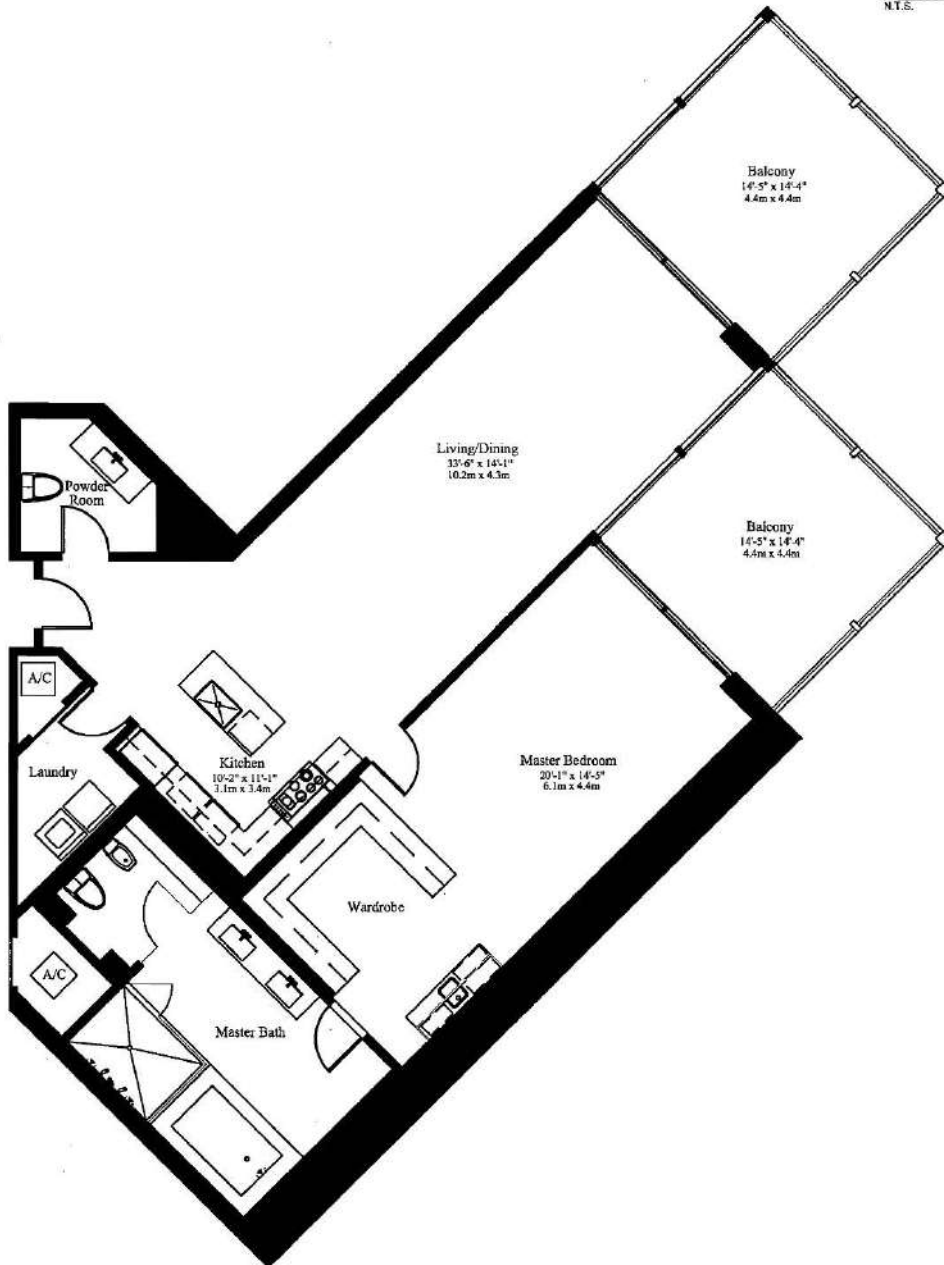
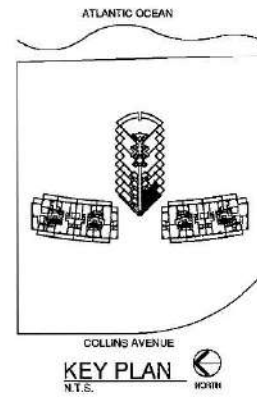


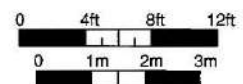


ST. REGIS
Hotels & Resorts



HOTEL TOWER
UNIT 'D-SOUTH'
1 BEDROOMS AND 2 & 1/2 BATHS

A/C	1,817 SQ FT	168.8 M ²
BALCONY	455 SQ FT	42.3 M ²
TOTAL	2,272 SQ FT	211.1 M ²



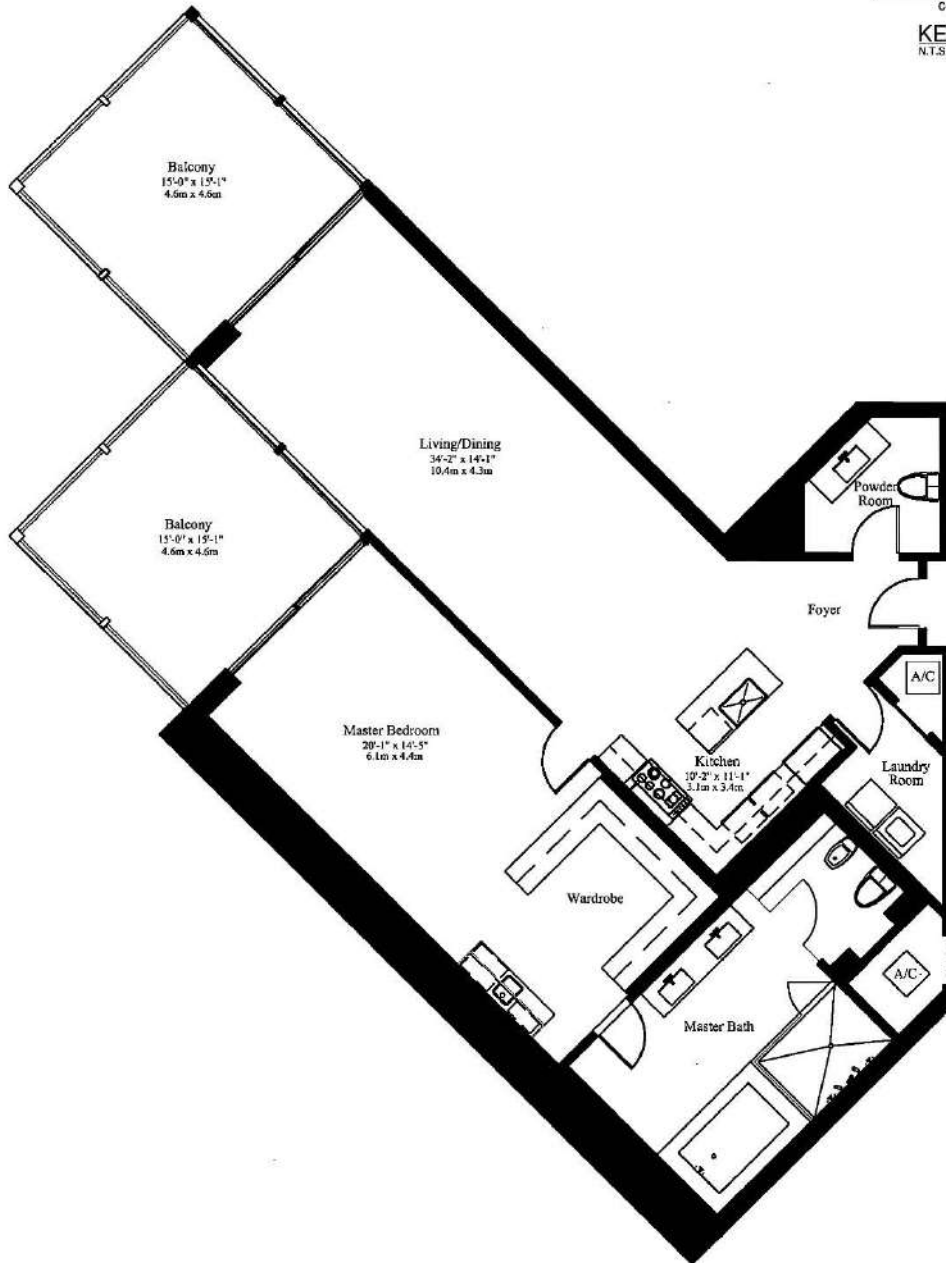
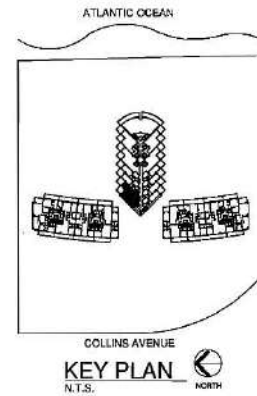
The Sieger Suarez Architectural Partnership

2900 Southeast 70th Street, South Miami, Florida 33143, 305/274-2702.
Doris A. Sieger, F.A.I.A. Joe J. Suarez, A.A.A.
S.A. P. 00100 S.A. P. 00100

Stated dimensions are measured to the exterior boundaries of the exterior walls, the centerline of interior dividing walls between units, and the outer boundary of interior demising walls adjacent to common areas, 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 spaces between the perimeter walls and such other structural components). All dimensions are approximate, and all floor plans and development plans are subject to change.

