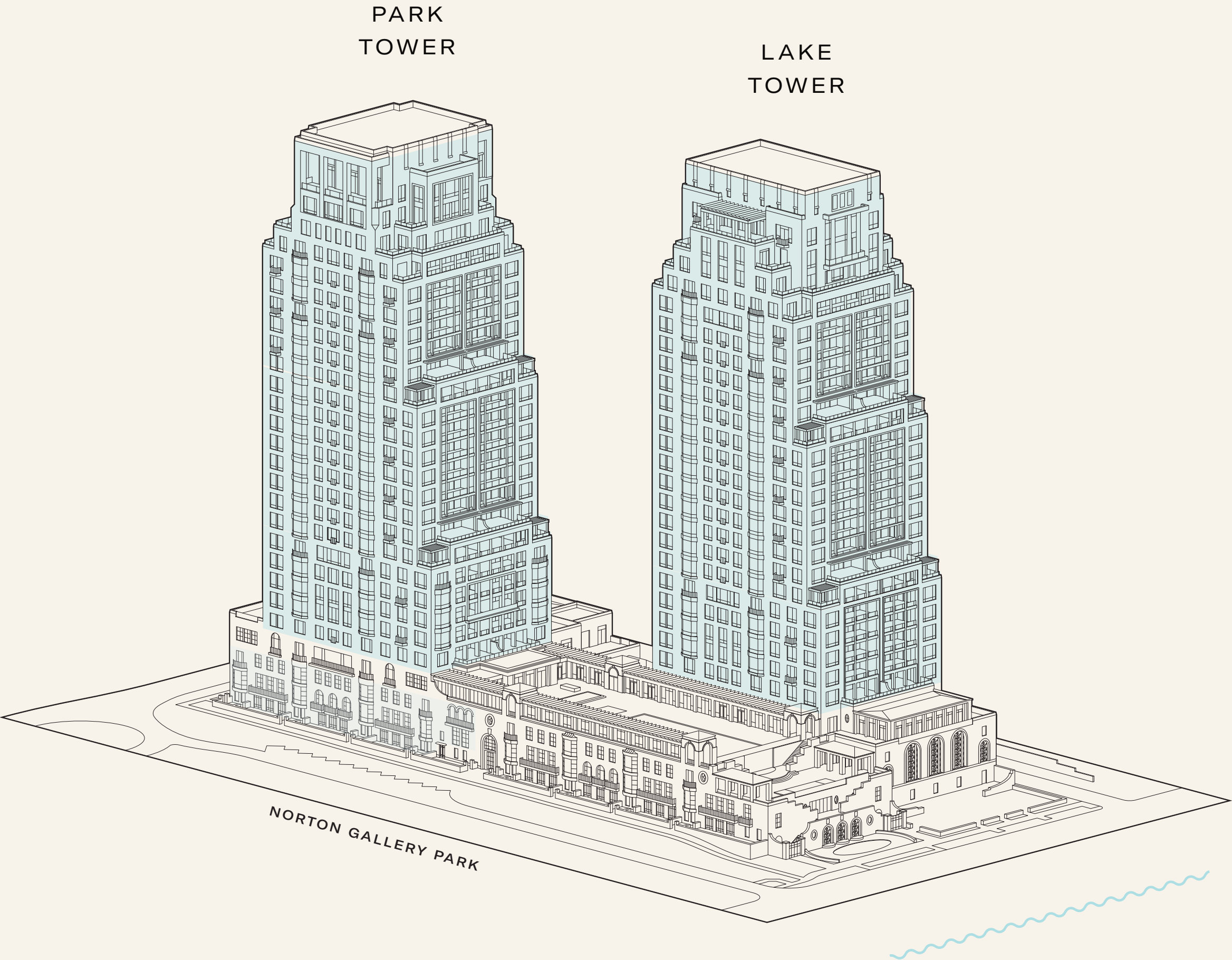


THE
RESIDENCES



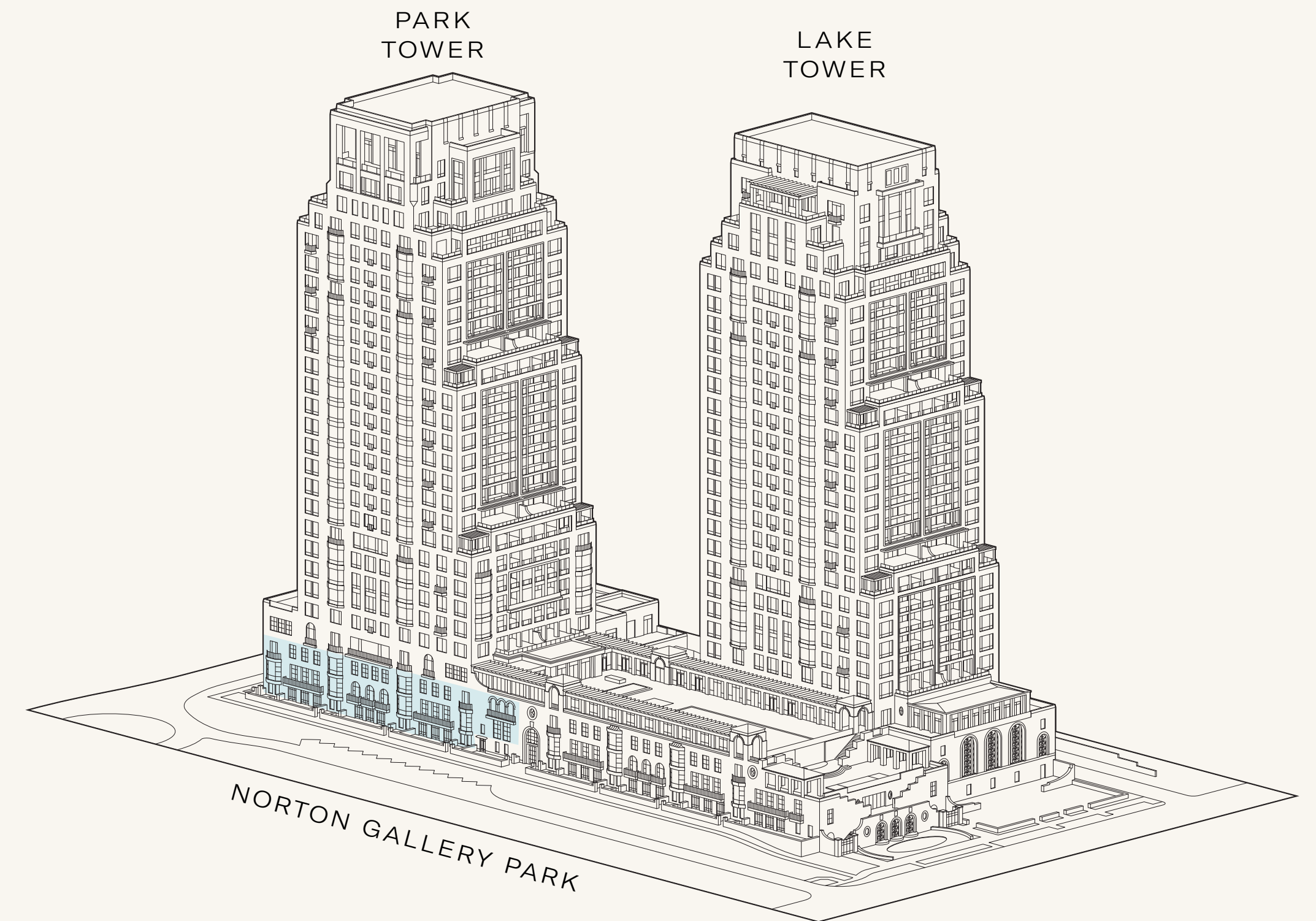
Overview of residence types for each tier in the
Park and Lake Towers.

PARK RESIDENCES FLOORS 1-3

On floors 1, 2, & 3 there will be 9 different residences ranging in size from approximately 1,800 to 3,000 square feet of interior space.

These unique homes will feature 1 and 2 bedroom configurations and will face south into the Norton's Sculpture Garden.

Residences on the 1st floor will feature private outdoor gardens.





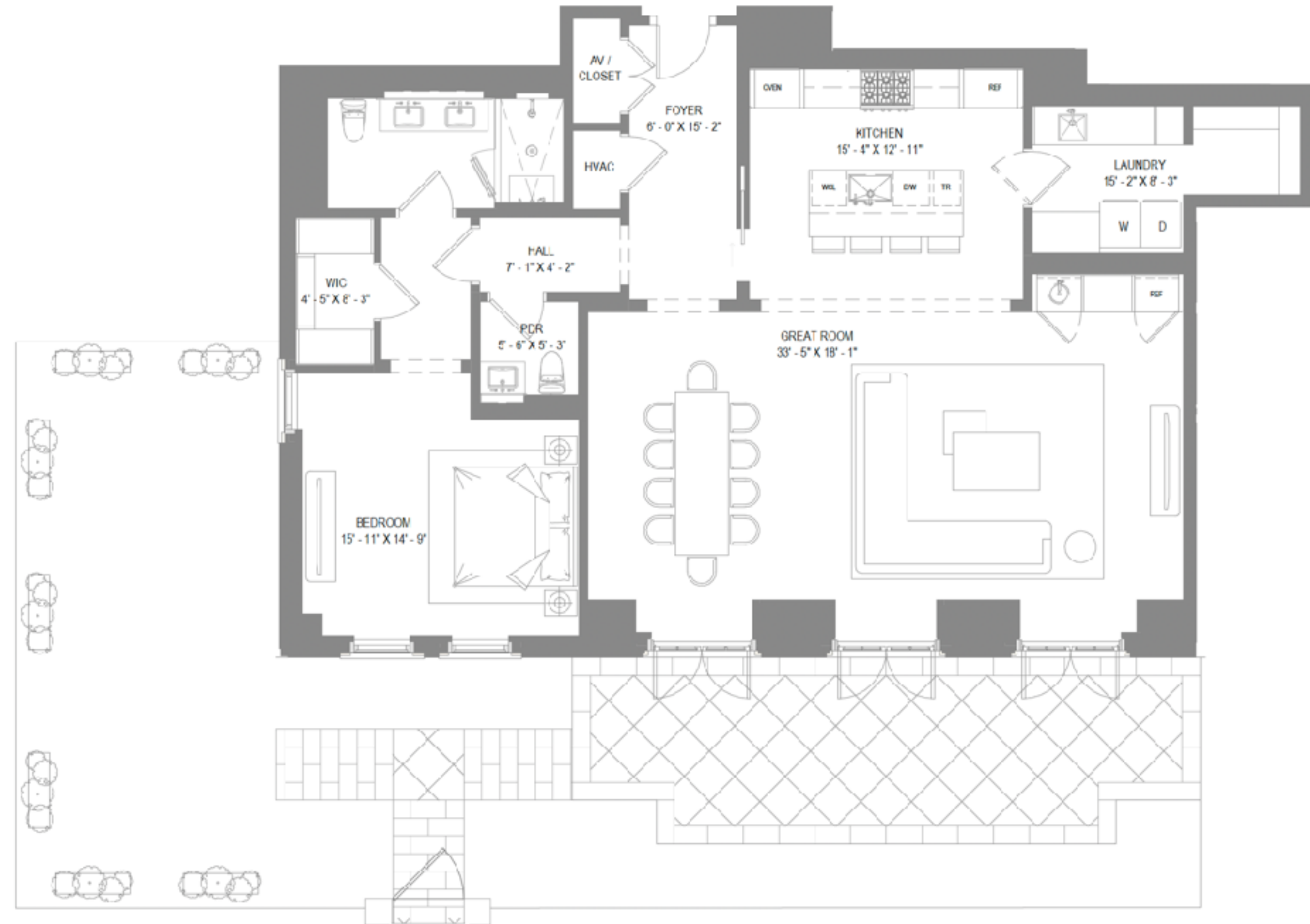
PARK RESIDENCE

Residence 1-A Floor 1

1 BEDROOM
1 BATHROOM
1 POWDER ROOM

INTERIOR AREA: 1,796 SQ. FT.
EXTERIOR AREA: 773 SQ. FT.

DRAFT FLOOR PLAN



INTRACOASTAL / OCEAN

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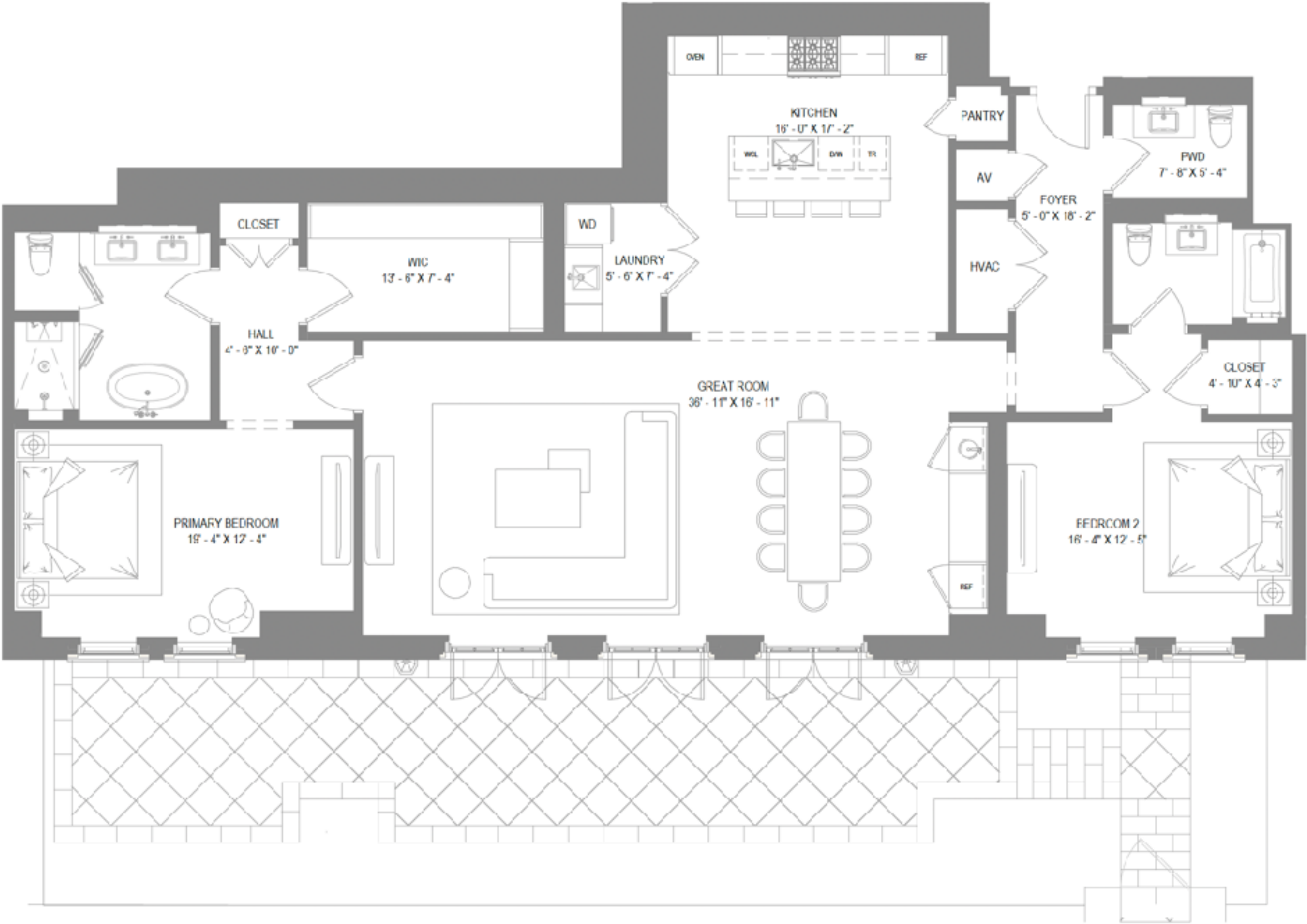
PARK RESIDENCE

