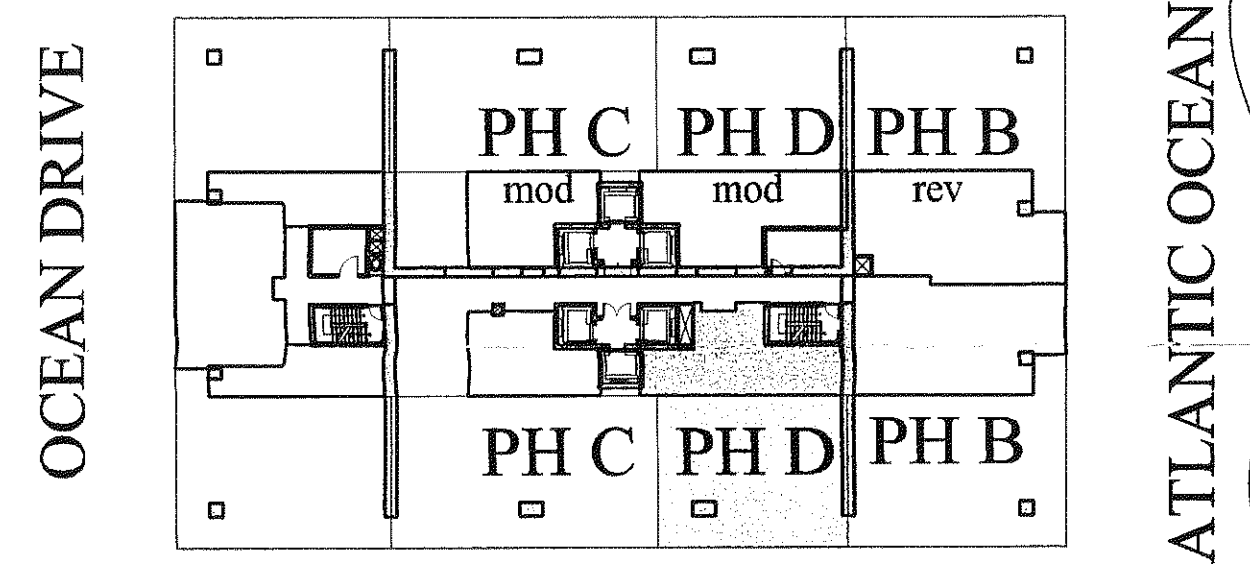
5996 Southwest 70th Street, South Miami, Florida. 33143. 305/274-2702.