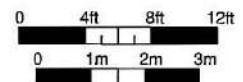


ST. REGIS
Hotels & Resorts



**HOTEL TOWER
UNIT 'D-NORTH'
1 BEDROOM AND 2 & 1/2 BATHS**

A/C	1,817 SQ FT	168.8 M ²
BALCONY	455 SQ FT	42.3 M ²
TOTAL	2,272 SQ FT	211.1 M²



The Sieger Suarez Architectural Partnership

3994 Southwest 70th Street, South Miami, Florida, 33143, 305/276-2761

Circle 10 on Reader Service Card

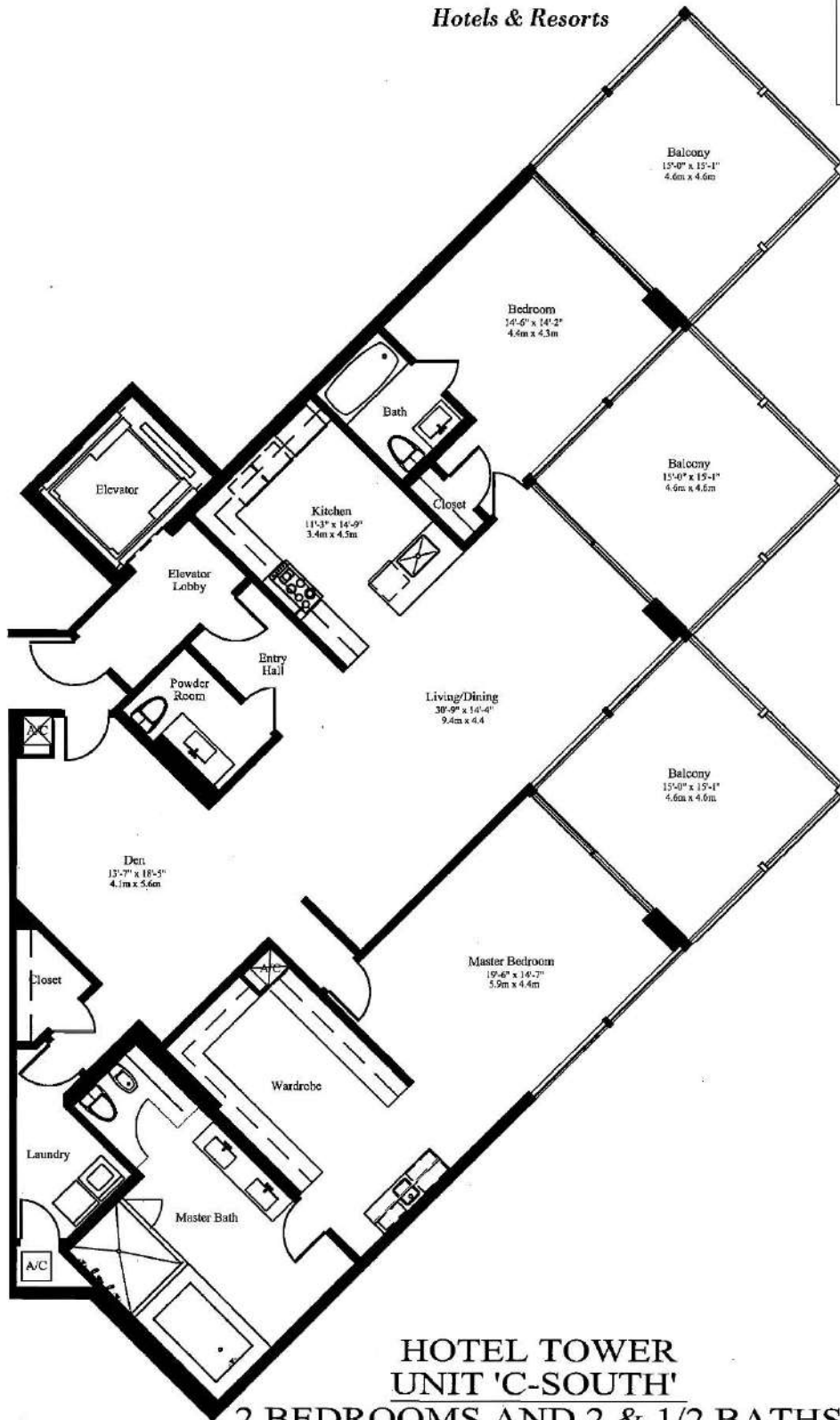
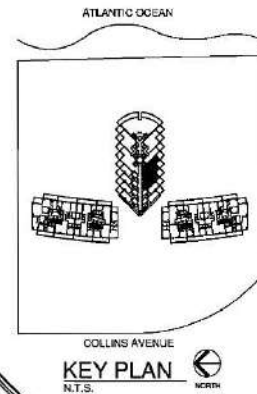
© 1998 Sieger Suarez AIA

Stated dimensions are measured to the exterior boundaries of the exterior walls, the centerline of interior dividing walls between units, and the outer boundary of interior dividing 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 surface between the exterior walls and excludes interior structural components). All dimensions are approximate, and all floor plans and development plans are subject to change.



ST. REGIS

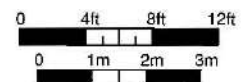
Hotels & Resorts



HOTEL TOWER UNIT 'C-SOUTH'

2 BEDROOMS AND 2 & 1/2 BATHS

A/C	2,413 SQ FT	224.2 M ²
BALCONY	683 SQ FT	63.5 M ²
TOTAL	3,096 SQ FT	287.7 M ²



The Sieger Suarez Architectural Partnership

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

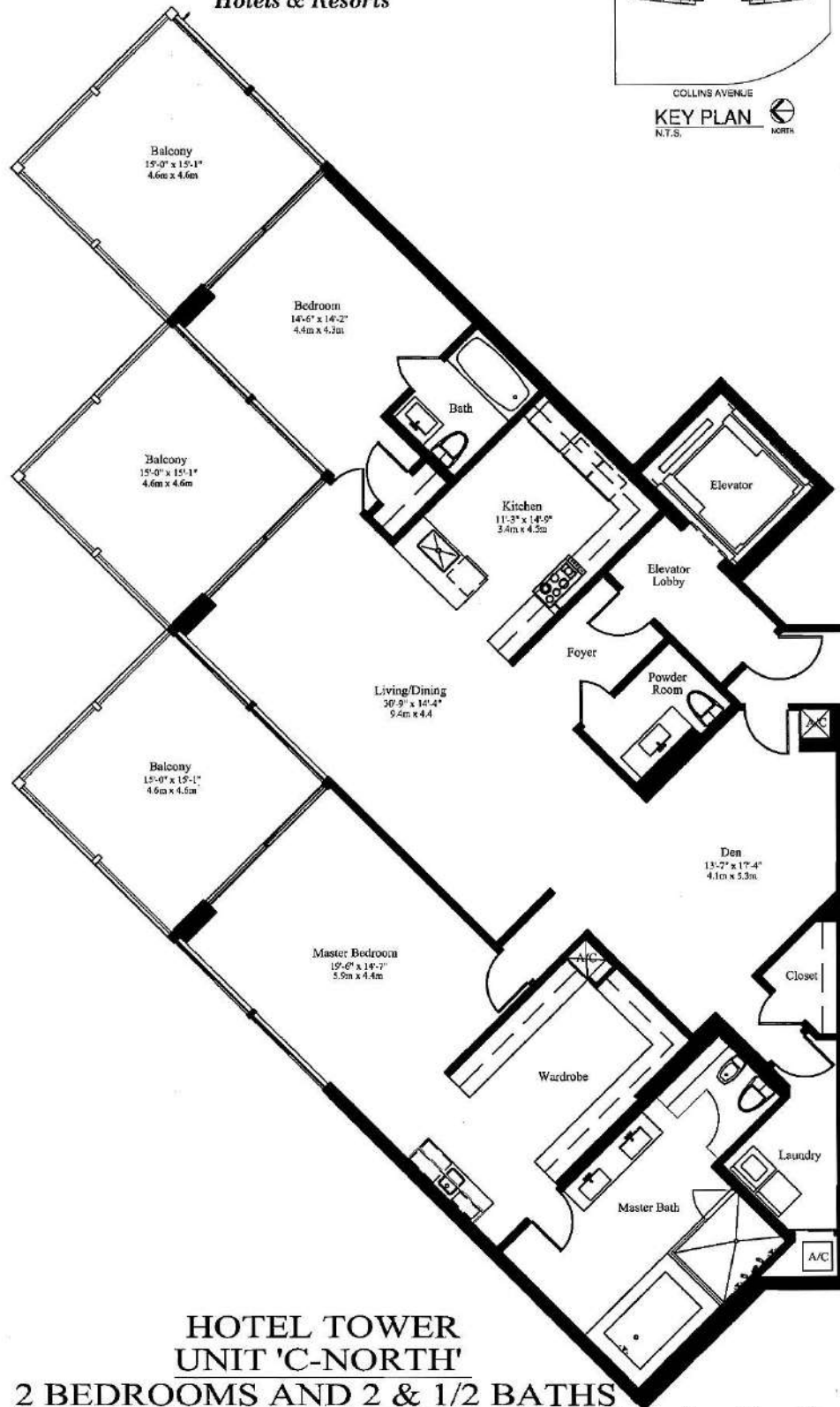
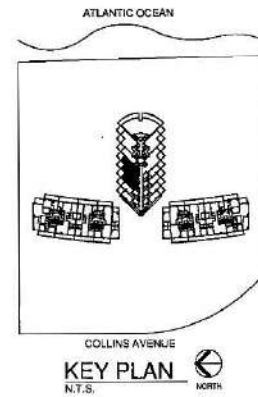
Charles M. Sieger, F.A.S.A.
LIC # AB5782

Jose A. Suarez, A.A.
LIC # AB1005

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 or structural components). All dimensions are approximate, and all floor plans and development plans are subject to change.