Residence 1-B
Floor 1

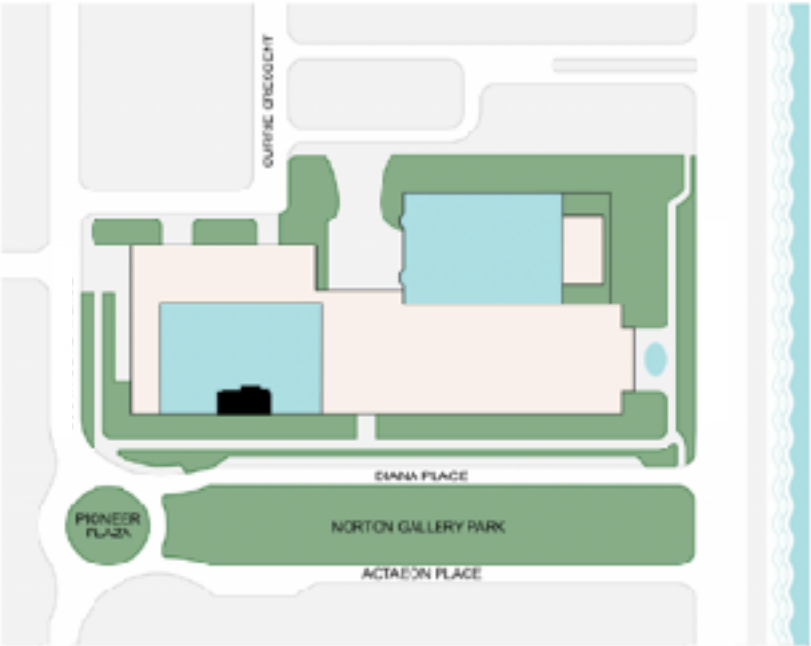
2 BEDROOMS
2 BATHROOMS
1 POWDER ROOM

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

DRAFT FLOOR PLAN



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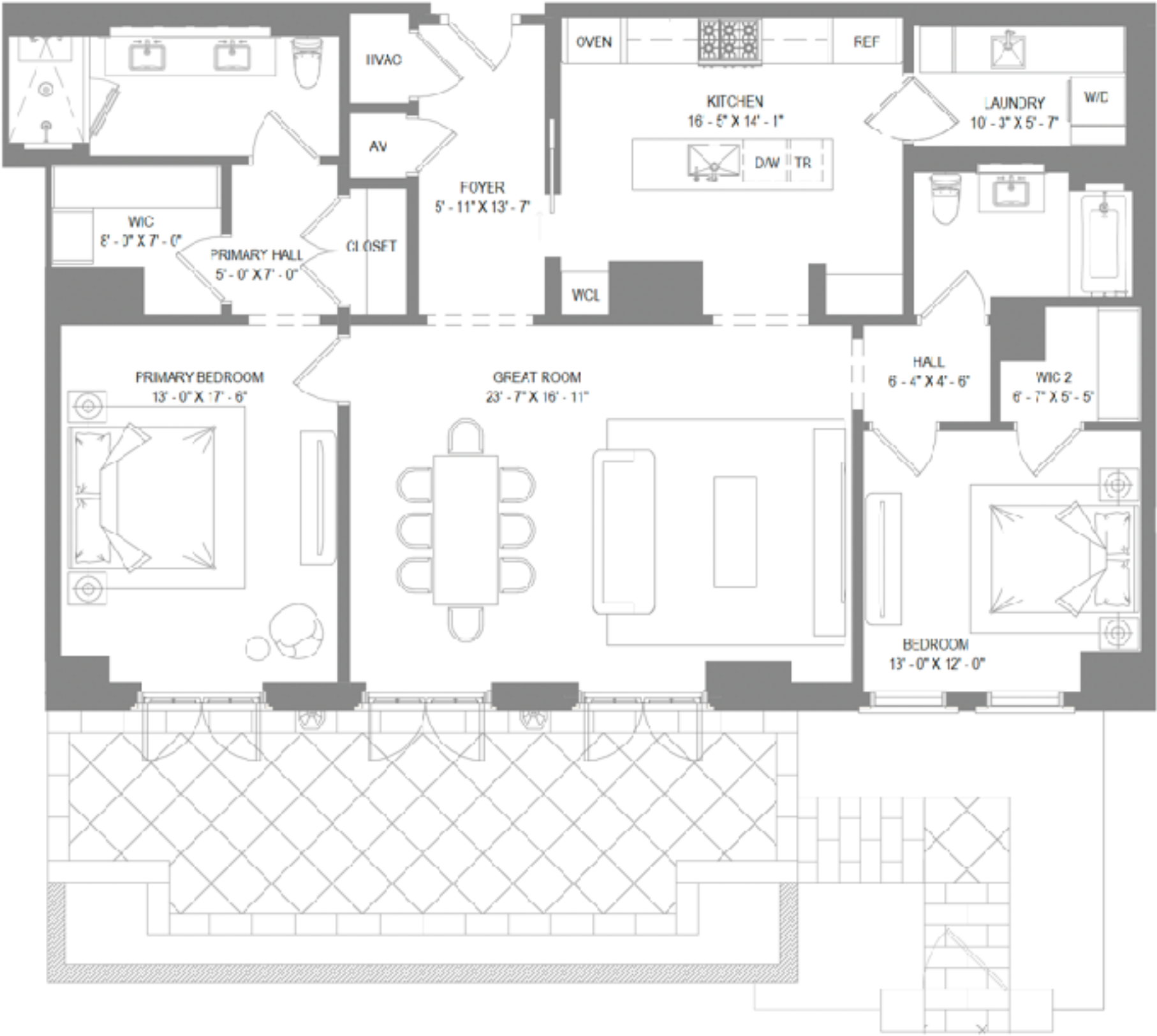
PARK RESIDENCE

Residence 1-C
Floor 1

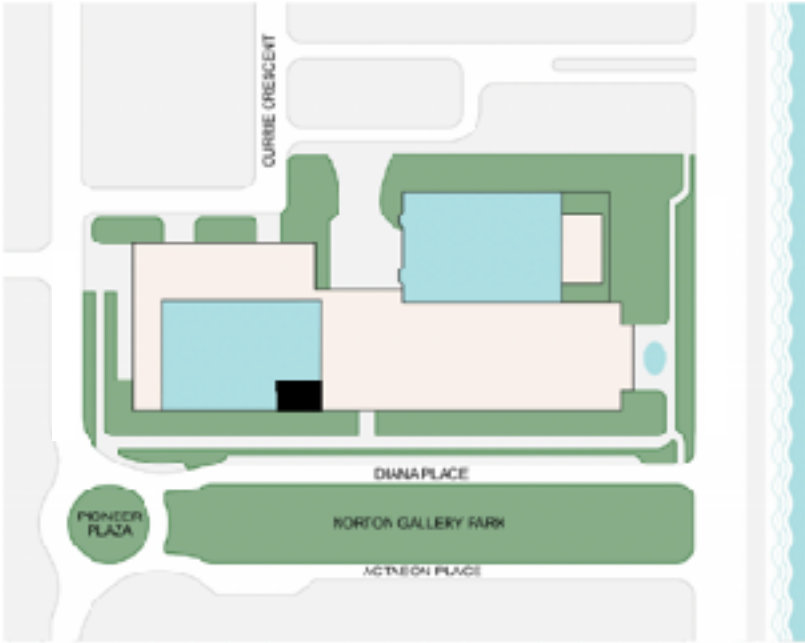
2 BEDROOMS
2 BATHROOMS

INTERIOR AREA: 1,727 SQ. FT.
EXTERIOR AREA: 766 SQ. FT.

DRAFT FLOOR PLAN



INTRACOASTAL / OCEAN



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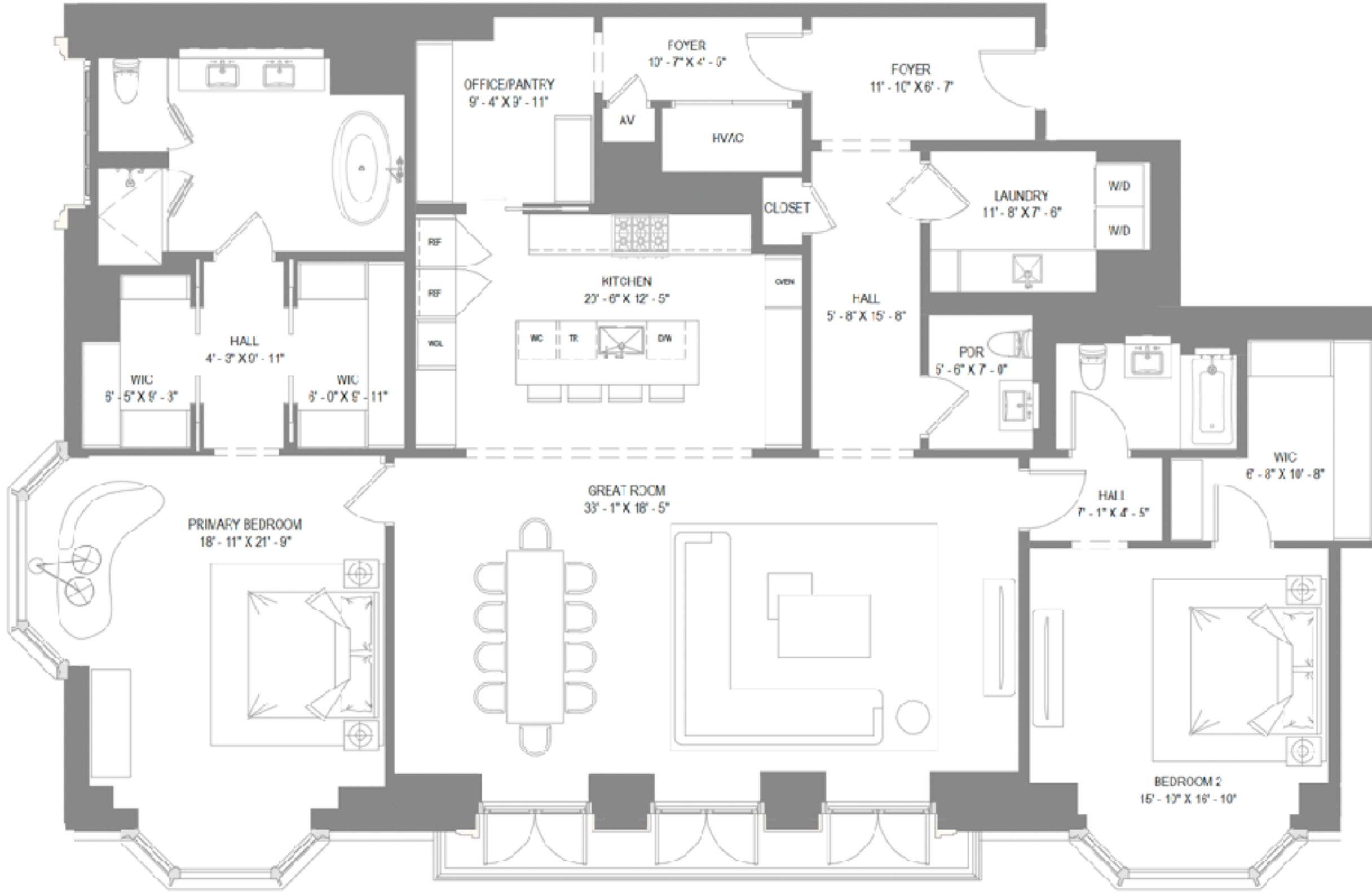
PARK RESIDENCE

Residence 2-A Floor 2

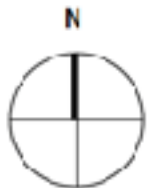
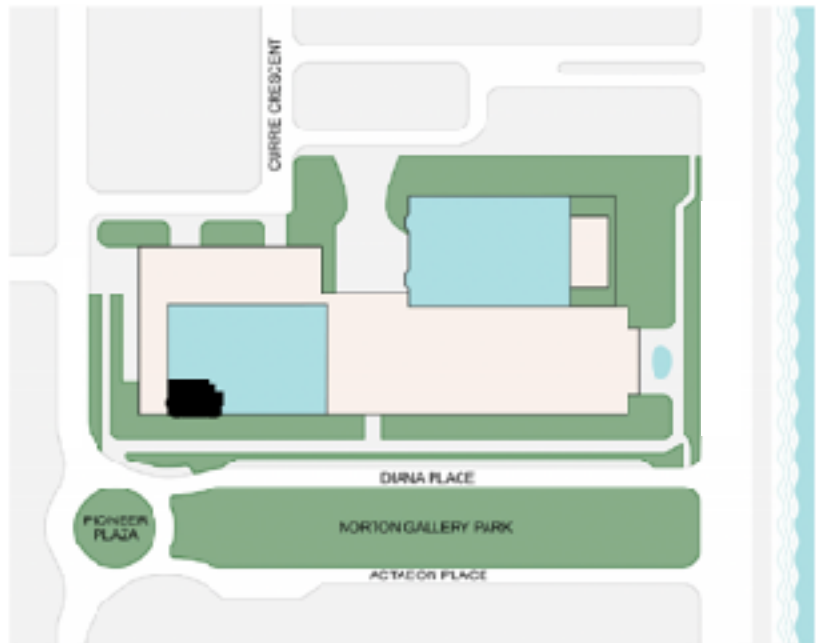
2 BEDROOMS
2 BATHROOMS
1 POWDER ROOM

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

DRAFT FLOOR PLAN



INTRACOASTAL / OCEAN



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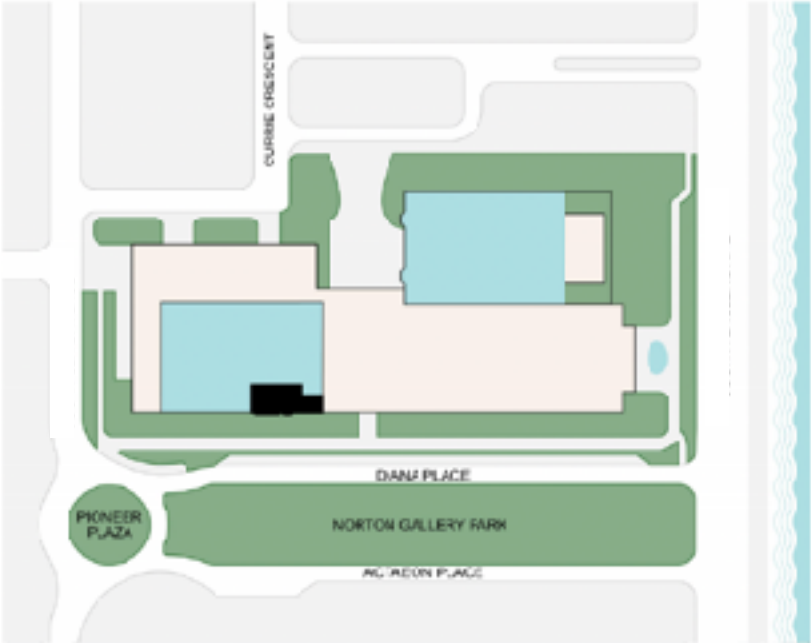
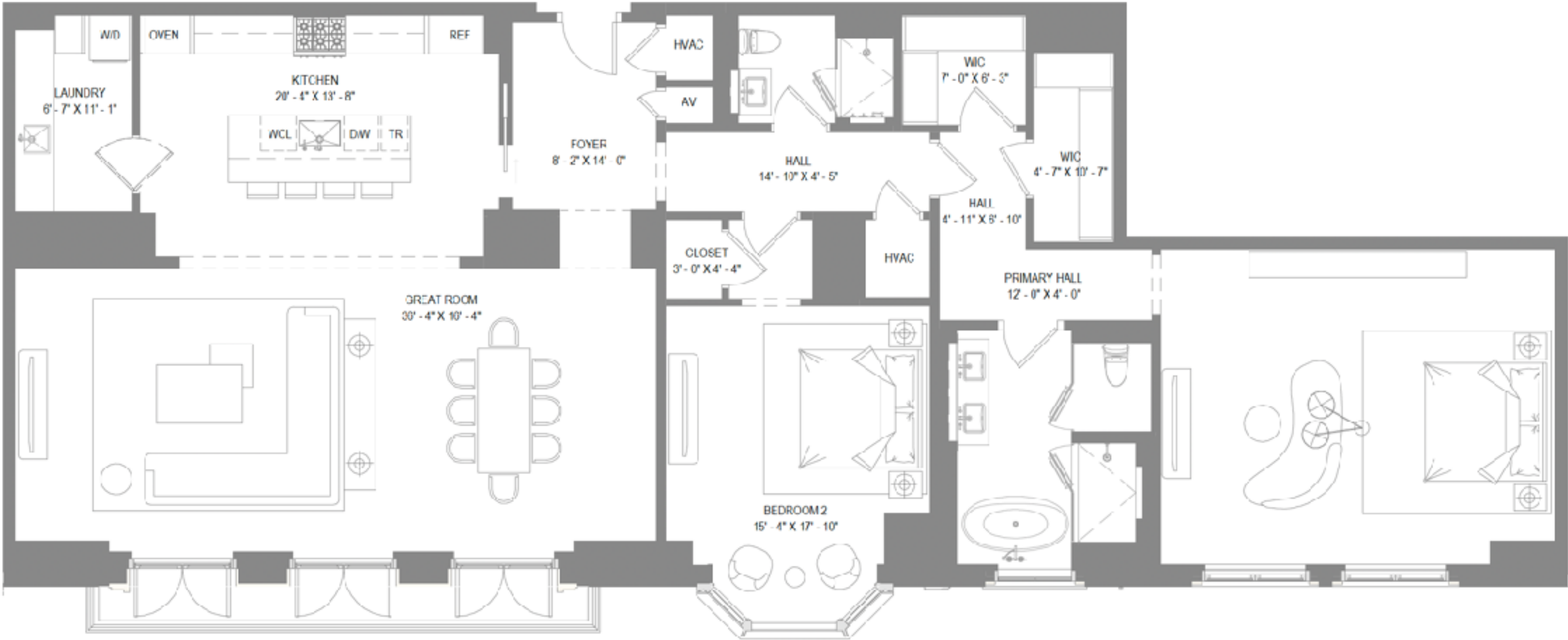


PARK RESIDENCE

Residence 2-C
Floor 2

2 BEDROOMS
2 BATHROOMS

INTERIOR AREA: 2,547 SQ. FT.
EXTERIOR AREA: 90 SQ. FT.



