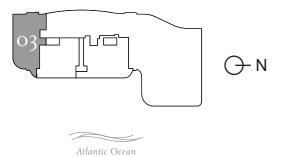
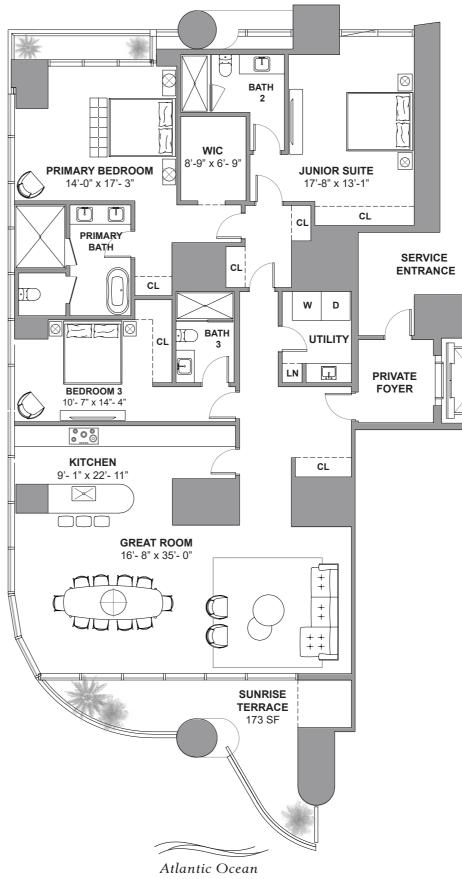


Residence 603

South Tower / Level 6

3 BEDROOMS 3 BATHROOMS 2,654 SF / 246.5 SM INTERIOR 207 SF / 19.2 SM EXTERIOR 2,861 SF / 265.7 SM TOTAL





The St. Regis Residences, Sunny Isles Beach are not owned, developed or sold by Marriott International, Inc. or its affiliates ("MI"). La Playa Beach Associates, LLC, which has the right to use the trademark names and logos of Fortune International, Inc. or its affiliates ("MI"). La Playa Beach Associates, LLC, which has not confirmed the accuracy of any of the statements or representations made herein. This project is being developed by La Playa Beach Associates, LLC, which has the right to use the trademark names and logos of Fortune International, Inc. or its affiliates ("MI"). La Playa Beach Associates, LLC, which has the right to use the trademark names and logos of Fortune International Group and Chateau Group. ORAL REPRESENTATIONS CANNOT BE RELIED UPON AS CORRECTLY STATING THE REPRESENTATIONS OF THE DEVELOPER. FOR CORRECT TO THIS BROCHURE AND TO THE DOCUMENTS REQUIRED BY A DEVELOPER. TO A BUYER ON LOSS. FLORIDA STATUTES, TO BE FURNISHED BY A DEVELOPER TO A BUYER on the origin of any jurisdiction where prohibited by law, and your eligibility for purchase will depend upon your religibility of the exterior walls and the centerline of interior demising walls 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). For your reference, the area of the unit boundaries, if the room were a perfect rectangle), without regard for any variate and may vary with actual construction, and all floor plans are development plans are subject to change. Furniture is not included with the sale of the Unit. Accordingly, the area of the actual room will typically be smaller than the product obtained by multiplying the stated length interes width. All dimensions are approxim



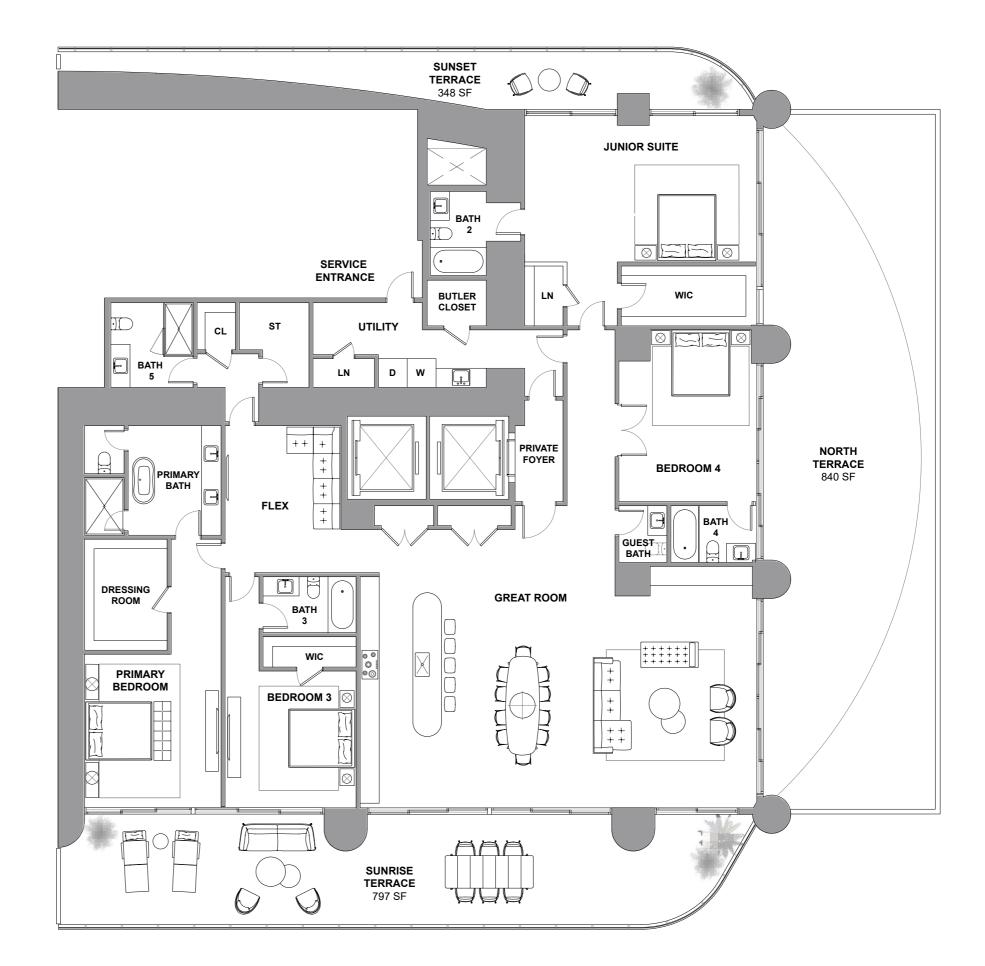


Residence 701

South Tower / Level 7

4 BEDROOMS + FLEX 5.5 BATHROOMS 4,482 SF / 416.4 SM INTERIOR 1,985 SF / 184.4 SM EXTERIOR 6,467 SF / 600.8 SM TOTAL







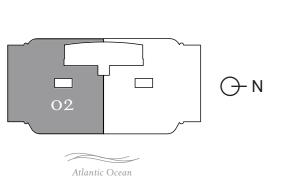
The St. Regis Residences, Sunny Isles Beach are not owned, developed or sold by Marriott International, Inc. or its affiliates ("MI"). La Playa Beach Associates, LLC uses the St. Regis marks under a license from MI, which has not confirmed the accuracy of any of the statements or representations made herein. This project is being developed by La Playa Beach Associates, LLC, which has the right to use the trademark names and logos of Fortune International, Inc. or its affiliates ("MI"). La Playa Beach Associates, LLC uses the St. Regis marks under a license from MI, which has not confirmed the accuracy of any of the statements or representations made herein. This project is being developed by La Playa Beach Associates, LLC, which has the right to use the trademark names and logos of Fortune International Group and Chateau Group. CRAL REPRESENTATIONS CANNOT BE RELIED UPON AS CORRECTLY STATING THE REPRESENTATIONS, MAKE REFERENCE TO THIS BROCHURE AND TO THE DOCUMENTS REQUIRED BY A DEVELOPER. FOR CORRECT Networ evals and the centerine of interior developed by land, 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 eventor walls and the centerine of interior demissing walls and in fact vary from the dimensions that would be determined in accordance with those defined unit boundaries, is 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 vary with actual construction, and all floor plans are development plans are subject to change. Furniture for the Unit. All dimensions are approximate and may vary with actual construction, and all floor plans are development plans are subject to change. Furniture is not included with the sale of the Unit.

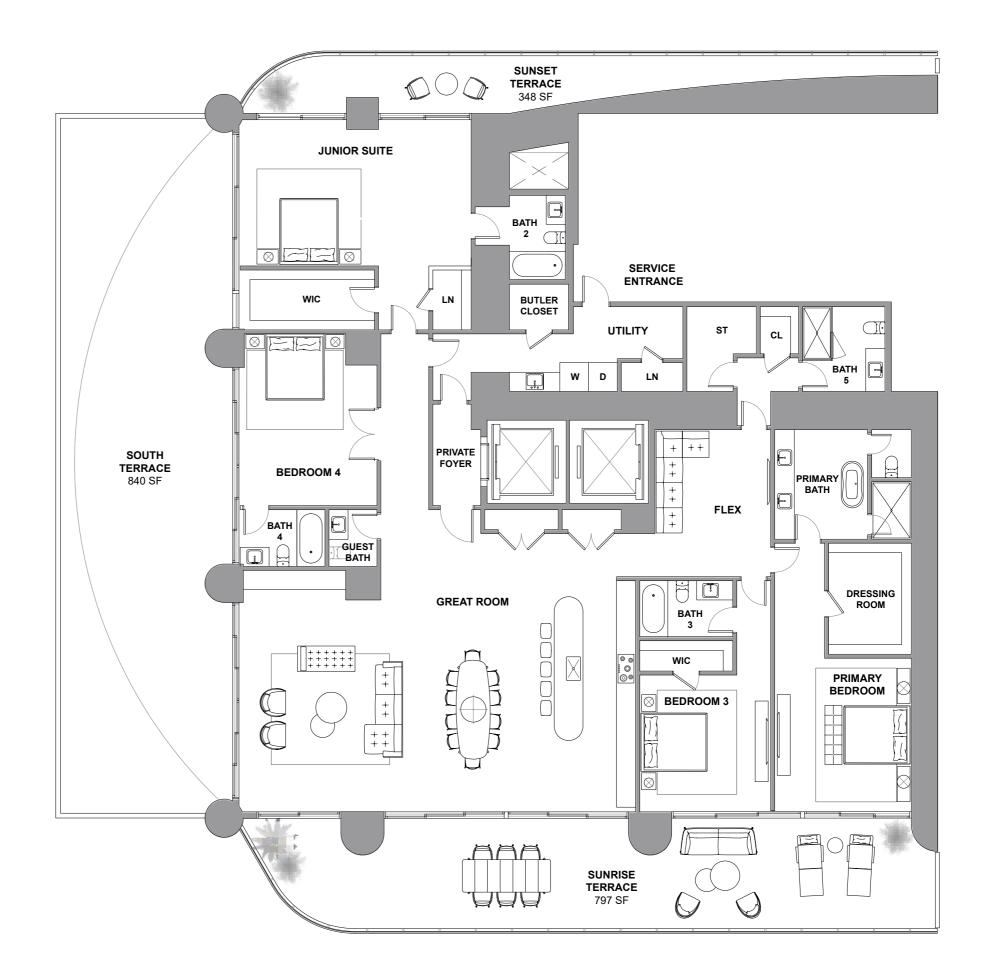


Residence 702

South Tower / Level 7

4 BEDROOMS + FLEX 5.5 BATHROOMS 4,482 SF / 416.4 SM INTERIOR 1,985 SF / 184.4 SM EXTERIOR 6,467 SF / 600.8 SM TOTAL







The St. Regis Residences, Sunny Isles Beach are not owned, developed or sold by Marriott International, Inc. or its affiliates ("MI"). La Playa Beach Associates, LLC, which has the right to use the trademark names and logos of Fortune International, Inc. or its affiliates ("MI"). La Playa Beach Associates, LLC uses the St. Regis marks under a license from MI, which has not confirmed the accuracy of any of the statements or representations made herein. This project is being developed by La Playa Beach Associates, LLC, which has the right to use the trademark names and logos of Fortune International Group and Chateau Group. ORAL REPRESENTATIONS CANNOT BE RELIED UPON AS CORRECTLY STATING THE REPRESENTATIONS, MAKE REFERENCE TO THIS BROCHURE AND TO THE DOCUMENTS REQUIRED BY SECTION 718.503, FLORIDA STATUTES, TO BE FURNISHED BY A DEVELOPER. TO R BE FURNISHED BY A DEVELOPER TO A BUYER OR LESSEE. This not intended to be an offer to sell, or solicitation to buy, condominium units to residents. State dimensions are measured to the exterior walls and the centerline of interior demising walls 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 statude and excludes interior statude and excludes interior statude and excludes interior set of the actual components). For your reference, the area of the actual comm will typically be smaller than 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 Unit, set of the Unit. All dimensions are approximate and may vary with actual construction, and all floor plans are approximate and may vary with actual construction, and all floor plans are approximate and may vary with actual construction. All dimensiones are approximate and may vary with actual construction.

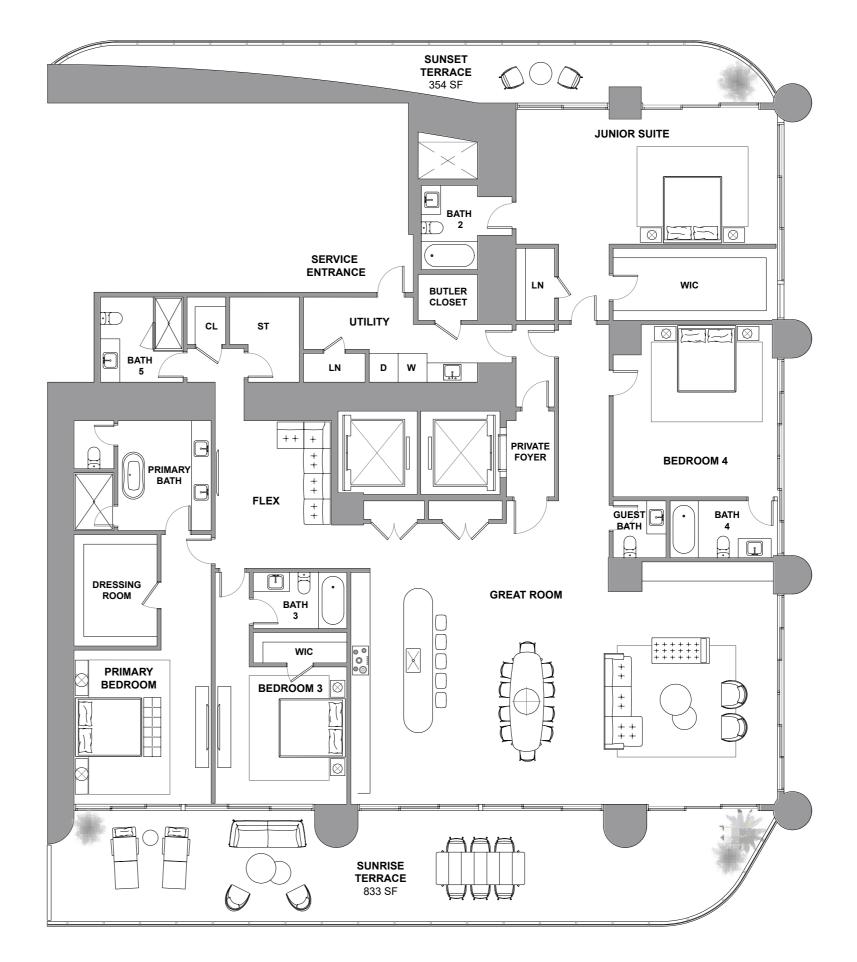


Residence 801

South Tower / Level 8

4 BEDROOMS + FLEX 5.5 BATHROOMS 4,703 SF / 436.9 SM INTERIOR 1,187 SF / 110.3 SM EXTERIOR 5,890 SF / 547.2 SM TOTAL







The St. Regis Residences, Sunny Isles Beach are not owned, developed or sold by Marriott International, Inc. or its affiliates ("MI"). La Playa Beach Associates, LLC uses the St. Regis marks under a license from MI, which has not confirmed the accuracy of any of the statements or representations made herein. This project is being developed by La Playa Beach Associates, LLC, which has the right to use the trademark names and logos of Fortune International, Inc. or its affiliates ("MI"). La Playa Beach Associates, LLC uses the St. Regis marks under a license from MI, which has not confirmed the accuracy of any of the statements or representations made herein. This project is being developed by La Playa Beach Associates, LLC, which has the right to use the trademark names and logos of Fortune International Group and Chateau Group. CRAL REPRESENTATIONS CANNOT BE RELIED UPON AS CORRECTLY STATING THE REPRESENTATIONS, MAKE REFERENCE TO THIS BROCHURE AND TO THE DOCUMENTS REQUIRED BY A DEVELOPER. FOR CORRECT Networ evals and the centerine of interior developed by land, 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 eventor walls and the centerine of interior demissing walls and in fact vary from the dimensions that would be determined in accordance with those defined unit boundaries, is 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 vary with actual construction, and all floor plans are development plans are subject to change. Furniture for the Unit. All dimensions are approximate and may vary with actual construction, and all floor plans are development plans are subject to change. Furniture is not included with the sale of the Unit.

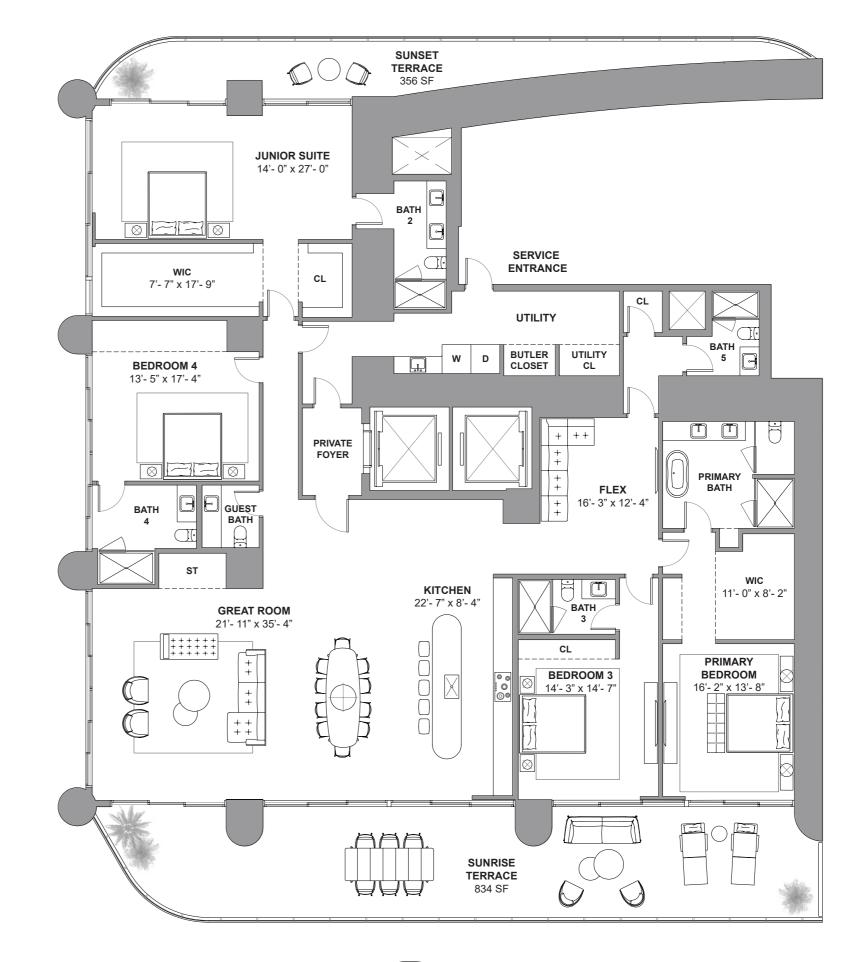


Residence 802

South Tower / Level 8

4 BEDROOMS + FLEX 5.5 BATHROOMS 4,696 SF / 436.3 SM INTERIOR 1,190 SF / 110.5 SM EXTERIOR 5,886 SF / 546.8 SM TOTAL







The St. Regis Residences, Sunny Isles Beach are not owned, developed or sold by Marriott International, Inc. or its affiliates ("MI"). La Playa Beach Associates, LLC uses the St. Regis marks under a license from MI, which has not confirmed the accuracy of any of the statements or representations made herein. This project is being developed by La Playa Beach Associates, LLC, which has the right to use the trademark names and logos of Fortune International Group and Chateau Group. CRAL REPRESENTATIONS CANNOT BE RELIED UPON AS CORRECTLY STATING THE REPRESENTATIONS, MAKE REFERENCE TO THIS BROCHURE AND TO THE DOCUMENTS REQUIRED BY SECTION 718.503, FLORIDA STATUTES, TO BE FURNISHED BY A DEVELOPER. FOR CORRECT residency. State dimensions are measured to the exterior walls and in fact vary from the dimensions are measured to the exterior walls 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 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. All dimensions are approximate and may vary with actual construction, and all floor plans 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 units product to bundaries. Furnitive is not included with the sale of the Units.

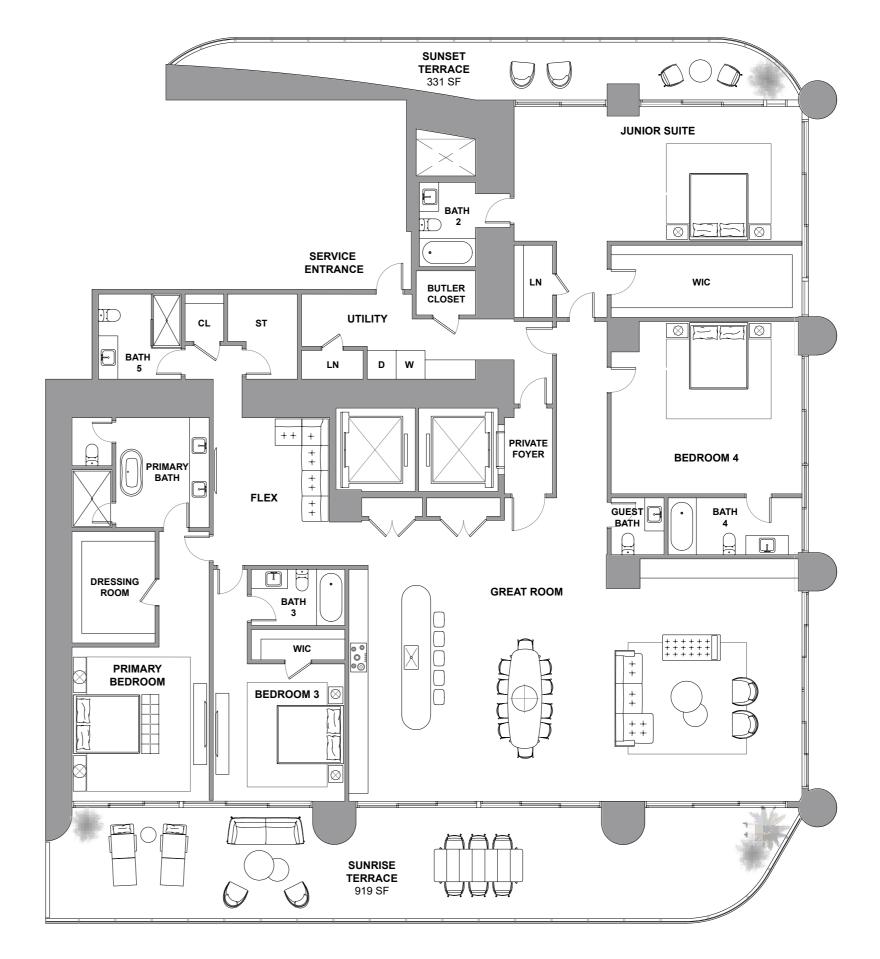


Residence 901

South Tower / Level 9

4 BEDROOMS + FLEX 5.5 BATHROOMS 4,910 SF / 456.2 SM INTERIOR 1,251 SF / 116.2 SM EXTERIOR 6,161 SF / 572.4 SM TOTAL







The St. Regis Residences, Sunny Isles Beach are not owned, developed or sold by Marriott International, Inc. or its affiliates ("MI"). La Playa Beach Associates, LLC uses the St. Regis marks under a license from MI, which has not confirmed the accuracy of any of the statements or representations made herein. This project is being developed by La Playa Beach Associates, LLC, which has the right to use the trademark names and logos of Fortune International, Inc. or its affiliates ("MI"). La Playa Beach Associates, LLC uses the St. Regis marks under a license from MI, which has not confirmed the accuracy of any of the statements or representations made herein. This project is being developed by La Playa Beach Associates, LLC, which has the right to use the trademark names and logos of Fortune International Group and Chateau Group. CRAL REPRESENTATIONS CANNOT BE RELIED UPON AS CORRECTLY STATING THE REPRESENTATIONS, MAKE REFERENCE TO THIS BROCHURE AND TO THE DOCUMENTS REQUIRED BY A DEVELOPER. FOR CORRECT Networ evals and the centerine of interior developed by land, 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 eventor walls and the centerine of interior demissing walls and in fact vary from the dimensions that would be determined in accordance with those defined unit boundaries, is 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 vary with actual construction, and all floor plans are development plans are subject to change. Furniture for the Unit. All dimensions are approximate and may vary with actual construction, and all floor plans are development plans are subject to change. Furniture is not included with the sale of the Unit.

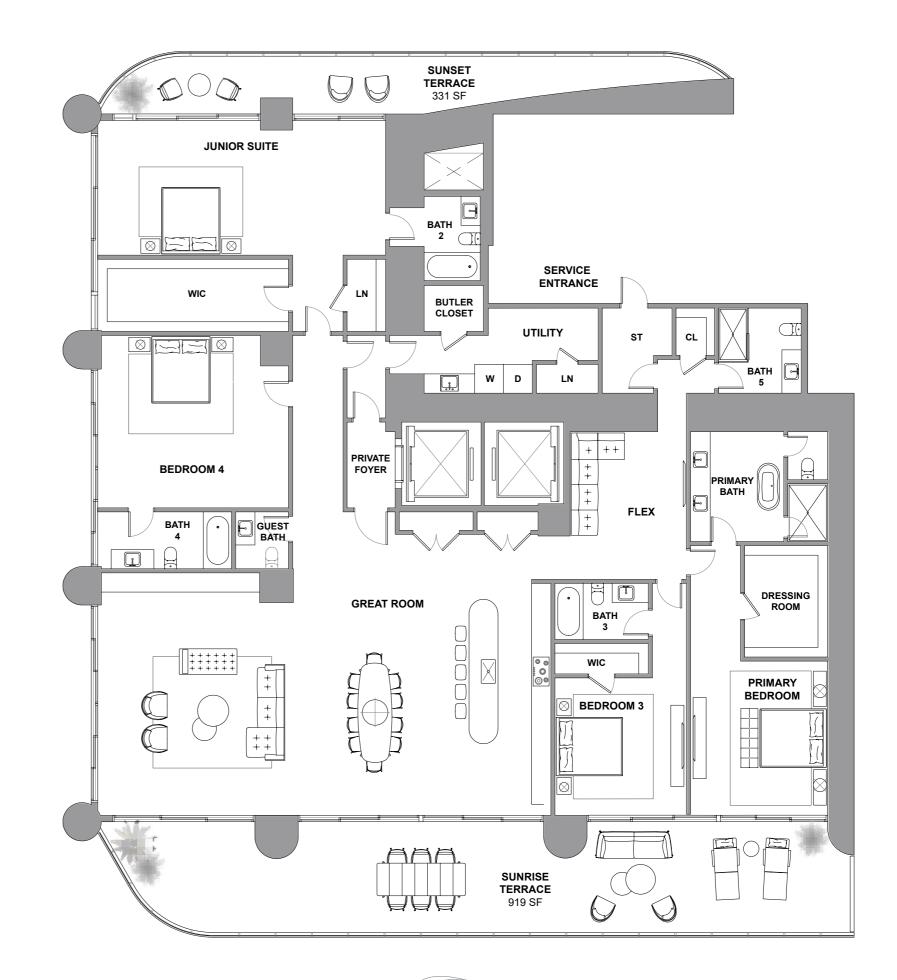


Residence 902

South Tower / Level 9

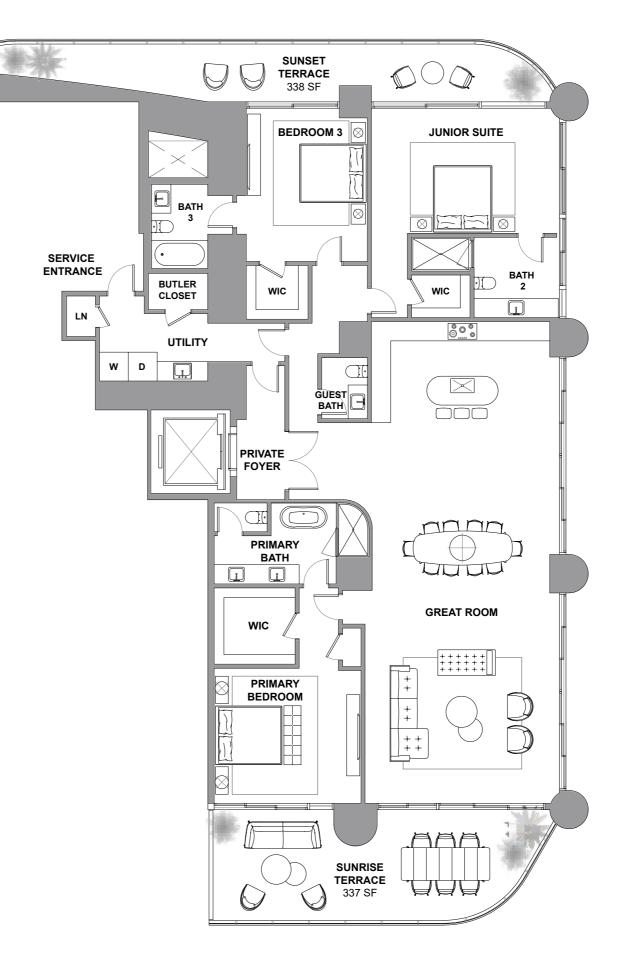
4 BEDROOMS + FLEX 5.5 BATHROOMS 4,910 SF / 436.9 SM INTERIOR 1,250 SF / 110.3 SM EXTERIOR 6,160 SF / 547.2 SM TOTAL