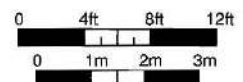


ST. REGIS Hotels & Resorts



HOTEL TOWER UNIT 'C-NORTH' 2 BEDROOMS AND 2 & 1/2 BATHS

A/C	2,413 SQ FT	224.2 M ²
BALCONY	683 SQ FT	63.5 M ²
TOTAL	3,096 SQ FT	287.7 M ²



The Sieger Suarez Architectural Partnership

5596 Southwest 70th Street, South Miami, Florida, 33143, 305/274-2702.

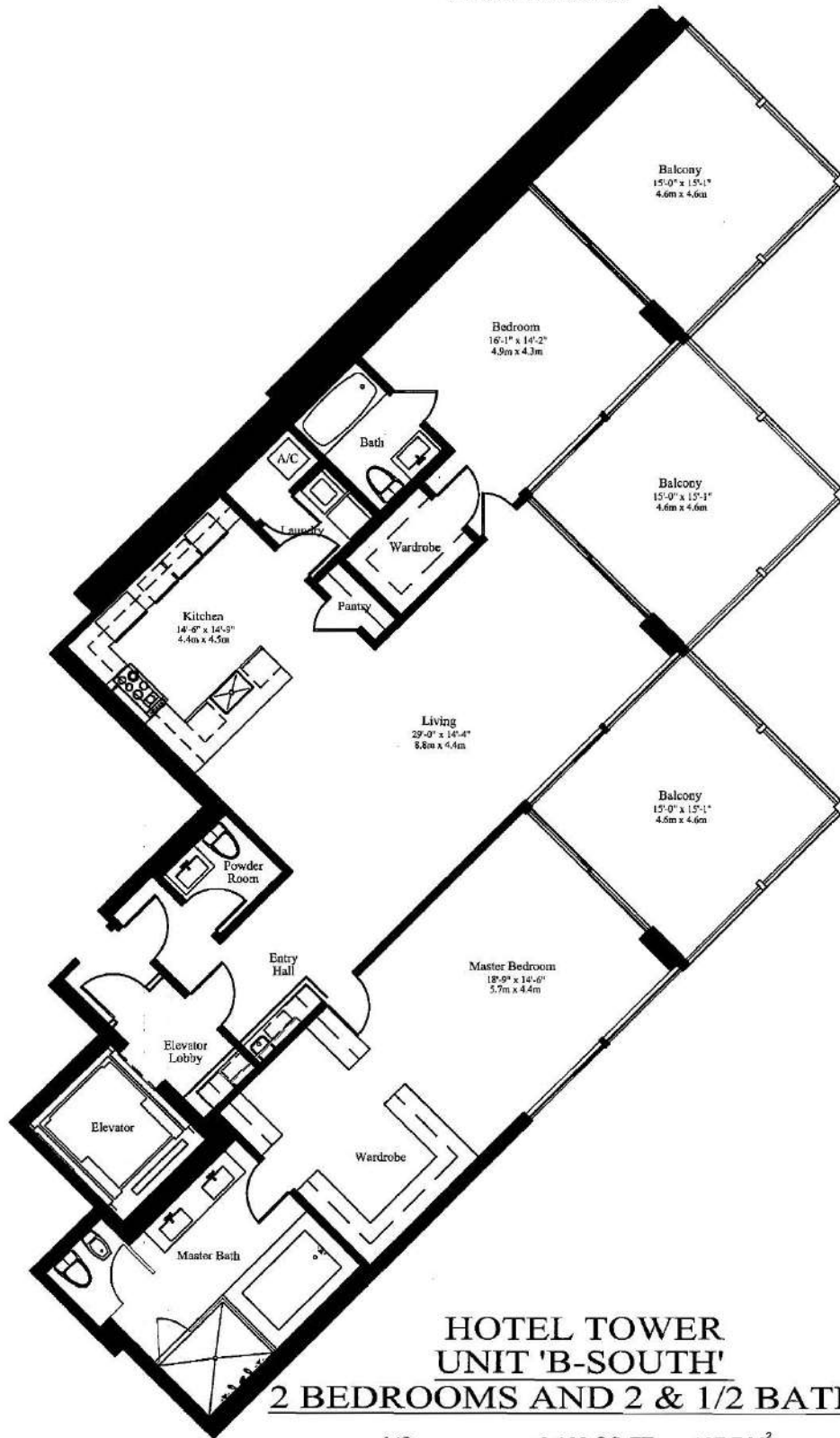
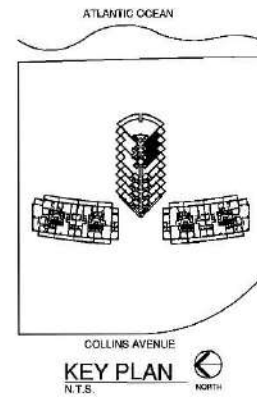
Charles H. Sieger, F.A.I.A.
DC # 18712

Jose A. Suarez, A.I.A.
DC # 187105

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.

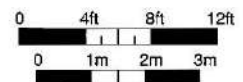


ST. REGIS Hotels & Resorts



HOTEL TOWER UNIT 'B-SOUTH' 2 BEDROOMS AND 2 & 1/2 BATHS

A/C	2,128 SQ FT	197.7 M ²
BALCONY	683 SQ FT	63.5 M ²
TOTAL	2,811 SQ FT	261.2 M ²



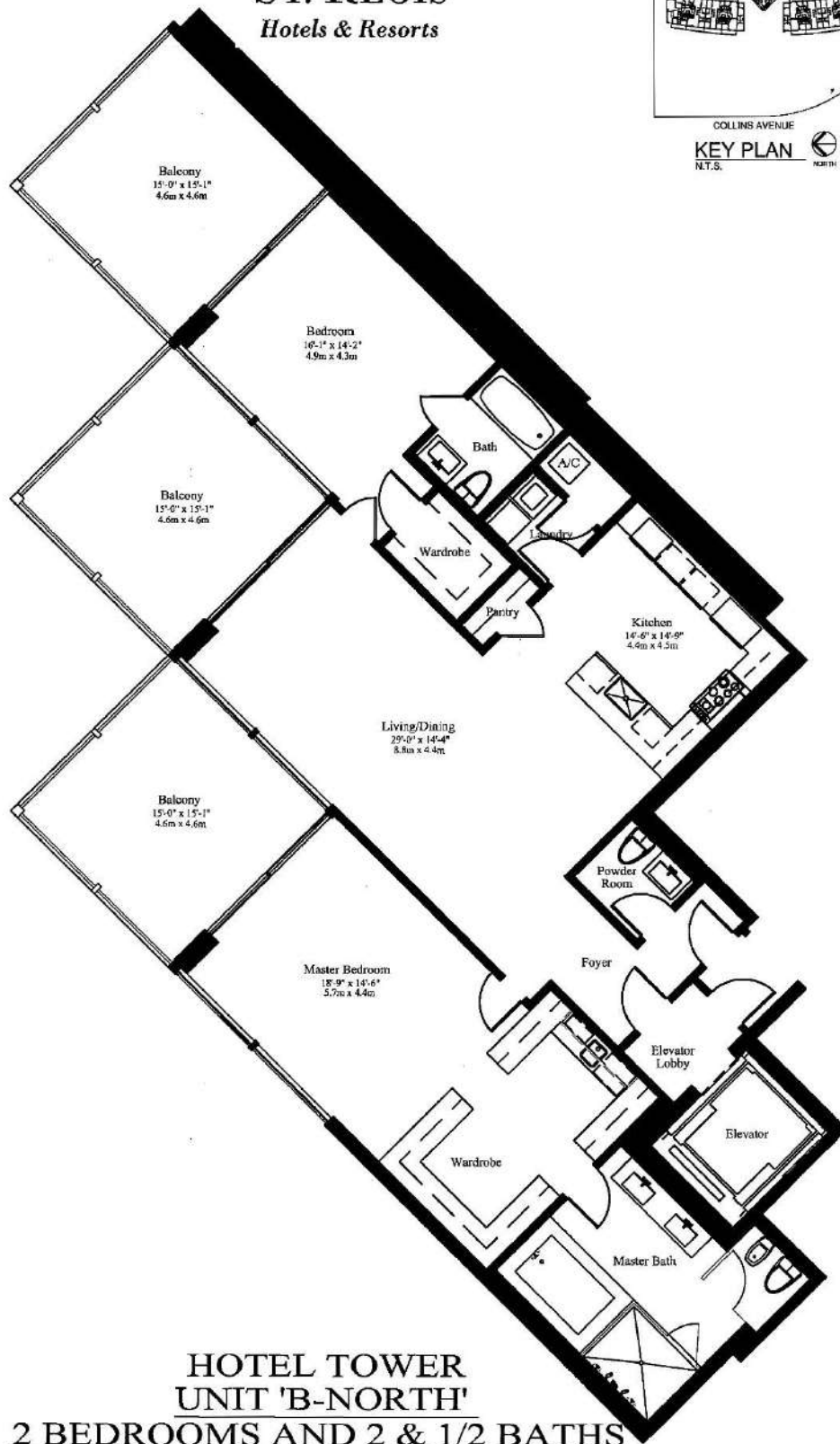
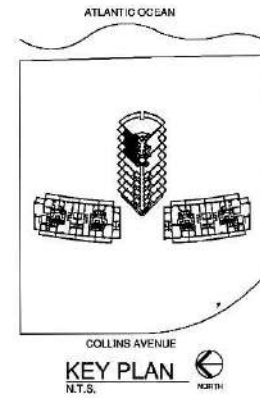
The Sieger Suarez Architectural Partnership

2504 Southeast 70th Street, South Miami, Florida 33143 305/274-2702
Doris A. Sieger, AIA
John J. Suarez, AIA

Stated dimensions are measured to the exterior boundaries of the exterior walls, the centerline of interior dividing walls between units, and the outer boundary of interior dividing 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 dimensions between the partition walls and excludes interior structural components). All dimensions are approximate, and all floor plans and development plans are subject to change.