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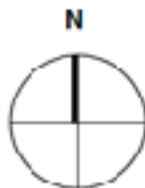
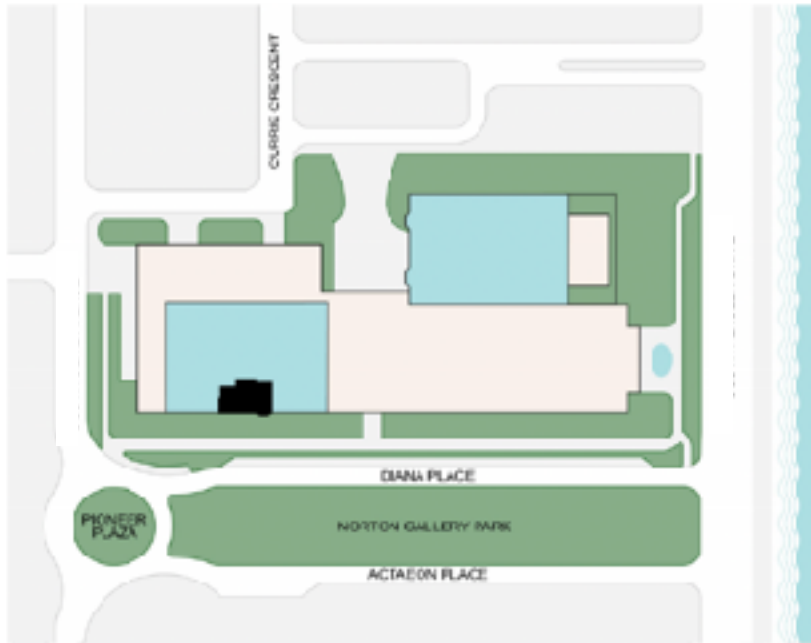
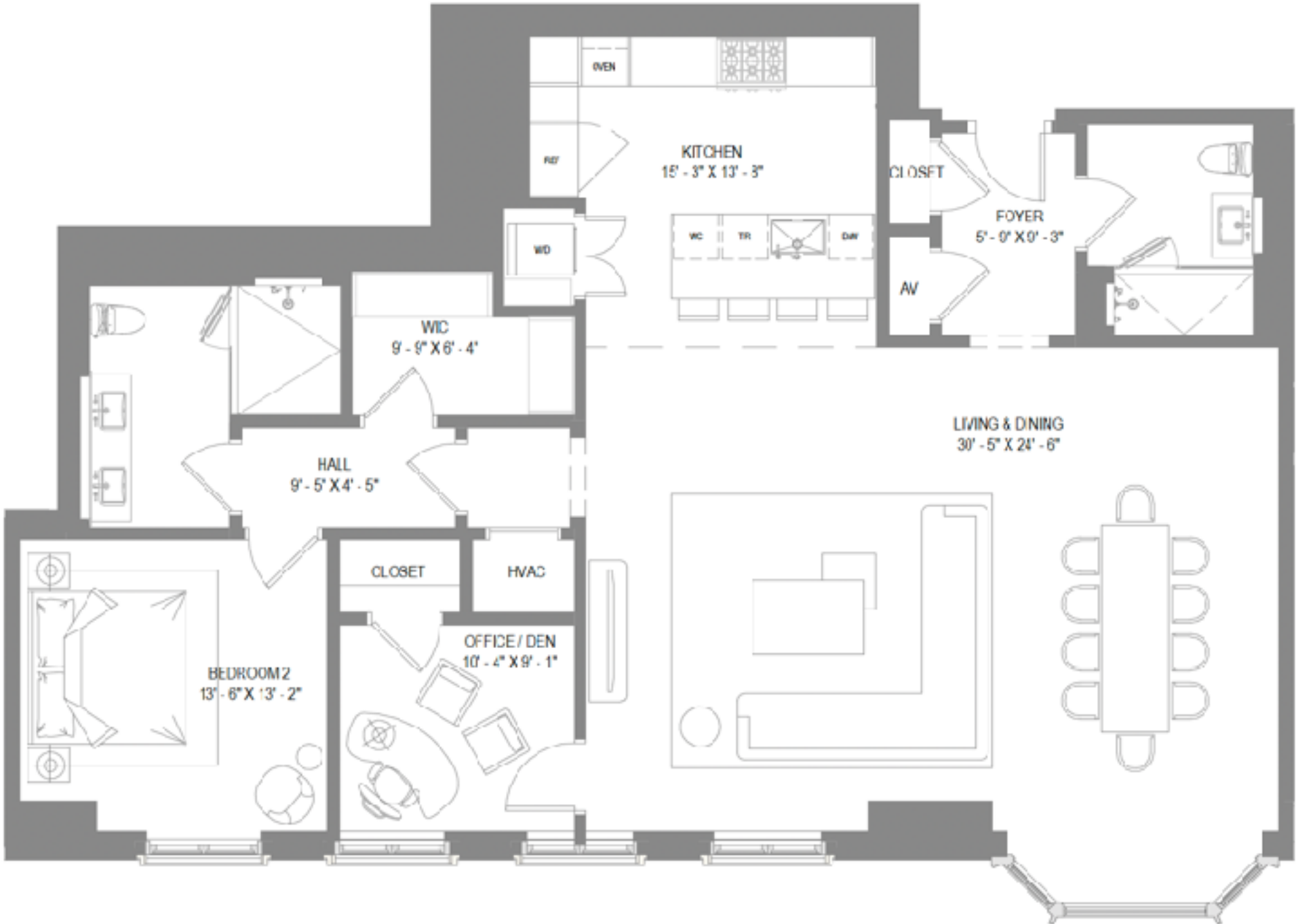


PARK RESIDENCE

Residence 3-B
Floor 3

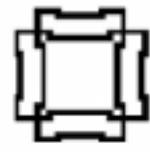
1 BEDROOM
2 BATHROOMS
1 OFFICE / DEN

INTERIOR AREA: 1,644 SQ. FT.



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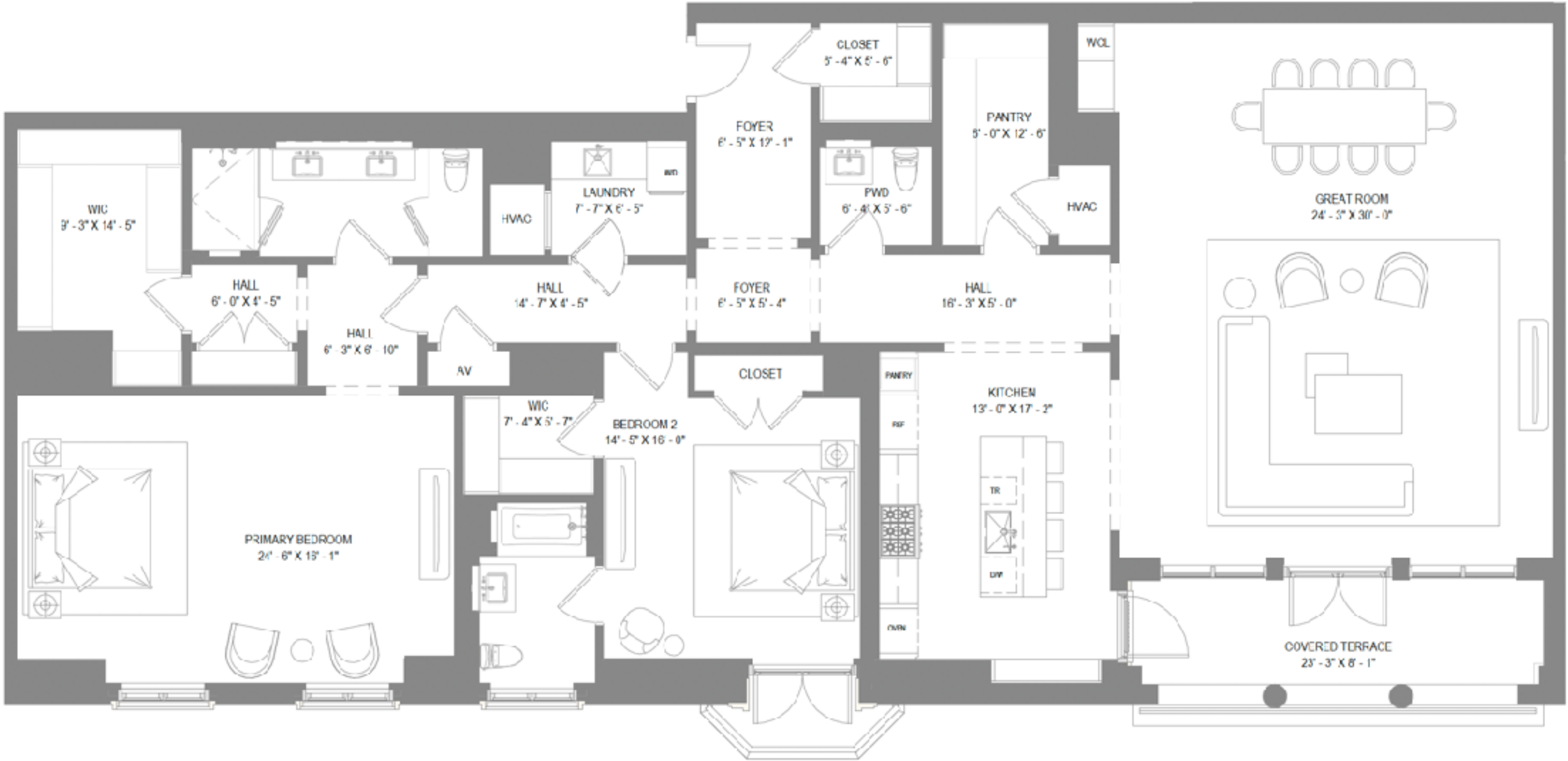


PARK RESIDENCE

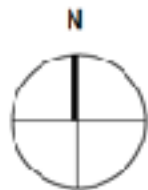
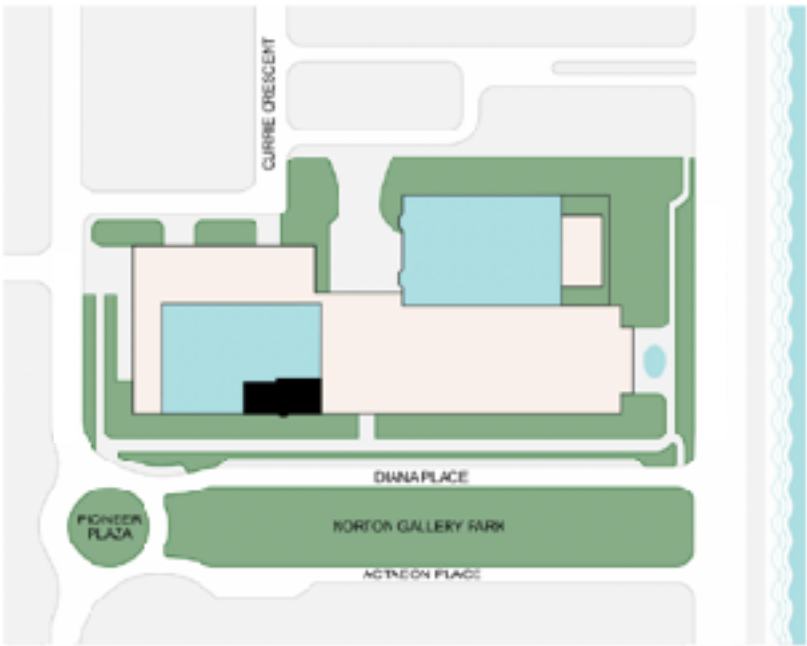
Residence 3-C
Floor 3

2 BEDROOMS
2 BATHROOMS
1 POWDER ROOM

INTERIOR AREA: 3,012 SQ. FT.
EXTERIOR AREA: 235 SQ. FT.



INTRACOASTAL / OCEAN



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TIER ONE FLOORS 5-9

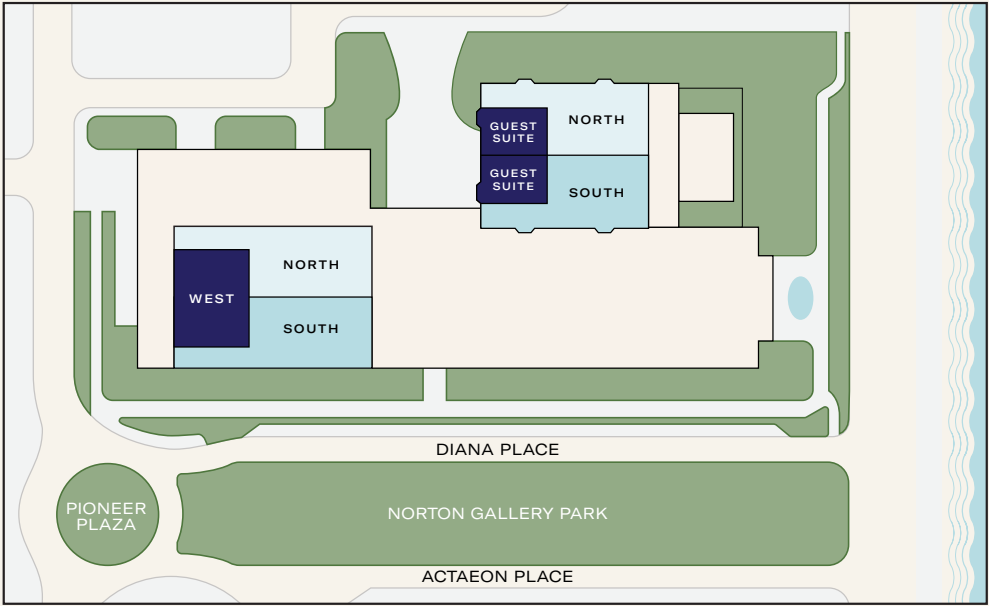
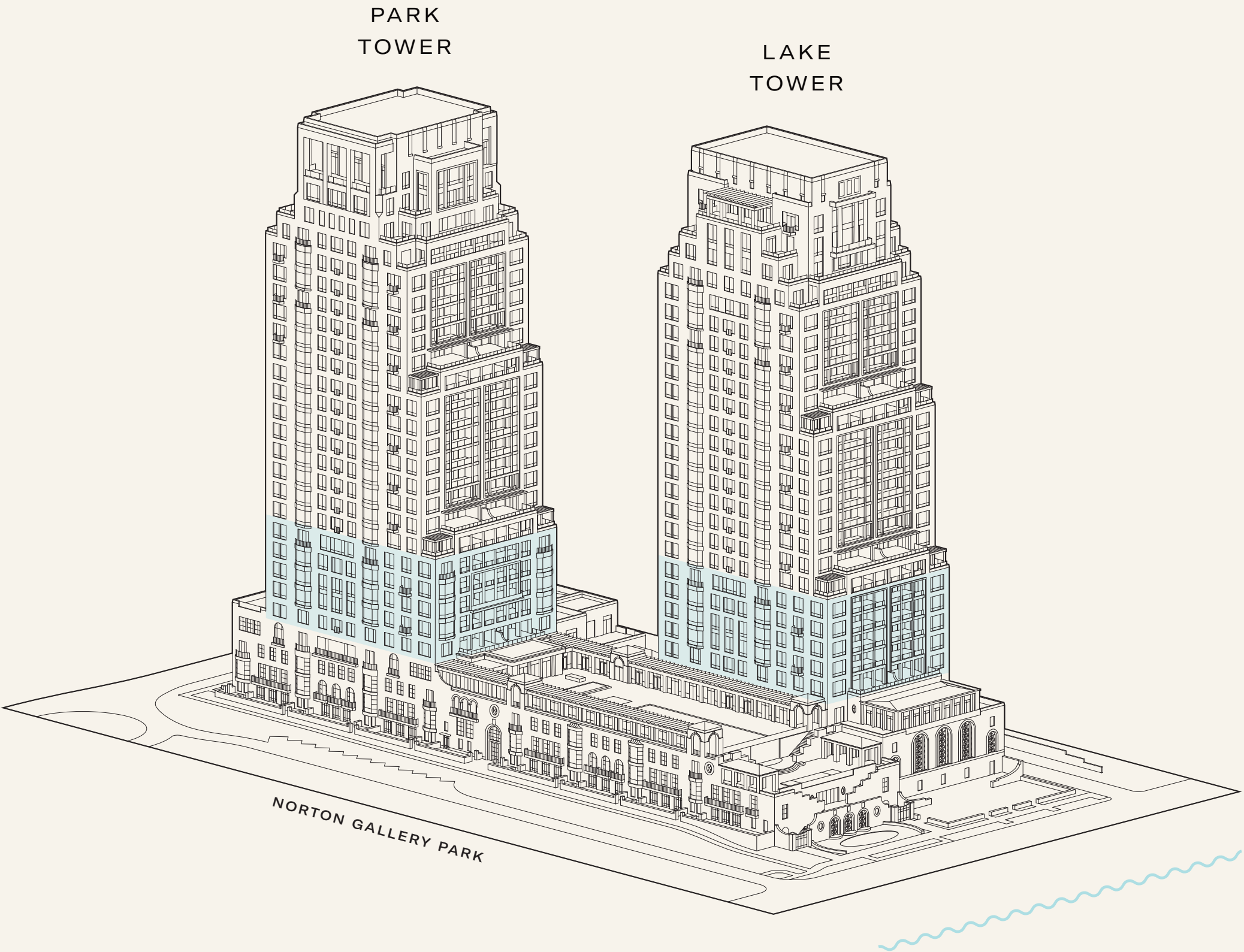
The first architectural tier of South Flagler House is designed with a four-bedroom North and three-bedroom South residence on each floor. These homes are uniquely programmed to feature an east facing loggia with a minimum depth of 16’.

