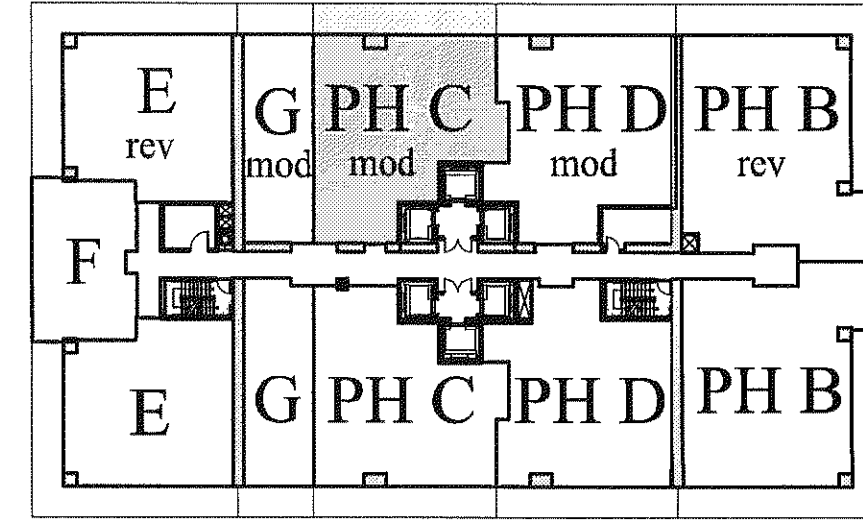


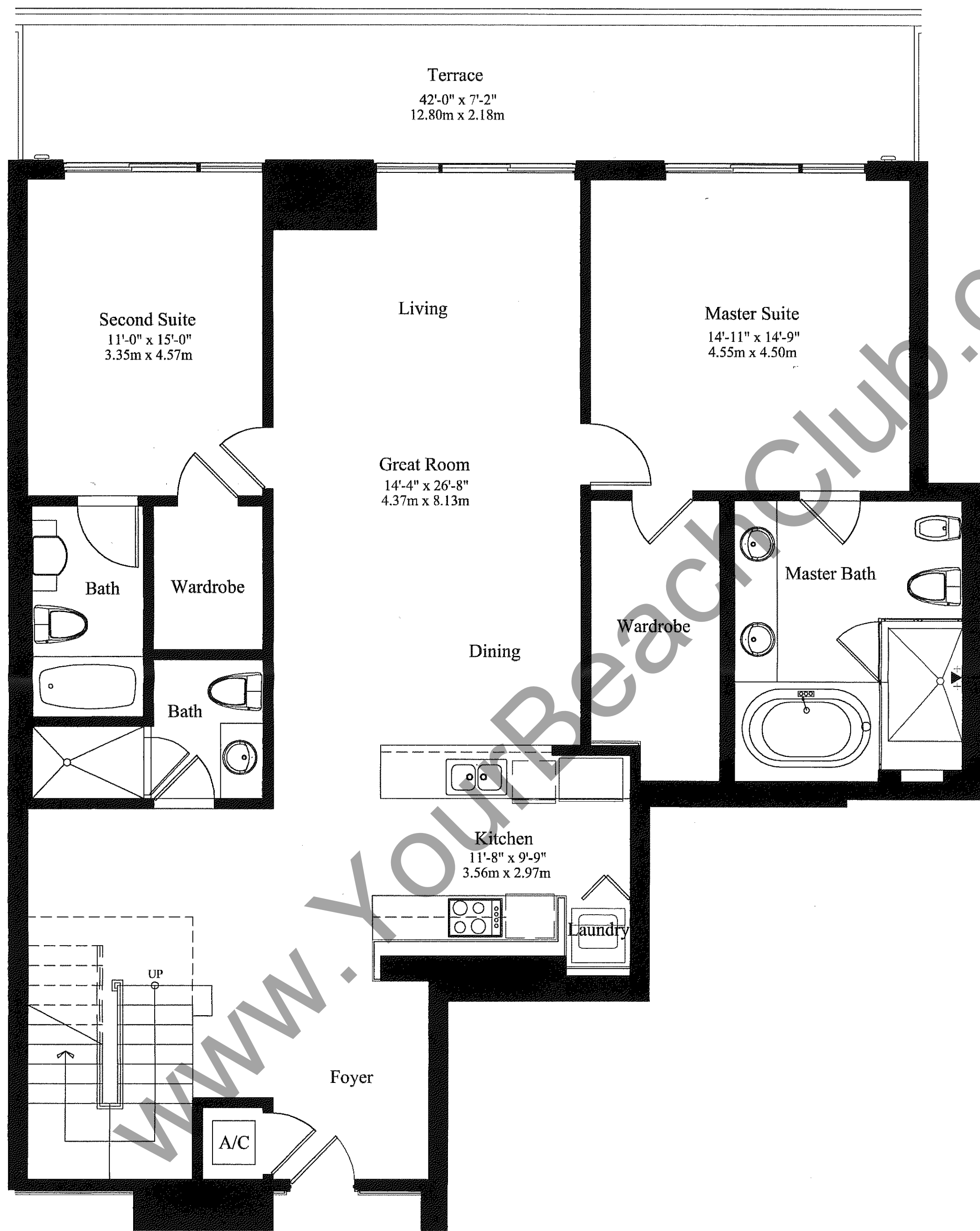
The Beach Club Phase II

OCEAN DRIVE



ATLANTIC OCEAN

KEY PLAN



UNIT 'PH C-mod' LOWER LEVEL 2 BEDROOMS, 3 BATHS

A/C	1,744 SQ FT	162.0 m ²
