



THE RITZ-CARLTON RESIDENCES
SOUTH BEACH

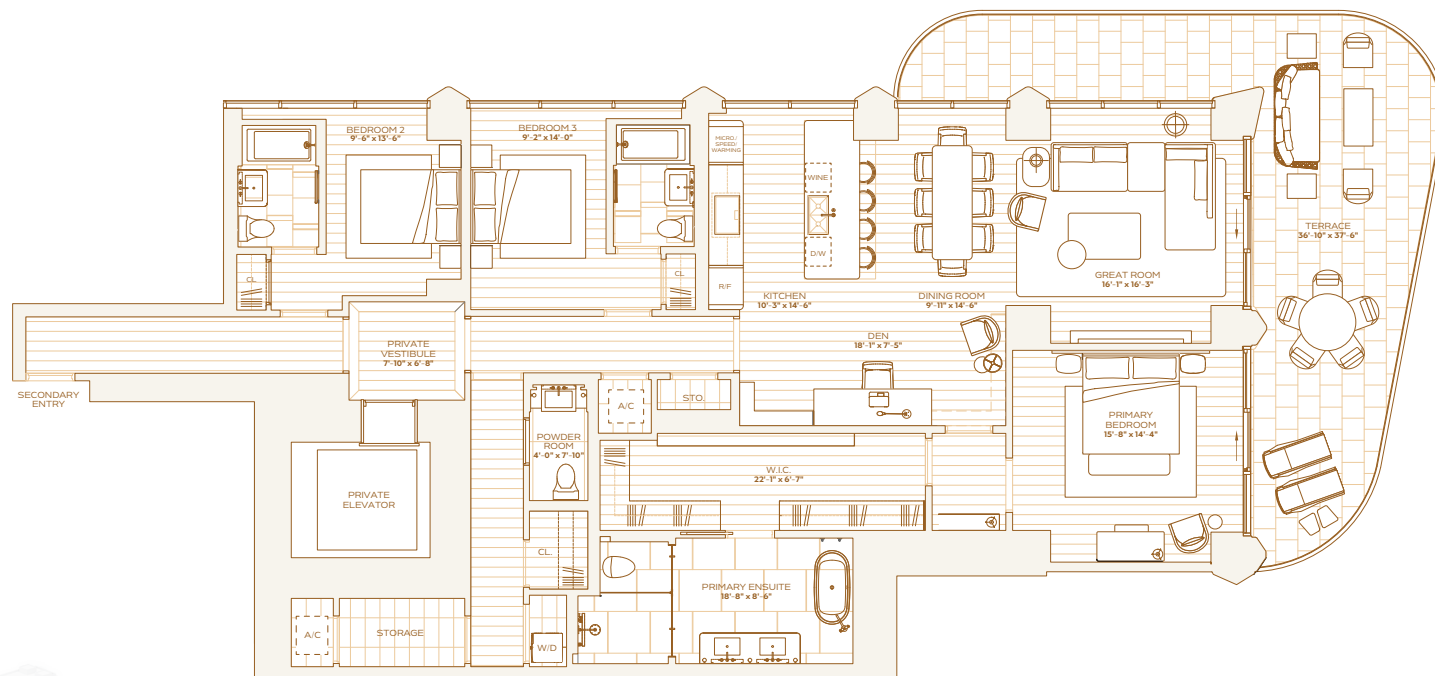
RESIDENCE A LEVEL 5 & 6

THREE BEDROOMS
THREE BATHROOMS
POWDER ROOM

INTERIOR
2,389 SQ. FT. / 222 SQ. M

EXTERIOR
602 SQ. FT. / 56 SQ. M

TOTAL
2,991 SQ. FT. / 278 SQ. M



THE RITZ-CARLTON RESIDENCES, SOUTH BEACH ARE NOT OWNED, DEVELOPED OR SOLD BY THE RITZ-CARLTON HOTEL COMPANY, LLC OR ITS AFFILIATES: "THE RITZ-CARLTON, SOBE SV DEVELOPMENT, LLC USES THE RITZ-CARLTON MARKS UNDER LICENSE FROM THE RITZ-CARLTON, WHO HAS NOT CONFIRMED THE ACCURACY OF ANY OF THE STATEMENTS OR REPRESENTATIONS MADE HEREIN. STATION INTERIOR SQUARE FOOTAGE IS MEASURED TO THE EXTERIOR FACE OF EXTERIOR WALLS AND TO THE CENTERLINE OF INTERIOR DIVIDING WALLS (ORTO THE EXTERIOR FACE OF WALLS ADJOINING CORRIDORS OR OTHER COMMON ELEMENTS OR SHARED FACILITIES) WITHOUT EXCLUDING AREAS THAT MAY BE OCCUPIED BY COLUMNS OR OTHER STRUCTURAL COMPONENTS. THEREIN, KIND OF MEASUREMENT VARIES FROM A/C TO LARGER THAN THE DIMENSIONS THAT WOULD BE DETERMINED BY USING THE DESCRIPTION AND THE DIMENSIONS OF THE UNIT SET FORTH IN THE DECLARATION, WHICH GENERALLY ONLY INCLUDES THE EXTERIOR SPACE BETWEEN THE EXTERIOR WALLS AND EXCLUDES STRUCTURAL COMPONENTS FORMERLY. THE AREA OF THE UNIT DETERMINED IN ACCORDANCE WITH THE UNIT BOUNDARIES SET FORTH IN THE DECLARATION IS SET FORTH IN EXHIBIT "5" TO THE DECLARATION. ALL DIMENSIONS ARE APPROXIMATE AND MAY VARY WITH ACTUAL CONSTRUCTION. NOTE THAT MEASUREMENTS OF ROOMS SET FORTH ON THE FLOOR PLAN ARE GENERALLY TAKEN AT THE GREATEST POINTS OF EACH ROOM. ROOM AS THE ROOM WERE A PERFECT RECTANGLE WITHOUT REGARD FOR ANY CLOSING OR BARRIERS. ECONOMICALLY, THE AREA OF THE ACTUAL ROOM WILL TYPICALLY BE SMALLER THAN THE PRODUCT OBTAINED BY MULTIPLYING THE STATED LENGTH TIMES BOTH ALL FLOOR PLANS AND DEVELOPMENT PLANS ARE SUBJECT TO CHANGE. THE DEVELOPER EXPRESSLY RESERVES THE RIGHT TO MAKE MODIFICATIONS, REVISIONS, AND CHANGES TO THESE DESIGNS AT ITS SOLE AND ABSOLUTE DISCRETION. ALL DEPICTIONS OF FURNISHINGS, APPLIANCES, BUILT-IN, COUNTERS, SINKS, FLOORCOVERINGS, LIGHTING, LANDSCAPING AND OTHER MATTERS OF DETAIL, INCLUDING, WITHOUT LIMITATION, ITEMS OF FINISH AND DECORATION, ARE CONCEPTUAL ONLY AND ARE NOT NECESSARILY INCLUDED IN EACH UNIT. CONSULT YOUR PROSPECTUS AND PURCHASE AGREEMENT.

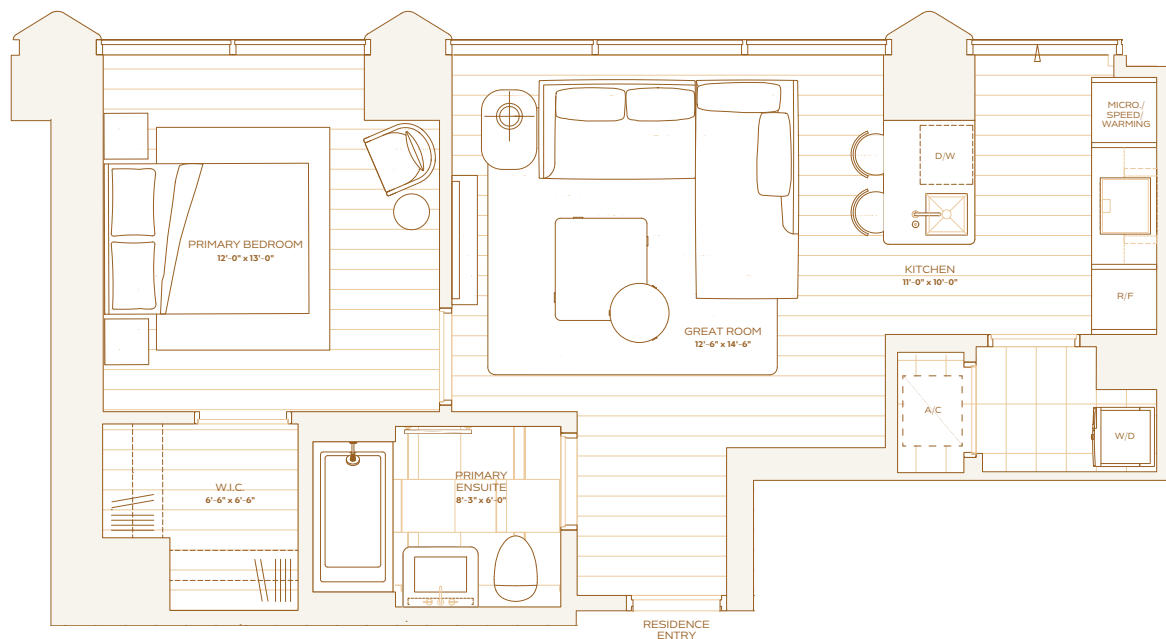


THE RITZ-CARLTON RESIDENCES
SOUTH BEACH

RESIDENCE B LEVEL 5 & 6

ONE BEDROOM
ONE BATHROOM

TOTAL
612 SQ. FT. / 57 SQ. M



OCEAN



THE RITZ-CARLTON RESIDENCES, SOUTH BEACH ARE NOT OWNED, DEVELOPED OR SOLD BY THE RITZ-CARLTON HOTEL COMPANY, LLC OR ITS AFFILIATES ("RITZ-CARLTON"). SOME SKY DEVELOPMENT, LLC HAS THE RITZ-CARLTON MARKS UNDER LICENSE FROM RITZ-CARLTON, WHO HAS NOT CONFIRMED THE ACCURACY OF ANY OF THE STATEMENTS OR REPRESENTATIONS MADE HEREIN. STATED INTERIOR SQUARE FOOTAGE IS MEASURED TO THE EXTERIOR FACE OF EXTERIOR WALLS AND TO THE CENTERLINE OF INTERIOR DIVIDING WALLS (ORTO THE EXTERIOR FACE OF WALLS ADJOINING CORRIDORS OR OTHER COMMON ELEMENTS OR SHARED FACILITIES) WITHOUT EXCLUDING AREAS THAT MAY BE OCCUPIED BY COLUMNS OR OTHER STRUCTURAL COMPONENTS. THEREIN, ROOM MEASUREMENTS ARE GIVEN FROM AND CLARIFIED THAT THE DIMENSIONS THAT WOULD BE DETERMINED BY USING THE DESCRIPTION AND THE DEPICTION OF THE UNIT SET FORTH IN THE DECLARATION, WHICH GENERALLY ONLY INCLUDES THE INTERIOR SPACE BETWEEN THE INTERIOR WALLS AND EXCLUDES STRUCTURAL COMPONENTS FORMER FINISH. THE AREA OF THE UNIT DETERMINED IN ACCORDANCE WITH THE UNIT BOUNDARIES SET FORTH IN THE DECLARATION IS SET FORTH IN EXHIBIT "5" TO THE DECLARATION. ALL DIMENSIONS ARE APPROXIMATE AND MAY VARY WITH ACTUAL CONSTRUCTION. NOTE THAT MEASUREMENTS OF ROOMS SET FORTH ON THE FLOOR PLAN ARE GENERALLY TAKEN AT THE GREATEST POINTS OF EACH GIVEN ROOM. AS THE ROOMS ARE A PERFECT RECTANGLE WITHOUT RECESSES OR ANY OUTLIER PROTRUSIONS. ACCORDINGLY, THE AREA OF THE ACTUAL ROOM WILL TYPICALLY BE SMALLER THAN THE PRODUCT OBTAINED BY ALL THE INDICATED LENGTH TIMES BOTH ALL FLOOR PLANS AND DEVELOPMENT PLANS ARE SUBJECT TO CHANGE. THE DEVELOPER EXPRESSLY RESERVES THE RIGHT TO MAKE MODIFICATIONS, REVISIONS, AND CHANGES TO THESE DESIGNS IN ITS SOLE AND ABSOLUTE DISCRETION. ALL DEPICTIONS OF FURNISHINGS, APPLIANCES, BUILT-IN, COUNTERS, SINKS, FLOORS, CEILING, LIGHTING, LANDSCAPING AND OTHER MATTERS OF DETAIL, INCLUDING, WITHOUT LIMITATION, ITEMS OF FINISH AND DECORATION, ARE CONCEPTUAL ONLY AND ARE NOT NECESSARILY INCLUDED IN EACH UNIT. CONSULT YOUR PROSPECTUS AND PURCHASE AGREEMENT.



