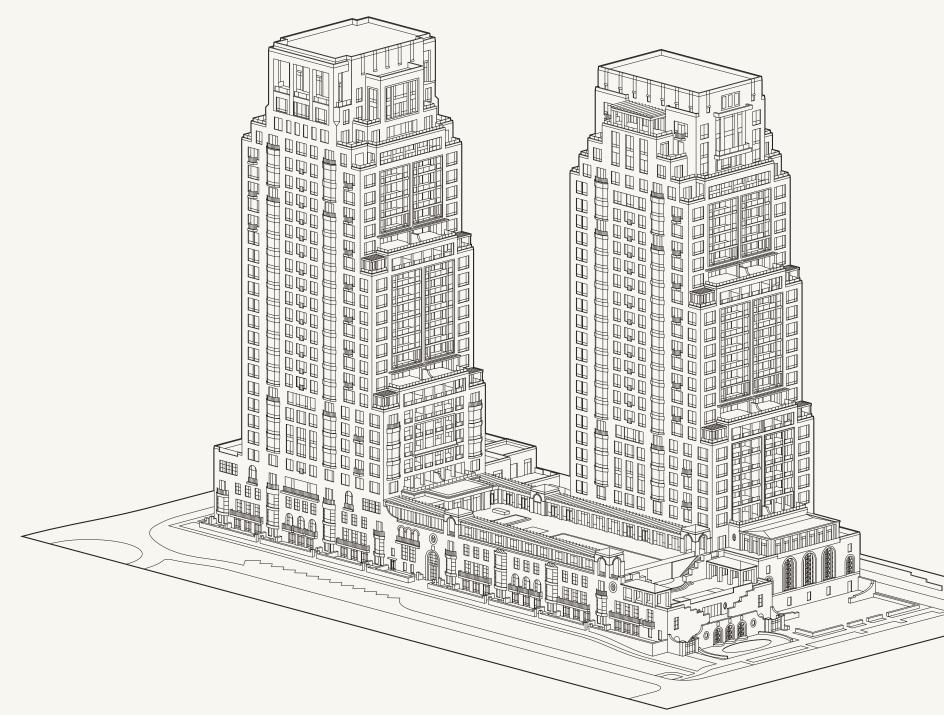
SELECTION OF RESIDENCE OPTIONS

The condominium residences command gracious scale as "Palm Beach Homes" in the sky, and are designed to enhance contemporary lifestyles with high ceilings, oversized windows, and grand outdoor spaces.

Please browse the following work-in-progress floor plans showcasing a limited selection of Townhome and Residence offerings from every tier in the Park and Lake buildings.



CONFIDENTIAL

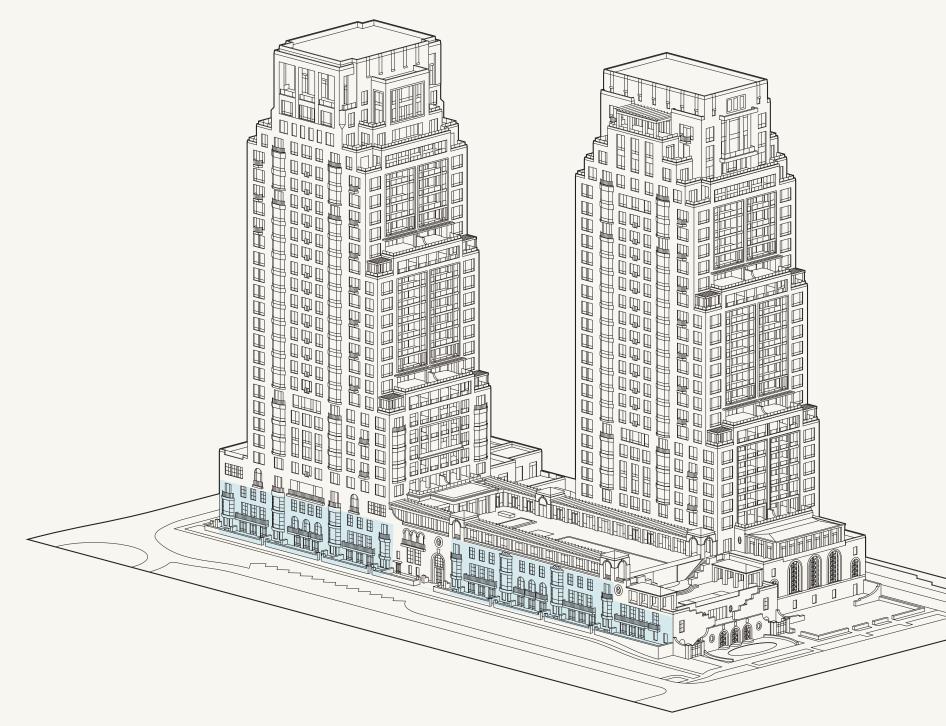
THE TOWNHOMES

South Flagler House Townhomes are three story homes that range from 4 to 7 bedrooms.

Designed to combine the best qualities of single-family and condominium living, Townhomes will have a private 2 car garage within the parking podium and will be accessible from the garage level, the lobby level, and the Norton Gallery Park for the ultimate living experience. Townhome owners will be afforded the same luxury quality and best in class amenity package as all South Flagler House Residents.

All Townhomes come with their own private internal elevator.

All Townhomes have a private entry courtyard garden off of the park that is 12' deep and as wide as the Townhome.