Tier One of the Park Tower additionally will feature five west-facing two-bedroom residences that are accessible via their own private elevator bay.

Tier One of the Lake Tower will feature ten one-bedroom private guest suites that residents of South Flagler House will have the exclusive opportunity to purchase.

Residences located on the 5th floor in each tower will feature extra-large outdoor spaces.

All east facing loggias will be a minimum of 31’ wide.



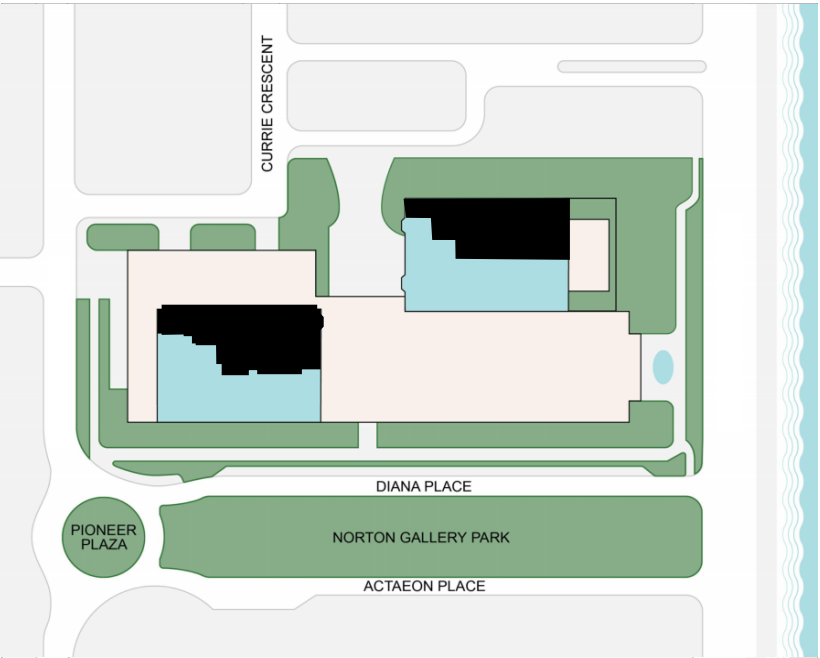
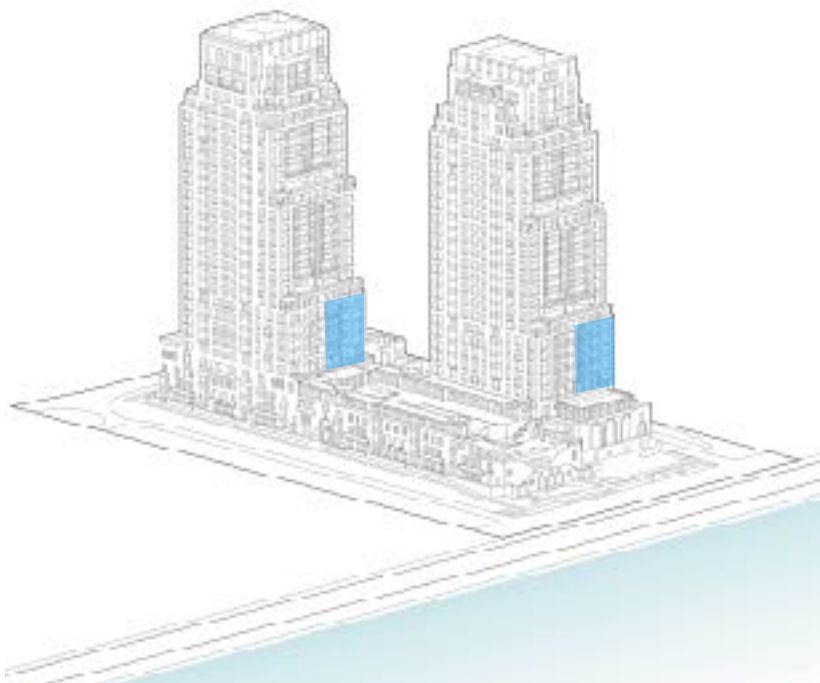


PARK & LAKE TOWER

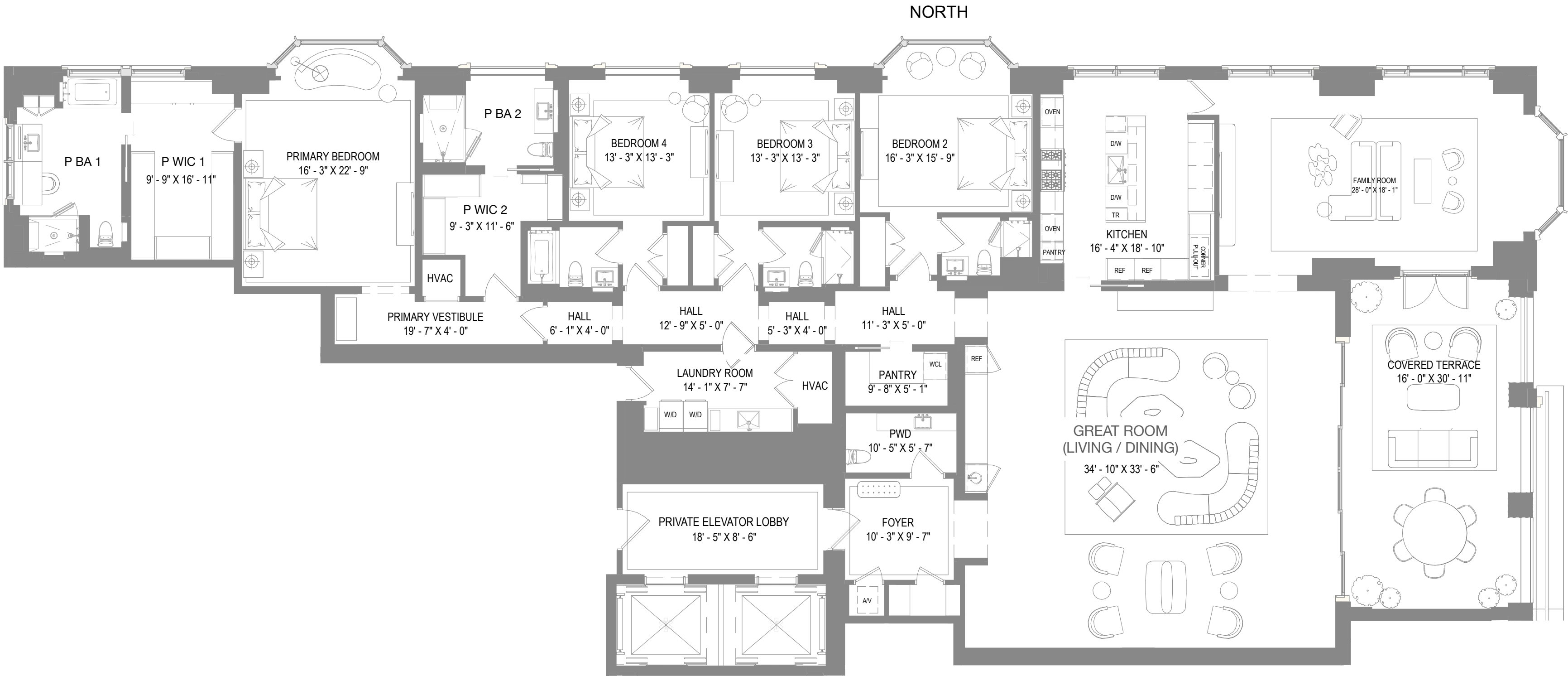
Typical Tier 1
North Residence
Floors 6-9

- 4 BEDROOMS
- 5 BATHROOMS
- 1 POWDER ROOM

INTERIOR AREA: 5,385 SQ. FT.
EXTERIOR AREA: 551 SQ. FT.



WEST



INTRACOASTAL / OCEAN

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Please note: This marketing floor plan has not been finalized and is subject to minor changes.

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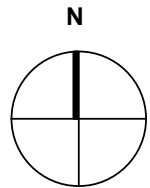
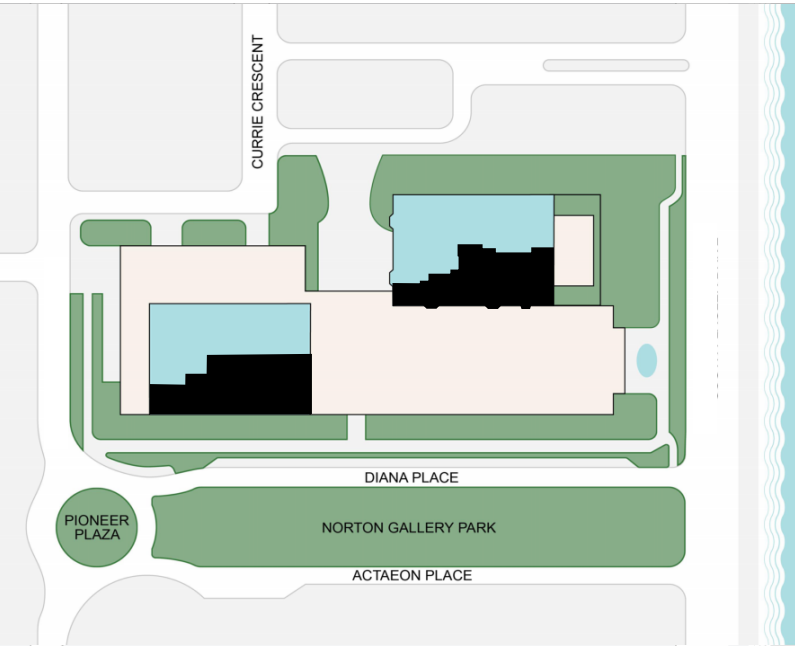
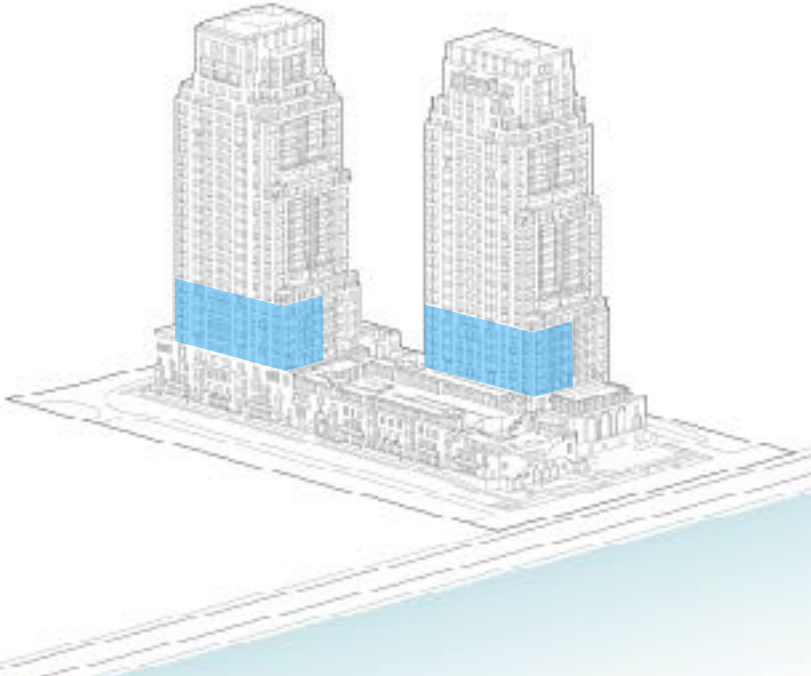
PARK & LAKE TOWER

Typical Tier 1
South Residence
Floors 6-9

- 3 BEDROOMS
- 4 BATHROOMS
- 1 POWDER ROOM

INTERIOR AREA: 5,034 SQ. FT.
EXTERIOR AREA: 575 SQ. FT.

DRAFT FLOOR PLAN

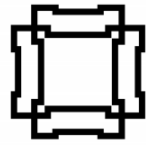


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INTRACOASTAL / OCEAN

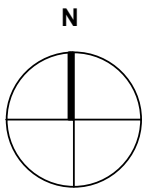
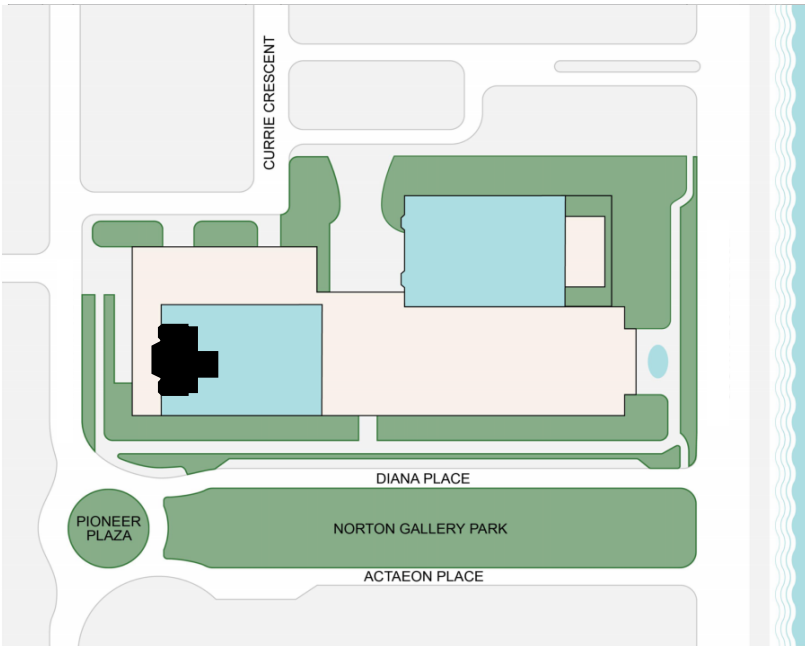


PARK TOWER ONLY

Typical Tier 1
West Residence
Floors 7 & 8

- 2 BEDROOMS
- 2 BATHROOMS
- 1 POWDER ROOM

INTERIOR AREA: 2,181 SQ. FT.
EXTERIOR AREA: 340 SQ. FT.