Atlantic Ocean







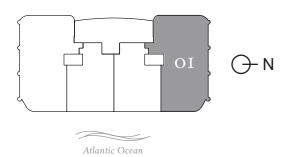
The St. Regis Residences, Sunny Isles Beach are not owned, developed or sold by Marriott International, Inc. or its affiliates ("MI"). La Playa Beach Associates, LLC uses the St. Regis marks under a license from MI, which has not confirmed the accuracy of any of the statements or representations made herein. This project is being developed by La Playa Beach Associates, LLC, which has the right to use the trademark names and logos of Fortune International Group and Chateau Group. 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 STATUES, TO BE FURNISHED BY A DEVELOPER TO A BUYER OR LESSEE. This is not intended to be an offer to sell, or solicitation to buy, condominium units to residents of any jurisdiction where prohibited by law, and your eligibility for purchase will depend upon your state of residency. State dimensions are measured to the exterior walls 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). For your reference, the area of the Unit, determined in accordance with those defined unit boundaries, is set forth on Exhibit "3" to the Declaration. Note that me obtained by multiplying the stated length times width. All dimensions are approximate and may vary with actual construction, and all floor plans and development plans are subject to change. Furniture is not included with the sale of the Units. urements 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

Residence 1001

South Tower / Level 10

3 BEDROOMS

3.5 BATHROOMS 2,972 SF / 276.1 SM INTERIOR 715 SF / 66.4 SM EXTERIOR 3,687 SF / 342.5 SM TOTAL

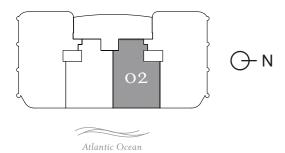


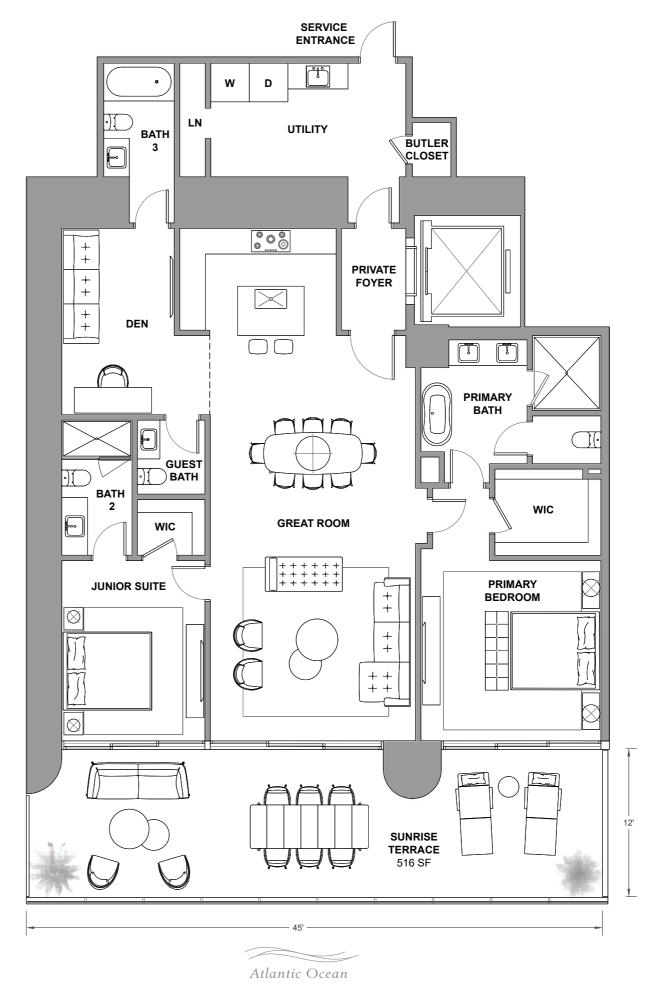


Residence 1002

South Tower / Level 10

2 BEDROOMS + DEN 3.5 BATHROOMS 2,109 SF / 196 SM INTERIOR 516 SF / 47.9 SM EXTERIOR 2,625 SF / 243.9 SM TOTAL





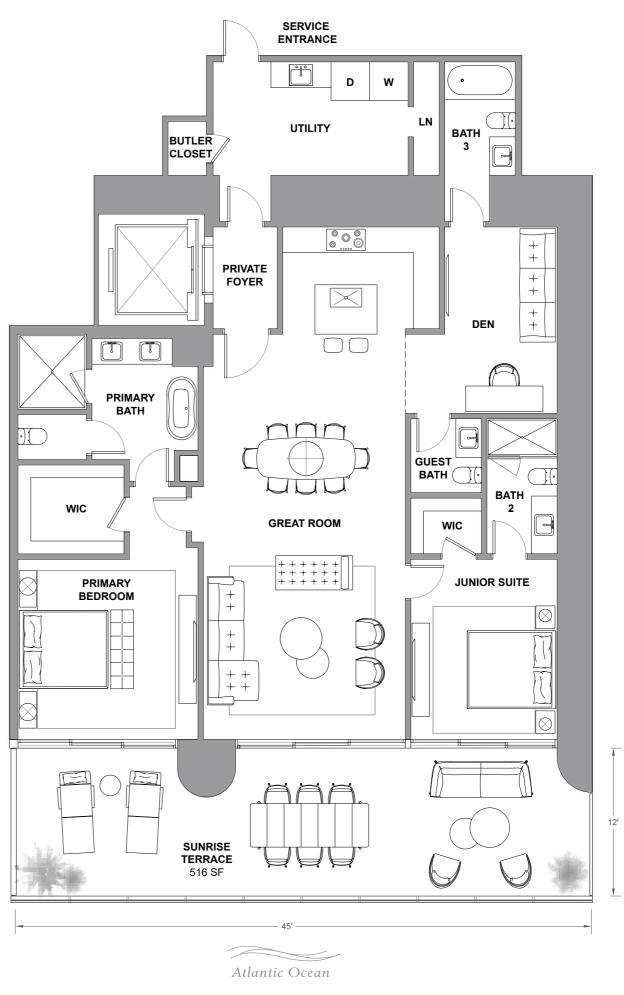


Residence 1003

South Tower / Level 10

2 BEDROOMS + DEN 3.5 BATHROOMS 2,109 SF / 196 SM INTERIOR 516 SF / 47.9 SM EXTERIOR 2,625 SF / 243.9 SM TOTAL





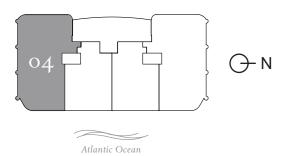


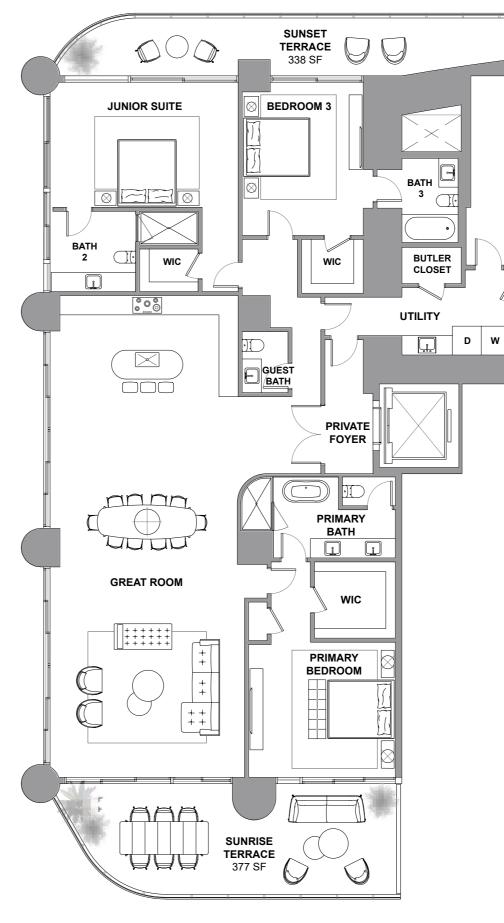
Residence 1004

South Tower / Level 10

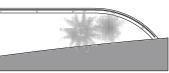
3 BEDROOMS

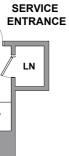
3.5 BATHROOMS 2,972 SF / 276.1 SM INTERIOR 715 SF / 66.4 SM EXTERIOR 3,687 SF / 342.5 SM TOTAL





Atlantic Ocean





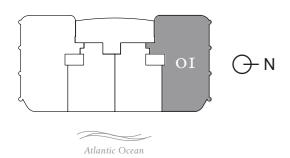


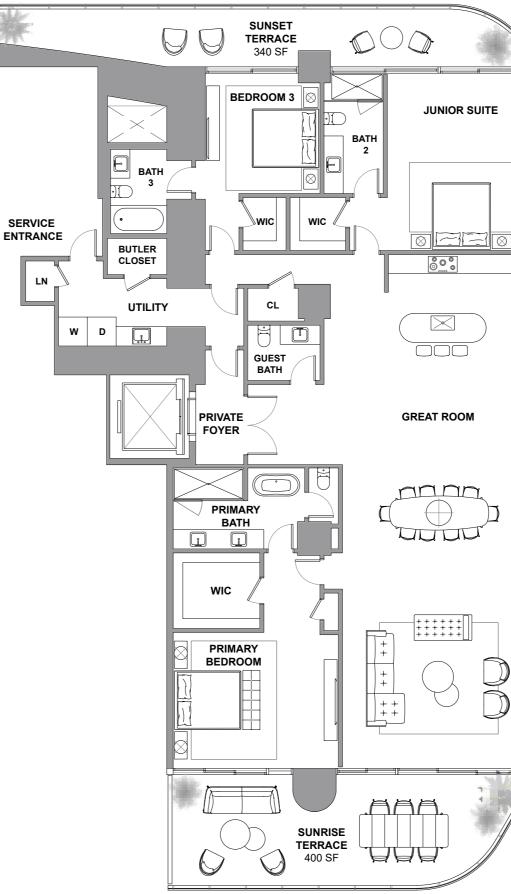
Residence 1101

South Tower / Level 11

3 BEDROOMS

3.5 BATHROOMS 3.113 SF / 289.2 SM INTERIOR 740 SF / 68.7 SM EXTERIOR 3.853 SF / 357.9 SM TOTAL







The St. Regis Residences, Sunny Isles Beach are not owned, developed or sold by Marriot International, Inc. or its affiliates ("MI"). La Playa Beach Associates, LLC uses the St. Regis marks under a license from MI, which has not confirmed the accuracy of any of the statements or representations made herein. This project is being developed by La Playa Beach Associates, LLC, which has the right to use the trademark names and logos of Fortune International, Inc. or its affiliates ("MI"). La Playa Beach Associates, LLC uses the St. Regis marks under a license from MI, which has not confirmed the accuracy of any of the statements or representations made herein. This project is being developed by La Playa Beach Associates, LLC, which has the right to use the trademark names and logos of Fortune International Group and Chateau Group. 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 A DEVELOPER. TO A BUYER OR LOSSE.
This not intended to be an offer to sell, or solicitation to buy, condominium units to residency. State of residency and upon your state of residency. State of residency and upon your state of residency and the centerline of interior demissing walls 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 prevince defined on the upon your state of residency. 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 Unit, the sale of the Unit. All dimensions are approximate on may vary with actual construction, and all floor plans are approximate on may vary w



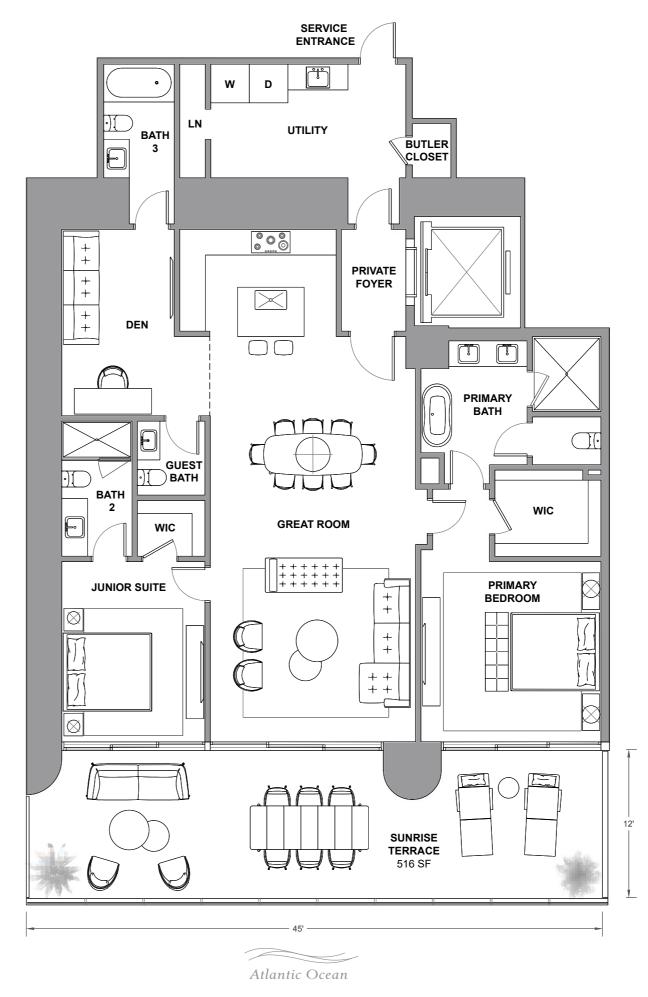


Residence 1102

South Tower / Level 11

2 BEDROOMS + DEN 3.5 BATHROOMS 2,109 SF / 196 SM INTERIOR 516 SF / 47.9 SM EXTERIOR 2,625 SF / 243.9 SM TOTAL





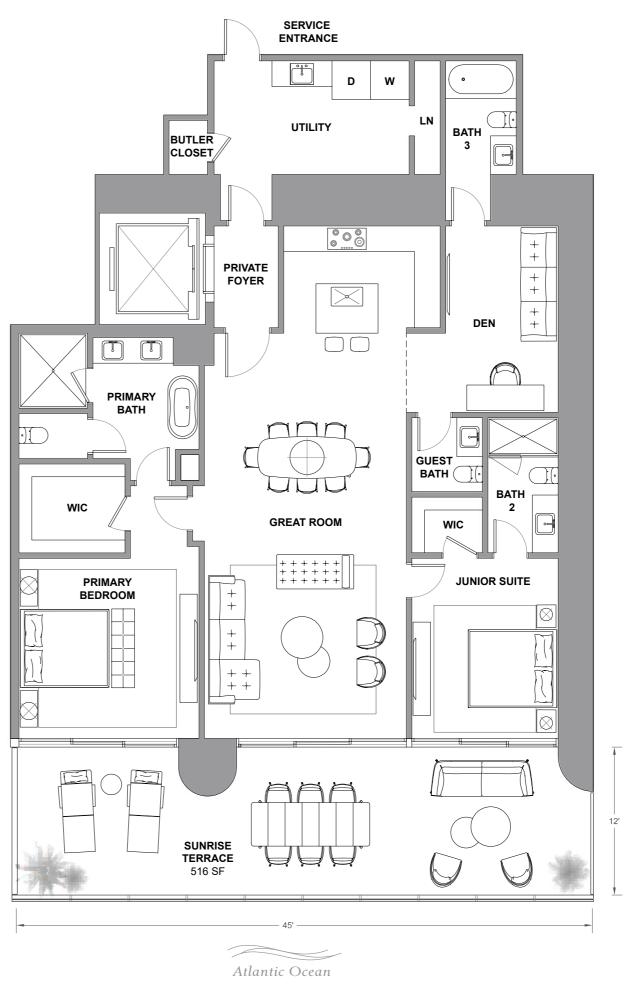


Residence 1103

South Tower / Level 11

2 BEDROOMS + DEN 3.5 BATHROOMS 2,109 SF / 196 SM INTERIOR 516 SF / 47.9 SM EXTERIOR 2,625 SF / 243.9 SM TOTAL





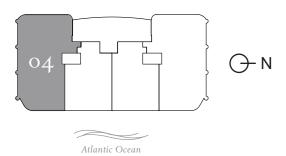


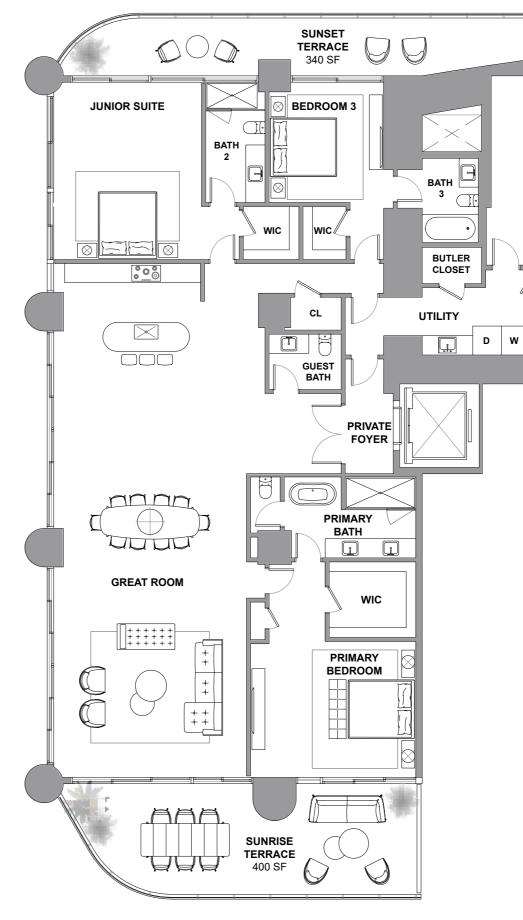
Residence 1104

South Tower / Level 11

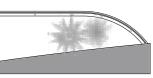
3 BEDROOMS

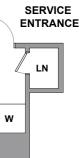
3.5 BATHROOMS 3.113 SF / 289.2 SM INTERIOR 740 SF / 68.7 SM EXTERIOR 3.853 SF / 357.9 SM TOTAL





Atlantic Ocean



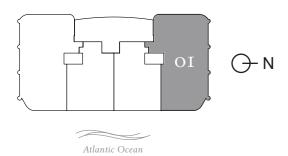


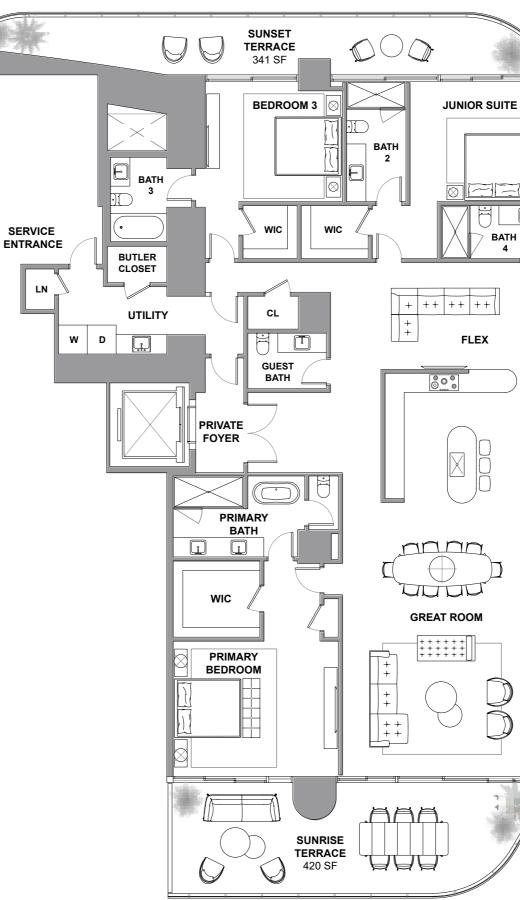


Residence 1201

South Tower / Level 12

3 BEDROOMS + FLEX 4.5 BATHROOMS 3.238 SF / 300.8 SM INTERIOR 761 SF / 70.7 SM EXTERIOR 3.999 SF / 371.5 SM TOTAL







The St. Regis Residences, Sunny Isles Beach are not owned, developed or sold by Marriot International, Inc. or its affiliates ("MI"). La Playa Beach Associates, LLC uses the St. Regis marks under a license from MI, which has not confirmed the accuracy of any of the statements or representations made herein. This project is being developed by La Playa Beach Associates, LLC, which has the right to use the trademark names and logos of Fortune International, Inc. or its affiliates ("MI"). La Playa Beach Associates, LLC uses the St. Regis marks under a license from MI, which has not confirmed the accuracy of any of the statements or representations made herein. This project is being developed by La Playa Beach Associates, LLC, which has the right to use the trademark names and logos of Fortune International Group and Chateau Group. 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 A DEVELOPER. TO A BUYER OR LOSSE.
This not intended to be an offer to sell, or solicitation to buy, condominium units to residency. Stated dimensions are measured to the exterior walls and the centerline of interior denising walls 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). For your reference, the area of the outlet will boundaries, if onto missing walls and in fact vary from the dimensions 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 Unit, set or the unit development plans are approximate and may vary with actual construction, and all floor plans are approximate the use of the Unit. All dimensiones are approximate and may va

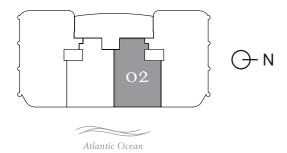


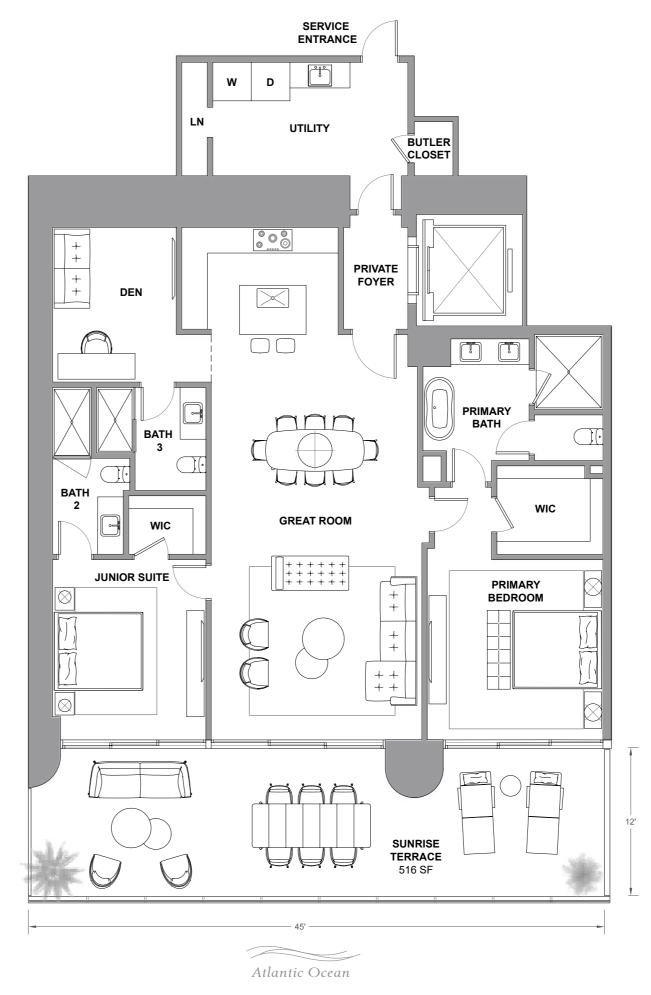


Residence 1202

South Tower / Level 12

2 BEDROOMS + DEN 3 BATHROOMS 2,045 SF / 190 SM INTERIOR 516 SF / 47.9 SM EXTERIOR 2,561 SF / 237.9 SM TOTAL



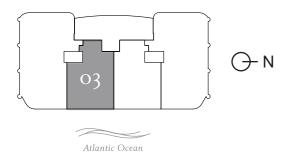


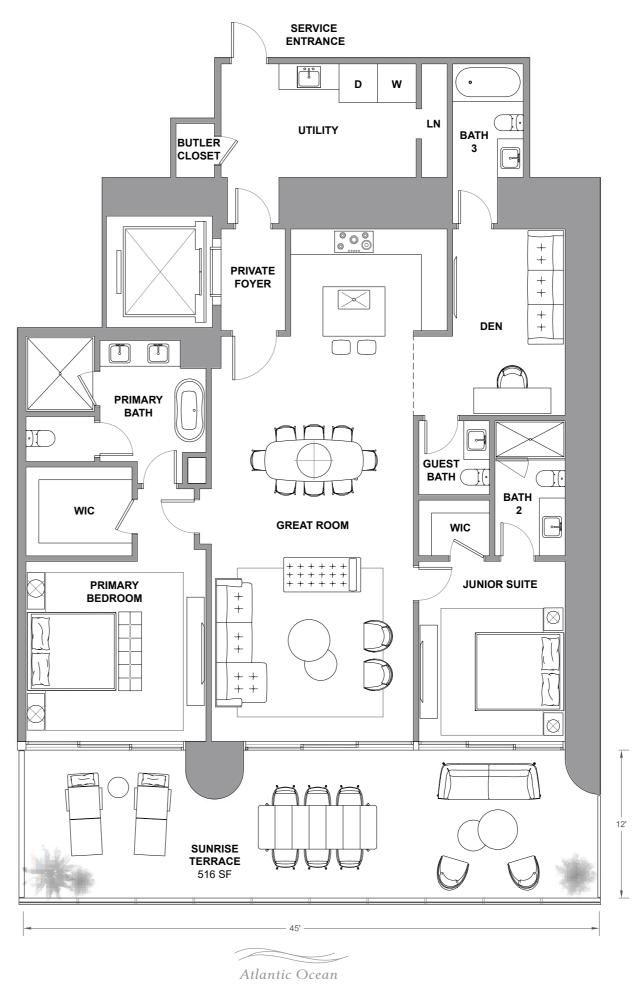


Residence 1203

South Tower / Level 12

2 BEDROOMS + DEN 3.5 BATHROOMS 2,109 SF / 196 SM INTERIOR 516 SF / 47.9 SM EXTERIOR 2,625 SF / 243.9 SM TOTAL





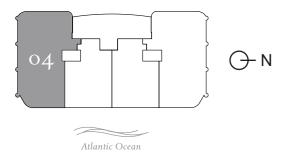
The St. Regis Residences, Sunny Isles Beach are not owned, developed or sold by Marriott International, Inc. or its affiliates ("MI"). La Playa Beach Associates, LLC uses the St. Regis marks under a license from MI, which has not confirmed the accuracy of any of the statements or representations made herein. This project is being developed by La Playa Beach Associates, LLC, which has the right to use the trademark names and logos of Fortune International, Inc. or its affiliates ("MI"). La Playa Beach Associates, LLC uses the St. Regis marks under a license from MI, which has not confirmed the accuracy of any of the statements or representations made herein. This project is being developed by La Playa Beach Associates, LLC, which has the right to use the trademark names and logos of Fortune International Group and Chateau Group. CRAL REPRESENTATIONS CANNOT BE RELIED UPON AS CORRECTLY STATING THE REPRESENTATIONS, MAKE REFERENCE TO THIS BROCHURE AND TO THE DOCUMENTS REQUIRED BY A DEVELOPER. FOR CORRECT Networ evals and the centerine of interior developed by land, 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 eventor walls and the centerine of interior demissing walls and in fact vary from the dimensions that would be determined in accordance with those defined unit boundaries, is 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 vary with actual construction, and all floor plans are development plans are subject to change. Furniture for the Unit. All dimensions are approximate and may vary with actual construction, and all floor plans are development plans are subject to change. Furniture is not included with the sale of the Unit.

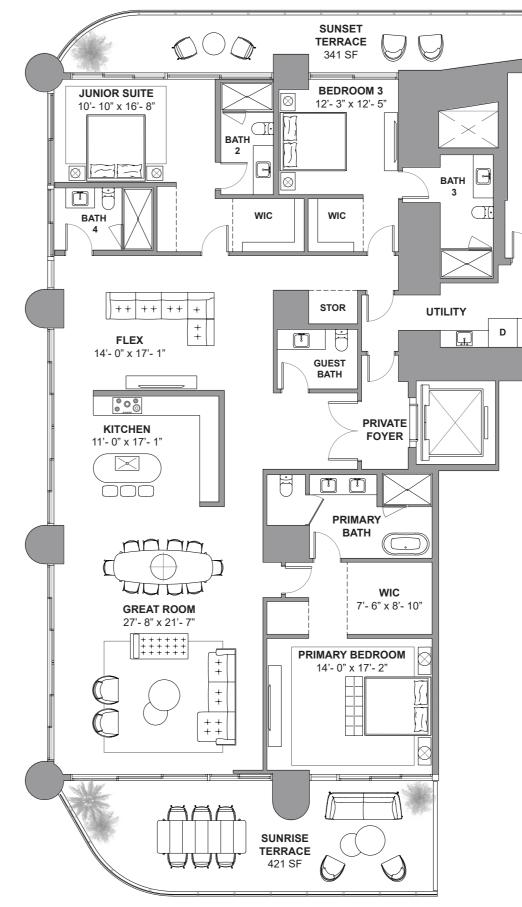


Residence 1204

South Tower / Level 12

3 BEDROOMS + FLEX 4.5 BATHROOMS 3.243 SF / 301.2 SM INTERIOR 762 SF / 70.8 SM EXTERIOR 4.005 SF / 372 SM TOTAL







The St. Regis Residences, Sunny Isles Beach are not owned, developed or sold by Marriott International, Inc. or its affiliates ("MI"). La Playa Beach Associates, LLC, which has the right to use the trademark names and logos of Fortune International, Inc. or its affiliates ("MI"). La Playa Beach Associates, LLC, which has the right to use the trademark names and logos of Fortune International Group and Chateau Group. ORAL REPRESENTATIONS CANNOT BE RELIED UPON AS CORRECTLY STATUNES OF THE DEVELOPER. FOR CORRECT TO THIS BROCHURE AND TO THE DEVELOPER. FOR CORRECT NOT 115 BROCHURE AND TO THE DOCUMENTS REQUIRED BY SECTION 718.503, FLORIDA STATUTES, TO BE FURNISHED BY A DEVELOPER TO A BUYER ON LOSSE. This is not intended to be an offer to sell, or solicitation to buy, condominium units to residency. Stated dimensions are measured to the exterior walls and the centerline of interior demising awalls 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 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 vuristical construction, and all floor plans are development plans are subject to change. Furnitive is not included with the sale of the Unit.