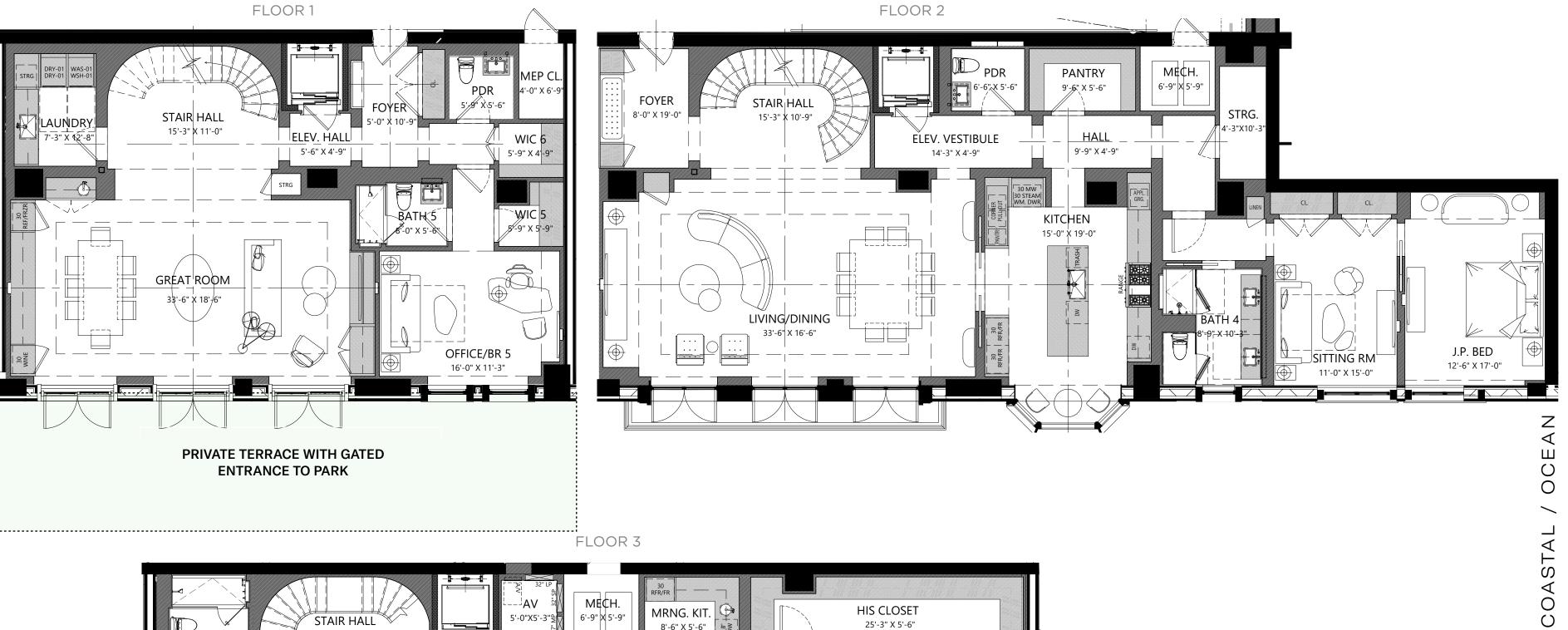


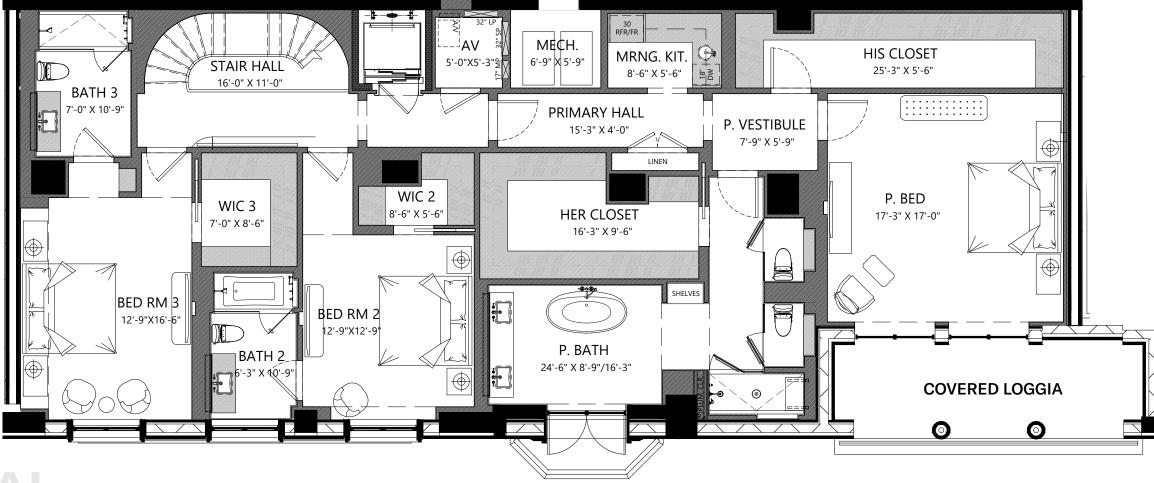
CONFIDENTIAL



EXPANSIVE FIRST FLOOR TERRACE

PRIVATE 2-CAR GARAGE WITHIN GARAGE PODIUM





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FLOOR 1

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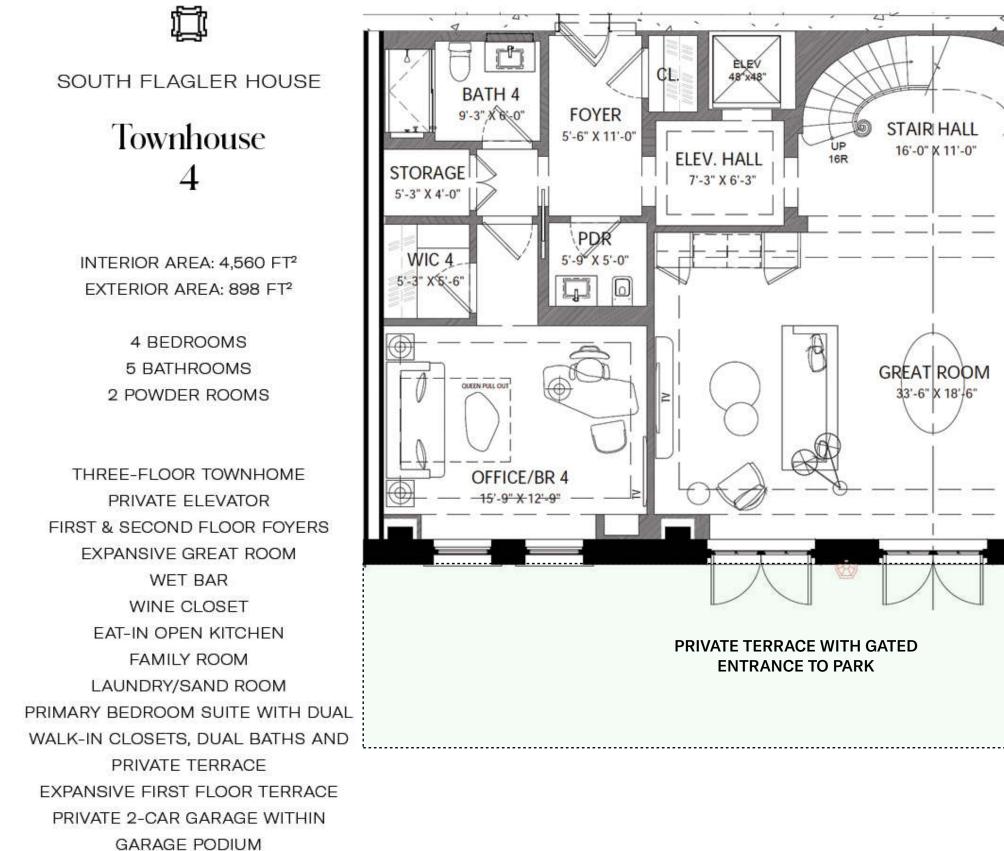
DRY WSH

01-01

LAUNDRY

7'-6" X 11'-0"

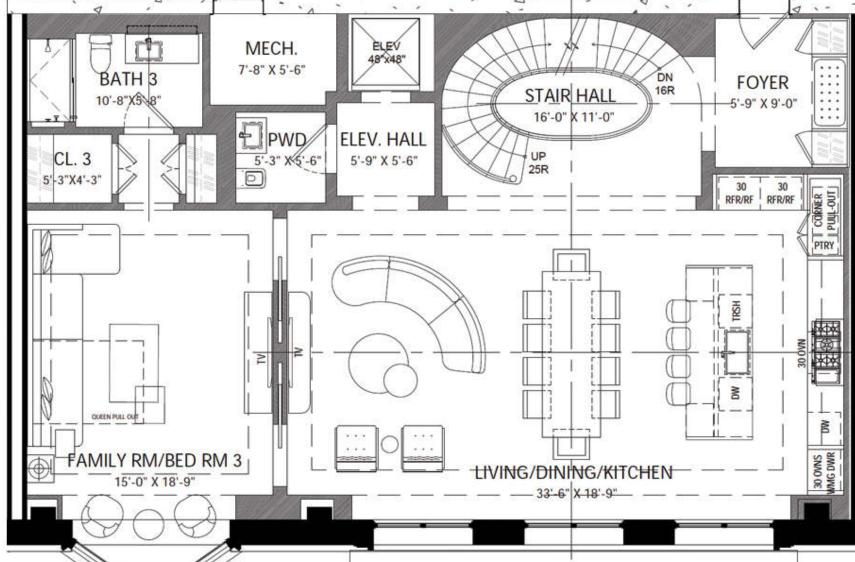
C REF WCL

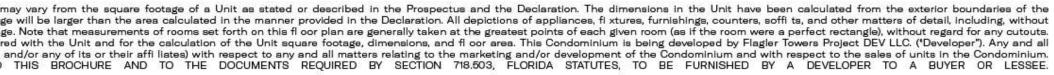


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FAMILY RM/BED RM 3 LIVING/DINING/KITCHEN 15'-0" X 18'-9" - 33'-6" X 18'-9" FLOOR 3 4-MECH. ELEV BATH 2 3'-9"x5'-0" 48"x48 P. W.I.C. 1 14'-8" X 10'-0" STAIR HALL 16'-0" X 11'-0" DN 25R PBR VESTI. CL. 3 P. W.I.C. 2 10'-3"X4'-6" 15'-0" X 6'-3" 3'-9"X6'-3" P. BEDRM 15'-0" X 19'-9" INEN P. BATH P. BATH 6 10'-0"X14'-3 Ø 2 9'-8"X12'-9" 1 BED RM 2 12'-9"X13'-0" - -ACCURATE OF THE





