

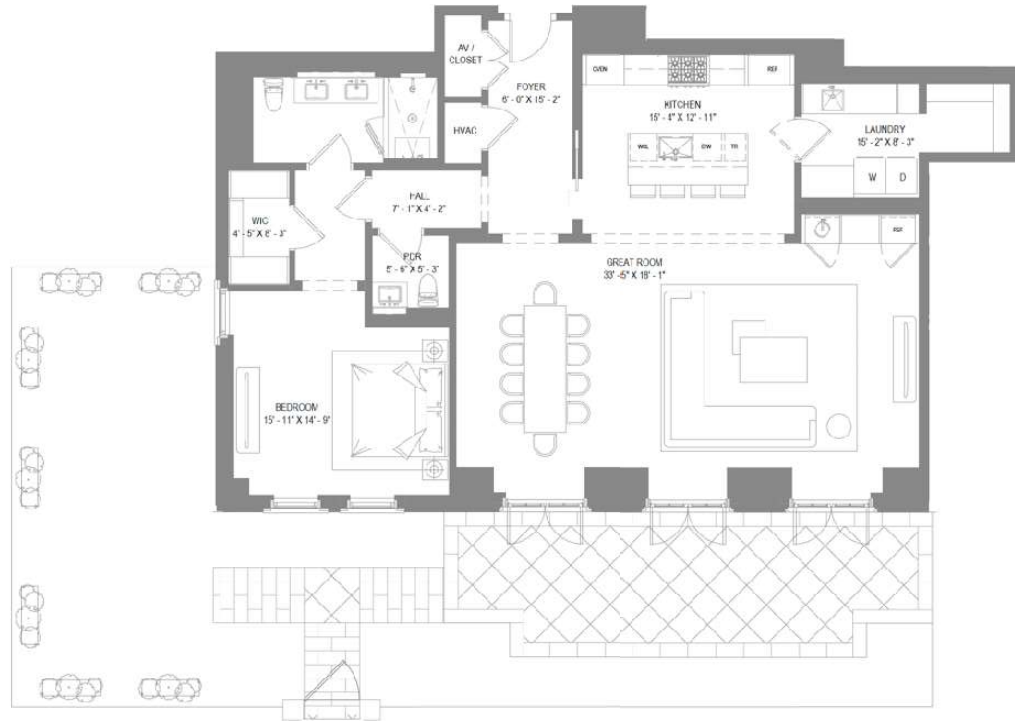


PARK RESIDENCE

Residence 1-A Floor 1

1 BEDROOM
1 BATHROOM
1 POWDER ROOM

INTERIOR AREA: 1,706 SQ. FT.
EXTERIOR AREA: 773 SQ. FT.



INTRACOASTAL / OCEAN



Equal Housing Opportunity. There are various methods for calculating the square footage of a Unit and depending on the method of calculation, the quoted square footage of a Unit in advertising materials may vary from the square footage of a Unit as stated or describe in the Prospectus and the Declaration. The dimensions of the Unit set forth on this previous page have been calculated from the exterior boundaries of the exterior walls to the centerline of shared walls, without reduction for common elements such as structural walls and other interior structural components of the building. As such, the area set forth on the previous page will be larger than the area calculated in the manner provided in the Declaration. For the area of the Unit calculated in accordance with the technical definition of the Unit, see Exhibit "5" to the Declaration. All measurements of appliances, fixtures, furnishings, counters, soffits, and all other matters of detail, including, without limitation, items of finish and decoration, are illustrative only and are not necessarily included in each Unit. All dimensions are approximate and may vary with actual construction. All floor plans are subject to change. Note that measurements of rooms set forth on this floor plan are generally taken at the greatest points of each given room (as if the room were a perfect rectangle), without regard for any cutouts. Accordingly, the area of the actual floor will typically be smaller than the product obtained by multiplying the stated length times width. Consult the Developer's Prospectus for information regarding what is offered with the Unit and for the calculation of the Unit's square footage, dimensions, and floor area. This Condominium is being developed by Fraser Towers Project DEV LLC, ("Developer"). Any and all statements, disclosures and/or representations shall be deemed made by Developer and not by Fraser or the Frisbee Group and any purchaser agrees to look solely to Developer (and not to Fraser, the Frisbee Group and/or any of its or their affiliates) with respect to any and all matters relating to the marketing and/or development of the Condominium and with respect to the sales of units in the Condominium.