THE RITZ-CARLTON RESIDENCES
SOUTH BEACH

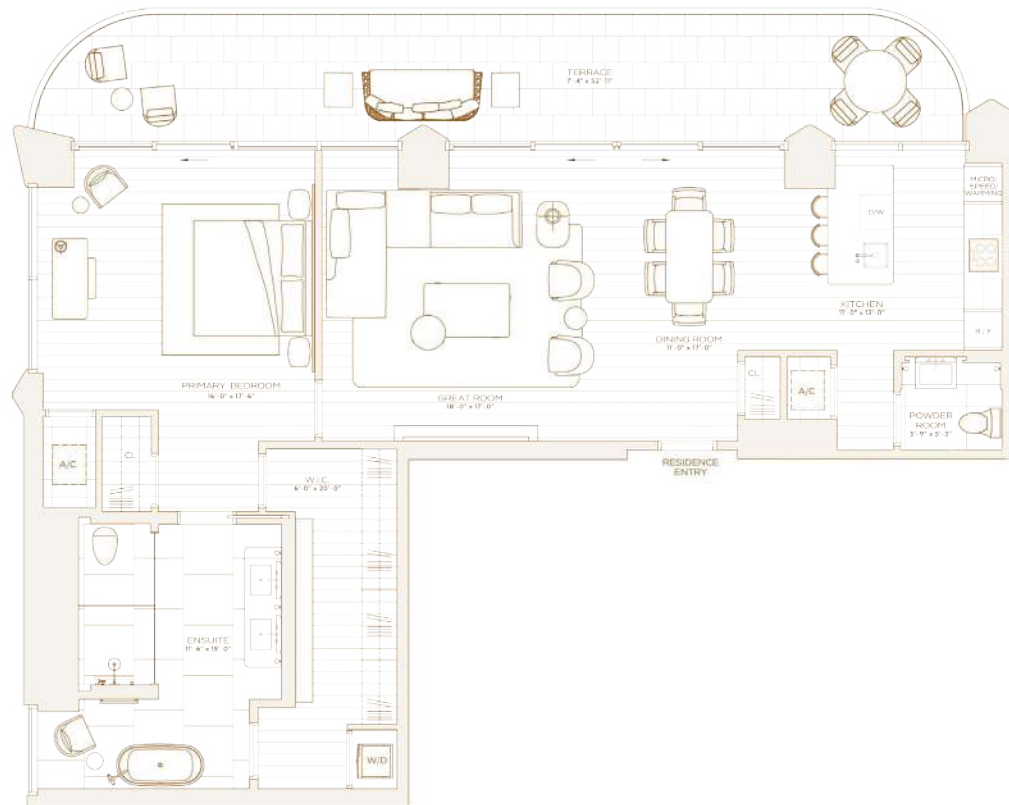
RESIDENCE C LEVEL 5 & 6

ONE BEDROOM
ONE BATHROOM
POWDER ROOM

INTERIOR
1,427 SQ. FT. / 133 SQ. M

EXTERIOR
385 SQ. FT. / 36 SQ. M

TOTAL
1,812 SQ. FT. / 168 SQ. M



OCEAN



THE RITZ-CARLTON RESIDENCES, SOUTH BEACH ARE NOT OWNED, DEVELOPED OR SOLD BY THE RITZ-CARLTON HOTEL COMPANY, LLC OR ITS AFFILIATES. THE RITZ-CARLTON, SOME SKY DEVELOPMENT, LLC USES THE RITZ-CARLTON MARKS UNDER LICENSE FROM THE RITZ-CARLTON, WHO HAS NOT CONFIRMED THE ACCURACY OF ANY OF THE STATEMENTS OR REPRESENTATIONS MADE HEREIN. STATED INTERIOR SQUARE FOOTAGE IS MEASURED TO THE EXTERIOR FACE OF EXTERIOR WALLS AND TO THE CENTERLINE OF INTERIOR DIVIDING WALLS OR TO THE EXTERIOR FACE OF WALLS ADJOINING CORRIDORS OR OTHER COMMON ELEMENTS OR SHARED FACILITIES WITHOUT EXCLUDING AREAS THAT MAY BE OCCUPIED BY COLUMNS OR OTHER STRUCTURAL COMPONENTS. THE NET FLOOR MEASUREMENT TAKEN FROM A C/S LARGER THAN THE DIMENSIONS THAT WOULD BE DETERMINED BY USING THE DESCRIPTION AND THE DIMENSIONS OF THE UNIT SET FORTH IN THE DECLARATION WHICH GENERALLY ONLY INCLUDES THE INTERIOR FINISHED FLOOR AREA EXCLUDING STRUCTURAL COMPONENTS FORMERLY KNOWN AS THE AREA OF THE UNIT DETERMINED IN ACCORDANCE WITH THE UNIT BOUNDARIES SET FORTH IN THE DECLARATION IS SET FORTH IN EXHIBIT "S" TO THE DECLARATION. ALL DIMENSIONS ARE APPROXIMATE AND MAY VARY WITH ACTUAL CONSTRUCTION. NOTE THAT MEASUREMENTS OF ROOMS SET FORTH ON THE FLOOR PLAN ARE GENERALLY TAKEN AT THE GREATEST POINTS OF EACH GIVEN ROOM. AS THE ROOMS ARE A RECTANGULAR SHAPE WITHOUT REBAYS OR ANY OUTSTANDING PARTS. ACCORDINGLY, THE AREA OF THE ACTUAL ROOM WILL TYPICALLY BE SMALLER THAN THE PRODUCT OBTAINED BY ALL THE INDICATED LENGTH TIMES WIDTH. ALL FLOOR PLANS AND DEVELOPMENT PLANS ARE SUBJECT TO CHANGE. THE DEVELOPER EXPRESSLY RESERVES THE RIGHT TO MAKE MODIFICATIONS, REVISIONS AND CHANGES TO THESE DESIGNS AT ITS SOLE AND ABSOLUTE DISCRETION. ALL DEPICTIONS OF FURNISHINGS, APPLIANCES, BUILT-IN, COUNTERS, SINKS, FLOORCOVERINGS, LIGHTING, LANDSCAPING AND OTHER MATTERS OF DETAIL, INCLUDING, WITHOUT LIMITATION, ITEMS OF FINISH AND DECORATION, ARE CONCEPTUAL ONLY AND ARE NOT NECESSARILY INCLUDED IN EACH UNIT. CONSULT YOUR PROSPECTUS AND PURCHASE AGREEMENT.



THE RITZ-CARLTON RESIDENCES
SOUTH BEACH

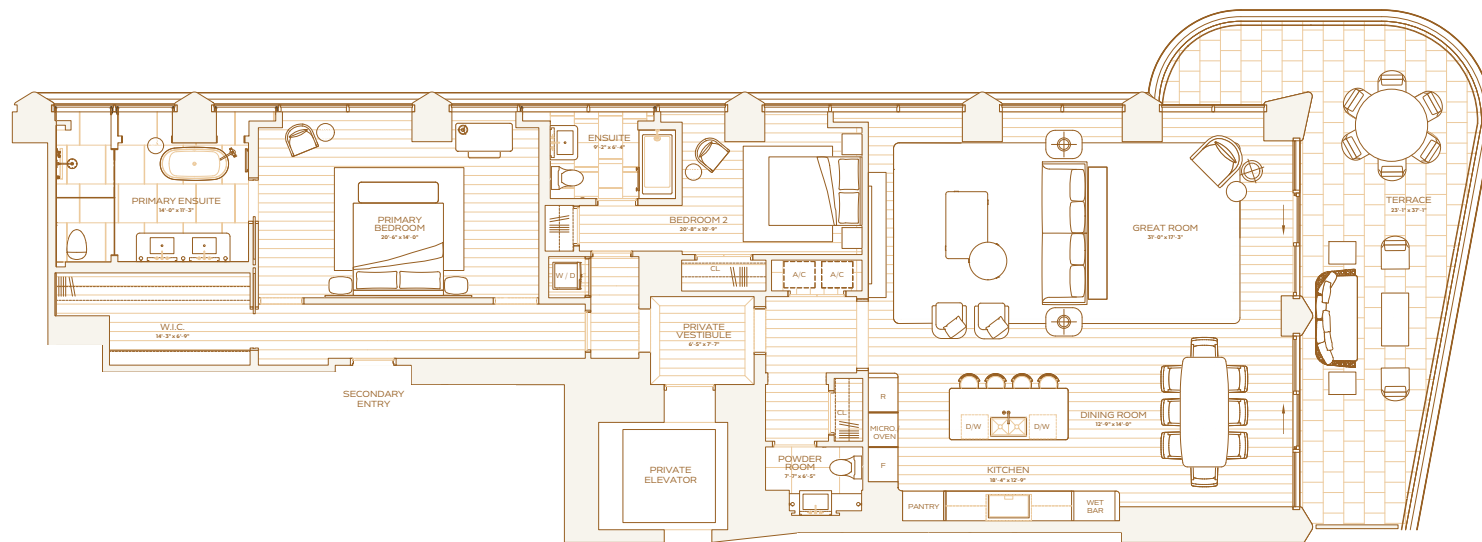
RESIDENCE A LEVEL 8

TWO BEDROOMS
TWO BATHROOMS
POWDER ROOM

INTERIOR
2,210 SQ. FT. / 205 SQ. M

EXTERIOR
449 SQ. FT. / 42 SQ. M

TOTAL
2,659 SQ. FT. / 247 SQ. M



OCEAN



THE RITZ-CARLTON RESIDENCES, SOUTH BEACH ARE NOT OWNED, DEVELOPED OR SOLD BY THE RITZ-CARLTON HOTEL COMPANY, LLC OR ITS AFFILIATES "THE RITZ-CARLTON". SOME SKY DEVELOPMENT, LLC USES THE RITZ-CARLTON MARKS UNDER LICENSE FROM THE RITZ-CARLTON, WHO HAS NOT CONFIRMED THE ACCURACY OF ANY OF THE STATEMENTS OR REPRESENTATIONS MADE HEREIN. STATISTICAL INTERIOR SQUARE FOOTAGE IS MEASURED TO THE EXTERIOR FACE OF EXTERIOR WALLS AND TO THE CENTERLINE OF INTERIOR DIVIDING WALLS OR TO THE EXTERIOR FACE OF WALLS ADJOINING CORRIDORS OR OTHER COMMON ELEMENTS OR SHARED FACILITIES WITHOUT EXCLUDING AREAS THAT MAY BE OCCUPIED BY COLUMNS OR OTHER STRUCTURAL COMPONENTS. THEREFORE, FOOTPRINT MEASUREMENT VARIATIONS MAY BE LARGER THAN THE DIMENSIONS THAT WOULD BE DETERMINED BY USING THE DESCRIPTION AND THE DIMENSIONS OF THE UNIT SET FORTH IN THE DECLARATION, WHICH GENERALLY ONLY INCLUDES THE EXTERIOR APERTURE BETWEEN THE EXTERIOR WALLS AND EXCLUDES STRUCTURAL COMPONENTS. THEREFORE, THE AREA OF THE UNIT DETERMINED IN ACCORDANCE WITH THE UNIT BOUNDARIES SET FORTH IN THE DECLARATION IS SET FORTH IN DIMENSIONS TO THE DECLARATION. ALL DIMENSIONS ARE APPROXIMATE AND MAY VARY WITH ACTUAL CONSTRUCTION. NOTE THAT MEASUREMENTS OF ROOMS SET FORTH ON THE FLOOR PLAN ARE GENERALLY TAKEN AT THE GREATEST POINTS OF EACH GIVEN ROOM. AS THE ROOMS ARE A PERFECT RECTANGLE WITHOUT REGARD FOR ANY CLOUTING OR PARTIALS. ACCORDINGLY, THE AREA OF THE ACTUAL ROOM WILL TYPICALLY BE SMALLER THAN THE PRODUCT OBTAINED BY ALL THE INDICATED LENGTH TIMES BOTH ALL FLOOR PLANS AND DEVELOPMENT PLANS ARE SUBJECT TO CHANGE. THE DEVELOPER EXPRESSLY RESERVES THE RIGHT TO MAKE MODIFICATIONS, REVISIONS, AND CHANGES TO THESE DEVELOPMENT PLANS AT ITS SOLE AND ABSOLUTE DISCRETION. ALL DEPICTIONS OF FURNISHINGS, APPLIANCES, BUILT-IN, COUNTERS, SINKS, FLOORCOVERINGS, LIGHTING, LANDSCAPING AND OTHER MATTERS OF DETAIL, INCLUDING, WITHOUT LIMITATION, ITEMS OF FINISH AND DECORATION, ARE CONCEPTUAL ONLY AND ARE NOT NECESSARILY INCLUDED IN EACH UNIT. CONSULT YOUR PROSPECTUS AND PURCHASE AGREEMENT.



THE RITZ-CARLTON RESIDENCES
SOUTH BEACH

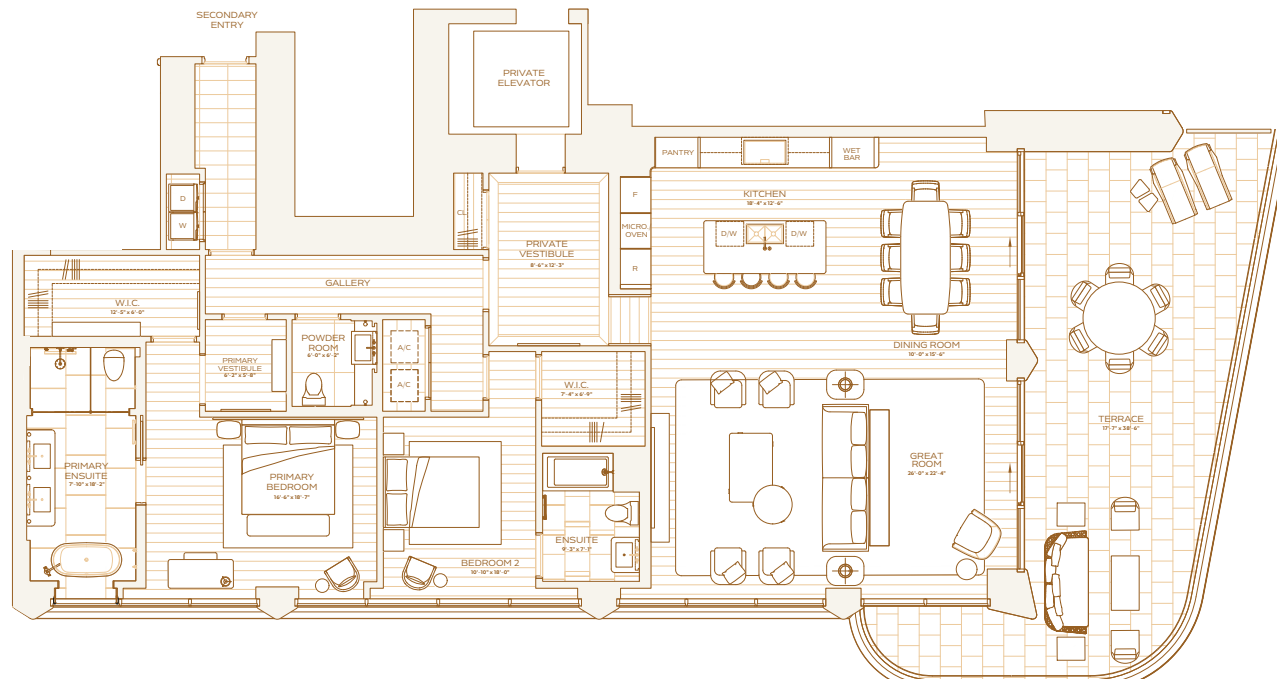
RESIDENCE B LEVEL 8

TWO BEDROOMS
TWO BATHROOMS
POWDER ROOM

INTERIOR
2,217 SQ. FT. / 206 SQ. M.

EXTERIOR
591 SQ. FT. / 55 SQ. M.

TOTAL
2,808 SQ. FT. / 261 SQ. M.



THE RITZ-CARLTON RESIDENCES, SOUTH BEACH ARE NOT OWNED, DEVELOPED OR SOLD BY THE RITZ-CARLTON HOTEL COMPANY, LLC OR ITS AFFILIATES "THE RITZ-CARLTON". SOME SKY DEVELOPMENT, LLC HAS THE RITZ-CARLTON MARKS UNDER LICENSE FROM THE RITZ-CARLTON, WHO HAS NOT CONFIRMED THE ACCURACY OF ANY OF THE STATEMENTS OR REPRESENTATIONS MADE HEREIN. SQUARE FOOTAGE IS MEASURED TO THE EXTERIOR FACE OF EXTERIOR WALLS AND TO THE CENTERLINE OF INTERIOR DIVIDING WALLS OR TO THE EXTERIOR FACE OF WALLS ADJOINING CORRIDORS OR OTHER COMMON ELEMENTS OR SHARED FACILITIES WITHOUT EXCLUDING AREAS THAT MAY BE OCCUPIED BY COLUMNS OR OTHER STRUCTURAL COMPONENTS. THEREFORE, MEASUREMENTS VARY FROM AROUND 1% TO 2% FROM THE DIMENSIONS THAT WOULD BE DETERMINED BY USING THE DESCRIPTION AND THE DIMENSIONS OF THE UNIT SET FORTH IN THE DECLARATION. DIMENSIONS GENERALLY ONLY INCLUDES THE INTERIOR SPACE BETWEEN THE INTERIOR WET WALLS AND EXCLUDES STRUCTURAL COMPONENTS. THEREFORE, THE AREA OF THE UNIT DETERMINED IN ACCORDANCE WITH THE UNIT BOUNDARIES SET FORTH IN THE DECLARATION IS SET FORTH IN EXHIBIT "5" TO THE DECLARATION. ALL DIMENSIONS ARE APPROXIMATE AND MAY VARY WITH ACTUAL CONSTRUCTION. NOTE THAT MEASUREMENTS OF ROOMS SET FORTH ON THE FLOOR PLAN ARE GENERALLY TAKEN AT THE GREATEST POINTS OF EACH GIVEN ROOM. AS THE ROOMS ARE A PERFECT RECTANGLE WITHOUT REGARD FOR ANY CLOSET OR BATHROOM PARTS. ACCORDINGLY, THE AREA OF THE ACTUAL ROOM WILL TYPICALLY BE SMALLER THAN THE PRODUCT OBTAINED BY MULTIPLYING THE STATED LENGTH TIMES WIDTH. ALL FLOOR PLANS AND DEVELOPMENT PLANS ARE SUBJECT TO CHANGE. THE DEVELOPER EXPRESSLY RESERVES THE RIGHT TO MAKE MODIFICATIONS, REVISIONS, AND CHANGES TO THESE DIMENSIONS AT ITS SOLE AND ABSOLUTE DISCRETION. ALL DEPICTIONS OF FURNISHINGS, APPLIANCES, BUILT-IN, COUNTERTOPS, FLOORCOVERINGS, LIGHTING, LANDSCAPING AND OTHER MATTERS OF DETAIL, INCLUDING, WITHOUT LIMITATION, ITEMS OF FURNISH AND DECORATION, ARE CONCEPTUAL ONLY AND ARE NOT NECESSARILY INCLUDED IN EACH UNIT. CONSULT YOUR PROSPECTUS AND PURCHASE AGREEMENT.