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FLOOR 2

FLOOR 2



SOUTH FLAGLER HOUSE

Townhouse 7

INTERIOR AREA: 5,202 FT² EXTERIOR AREA: 1,211 FT² 4 BEDROOMS 4 BATHROOMS 2 POWDER ROOMS

THREE-FLOOR TOWNHOME PRIVATE ELEVATOR FIRST & SECOND FLOOR FOYERS

EXPANSIVE GREAT ROOM

WET BAR WINDOWED EAT-IN KITCHEN

WALK-IN PANTRY

LAUNDRY/SAND ROOM

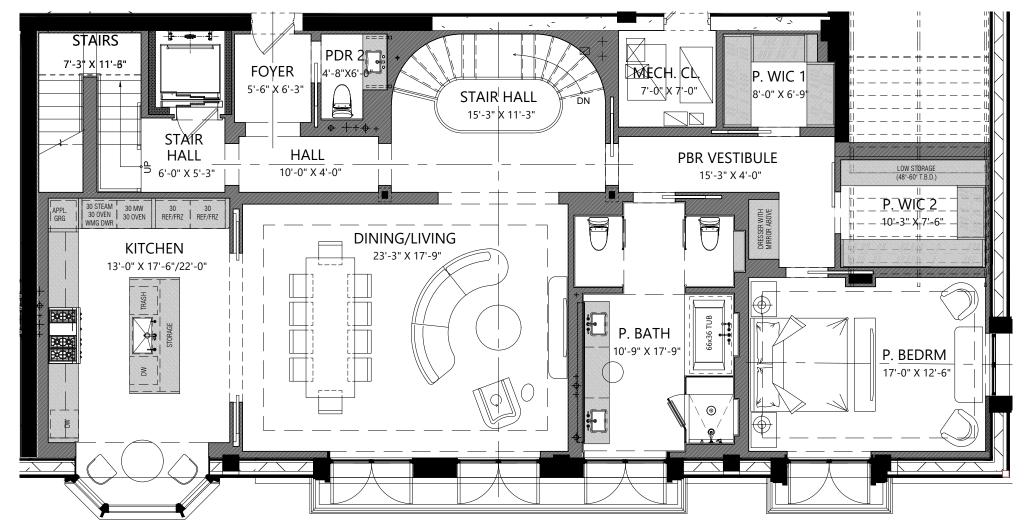
WINE CLOSETS

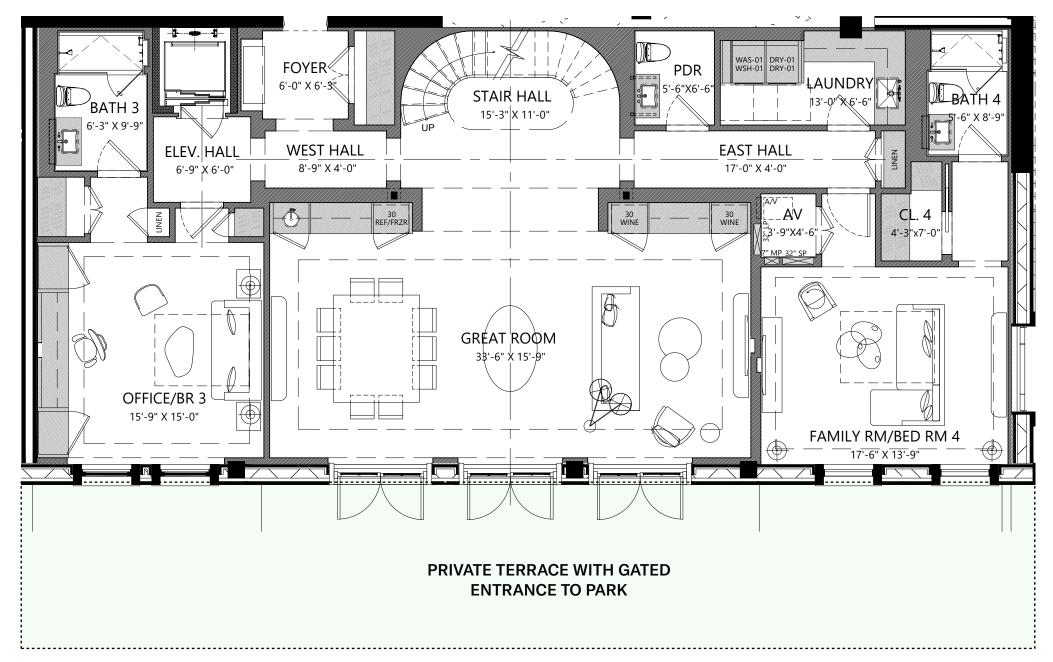
PRIMARY BEDROOM SUITE WITH DUAL WALK-IN CLOSETS AND PRIVATE TERRACE

WINDOWED PRIMARY BATHROOM WITH DUAL VANITIES AND DUAL COMMODES

EXPANSIVE FIRST FLOOR TERRACE

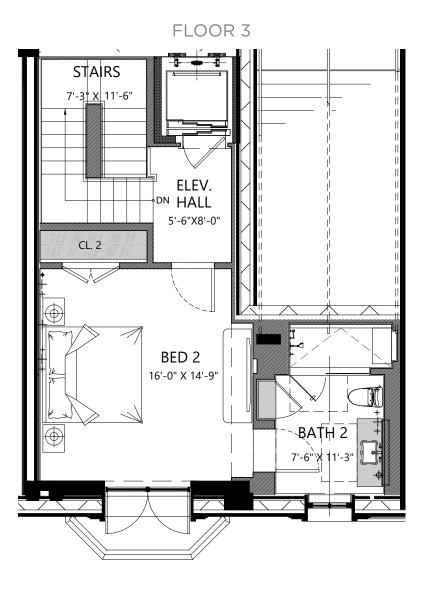
PRIVATE 2-CAR GARAGE WITHIN GARAGE PODIUM





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FLOOR 1

S E W N INTRACOASTAL / OCEAN

FLOORS 5-9

Tier 1 of South Flagler House is designed with North and South Residences on each floor that run the entire length of the building from east to west.

Tier 1 Residences have the second largest outdoor space in the building as all east facing loggias are a minimum depth of 16'. The 5th Floor Residences have unique extra deep partially covered loggias that extend up to 23'. All east facing loggias will be 31.5' wide.

18 private guest suites are located on the west side of tier 1 in a 1 bedroom format and are available for sale only to residents within the building.



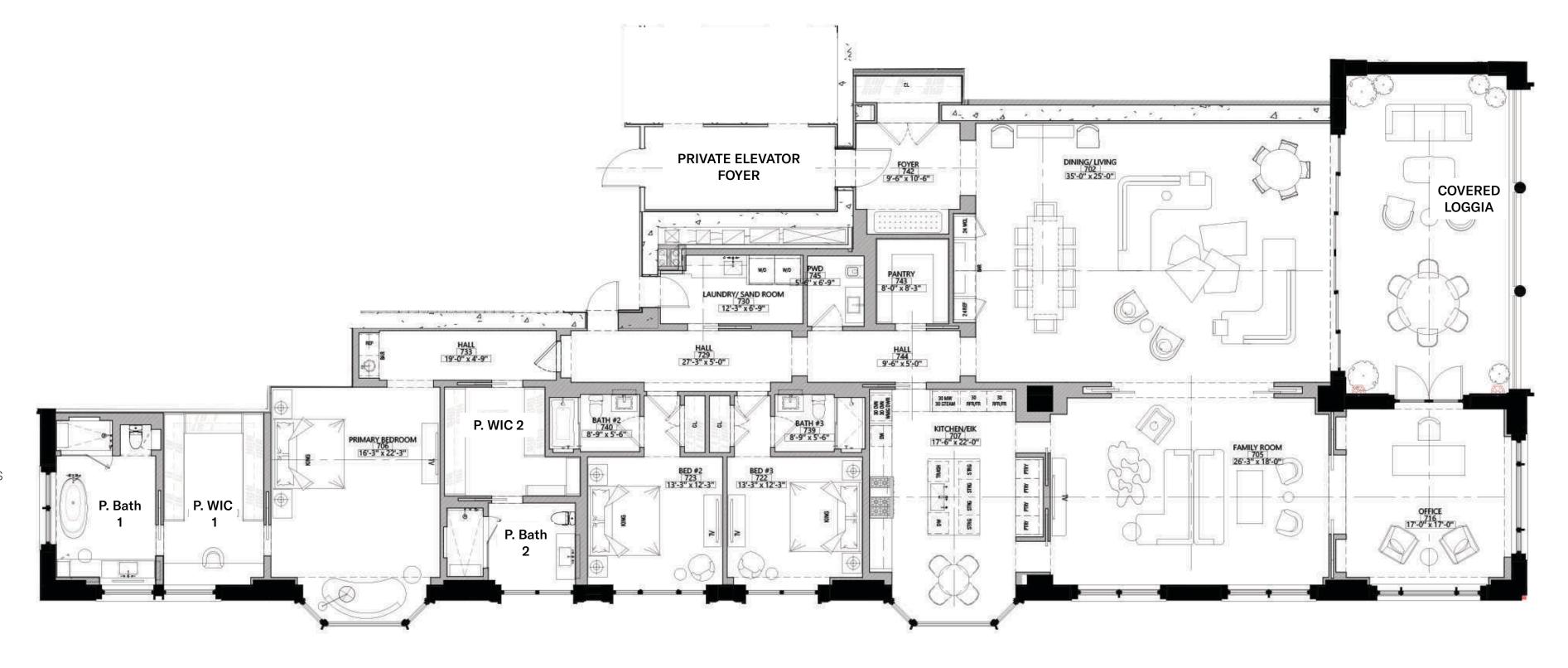
CONFIDENTIAL



South Residence Floor 6

INTERIOR AREA: 4,821 FT² EXTERIOR AREA: 550 FT² 3 BEDROOMS 4 BATHROOMS 1 POWDER ROOM

PRIVATE KEYED ELEVATOR SEPARATE SERVICE ENTRY FOYER COVERED LOGGIA EXPANSIVE GREAT ROOM WET BAR OPEN KITCHEN FAMILY ROOM HOME OFFICE PRIMARY BEDROOM SUITE DUAL WALK-IN CLOSETS DUAL WINDOWED BATHROOMS



Note: This residence is also available as a 2-Bedroom + study.

In the Park Building, the Office's east facing window is a bay window.