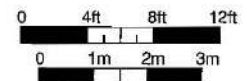


ST. REGIS Hotels & Resorts



HOTEL TOWER UNIT 'B-NORTH' 2 BEDROOMS AND 2 & 1/2 BATHS

A/C	2,128 SQ FT	197.7 M ²
BALCONY	683 SQ FT	63.5 M ²
TOTAL	2,811 SQ FT	261.2 M ²



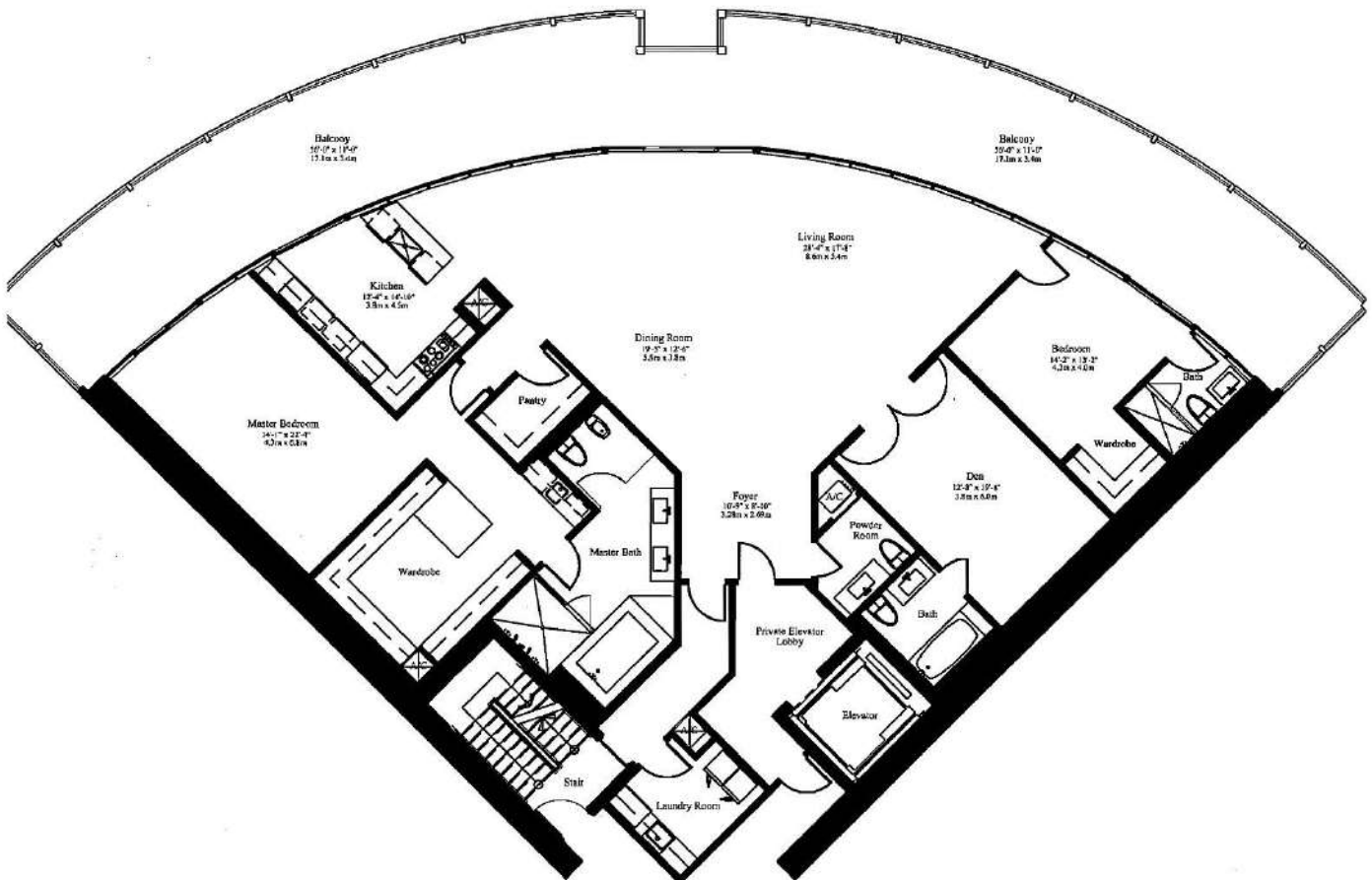
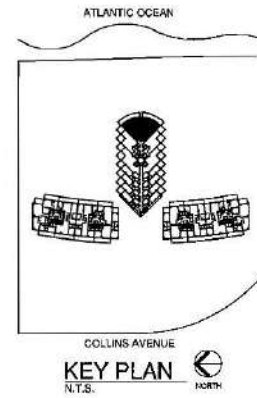
The Sieger Suarez Architectural Partnership

3800 Southwest 70th Street, South Miami, Florida, 33143, 305/274-2702.
Charles H. Sieger, F.A.S.A. David J. Suarez, AIA

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

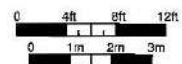


ST. REGIS
Hotels & Resorts



HOTEL TOWER
UNIT 'A'
2 BEDROOMS, DEN AND 3 & 1/2 BATHS

A/C	3,281 SQ FT	304.8 M ²
BALCONY	1,283 SQ FT	119.2 M ²
TOTAL	4,564 SQ FT	424.0 M²



The Sieger Suarez Architectural Partnership

3396 Southwest 70th Street, South Miami, Florida, 33143, 305/274-2702.

Charles H. Sieger, F.A.I.A.
Lic. # AB762

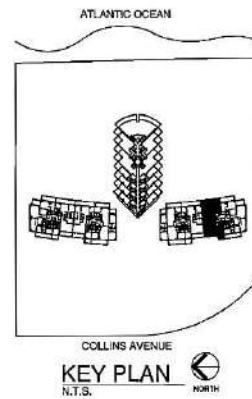
John J. Suarez, A.I.A.
Lic. # AB1105

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.



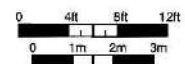
ST. REGIS

Hotels & Resorts



SOUTH TOWER (Levels 04-11) UNIT 'B' MOD 3 BEDROOMS AND 3 1/2 BATHS

A/C	3,070 SQ FT	285.2 M ²
BALCONY	1,071 SQ FT	99.5 M ²
TOTAL	4,141 SQ FT	384.7 M ²



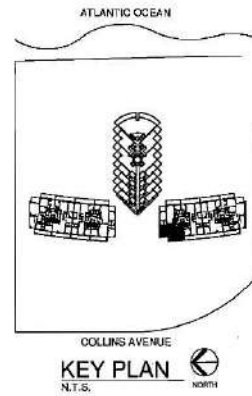
The Sieger Suarez Architectural Partnership

2906 Southwest 10th Street, South Miami, Florida 33143, 305/274-2702
Charles E. Sieger, AIA
Jorge Suarez, AIA

Related dimensions are measured to the exterior face of the exterior walls, the centerline of interior dividing walls between units, and the outer boundary of interior dividing walls to exterior elements, and in feet very near the dimensions that would be determined by using the description and definition in the "Just" set 400 to the conclusion which generally only include the interior wall space between the exterior walls and exterior interior structural components. All dimensions are approximate, and all floor plans and development plans are subject to change.

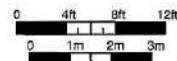


ST. REGIS
Hotels & Resorts



**SOUTH TOWER
UNIT 'E'
2 BEDROOMS AND 2 BATHS**

A/C	1,777 SQ FT	165.1 M ²
BALCONY	455 SQ FT	42.3 M ²
TOTAL	2,232 SQ FT	207.4 M²



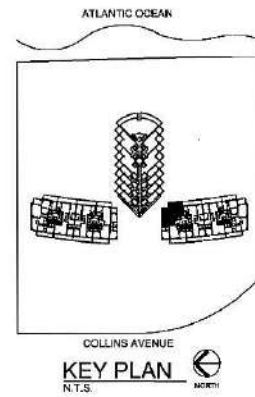
The Sieger Suarez Architectural Partnership

2906 Southeast 70th Street, South Miami, Florida 33143 305/224-2702
Date: 6/1/2004 By: [Signature]

Standard dimensions are measured to the exterior face of exterior walls, the centerline of interior partition walls between units, and the outer boundary of interior opening walls. Dimensions are subject to change without notice. Dimensions are determined by using the dimensions and depth of the "UNIT" set forth in the Declaration (which generally only include the interior dimensions between the perimeter walls and excludes interior structural components). All dimensions are approximate, and all floor plans and development plans are subject to change.

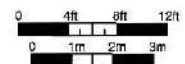


ST. REGIS
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**SOUTH TOWER
UNIT 'D'
2 BEDROOMS AND 2 1/2 BATHS**

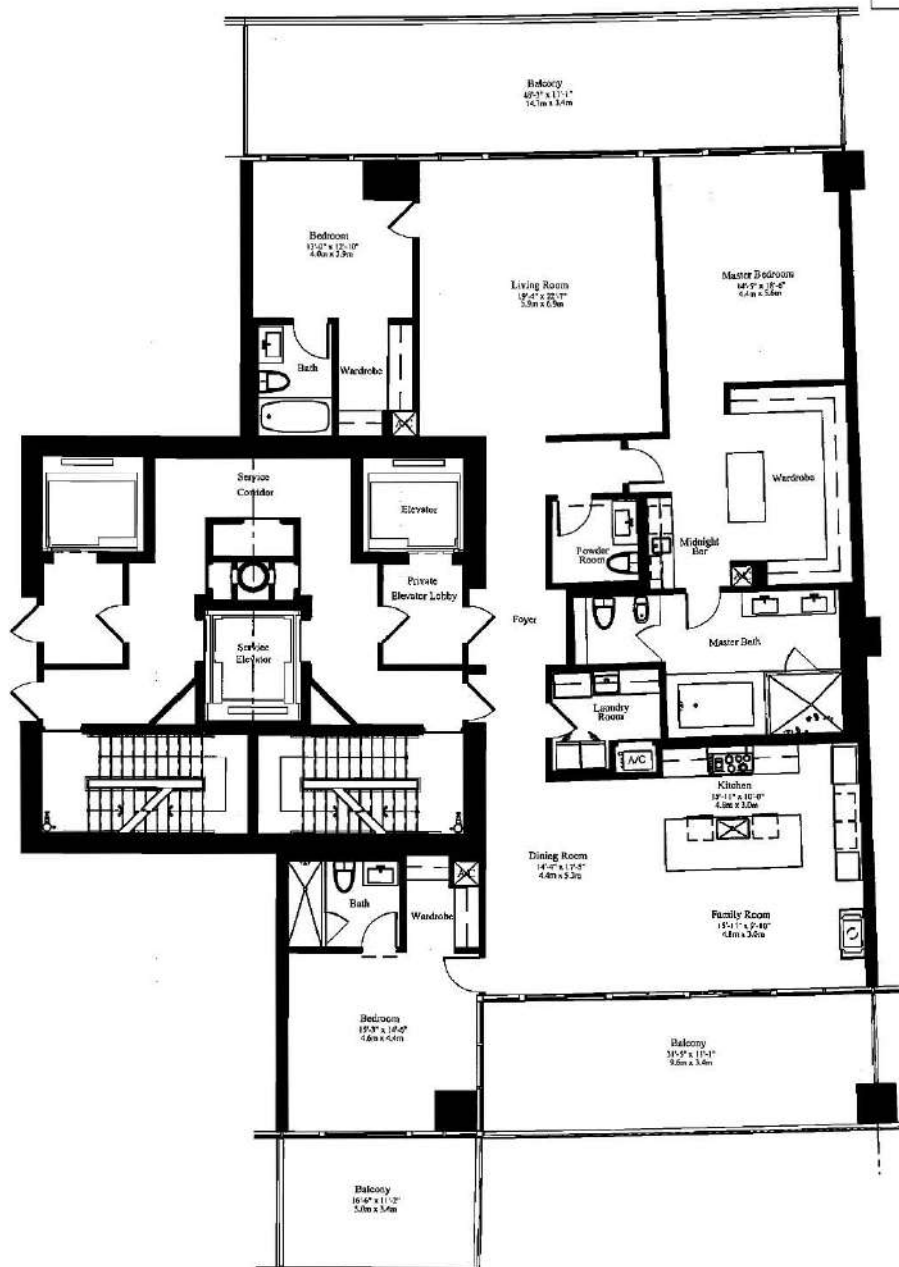
A/C	1,911 SQ FT	177.5 M ²
BALCONY	594 SQ FT	55.2 M ²
TOTAL	2,505 SQ FT	232.7 M ²



The Sieger Suarez Architectural Partnership

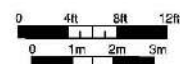
3998 Southeast 70th Street, South Miami, Florida 33143, 305/274-2762,
Doris A. Perry, L.A.A. Joe J. Suarez, L.A.A.
1000 N. 10th Ave.