THE RITZ-CARLTON RESIDENCES
SOUTH BEACH

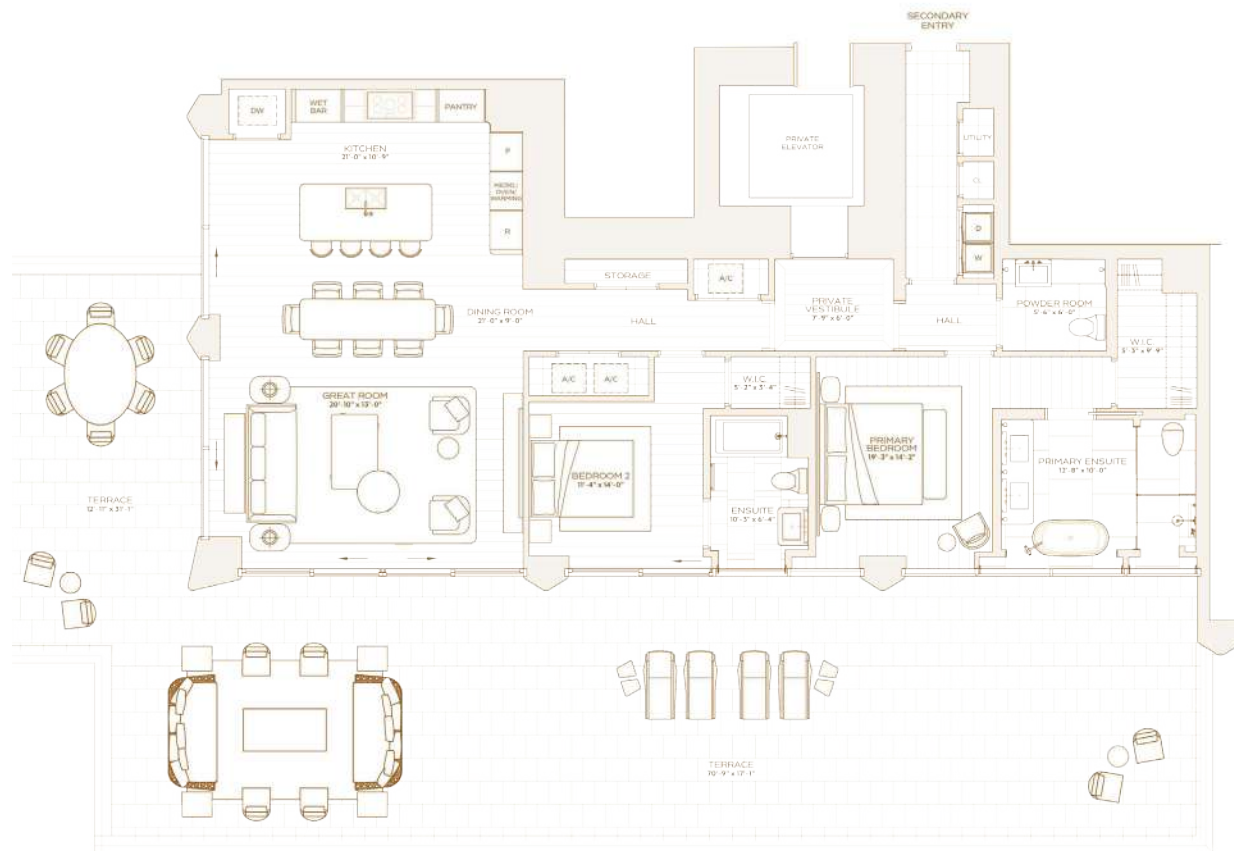
RESIDENCE C LEVEL 8

TWO BEDROOMS
TWO BATHROOMS
POWDER ROOM

INTERIOR
1,732 SQ. FT. / 161 SQ. M

EXTERIOR
2,333 SQ. FT. / 216 SQ. M

TOTAL
4,065 SQ. FT. / 378 SQ. M



THE RITZ-CARLTON RESIDENCES, SOUTH BEACH ARE NOT OWNED, DEVELOPED OR SOLD BY THE RITZ-CARLTON HOTEL COMPANY, LLC OR ITS AFFILIATES. THE RITZ-CARLTON, SOBE SVN DEVELOPMENT, LLC USES THE RITZ-CARLTON MARKS UNDER LICENSE FROM THE RITZ-CARLTON, WHO HAS NOT CONFIRMED THE ACCURACY OF ANY OF THE STATEMENTS OR REPRESENTATIONS MADE HEREIN. STATIONED INTERIOR SQUARE FOOTAGE IS MEASURED TO THE EXTERIOR FACE OF EXTERIOR WALLS AND TO THE CENTERLINE OF INTERIOR DIVIDING WALLS OR TO THE EXTERIOR FACE OF WALLS ADJOINING CORRIDORS OR OTHER COMMON ELEMENTS OR SHARED FACILITIES WITHOUT EXCLUDING AREAS THAT MAY BE OCCUPIED BY COLUMNS OR OTHER STRUCTURAL COMPONENTS THEREIN. ROOF MEASUREMENTS ARE GIVEN AS LARGER THAN THE DIMENSIONS THAT WOULD BE DETERMINED BY USING THE DESCRIPTION AND THE CENTERLINE OF THE UNIT SET FORTH IN THE DECLARATION, WHICH GENERALLY ONLY INCLUDES THE EXTERIOR SURFACE BETWEEN THE EXTERIOR WALLS AND EXCLUDES STRUCTURAL COMPONENTS FORMERLY. THE AREA OF THE UNIT DETERMINED IN ACCORDANCE WITH THE UNIT BOUNDARIES SET FORTH IN THE DECLARATION IS SET FORTH IN EXHIBIT 5. TO THE DECLARATION, ALL DIMENSIONS ARE APPROXIMATE AND MAY VARY WITH ACTUAL CONSTRUCTION. NOTE THAT MEASUREMENTS OF ROOMS SET FORTH ON THE FLOOR PLAN ARE GENERALLY TAKEN AT THE GREATEST POINTS OF EACH GIVEN ROOM, AS THE ROOMS WERE A PERFECT RECTANGLE WITHOUT RESERVATION FOR ANY OUTSTANDING PARTS. ACCORDINGLY, THE AREA OF THE ACTUAL ROOM WILL TYPICALLY BE SMALLER THAN THE PRODUCT OBTAINED BY ALL THE INDICATED LENGTHS WITHIN THE DECLARATION. THESE DIMENSIONS AND THE DEVELOPER'S REPRESENTATIONS ARE SUBJECT TO CHANGE. THE DEVELOPER EXPRESSLY RESERVES THE RIGHT TO MAKE MODIFICATIONS, REVISIONS, AND CHANGES TO THESE DIMENSIONS AT ITS SOLE AND ABSOLUTE DISCRETION. ALL DEPICTIONS OF FURNISHINGS, APPLIANCES, BUILT-IN COUNTERTOPS, ISLANDS, FLOORCOVERINGS, LIGHTING, LANDSCAPING AND OTHER MATTERS OF DETAIL, INCLUDING, WITHOUT LIMITATION, ITEMS OF FINISH AND DECORATION, ARE CONCEPTUAL ONLY AND ARE NOT NECESSARILY INCLUDED IN EACH UNIT. CONSULT YOUR PROSPECTUS AND PURCHASE AGREEMENT.



THE RITZ-CARLTON RESIDENCES
SOUTH BEACH

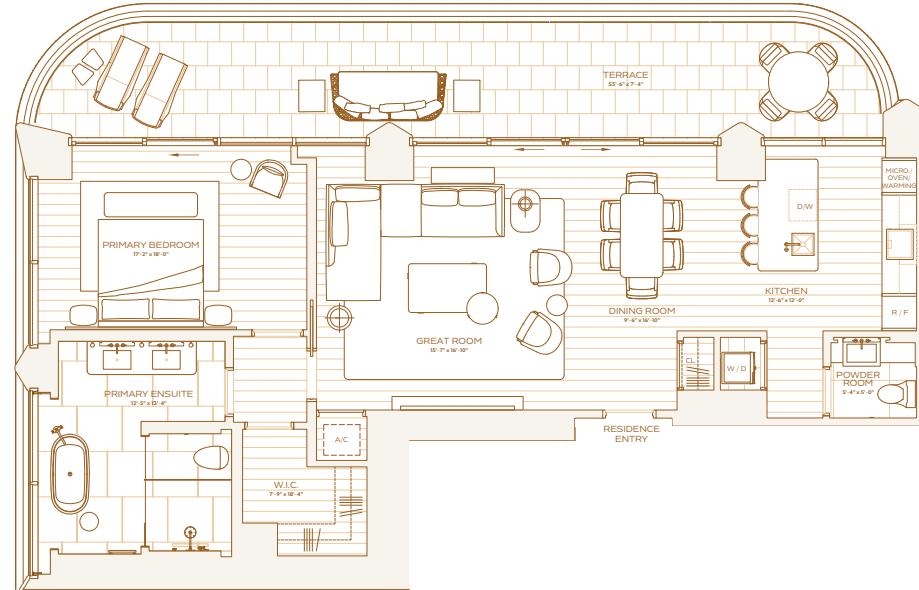
RESIDENCE D LEVEL 8

ONE BEDROOM
ONE BATHROOM
POWDER ROOM

INTERIOR
1,197 SQ. FT. / 111 SQ. M

EXTERIOR
385 SQ. FT. / 36 SQ. M

TOTAL
1,582 SQ. FT. / 147 SQ. M



THE RITZ-CARLTON RESIDENCES, SOUTH BEACH ARE NOT OWNED, DEVELOPED OR SOLD BY THE RITZ-CARLTON HOTEL COMPANY, LLC OR ITS AFFILIATES. THE RITZ-CARLTON, SOBE SKY DEVELOPMENT, LLC USES THE RITZ-CARLTON MARKS UNDER A LICENSE FROM RITZ-CARLTON, WHO HAS NOT CONFIRMED THE ACCURACY OF ANY OF THE STATEMENTS OR REPRESENTATIONS MADE HEREIN. SQUARE FOOTAGE IS MEASURED TO THE EXTERIOR FACE OF EXTERIOR WALLS AND TO THE CENTERLINE OF INTERIOR DIVIDING WALLS OR TO THE EXTERIOR FACE OF WALLS ADJOINING CORRIDORS OR OTHER COMMON ELEMENTS OR SHARED FACILITIES WITHOUT EXCLUDING AREAS THAT MAY BE OCCUPIED BY COLUMNS OR OTHER STRUCTURAL COMPONENTS. THEREIN, ROOM MEASUREMENTS ARE GIVEN IN FEET AND INCHES. THE DIMENSIONS THAT WILL BE DETERMINED BY USING THE DESCRIPTION AND THE DIMENSIONS OF THE UNIT SET FORTH IN THE DECLARATION, WHICH GENERALLY ONLY INCLUDES THE EXTERIOR APPEARANCE BETWEEN THE EXTERIOR WALLS AND EXCLUDES STRUCTURAL COMPONENTS FORMERLY KNOWN AS THE AREA OF THE UNIT DETERMINED IN ACCORDANCE WITH THE UNIT BOUNDARIES SET FORTH IN THE DECLARATION IS SET FORTH IN EXHIBIT "S" TO THE DECLARATION. ALL DIMENSIONS ARE APPROXIMATE AND MAY VARY WITH ACTUAL CONSTRUCTION. NOTE THAT MEASUREMENTS OF ROOMS SET FORTH ON THE FLOOR PLAN ARE GENERALLY TAKEN AT THE GREATEST POINTS OF EACH GIVEN ROOM. AS THE ROOMS ARE NOT PERFECT RECTANGLES WITHOUT REGARD FOR ANY CLOSET OR BUILT-IN PARTS, ACCORDINGLY, THE AREA OF THE ACTUAL ROOM WILL TYPICALLY BE SMALLER THAN THE PRODUCT OBTAINED BY MULTIPLYING THE STATED LENGTH TIMES WIDTH. ALL FLOOR PLANS AND DEVELOPMENT PLANS ARE SUBJECT TO CHANGE. THE DEVELOPER EXPRESSLY RESERVES THE RIGHT TO MAKE MODIFICATIONS, REVISIONS, AND CHANGES TO THESE DEVELOPMENT PLANS IN ITS SOLE AND ABSOLUTE DISCRETION. ALL DEPICTIONS OF FURNISHINGS, APPLIANCES, BUILT-IN, COUNTERS, SINKS, FLOORING, LIGHTING, LANDSCAPING AND OTHER MATTERS OF DETAIL, INCLUDING, WITHOUT LIMITATION, ITEMS OF FINISH AND DECORATION, ARE CONCEPTUAL ONLY AND ARE NOT NECESSARILY INCLUDED IN EACH UNIT. CONSULT YOUR PROSPECTUS AND PURCHASE AGREEMENT.