ORAL REPRESENTATIONS CANNOT BE RELIED UPON AS CORRECTLY STATING THE REPRESENTATIONS OF THE DEVELOPER.
FOR CORRECT REPRESENTATIONS, MAKE REFERENCE TO THIS BROCHURE AND TO THE DOCUMENTS REQUIRED BY SECTION 718.503, FLORIDA STATUTES, TO BE FURNISHED BY A DEVELOPER TO A BUYER OR LESSEE.

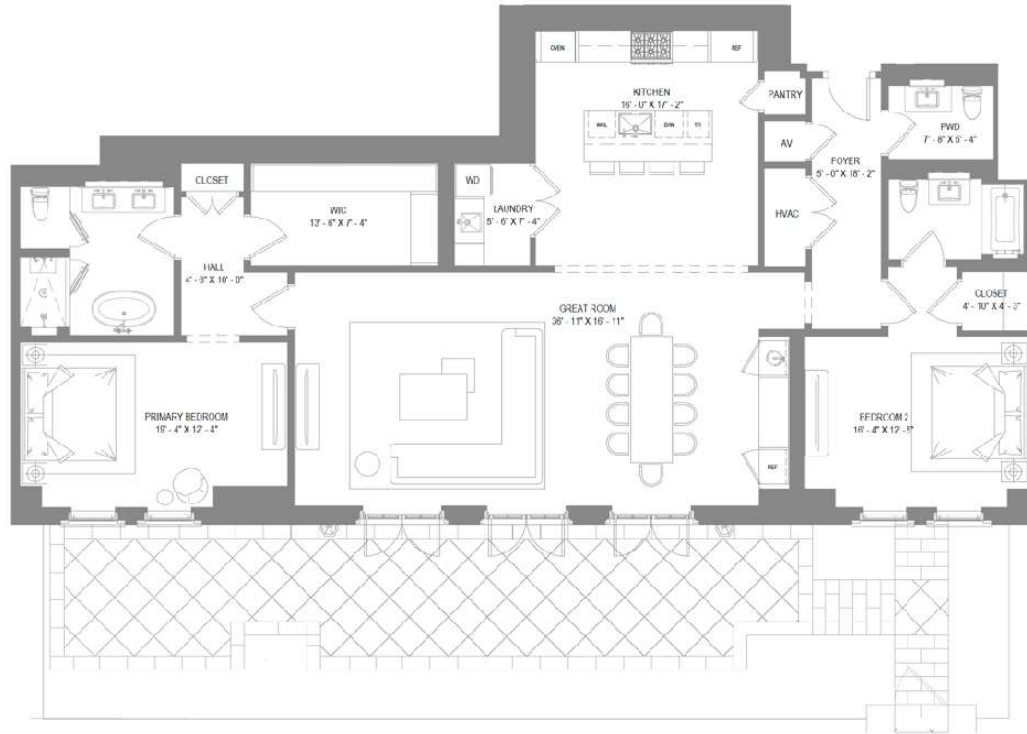


PARK RESIDENCE

Residence 1-B Floor 1

2 BEDROOMS
2 BATH ROOMS
1 POWDER ROOM

INTERIOR AREA: 2,301 SQ. FT.
EXTERIOR AREA: 1,096 SQ. FT.



INTRACOASTAL / OCEAN



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PARK RESIDENCE

Residence 2-A Floor 2

2 BEDROOMS
2 BATHROOMS
1 POWDER ROOM

INTERIOR AREA: 2,811 SQ. FT.
EXTERIOR AREA: 94 SQ. FT.