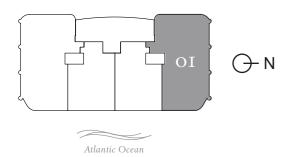


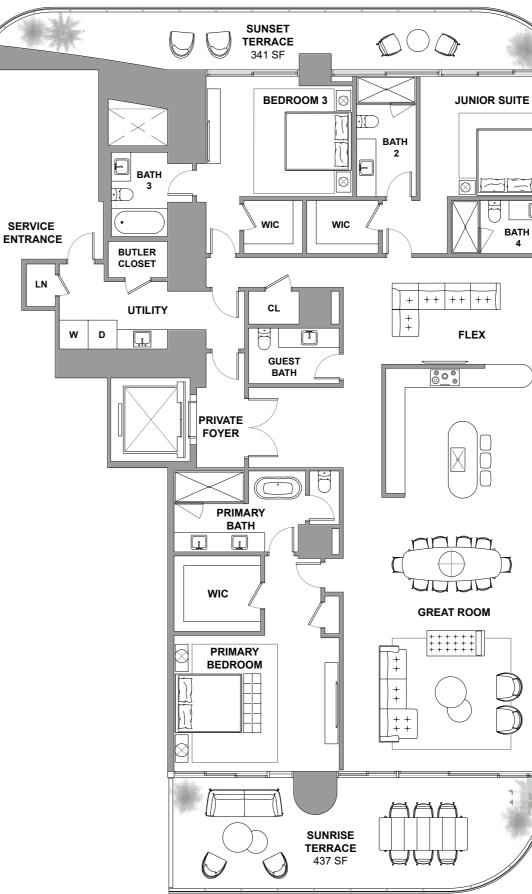


Residence 1401

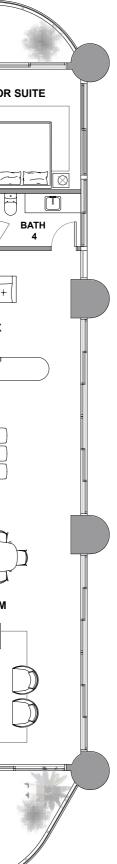
South Tower / Level 14

3 BEDROOMS + FLEX 4.5 BATHROOMS 3,341 SF / 310.4 SM INTERIOR 778 SF / 72.3 SM EXTERIOR 4,119 SF / 382.7 SM TOTAL









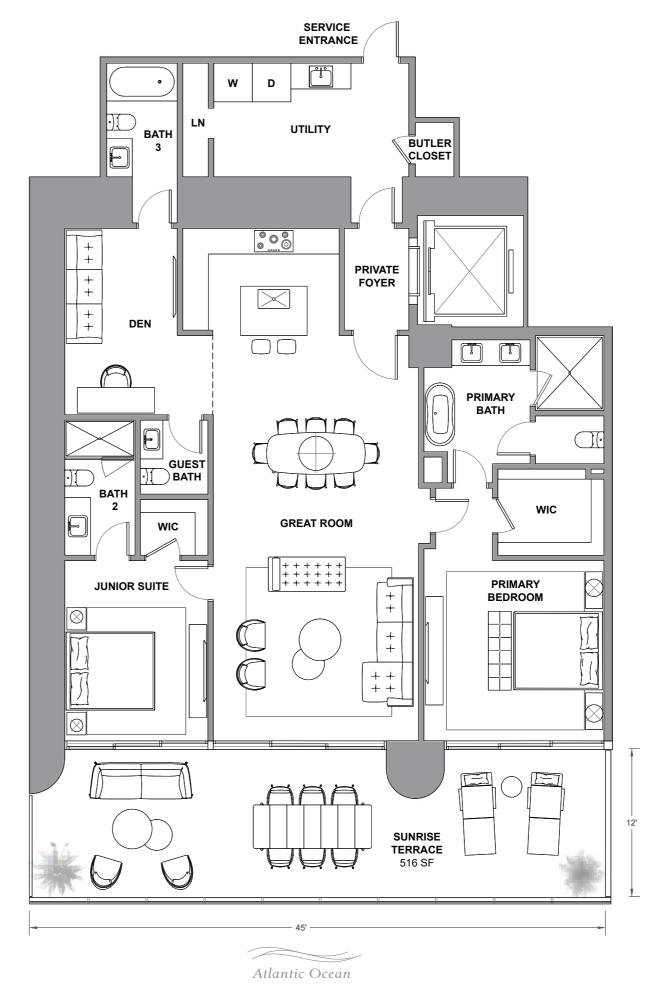


Residence 1402

South Tower / Level 14

2 BEDROOMS + DEN 3.5 BATHROOMS 2,109 SF / 196 SM INTERIOR 516 SF / 47.9 SM EXTERIOR 2,625 SF / 243.9 SM TOTAL



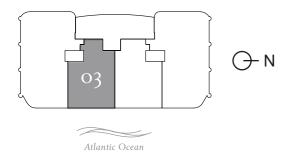


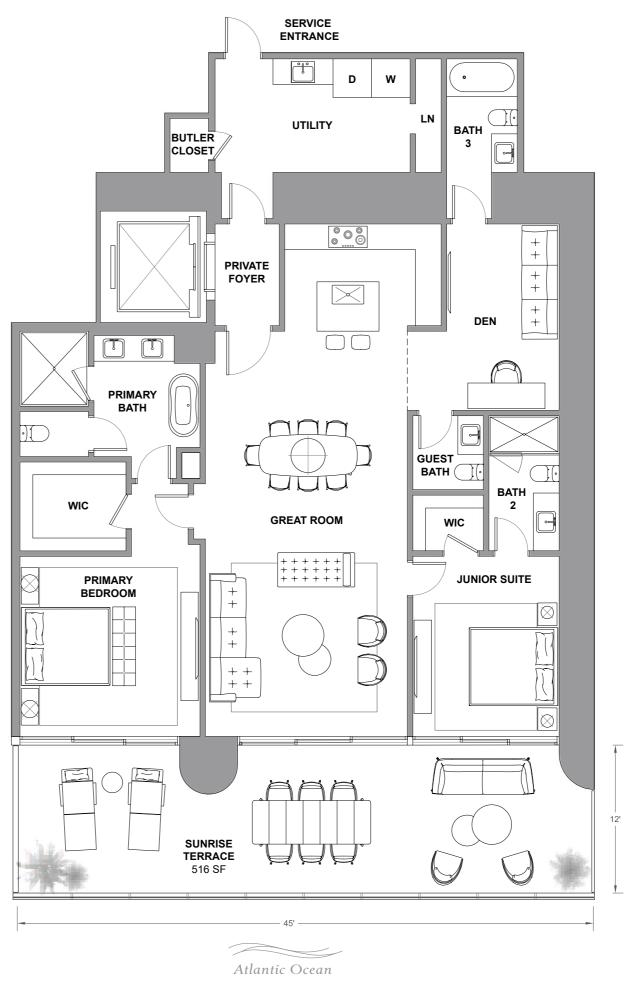


Residence 1403

South Tower / Level 14

2 BEDROOMS + DEN 3.5 BATHROOMS 2,109 SF / 196 SM INTERIOR 516 SF / 47.9 SM EXTERIOR 2,625 SF / 243.9 SM TOTAL





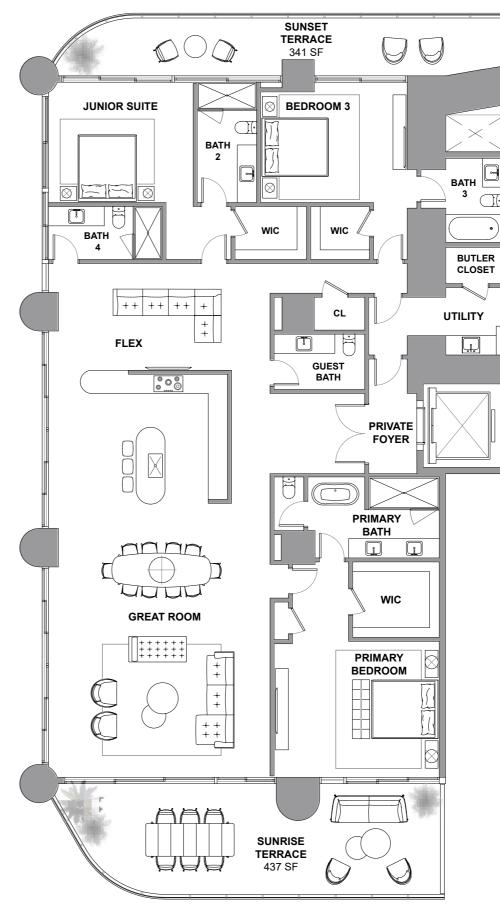


Residence 1404

South Tower / Level 14

3 BEDROOMS + FLEX 4.5 BATHROOMS 3,341 SF / 310.4 SM INTERIOR 778 SF / 72.3 SM EXTERIOR 4,119 SF / 382.7 SM TOTAL





Atlantic Ocean

The St. Regis Residences, Sunny Isles Beach are not owned, developed or sold by Marriott International, Inc. or its affiliates ("MI"). La Playa Beach Associates, LLC which has the right to use the trademark names and logos of Fortune International Group and Chateau Group. 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 STATUES, TO BE FURNISHED BY A DEVELOPER. TO A BUYER OR LESSEE. This is not intended to be an offer to sell, or solicitation to buy, condominium units to residents of any jurisdiction where prohibited by law, and your eligibility for purchase will depend upon your state of residency. Stated dimensions are measured to the exterior walls and the centerline of interior demising walls 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). For your reference, the area of the Unit, determined in accordance with those defined unit boundaries, is set forth on Exhibit "3" to the Declaration. Note that me obtained by multiplying the stated length times width. All dimensions are approximate and may vary with actual construction, and all floor plans and development plans are subject to change. Furniture is not included with the sale of the Units. urements 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

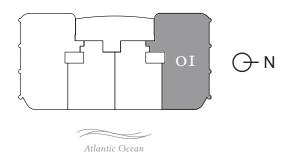


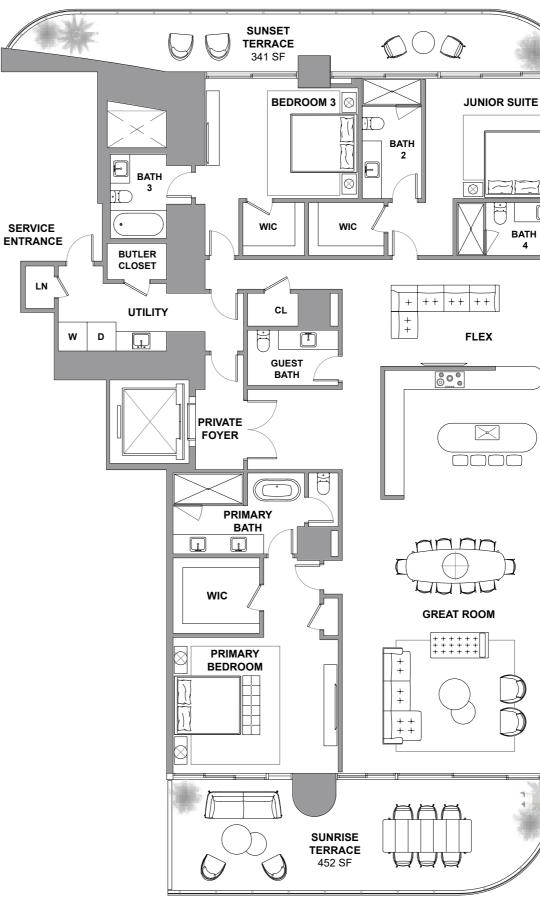


Residence 1501

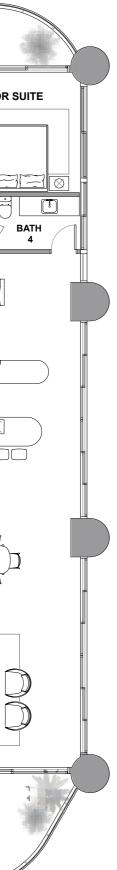
South Tower / Level 15

3 BEDROOMS + FLEX 4.5 BATHROOMS 3,432 SF / 318.8 SM INTERIOR 793 SF / 73.7 SM EXTERIOR 4,225 SF / 392.5 SM TOTAL









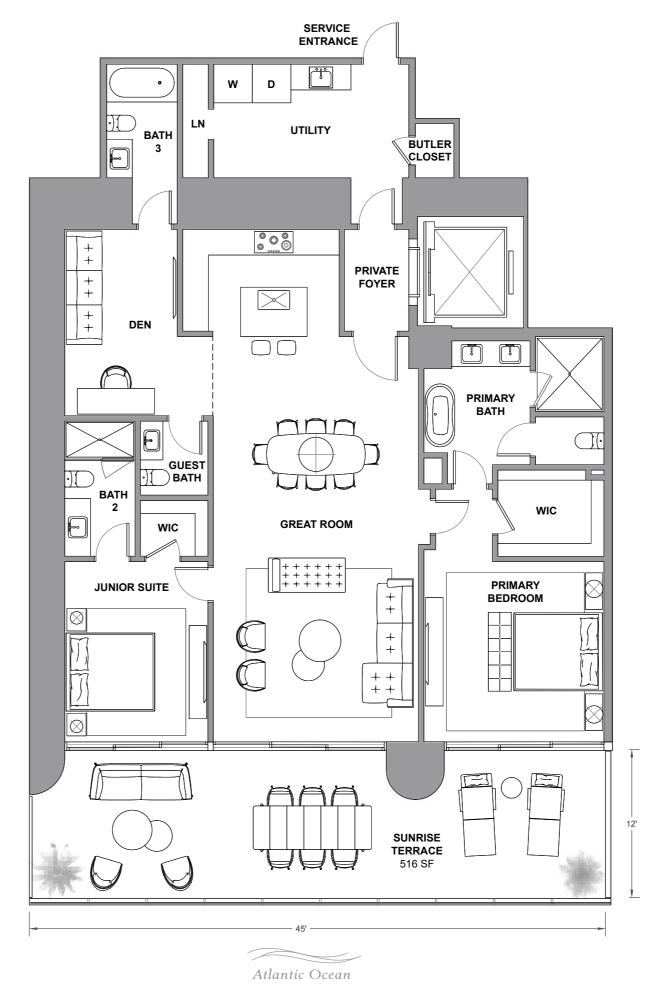


Residence 1502

South Tower / Level 15

2 BEDROOMS + DEN 3.5 BATHROOMS 2,109 SF / 196 SM INTERIOR 516 SF / 47.9 SM EXTERIOR 2,625 SF / 243.9 SM TOTAL



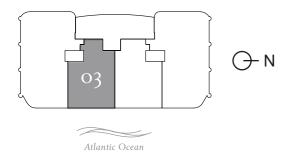


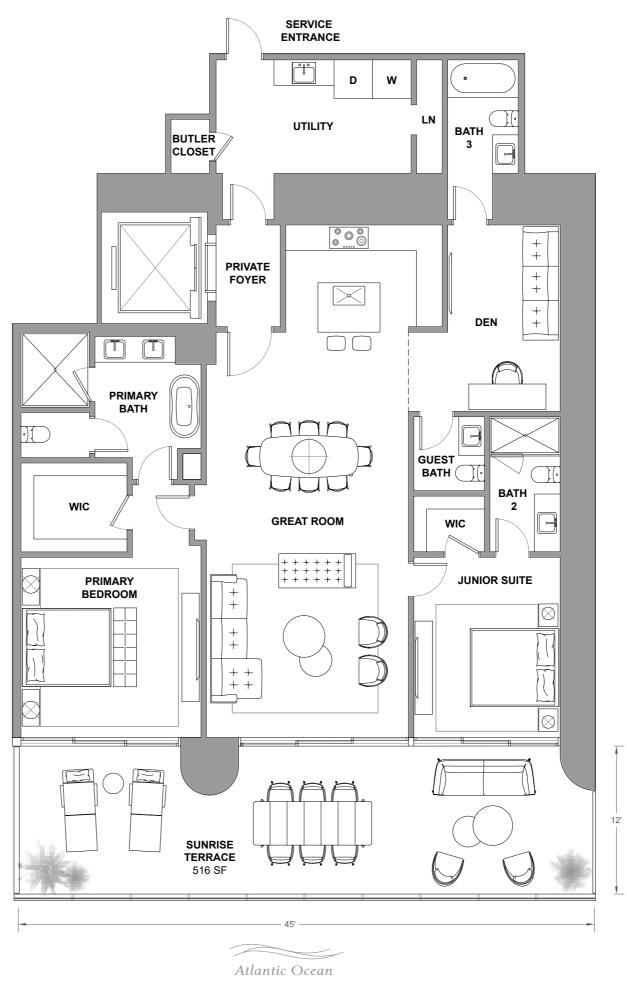


Residence 1503

South Tower / Level 15

2 BEDROOMS + DEN 3.5 BATHROOMS 2,109 SF / 196 SM INTERIOR 516 SF / 47.9 SM EXTERIOR 2,625 SF / 243.9 SM TOTAL



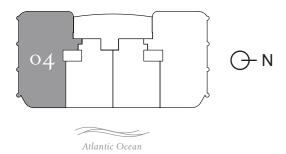


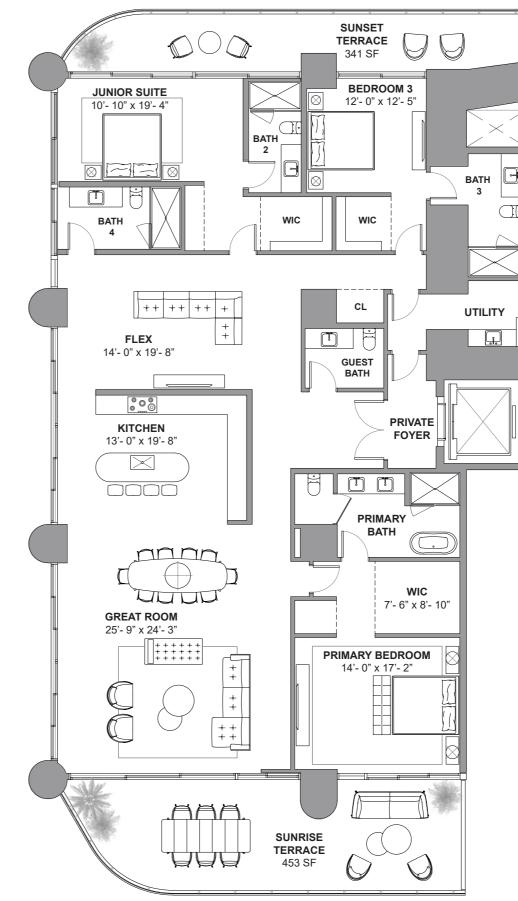


Residence 1504

South Tower / Level 15

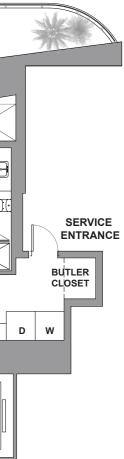
3 BEDROOMS + FLEX 4.5 BATHROOMS 3,436 SF / 319.2 SM INTERIOR 794 SF / 73.7 SM EXTERIOR 4,230 SF / 392.9 SM TOTAL







The St. Regis Residences, Sunny Isles Beach are not owned, developed or sold by Marriott International, Inc. or its affiliates ("MI"). La Playa Beach Associates, LLC, which has the right to use the trademark names and logos of Fortune International Group and Chateau Group. 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. This is not intended to be an offer to sell, or solicitation to buy, condominium units to residents, of the exterior walls and the centerline of interior demising walls 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). For your reference, the area of the Unit, determined in accordance with those defined unit boundaries, is set forth on Exhibit "3" to the Declaration. Note that m obtained by multiplying the stated length times width. All dimensions are approximate and may vary with actual construction, and all floor plans and development plans are subject to change. Furniture is not included with the sale of the Units. rements 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

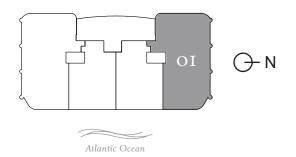


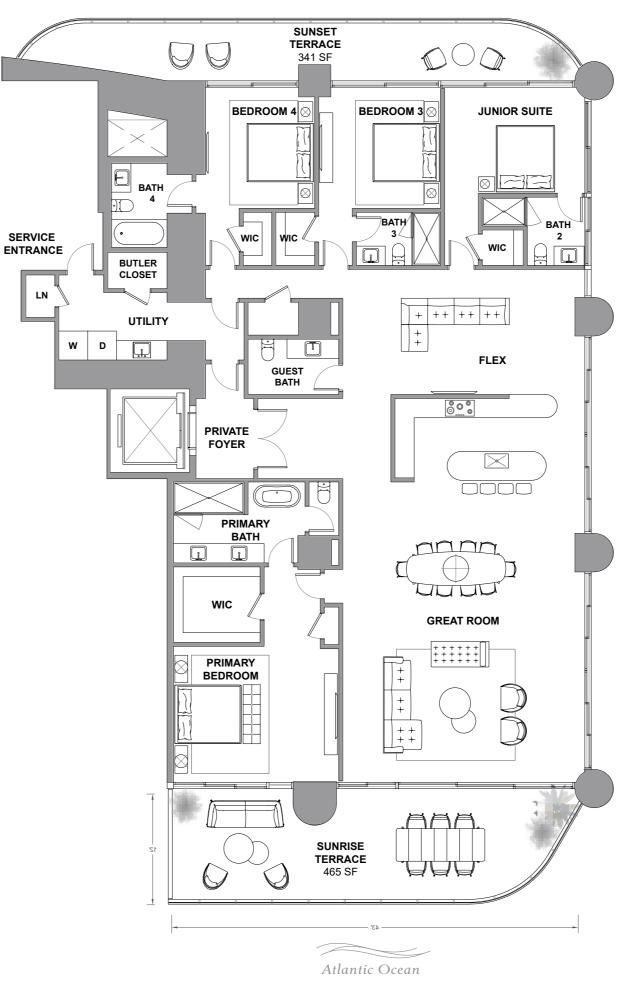


Residence 1601

South Tower / Level 16

4 BEDROOMS + FLEX 4.5 BATHROOMS 3,512 SF / 326.3 SM INTERIOR 806 SF / 74.9 SM EXTERIOR 4,318 SF / 401.2 SM TOTAL



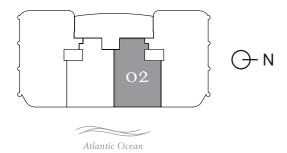


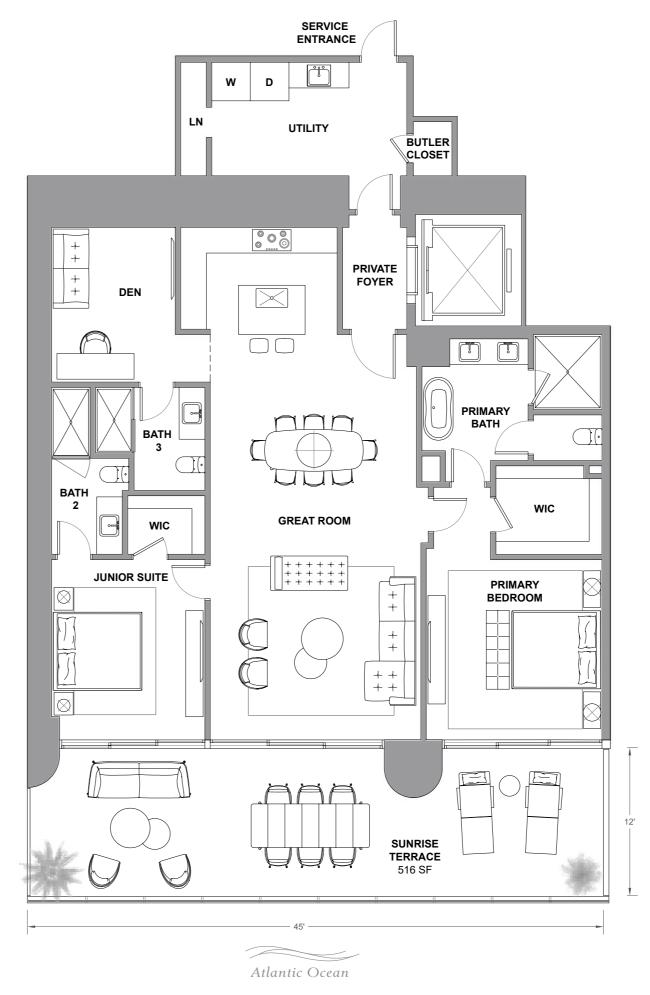


Residence 1602

South Tower / Level 16

2 BEDROOMS + DEN 3 BATHROOMS 2,045 SF / 190 SM INTERIOR 516 SF / 47.9 SM EXTERIOR 2,561 SF / 237.9 SM TOTAL





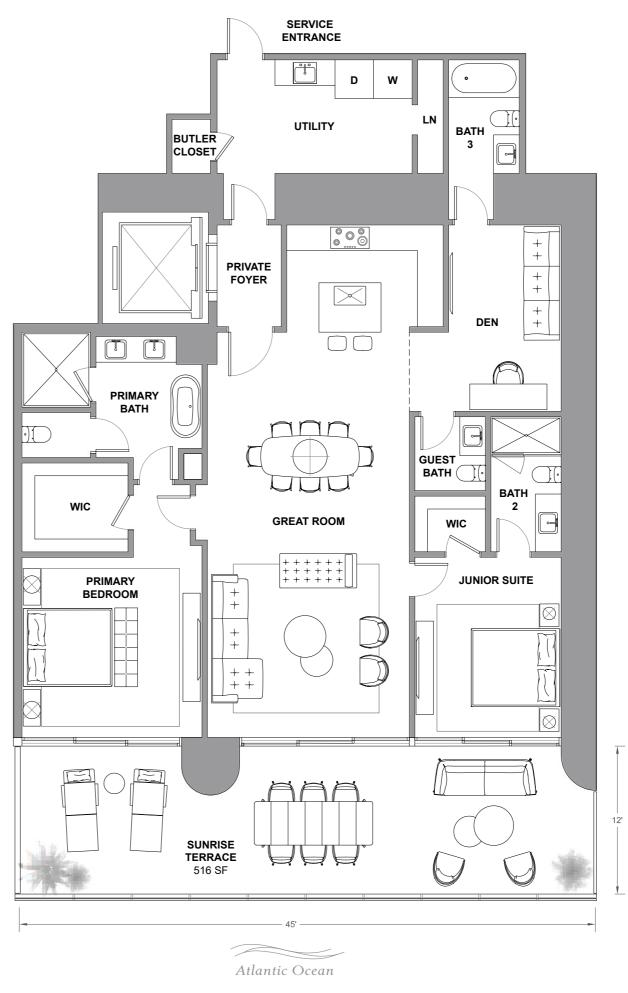


Residence 1603

South Tower / Level 16

2 BEDROOMS + DEN 3.5 BATHROOMS 2,109 SF / 196 SM INTERIOR 516 SF / 47.9 SM EXTERIOR 2,625 SF / 243.9 SM TOTAL



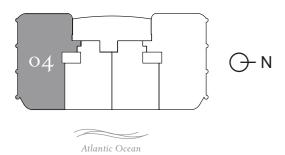


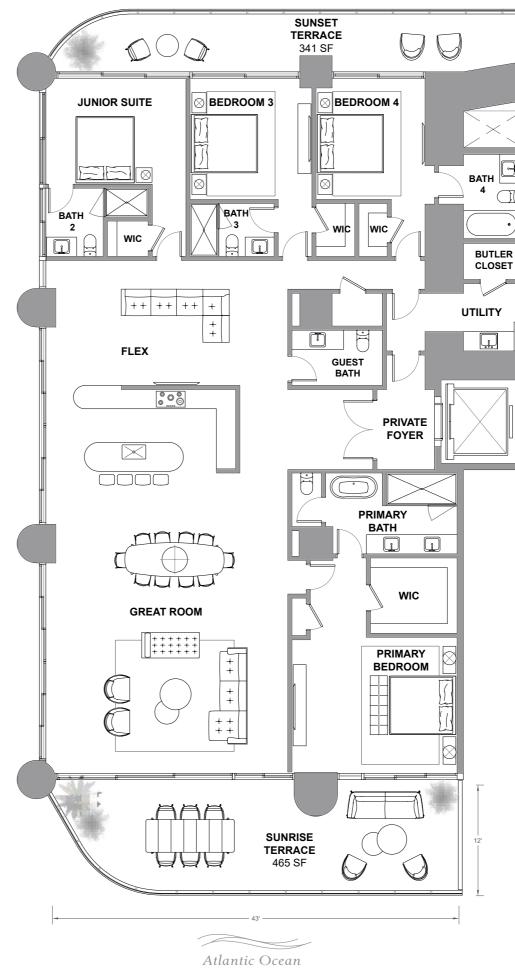


Residence 1604

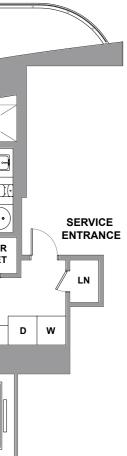
South Tower / Level 16

4 BEDROOMS + FLEX 4.5 BATHROOMS 3,512 SF / 326.3 SM INTERIOR 806 SF / 74.9 SM EXTERIOR 4,318 SF / 401.2 SM TOTAL





The St. Regis Residences, Sunny Isles Beach are not owned, developed or sold by Marriot International, Inc. or its affiliates ("MI"). La Playa Beach Associates, LLC uses the St. Regis marks under a license from MI, which has not confirmed the accuracy of any of the statements or representations made herein. This project is being developed by La Playa Beach Associates, LLC, which has the right to use the trademark names and logos of Fortune International, Inc. or its affiliates ("MI"). La Playa Beach Associates, LLC uses the St. Regis marks under a license from MI, which has not confirmed the accuracy of any of the statements or representations made herein. This project is being developed by La Playa Beach Associates, LLC, which has the right to use the trademark names and logos of Fortune International Group and Chateau Group. CRAL 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 A DEVELOPER. To a BUYER on the solitation to buy, condominium units to residents, undy our eligibility for purchase will depend upon your state of residency. State dimensions are measured to the exterior walls and the centerline of interior demising walls 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 demising walls and in fact vary from the dimensions 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 vary with actual construction, and all floor plans are approximate and may vary with actual construction, and all floor plans are approximate and may vary with actual construction, and all floor plans are approximate and may vary with actual construction. Accordingly, the safe of the Unit.