THE RITZ-CARLTON RESIDENCES
SOUTH BEACH

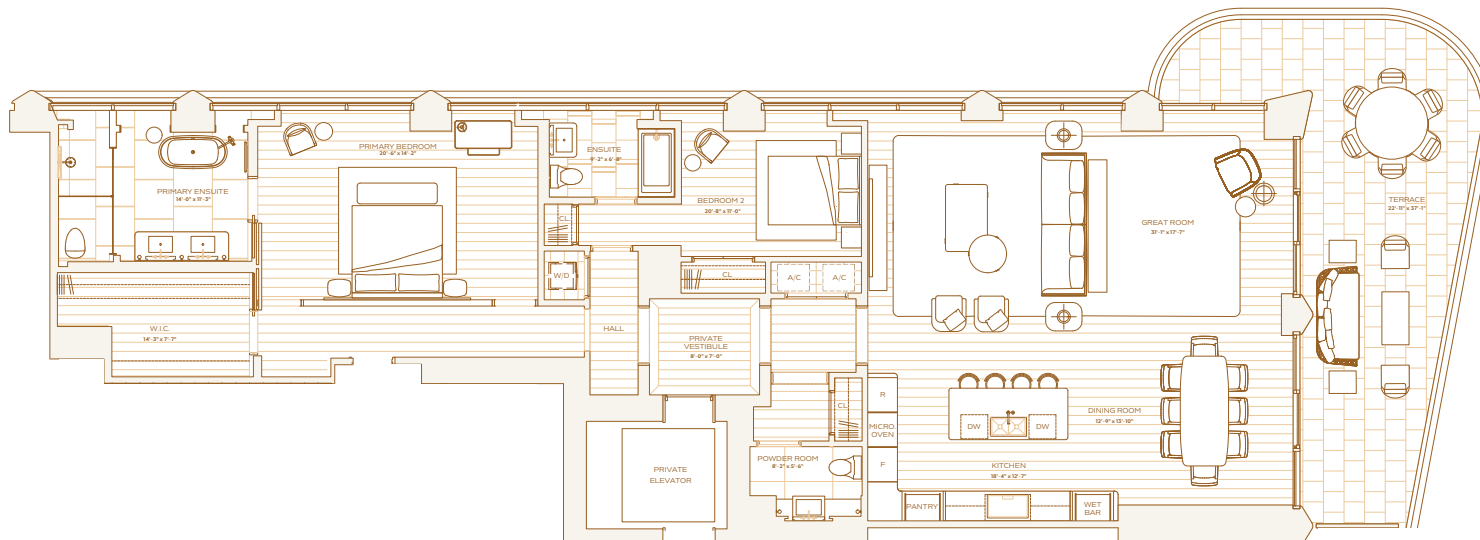
RESIDENCE A LEVEL 9 & 10

TWO BEDROOMS
TWO BATHROOMS
POWDER ROOM

INTERIOR
2,245 SQ. FT. / 209 SQ. M

EXTERIOR
449 SQ. FT. / 42 SQ. M

TOTAL
2,694 SQ. FT. / 251 SQ. M



THE RITZ-CARLTON RESIDENCES, SOUTH BEACH ARE NOT OWNED, DEVELOPED OR SOLD BY THE RITZ-CARLTON HOTEL COMPANY, L.L.C. OR ITS AFFILIATES. THE RITZ-CARLTON, SOBE SKY DEVELOPMENT, LLC USES THE RITZ-CARLTON MARKS UNDER LICENSE FROM THE RITZ-CARLTON, WHO HAS NOT CONFIRMED THE ACCURACY OF ANY OF THE STATEMENTS OR REPRESENTATIONS MADE HEREIN. STATED INTERIOR SQUARE FOOTAGE IS MEASURED TO THE EXTERIOR FACE OF EXTERIOR WALLS AND TO THE CENTERLINE OF INTERIOR DIVIDING WALLS OR TO THE EXTERIOR FACE OF WALLS ADJOINING CORRIDORS OR OTHER COMMON ELEMENTS OR SHARED FACILITIES WITH OUT EXCLUDING AREAS THAT MAY BE OCCUPIED BY COLUMNS OR OTHER STRUCTURAL COMPONENTS. THEREIN, FOOT OF MEASUREMENT VARIES FROM 12 INCHES TO 14 INCHES. DIMENSIONS THAT WOULD BE DETERMINED BY USING THE DESCRIPTION AND THE DEFINITION OF THE UNIT SET FORTH IN THE DECLARATION, WHICH GENERALLY ONLY INCLUDES THE EXTERIOR APPEARANCE BETWEEN THE EXTERIOR WALLS AND EXCLUDES STRUCTURAL COMPONENTS. THEREFORE, THE AREA OF THE UNIT DETERMINED IN ACCORDANCE WITH THE UNIT BOUNDARIES SET FORTH IN THE DECLARATION IS SET FORTH IN EXHIBIT 5. TO THE DECLARATION. ALL DIMENSIONS ARE APPROXIMATE AND MAY VARY WITH ACTUAL CONSTRUCTION. NOTE THAT MEASUREMENTS OF ROOMS SET FORTH ON THE FLOOR PLAN ARE GENERALLY TAKEN AT THE GREATEST POINTS OF EACH GIVEN ROOM. AS THE ROOMS ARE A PERFECT RECTANGLE WITHOUT REGARD FOR ANY CLOUTING OR BARRIERS. ACCORDINGLY, THE AREA OF THE ACTUAL ROOM WILL TYPICALLY BE SMALLER THAN THE PRODUCT OBTAINED BY ALL THE INDICATED LENGTH TIMES BOTH ALL FLOOR PLANS AND DEVELOPMENT PLANS ARE SUBJECT TO CHANGE. THE DEVELOPER EXPRESSLY RESERVES THE RIGHT TO MAKE MODIFICATIONS, REVISIONS, AND CHANGES TO THESE DESIGNS AT ITS SOLE AND ABSOLUTE DISCRETION. ALL DEPICTIONS OF FURNISHINGS, APPLIANCES, BUILT-IN, COUNTERS, SINKS, FLOORING, LIGHTING, LANDSCAPING AND OTHER MATTERS OF DETAIL, INCLUDING, WITHOUT LIMITATION, ITEMS OF FINISH AND DECORATION, ARE CONCEPTUAL ONLY AND ARE NOT NECESSARILY INCLUDED IN EACH UNIT. CONSULT YOUR PROSPECTUS AND PURCHASE AGREEMENT.



THE RITZ-CARLTON RESIDENCES
SOUTH BEACH

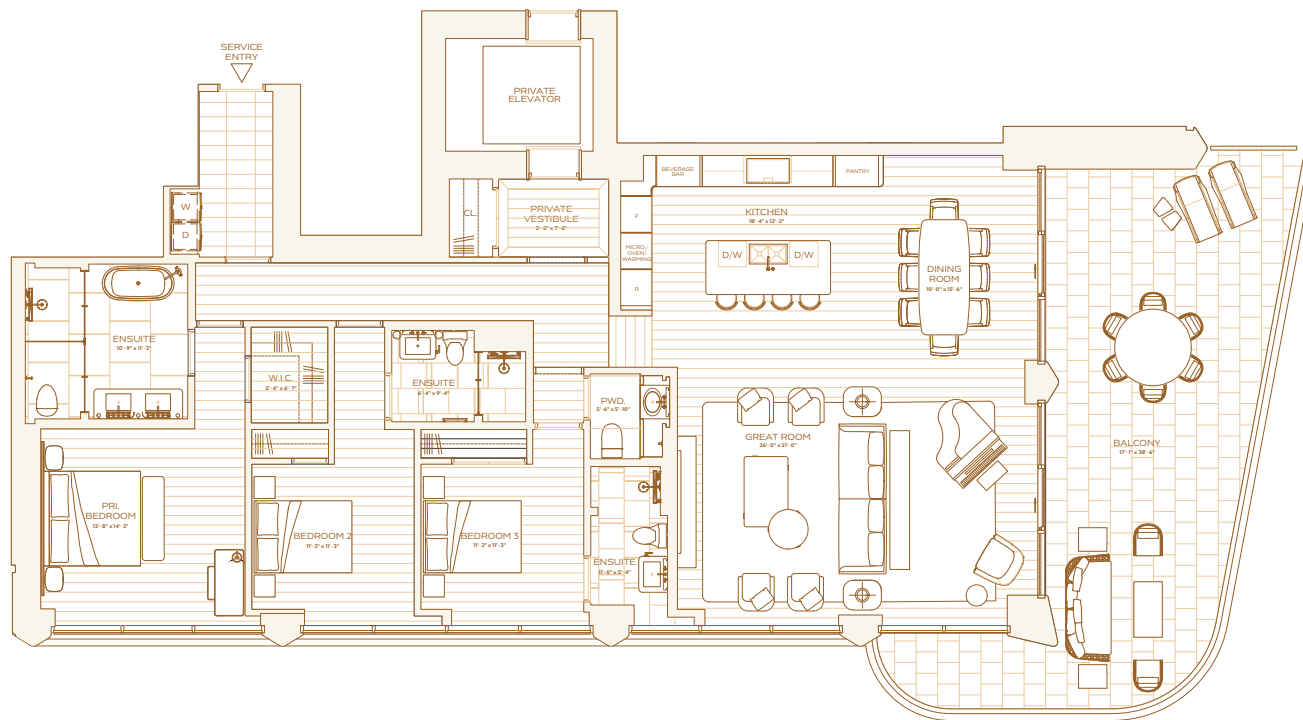
RESIDENCE B LEVEL 9 & 10

THREE BEDROOMS
THREE BATHROOMS
POWDER ROOM

INTERIOR
2,247 SQ. FT. / 209 SQ. M

EXTERIOR
591 SQ. FT. / 55 SQ. M

TOTAL
2,838 SQ. FT. / 264 SQ. M



OCEAN



THE RITZ-CARLTON RESIDENCES, SOUTH BEACH ARE NOT OWNED, DEVELOPED OR SOLD BY THE RITZ-CARLTON HOTEL COMPANY LLC OR ITS AFFILIATES "THE RITZ-CARLTON". SOME SKY DEVELOPMENT LLC IS THE RITZ-CARLTON MARKS UNDER LICENSE FROM THE RITZ-CARLTON, WHICH HAS NOT CONFIRMED THE ACCURACY OF ANY OF THE STATEMENTS OR REPRESENTATIONS MADE HEREIN. STATED INTERIOR SQUARE FOOTAGE IS MEASURED TO THE EXTERIOR FACE OF EXTERIOR WALLS AND TO THE CENTERLINE OF INTERIOR OPENING WALLS OR TO THE EXTERIOR FACE OF WALLS ADJOINING CORRIDORS OR OTHER COMMON ELEMENTS OR SHARED FACILITIES WITHOUT EXCLUDING AREAS THAT MAY BE OCCUPIED BY COLUMNS OR OTHER STRUCTURAL COMPONENTS. THEREIN, ROOF MEASUREMENT VARIATIONS ARE LARGER THAN THE DIMENSIONS THAT WOULD BE DETERMINED BY USING THE DESCRIPTION AND THE DEFINITION OF THE UNIT SET FORTH IN THE DECLARATION, WHICH GENERALLY ONLY INCLUDES THE INTERIOR APERTURE BETWEEN THE EXTERIOR WALLS AND EXCLUDES STRUCTURAL COMPONENTS. THEREFORE, THE AREA OF THE UNIT DETERMINED IN ACCORDANCE WITH THE UNIT BOUNDARIES SET FORTH IN THE DECLARATION IS SET FORTH IN EXHIBIT "5" TO THE DECLARATION. ALL DIMENSIONS ARE APPROXIMATE AND MAY VARY WITH ACTUAL CONSTRUCTION. NOTE THAT MEASUREMENTS OF ROOMS SET FORTH ON THE 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 CLOUTING OR BARRIERS. ACCORDINGLY, THE AREA OF THE ACTUAL ROOM WILL TYPICALLY BE SMALLER THAN THE PRODUCT OBTAINED BY ALL THE STATED LENGTH TIMES WIDTH. ALL FLOOR PLANS AND DEVELOPMENT PLANS ARE SUBJECT TO CHANGE. THE DEVELOPER EXPRESSLY RESERVES THE RIGHT TO MAKE MODIFICATIONS, REVISIONS, AND CHANGES TO THESE DEVELOPMENT PLANS AT ITS SOLE AND ABSOLUTE DISCRETION. ALL DEPICTIONS OF FURNISHINGS, APPLIANCES, BUILT-IN, COUNTERTOPS, FLOORCOVERINGS, LIGHTING, LANDSCAPING AND OTHER MATTERS OF DETAIL, INCLUDING, WITHOUT LIMITATION, ITEMS OF FURNISH AND DECORATION, ARE CONCEPTUAL ONLY AND ARE NOT NECESSARILY INCLUDED IN EACH UNIT. CONSULT YOUR PROSPECTUS AND PURCHASE AGREEMENT.