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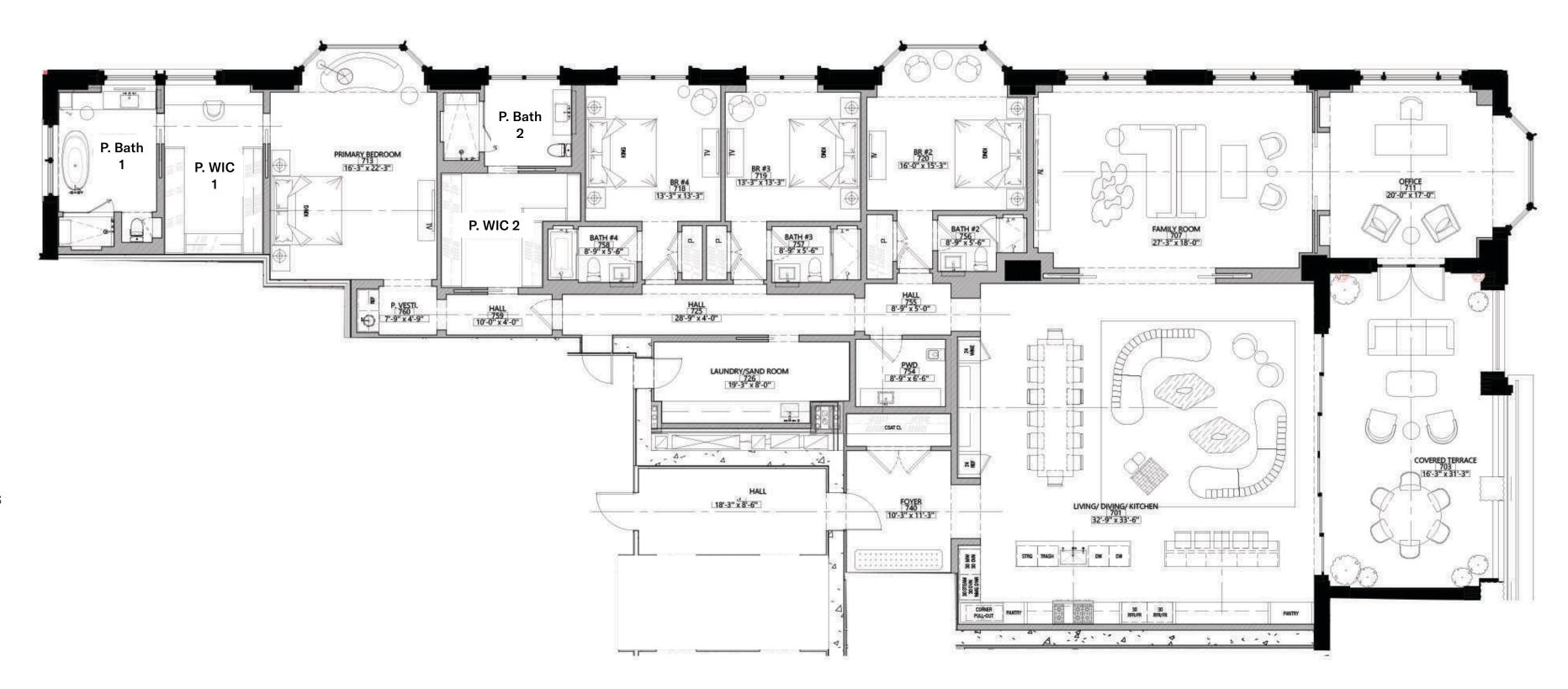


PARK

North Residence Floor 6

INTERIOR AREA: 5,196 FT² EXTERIOR AREA: 551 FT² 4 BEDROOMS 5 BATHROOMS 1 POWDER ROOM

PRIVATE KEYED ELEVATOR SEPARATE SERVICE ENTRY FOYER COVERED LOGGIA EXPANSIVE GREAT ROOM WET BAR OPEN KITCHEN FAMILY ROOM HOME OFFICE PRIMARY BEDROOM SUITE DUAL WALK-IN CLOSETS DUAL WINDOWED BATHROOMS



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INTRACOASTAL / OCEAN

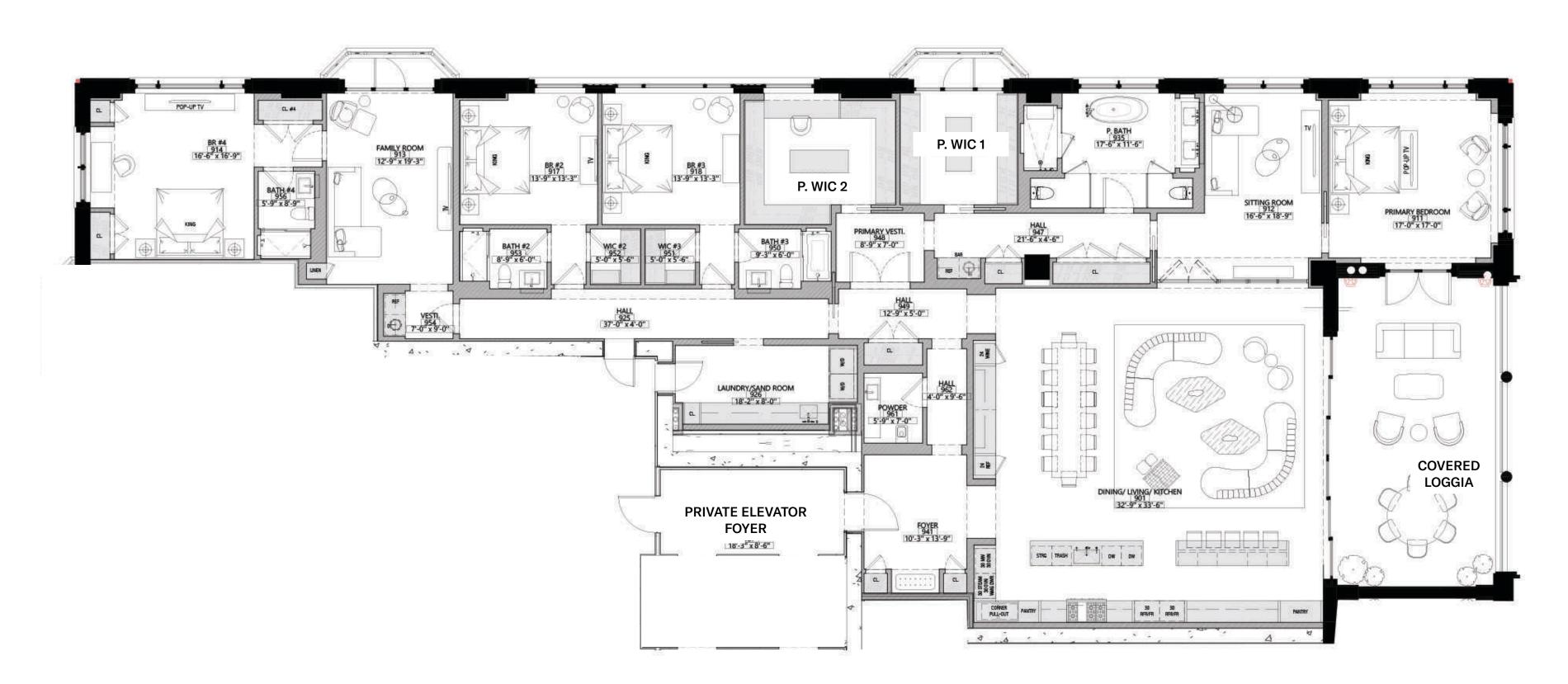


LAKE

North Residence Floor 9

INTERIOR AREA: 5,140 FT² EXTERIOR AREA: 606 FT² 4 BEDROOMS 4 BATHROOMS 1 POWDER ROOM

PRIVATE KEYED ELEVATOR SEPARATE SERVICE ENTRY FOYER COVERED LOGGIA EXPANSIVE GREAT ROOM WET BAR OPEN KITCHEN FAMILY ROOM HOME OFFICE LAUNDRY/SAND ROOM



Note: On Floors 5-8 there are Bay Windows instead of balconies off the P WIC 1 & Family Rooms.

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INTRACOASTAL

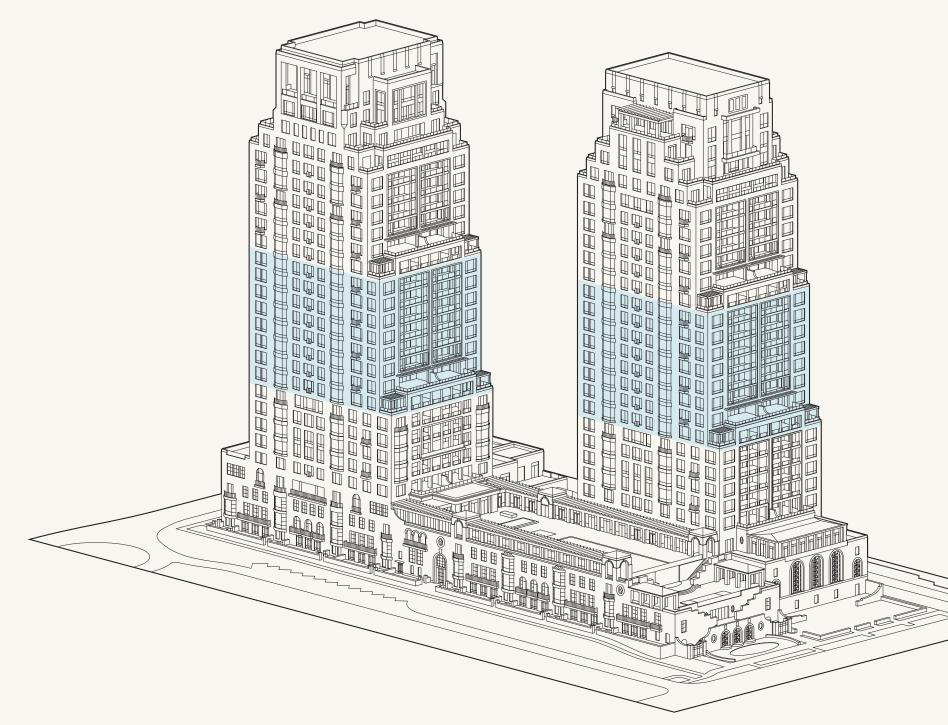
FLOORS 10-18

Tier 2 of South Flagler House is designed with only a North and South Residence on each floor. Residences span the entire length of the building from East to West.