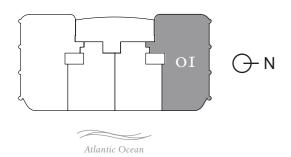


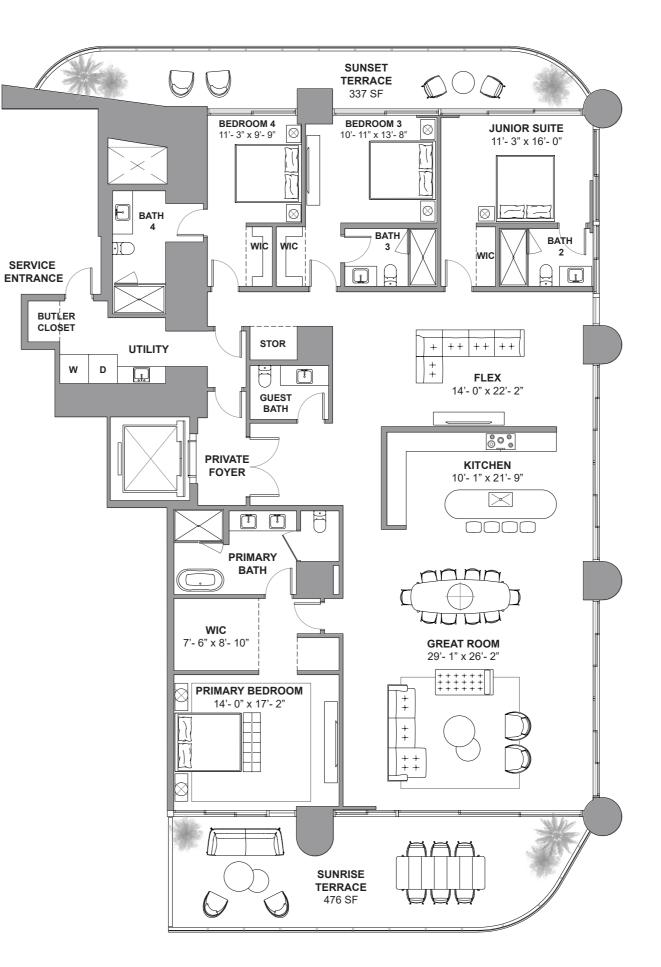


Residence 1701

South Tower / Level 17

4 BEDROOMS + FLEX 4.5 BATHROOMS 3,577 SF / 332.3 SM INTERIOR 813 SF / 75.5 SM EXTERIOR 4,390 SF / 407.8 SM TOTAL







The St. Regis Residences, Sunny Isles Beach are not owned, developed or sold by Marriott International, Inc. or its affiliates ("MI"). La Playa Beach Associates, LLC, which has the right to use the trademark names and logos of Fortune International, Inc. or its affiliates ("MI"). La Playa Beach Associates, LLC, which has not confirmed the accuracy of any of the statements or representations made herein. This project is being developed by La Playa Beach Associates, LLC, which has the right to use the trademark names and logos of Fortune International Group and Chateau Group. ORAL REPRESENTATIONS CANNOT BE RELIED UPON AS CORRECTLY STATING THE REPRESENTATIONS, MAKE REFERENCE TO THIS BROCHURE AND TO THE DOCUMENTS REQUIRED BY SECTION 718.503, FLORIDA STATUTES, TO BE FURNISHED BY A DEVELOPER. FOR CORRECT residence. State dimensions are measured to the an offer to sell, or solicitation to buy, condominium units to residents. State dimensions are measured to the exterior walls 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 demising walls and in fact vary from the dimensions are measured to the exterior set of rows 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 vary with actual coonstruction, and all floor plans are development plans are subject to change. Furnitive is not included with the sale of the Unit.

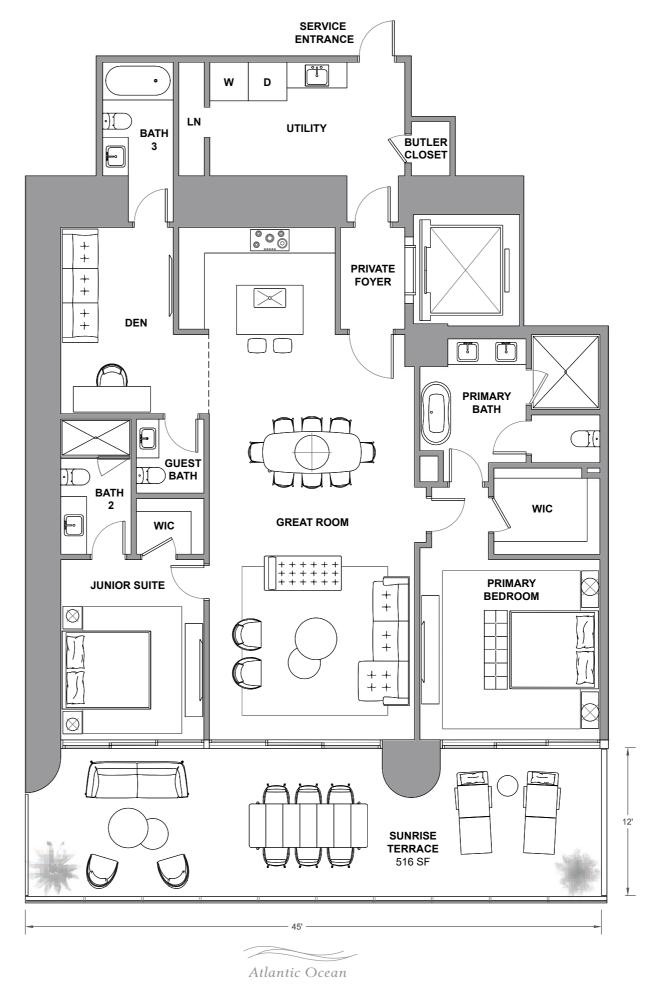


Residence 1702

South Tower / Level 17

2 BEDROOMS + DEN 3.5 BATHROOMS 2,109 SF / 196 SM INTERIOR 516 SF / 47.9 SM EXTERIOR 2,625 SF / 243.9 SM TOTAL





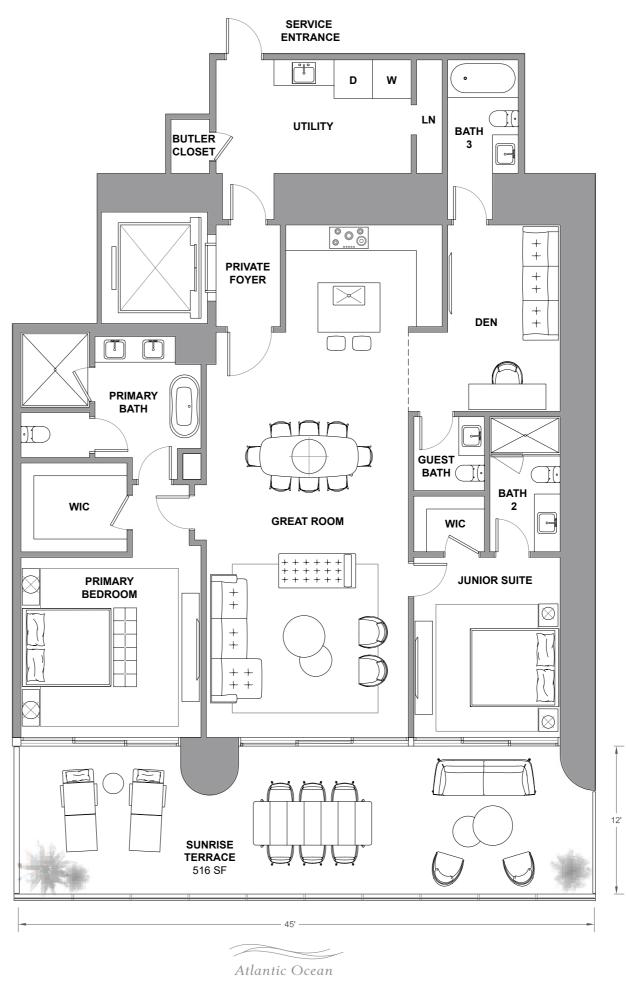


Residence 1703

South Tower / Level 17

2 BEDROOMS + DEN 3.5 BATHROOMS 2,109 SF / 196 SM INTERIOR 516 SF / 47.9 SM EXTERIOR 2,625 SF / 243.9 SM TOTAL



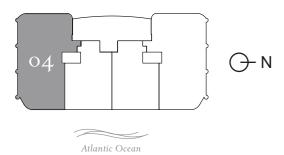


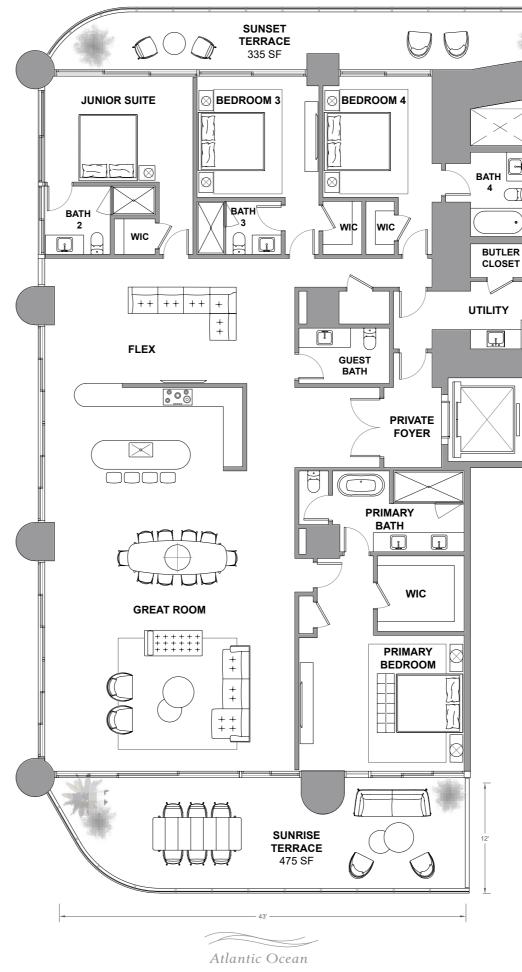


Residence 1704

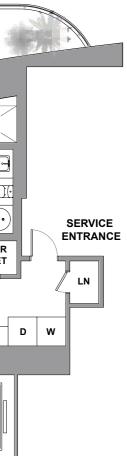
South Tower / Level 17

4 BEDROOMS + FLEX 4.5 BATHROOMS 3,574 SF / 332 SM INTERIOR 810 SF / 75.3 SM EXTERIOR 4,384 SF / 407.3 SM TOTAL





The St. Regis Residences, Sunny Isles Beach are not owned, developed or sold by Marriott International, Inc. or its affiliates ("MI"). La Playa Beach Associates, LLC which has the right to use the trademark names and logos of Fortune International Group and Chateau Group. 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 STATUES, TO BE FURNISHED BY A DEVELOPER. TO A BUYER OR LESSEE. This is not intended to be an offer to sell, or solicitation to buy, condominium units to residents of any jurisdiction where prohibited by law, and your eligibility for purchase will depend upon your state of residency. Stated dimensions are measured to the exterior walls and the centerline of interior demising walls 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). For your reference, the area of the Unit, determined in accordance with those defined unit boundaries, is set forth on Exhibit "3" to the Declaration. Note that me obtained by multiplying the stated length times width. All dimensions are approximate and may vary with actual construction, and all floor plans and development plans are subject to change. Furniture is not included with the sale of the Units. urements 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



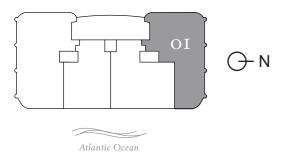


SUNSET TERRACE \bigcirc \bigcirc \square 334 SF BEDROOM 3 JUNIOR SUITE PRIMARY BEDROOM ŀĿ BATH 4 WIC BÁTH SERVICE 3 WIC ENTRANCE BUTLER CLOSET + ++ LN BATH 2 UTILITY FLEX D w D 뛰 Ļ. (î) GUEST BATH PRIMARY BATH PRIVATE DRESSING FOYER ROOM ° ° ° GREAT ROOM SUNRISE TERRACE 307 SF

Residence 1801

South Tower / Level 18

3 BEDROOMS + FLEX 4.5 BATHROOMS 3,053 SF / 283.6 SM INTERIOR 641 SF / 59.6 SM EXTERIOR 3,694 SF / 343.2 SM TOTAL



Atlantic Ocean

The St. Regis Residences, Sunny Isles Beach are not owned, developed or sold by Marriott International, Inc. or its affiliates ("MI"). La Playa Beach Associates, LLC, which has the right to use the trademark names and logos of Fortune International, Inc. or its affiliates ("MI"). La Playa Beach Associates, LLC, which has the right to use the trademark names and logos of Fortune International, Inc. or its affiliates ("MI"). La Playa Beach Associates, LLC, which has the right to use the trademark names and logos of Fortune International, Inc. or its affiliates ("MI"). La Playa Beach Associates, LLC, which has the right to use the trademark names and logos of Fortune International, Inc. or its affiliates ("MI"). La Playa Beach Associates, LLC, which has the right to use the trademark names and logos of Fortune International, Inc. or its affiliates ("MI"). La Playa Beach Associates, LLC, which has the right to use the trademark names and logos of Fortune International Group and Chateau Group. CRAL REPRESENTATIONS CANNOT BE RELIED UPON AS CORRECT REPRESENTATIONS, MAKE RETERENCE TO A BUYER OR LESSEE. This not intended to be an offer to sell, or solicitation to buy, condominimum units to residence will depend upon your states of the exterior walls and the centerline of interior demising walls 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 interior 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 Unit, determined on the unit byorally be smaller than the preduct on the vertex of the Unit. This affiliates ("MI"). The second construction, and all foor plans 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 Units.

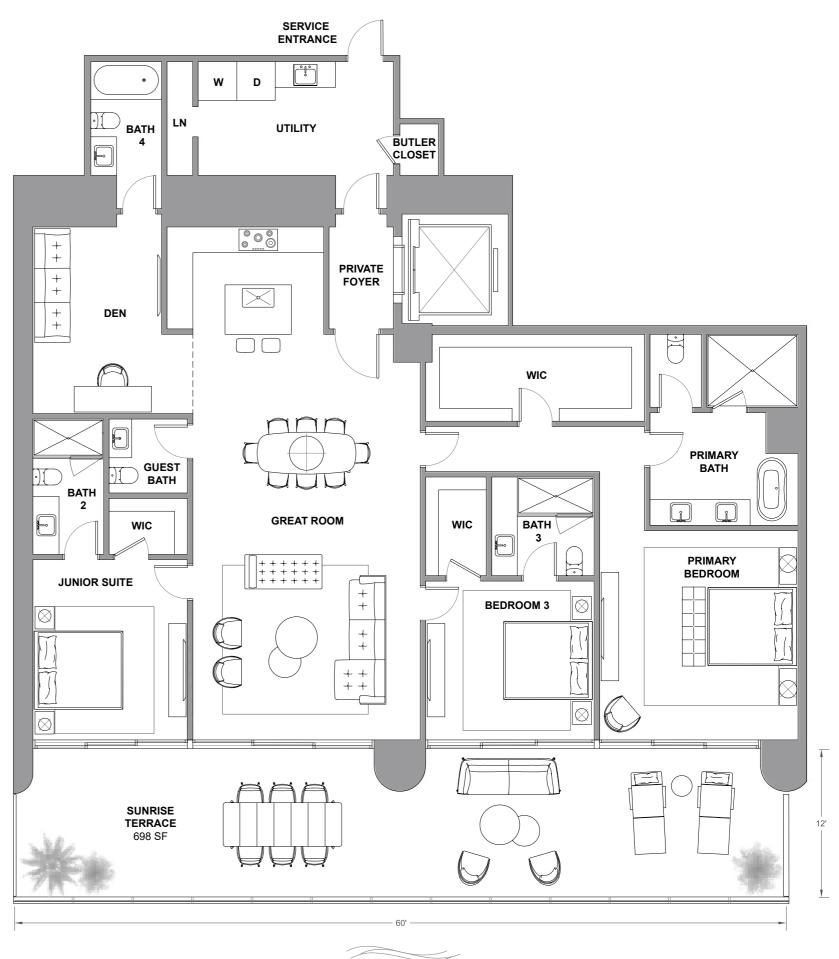


Residences 1802

South Tower / Level 18

3 BEDROOMS + DEN 4.5 BATHROOMS 2,636 SF / 244.9 SM INTERIOR 698 SF / 64.8 SM EXTERIOR 3,334 SF / 309.7 SM TOTAL





Atlantic Ocean

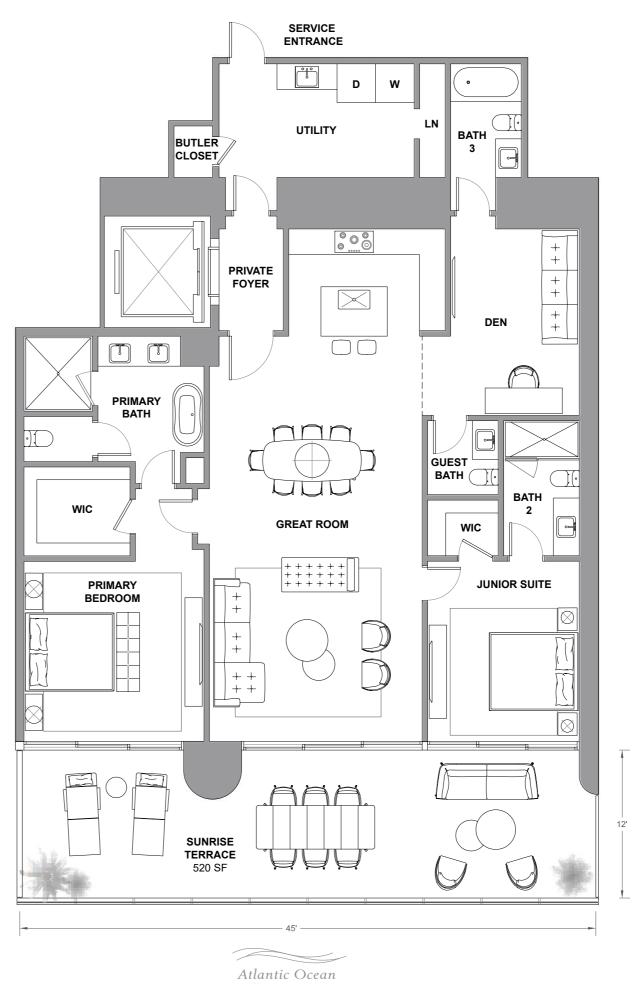


Residence 1803

South Tower / Level 18

2 BEDROOMS + DEN 3.5 BATHROOMS 2,105 SF / 195.6 SM INTERIOR 520 SF / 48.3 SM EXTERIOR 2,625 SF / 243.9 SM TOTAL



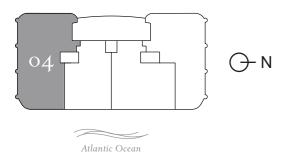


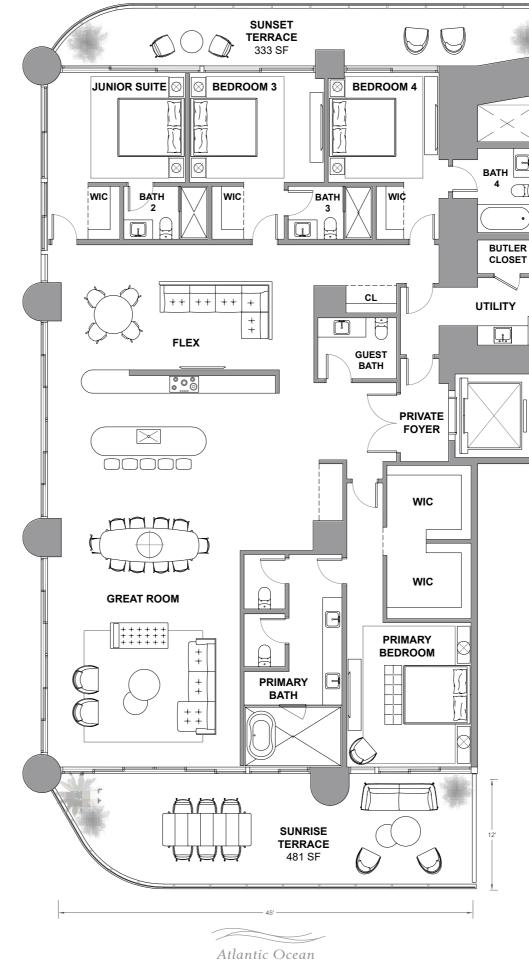


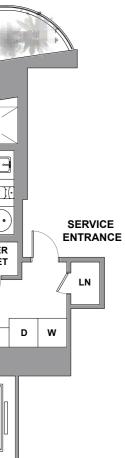
Residence 1804

South Tower / Level 18

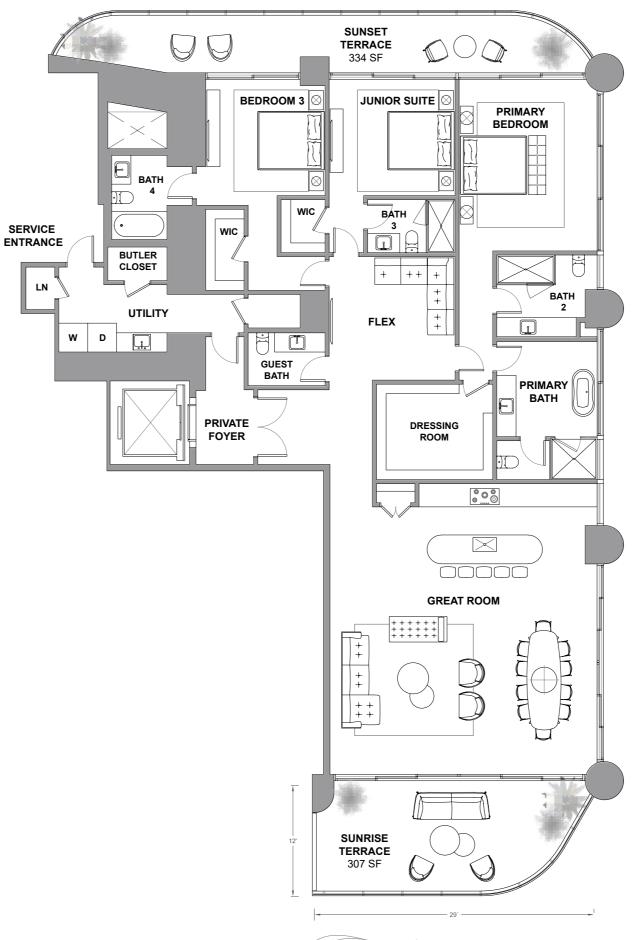
4 BEDROOMS + FLEX 4.5 BATHROOMS 3,588 SF / 333.3 SM INTERIOR 814 SF / 75.6 SM EXTERIOR 4,402 SF / 408.9 SM TOTAL







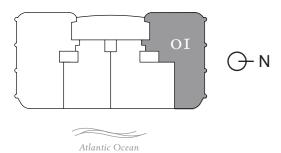




Residence 1901

South Tower / Level 19

3 BEDROOMS + FLEX 4.5 BATHROOMS 3,053 SF / 283.6 SM INTERIOR 641 SF / 59.6 SM EXTERIOR 3,694 SF / 343.2 SM TOTAL



Atlantic Ocean

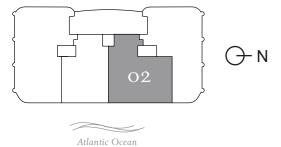
The St. Regis Residences, Sunny Isles Beach are not owned, developed or sold by Marriott International, Inc. or its affiliates ("MI"). La Playa Beach Associates, LLC uses the St. Regis marks under a license from MI, which has not confirmed the accuracy of any of the statements or representations made herein. This project is being developed by La Playa Beach Associates, LLC, which has the right to use the trademark names and logos of Fortune International, Inc. or its affiliates ("MI"). La Playa Beach Associates, LLC uses the St. Regis marks under a license from MI, which has not confirmed the accuracy of any of the statements or representations made herein. This project is being developed by La Playa Beach Associates, LLC, which has the right to use the trademark names and logos of Fortune International Group and Chateau Group. CRAL REPRESENTATIONS CANNOT BE RELIED UPON AS CORRECTLY STATING THE REPRESENTATIONS OF THE DEVELOPER. FOR CORRECT NEPRESENTATIONS, MAKE RETERENCE TO THIS BROCHURE AND TO THE DOCUMENTS REQUIRED BY SECTION 718.503, FLORIDA STATUTES, TO BE FURNISHED BY A DEVELOPER TO A BUYER OR LESSE. This is not intended to be an offer to sell, or solicitation to buy, condominium units to residents. Stated dimensions are measured to the exterior walls and the centerline of interior demising walls 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 origin set of the outil tooundaries, is set of the 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 Unit, the ale of the Unit. Addition of the "Unit" set of the Unit, the area of the Unit. All dimensions are approximate and may vary with actual construction, and all floor plans are developed for unit the set of the Unit.



Residence 1902

South Tower / Level 19

3 BEDROOMS + DEN 4.5 BATHROOMS 2,581 SF / 239.8 SM INTERIOR 698 SF / 64.8 SM EXTERIOR 3,279 SF / 304.6 SM TOTAL







The St. Regis Residences, Sunny Isles Beach are not owned, developed or sold by Marriott International, Inc. or its affiliates ("MI"). La Playa Beach Associates, LLC, which has the right to use the trademark names and logos of Fortune International, Inc. or its affiliates ("MI"). La Playa Beach Associates, LLC, which has not confirmed the accuracy of any of the statements or representations made herein. This project is being developed by La Playa Beach Associates, LLC, which has the right to use the trademark names and logos of Fortune International, Inc. or its affiliates ("MI"). La Playa Beach Associates, LLC, which has the right to use the trademark names and logos of Fortune International Group and Chateau Group. ORAL REPRESENTATIONS CANNOT B RELIED UPON AS CORRECT REPRESENTATIONS, MAKE REFERENCE TO A BUYER OR LESSEE. This is not intended to be an offer to sell, or solicitation to buy, condominium units to residence will depend upon your state of the exterior walls and the centerline of interior demising walls and in fact vary from the dimensions are measured to the exterior state dimensions are measured to the exterior state dimensions are descurate will depend upon your state of the Unit. Solor plan are generally taken at the greatest points of each given room (as if the room were a perfect rectangle), without regard for any variate for the Unit. All dimensions are approximate and may vary with actual construction, and all floor plans are development plans are subject to change. Furthiers to the Unit.