THE RITZ-CARLTON RESIDENCES
SOUTH BEACH

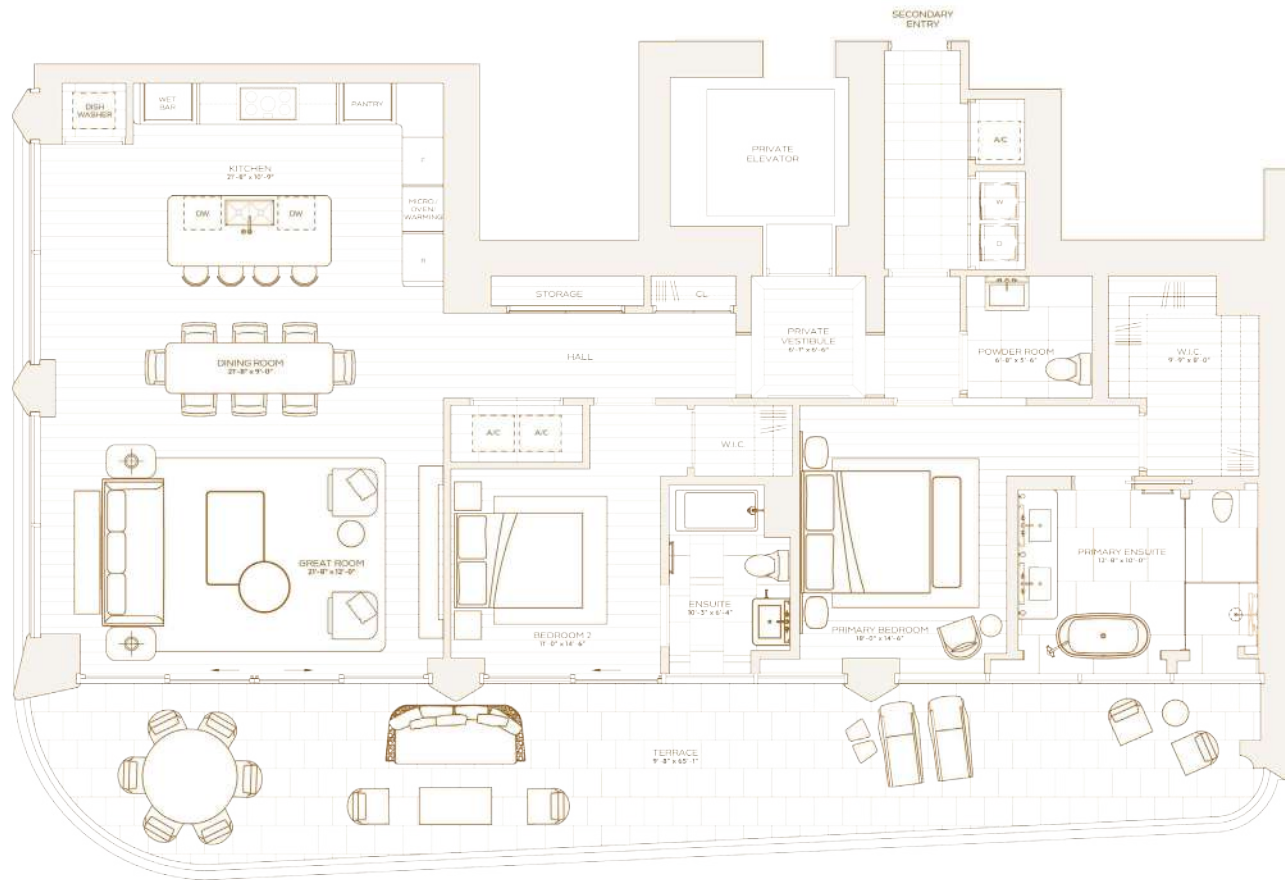
RESIDENCE C LEVEL 9 & 10

TWO BEDROOMS
TWO BATHROOMS
POWDER ROOM

INTERIOR
1,781 SQ. FT. / 165 SQ. M

EXTERIOR
527 SQ. FT. / 49 SQ. M

TOTAL
2,308 SQ. FT. / 214 SQ. M



THE RITZ-CARLTON RESIDENCES, SOUTH BEACH ARE NOT OWNED, DEVELOPED OR SOLD BY THE RITZ-CARLTON HOTEL COMPANY, LLC OR ITS AFFILIATES. THE RITZ-CARLTON, SOBE SKY DEVELOPMENT, LLC IS THE RITZ-CARLTON MARKS UNDER LICENSE FROM THE RITZ-CARLTON, WHICH HAS NOT CONFIRMED THE ACCURACY OF ANY OF THE STATEMENTS OR REPRESENTATIONS MADE HEREIN. STATIONED INTERIOR SQUARE FOOTAGE IS MEASURED TO THE EXTERIOR FACE OF EXTERIOR WALLS AND TO THE CENTER LINE OF INTERIOR DIVIDING WALLS OR TO THE EXTERIOR FACE OF WALLS ADJOINING CORRIDORS OR OTHER COMMON ELEMENTS OR SHARED FACILITIES WITHOUT EXCLUDING AREAS THAT MAY BE OCCUPIED BY COLUMNS OR OTHER STRUCTURAL COMPONENTS. THEREIN, ROOF MEASUREMENTS ARE FROM A C/S LARGER THAN THE DIMENSIONS THAT WOULD BE DETERMINED BY USING THE DESCRIPTION AND THE DIMENSIONS OF THE UNIT SET FORTH IN THE DECLARATION. ALL DIMENSIONS ARE APPROXIMATE AND MAY VARY WITH ACTUAL CONSTRUCTION. NOTE THAT MEASUREMENTS OF ROOMS SET FORTH ON THE FLOOR PLAN ARE GENERALLY TAKEN AT THE GREATEST POINTS OF EACH GIVEN ROOM. AS THE ROOMS HAVE A RECTANGULAR SHAPE WITHOUT RECESSED PARTS OR PROTRUSING PARTS, ACCORDINGLY, THE AREA OF THE ACTUAL ROOM WILL TYPICALLY BE SMALLER THAN THE PRODUCT OBTAINED BY ALL THE DIMENSIONS LISTED. THESE DIMENSIONS AND DEVELOPMENT PLANS ARE SUBJECT TO CHANGE. THE DEVELOPER EXPRESSLY RESERVES THE RIGHT TO MAKE MODIFICATIONS, REVISIONS, AND CHANGES TO THESE DIMENSIONS AT ITS SOLE AND ABSOLUTE DISCRETION. ALL DEPICTIONS OF FURNISHINGS, APPLIANCES, BUILT-IN, COUNTERS, SINKS, FLOORS, CEILING, LIGHTING, LANDSCAPING AND OTHER MATTERS OF DETAIL, INCLUDING, WITHOUT LIMITATION, ITEMS OF FINISH AND DECORATION, ARE CONCEPTUAL ONLY AND ARE NOT NECESSARILY INCLUDED IN EACH UNIT. CONSULT YOUR PROSPECTUS AND PURCHASE AGREEMENT.