The South Residences include secondary or "guest" bedrooms on the western facade that offer the unique flexibility of being an attached or detached "guest house" as their design includes a living room, kitchenette and private entry foyer from the elevator core.

Floors 10 & 11 are rare setback levels that provide extra large east facing loggias extending up to 23' in depth. The 10th Floor loggia is fully covered and includes an uncovered corner loggia located off of the office. The 11th Floor loggia is partially covered to 12 feet and does not include a corner loggia off of the office.

All east loggias will be 31.5' wide.



CONFIDENTIAL

4-Bedroom Variation Shown

P. Bath 2

P. WIC 2

P. Bath 1

P. WIC 1

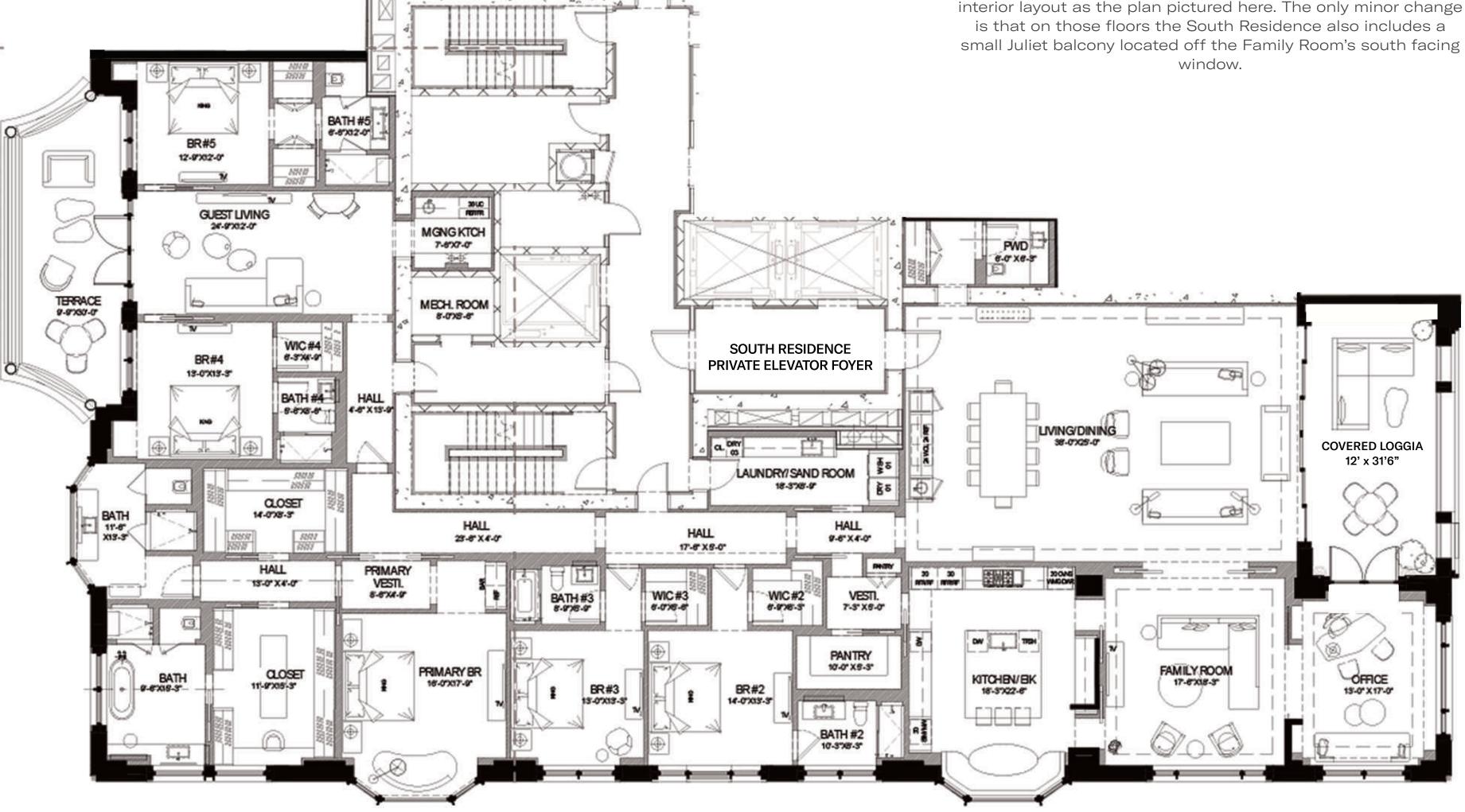
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South Residence Floor 12, 15, 17

INTERIOR AREA: 6.071 FT² EXTERIOR AREA: 709 FT² 5 BEDROOMS 6 BATHROOMS 1 POWDER ROOM

HALF-FLOOR PRIVATE KEYED ELEVATOR SEPARATE SERVICE ENTRY FOYER SUNRISE LOGGIA EXPANSIVE GREAT ROOM WET BAR EAT-IN KITCHEN FAMILY ROOM HOME OFFICE SEPARATE GUEST LIVING SUNSET TERRACE LAUNDRY/SAND ROOM



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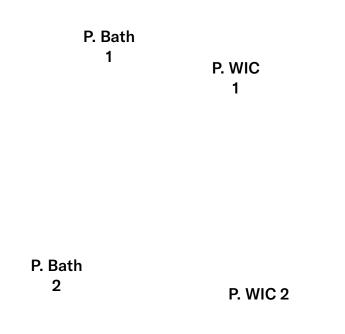
Equal Housing Opportunity. There are various methods for calculating the square footage of a Unit and depending on the method of calculation, the quoted square footage of a Unit in advertising materials may vary from the exterior boundaries of the exterior walls to the centerline of interior demising walls, including common elements such as structural walls and other interior 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 centerline 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 manner provided in the manner provided in the centerline of the building. in and may vary with actual construction. All fl oor plans are approximate and may vary with actual construction, are conceptual only and are not necessarily included in each Unit. All dimensions are approximate and may vary with actual construction. All fl oor plans are subject to change. Note that measurements of rooms set forth on this fl oor plans are approximate and may vary with actual construction. All fl oor plans are approximate and may vary with actual construction. All fl oor plans are approximate and may vary with actual construction. Accordingly, the area of the actual room will typically be smaller than the product obtained by multiplying the stated length times width. Consult the Unit square footage, dimensions, and fl oor area. This Condominium is being developed by Flagler Towers Project DEV 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 the representations shall be deemed made by Developer and not by Hines or the representations of the Condominium and 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 DEVELOPER. FOR CORRECT REPRESENTATIONS, MAKE REFERENCE TO A BUYER OR LESSEE.

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PLEASE NOTE

The South Residences on Floors 14, 16, 18 have the same interior layout as the plan pictured here. The only minor change

3-Bedroom Variation Shown





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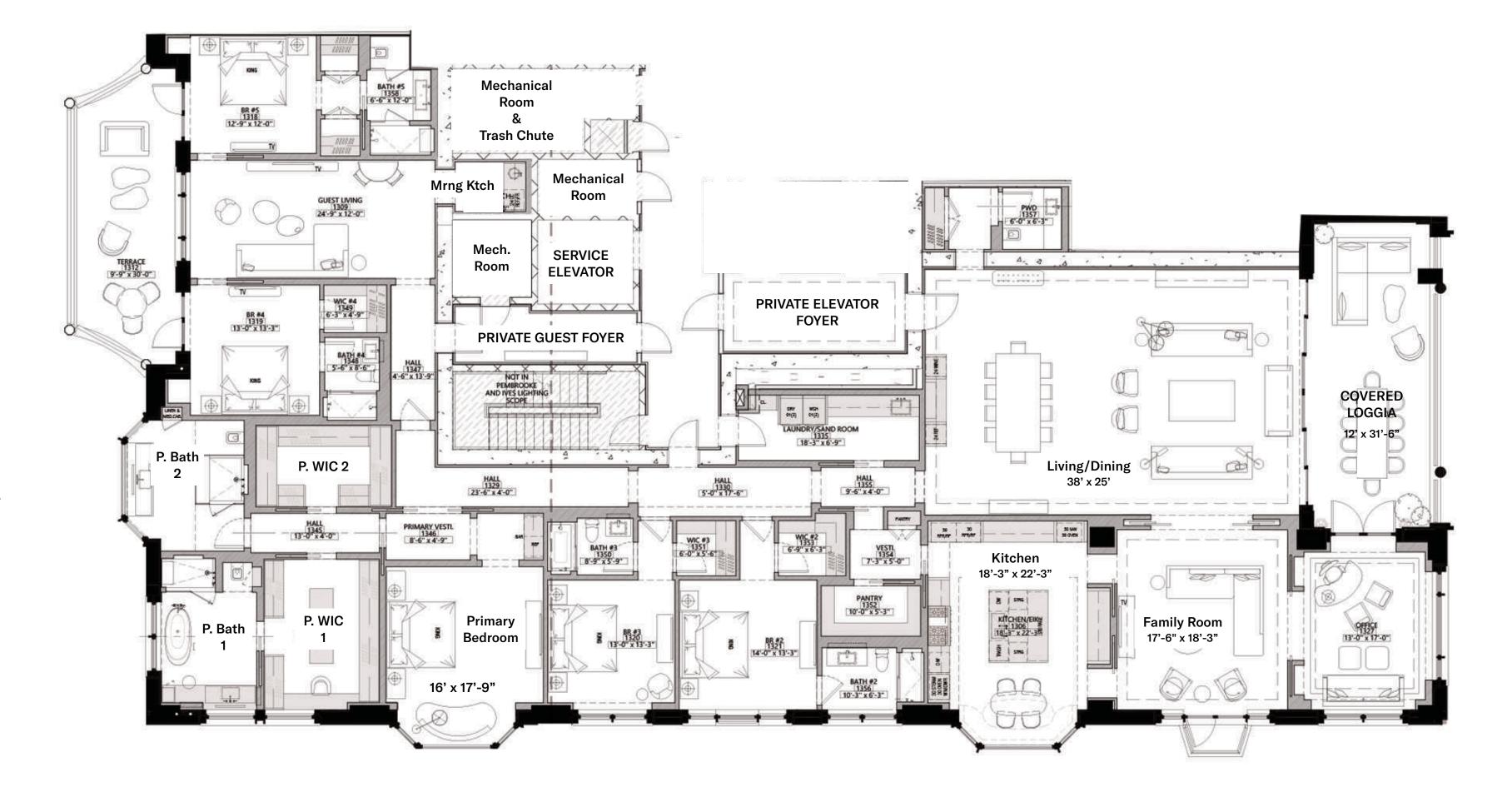