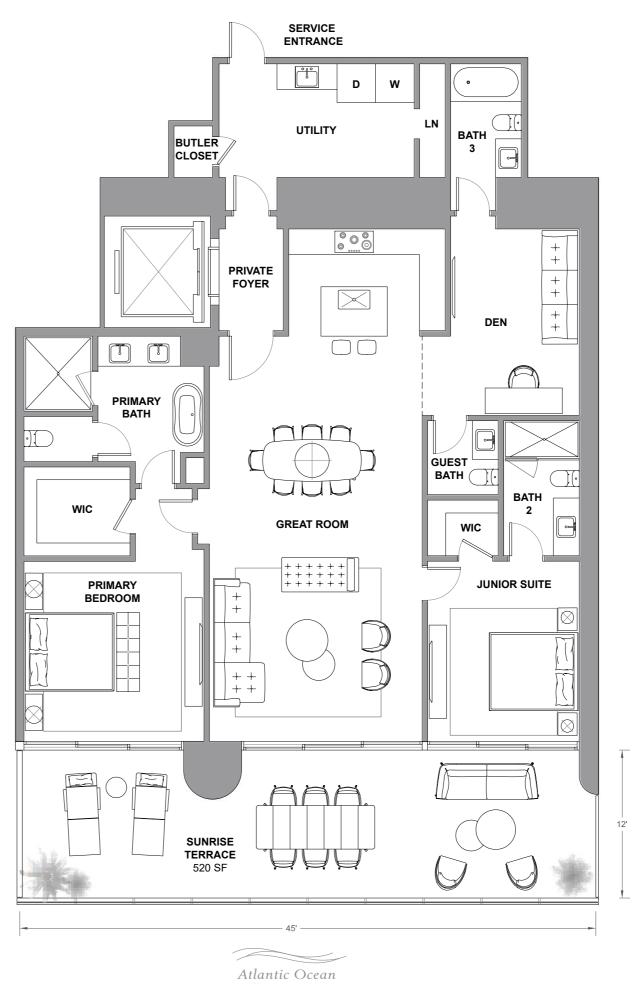


Residence 1903

South Tower / Level 19

2 BEDROOMS + DEN 3.5 BATHROOMS 2,105 SF / 195.6 SM INTERIOR 520 SF / 48.3 SM EXTERIOR 2,625 SF / 243.9 SM TOTAL



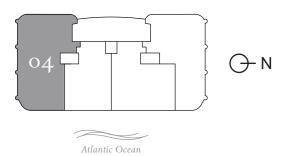


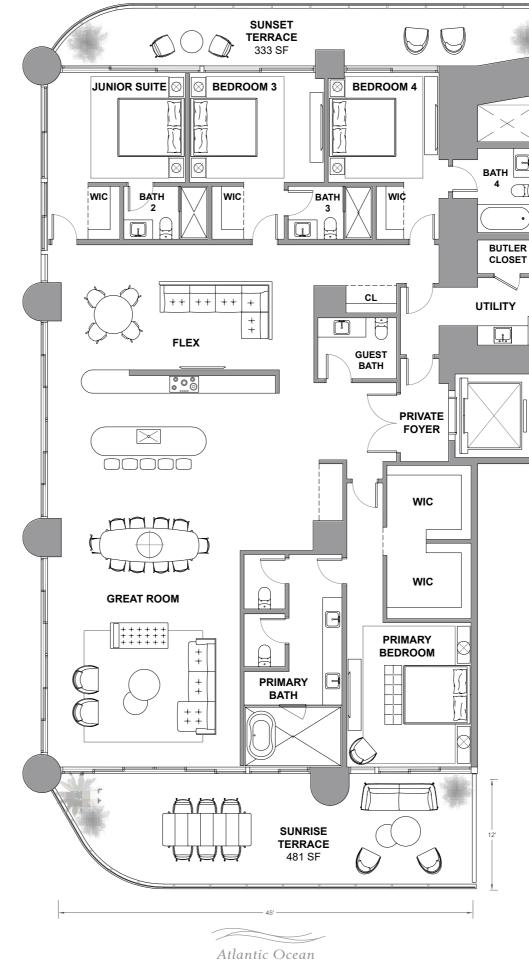


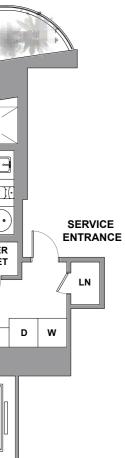
Residence 1904

South Tower / Level 19

4 BEDROOMS + FLEX 4.5 BATHROOMS 3,588 SF / 333.3 SM INTERIOR 814 SF / 75.6 SM EXTERIOR 4,402 SF / 408.9 SM TOTAL





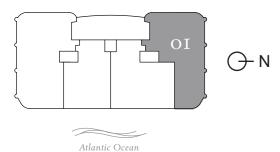


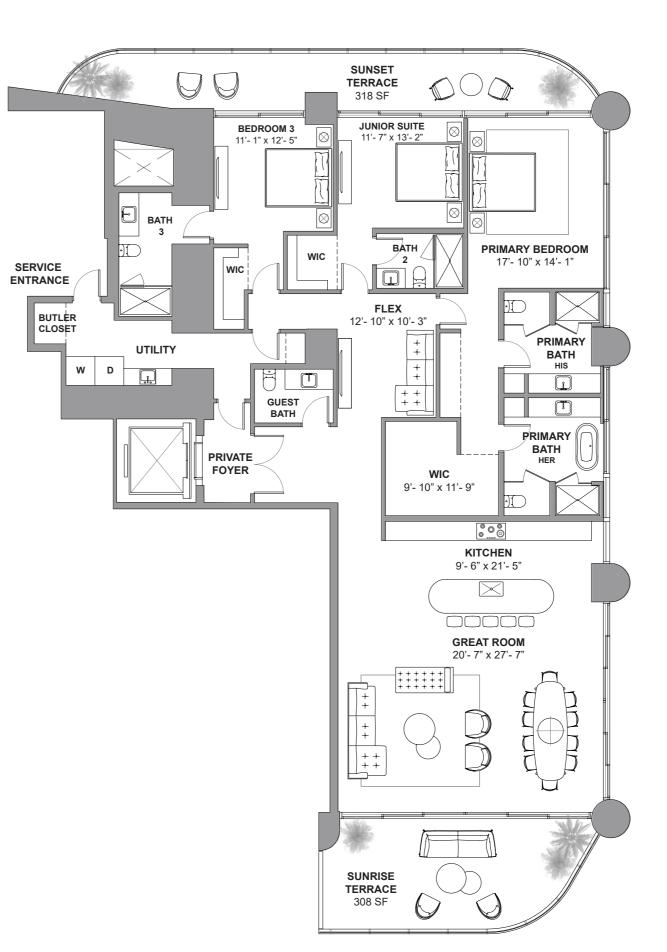


Residence 2001

South Tower / Level 20

3 BEDROOMS + FLEX 4.5 BATHROOMS 3,056 SF / 283.9 SM INTERIOR 626 SF / 58.1 SM EXTERIOR 3,682 SF / 342 SM TOTAL







The St. Regis Residences, Sunny Isles Beach are not owned, developed or sold by Marriott International, Inc. or its affiliates ("MI"). La Playa Beach Associates, LLC which has the right to use the trademark names and logos of Fortune International, Inc. or its affiliates ("MI"). La Playa Beach Associates, LLC which has not confirmed the accuracy of any of the statements or representations made herein. This project is being developed by La Playa Beach Associates, LLC, which has the right to use the trademark names and logos of Fortune International Group and Chateau Group. ORAL REPRESENTATIONS CANNOT BE RELIED UPON AS CORRECTLY STATING THE REPRESENTATIONS OF THE DEVELOPER. FOR CORRECT 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. This is not intended to be an offer to sell, or solicitation to buy, condominium units to residents or the exterior walls and the centerline of interior demising walls and in fact vary from the dimensions are measured to the exterior walls 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 state dengine thour are generally taken at the greatest points of each given room (as if the room were a perfect rectangle), without regard for any vary with actual construction, and all floor plans are development plans are subject to change. Furniture to interior development plans are subject to change. Furniture to interior development plans are subject to change. Furniture te on the lowed with the sale of the Unit.

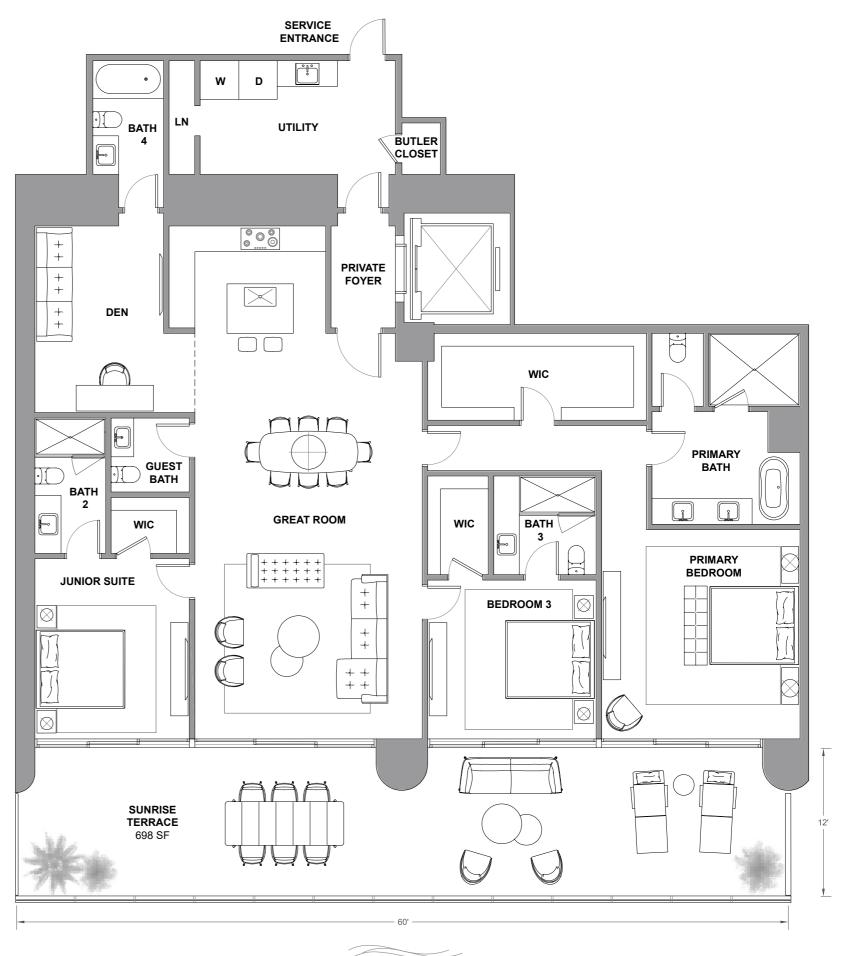


Residence 2002

South Tower / Level 20

3 BEDROOMS + DEN 4.5 BATHROOMS 2,636 SF / 244.9 SM INTERIOR 698 SF / 64.8 SM EXTERIOR 3,334 SF / 309.7 SM TOTAL





Atlantic Ocean

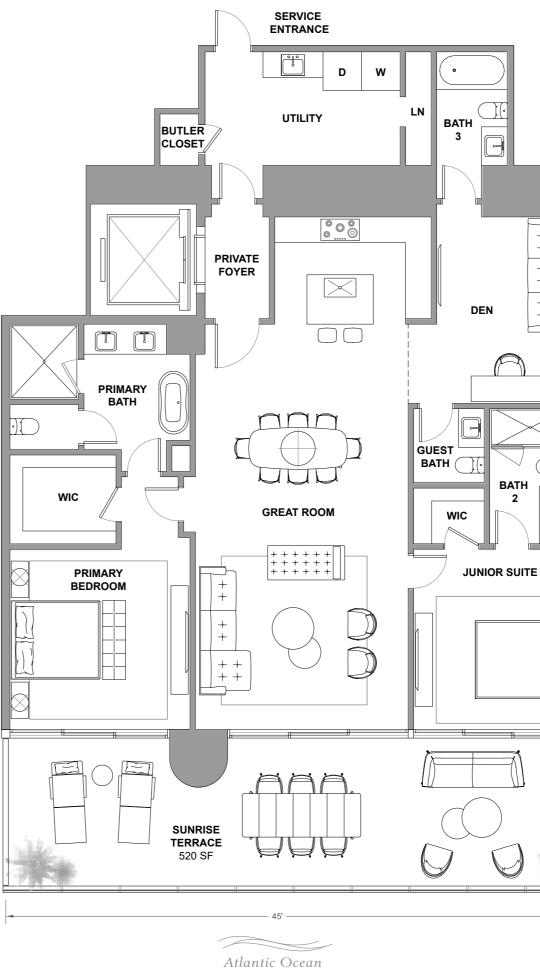


Residence 2003

South Tower / Level 20

2 BEDROOMS + DEN 3.5 BATHROOMS 2,105 SF / 195.6 SM INTERIOR 520 SF / 48.3 SM EXTERIOR 2,625 SF / 243.9 SM TOTAL





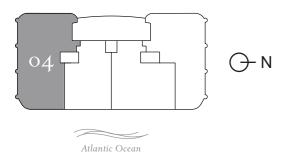


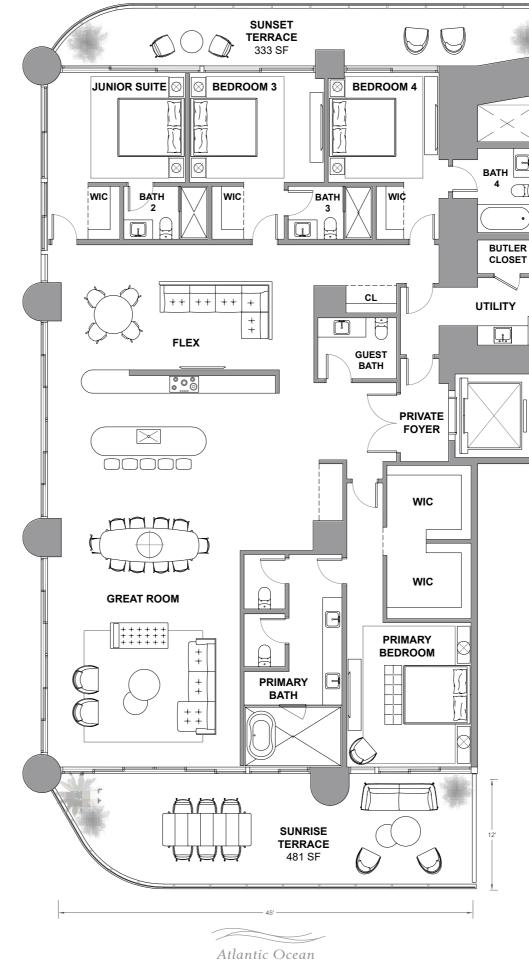


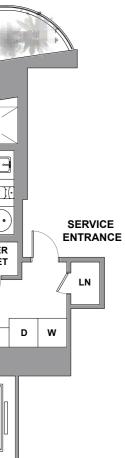
Residence 2004

South Tower / Level 20

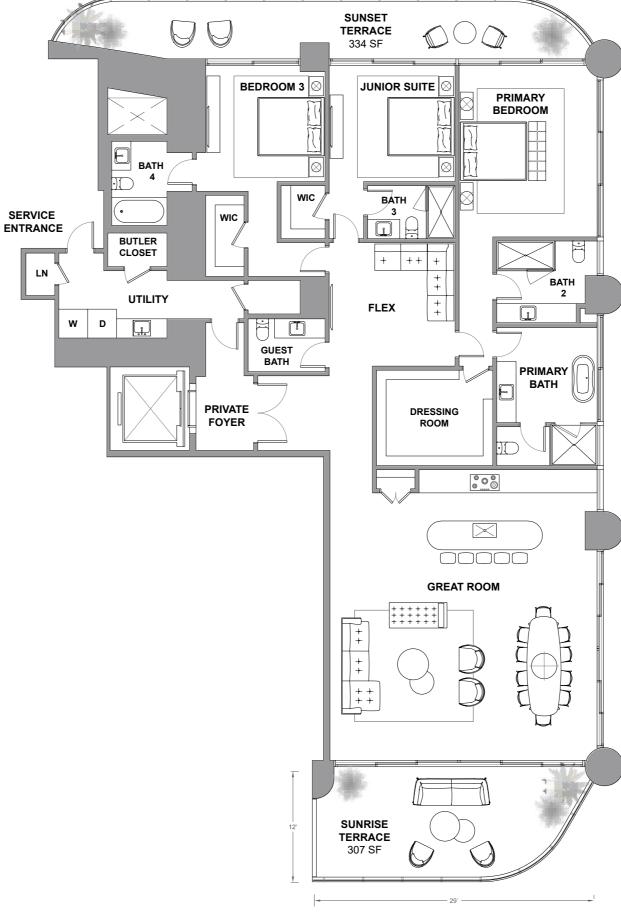
4 BEDROOMS + FLEX 4.5 BATHROOMS 3,588 SF / 333.3 SM INTERIOR 814 SF / 75.6 SM EXTERIOR 4,402 SF / 408.9 SM TOTAL









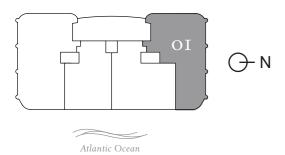


Atlantic Ocean

Residence 2101

South Tower / Level 21

3 BEDROOMS + FLEX 4.5 BATHROOMS 3.053 SF / 283.6 SM INTERIOR 641 SF / 59.6 SM EXTERIOR 3.694 SF / 343.2 SM TOTAL



The St. Regis Residences, Sunny Isles Beach are not owned, developed or sold by Marriott International, Inc. or its affiliates ("MI"). La Playa Beach Associates, LLC uses the St. Regis marks under a license from MI, which has not confirmed the accuracy of any of the statements or representations made herein. This project is being developed by La Playa Beach Associates, LLC, which has the right to use the trademark names and logos of Fortune International, Inc. or its affiliates ("MI"). La Playa Beach Associates, LLC uses the St. Regis marks under a license from MI, which has not confirmed the accuracy of any of the statements or representations made herein. This project is being developed by La Playa Beach Associates, LLC, which has the right to use the trademark names and logos of Fortune International Group and Chateau Group. CRAL REPRESENTATIONS CANNOT BE RELIED UPON AS CORRECTLY STATING THE REPRESENTATIONS OF THE DEVELOPER. FOR CORRECT NEPRESENTATIONS, MAKE RETERENCE TO THIS BROCHURE AND TO THE DOCUMENTS REQUIRED BY SECTION 718.503, FLORIDA STATUTES, TO BE FURNISHED BY A DEVELOPER TO A BUYER OR LESSE. This is not intended to be an offer to sell, or solicitation to buy, condominium units to residents. Stated dimensions are measured to the exterior walls and the centerline of interior demising walls 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 origin set of the outil tooundaries, is set of the 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 Unit, the ale of the Unit. Addition of the "Unit" set of the Unit, the area of the Unit. All dimensions are approximate and may vary with actual construction, and all floor plans are developed for unit the set of the Unit.

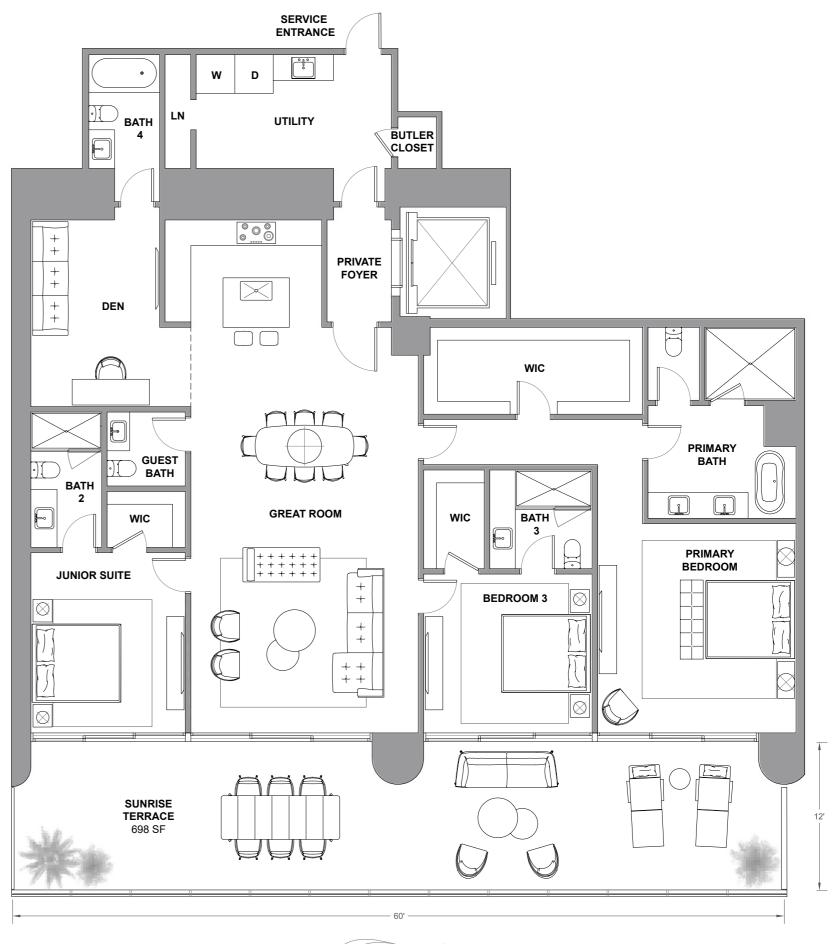


Residence 2102

South Tower / Level 21

3 BEDROOMS + DEN 4.5 BATHROOMS 2,636 SF / 244.9 SM INTERIOR 698 SF / 64.8 SM EXTERIOR 3,334 SF / 309.7 SM TOTAL





Atlantic Ocean

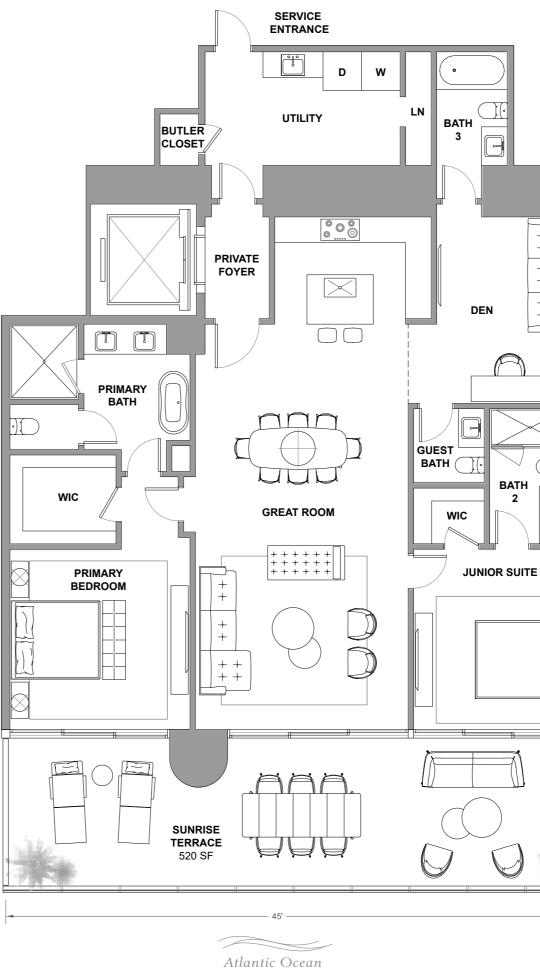


Residence 2103

South Tower / Level 21

2 BEDROOMS + DEN 3.5 BATHROOMS 2,105 SF / 195.6 SM INTERIOR 520 SF / 48.3 SM EXTERIOR 2,625 SF / 243.9 SM TOTAL





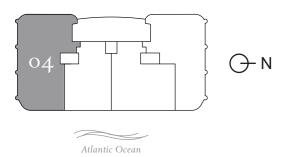


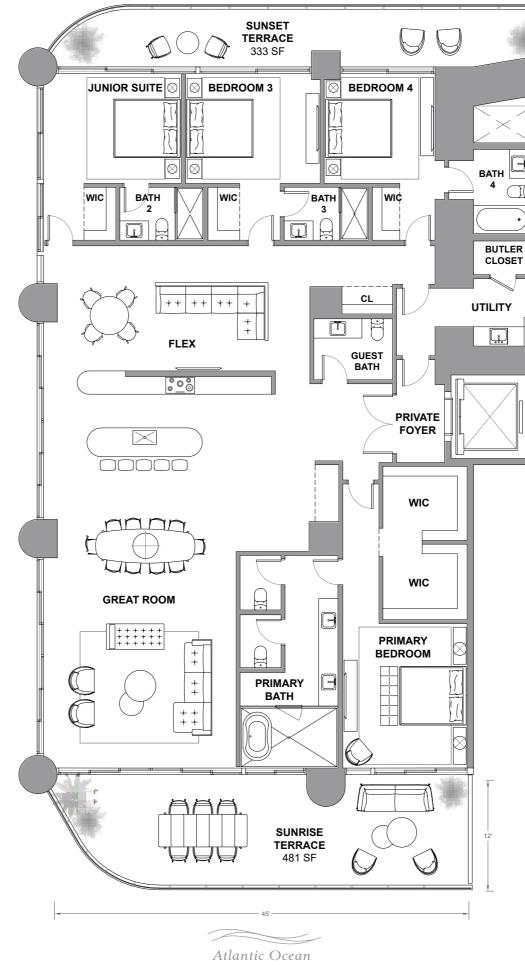


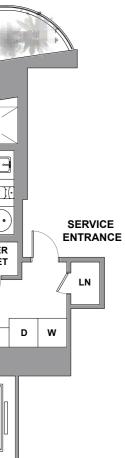
Residence 2104

South Tower / Level 21

4 BEDROOMS + FLEX 4.5 BATHROOMS 3,588 SF / 333.3 SM INTERIOR 814 SF / 75.6 SM EXTERIOR 4,402 SF / 408.9 SM TOTAL









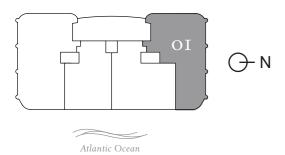
SUNSET TERRACE \bigcirc \bigcirc \square 334 SF BEDROOM 3 JUNIOR SUITE PRIMARY BEDROOM ŀĿ BATH 4 WIC BÁTH 3 SERVICE WIC ENTRANCE BUTLER CLOSET + ++ LN BATH 2 UTILITY FLEX D w D 뛰 Ļ. (î) GUEST BATH PRIMARY BATH PRIVATE DRESSING FOYER ROOM ° ° ° GREAT ROOM SUNRISE TERRACE 307 SF

Atlantic Ocean

Residence 2201

South Tower / Level 22

3 BEDROOMS + FLEX 4.5 BATHROOMS 3,053 SF / 283.6 SM INTERIOR 641 SF / 59.6 SM EXTERIOR 3,694 SF / 343.2 SM TOTAL



The St. Regis Residences, Sunny Isles Beach are not owned, developed or sold by Marriott International, Inc. or its affiliates ("MI"). La Playa Beach Associates, LLC which has the right to use the trademark names and logos of Fortune International Group and Chateau Group. 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 DEVELOPER. FOR CORRECT REPRESENTATIONS, MAKE REFERENCE TO THIS BROCHURE AND TO THE DOCUMENTS REQUIRED BY SECTION 718.503, FLORIDA STATUES, TO BE FURNISHED BY A DEVELOPER. TO A BUYER OR LESSEE. This is not intended to be an offer to sell, or solicitation to buy, condominium units to residents of any jurisdiction where prohibited by law, and your eligibility for purchase will depend upon your state of residency. Stated dimensions are measured to the exterior walls and the centerline of interior demising walls 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). For your reference, the area of the Unit, determined in accordance with those defined unit boundaries, is set forth on Exhibit "3" to the Declaration. Note that me obtained by multiplying the stated length times width. All dimensions are approximate and may vary with actual construction, and all floor plans and development plans are subject to change. Furniture is not included with the sale of the Units. urements 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



Residence 2202

South Tower / Level 22

3 BEDROOMS + DEN 4 BATHROOMS 2,574 SF / 239.1 SM INTERIOR 698 SF / 64.8 SM EXTERIOR 3,272 SF / 303.9 SM TOTAL





Atlantic Ocean

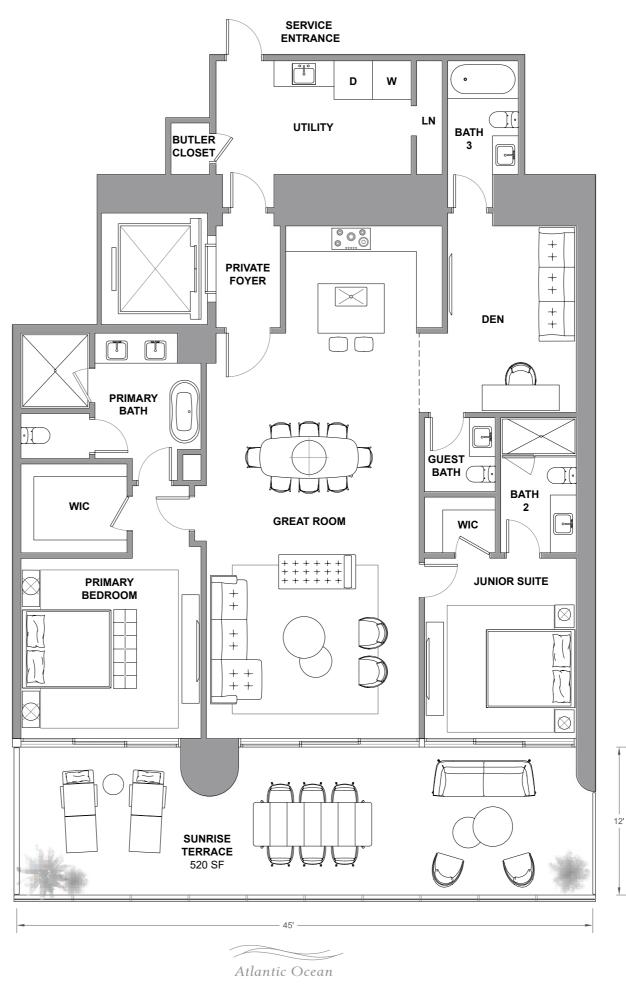


Residence 2203

South Tower / Level 22

2 BEDROOMS + DEN 3.5 BATHROOMS 2,105 SF / 195.6 SM INTERIOR 520 SF / 48.3 SM EXTERIOR 2,625 SF / 243.9 SM TOTAL



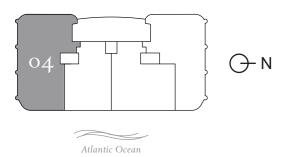


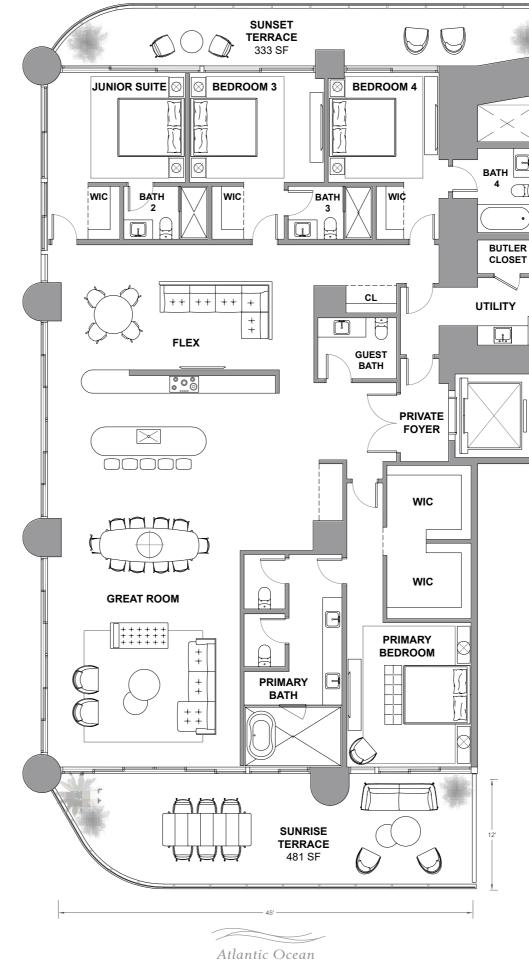


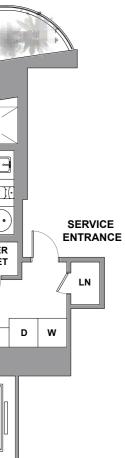
Residence 2204

South Tower / Level 22

4 BEDROOMS + FLEX 4.5 BATHROOMS 3,588 SF / 333.3 SM INTERIOR 814 SF / 75.6 SM EXTERIOR 4,402 SF / 408.9 SM TOTAL







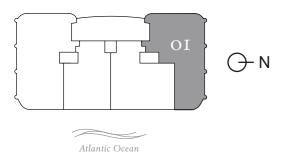


SUNSET TERRACE \bigcirc \bigcirc \square 334 SF BEDROOM 3 JUNIOR SUITE PRIMARY BEDROOM ŀĿ BATH 4 WIC BÁTH 3 SERVICE WIC ENTRANCE BUTLER CLOSET + ++ LN BATH 2 UTILITY FLEX D w D 片 Ļ. GUEST BATH PRIMARY BATH PRIVATE DRESSING FOYER ROOM ° ° ° GREAT ROOM SUNRISE TERRACE 307 SF