OCEAN

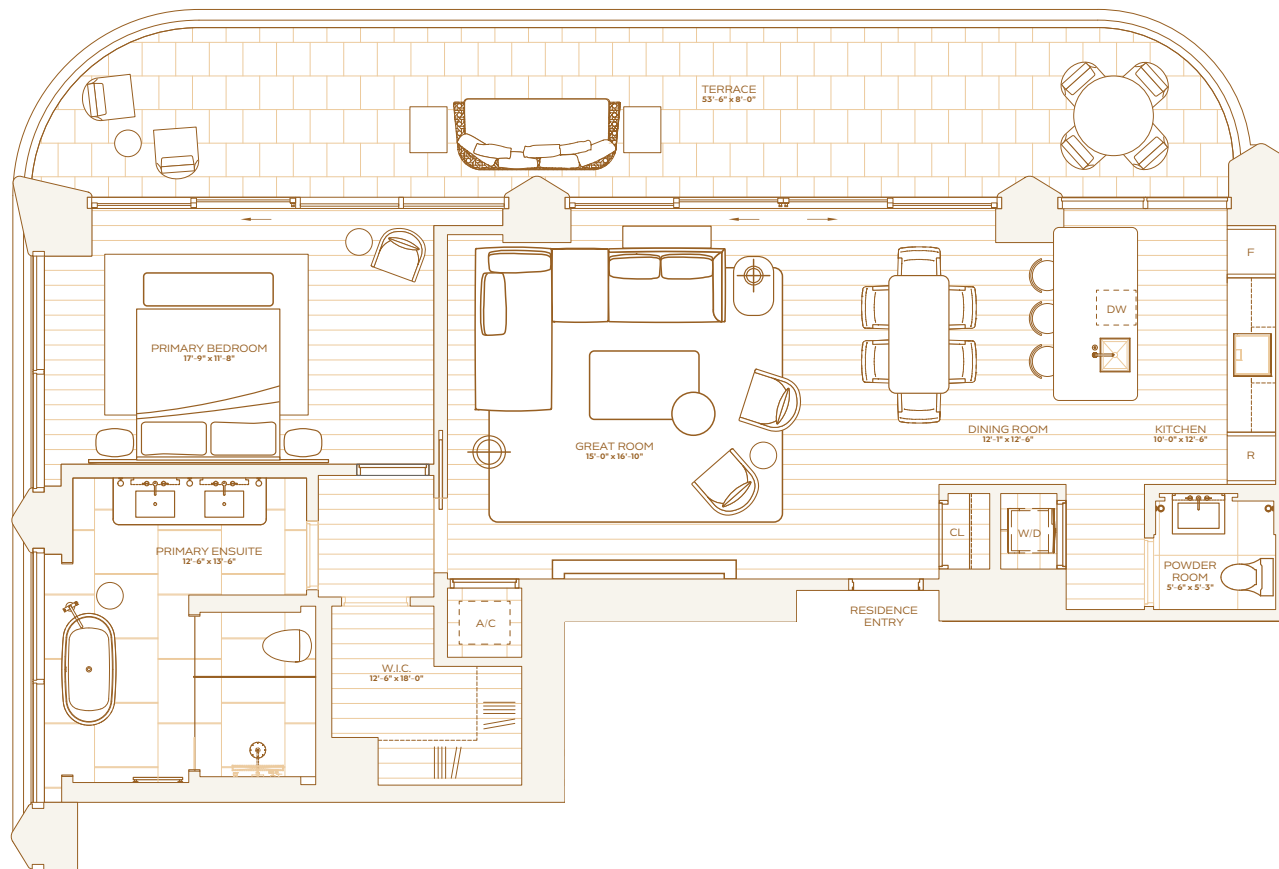


ONE BEDROOM
ONE BATHROOM
POWDER ROOM

INTERIOR
1,210 SQ. FT. / 112 SQ. M

EXTERIOR
385 SQ. FT / 36 SQ. M

TOTAL
1,595 SQ. FT. / 148 SQ. M



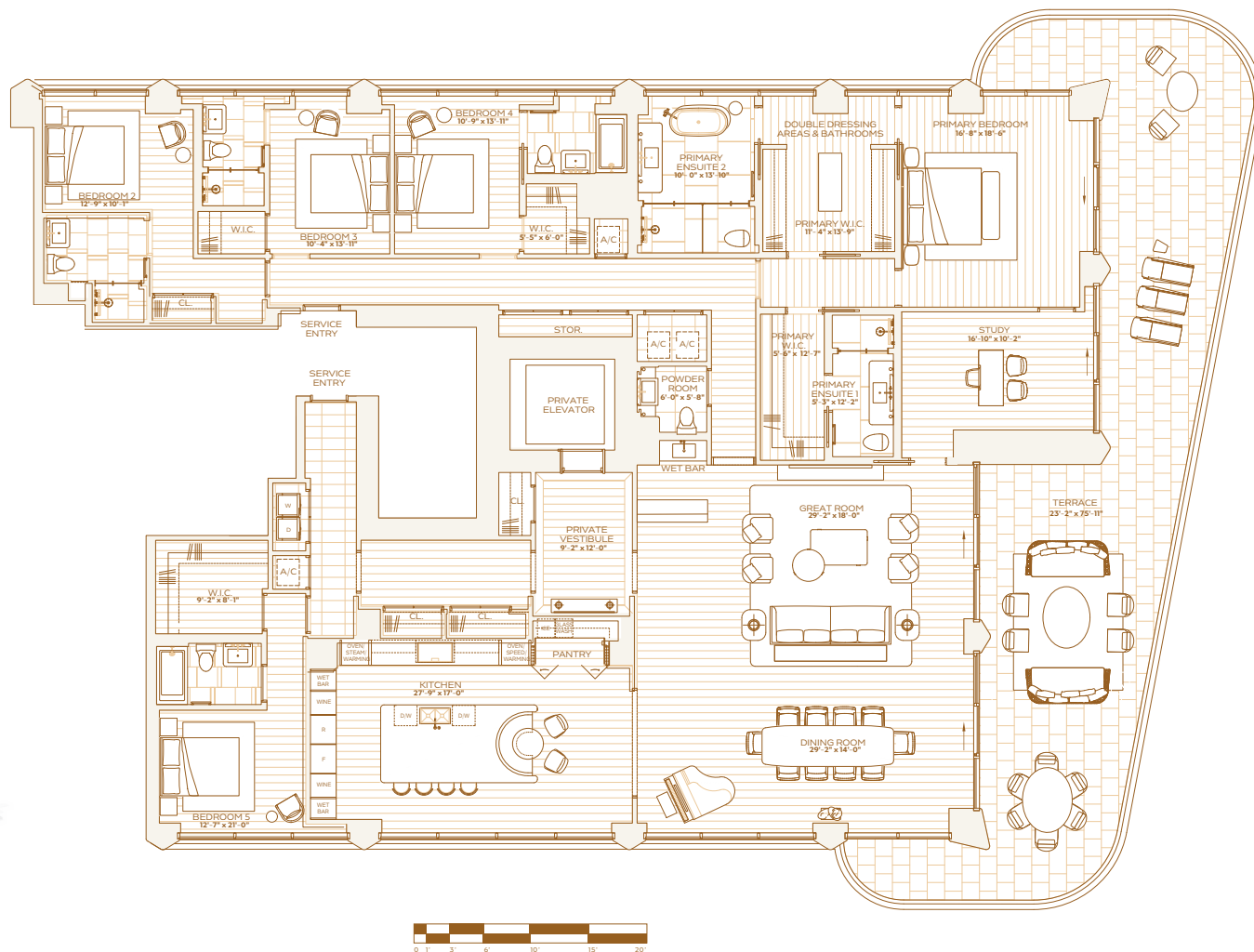


FIVE BEDROOMS
SIX BATHROOMS
POWDER ROOM

INTERIOR
4,481 SQ. FT. / 416 SQ. M

EXTERIOR
1,040 SQ. FT / 97 SQ. M

TOTAL
5,521 SQ. FT / 513 SQ. M



OCEAN





THE RITZ-CARLTON RESIDENCES
SOUTH BEACH

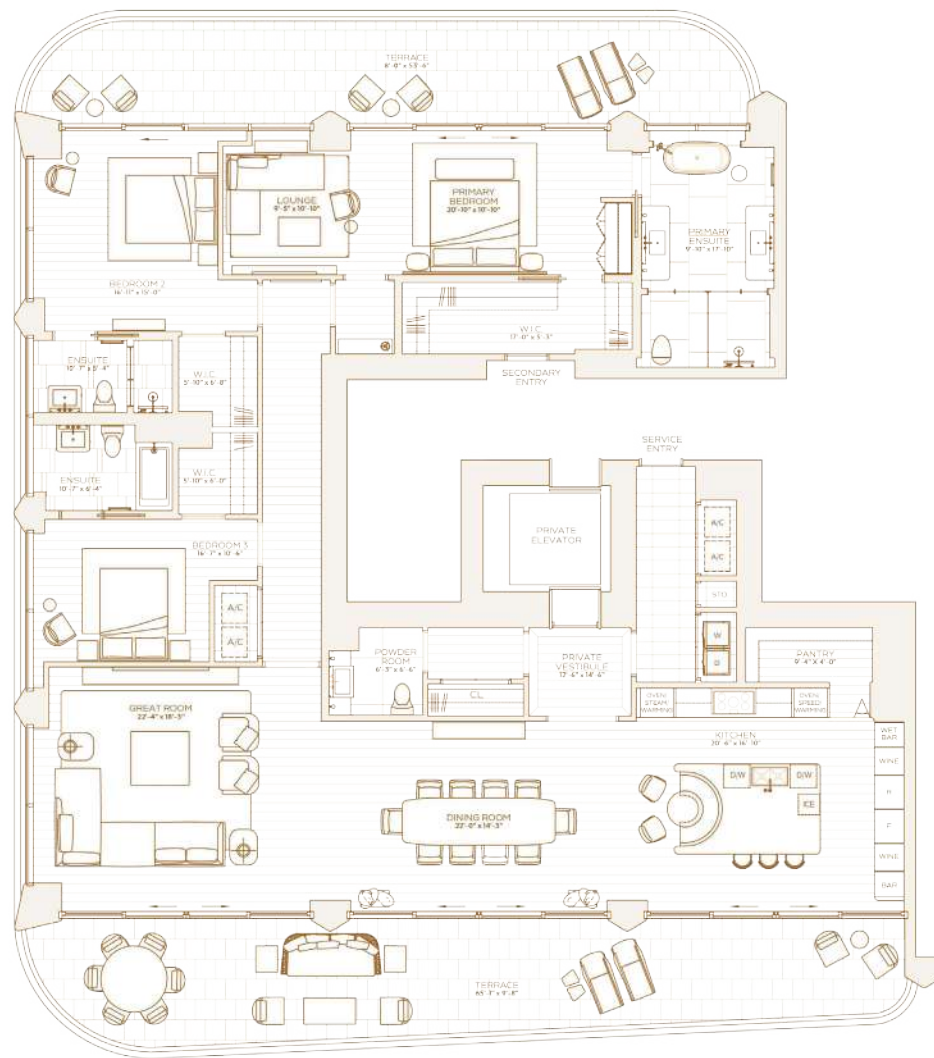
RESIDENCE B LEVEL 11 & 12

THREE BEDROOMS
THREE BATHROOMS
POWDER ROOM

INTERIOR
2,991 SQ. FT. / 278 SQ. M

EXTERIOR
912 SQ. FT. / 85 SQ. M

TOTAL
3,903 SQ. FT. / 363 SQ. M



OCEAN



THE RITZ-CARLTON RESIDENCES, SOUTH BEACH ARE NOT OWNED, DEVELOPED OR SOLD BY THE RITZ-CARLTON HOTEL COMPANY LLC OR ITS AFFILIATES (THE "RITZ-CARLTON"). SOME SKY DEVELOPMENT LLC IS THE RITZ-CARLTON MARKS UNDER LICENSE FROM THE RITZ-CARLTON, WHICH HAS NOT CONFIRMED THE ACCURACY OF ANY OF THE STATEMENTS OR REPRESENTATIONS MADE HEREIN. STATION INTERIOR SQUARE FOOTAGE IS MEASURED TO THE EXTERIOR FACE OF EXTERIOR WALLS AND TO THE CENTERLINE OF INTERIOR DIVIDING WALLS (ORTO THE EXTERIOR FACE OF WALLS ADJOINING CORRIDORS OR OTHER COMMON ELEMENTS OR SHARED FACILITIES WITHOUT EXCLUDING AREAS THAT MAY BE OCCUPIED BY COLUMNS OR OTHER STRUCTURAL COMPONENTS). THEREIN, ROOM MEASUREMENTS ARE BASED ON THE DIMENSIONS THAT WOULD BE DETERMINED BY USING THE DESCRIPTION AND THE CENTERLINE OF THE UNIT SET FORTH IN THE DECLARATION, WHICH GENERALLY ONLY INCLUDES THE INTERIOR AREA BETWEEN THE INTERIOR RETRACTION LINES AND EXTERIOR FINISHES. THE AREA OF THE UNIT DETERMINED IN ACCORDANCE WITH THE UNIT BOUNDARIES SET FORTH IN THE DECLARATION IS SET FORTH IN EXHIBIT "S" TO THE DECLARATION. ALL DIMENSIONS ARE APPROXIMATE AND MAY VARY WITH ACTUAL CONSTRUCTION. NOTE THAT MEASUREMENTS OF ROOMS SET FORTH ON THE FLOOR PLAN ARE GENERALLY TAKEN AT THE GREATEST POINTS OF EACH ROOM. AS THE ROOMS ARE AFFECTED BY WALLS WITHOUT FINISHES, PARTS, ACCORDING TO THE AREA OF THE ACTUAL ROOM WILL TYPICALLY BE SMALLER THAN THE PRODUCT OBTAINED BY ALL THE INDICATED LENGTHS. DIMENSIONS BOTH ALL FLOOR PLAN AND DEVELOPMENT PLANS ARE SUBJECT TO CHANGE. THE DEVELOPER EXPRESSLY RESERVES THE RIGHT TO MAKE MODIFICATIONS, REVISIONS, AND CHANGES TO THE DESIGN AND ABSOLUTE DISCRETION. ALL DEPICTIONS OF FURNISHINGS, APPLIANCES, BUILT-IN, COUNTERTOPS, FLOORCOVERINGS, LIGHTING, LANDSCAPING AND OTHER MATTERS OF DETAIL, INCLUDING, WITHOUT LIMITATION, ITEMS OF FINISH AND DECORATION, ARE CONCEPTUAL ONLY AND ARE NOT NECESSARILY INCLUDED IN EACH UNIT. CONSULT YOUR PROSPECTUS AND PURCHASE AGREEMENT.

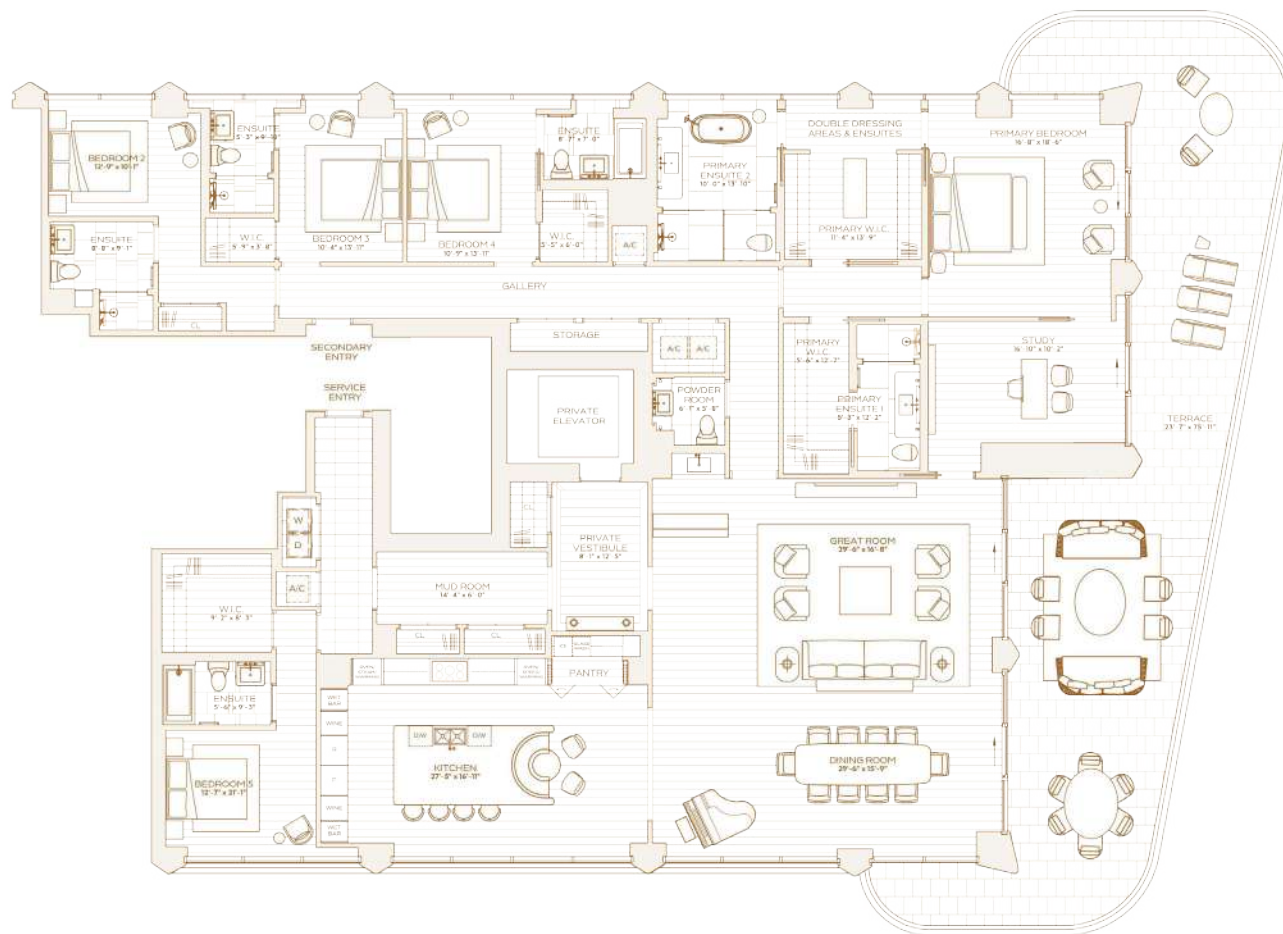


FIVE BEDROOMS
STUDY
SIX BATHROOMS
POWDER ROOM

INTERIOR
4,520 SQ. FT. / 420 SQ. M

EXTERIOR
1,040 SQ. FT / 97 SQ. M

TOTAL
5,560 SQ. FT. / 517 SQ. M





THE RITZ-CARLTON RESIDENCES
SOUTH BEACH

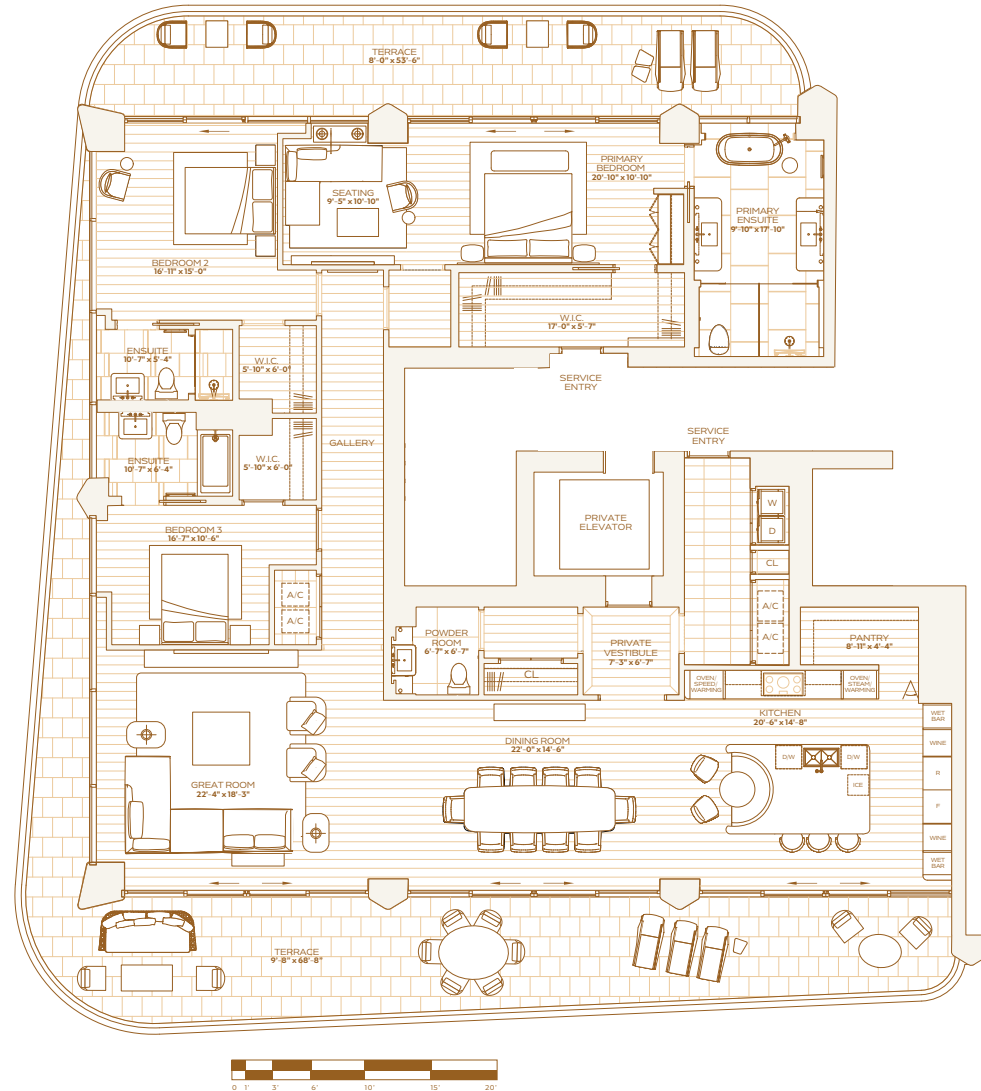
RESIDENCE B LEVEL 14 - 16

THREE BEDROOMS
THREE BATHROOMS
POWDER ROOM

INTERIOR
3,006 SQ. FT. / 279 SQ. M

EXTERIOR
912 SQ. FT. / 85 SQ. M

TOTAL
3,918 SQ. FT. / 364 SQ. M



OCEAN

THE RITZ-CARLTON RESIDENCES, SOUTH BEACH ARE NOT OWNED, DEVELOPED OR SOLD BY THE RITZ-CARLTON HOTEL COMPANY, LLC OR ITS AFFILIATES. THE RITZ-CARLTON, SOBE SVN DEVELOPMENT, LLC IS THE RITZ-CARLTON MARKS UNDER LICENSE FROM RITZ-CARLTON, WHICH HAS NOT CONFIRMED THE ACCURACY OF ANY OF THE STATEMENTS OR REPRESENTATIONS MADE HEREIN. STATION INTERIOR SQUARE FOOTAGE IS MEASURED TO THE EXTERIOR FACE OF EXTERIOR WALLS AND TO THE CENTERLINE OF INTERIOR DIVIDING WALLS OR TO THE EXTERIOR FACE OF WALLS ADJOINING CORRIDORS OR OTHER COMMON ELEMENTS OR SHARED FACILITIES WITHOUT EXCLUDING AREAS THAT MAY BE OCCUPIED BY COLUMNS OR OTHER STRUCTURAL COMPONENTS. THEREIN, ROOM MEASUREMENTS ARE TAKEN FROM THE INTERIOR FACE OF THE WALLS TO THE CENTERLINE OF THE PARTITION OR TO THE EXTERIOR FACE OF THE WALLS TO THE CENTERLINE OF THE PARTITION. THE AREA OF THE UNIT DETERMINED IN ACCORDANCE WITH THE UNIT BOUNDARIES SET FORTH IN THE DECLARATION IS SET FORTH IN EXHIBIT 5 TO THE DECLARATION. ALL DIMENSIONS ARE APPROXIMATE AND MAY VARY WITH ACTUAL CONSTRUCTION. NOTE THAT MEASUREMENTS OF ROOMS SET FORTH ON THE FLOOR PLAN ARE GENERALLY TAKEN AT THE GREATEST POINTS OF EACH ROOM. ROOMS ARE NOT TO BE CONSIDERED AS A REPRESENTATION OF THE ACTUAL ROOM. ROOMS WILL TYPICALLY BE SMALLER THAN THE PRODUCT OBTAINED BY MEASURING THE STATED LENGTH TIMES WIDTH. ALL FLOOR PLANS AND DEVELOPMENT PLANS ARE SUBJECT TO CHANGE. THE DEVELOPER EXPRESSLY RESERVES THE RIGHT TO MAKE MODIFICATIONS, REVISIONS, AND CHANGES TO THESE DESIGNS IN ITS SOLE AND ABSOLUTE DISCRETION. ALL DEPICTIONS OF FURNISHINGS, APPLIANCES, BUILT-IN COUNTERS, SINKS, FLOORING, LIGHTING, LANDSCAPING AND OTHER MATTERS OF DETAIL, INCLUDING, WITHOUT LIMITATION, ITEMS OF FINISH AND DECORATION, ARE CONCEPTUAL ONLY AND ARE NOT NECESSARILY INCLUDED IN EACH UNIT. CONSULT YOUR PROSPECTUS AND PURCHASE AGREEMENT.