Standard dimensions are established to the exterior face of the exterior walls, the centerline of interior partition walls between units, and the exterior face of the exterior walls adjacent to common elements, and it is not intended that the dimensions shown would be determined by using the description and distribution of the "Unit" set forth in this Declaration, which generally only indicates the interior dimensions between the partition walls and excludes interior structural components. All dimensions are approximate, and all floor plans and development plans are subject to change.



SOUTH TOWER (Levels 04-11)
UNIT 'C' MOD
3 BEDROOMS AND 3 1/2 BATHS

A/C	3,070 SQ FT	285.2 M ²
BALCONY	1,071 SQ FT	99.5 M ²
TOTAL	4,141 SQ FT	384.7 M²



The Sieger Suarez Architectural Partnership

3996 Southwest 70th Street, South Miami, Florida, 33143, 305/274-2702.

Charles M. Snow, F.A.S.

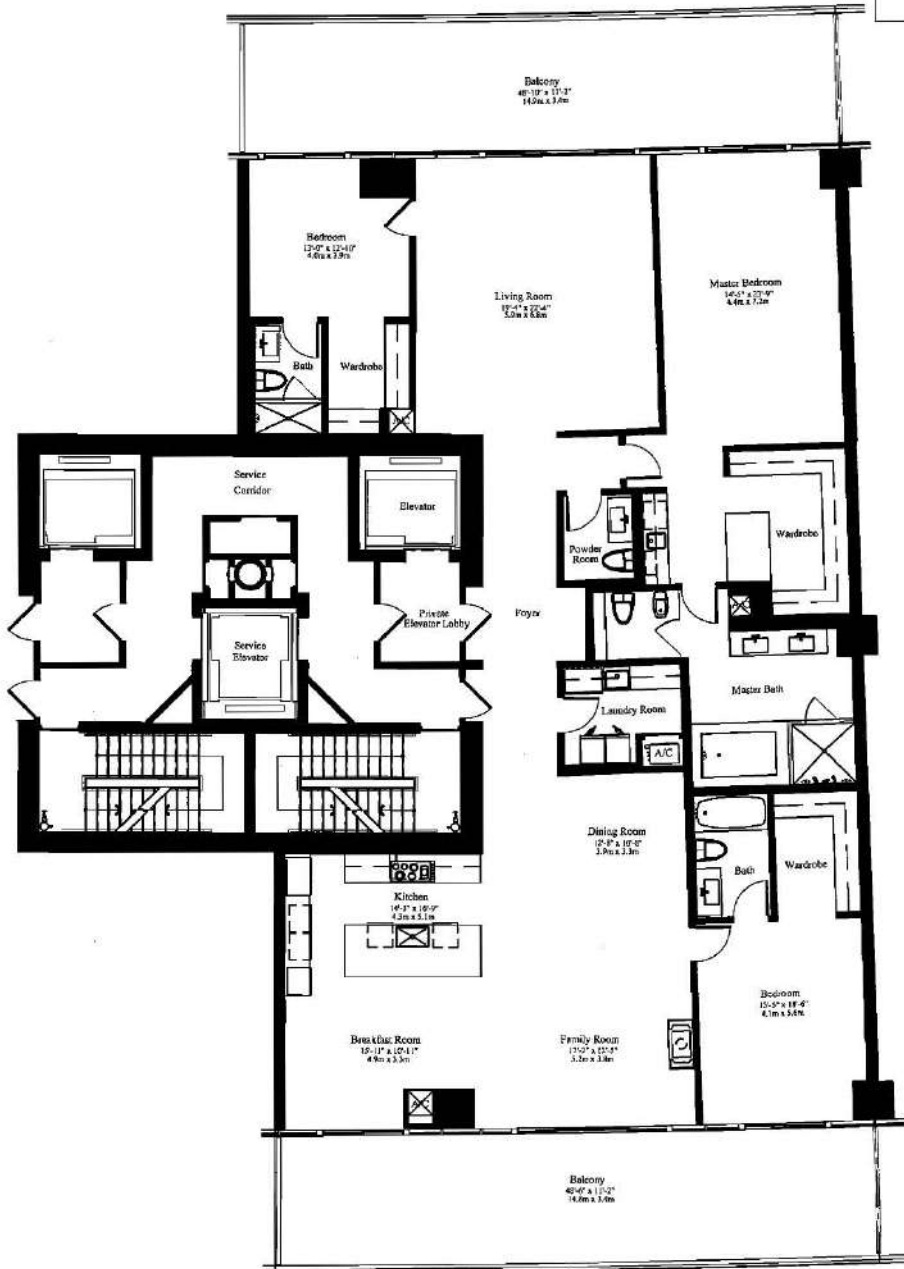
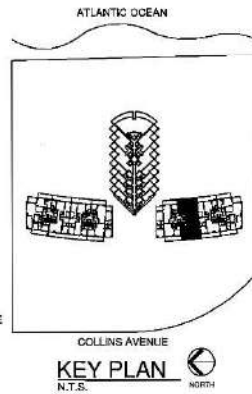
15. *J. L. Smith, A.M.*

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 space between the perimeter walls and excludes interior structural components). All dimensions are approximate, and all floor plans and development plans are subject to change.



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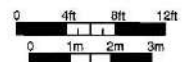


SOUTH TOWER (Levels 12-26)

UNIT 'C'

3 BEDROOMS AND 3 1/2 BATHS

A/C	3,459 SQ FT	321.4 M ²
BALCONY	1,071 SQ FT	99.5 M ²
TOTAL	4,530 SQ FT	420.9 M ²



The Sieger Suarez Architectural Partnership

3900 Southeast 70th Street, South Miami, Florida 33145, 305/274-2702.

Circle 8 on Reader Service Card

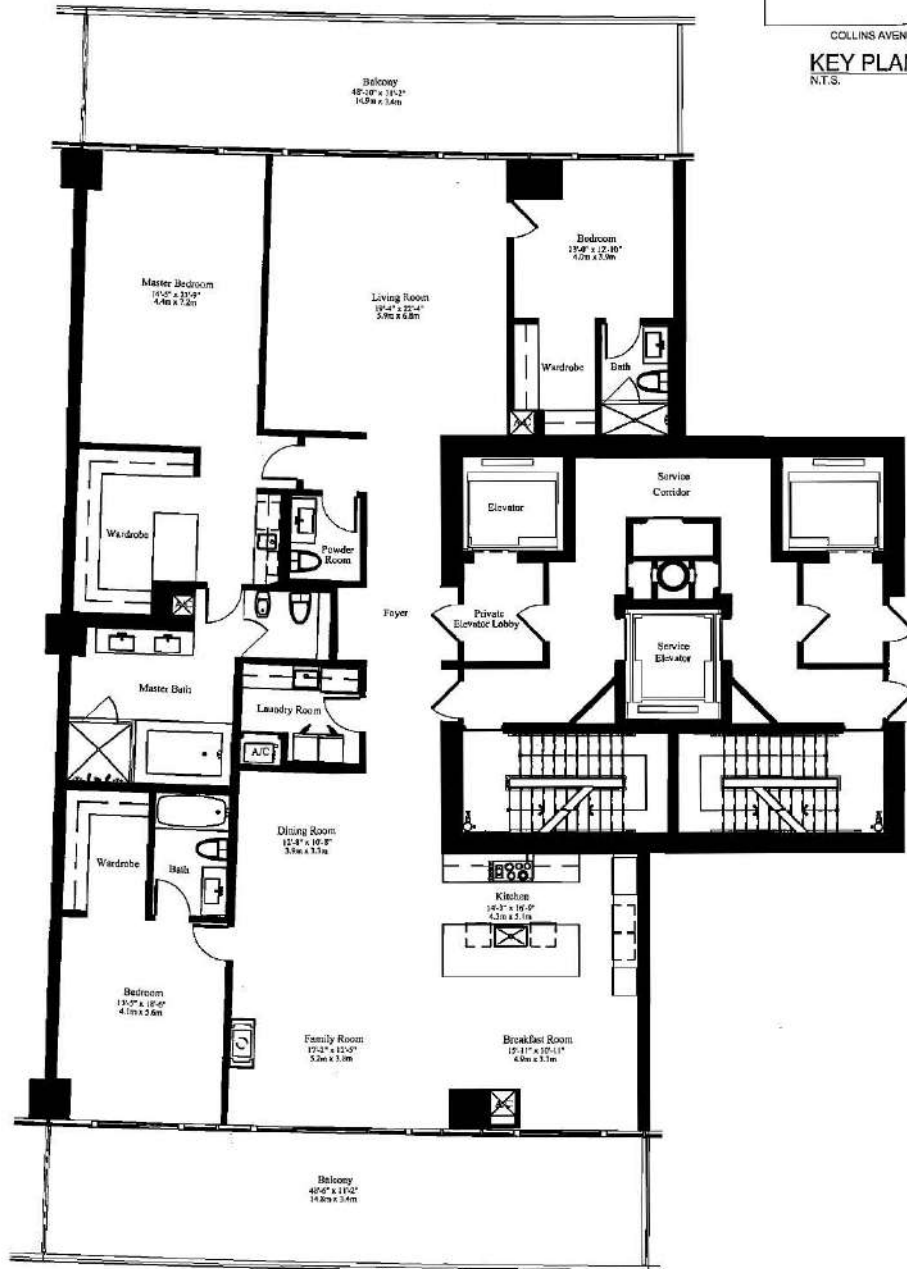
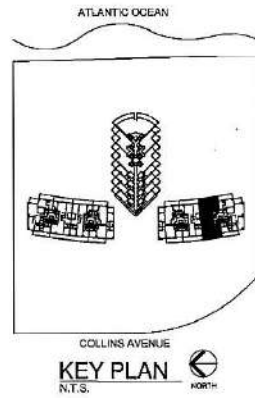
Circle 9 on Reader Service Card

Standard dimensions are measured to the exterior face of the exterior walls, the centerline of interior dividing walls between units, and the center boundary of interior dividing 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 exterior walls and enclosing interior structural components). All dimensions are approximate, and all floor plans and development plans are subject to change.