Residence 2301

South Tower / Level 23

3 BEDROOMS + FLEX 4.5 BATHROOMS 3.053 SF / 283.6 SM INTERIOR 641 SF / 59.6 SM EXTERIOR 3.694 SF / 343.2 SM TOTAL



Atlantic Ocean

The St. Regis Residences, Sunny Isles Beach are not owned, developed or sold by Marriott International, Inc. or its affiliates ("MI"). La Playa Beach Associates, LLC, which has the right to use the trademark names and logos of Fortune International, Inc. or its affiliates ("MI"). La Playa Beach Associates, LLC uses the St. Regis marks under a license from MI, which has not confirmed the accuracy of any of the statements or representations made herein. This project is being developed by La Playa Beach Associates, LLC, which has the right to use the trademark names and logos of Fortune International Group and Chateau Group. CRAL REPRESENTATIONS CANNOT BE RELIED UPON AS CORRECTLY STATING THE REPRESENTATIONS, MAKE REFERENCE TO THIS BROCHURE AND TO THE DOCUMENTS REQUIRED BY SECTION 7/18.503, FLORIDA STATUTES, TO BE FURNISHED BY A DEVELOPER. FOR CORRECT REPRESENTATIONS, MAKE REFERENCE TO THIS BROCHURE AND TO THE DOCUMENTS REQUIRED BY SECTION 7/18.503, FLORIDA STATUTES, TO BE FURNISHED BY A DEVELOPER TO A BUYER OR LESSEE. This not intended to be an offer to sell, or solicitation to buy, condominium units to residents. Stated dimensions are measured to the exterior walls and the centerline of interior demissing walls 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 origon contraction, will the prevince will depend upon your state of the exterior state dimensions are measured to the accurace will depend upon your relate of the output on the dimensions that would be determined in accordance will those defined upon your state of the units foor 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 Unit, set orth units foor plan are generally taken at the greatest points of each given room (as if the room were a aperproximater will be construction, and all floor plans are approx

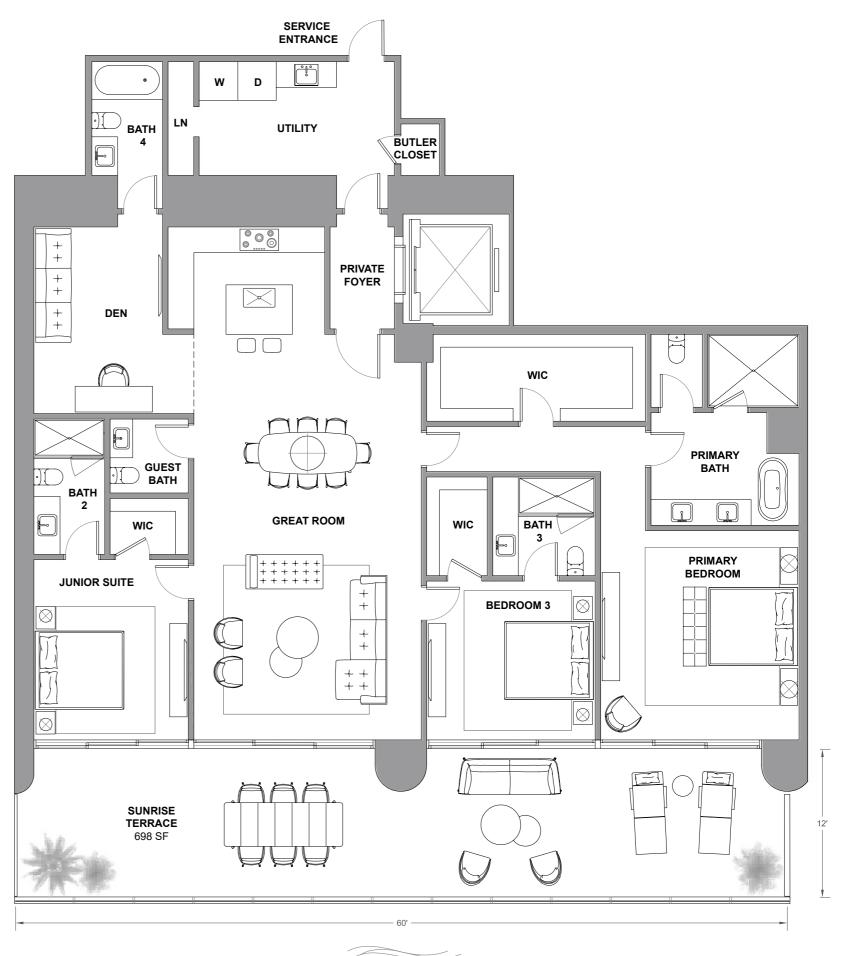


Residence 2302

South Tower / Level 23

3 BEDROOMS + DEN 4.5 BATHROOMS 2,636 SF / 244.9 SM INTERIOR 698 SF / 64.8 SM EXTERIOR 3,334 SF / 309.7 SM TOTAL





Atlantic Ocean

The St. Regis Residences, Sunny Isles Beach are not owned, developed or sold by Marriott International, Inc. or its affiliates ("MI"). La Playa Beach Associates, LLC, which has the right to use the trademark names and logos of Fortune International, Inc. or its affiliates ("MI"). La Playa Beach Associates, LLC uses the St. Regis marks under a license from MI, which has not confirmed the accuracy of any of the statements or representations made herein. This project is being developed by La Playa Beach Associates, LLC, which has the right to use the trademark names and logos of Fortune International Group and Chateau Group. CRAL REPRESENTATIONS CANNOT BE RELIED UPON AS CORRECTLY STATING THE REPRESENTATIONS, MAKE REFERENCE TO THIS BROCHURE AND TO THE DOCUMENTS REQUIRED BY SECTION 7/18.503, FLORIDA STATUTES, TO BE FURNISHED BY A DEVELOPER. FOR CORRECT REPRESENTATIONS, MAKE REFERENCE TO THIS BROCHURE AND TO THE DOCUMENTS REQUIRED BY SECTION 7/18.503, FLORIDA STATUTES, TO BE FURNISHED BY A DEVELOPER TO A BUYER OR LESSEE. This not intended to be an offer to sell, or solicitation to buy, condominium units to residents. Stated dimensions are measured to the exterior walls and the centerline of interior demissing walls 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 origon contraction, will the prevince will depend upon your state of the exterior state dimensions are measured to the accurace will depend upon your relate of the output on the dimensions that would be determined in accordance will those defined upon your state of the units foor 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 Unit, set orth units foor plan are generally taken at the greatest points of each given room (as if the room were a aperproximater will be construction, and all floor plans are approx

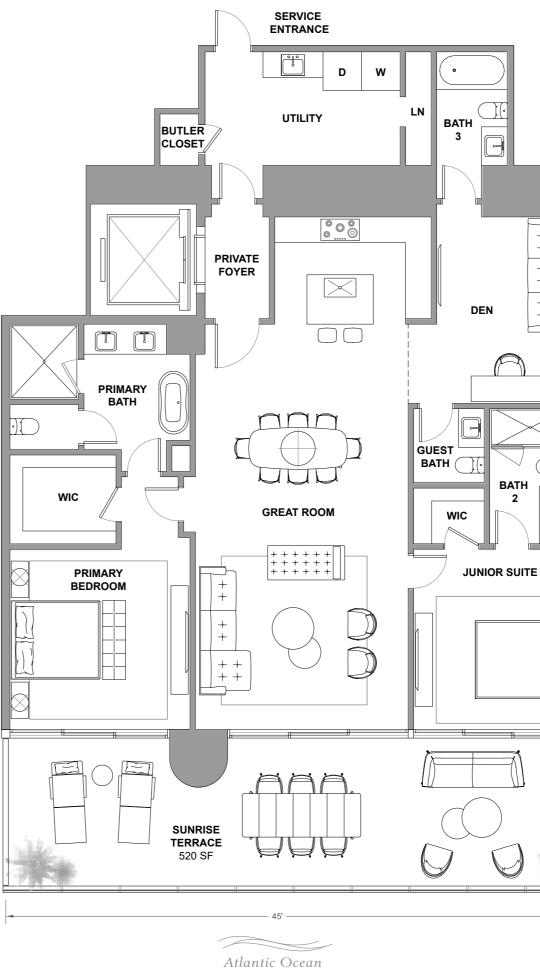


Residence 2303

South Tower / Level 23

2 BEDROOMS + DEN 3.5 BATHROOMS 2,105 SF / 195.6 SM INTERIOR 520 SF / 48.3 SM EXTERIOR 2,625 SF / 243.9 SM TOTAL





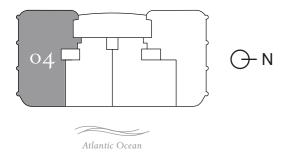


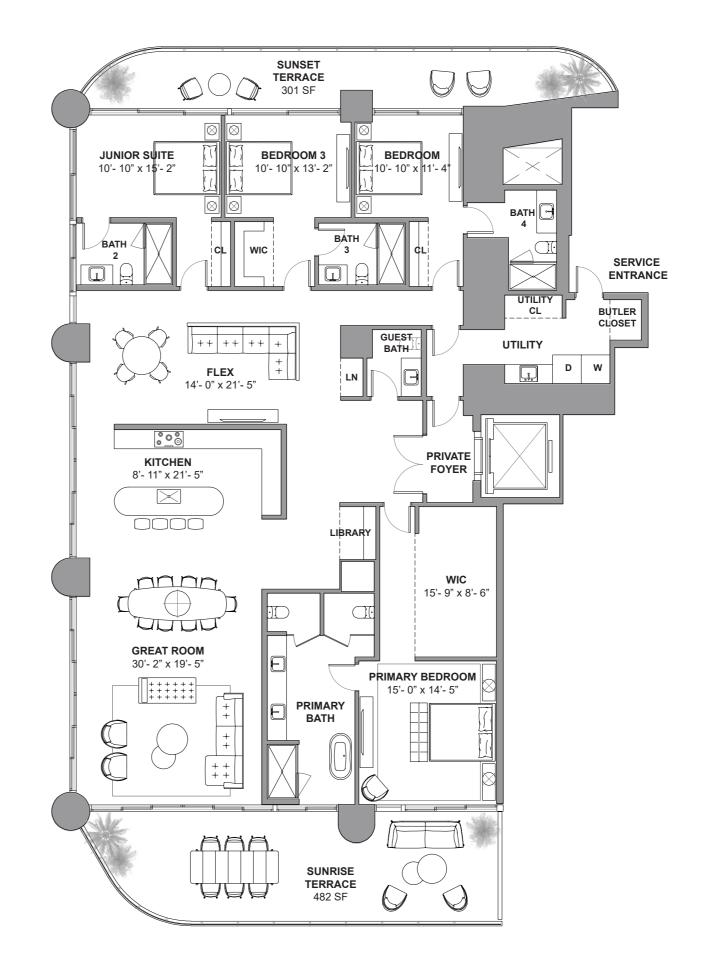


Residence 2304

South Tower / Level 23

4 BEDROOMS + FLEX 4.5 BATHROOMS 3,592 SF / 333.7 SM INTERIOR 783 SF / 72.7 SM EXTERIOR 4,375 SF / 406.4 SM TOTAL







The St. Regis Residences, Sunny Isles Beach are not owned, developed or sold by Marriott International, Inc. or its affiliates ("MI"). La Playa Beach Associates, LLC, which has the right to use the trademark names and logos of Fortune International, Inc. or its affiliates ("MI"). La Playa Beach Associates, LLC, which has not confirmed the accuracy of any of the statements or representations made herein. This project is being developed by La Playa Beach Associates, LLC, which has the right to use the trademark names and logos of Fortune International, Inc. or its affiliates ("MI"). La Playa Beach Associates, LLC, which has the right to use the trademark names and logos of Fortune International Group and Chateau Group. CRAL REPRESENTATIONS CANNOT BE RELIED UPON AS CORRECT VETRESENTATIONS, MAKE REFERENCE TO THIS BROCHURE AND TO THE DOCUMENTS REQUIRED BY SECTION 718.503, FLORIDA STATUTES, TO BE FURNISHED BY A DEVELOPER. FOR CORRECT Netro of any jurisdiction where prohibited by law, and your eligibility for purchase will depend upon your state of residency. State dimensions are measured to the exterior walls 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 fortion set of the actual room will point is forto and y using the description and definition of the "Unit" 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. All dimensions are approximate and may vary with actual construction, and all floor plans are generally taken at the greatest points of each given room (as if the room were a perfect rectangle), without regard for any uside to the units.



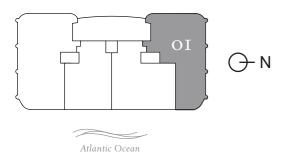
SUNSET TERRACE \bigcirc \bigcirc \square 334 SF BEDROOM 3 JUNIOR SUITE PRIMARY BEDROOM ŀĿ BATH 4 ١T) WIC BÁTH 3 SERVICE WIC ENTRANCE BUTLER CLOSET + ++ LN BATH 2 UTILITY FLEX D w D 片 Ļ. GUEST BATH PRIMARY BATH PRIVATE DRESSING FOYER ROOM ° ° ° GREAT ROOM SUNRISE TERRACE 307 SF



Residence 2401

South Tower / Level 24

3 BEDROOMS + FLEX 4.5 BATHROOMS 3.053 SF / 283.6 SM INTERIOR 641 SF / 59.6 SM EXTERIOR 3.694 SF / 343.2 SM TOTAL



The St. Regis Residences, Sunny Isles Beach are not owned, developed or sold by Marriott International, Inc. or its affiliates ("MI"). La Playa Beach Associates, LLC, which has the right to use the trademark names and logos of Fortune International, Inc. or its affiliates ("MI"). La Playa Beach Associates, LLC uses the St. Regis marks under a license from MI, which has not confirmed the accuracy of any of the statements or representations made herein. This project is being developed by La Playa Beach Associates, LLC, which has the right to use the trademark names and logos of Fortune International Group and Chateau Group. CRAL REPRESENTATIONS CANNOT BE RELIED UPON AS CORRECTLY STATING THE REPRESENTATIONS, MAKE REFERENCE TO THIS BROCHURE AND TO THE DOCUMENTS REQUIRED BY SECTION 7/18.503, FLORIDA STATUTES, TO BE FURNISHED BY A DEVELOPER. FOR CORRECT REPRESENTATIONS, MAKE REFERENCE TO THIS BROCHURE AND TO THE DOCUMENTS REQUIRED BY SECTION 7/18.503, FLORIDA STATUTES, TO BE FURNISHED BY A DEVELOPER TO A BUYER OR LESSEE. This not intended to be an offer to sell, or solicitation to buy, condominium units to residents. Stated dimensions are measured to the exterior walls and the centerline of interior demissing walls 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 origon contraction, will the prevince will depend upon your state of the exterior state dimensions are measured to the accurace will depend upon your relate of the output on the dimensions that would be determined in accordance will those defined upon your state of the units foor 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 Unit, set orth units foor plan are generally taken at the greatest points of each given room (as if the room were a aperproximater will be construction, and all floor plans are approx

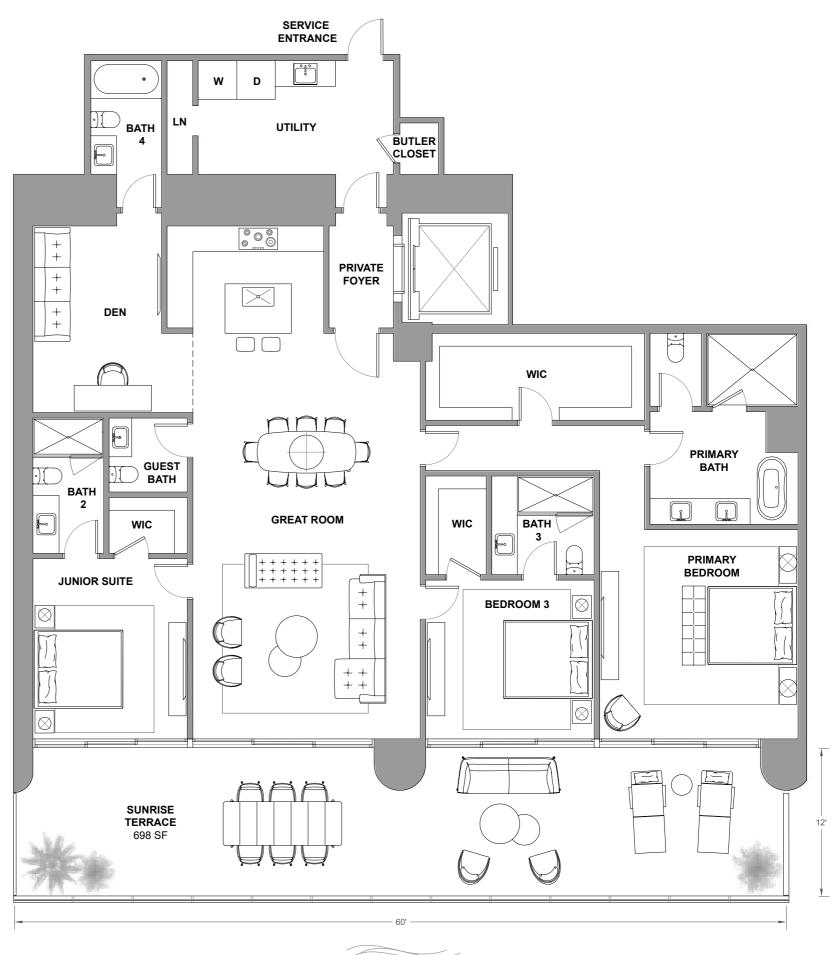


Residence 2402

South Tower / Level 24

3 BEDROOMS + DEN 4.5 BATHROOMS 2,636 SF / 244.9 SM INTERIOR 698 SF / 64.8 SM EXTERIOR 3,334 SF / 309.7 SM TOTAL





Atlantic Ocean

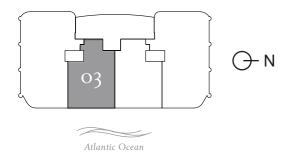
The St. Regis Residences, Sunny Isles Beach are not owned, developed or sold by Marriott International, Inc. or its affiliates ("MI"). La Playa Beach Associates, LLC, which has the right to use the trademark names and logos of Fortune International, Inc. or its affiliates ("MI"). La Playa Beach Associates, LLC uses the St. Regis marks under a license from MI, which has not confirmed the accuracy of any of the statements or representations made herein. This project is being developed by La Playa Beach Associates, LLC, which has the right to use the trademark names and logos of Fortune International Group and Chateau Group. CRAL REPRESENTATIONS CANNOT BE RELIED UPON AS CORRECTLY STATING THE REPRESENTATIONS, MAKE REFERENCE TO THIS BROCHURE AND TO THE DOCUMENTS REQUIRED BY SECTION 7/18.503, FLORIDA STATUTES, TO BE FURNISHED BY A DEVELOPER. FOR CORRECT REPRESENTATIONS, MAKE REFERENCE TO THIS BROCHURE AND TO THE DOCUMENTS REQUIRED BY SECTION 7/18.503, FLORIDA STATUTES, TO BE FURNISHED BY A DEVELOPER TO A BUYER OR LESSEE. This not intended to be an offer to sell, or solicitation to buy, condominium units to residents. Stated dimensions are measured to the exterior walls and the centerline of interior demissing walls 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 origon contraction, will the prevince will depend upon your state of the exterior state dimensions are measured to the accurace will depend upon your relate of the output on the dimensions that would be determined in accordance will those defined upon your state of the units foor 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 Unit, set orth units foor plan are generally taken at the greatest points of each given room (as if the room were a aperproximater will be construction, and all floor plans are approx

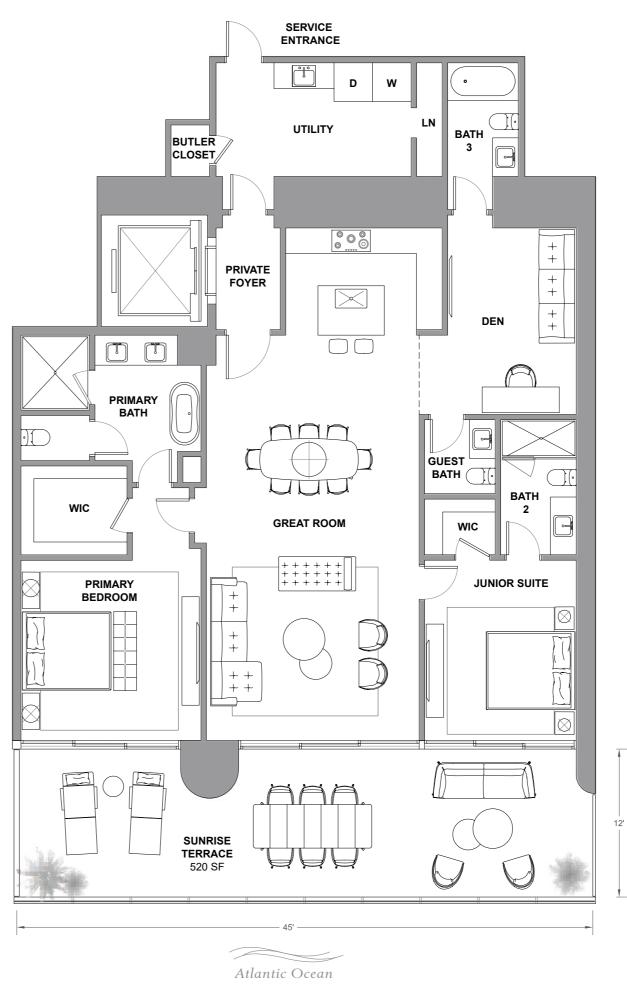


Residence 2403

South Tower / Level 24

2 BEDROOMS + DEN 3.5 BATHROOMS 2,105 SF / 195.6 SM INTERIOR 520 SF / 48.3 SM EXTERIOR 2,625 SF / 243.9 SM TOTAL



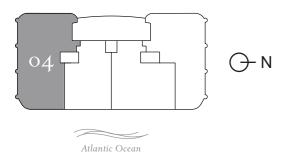


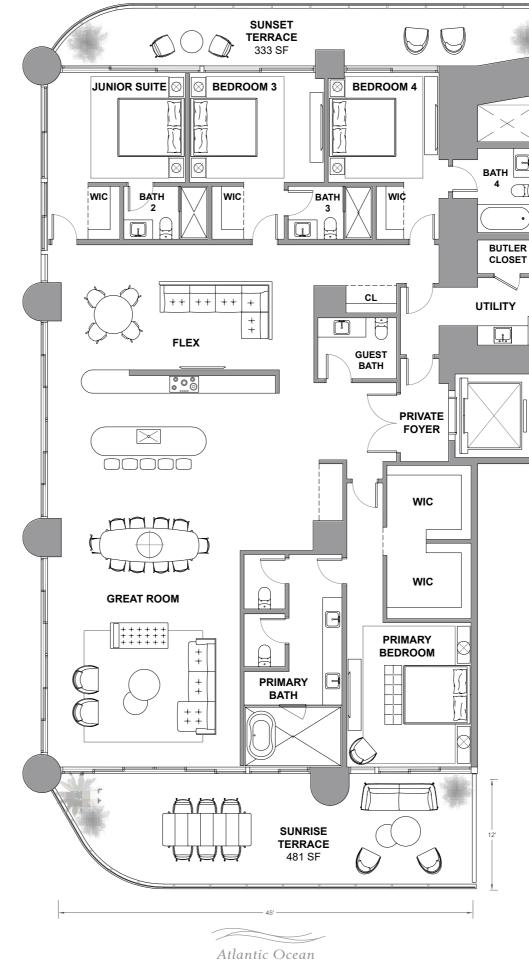


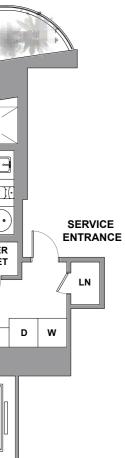
Residence 2404

South Tower / Level 24

4 BEDROOMS + FLEX 4.5 BATHROOMS 3,588 SF / 333.3 SM INTERIOR 814 SF / 75.6 SM EXTERIOR 4,402 SF / 408.9 SM TOTAL









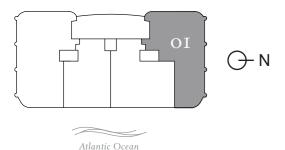
SUNSET TERRACE \bigcirc \bigcirc \square 334 SF BEDROOM 3 JUNIOR SUITE PRIMARY BEDROOM ŀĿ BATH 4 WIC BÁTH 3 SERVICE WIC ENTRANCE BUTLER CLOSET + ++ LN BATH 2 UTILITY FLEX D w D 片 Ļ. GUEST BATH PRIMARY BATH PRIVATE DRESSING FOYER ROOM ° ° ° GREAT ROOM SUNRISE TERRACE 307 SF