South Residence Floors 14, 16, 18

INTERIOR AREA: 6,071 FT² EXTERIOR AREA: 712 FT²

> 5 BEDROOMS 6 BATHROOMS 1 POWDER ROOM

FULL FLOOR PRIVATE KEYED ELEVATOR SEPARATE SERVICE ENTR COVERED LOGGIA OPEN TERRACE EXPANSIVE GREAT ROOM SEPARATE GUEST LIVING WET BAR WINDOWED EAT-IN KITCHEN WALK-IN PANTRY FAMILY ROOM HOME OFFICE PRIMARY BEDROOM SUITE WITH DUAL WALK-IN CLOSETS AND DUAL WINDOWED BATHROOMS LAUNDRY/SAND ROOM



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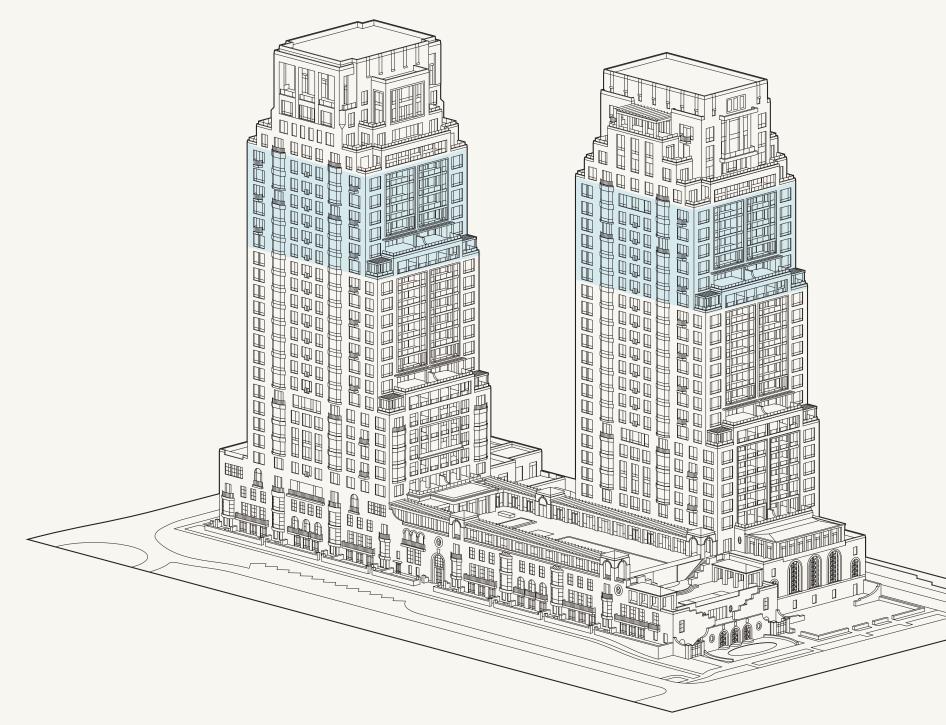
FLOORS 19-24

Tier 3 of South Flagler House is designed with only a North and South Residence on each floor. Residences span the entire length of the building from East to West.

The South Residences include secondary or "guest" bedrooms on the western facade that offer the unique flexibility of being an attached or detached "guest house" as their design includes a living room, terrace, kitchenette and private entry foyer from the elevator core.

Floors 19 & 20 are rare setback levels that provide extra large east facing loggias extending up to 23' in depth. The 19th Floor loggia is fully covered and includes an uncovered corner terrace located off of the Family Room/Library. The 20th Floor loggia is partially covered 12 feet and does not include a corner loggia off of the Library.

All east loggias will be 31.5' wide.



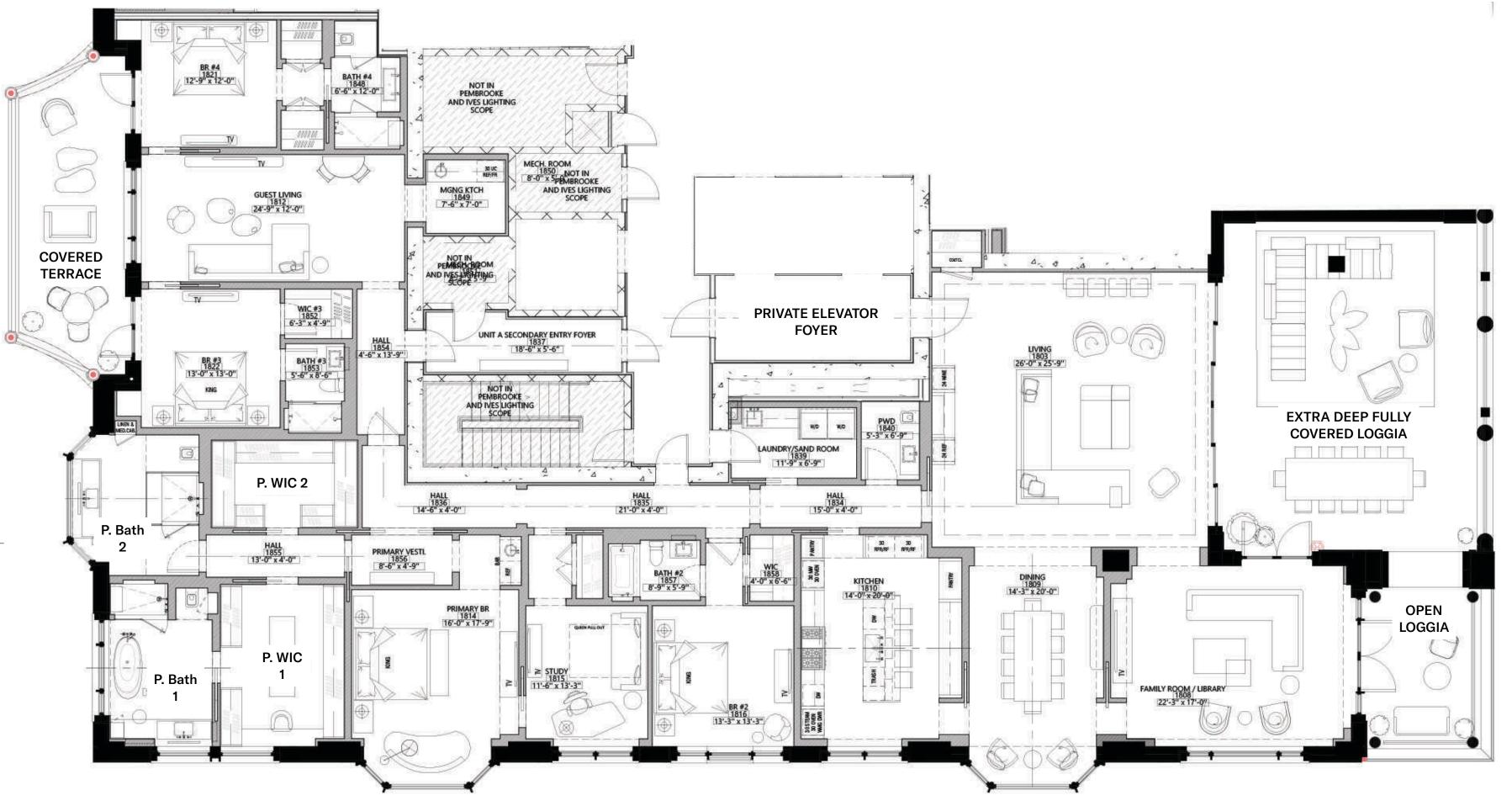
CONFIDENTIAL



South Residence Floor 19

INTERIOR AREA: 5,424 FT² EXTERIOR AREA: 1,231 FT² 4 BEDROOMS 5 BATHROOMS 1 POWDER ROOM

HALF FLOOR PRIVATE KEYED ELEVATOR SEPARATE SERVICE ENTR PARTIALLY COVERED LOGGIA OPEN TERRACE EXPANSIVE GREAT ROOM SEPARATE GUEST LIVING WET BAR WINDOWED EAT-IN KITCHEN WALK-IN PANTRY FAMILY ROOM HOME OFFICE PRIMARY BEDROOMS SUITE WITH DUAL WALK-IN CLOSETS AND DUAL WINDOWED BATHROOMS LAUNDRY/SAND ROOM



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exterior walls to the centerline of interior demising walls, including common elements such as 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 limitation, items of fi nish and decoration, are conceptual only and are not necessarily included in each Unit. All dimensions are approximate and may vary with actual construction. All fl oor plans are approximate and may vary with actual construction. All fl oor plans are approximate and may vary with actual construction. All fl oor plans are approximate and may vary with actual construction. Accordingly, the area of the actual room 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 square footage, dimensions, and fl oor area. This Condominium is being developed by Flagler Towers Project DEV 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 affi liates) 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.