THE RITZ-CARLTON RESIDENCES
SOUTH BEACH

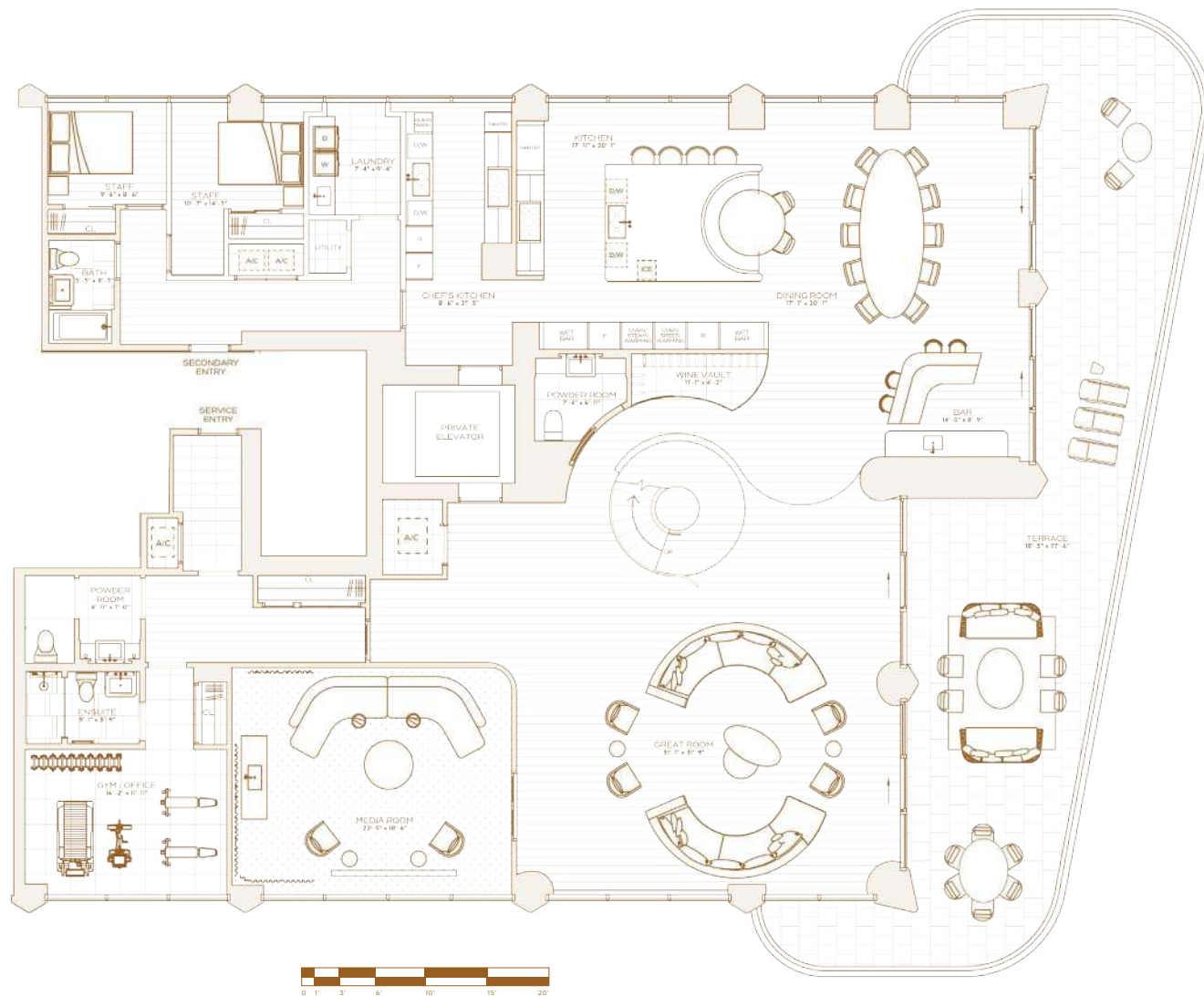
PENTHOUSE A LEVEL 17 LOWER FLOOR

SEVEN BEDROOMS
EIGHT BATHROOMS
TWO POWDER ROOMS

INTERIOR
8,104 SQ. FT. / 753 SQ. M.

EXTERIOR
5,187 SQ. FT. / 482 SQ. M.

TOTAL
13,291 SQ. FT. / 1,235 SQ. M.



OCEAN



THE RITZ-CARLTON RESIDENCES, SOUTH BEACH ARE NOT OWNED, DEVELOPED OR SOLD BY THE RITZ-CARLTON HOTEL COMPANY LLC OR ITS AFFILIATES "THE RITZ-CARLTON". SOME SKY DEVELOPMENT LLC IS THE RITZ-CARLTON MARKS UNDER LICENSE FROM THE RITZ-CARLTON, WHO HAS NOT CONFIRMED THE ACCURACY OF ANY OF THE STATEMENTS OR REPRESENTATIONS MADE HEREIN. STATED INTERIOR SQUARE FOOTAGE IS MEASURED TO THE EXTERIOR FACE OF EXTERIOR WALLS AND TO THE CENTERLINE OF INTERIOR DRIVING WALLS OR TO THE EXTERIOR FACE OF WALLS ADJOINING CORRIDORS OR OTHER COMMON ELEMENTS OR SHARED FACILITIES WITHOUT EXCLUDING AREAS THAT MAY BE OCCUPIED BY COLUMNS OR OTHER STRUCTURAL COMPONENTS. THEREIN, ROOM OR MEASUREMENT VARIATIONS ARE LARGER THAN THE DIMENSIONS THAT WOULD BE DETERMINED BY USING THE DESCRIPTION AND THE DIMENSIONS OF THE UNIT SET FORTH IN THE DECLARATION, WHICH USUALLY ONLY INCLUDES THE INTERIOR MEASURE BETWEEN THE INTERIOR WALLS AND COLUMNS. STRUCTURAL COMPONENTS FORMERLY IN THE AREA OF THE UNIT DETERMINED IN ACCORDANCE WITH THE UNIT SQUARES SET FORTH IN THE DECLARATION, ALL DIMENSIONS ARE APPROXIMATE AND MAY VARY WITH ACTUAL CONSTRUCTION. NOTE THAT MEASUREMENTS OF ROOMS SET FORTH ON THE FLOOR PLAN ARE GENERALLY TAKEN AT THE GREATEST POINTS OF EACH GIVEN ROOM. AS THIS ROOM WERE A PERFECT RECTANGLE WITHOUT RECESSES OR ANY OUTSTANDING PARTS. ACCORDINGLY, THE AREA OF THE ACTUAL ROOM WILL TYPICALLY BE SMALLER THAN THE PRODUCT OBTAINED BY MULTIPLYING THE STATED LENGTH TIMES THE STATED WIDTH. ALL FLOOR PLANS AND DEVELOPMENT PLANS ARE SUBJECT TO CHANGE. THE DEVELOPER EXPRESSLY RESERVES THE RIGHT TO MAKE MODIFICATIONS, REVISIONS AND CHANGES TO THESE DEVELOPMENT PLANS SOLE AND ABSOLUTE DISCRETION. ALL DEPICTIONS OF FURNISHINGS, APPLIANCES, BUILT-IN, COUNTERTOPS, DOORFITS, FLOORCOVERINGS, LIGHTING, LANDSCAPING AND OTHER MATTERS OF DETAIL, INCLUDING, WITHOUT LIMITATION, ITEMS OF FINISH AND DECORATION, ARE CONCEPTUAL ONLY AND ARE NOT NECESSARILY INCLUDED IN EACH UNIT. CONSULT YOUR PROSPECTUS AND PURCHASE AGREEMENT.

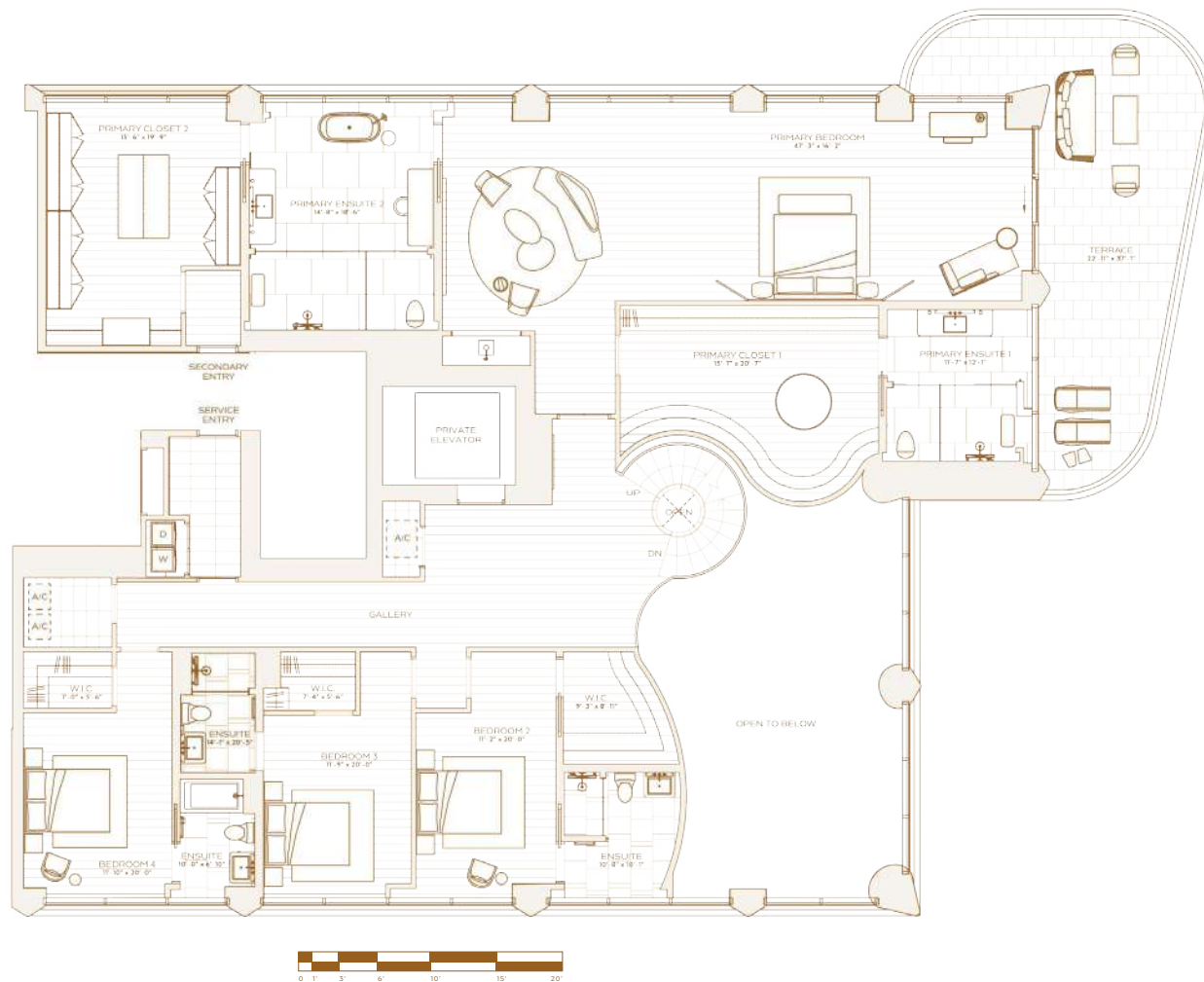


SEVEN BEDROOMS
EIGHT BATHROOMS
TWO POWDER ROOMS

INTERIOR
8,104 SQ. FT. / 753 SQ. M

EXTERIOR
5,187 SQ. FT. / 482 SQ. M

TOTAL
13,291 SQ. FT. / 1,235 SQ. M





THE RITZ-CARLTON RESIDENCES
SOUTH BEACH

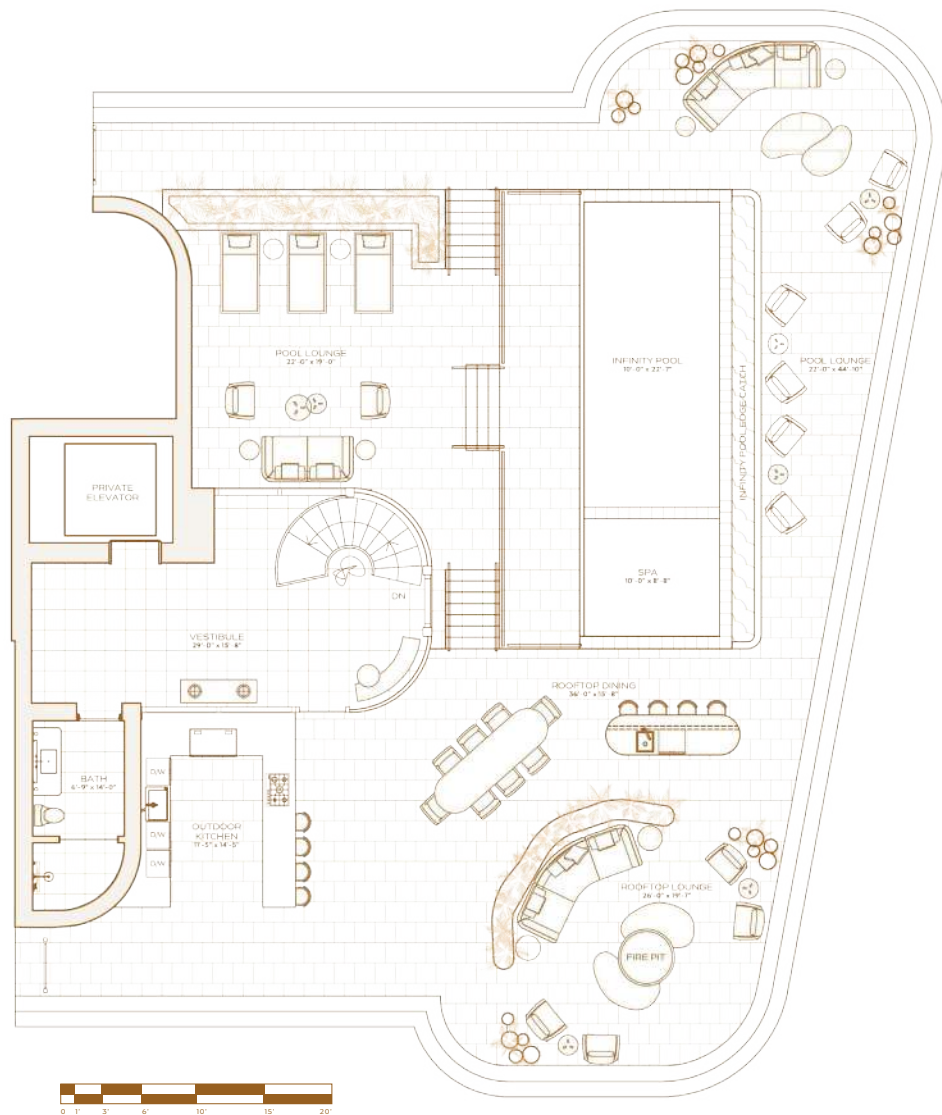
PENTHOUSE A LEVEL 19 ROOFTOP

SEVEN BEDROOMS
EIGHT BATHROOMS
TWO POWDER ROOMS

INTERIOR
8,104 SQ. FT. / 753 SQ. M

EXTERIOR
5,187 SQ. FT. / 482 SQ. M

TOTAL
13,291 SQ. FT. / 1,235 SQ. M



OCEAN



THE RITZ-CARLTON RESIDENCES, SOUTH BEACH ARE NOT OWNED, DEVELOPED OR SOLD BY THE RITZ-CARLTON HOTEL COMPANY LLC OR ITS AFFILIATES "THE RITZ-CARLTON". SOME SKY DEVELOPMENT, LLC IS THE RITZ-CARLTON MARKS UNDER LICENSE FROM THE RITZ-CARLTON, WHICH HAS NOT CONFIRMED THE ACCURACY OF ANY OF THE STATEMENTS OR REPRESENTATIONS MADE HEREIN. STATIONED INTERIOR SQUARE FOOTAGE IS MEASURED TO THE EXTERIOR FACE OF EXTERIOR WALLS AND TO THE CENTERLINE OF INTERIOR DIVIDING WALLS OR TO THE EXTERIOR FACE OF WALLS ADJOINING CORRIDORS OR OTHER COMMON ELEMENTS OR SHARED FACILITIES WITHOUT EXCLUDING AREAS THAT MAY BE OCCUPIED BY COLUMNS OR OTHER STRUCTURAL COMPONENTS. THE EXTERIOR SQUARE FOOTAGE MEASUREMENT VARIATION FROM ACTUAL IS LARGER THAN THE DIMENSIONS THAT WOULD BE DETERMINED BY USING THE DESCRIPTION AND THE DIMENSIONS OF THE UNIT SET FORTH IN THE DECLARATION. THE AREA OF THE UNIT DETERMINED IN ACCORDANCE WITH THE UNIT SQUARE FEET SET FORTH IN THE DECLARATION IS APPROXIMATE AND MAY VARY WITH ACTUAL CONSTRUCTION. NOTE THAT MEASUREMENTS OF ROOMS SET FORTH ON THE FLOOR PLAN ARE GENERALLY TAKEN AT THE GREATEST POINTS OF EACH GIVEN ROOM. AS THE ROOMS ARE A RECTANGULAR SHAPE WITHOUT RECESSES OR BAY WINDOWS OR PARTIAL WALLS, THE AREA OF THE ACTUAL ROOM WILL TYPICALLY BE SMALLER THAN THE PRODUCT OBTAINED BY MULTIPLYING THE STATED LENGTH TIMES WIDTH. ALL FLOOR PLANS AND DEVELOPMENT PLANS ARE SUBJECT TO CHANGE. THE DEVELOPER EXPRESSLY RESERVES THE RIGHT TO MAKE MODIFICATIONS, REVISIONS, AND CHANGES TO THESE DESIGNS IN ITS SOLE AND ABSOLUTE DISCRETION. ALL DEPICTIONS OF FURNISHINGS, APPLIANCES, BUILT-IN, COUNTERS, SINKS, FLOORS, CEILING LIGHTING, LANDSCAPING AND OTHER MATTERS OF DETAIL, INCLUDING, WITHOUT LIMITATION, ITEMS OF FINISH AND DECORATION, ARE CONCEPTUAL ONLY AND ARE NOT NECESSARILY INCLUDED IN EACH UNIT. CONSULT YOUR PROSPECTUS AND PURCHASE AGREEMENT.