Atlantic Ocean

Residence 2501

South Tower / Level 25

3 BEDROOMS + FLEX 4.5 BATHROOMS 3,053 SF / 283.6 SM INTERIOR 641 SF / 59.6 SM EXTERIOR 3,694 SF / 343.2 SM TOTAL

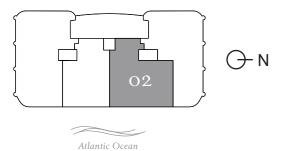


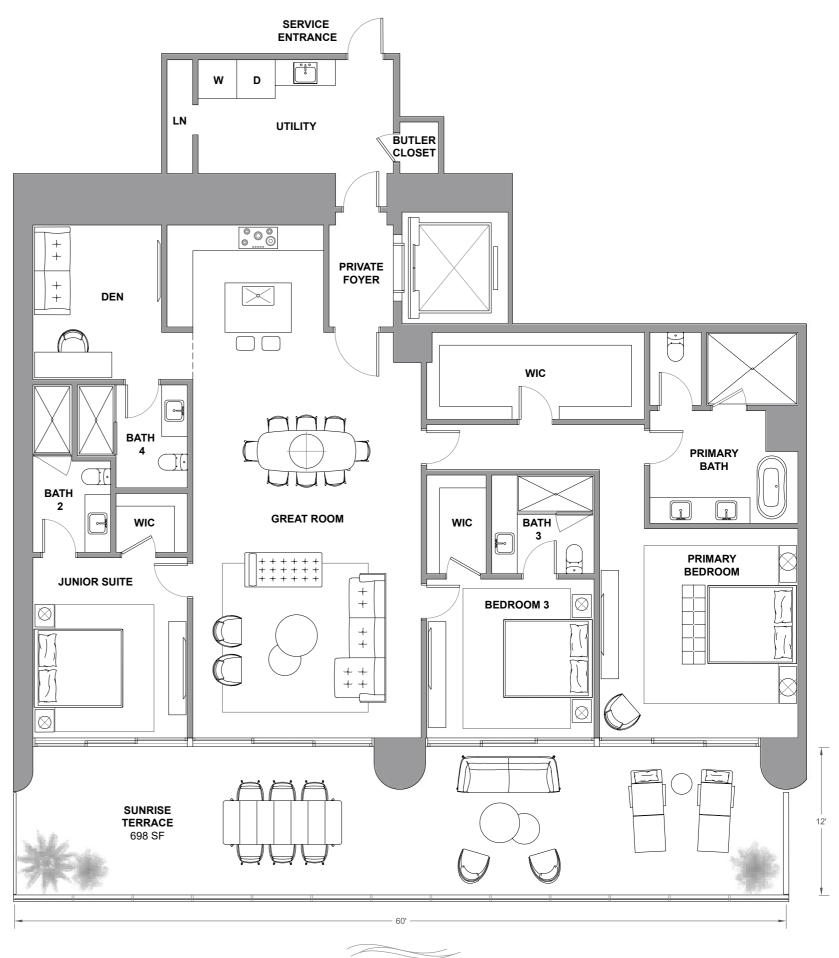


Residence 2502

South Tower / Level 25

3 BEDROOMS + DEN 4 BATHROOMS 2,574 SF / 239.1 SM INTERIOR 698 SF / 64.8 SM EXTERIOR 3,272 SF / 303.9 SM TOTAL





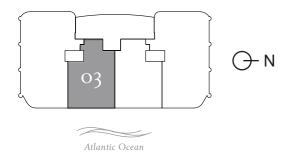
Atlantic Ocean

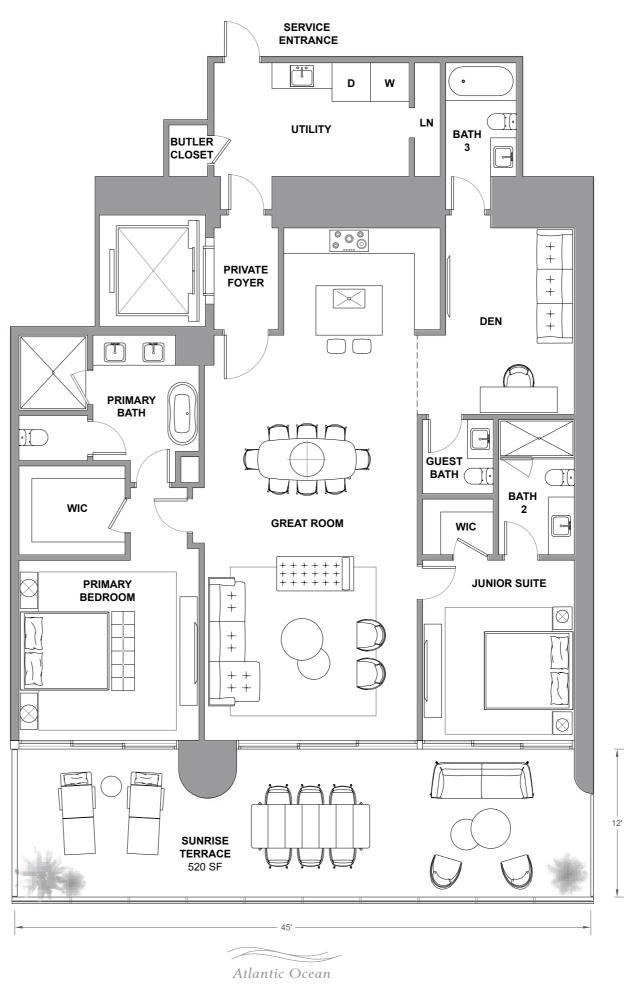


Residence 2503

South Tower / Level 25

2 BEDROOMS + DEN 3.5 BATHROOMS 2,105 SF / 195.6 SM INTERIOR 520 SF / 48.3 SM EXTERIOR 2,625 SF / 243.9 SM TOTAL



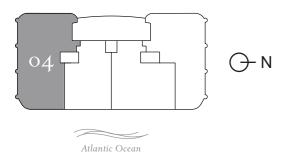


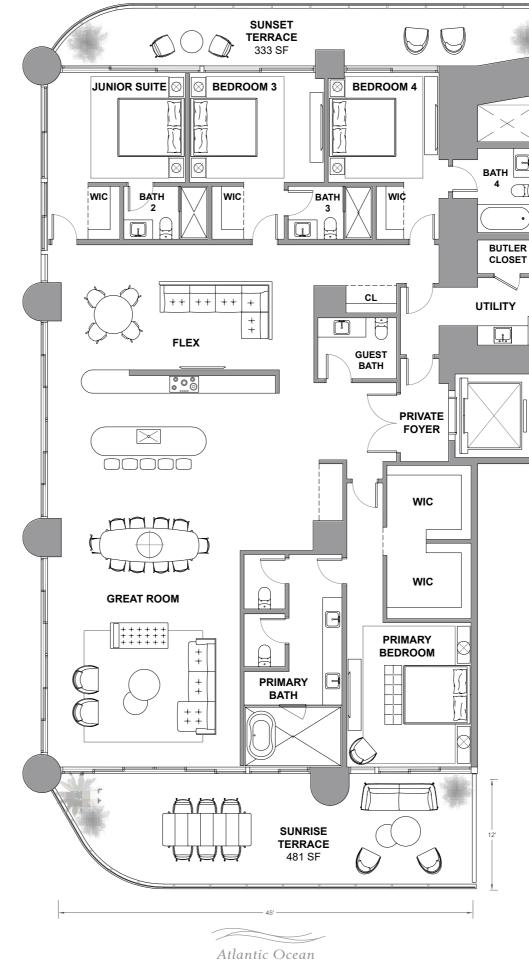


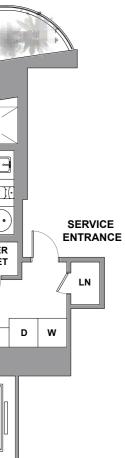
Residence 2504

South Tower / Level 25

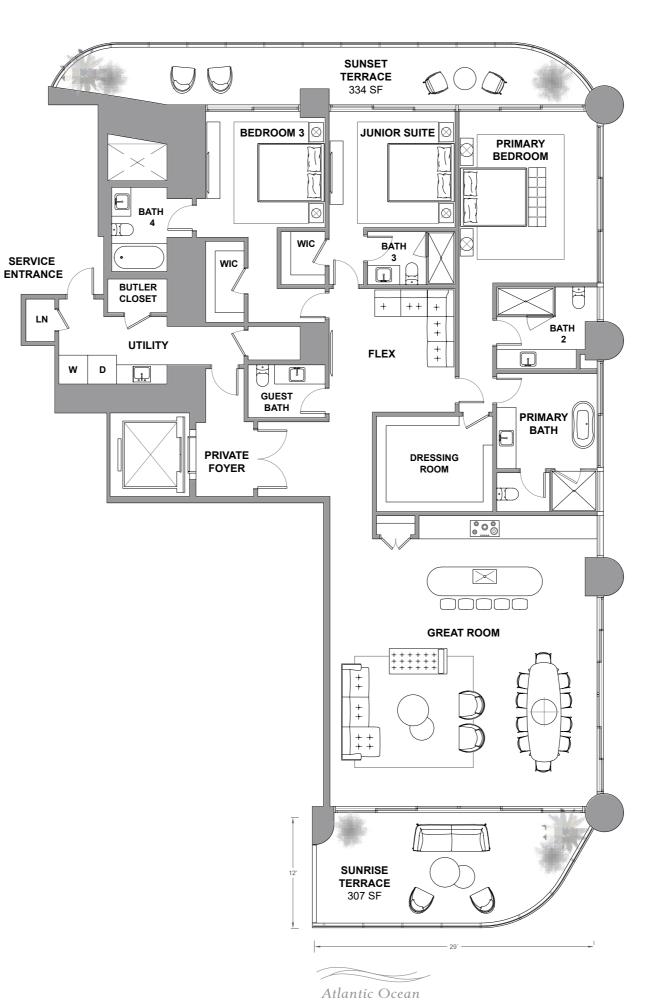
4 BEDROOMS + FLEX 4.5 BATHROOMS 3,588 SF / 333.3 SM INTERIOR 814 SF / 75.6 SM EXTERIOR 4,402 SF / 408.9 SM TOTAL







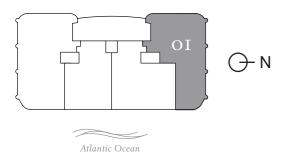




Residence 2601

South Tower / Level 26

3 BEDROOMS + FLEX 4.5 BATHROOMS 3.053 SF / 283.6 SM INTERIOR 641 SF / 59.6 SM EXTERIOR 3.694 SF / 343.2 SM TOTAL



The St. Regis Residences, Sunny Isles Beach are not owned, developed or sold by Marriott International, Inc. or its affiliates ("MI"). La Playa Beach Associates, LLC which has the right to use the trademark names and logos of Fortune International, Inc. or its affiliates ("MI"). La Playa Beach Associates, LLC which has the right to use the trademark names and logos of Fortune International Group and Chateau Group. 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. This is not intended to be an offer to sell, or solicitation to buy, condominium units to residents, and your eligibility for purchase will depend upon your state is effering walls 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 demissing walls and in fact vary from the dimensions are measured to the exterior state length imes with. All dimensions are approximate and may vary with actual construction, and all floor plans are development plans are supported for any uvith actual construction, and all floor plans are development plans are approximate and may vary with actual construction, and all floor plans are development plans are approximate and may vary with actual construction, and all floor plans and development plans are approximate and may vary with actual construction, and all floor plans and development plans are approximate and may vary with actual construction, and all floor plans and development plans are approximate and may vary with actual construction, and all floor plans are approximate and may vary with actual construction, and all floor plans and development plans are approximate and may vary with actual construction, and all floor plans and development plans are ap

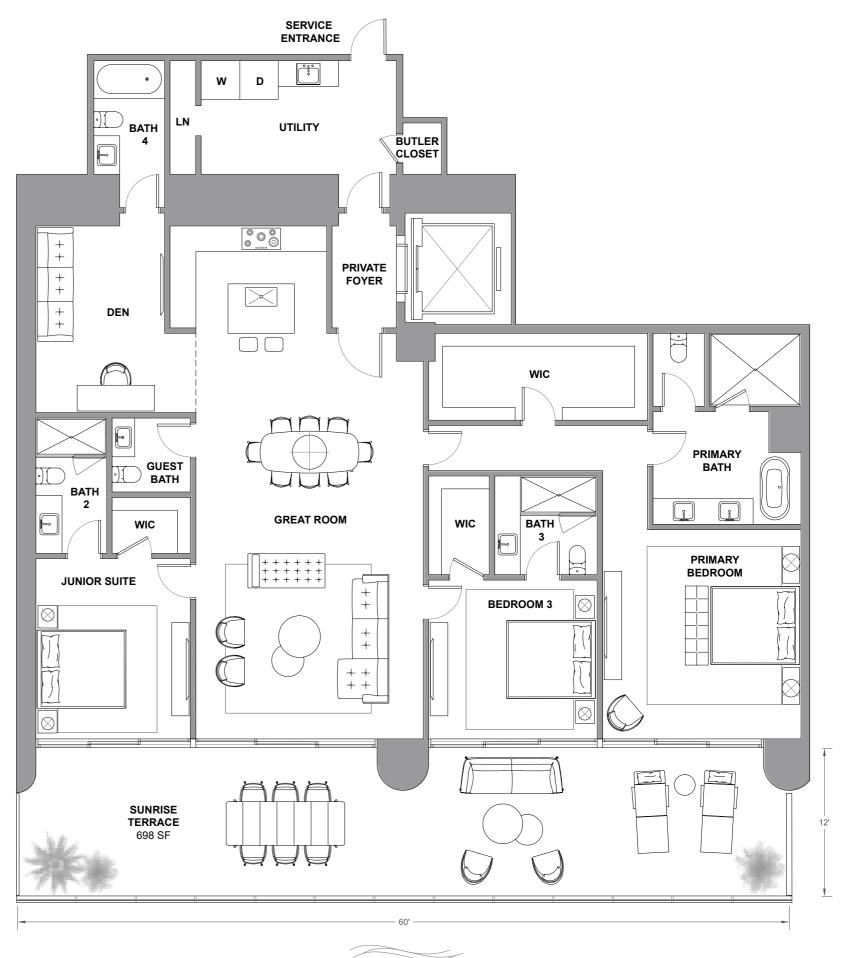


Residence 2602

South Tower / Level 26

3 BEDROOMS + DEN 4.5 BATHROOMS 2,636 SF / 244.9 SM INTERIOR 698 SF / 64.8 SM EXTERIOR 3,334 SF / 309.7 SM TOTAL





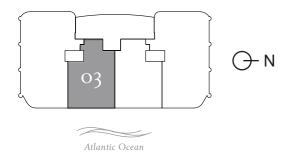
Atlantic Ocean

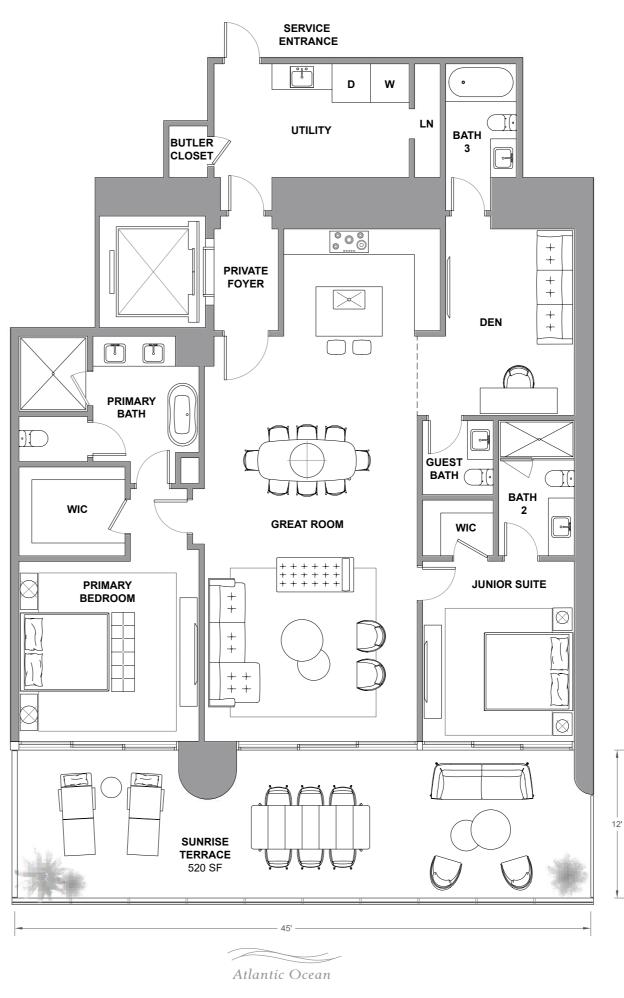


Residence 2603

South Tower / Level 26

2 BEDROOMS + DEN 3.5 BATHROOMS 2,105 SF / 195.6 SM INTERIOR 520 SF / 48.3 SM EXTERIOR 2,625 SF / 243.9 SM TOTAL



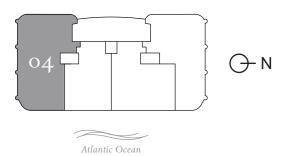


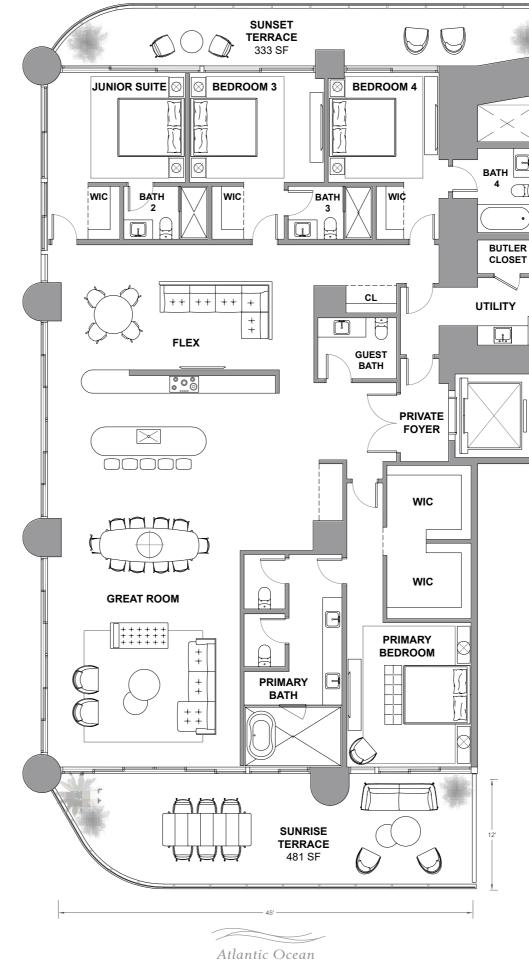


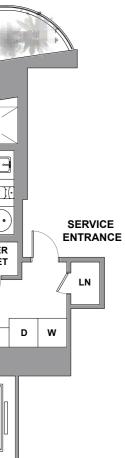
Residence 2604

South Tower / Level 26

4 BEDROOMS + FLEX 4.5 BATHROOMS 3,588 SF / 333.3 SM INTERIOR 814 SF / 75.6 SM EXTERIOR 4,402 SF / 408.9 SM TOTAL







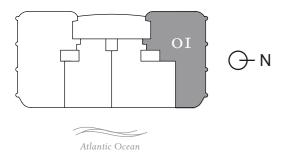


SUNSET TERRACE \bigcirc \bigcirc \square 334 SF BEDROOM 3 JUNIOR SUITE PRIMARY BEDROOM ŀĿ BATH 4 WIC BÁTH 3 SERVICE WIC ENTRANCE BUTLER CLOSET + ++ LN BATH 2 UTILITY FLEX D w D 片 Ļ. GUEST BATH PRIMARY BATH PRIVATE DRESSING FOYER ROOM ° ° ° GREAT ROOM SUNRISE TERRACE 307 SF

Residence 2701

South Tower / Level 27

3 BEDROOMS + FLEX 4.5 BATHROOMS 3.053 SF / 283.6 SM INTERIOR 641 SF / 59.6 SM EXTERIOR 3.694 SF / 343.2 SM TOTAL



Atlantic Ocean

The St. Regis Residences, Sunny Isles Beach are not owned, developed or sold by Marriott International, Inc. or its affiliates ("MI"). La Playa Beach Associates, LLC, which has the right to use the trademark names and logos of Fortune International, Inc. or its affiliates ("MI"). La Playa Beach Associates, LLC uses the St. Regis marks under a license from MI, which has not confirmed the accuracy of any of the statements or representations made herein. This project is being developed by La Playa Beach Associates, LLC, which has the right to use the trademark names and logos of Fortune International Group and Chateau Group. CRAL REPRESENTATIONS CANNOT BE RELIED UPON AS CORRECTLY STATING THE REPRESENTATIONS, MAKE REFERENCE TO THIS BROCHURE AND TO THE DOCUMENTS REQUIRED BY SECTION 7/18.503, FLORIDA STATUTES, TO BE FURNISHED BY A DEVELOPER. FOR CORRECT REPRESENTATIONS, MAKE REFERENCE TO THIS BROCHURE AND TO THE DOCUMENTS REQUIRED BY SECTION 7/18.503, FLORIDA STATUTES, TO BE FURNISHED BY A DEVELOPER TO A BUYER OR LESSEE. This not intended to be an offer to sell, or solicitation to buy, condominium units to residents. Stated dimensions are measured to the exterior walls and the centerline of interior demissing walls 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 origon contraction, will the prevince will depend upon your state of the exterior state dimensions are measured to the accurace will depend upon your relate of the output on the dimensions that would be determined in accordance will those defined upon your state of the units foor 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 Unit, set orth units foor plan are generally taken at the greatest points of each given room (as if the room were a aperproximater will be construction, and all floor plans are approx

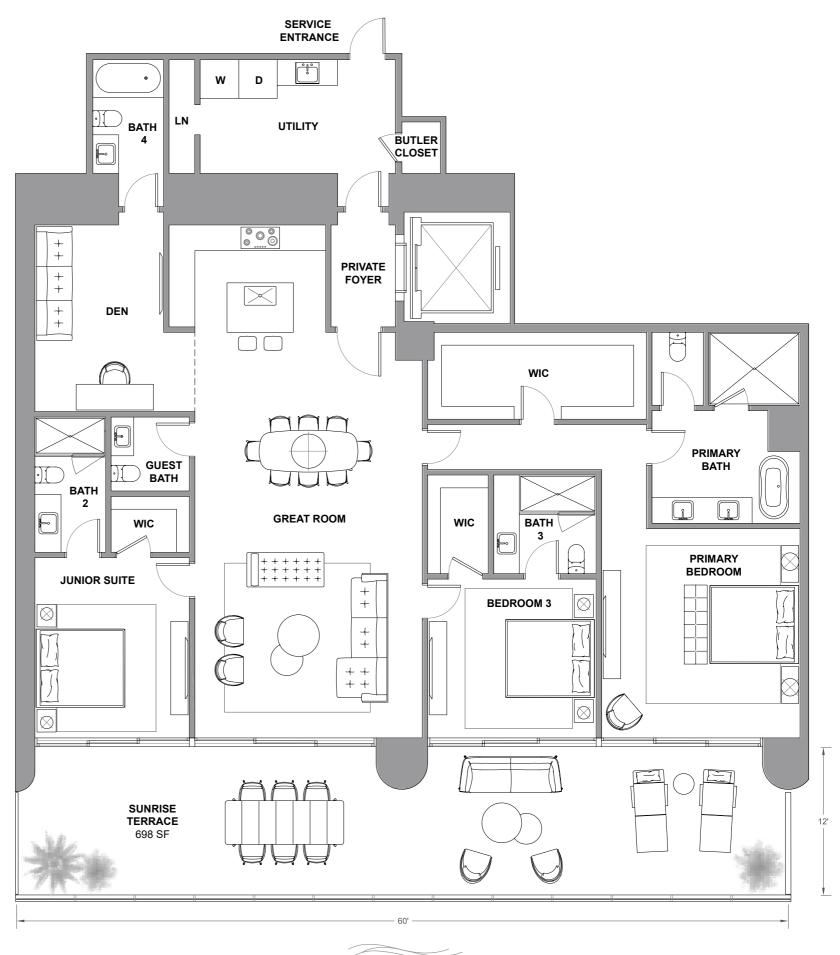


Residence 2702

South Tower / Level 27

3 BEDROOMS + DEN 4.5 BATHROOMS 2,636 SF / 244.9 SM INTERIOR 698 SF / 64.8 SM EXTERIOR 3,334 SF / 309.7 SM TOTAL





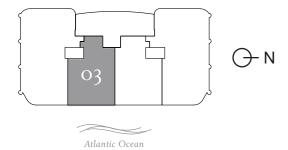
Atlantic Ocean

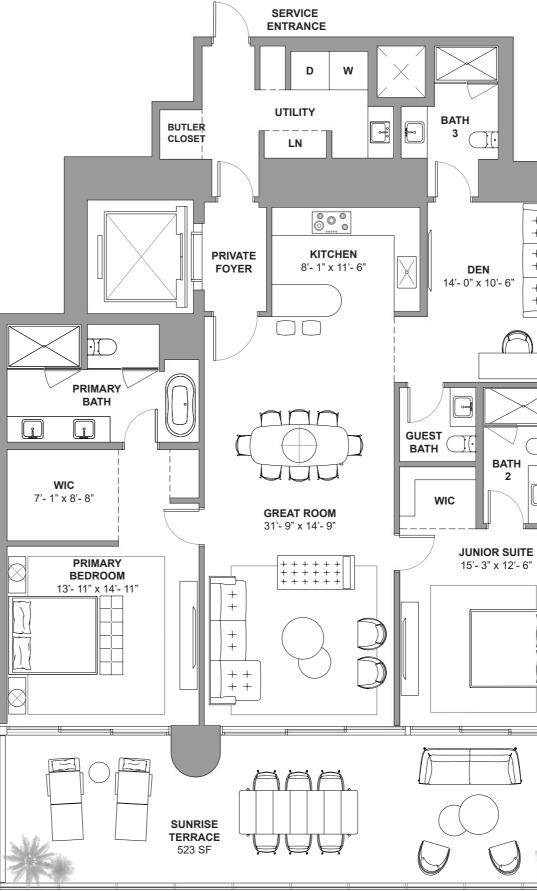


Residence 2703

South Tower / Level 27

2 BEDROOMS + DEN 3.5 BATHROOMS 2,086 SF / 193.8 SM INTERIOR 523 SF / 48.5 SM EXTERIOR 2,609 SF / 242.3 SM TOTAL





Atlantic Ocean

The St. Regis Residences, Sunny Isles Beach are not owned, developed or sold by Marriott International, Inc. or its affiliates ("MI"). La Playa Beach Associates, LLC, which has the right to use the trademark names and logos of Fortune International, Inc. or its affiliates ("MI"). La Playa Beach Associates, LLC, which has not confirmed the accuracy of any of the statements or representations made herein. This project is being developed by La Playa Beach Associates, LLC, which has the right to use the trademark names and logos of Fortune International, Inc. or its affiliates ("MI"). La Playa Beach Associates, LLC, which has the right to use the trademark names and logos of Fortune International, Inc. or its affiliates ("MI"). La Playa Beach Associates, LLC, which has the right to use the trademark names and logos of Fortune International, Inc. or its affiliates ("MI"). La Playa Beach Associates, LLC, which has the right to use the trademark names and logos of Fortune International Group and Chateau Group. CRAL REPRESENTATIONS CANNOT BE RELIED UPON AS CORRECT REPRESENTATIONS OF THE DEVELOPER. FOR CORRECT NOT THE DEVELOPER TO A BUYER ON LOVER ON LOVER ON LOVER ON LOVER ON LOVER ON 145.603, FLORIDA STATUTES, TO BE FURNISHED BY A DEVELOPER. TO A BUYER ON LOVER ON 145.603, FLORIDA STATUTES, TO BE FURNISHED BY activity of the exterior walls and in fact vary from the dimensions are measured to the exterior boundaries of the exterior boundaries of the exterior boundaries of the exterior boundaries of the exterior walls 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 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 units forth on this floor plan are generally taken at the greatest points of each given room (as if the room were a approximate and may var

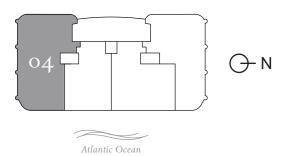


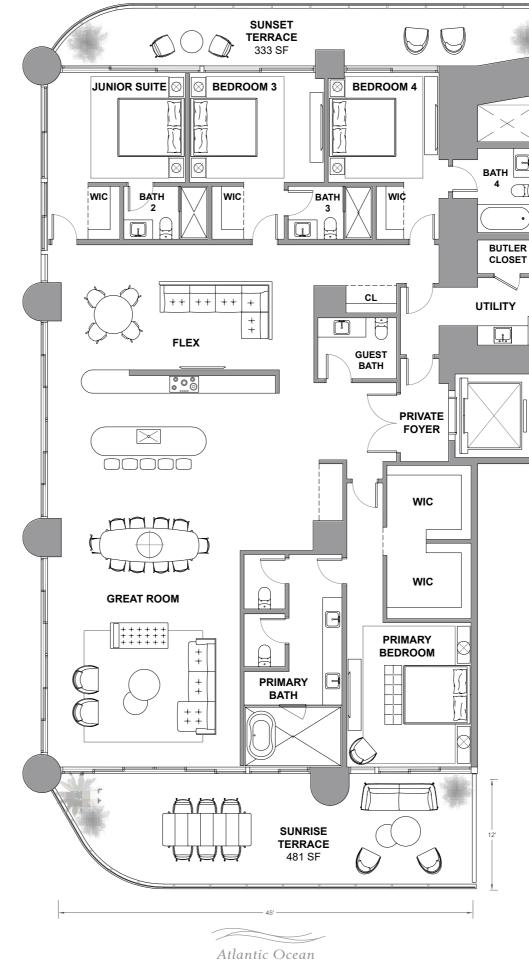


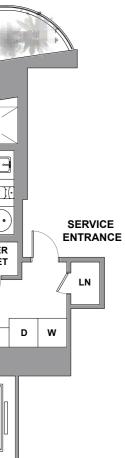
Residence 2704

South Tower / Level 27

4 BEDROOMS + FLEX 4.5 BATHROOMS 3,588 SF / 333.3 SM INTERIOR 814 SF / 75.6 SM EXTERIOR 4,402 SF / 408.9 SM TOTAL







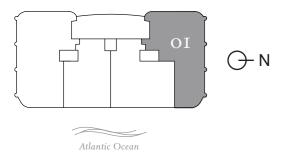


SUNSET TERRACE \bigcirc \bigcirc \square 334 SF BEDROOM 3 JUNIOR SUITE PRIMARY BEDROOM ŀĿ BATH 4 WIC BÁTH SERVICE 3 WIC ENTRANCE BUTLER CLOSET + ++ LN BATH 2 UTILITY FLEX D w D 뛰 Ļ. (î) GUEST BATH PRIMARY BATH PRIVATE DRESSING FOYER ROOM ° ° ° GREAT ROOM SUNRISE TERRACE 307 SF

Residence 2801

South Tower / Level 28

3 BEDROOMS + FLEX 4.5 BATHROOMS 3,053 SF / 283.6 SM INTERIOR 641 SF / 59.6 SM EXTERIOR 3,694 SF / 343.2 SM TOTAL



Atlantic Ocean

The St. Regis Residences, Sunny Isles Beach are not owned, developed or sold by Marriott International, Inc. or its affiliates ("MI"). La Playa Beach Associates, LLC uses the St. Regis marks under a license from MI, which has not confirmed the accuracy of any of the statements or representations made herein. This project is being developed by La Playa Beach Associates, LLC, which has the right to use the trademark names and logos of Fortune International, Inc. or its affiliates ("MI"). La Playa Beach Associates, LLC uses the St. Regis marks under a license from MI, which has not confirmed the accuracy of any of the statements or representations made herein. This project is being developed by La Playa Beach Associates, LLC, which has the right to use the trademark names and logos of Fortune International Group and Chateau Group. CRAL REPRESENTATIONS CANNOT BE RELIED UPON AS CORRECTLY STATING THE REPRESENTATIONS OF THE DEVELOPER. FOR CORRECT NEPRESENTATIONS, MAKE RETERENCE TO THIS BROCHURE AND TO THE DOCUMENTS REQUIRED BY SECTION 718.503, FLORIDA STATUTES, TO BE FURNISHED BY A DEVELOPER TO A BUYER OR LESSE. This is not intended to be an offer to sell, or solicitation to buy, condominium units to residents. Stated dimensions are measured to the exterior boundaries of the exterior boundaries, is set of the interior demissing walls and in fact vary from the dimensions that would be determined in accordance with those defined unit boundaries, is set of the bon 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 Unit, the area of the Unit the set of the Unit. All dimensions are approximate and may vary with actual construction, and all floor plans are development plans are subject to change. Furniture is not included with the sale of the Unit.