INTRACOASTAL / OCEAN



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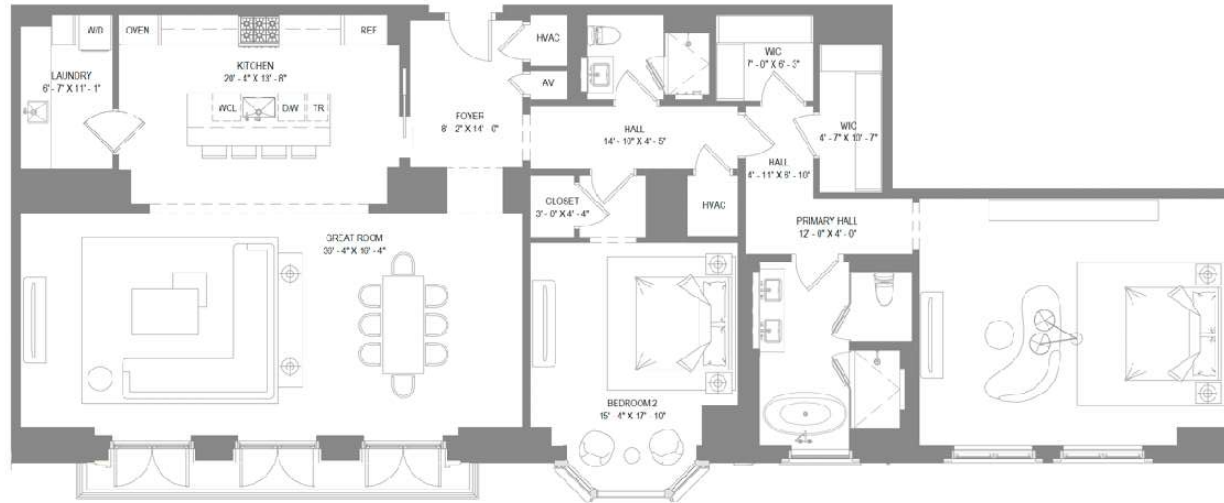


PARK RESIDENCE

Residence 2-C Floor 2

2 BEDROOMS
2 BATHROOMS

INTERIOR AREA: 2,517 SQ. FT.
EXTERIOR AREA: 90 SQ. FT.



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ORAL REPRESENTATIONS CANNOT BE RELIED UPON AS CORRECTLY STATING THE REPRESENTATIONS OF THE DEVELOPER. FOR CORRECT REPRESENTATIONS, MAKE REFERENCE TO THIS BROCHURE AND TO THE DOCUMENTS REQUIRED BY SECTION 178.003, FLORIDA STATUTES, TO BE FURNISHED BY A DEVELOPER TO A BUYER OR LESSEE.

INTRACOASTAL / OCEAN



PARK RESIDENCE

Residence 5-B Floor 5

1 BEDROOM
2 BATHROOMS
1 OFFICE / DEN

INTERIOR AREA: 1,644 SQ. FT.



Equal Housing Opportunity: There are various methods for calculating the square footage of a Unit and depending on the method of calculation, the quoted square footage of a Unit in advertising materials may vary from the square footage of a Unit as stated or described in the Prospectus and the Declaration. The dimensions of the Unit set forth on the previous page have been calculated from the exterior boundaries of the exterior walls to the centerline of shared walls, without reduction for common elements, such as structural walls and other interior structural components of the building. As such, the area set forth on the previous page will be larger than the area calculated in the manner provided in this Declaration. It is the area of the Unit calculated in accordance with the technical definition of the Unit, set forth in this Declaration. All expectations of appliances, fixtures, furnishings, counters, sinks, and other matters of detail, including, without limitation, items of finish and decoration, are conceptual only and are not necessarily included in each Unit. All dimensions are approximate and may vary with actual construction. All floor plans are subject to change. Note that measurements of rooms set forth on this floor plan are generally taken at the greatest points of each given room (as if the room were a perfect rectangle), without regard for any cutouts. Accordingly, the area of the actual room will typically be smaller than the area obtained by multiplying the stated length times width. Consult the Developer's Prospectus for information regarding what to afford with the Unit and for the calculation of the Unit square footage, dimensions, and floor area. This Condominium is being developed by Flagler Towers Project (DE) LLC, ("Developer"). Any and all statements, disclosures and/or representations shall be deemed made by Developer and not by Hines or the Frisbie Group and any purchaser agrees to look solely to Developer (and not to Hines, the Frisbie Group and/or any of its or their affiliates) with respect to any and all matters relating to the marketing and/or development of the Condominium and will respect to the sales of units in the Condominium.

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