ST. REGIS

Hotels & Resorts

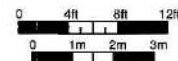


SOUTH TOWER (Levels 12-26)

UNIT 'B'

3 BEDROOMS AND 3 1/2 BATHS

A/C	3,459 SQ FT	321.4 M ²
BALCONY	1,071 SQ FT	99.5 M ²
TOTAL	4,530 SQ FT	420.9 M ²



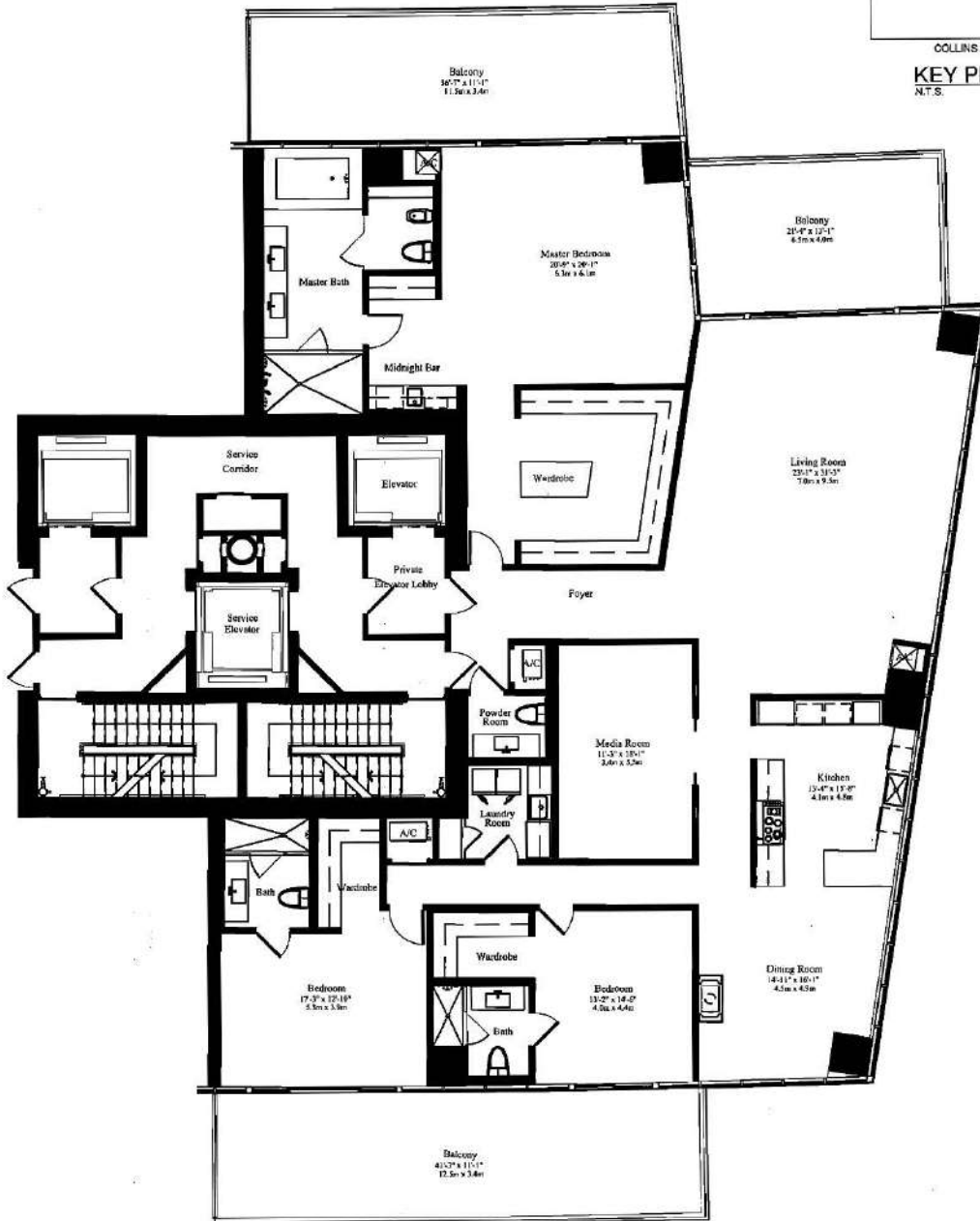
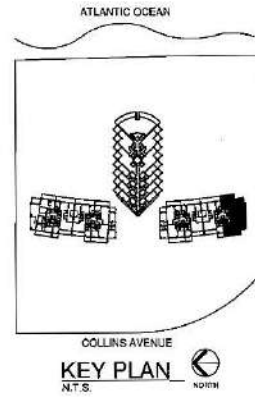
The Sieger Suarez Architectural Partnership

3000 Southwest 70th Street, South Miami, Florida, 33143, 305/274-1771.
 Charles A. Sieger, AIA
 Jose A. Suarez, AIA

Stated dimensions are measured to the exterior boundaries of the exterior walls, the centerline of interior dividing walls between units, and the outer boundary of interior common 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 indicates the interior structure between the perimeter walls and excludes interior structural components). All dimensions are approximate, and all floor plans and development plans are subject to change.



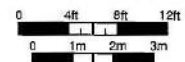
ST. REGIS Hotels & Resorts



SOUTH TOWER UNIT 'A'

3 BEDROOMS, MEDIA ROOM AND 3 1/2 BATHS

A/C	3,884 SQ FT	360.8 M ²
BALCONY	1,132 SQ FT	105.2 M ²
TOTAL	5,016 SQ FT	466.0 M ²



The Sieger Suarez Architectural Partnership

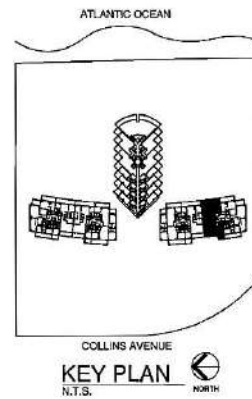
5996 Southeast 70th Street, South Miami, Florida 33143, 305/276-2702.
Doris E. Sieger, AIA
John A. Suarez, AIA

Stated dimensions are measured to the exterior boundaries of the exterior walls, the centerline of interior dividing walls between units, and the outer boundary of double-paned glass walls adjacent to common elements, and is not 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 interior spaces between the perimeter walls and excludes interior structural components). All dimensions are approximate, and all floor plans and development plans are subject to change.



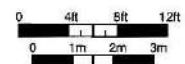
ST. REGIS

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SOUTH TOWER (Levels 04-11) UNIT 'B' MOD 3 BEDROOMS AND 3 1/2 BATHS

A/C	3,070 SQ FT	285.2 M ²
BALCONY	1,071 SQ FT	99.5 M ²
TOTAL	4,141 SQ FT	384.7 M ²



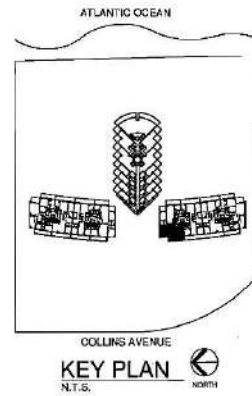
The Sieger Suarez Architectural Partnership

2906 Southwest 10th Street, South Miami, Florida 33143, 305/274-2702
 Charles E. Sieger, AIA
 Daniel J. Suarez, AIA

Related dimensions are measured to the exterior face of the exterior walls, the centerline of interior dividing walls between units, and the outer boundary of interior dividing walls to exterior elements, and in feet very near the dimensions that would be determined by using the description and definition in the "Just" set 400 to the conclusion which generally only include the interior wall space between the exterior walls and exterior interior structural components. All dimensions are approximate, and all floor plans and development plans are subject to change.

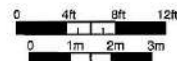


ST. REGIS
Hotels & Resorts



**SOUTH TOWER
UNIT 'E'
2 BEDROOMS AND 2 BATHS**

A/C	1,777 SQ FT	165.1 M ²
BALCONY	455 SQ FT	42.3 M ²
TOTAL	2,232 SQ FT	207.4 M²



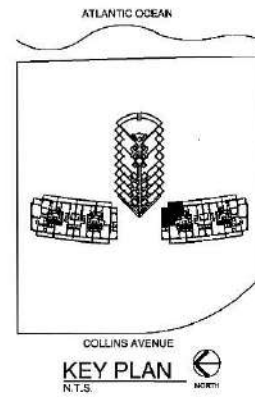
The Sieger Suarez Architectural Partnership

2906 Southeast 70th Street, South Miami, Florida 33143 305/224-2702
Date: 6/1/2004

Standard dimensions are measured to the exterior face of exterior walls, the centerline of interior partition walls between units, and the outer boundary of interior opening walls. Dimensions are subject to change without notice. Dimensions are determined by using the dimensions and depth of the "UNIT" set forth in the Declaration (which generally only include the interior dimensions between the perimeter walls and excludes interior structural components). All dimensions are approximate, and all floor plans and development plans are subject to change.