BALCONY	287 SQ FT	26.7 m ²
TOTAL	2,031 SQ FT	188.7 m²

The Sieger Suarez Architectural Partnership

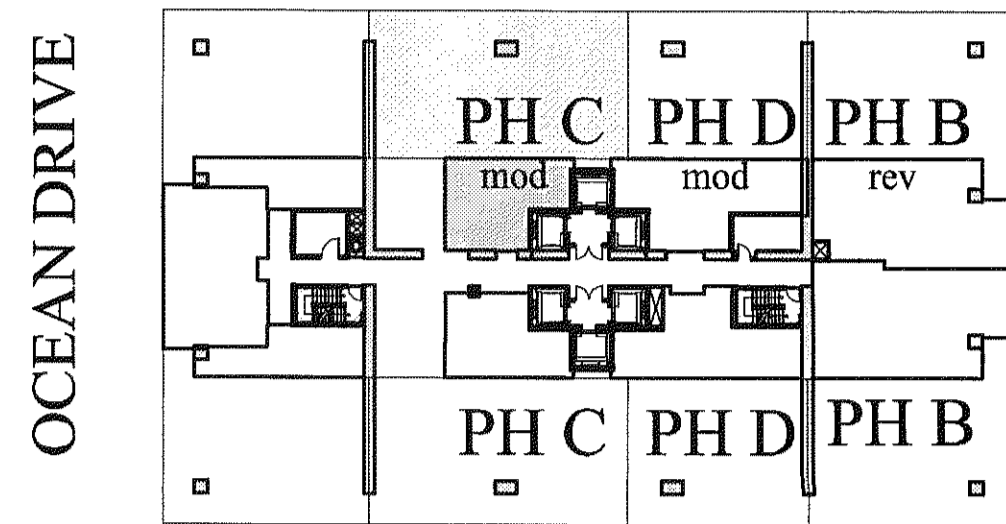
5996 Southwest 70th Street, South Miami, Florida, 33143. 305/274-2702.