WEST



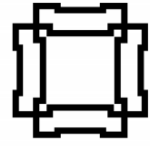
DRAFT
FLOOR
PLAN

INTRACOASTAL / OCEAN

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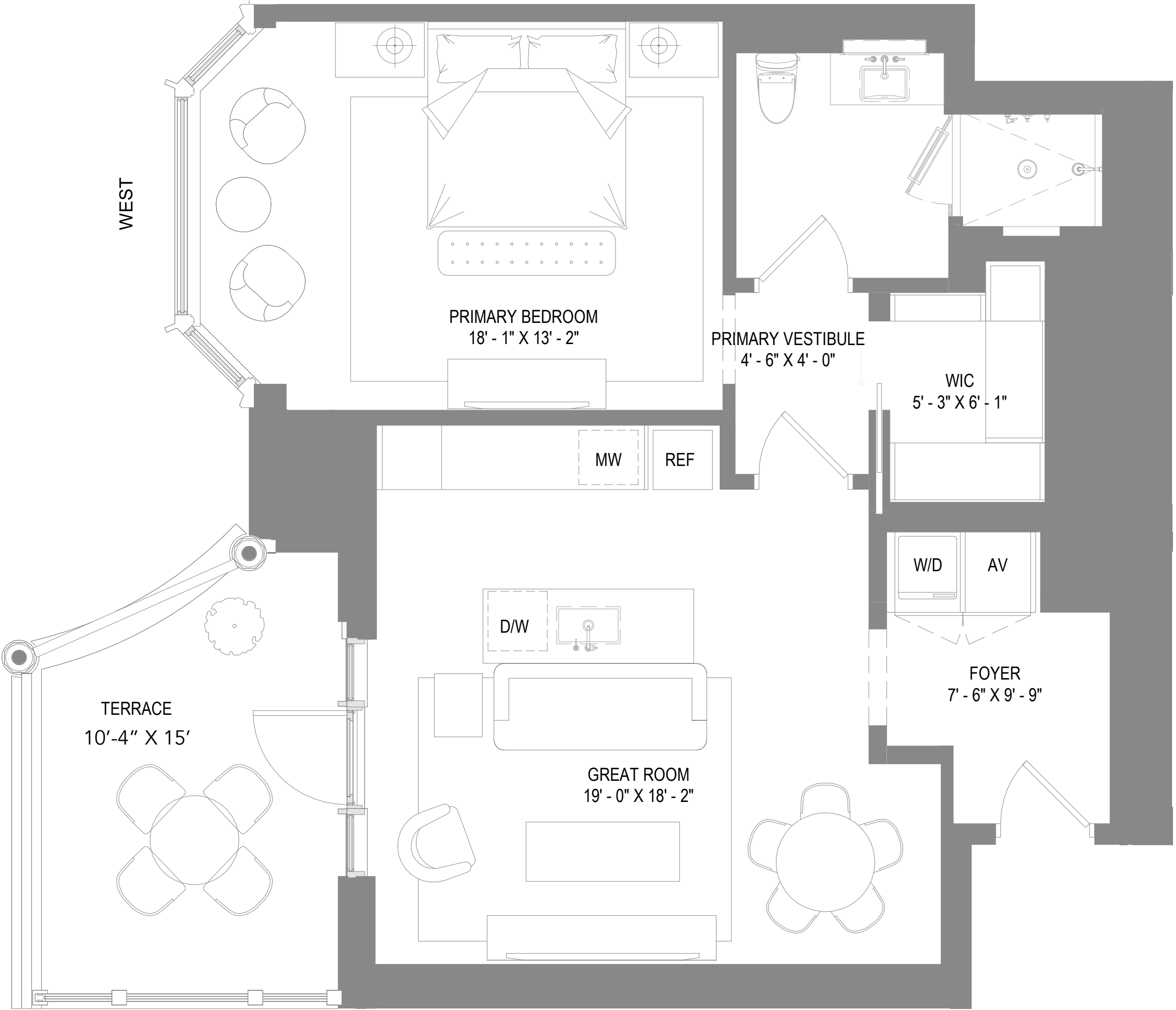
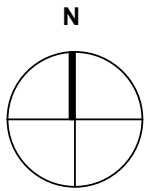
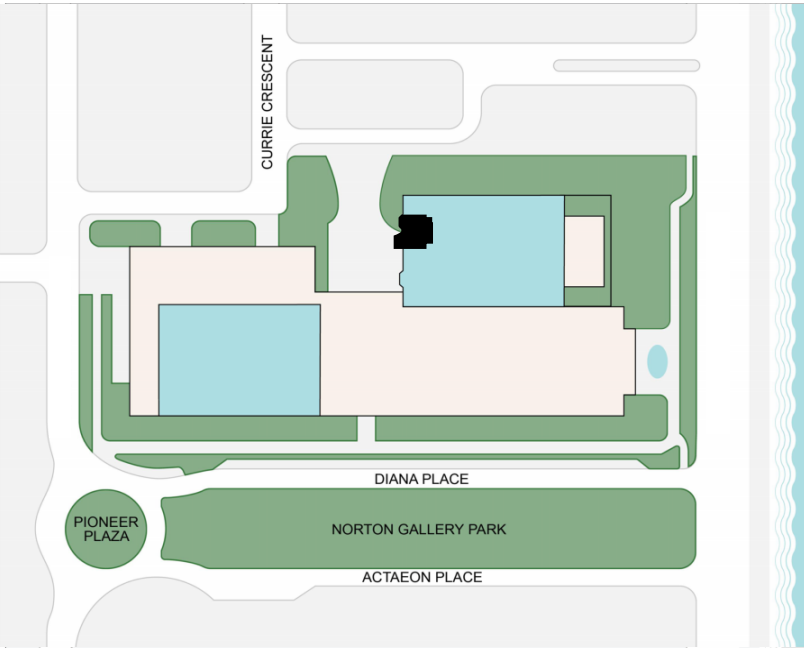


LAKE TOWER ONLY

Typical Tier 1
Northwest Guest Suite
Floors 5-9

1 BEDROOM
1 BATHROOM

INTERIOR AREA: 908 SQ. FT.
EXTERIOR AREA: 170 SQ. FT.



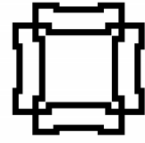
DRAFT
FLOOR
PLAN

INTRACOASTAL / OCEAN

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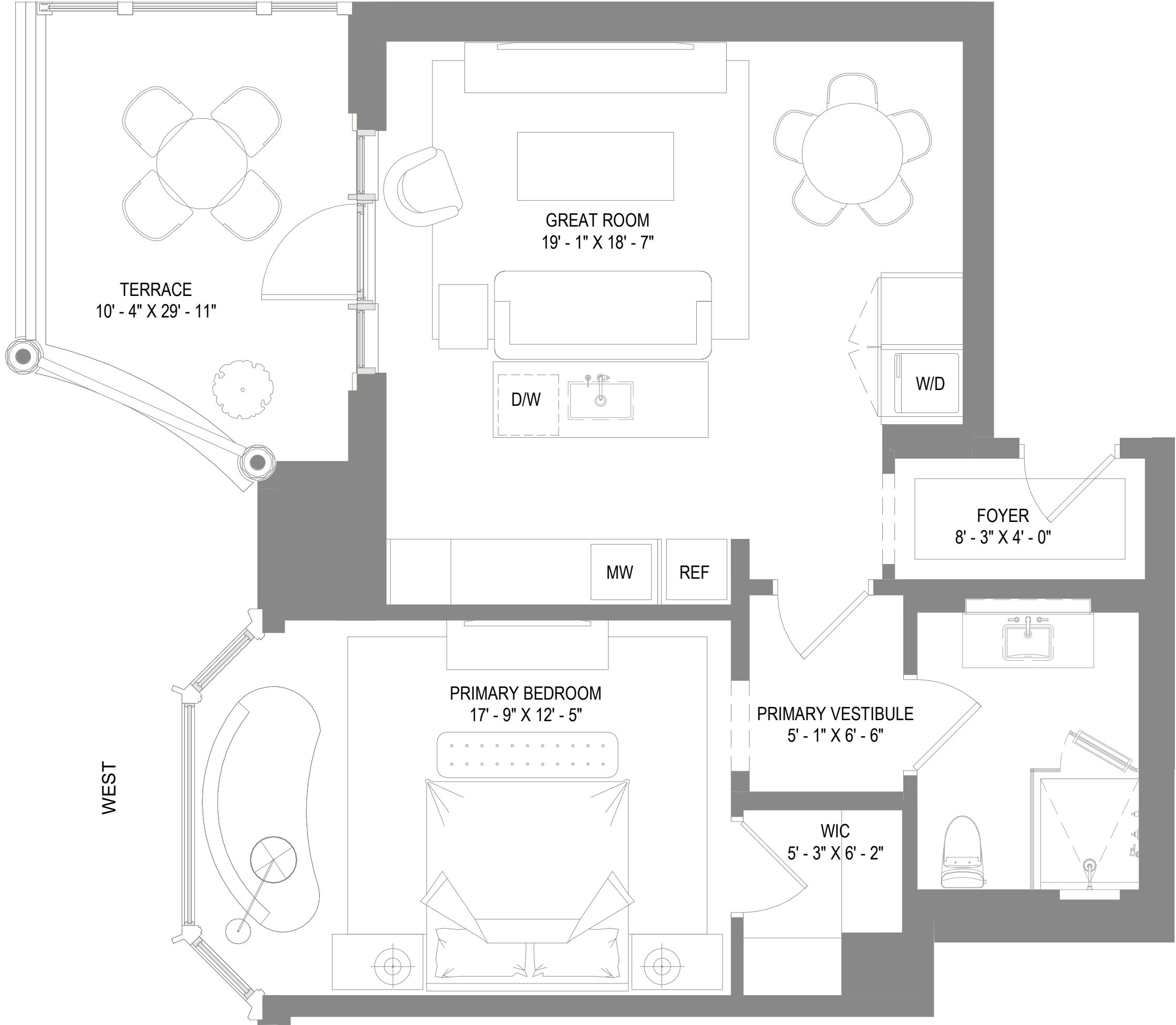
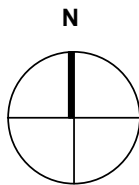
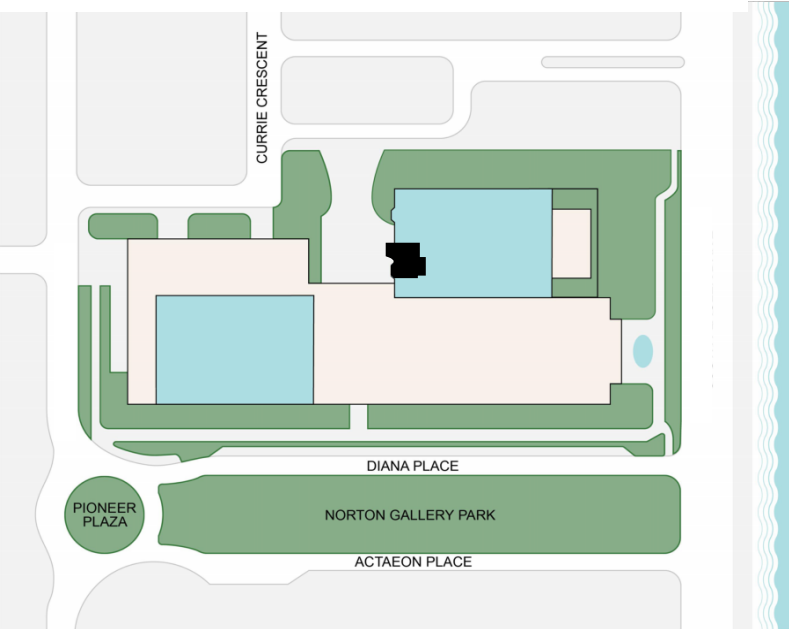


LAKE TOWER ONLY

Typical Tier 1
Southwest Guest Suite
Floors 5-9

1 BEDROOM
1 BATHROOM

INTERIOR AREA: 881 SQ. FT.
EXTERIOR AREA: 170 SQ. FT.



DRAFT
FLOOR
PLAN

INTRACOASTAL / OCEAN

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TIER TWO FLOORS 10-18

In the second tier of South Flagler House, the Lake Tower will feature a four-bedroom North residence and a five-bedroom South residence on each floor.

In the second tier of Park Tower there will be a three-bedroom North residence, three-bedroom South residence, and two-bedroom West residence on each floor.

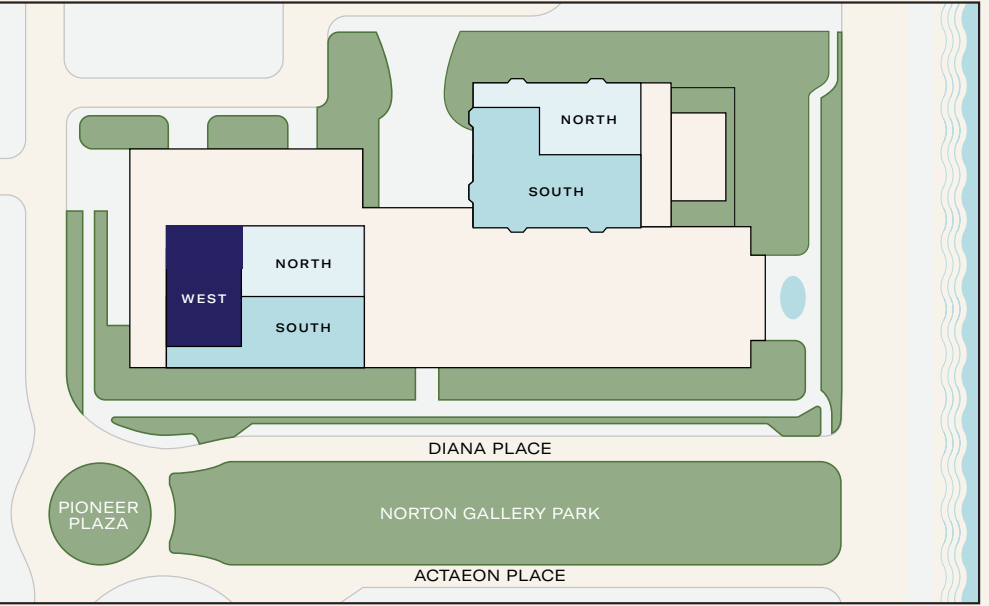
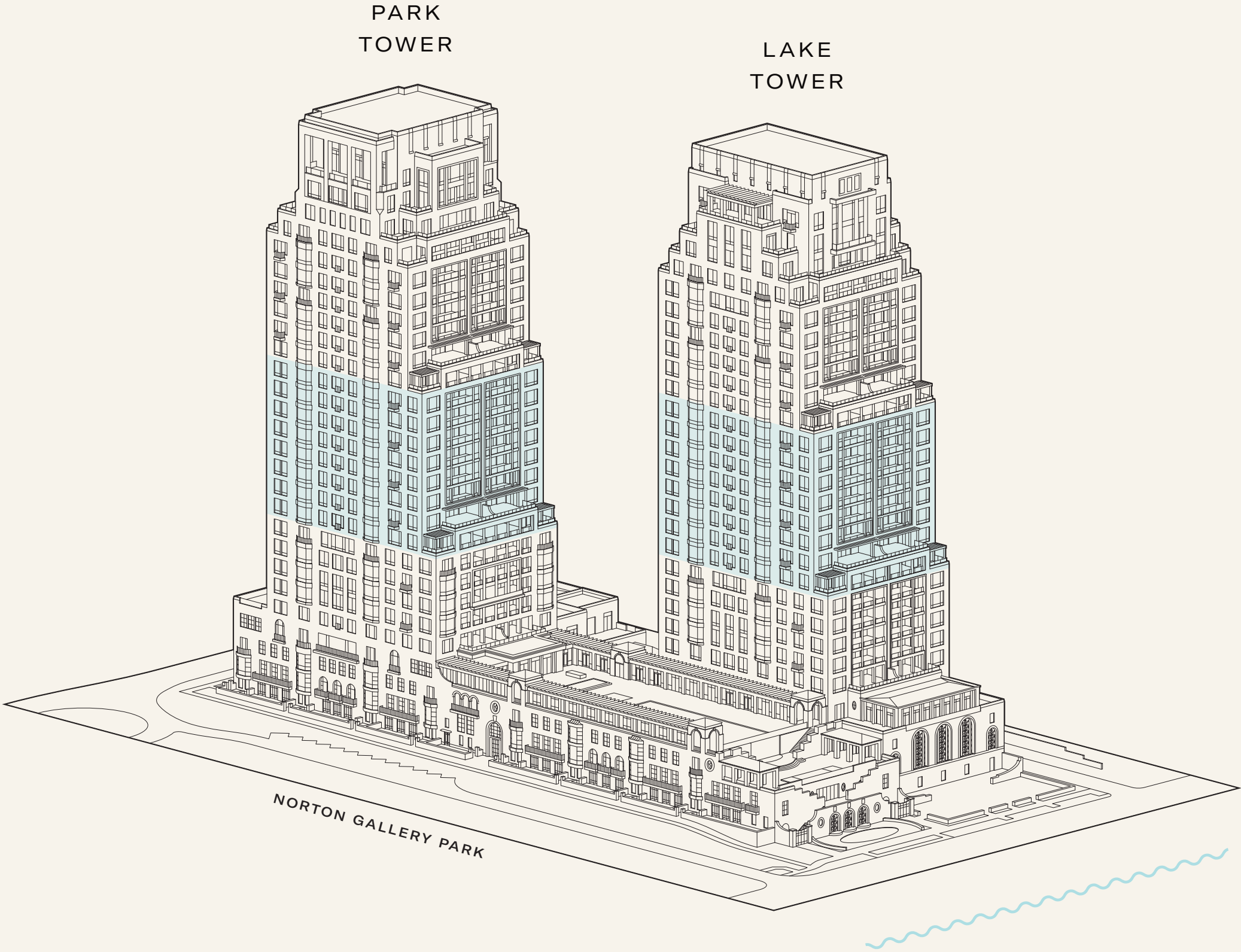
The five-bedroom South residences in the Lake Tower include secondary or “guest” bedrooms on the western facade that offer the unique flexibility of being an attached or detached “guest house” as their design includes a living room, morning kitchen and private entry foyer from the elevator core.

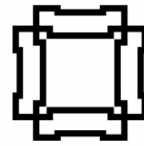
Floors 10 and 11 are rare setback levels that provide extra-large east facing loggias extending up to 23’ in depth.

The 10th floor loggia is fully covered and includes an uncovered corner loggia located off of the office while the 11th Floor loggia is covered to 12’ providing partial shading.

All East facing loggias will be approximately 31’ wide.

All West facing loggias will be approximately 30’ wide.