THE RITZ-CARLTON RESIDENCES
SOUTH BEACH

PENTHOUSE B LEVEL 17 LOWER FLOOR

SIX BEDROOMS
SEVEN BATHROOMS
TWO POWDER ROOMS

INTERIOR
6,534 SQ. FT. / 607 SQ. M

EXTERIOR
4,977 SQ. FT. / 462 SQ. M

TOTAL
11,511 SQ. FT. / 1,069 SQ. M



OCEAN

THE RITZ-CARLTON RESIDENCES, SOUTH BEACH ARE NOT OWNED, DEVELOPED OR SOLD BY THE RITZ-CARLTON HOTEL COMPANY LLC OR ITS AFFILIATES "THE RITZ-CARLTON". SOME SKY DEVELOPMENT LLC IS THE RITZ-CARLTON MARKS UNDER LICENSE FROM THE RITZ-CARLTON, WHICH HAS NOT CONFIRMED THE ACCURACY OF ANY OF THE STATEMENTS OR REPRESENTATIONS MADE HEREIN. STATION INTERIOR SQUARE FOOTAGE IS MEASURED TO THE EXTERIOR FACE OF EXTERIOR WALLS AND TO THE CENTERLINE OF INTERIOR DIVIDING WALLS. SORT TO THE EXTERIOR FACE OF WALLS ADJOINING CORRIDORS OR OTHER COMMON ELEMENTS OR IS ARE FACILITIES WITHOUT EXCLUDING AREAS THAT MAY BE OCCUPIED BY COLUMNS OR OTHER STRUCTURAL COMPONENTS. THE NET FLOOR MEASUREMENTS ARE GIVEN AND IS LARGER THAN THE DIMENSIONS THAT WOULD BE DETERMINED BY USING THE DESCRIPTION AND THE DIMENSIONS OF THE UNIT SET FORTH IN THE DECLARATION, WHICH GENERALLY ONLY INCLUDES THE INTERIOR MEASUREMENTS BETWEEN THE INTERIOR WET WALLS AND EXCLUDES STRUCTURAL COMPONENTS FORMER FINISH. THE AREA OF THE UNIT DETERMINED IN ACCORDANCE WITH THE UNIT BOUNDARIES SET FORTH IN THE DECLARATION IS SET FORTH IN EXHIBIT "S" TO THE DECLARATION. ALL DIMENSIONS ARE APPROXIMATE AND MAY VARY WITH ACTUAL CONSTRUCTION. NOTE THAT MEASUREMENTS OF ROOMS SET FORTH ON THE FLOOR PLAN ARE GENERALLY TAKEN AT THE GREATEST POINTS OF EACH ROOM. ROOM AS THE ROOM WERE A PERFECT RECTANGLE WITHOUT REGARD FOR ANY OUTSTANDING PARTS. ACCORDING TO THE AREA OF THE ACTUAL ROOM WILL TYPICALLY BE SMALLER THAN THE PRODUCT OBTAINED BY ALL FLOOR PLAN AND DEVELOPMENT PLANS ARE SUBJECT TO CHANGE. THE DEVELOPER EXPRESSLY RESERVES THE RIGHT TO MAKE MODIFICATIONS, REVISIONS, AND CHANGES TO THESE DIMENSIONS AT ITS SOLE AND ABSOLUTE DISCRETION. ALL DEPICTIONS OF FURNISHINGS, APPLIANCES, BUILT-IN, COUNTERTOPS, FLOORCOVERINGS, LIGHTING, LANDSCAPING AND OTHER MATTERS OF DETAIL, INCLUDING, WITHOUT LIMITATION, ITEMS OF FINISH AND DECORATION, ARE CONCEPTUAL ONLY AND ARE NOT NECESSARILY INCLUDED IN EACH UNIT. CONSULT YOUR PROSPECTUS AND PURCHASE AGREEMENT.



THE RITZ-CARLTON RESIDENCES
SOUTH BEACH

PENTHOUSE B LEVEL 18 UPPER FLOOR

SIX BEDROOMS
SEVEN BATHROOMS
TWO POWDER ROOMS

INTERIOR
6,534 SQ. FT. / 607 SQ. M

EXTERIOR
4,977 SQ. FT. / 462 SQ. M

TOTAL
11,511 SQ. FT. / 1,069 SQ. M



OCEAN

THE RITZ-CARLTON RESIDENCES, SOUTH BEACH ARE NOT OWNED, DEVELOPED OR SOLD BY THE RITZ-CARLTON HOTEL COMPANY LLC OR ITS AFFILIATES "THE RITZ-CARLTON". SOME SKY DEVELOPMENT LLC IS THE RITZ-CARLTON MARKS UNDER LICENSE FROM RITZ-CARLTON, WHO HAS NOT CONFIRMED THE ACCURACY OF ANY OF THE STATEMENTS OR REPRESENTATIONS MADE HEREIN. STATIONED INTERIOR SQUARE FOOTAGE IS MEASURED TO THE EXTERIOR FACE OF EXTERIOR WALLS AND TO THE CENTERLINE OF INTERIOR DIVIDING WALLS (ORTO THE EXTERIOR FACE OF WALLS ADJOINING CORRIDORS OR OTHER COMMON ELEMENTS OR SHARED FACILITIES WITHOUT EXCLUDING AREAS THAT MAY BE OCCUPIED BY COLUMNS OR OTHER STRUCTURAL COMPONENTS). THEREIN, ROOF MEASUREMENTS ARE TAKEN FROM THE EXTERIOR FACE OF THE ROOF. THE DIMENSIONS THAT COLLECTED BY USING THE DESCRIPTION AND THE DIMENSIONS OF THE UNIT SET FORTH IN THE DECLARATION, WHICH GENERALLY ONLY INCLUDES THE INTERIOR SPACE BETWEEN THE INTERIOR RETRACTION WALLS AND EXCLUDES STRUCTURAL COMPONENTS FORMERLY. THE AREA OF THE UNIT DETERMINED IN ACCORDANCE WITH THE UNIT BOUNDARIES SET FORTH IN THE DECLARATION IS SET FORTH IN EXHIBIT 5. TO THE DECLARATION, ALL DIMENSIONS ARE APPROXIMATE AND MAY VARY WITH ACTUAL CONSTRUCTION. NOTE THAT MEASUREMENTS OF ROOMS SET FORTH ON THE FLOOR PLAN ARE GENERALLY TAKEN AT THE GREATEST POINTS OF EACH GIVEN ROOM. AS THE ROOMS ARE A PERFECT RECTANGLE WITHOUT RECESSES OR PROTRUSIONS OR IRREGULARITIES. ACCORDINGLY, THE AREA OF THE ACTUAL ROOM WILL TYPICALLY BE SMALLER THAN THE PRODUCT OBTAINED BY ALL THE DIMENSIONS STATED. LENGTHS AND WIDTHS OF ALL FLOOR PLANS ARE SUBJECT TO CHANGE. THE DEVELOPER EXPRESSLY RESERVES THE RIGHT TO MAKE MODIFICATIONS, REVISIONS, AND CHANGES TO THESE DIMENSIONS AT ITS SOLE AND ABSOLUTE DISCRETION. ALL DEPICTIONS OF FURNISHINGS, APPLIANCES, BUILT-IN COUNTERS, SINKS, STOVES, FLOORCOVERINGS, LIGHTING, LANDSCAPING AND OTHER MATTERS OF DETAIL, INCLUDING, WITHOUT LIMITATION, ITEMS OF FINISH AND DECORATION, ARE CONCEPTUAL ONLY AND ARE NOT NECESSARILY INCLUDED IN EACH UNIT. CONSULT YOUR PROSPECTUS AND PURCHASE AGREEMENT.



THE RITZ-CARLTON RESIDENCES
SOUTH BEACH

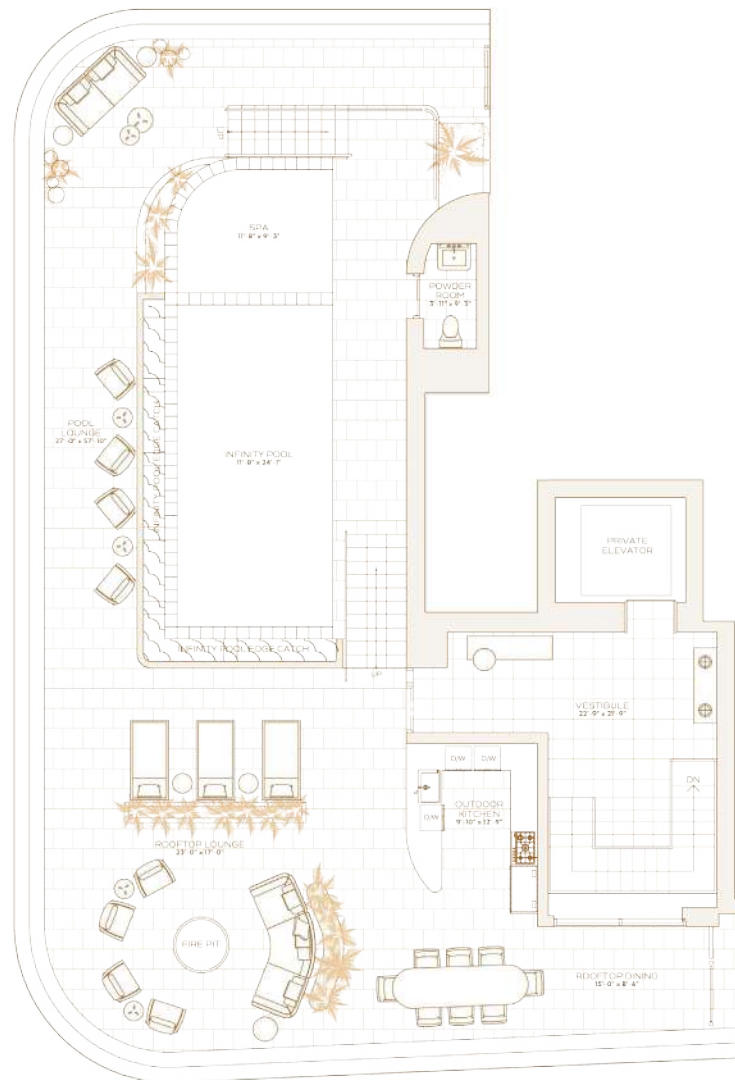
PENTHOUSE B LEVEL 19 ROOFTOP

SIX BEDROOMS
SEVEN BATHROOMS
TWO POWDER ROOMS

INTERIOR
6,534 SQ. FT. / 607 SQ. M

EXTERIOR
4,977 SQ. FT. / 462 SQ. M

TOTAL
11,511 SQ. FT. / 1,069 SQ. M



THE RITZ-CARLTON RESIDENCES, SOUTH BEACH ARE NOT OWNED, DEVELOPED OR SOLD BY THE RITZ-CARLTON HOTEL COMPANY, L.L.C. OR ITS AFFILIATES "THE RITZ-CARLTON". SOME SKY DEVELOPMENT, L.L.C. HAS THE RITZ-CARLTON MARKS UNDER LICENSE FROM THE RITZ-CARLTON, WHO HAS NOT CONFIRMED THE ACCURACY OF ANY OF THE STATEMENTS OR REPRESENTATIONS MADE HEREIN. STATIONED INTERIOR SQUARE FOOTAGE IS MEASURED TO THE EXTERIOR FACE OF EXTERIOR WALLS AND TO THE CENTERLINE OF INTERIOR DIVIDING WALLS OR TO THE EXTERIOR FACE OF WALLS ADJOINING CORRIDORS OR OTHER COMMON ELEMENTS OR SHARED FACILITIES WITH OUT EXCLUDING AREAS THAT MAY BE OCCUPIED BY COLUMNS OR OTHER STRUCTURAL COMPONENTS. THE NET FLOOR MEASUREMENT VARIATION FROM A CIRCULAR WALL TO A RECTANGULAR WALL IS BASED ON THE CENTERLINE OF THE UNIT SET FORTH IN THE DECLARATION AND THE CENTERLINE OF THE UNIT SET FORTH IN THE DECLARATION. THE AREA OF THE UNIT SET FORTH IN THE DECLARATION IS APPROXIMATE AND MAY VARY WITH ACTUAL CONSTRUCTION. NOTE THAT MEASUREMENTS OF ROOMS SET FORTH ON THE FLOOR PLAN ARE GENERALLY TAKEN AT THE GREATEST POINTS OF EACH GIVEN ROOM. AS THE ROOMS ARE A RECTANGULAR WALLS WITHOUT REGARD FOR ANY CURVED WALLS OR OTHER FEATURES. THE AREA OF THE ACTUAL ROOM WALLS IS TYPICALLY SMALLER THAN THE PRODUCT OBTAINED BY ALL THE STATED LENGTH TIMES WIDTH. ALL FLOOR PLANS AND DEVELOPMENT PLANS ARE SUBJECT TO CHANGE. THE DEVELOPER EXPRESSLY RESERVES THE RIGHT TO MAKE MODIFICATIONS, REVISIONS, AND CHANGES TO THESE DESIGNS IN ITS SOLE AND ABSOLUTE DISCRETION. ALL DEPICTIONS OF FURNISHINGS, APPLIANCES, BUILT-IN, COUNTERS, SINKS, FLOORS, CEILING LIGHTING, LANDSCAPING AND OTHER MATTERS OF DETAIL, INCLUDING, WITHOUT LIMITATION, ITEMS OF FINISH AND DECORATION, ARE CONCEPTUAL ONLY AND ARE NOT NECESSARILY INCLUDED IN EACH UNIT. CONSULT YOUR PROSPECTUS AND PURCHASE AGREEMENT.