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

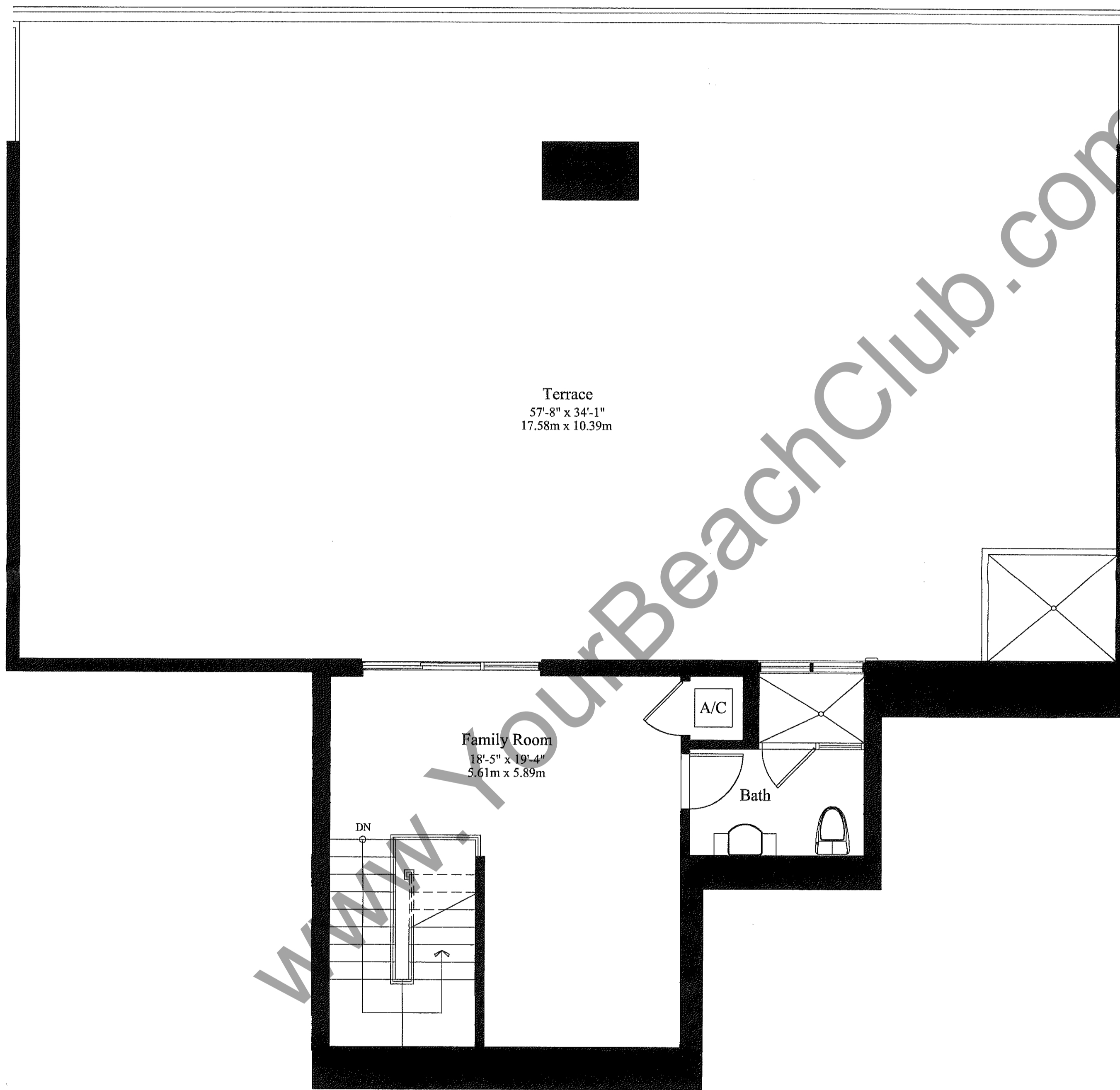
Jose J. Suarez, A.I.A.
Lic. # AR11005

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 C-mod' UPPER LEVEL ROOF TERRACE

A/C	565 SQ FT	52.5 m ²
BALCONY	1,981 SQ FT	184.0 m ²
TOTAL	2,546 SQ FT	236.5 m²

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