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Floors 21 & 23

P. Bath 2

P. WIC 2

P. Bath 1

P. WIC 1

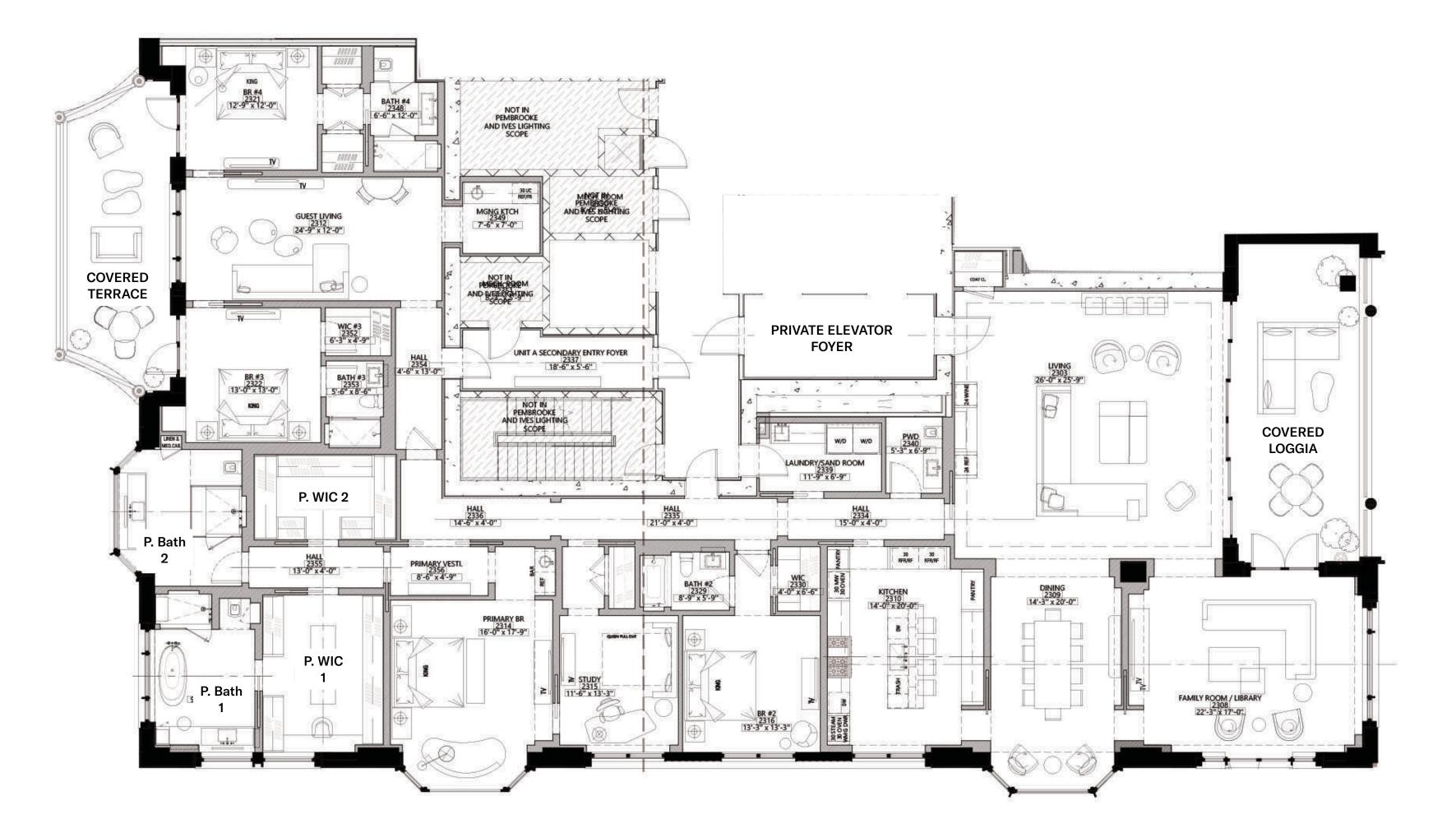
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South Residence Floors 21 & 23

INTERIOR AREA: 5,424 FT² EXTERIOR AREA: 726 FT² 4 BEDROOMS 5 BATHROOMS 1 POWDER ROOM

HALF-FLOOR PRIVATE KEYED ELEVATOR SEPARATE SERVICE ENTRY FOYER COVERED LOGGIA OPEN TERRACE EXPANSIVE GREAT ROOM KITCHEN FAMILY ROOM/LIBRARY LAUNDRY/SAND ROOM



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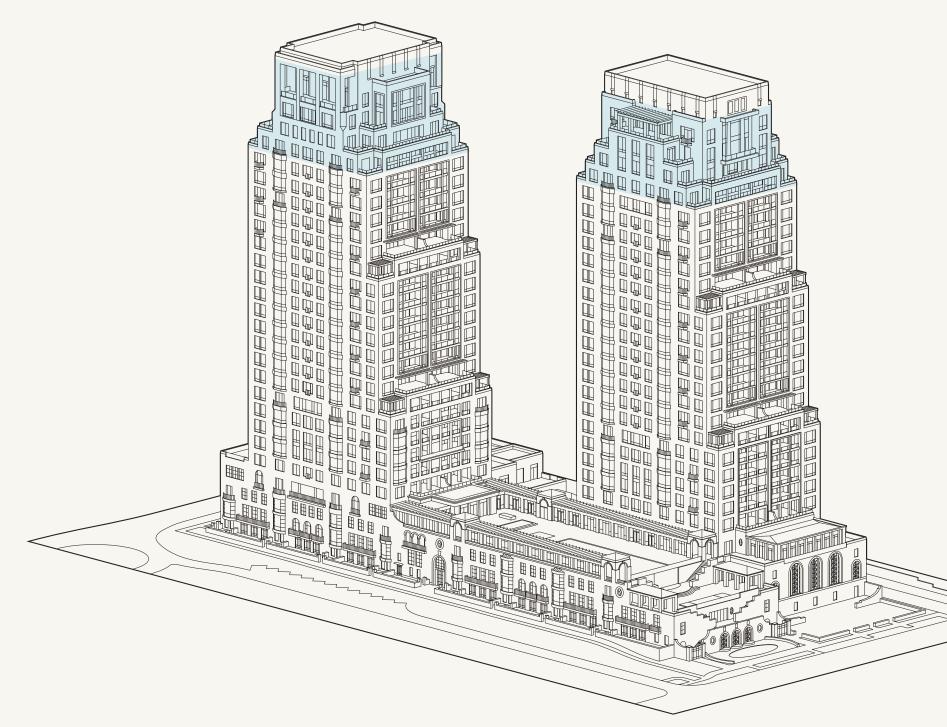
INTRACOASTAL / OCEAN

PENTHOUSE FLOORS 25-28

South Flagler House is designed with two full floor penthouses and one duplex penthouse in each building. Each penthouse is unique and offers best in class luxury indoor and outdoor living spaces.

Penthouse Buyers have the unique opportunity to purchase private guest suites before they are opened to other Buyers in the building. Private guest suites are 1 bedroom west facing residences on floors 5-9 in each tower. Townhomes also offer a unique guest house opportunity for Penthouse Buyers as Townhomes provide private 2-Car Garages within the Parking Podium.

Should you or your client have interest in the Duplex Penthouse, additional information is available upon request.