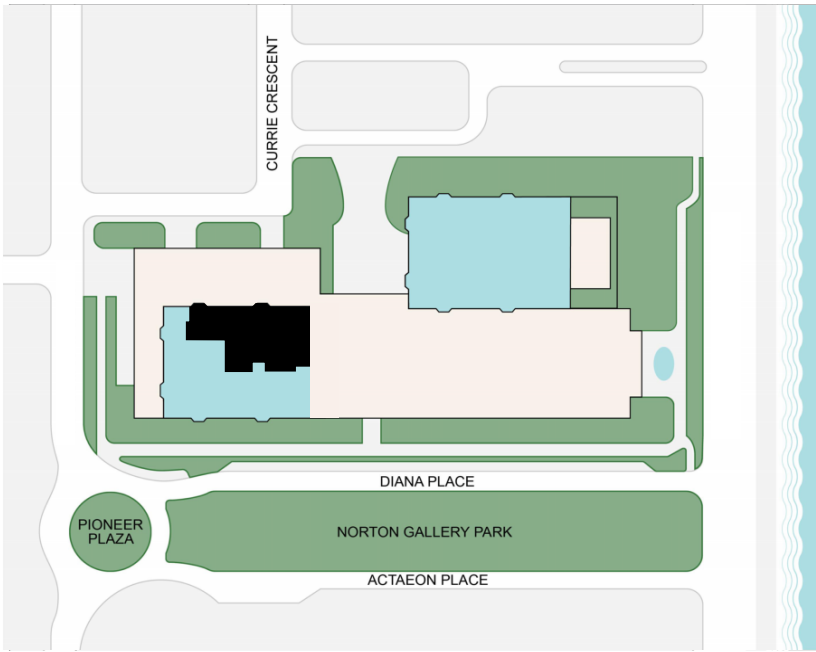
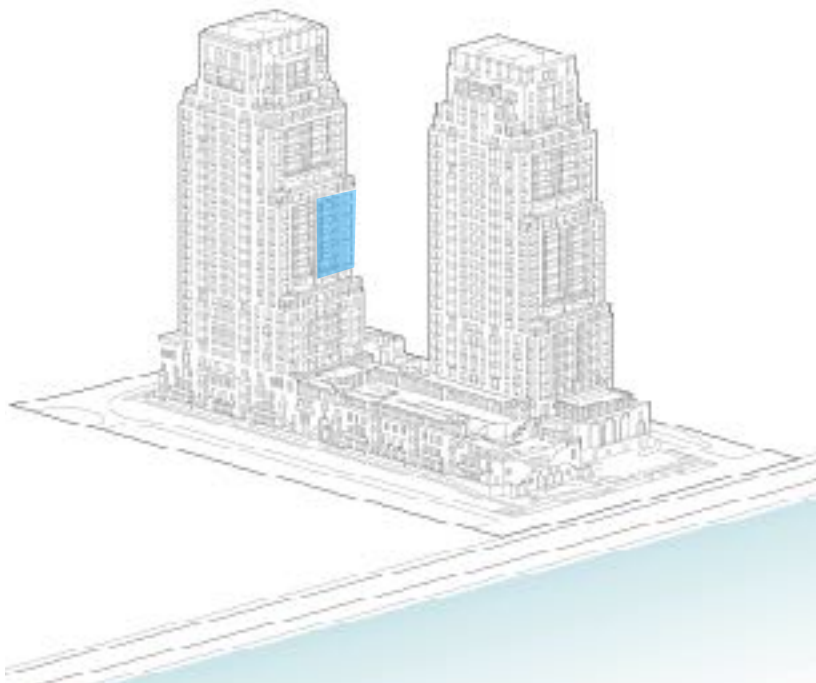


PARK TOWER ONLY

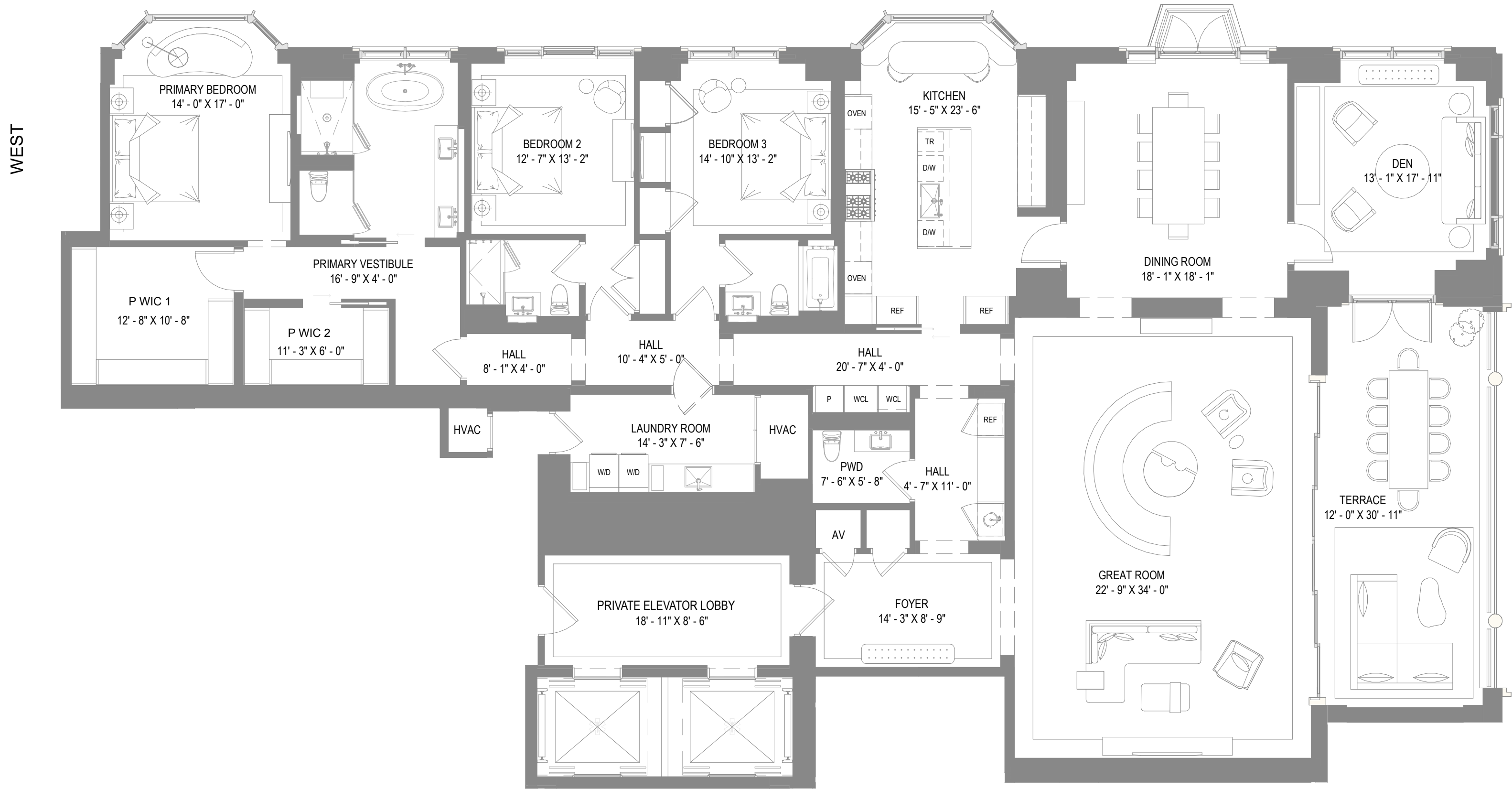
Typical Tier 2
North Residence
Floors 12-18

- 3 BEDROOMS
- 3 BATHROOMS
- 1 POWDER ROOM

INTERIOR AREA: 4,380 SQ. FT.
EXTERIOR AREA: 446 SQ. FT.



DRAFT FLOOR PLAN

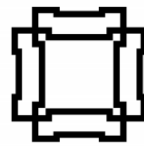


INTRACOASTAL / OCEAN

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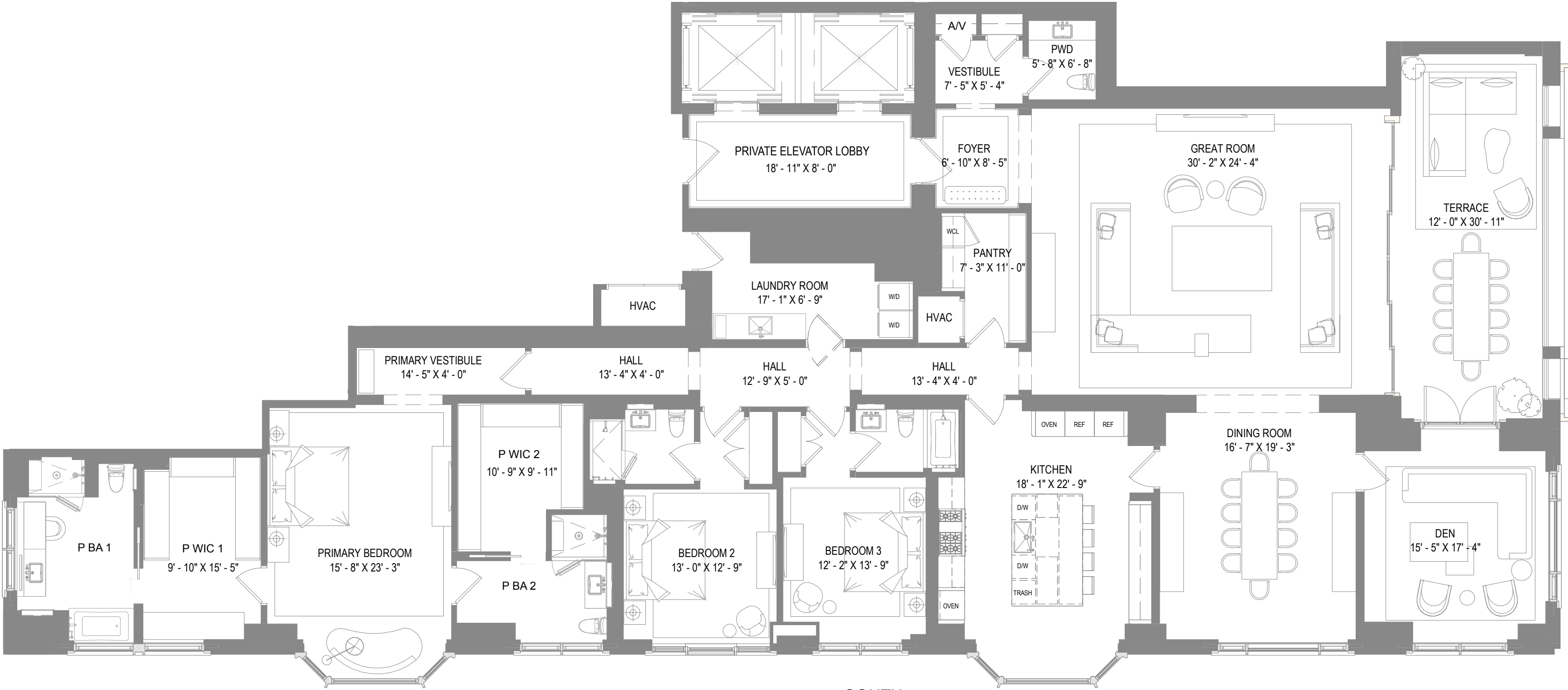
PARK TOWER ONLY

Typical Tier 2
South Residence
Floors 12-18

- 3 BEDROOMS
- 4 BATHROOMS
- 1 POWDER ROOM

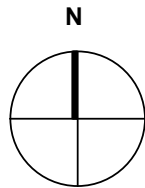
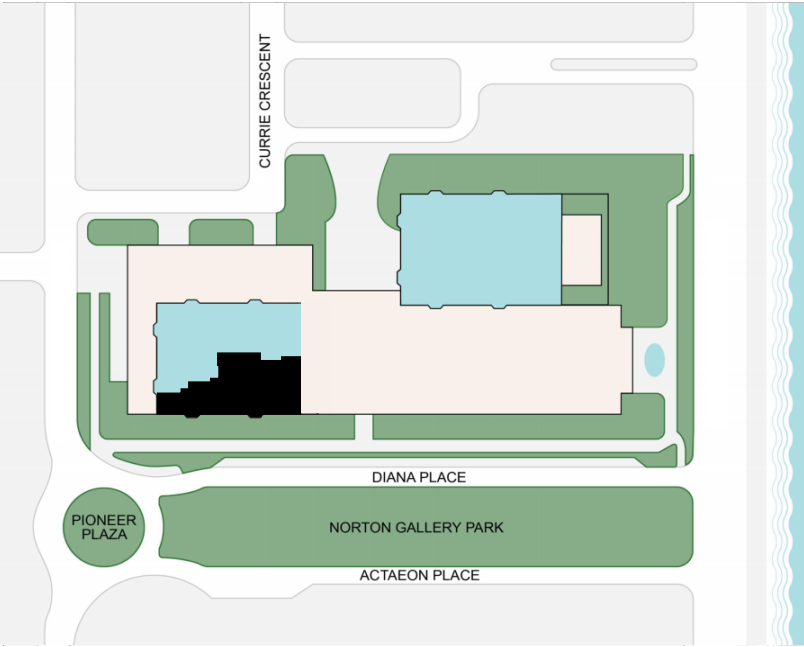
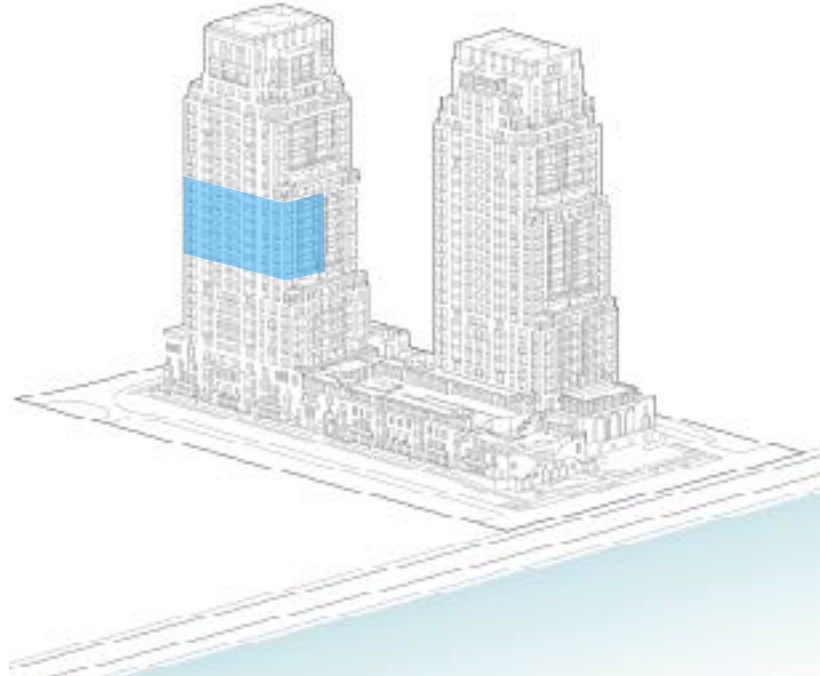
INTERIOR AREA: 4,631 SQ. FT.
EXTERIOR AREA: 425 SQ. FT.