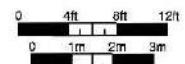


ST. REGIS
Hotels & Resorts



SOUTH TOWER
UNIT 'D'
2 BEDROOMS AND 2 1/2 BATHS

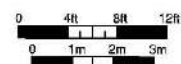
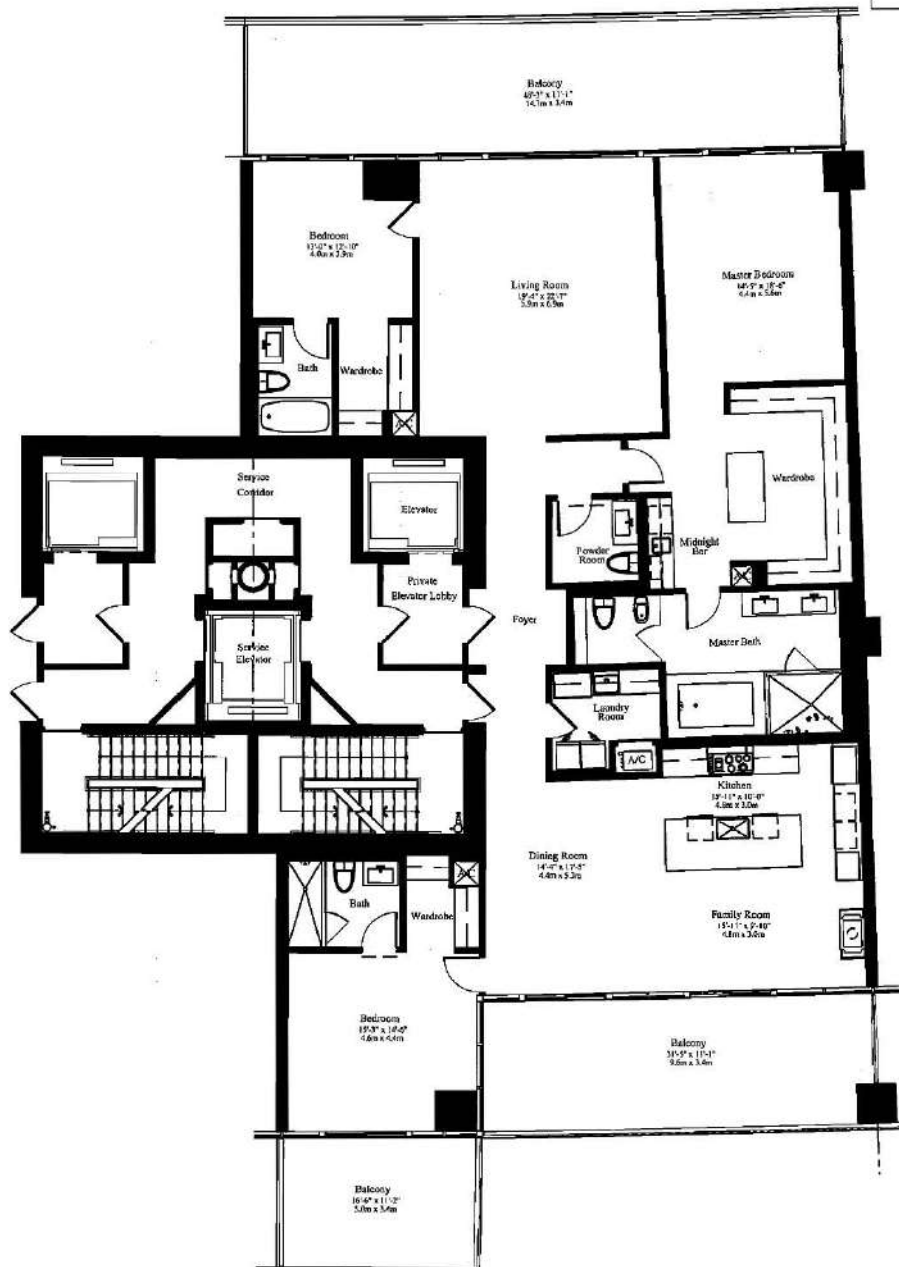
A/C	1,911 SQ FT	177.5 M ²
BALCONY	594 SQ FT	55.2 M ²
TOTAL	2,505 SQ FT	232.7 M²



The Sieger Suarez Architectural Partnership

3908 Southeast 70th Street, South Miami, Florida 33143, 305/274-2762,
Doris A. Sieger, L.A.A.
Joe J. Suarez, L.A.A.

Standard dimensions are established to the exterior face of the exterior walls, the centerline of interior partition walls between units, and the exterior face of the exterior walls adjacent to common elements, and it is not intended that the dimensions shown would be determined by using the description and distribution of the "Unit" set forth in this Declaration, which generally only indicates the interior dimensions between the partition walls and excludes interior structural components. All dimensions are approximate, and all floor plans and development plans are subject to change.



The Sieger Suarez Architectural Partnership

3996 Southwest 70th Street, South Miami, Florida, 33143, 305/274-2702.

Charles M. Snow, F.A.S.

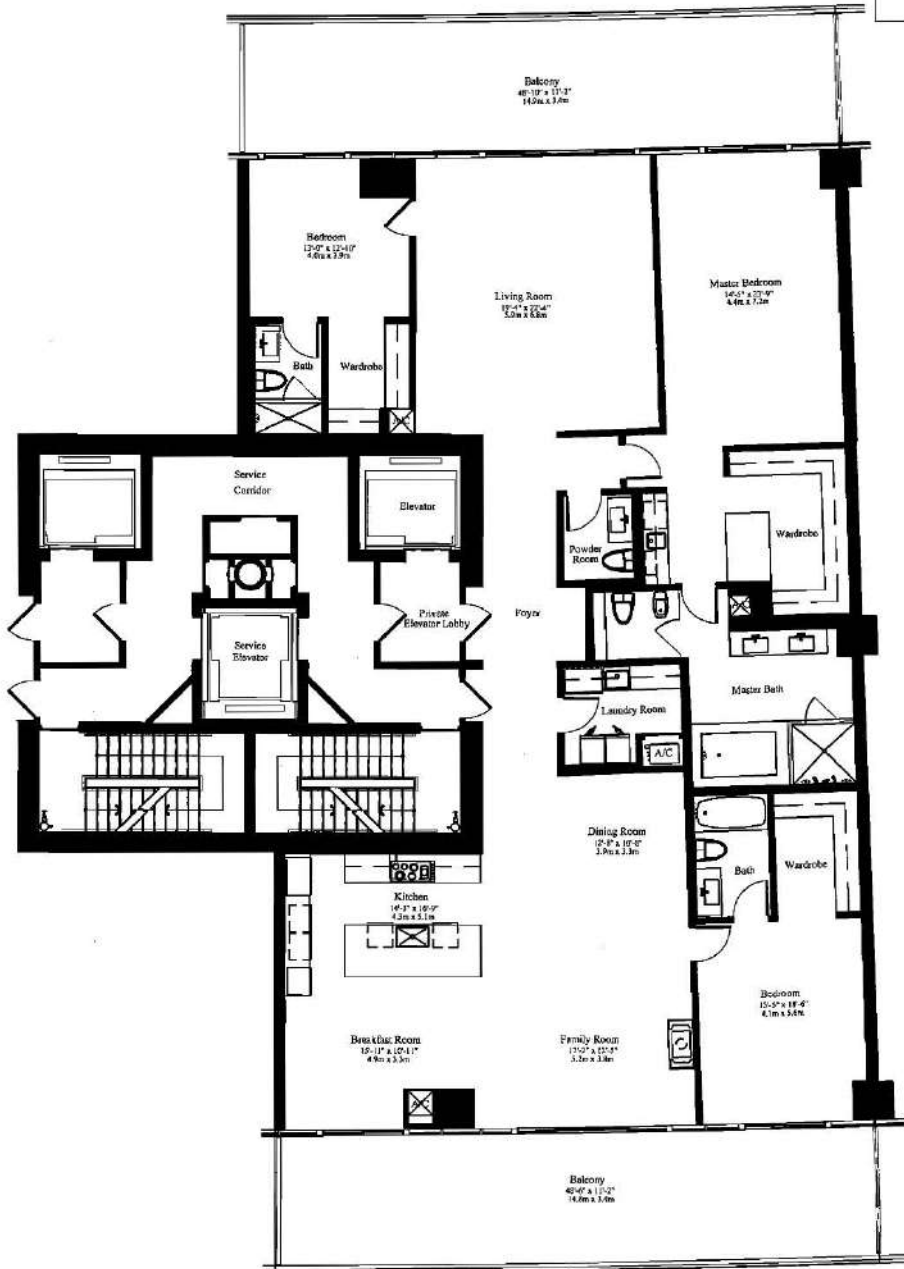
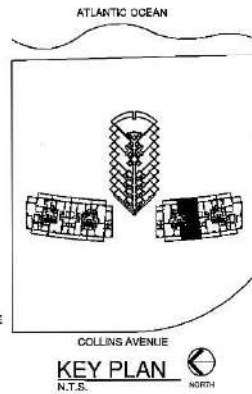
James L. Sullivan, AIA,
1500 N. 10th St.,

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 space between the perimeter walls and excludes interior structural components). All dimensions are approximate, and all floor plans and development plans are subject to change.