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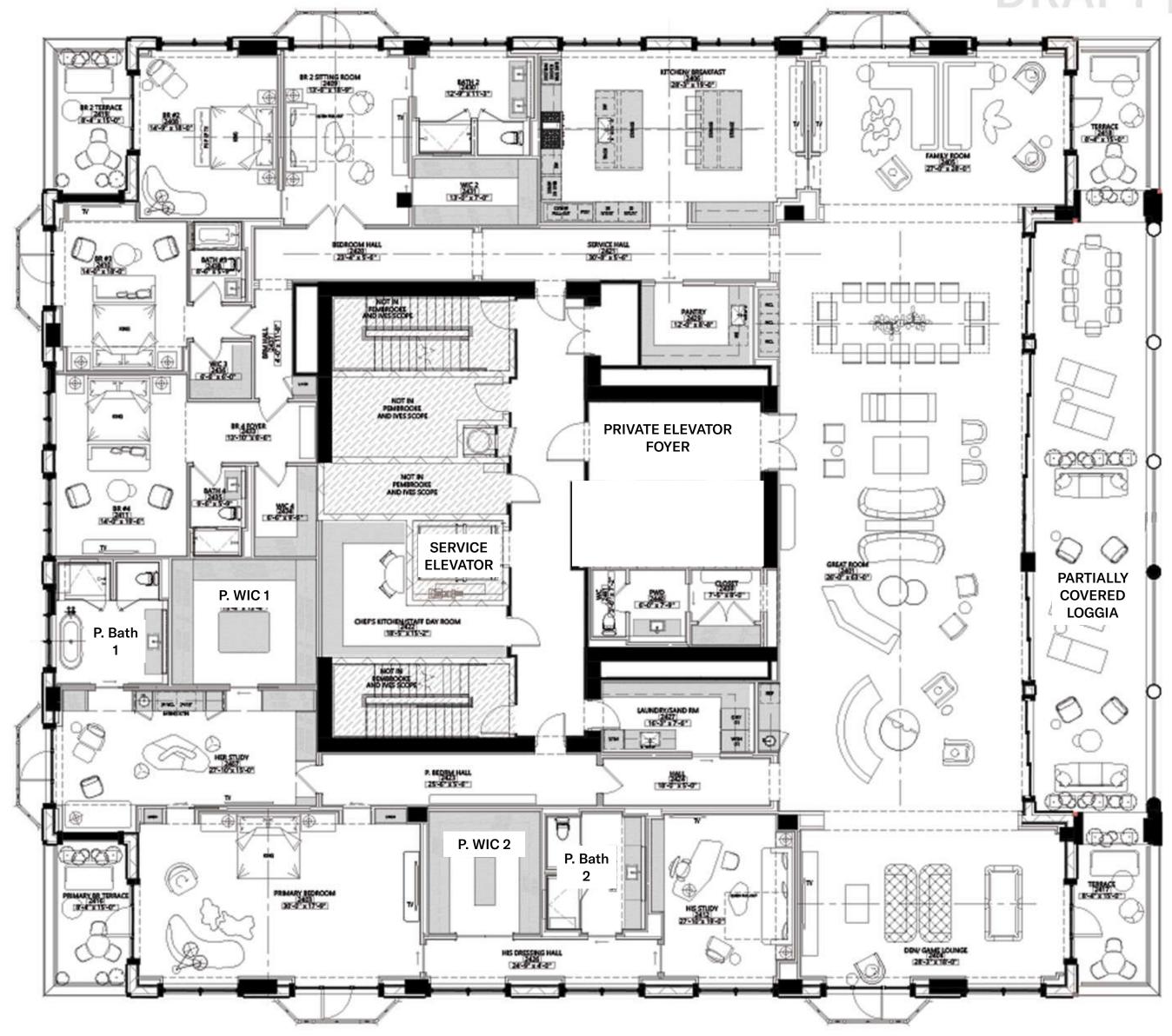


LAKE

Penthouse Floor 25

INTERIOR AREA: 9,185 FT² EXTERIOR AREA: 1,670 FT² 4 BEDROOMS 5 BATHROOMS 1 POWDER ROOM

FULL-FLOOR PRIVATE KEYED ELEVATOR SEPARATE SERVICE ENTRY FOYER SUNRISE LOGGIA EXPANSIVE GREAT ROOM WET BAR CHEF'S KITCHEN BREAKFAST ROOM FAMILY ROOM DEN/GAME LOUNGE STAFF QUARTERS LAUNDRY/SAND ROOM



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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 as stated or described in the Prospectus and the Declaration. The dimensions in the Unit have been calculated from the exterior boundaries of the exterior walls to the centerline of interior demising walls, including 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. All depictions of appliances, fi xtures, furnishings, counters, soffi ts, 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 foor plan are generally taken at the greatest points of each given room (se if the room were a perfect rectangle), without regard for any cutouts. Accordingly, the area of the area of the area of the and by pultiplying the stated length times or the risble Group and for any cutouts. Accordingly, the area of the unit and or plan are general to any and all devices of a Unit and to the interview of the Unit and for the product obtained by multiplying the stated length times or the risble Group and for any cutouts. Accordingly, the area of the area of the area of the unit and evelopeed by Flaguett by Clause of any or the risble Group and for any of its or their affi liates) with respect to any and all matters relating to the matner provided in the manner provided in the Prospectus and the Declaration. The dimensions in the Unit and set to the set of the state of the stat

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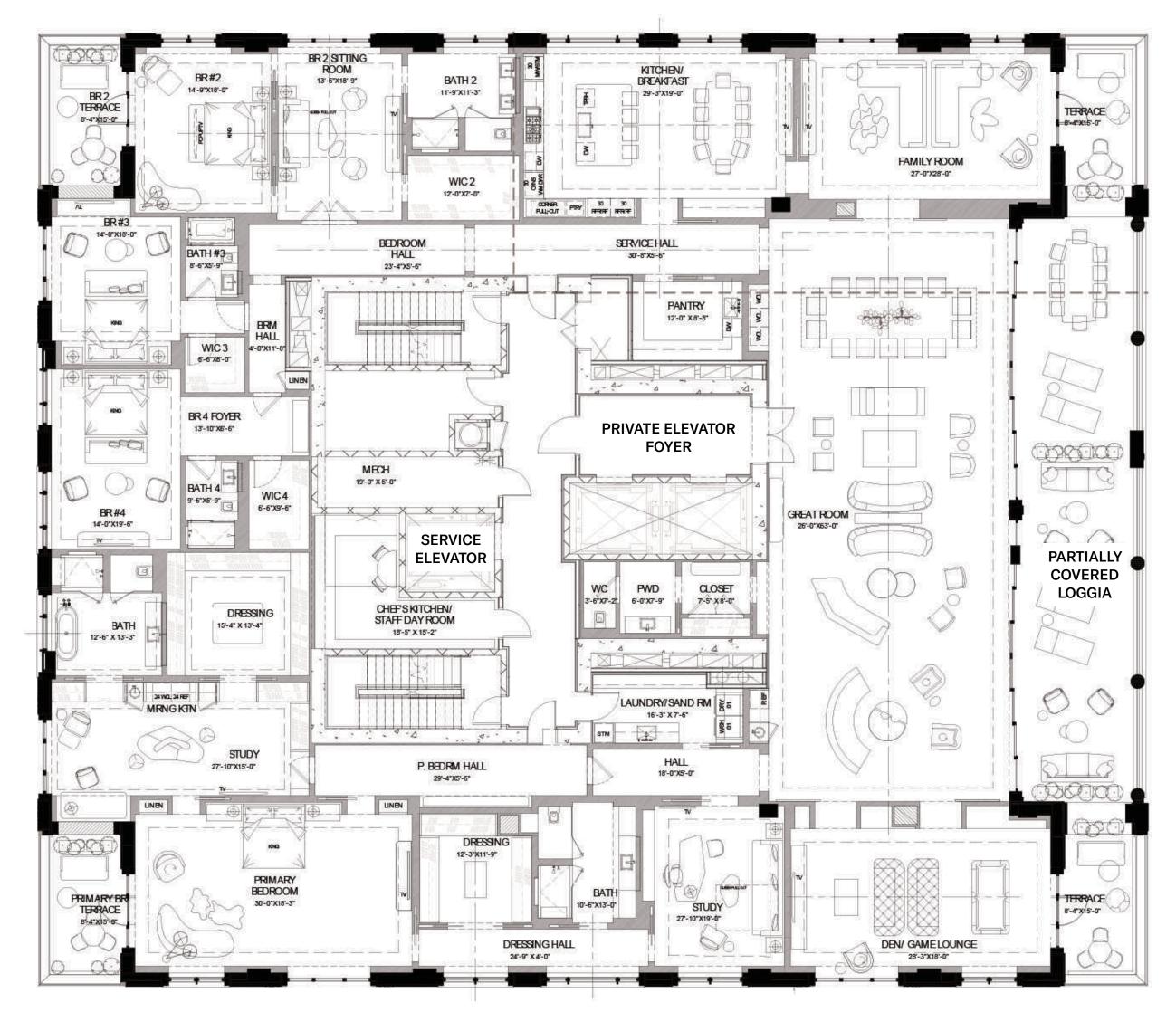


PARK

Penthouse Floor 25

INTERIOR AREA: 9,512 FT² EXTERIOR AREA: 1,691 FT² 4 BEDROOMS 5 BATHROOMS 1 POWDER ROOM

FULL-FLOOR PRIVATE KEYED ELEVATOR SEPARATE SERVICE ENTRY FOYER SUNRISE LOGGIA EXPANSIVE GREAT ROOM WET BAR CHEF'S KITCHEN BREAKFAST ROOM FAMILY ROOM DEN/GAME LOUNGE STAFF QUARTERS LAUNDRY/SAND ROOM



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