Charles M. Sieger, F.A.I.A.
Lic. # AR5782

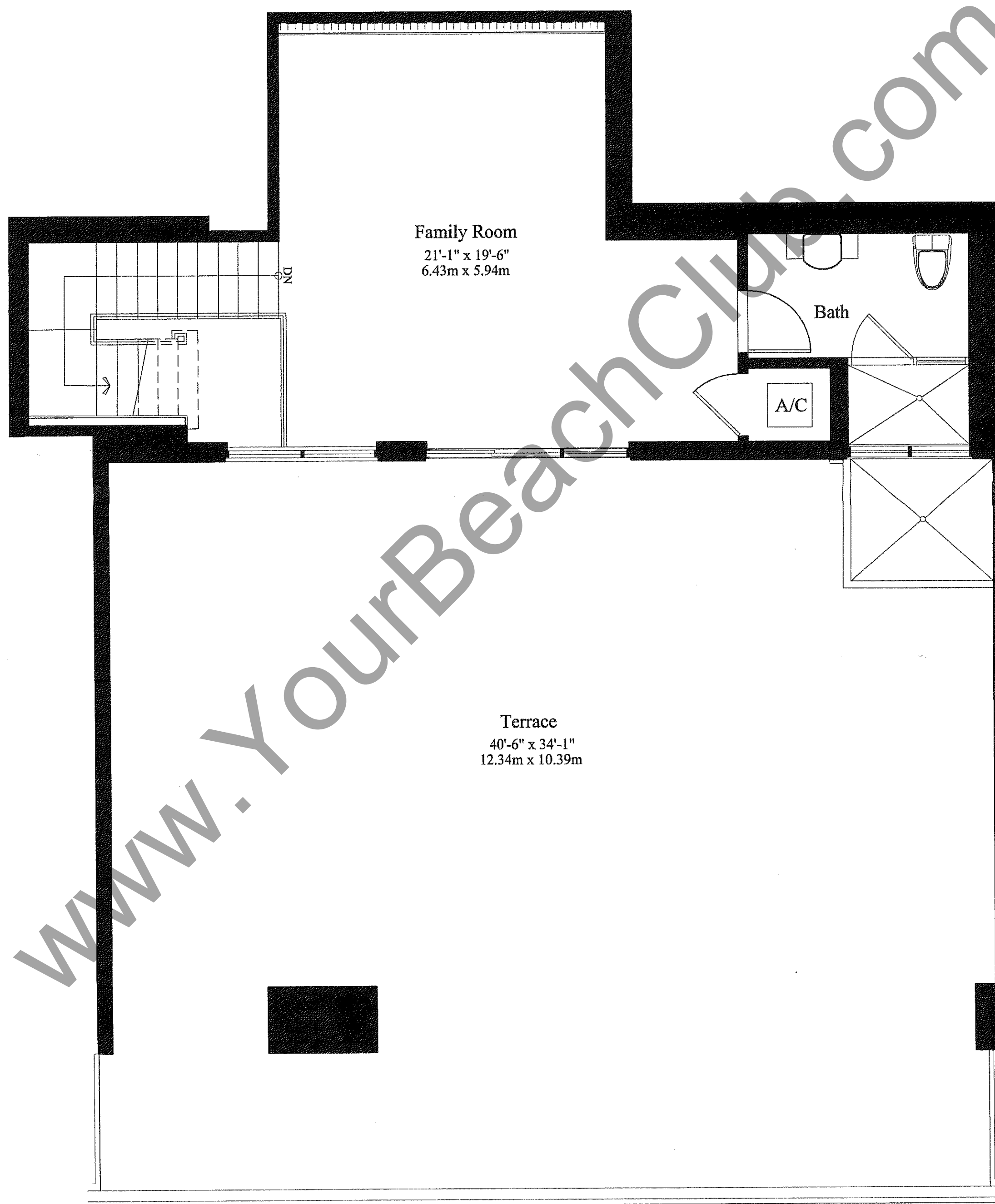
Jose J. Suarez, A.I.A.
Lic. # AR11005

Stated dimensions are measured to the exterior boundaries of the exterior walls, the centerline of interior demising walls between units, and the outer boundary of interior demising walls adjacent to common elements, and in fact vary from the dimensions that would be determined by using the description and definition of the "Unit" set forth in the Declaration (which generally only includes the interior airspace between the perimeter walls and excludes interior structural components). All dimensions are approximate, and all floor plans and development plans are subject to change.

The Beach Club Phase II



KEY PLAN



UNIT 'PH D' UPPER LEVEL ROOF TERRACE

A/C	670 SQ FT	62.2 m ²
BALCONY	1,405 SQ FT	130.5 m ²
TOTAL	2,075 SQ FT	192.7 m ²

The Sieger Suarez Architectural Partnership

5996 Southwest 70th Street, South Miami, Florida, 33143. 305/274-2702.

Charles M. Sieger, F.A.I.A.
Lic. # AR5782

Jose J. Suarez, A.I.A.
Lic. # AR11005

Stated dimensions are measured to the exterior boundaries of the exterior walls, the centerline of interior demising walls between units, and the outer boundary of interior demising walls adjacent to common elements, and in fact vary from the dimensions that would be determined by using the description and definition of the "Unit" set forth in the Declaration (which generally only includes the interior airspace between the perimeter walls and excludes interior structural components). All dimensions are approximate, and all floor plans and development plans are subject to change.