ST. REGIS

Hotels & Resorts

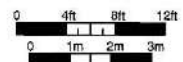


SOUTH TOWER (Levels 12-26)

UNIT 'C'

3 BEDROOMS AND 3 1/2 BATHS

A/C	3,459 SQ FT	321.4 M ²
BALCONY	1,071 SQ FT	99.5 M ²
TOTAL	4,530 SQ FT	420.9 M ²



The Sieger Suarez Architectural Partnership

3900 Southeast 70th Street, South Miami, Florida 33145, 305/274-2702.

Circle 8 on Reader Service Card

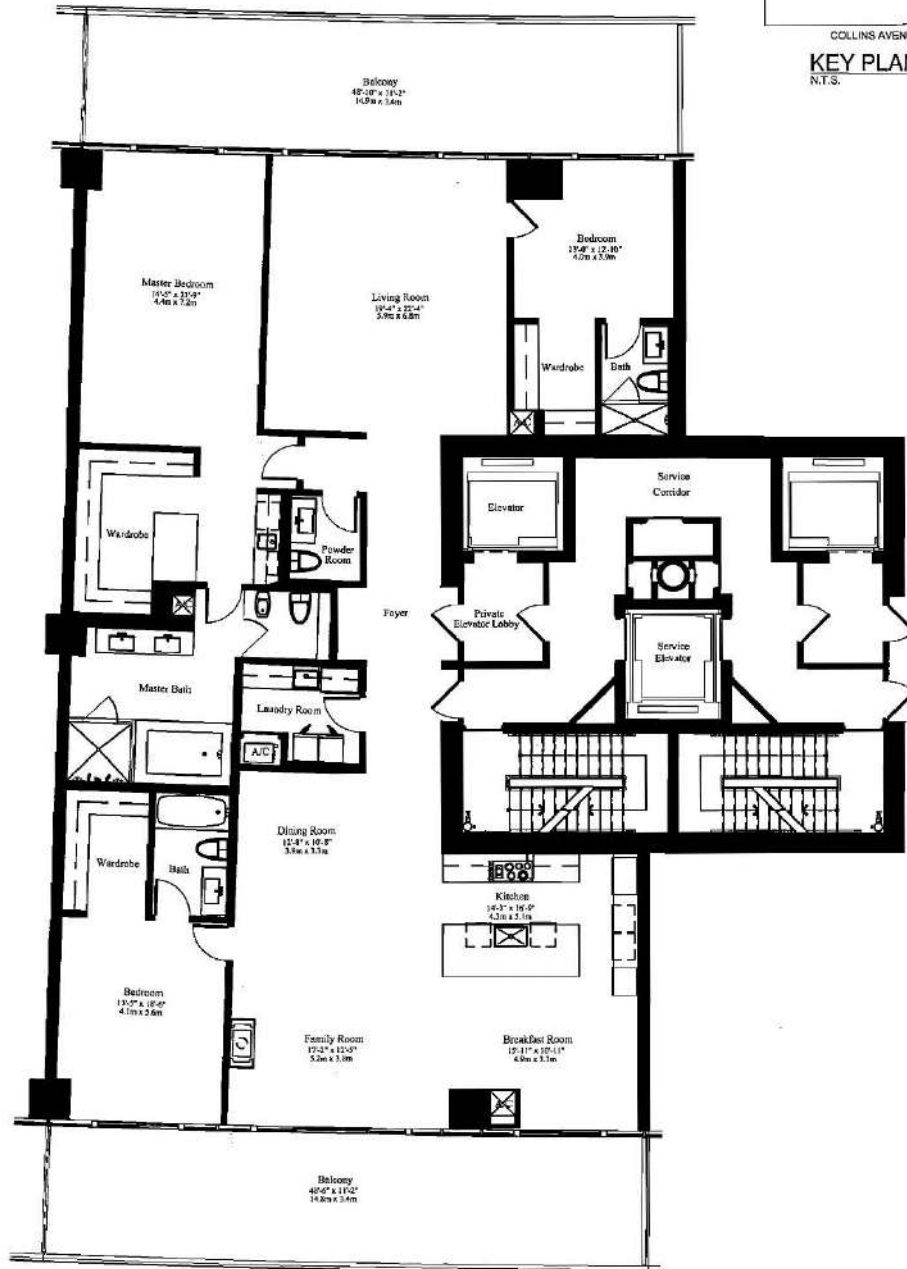
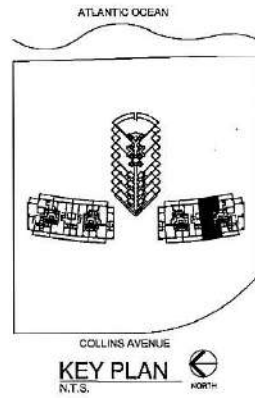
Circle 9 on Reader Service Card

Distances are measured in the interior boundaries of the exterior walls, the centerline of interior dividing walls between units, and the outer boundary of interior dividing 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 spaces between the exterior walls and enclosing interior structural components). All dimensions are approximate, and all floor plans and development plans are subject to change.



ST. REGIS

Hotels & Resorts

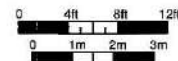


SOUTH TOWER (Levels 12-26)

UNIT 'B'

3 BEDROOMS AND 3 1/2 BATHS

A/C	3,459 SQ FT	321.4 M ²
BALCONY	1,071 SQ FT	99.5 M ²
TOTAL	4,530 SQ FT	420.9 M ²



The Sieger Suarez Architectural Partnership

3000 Southwest 70th Street, South Miami, Florida, 33143, 305/274-1771.
 Charles A. Sieger, AIA
 Jose A. Suarez, AIA

Stated dimensions are measured to the exterior boundaries of the exterior walls, the centerline of interior dividing walls between units, and the outer boundary of interior common 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 indicates the interior structure between the perimeter walls and excludes interior structural components). All dimensions are approximate, and all floor plans and development plans are subject to change.

ATLANTIC OCEAN

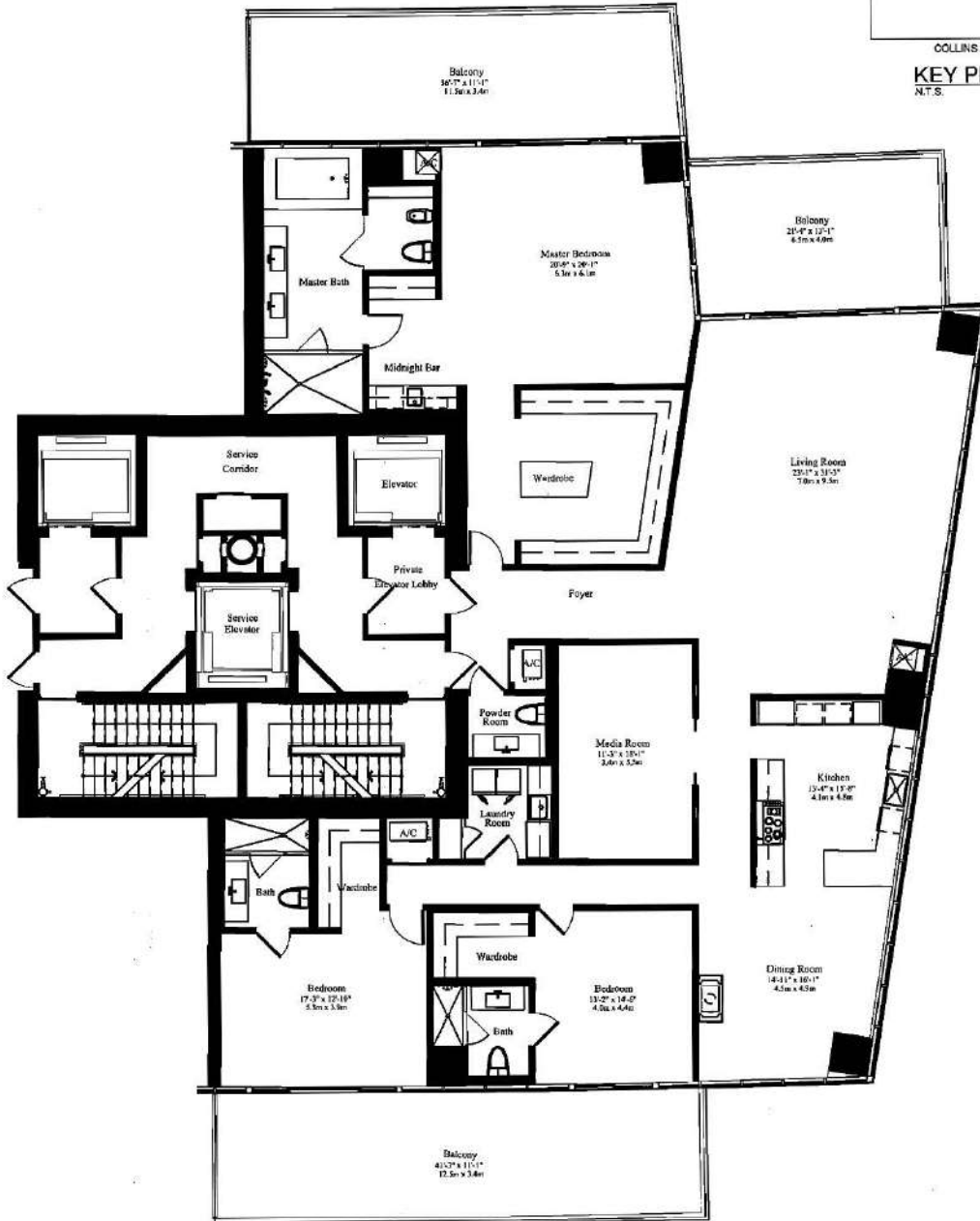
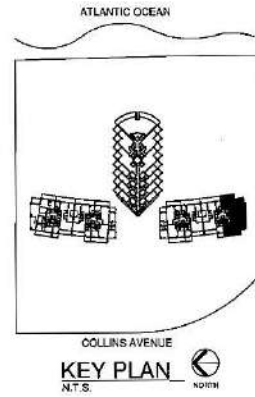
SOUTH TOWER
RESIDENCES

Modified Floors 15S, 18-21S, 20N, 23S, 24N & 24S





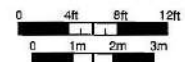
ST. REGIS Hotels & Resorts



SOUTH TOWER UNIT 'A'

3 BEDROOMS, MEDIA ROOM AND 3 1/2 BATHS

A/C	3,884 SQ FT	360.8 M ²
BALCONY	1,132 SQ FT	105.2 M ²
TOTAL	5,016 SQ FT	466.0 M ²



The Sieger Suarez Architectural Partnership

5996 Southeast 70th Street, South Miami, Florida 33143, 305/276-2702.
Doris E. Sieger, AIA
John A. Suarez, AIA

Stated dimensions are measured to the exterior boundaries of the exterior walls, the centerline of interior dividing walls between units, and the outer boundary of double-paned glass walls adjacent to common elements, and is not 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 interior spaces between the perimeter walls and excludes interior structural components). All dimensions are approximate, and all floor plans and development plans are subject to change.