WEST



SOUTH

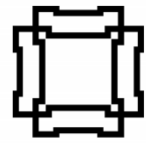
INTRACOASTAL / OCEAN



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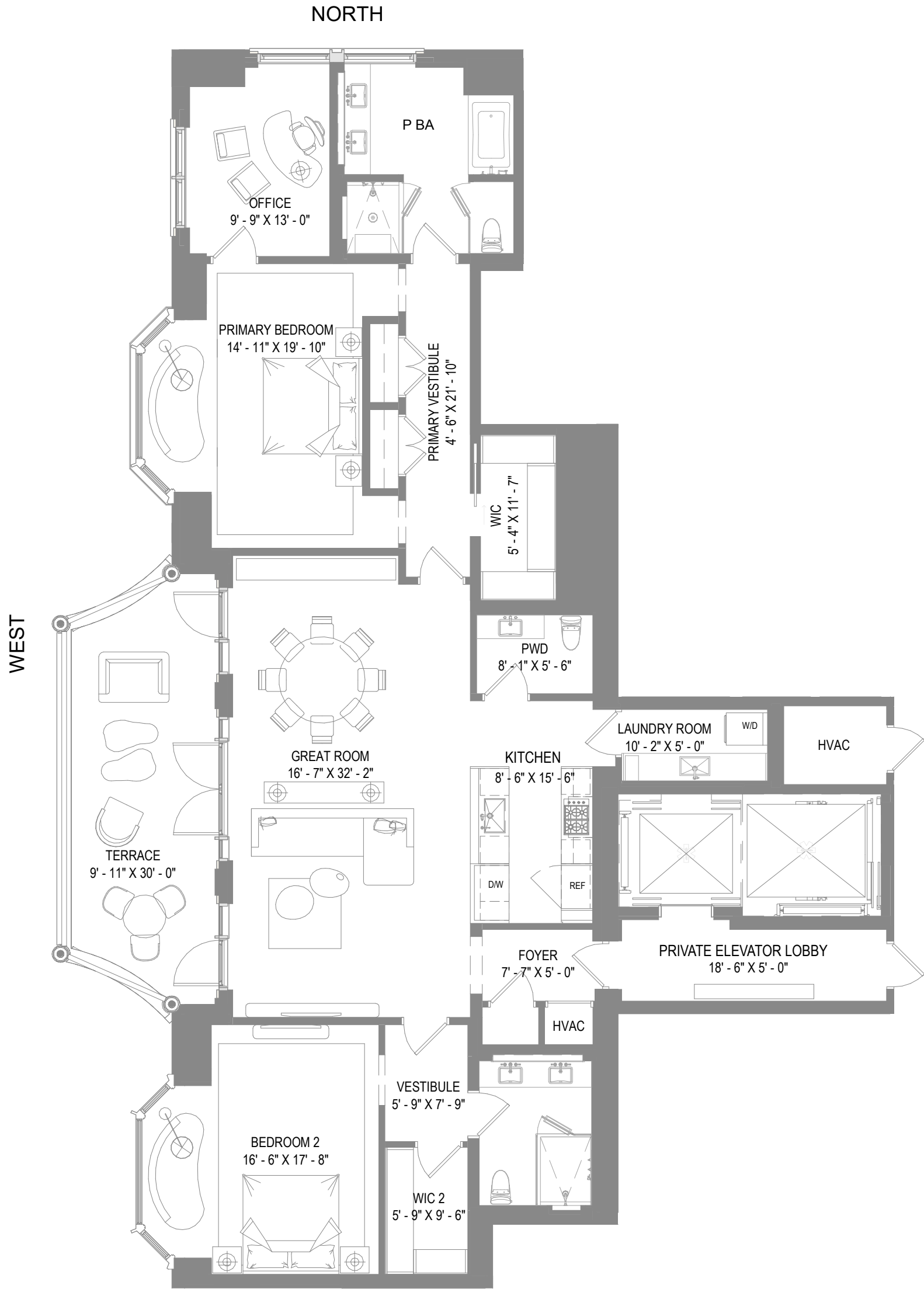
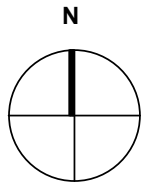
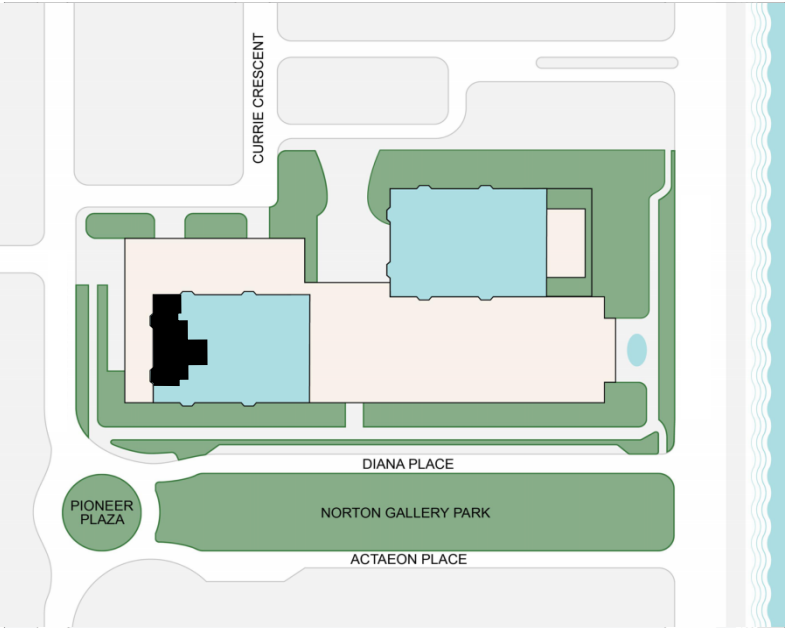


PARK TOWER ONLY

Typical Tier 2
West Residence
Floors 12-18

- 2 BEDROOMS
- 2 BATHROOMS
- 1 POWDER ROOM

INTERIOR AREA: 2,592 SQ. FT.
EXTERIOR AREA: 340 SQ. FT.



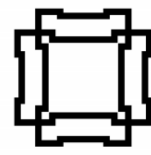
DRAFT
FLOOR
PLAN

INTRACOASTAL / OCEAN

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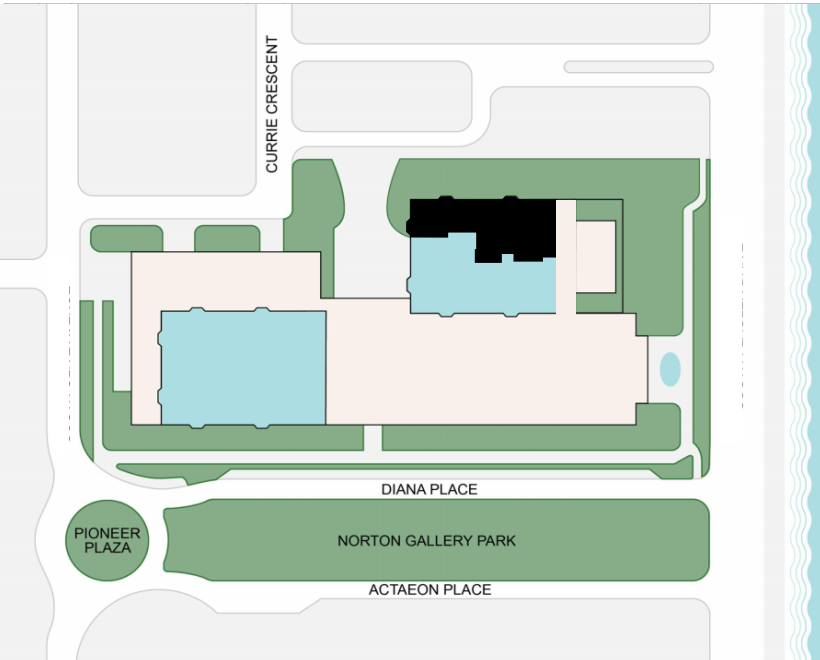
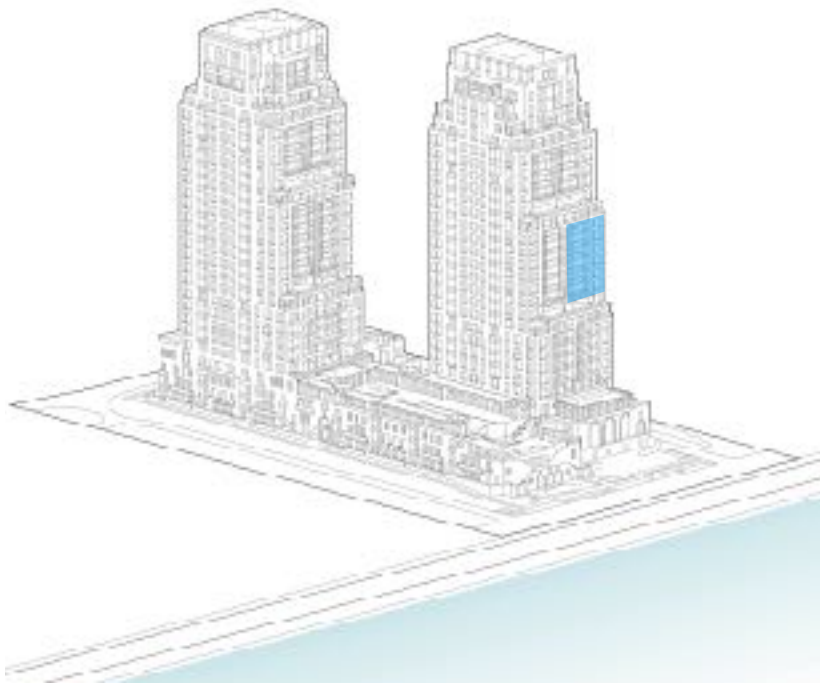


LAKE TOWER ONLY

Typical Tier 2
North Residence
Floors 12-18

- 4 BEDROOMS
- 5 BATHROOMS
- 1 POWDER ROOM

INTERIOR AREA: 5173 SQ. FT.
EXTERIOR AREA: 425 SQ. FT.



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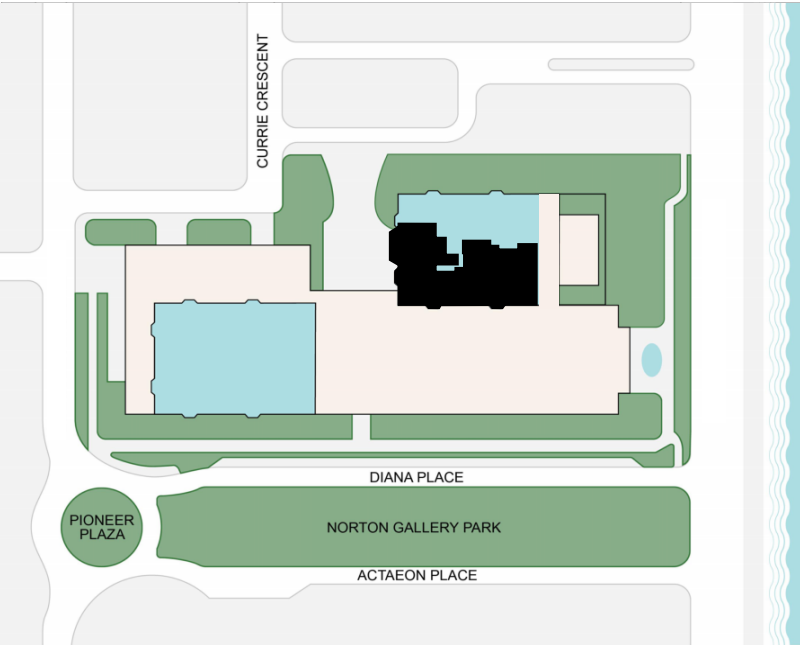
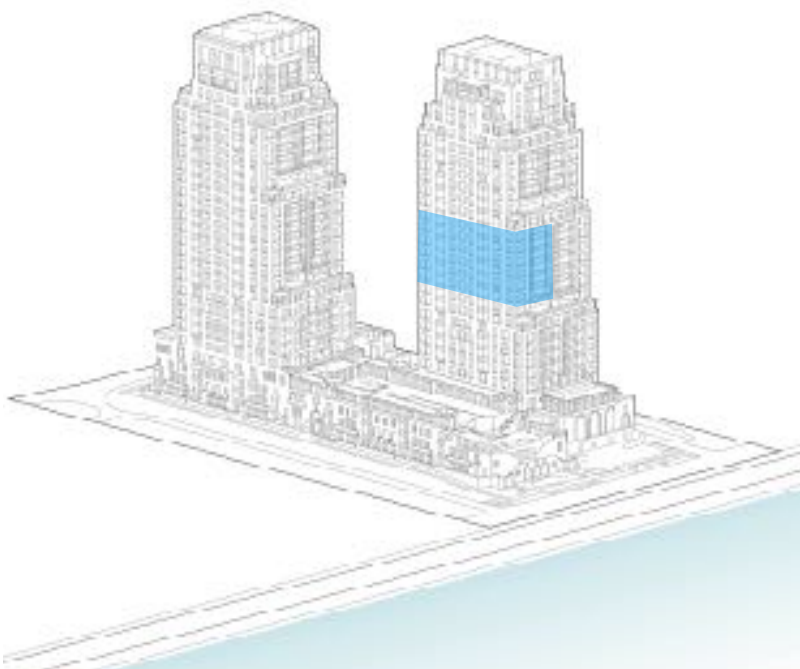


LAKE TOWER ONLY

Typical Tier 2
South Residence
Floors 12-18

5 BEDROOMS
6 BATHROOMS
1 POWDER ROOM

INTERIOR AREA: 6488 SQ. FT.
EXTERIOR AREA: 765 SQ. FT.



INTRACOASTAL / OCEAN

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TIER THREE FLOORS 19-24

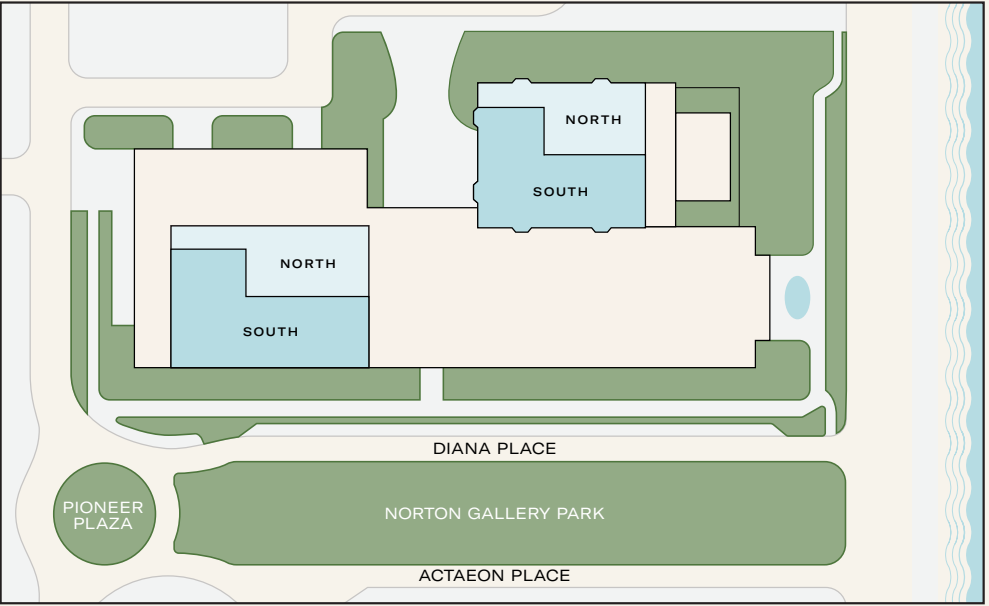
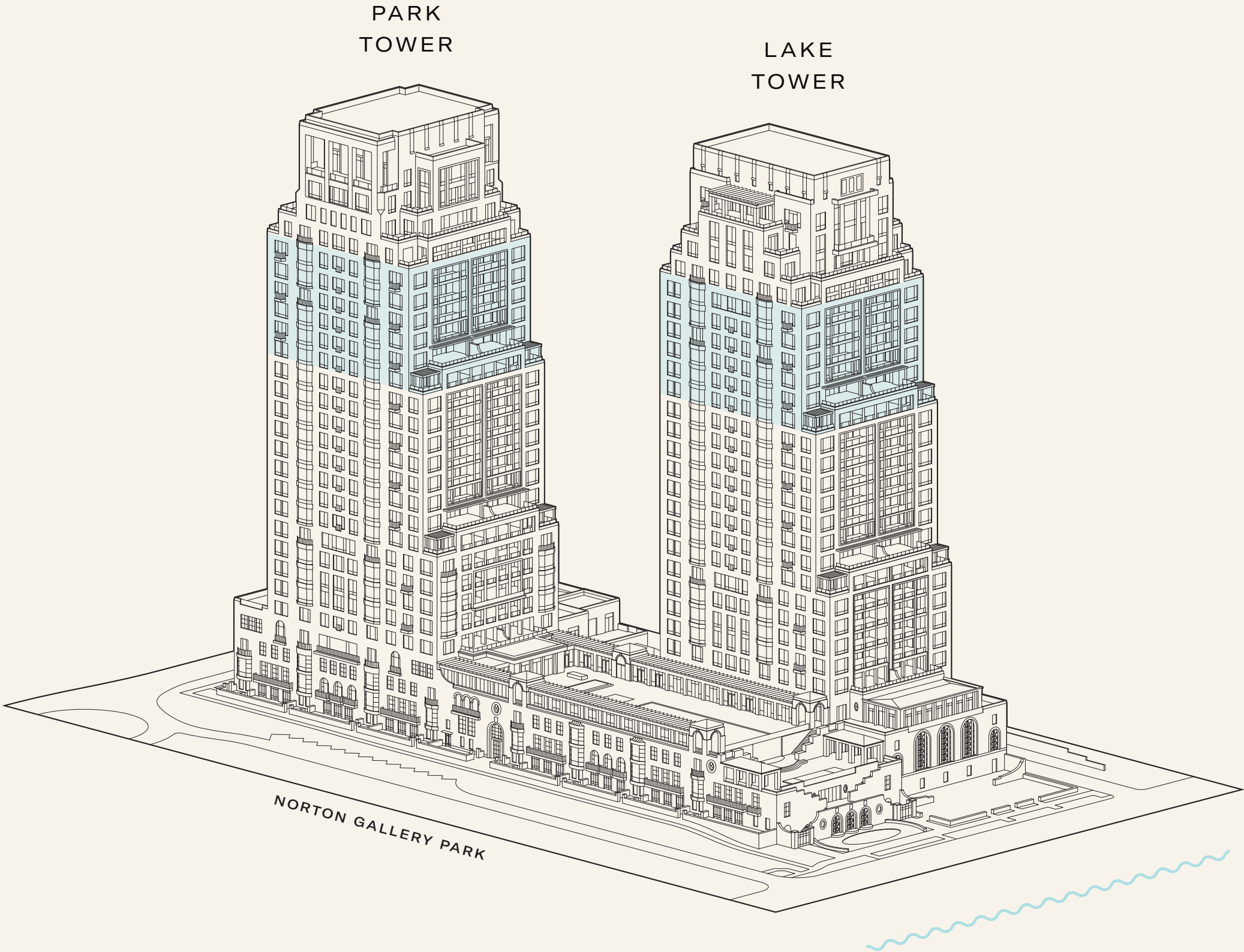
The third tier of South Flagler House is designed with a 3-bedroom North residence and a 4-bedroom South residence on each floor in both the Lake and the Park Towers. Residences span the entire length of the building from East to West and all offer private dining rooms and east facing loggias.

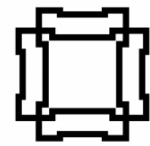
South Residences include a western terrace measuring 10' by 30' and are designed with a flexible attached or detached “guest house”.

The 19th and 20th floors are rare setback levels that provide extra-large east facing loggias measuring 23' in depth by 31.5' in width.

The 19th Floor loggia is fully covered and includes an uncovered corner terrace located off of the Family Room/Library, while the 20th Floor loggia is partially covered to 12' and does not include a corner terrace.

Floors 21 - 24 include the standard 12' by 31.5' wide loggia.



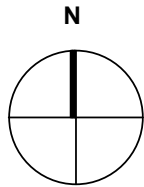
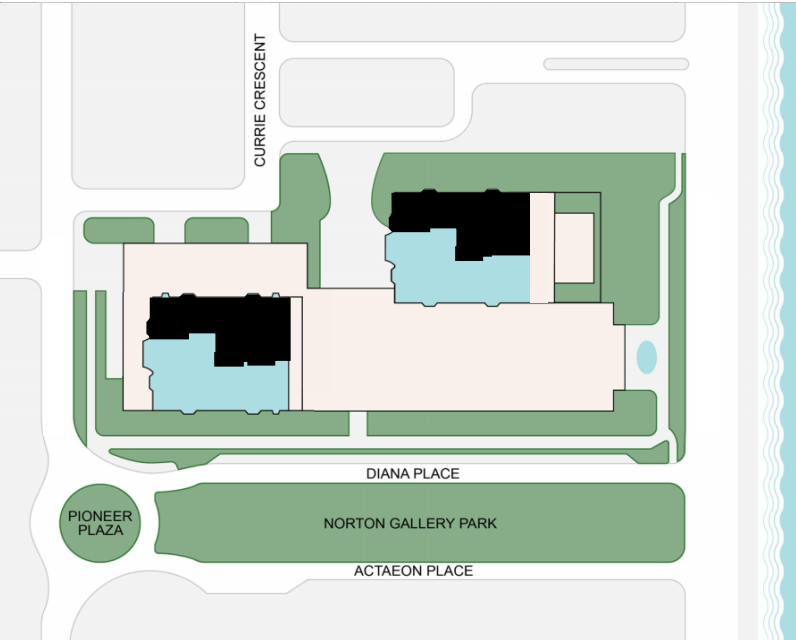
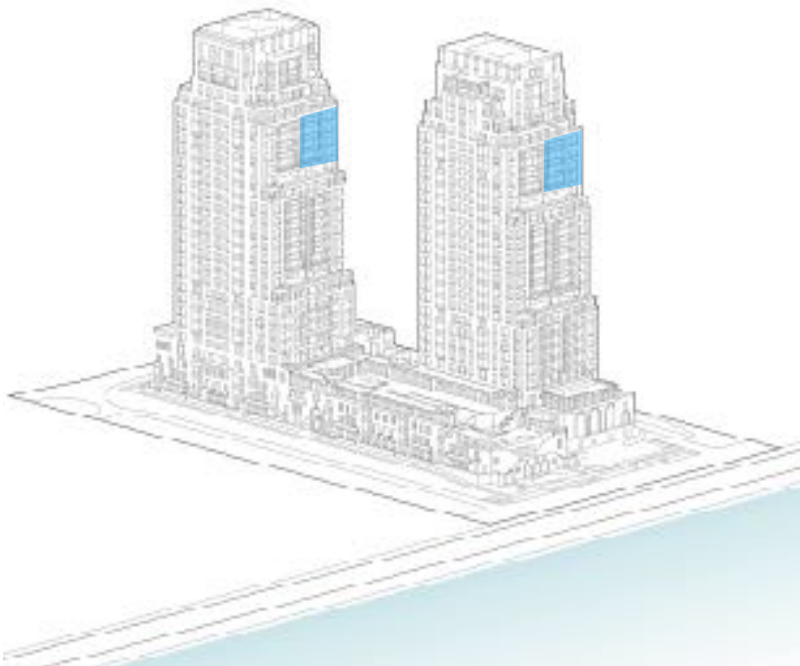
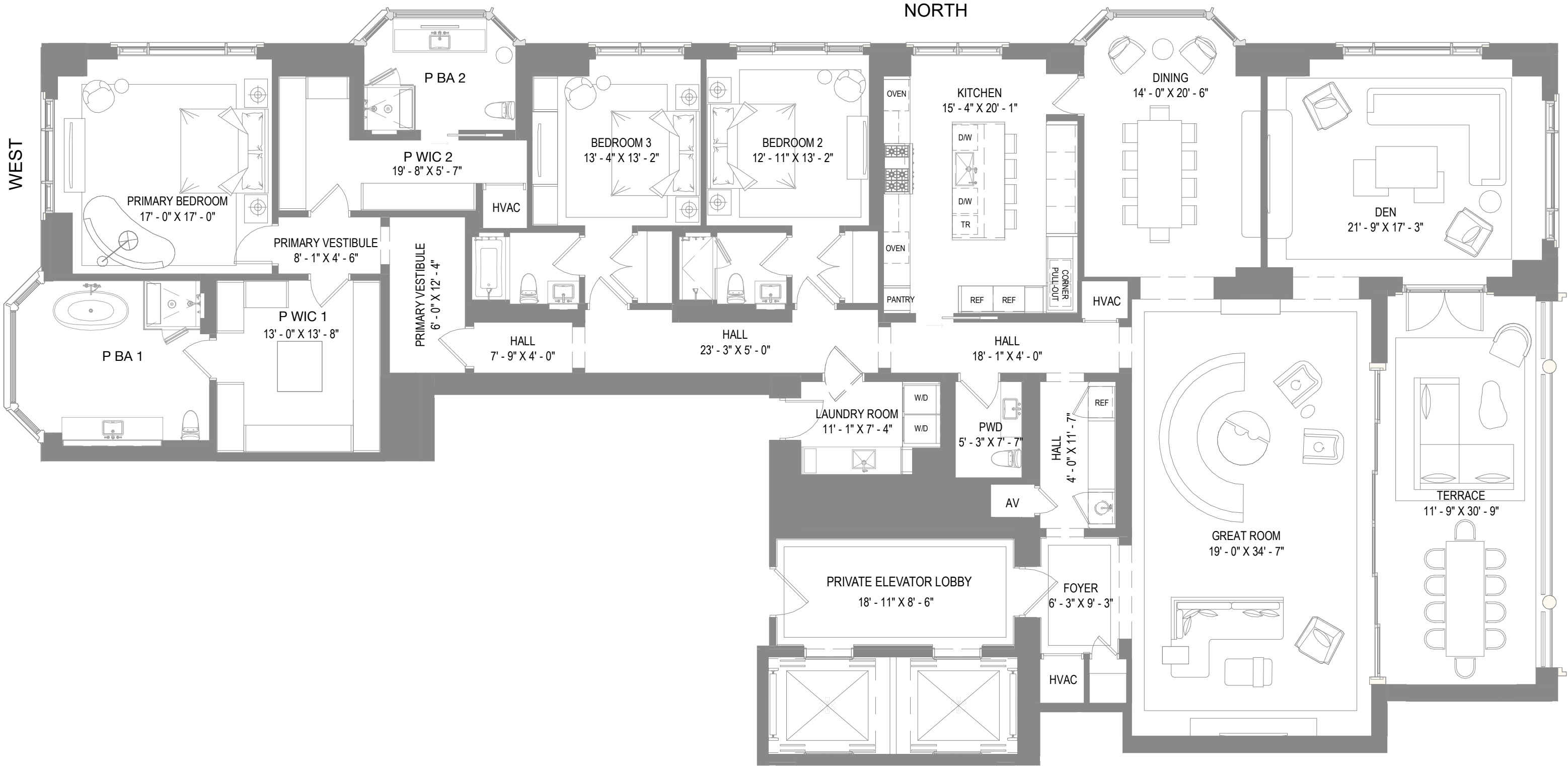


LAKE & PARK TOWER

Typical Tier 3
North Residence
Floors 21-24

- 3 BEDROOMS
- 4 BATHROOMS
- 1 POWDER ROOM

INTERIOR AREA: 4612 SQ. FT.
EXTERIOR AREA: 425 SQ. FT.

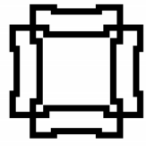


Equal Housing Opportunity. There are various methods for calculating the square footage of a Unit and depending on the method of calculation, the quoted square footage of a Unit in advertising materials may vary from the square footage of a Unit as stated or described in the Prospectus and the Declaration. 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 the Declaration. For the area of the Unit calculated in accordance with the technical definition of the Unit, see Exhibit "3" to the Declaration. All depictions of appliances, fixtures, furnishings, counters, soffits, 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 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 floor 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 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.

Please note: This marketing floor plan has not been finalized and is subject to minor changes.

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.

INTRACOASTAL / OCEAN

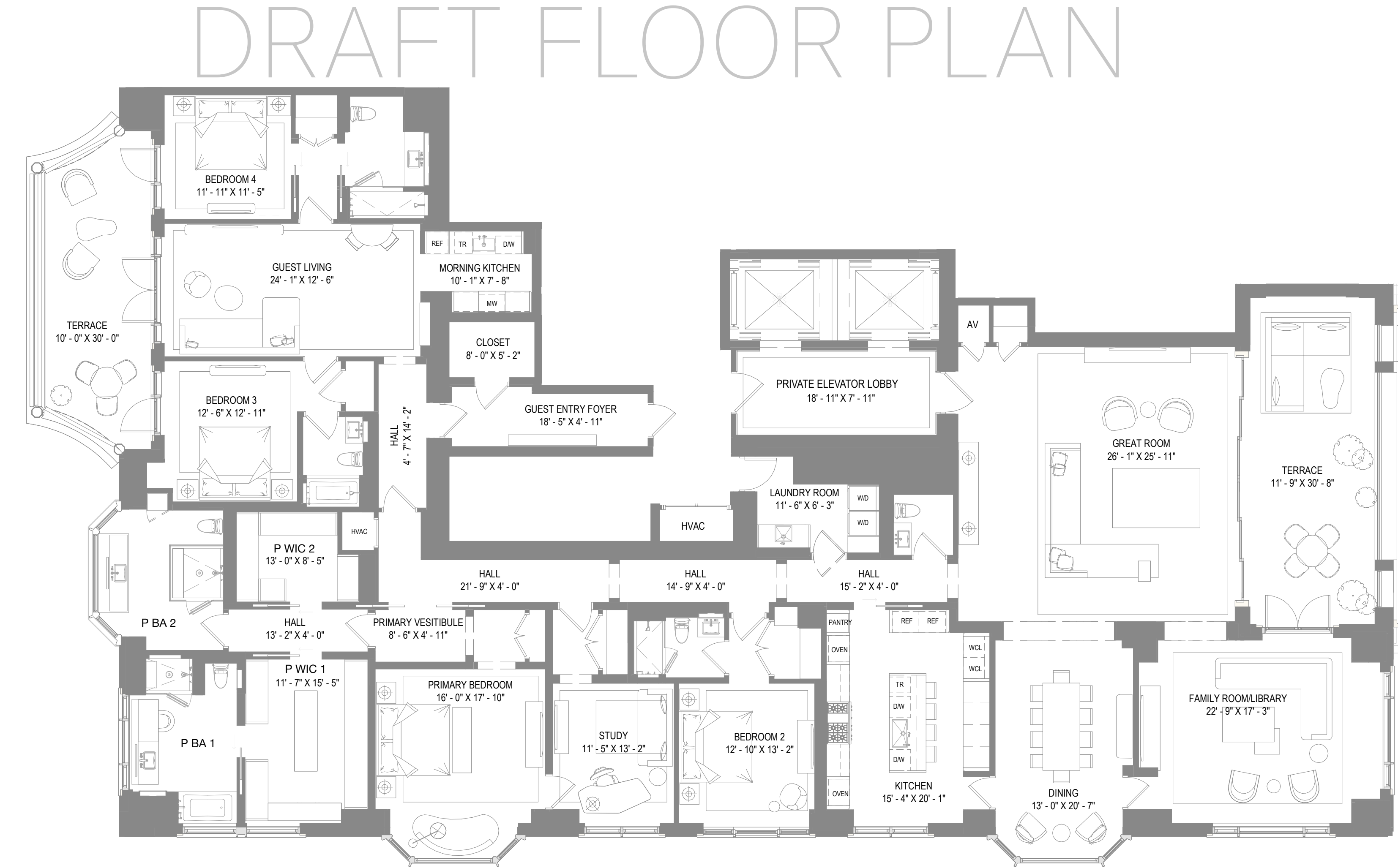
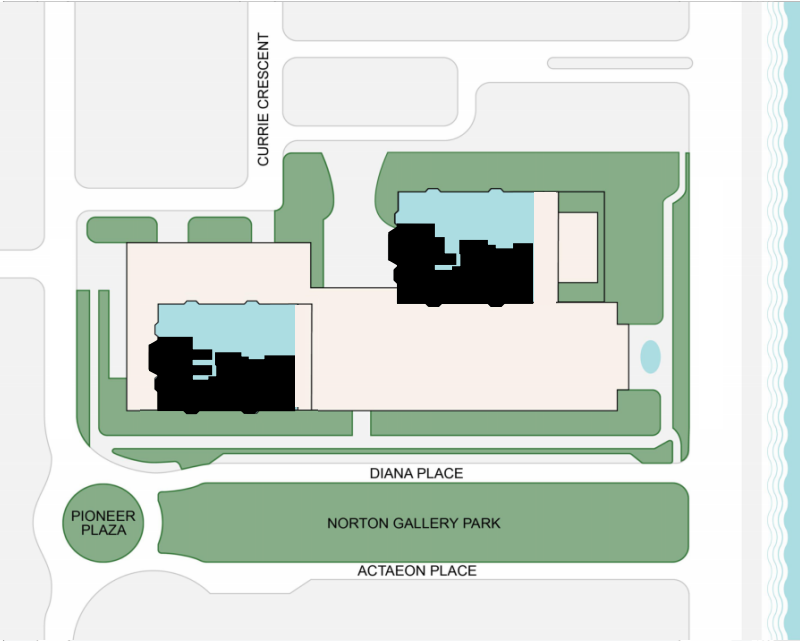
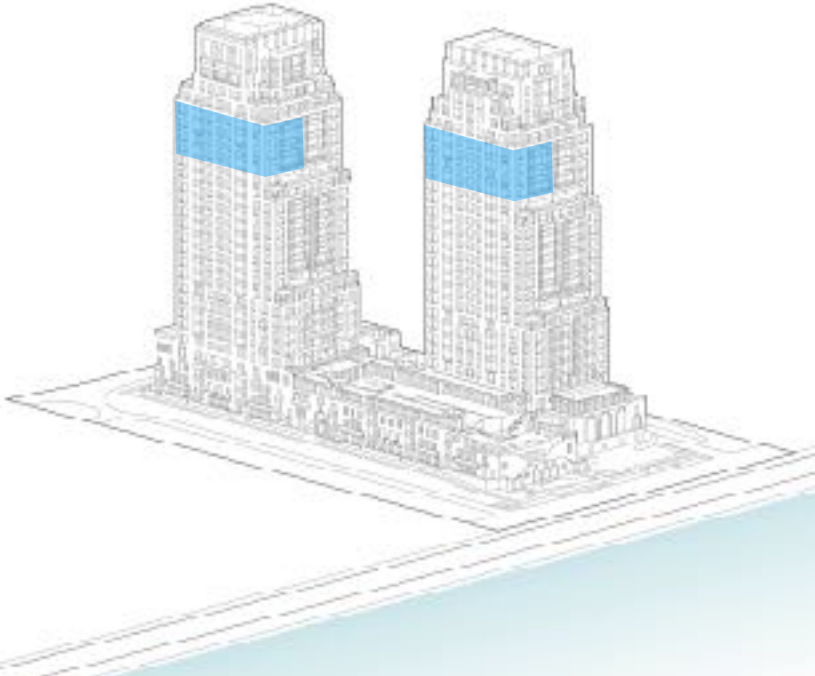


LAKE & PARK TOWER

Typical Tier 3
South Residence
Floors 21-24

- 4 BEDROOMS
- 5 BATHROOMS
- 1 POWDER ROOM

INTERIOR AREA: 5824 SQ. FT.
EXTERIOR AREA: 786 SQ. FT.



WEST

SOUTH

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 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 the Declaration. For the area of the Unit calculated in accordance with the technical definition of the Unit, see Exhibit "3" to the Declaration. All depictions of appliances, fixtures, furnishings, counters, soffits, 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 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 floor 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 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.

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PENTHOUSE FLOORS 25-28

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

Penthouse Buyers have the opportunity to purchase 1-bedroom residences or private guest suites before they are opened to the rest of the building.