Residence 2802

South Tower / Level 28

3 BEDROOMS + DEN 4 BATHROOMS 2,574 SF / 239.1 SM INTERIOR 698 SF / 64.8 SM EXTERIOR 3,272 SF / 303.9 SM TOTAL





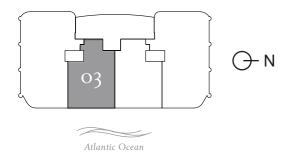
Atlantic Ocean

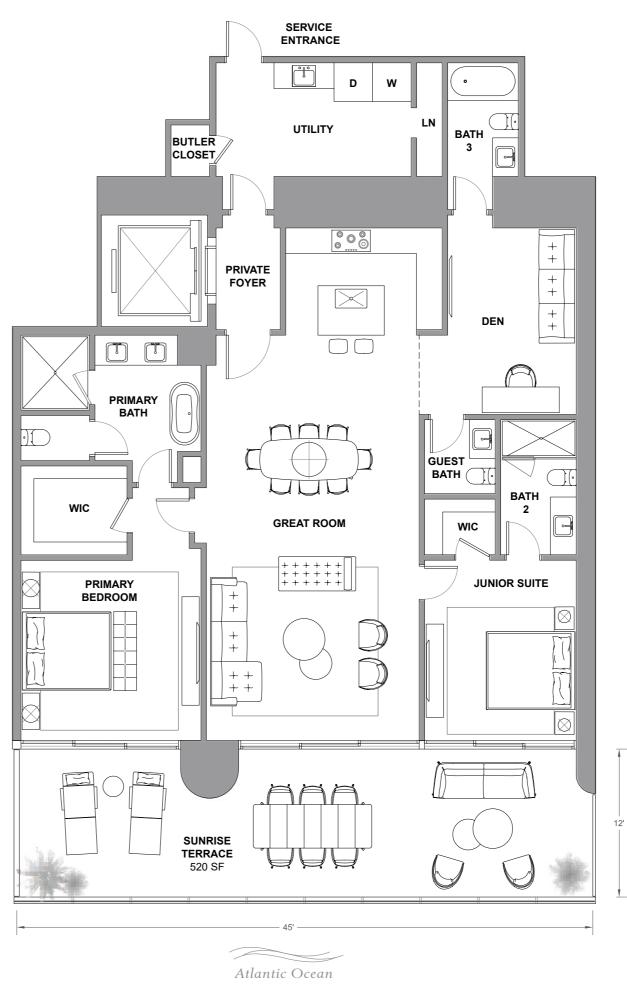


Residence 2803

South Tower / Level 28

2 BEDROOMS + DEN 3.5 BATHROOMS 2,105 SF / 195.6 SM INTERIOR 520 SF / 48.3 SM EXTERIOR 2,625 SF / 243.9 SM TOTAL



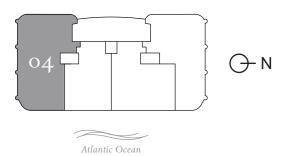


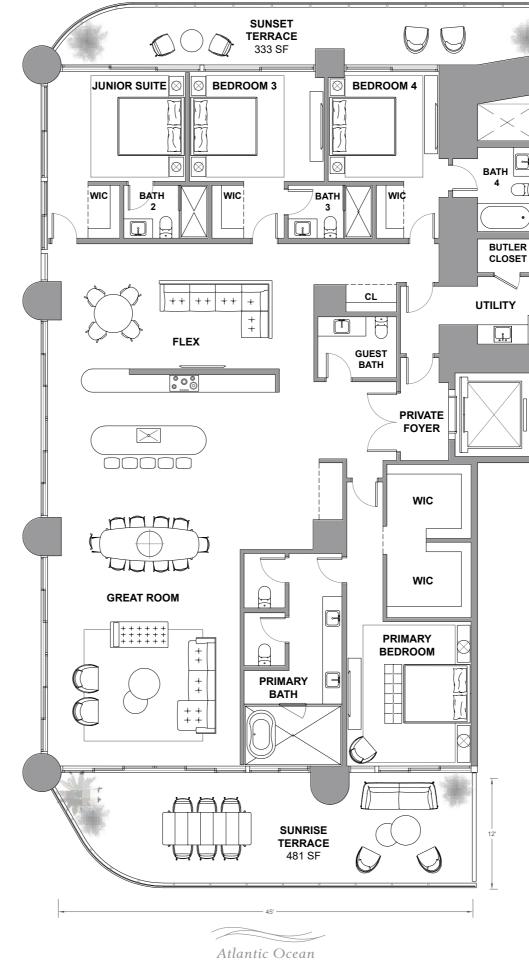


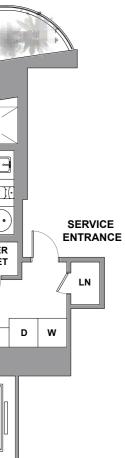
Residence 2804

South Tower / Level 28

4 BEDROOMS + FLEX 4.5 BATHROOMS 3,588 SF / 333.3 SM INTERIOR 814 SF / 75.6 SM EXTERIOR 4,402 SF / 408.9 SM TOTAL





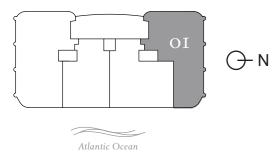


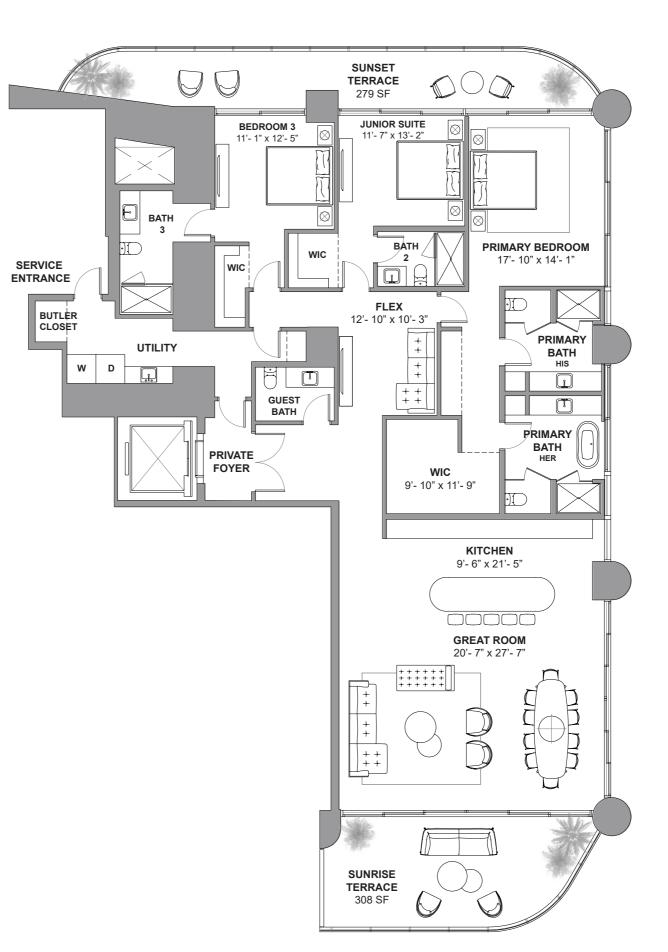


Residence 2901

South Tower / Level 29

3 BEDROOMS + FLEX 4.5 BATHROOMS 3,056 SF / 283.9 SM INTERIOR 587 SF / 54.5 SM EXTERIOR 3,643 SF / 338.4 SM TOTAL







The St. Regis Residences, Sunny Isles Beach are not owned, developed or sold by Marriott International, Inc. or its affiliates ("MI"). La Playa Beach Associates, LLC, which has the right to use the trademark names and logos of Fortune International, Inc. or its affiliates ("MI"). La Playa Beach Associates, LLC, which has not confirmed the accuracy of any of the statements or representations made herein. This project is being developed by La Playa Beach Associates, LLC, which has the right to use the trademark names and logos of Fortune International Group and Chateau Group. ORAL REPRESENTATIONS CANNOT BE RELIED UPON AS CORRECTLY STATING THE REPRESENTATIONS, MAKE REFERENCE TO THIS BROCHURE AND TO THE DOCUMENTS REQUIRED BY SECTION 718.503, FLORIDA STATUTES, TO BE FURNISHED BY A DEVELOPER. FOR CORRECT residence. State dimensions are measured to the an offer to sell, or solicitation to buy, condominium units to residents. State dimensions are measured to the exterior walls 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 demising walls and in fact vary from the dimensions are measured to the exterior set of rows 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 vary with actual coonstruction, and all floor plans are development plans are subject to change. Furnitive is not included with the sale of the Unit.

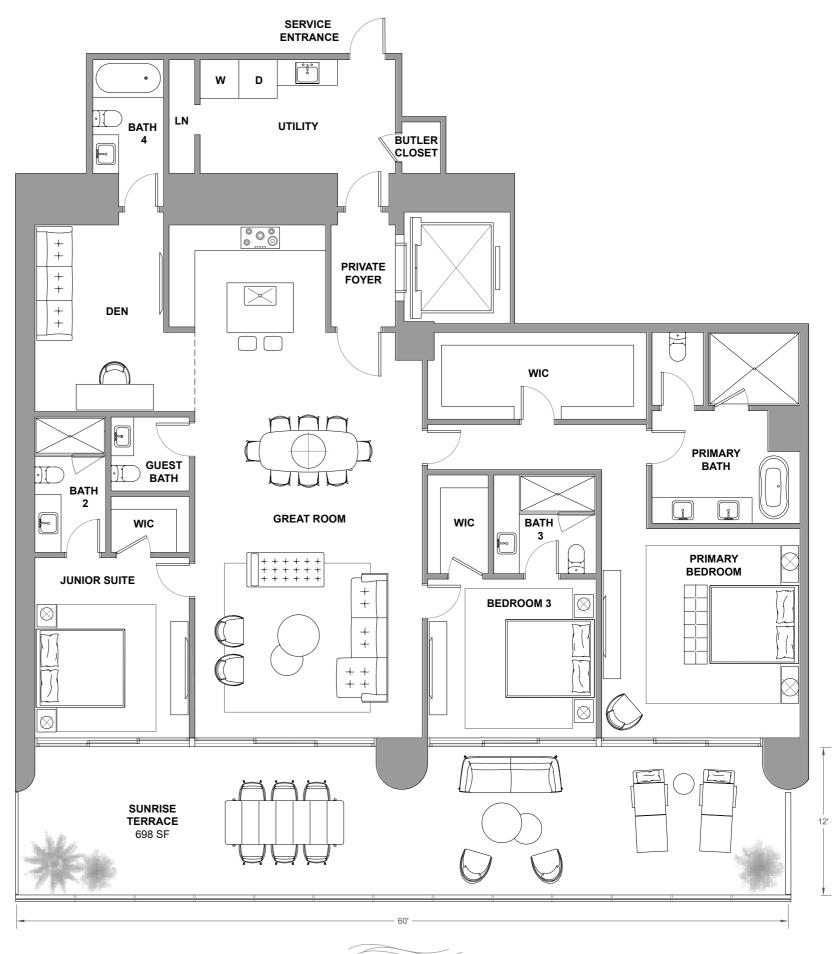


Residence 2902

South Tower / Level 29

3 BEDROOMS + DEN 4.5 BATHROOMS 2,636 SF / 244.9 SM INTERIOR 698 SF / 64.8 SM EXTERIOR 3,334 SF / 309.7 SM TOTAL





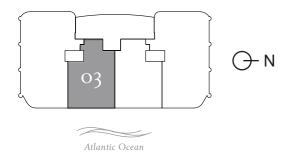
Atlantic Ocean

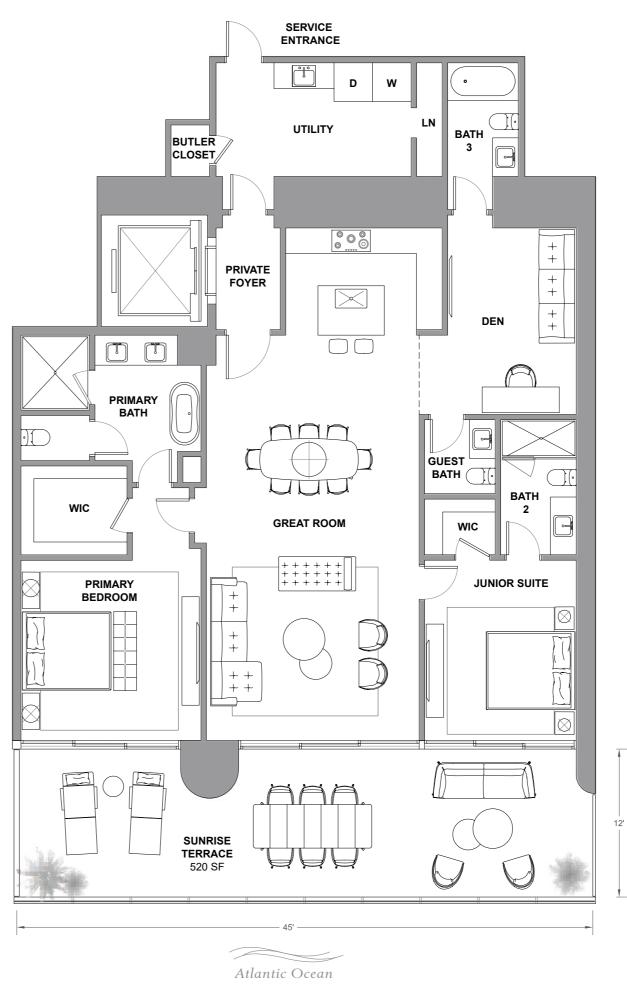


Residence 2903

South Tower / Level 29

2 BEDROOMS + DEN 3.5 BATHROOMS 2,105 SF / 195.6 SM INTERIOR 520 SF / 48.3 SM EXTERIOR 2,625 SF / 243.9 SM TOTAL



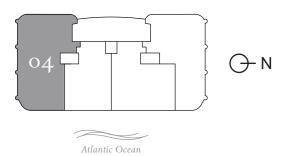


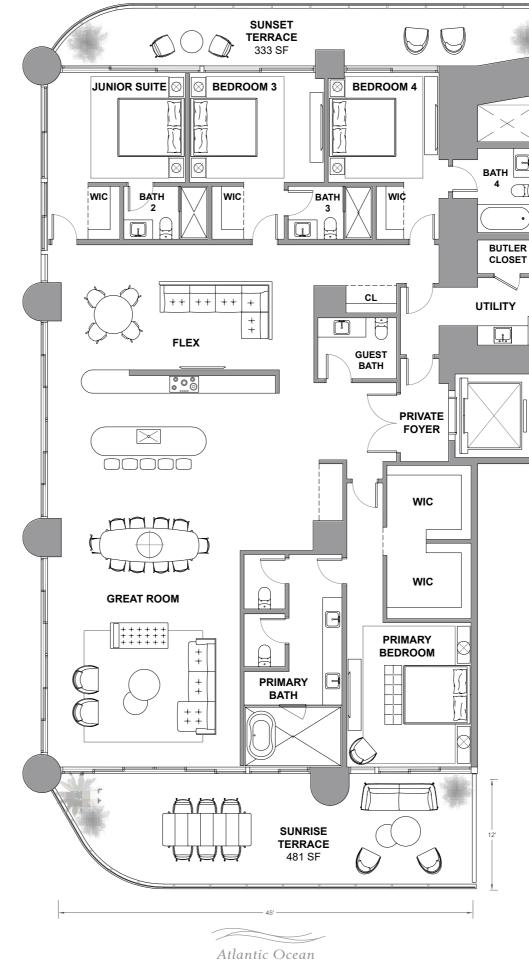


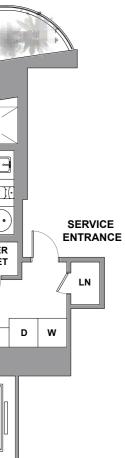
Residence 2904

South Tower / Level 29

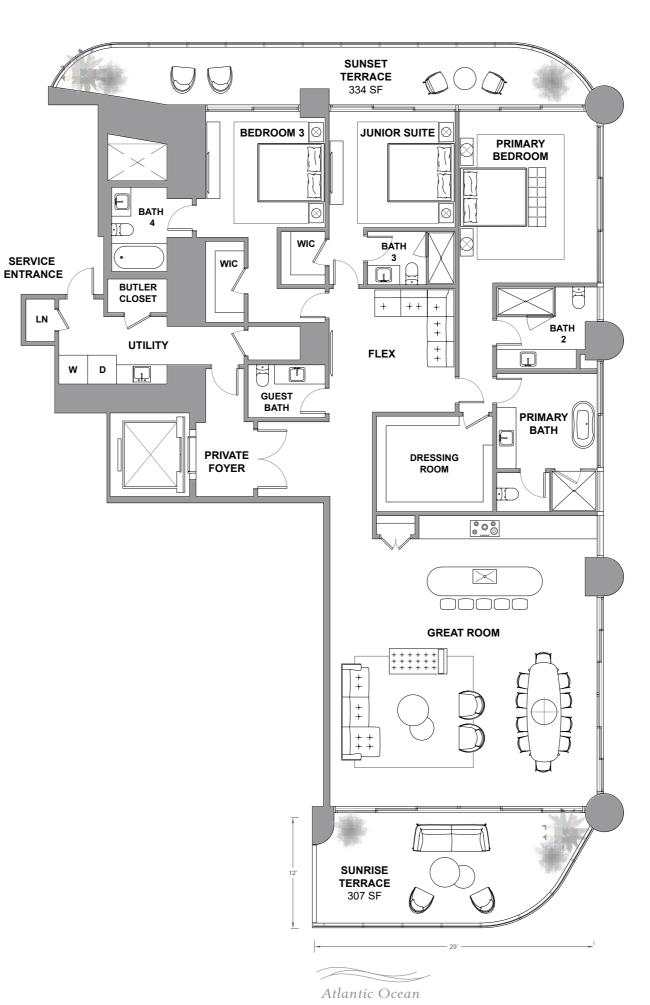
4 BEDROOMS + FLEX 4.5 BATHROOMS 3,588 SF / 333.3 SM INTERIOR 814 SF / 75.6 SM EXTERIOR 4,402 SF / 408.9 SM TOTAL







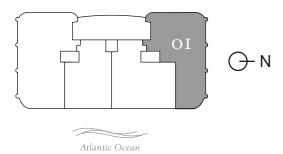




Residence 3001

South Tower / Level 30

3 BEDROOMS + FLEX 4.5 BATHROOMS 3,053 SF / 283.6 SM INTERIOR 641 SF / 59.6 SM EXTERIOR 3,694 SF / 343.2 SM TOTAL

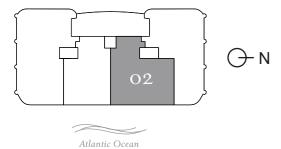


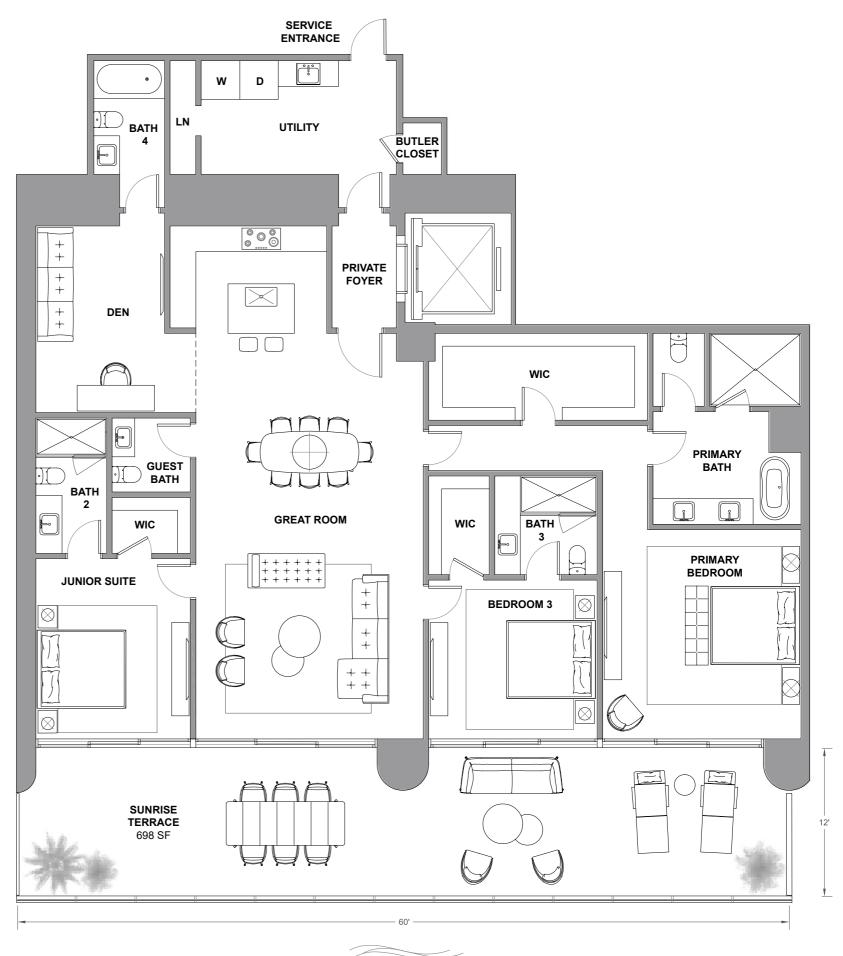


Residence 3002

South Tower / Level 30

3 BEDROOMS + DEN 4.5 BATHROOMS 2,636 SF / 244.9 SM INTERIOR 698 SF / 64.8 SM EXTERIOR 3,334 SF / 309.7 SM TOTAL





Atlantic Ocean

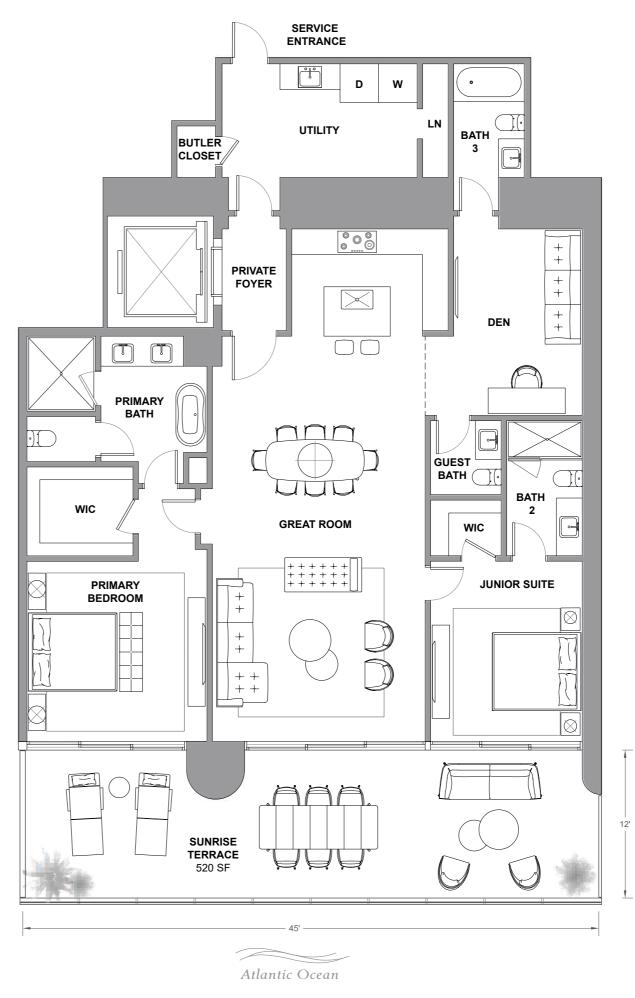


Residence 3003

South Tower / Level 30

2 BEDROOMS + DEN 3.5 BATHROOMS 2,105 SF / 195.6 SM INTERIOR 520 SF / 48.3 SM EXTERIOR 2,625 SF / 243.9 SM TOTAL



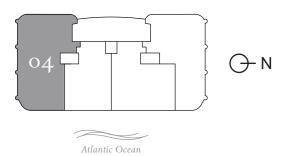


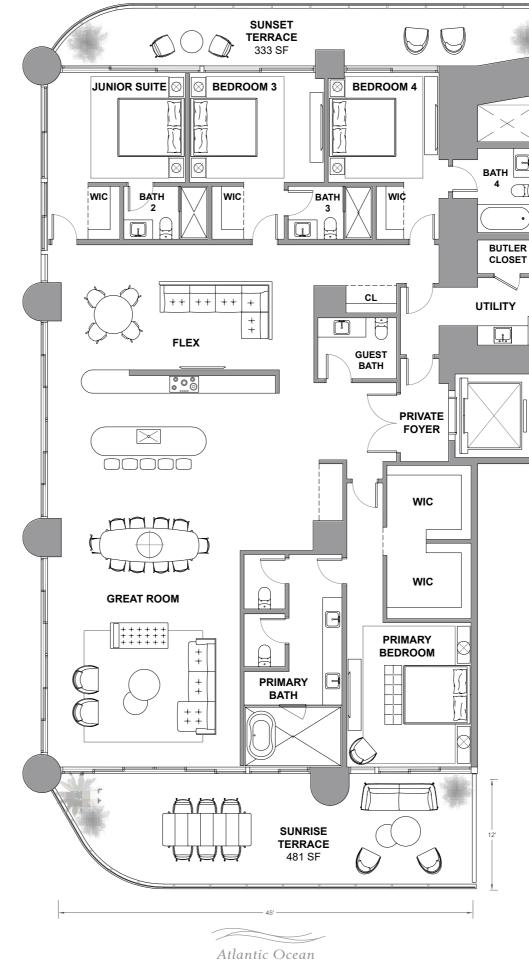


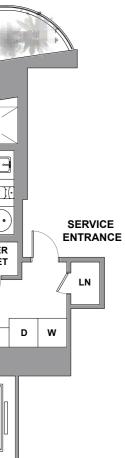
Residence 3004

South Tower / Level 30

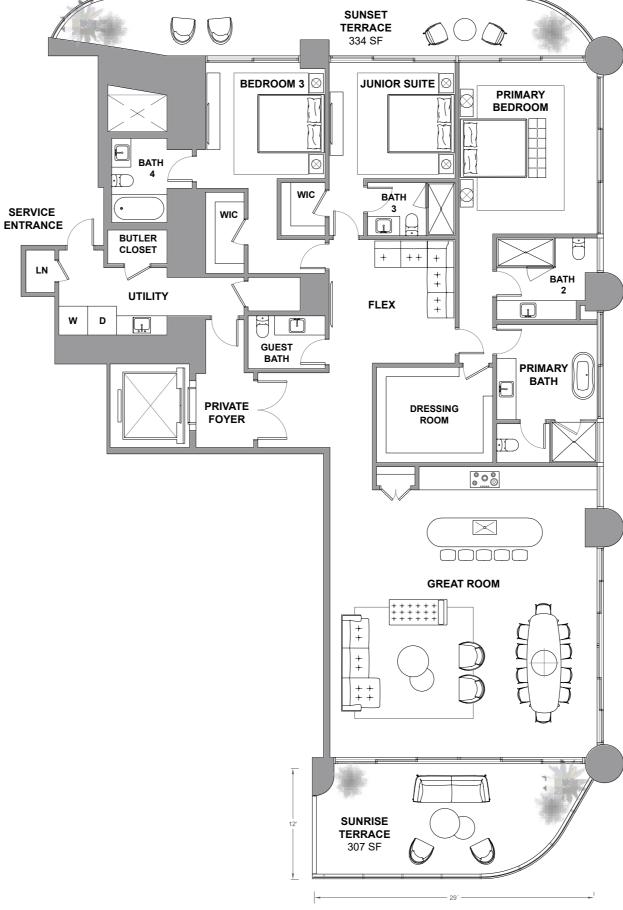
4 BEDROOMS + FLEX 4.5 BATHROOMS 3,588 SF / 333.3 SM INTERIOR 814 SF / 75.6 SM EXTERIOR 4,402 SF / 408.9 SM TOTAL







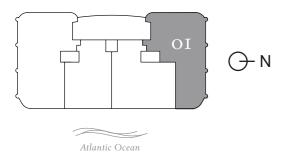




Residence 3101

South Tower / Level 31

3 BEDROOMS + FLEX 4.5 BATHROOMS 3,053 SF / 283.6 SM INTERIOR 641 SF / 59.6 SM EXTERIOR 3,694 SF / 343.2 SM TOTAL



Atlantic Ocean

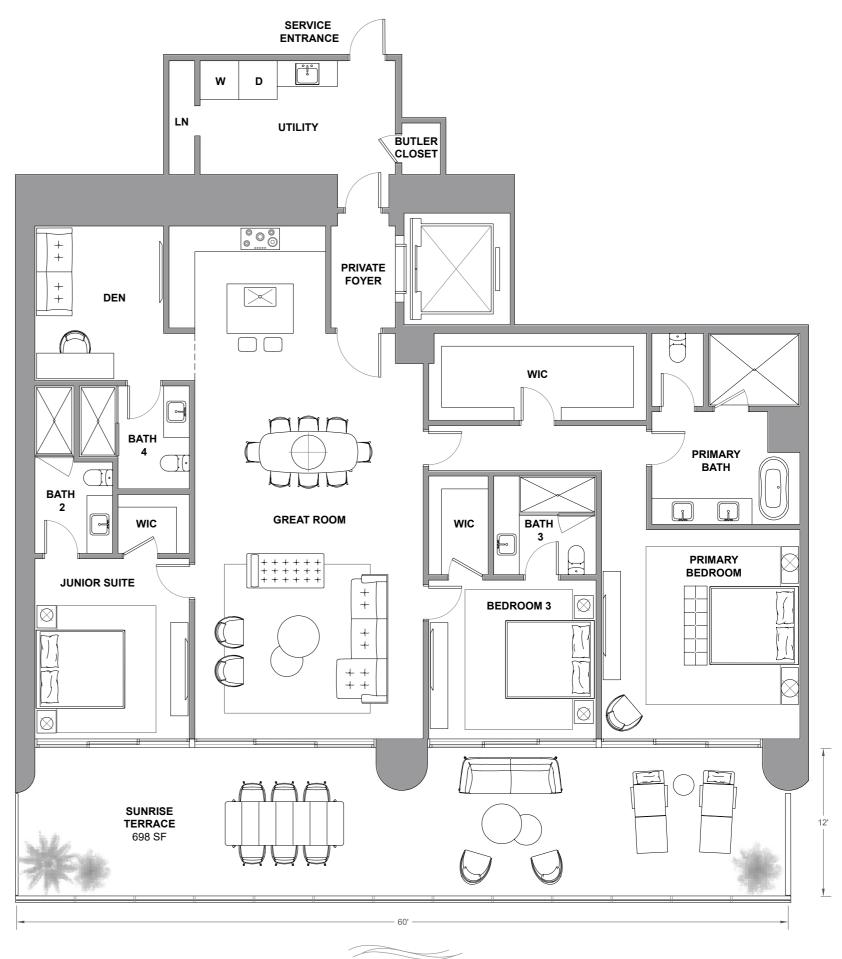


Residence 3102

South Tower / Level 31

3 BEDROOMS + DEN 4 BATHROOMS 2,574 SF / 239.1 SM INTERIOR 698 SF / 64.8 SM EXTERIOR 3,272 SF / 303.9 SM TOTAL





Atlantic Ocean

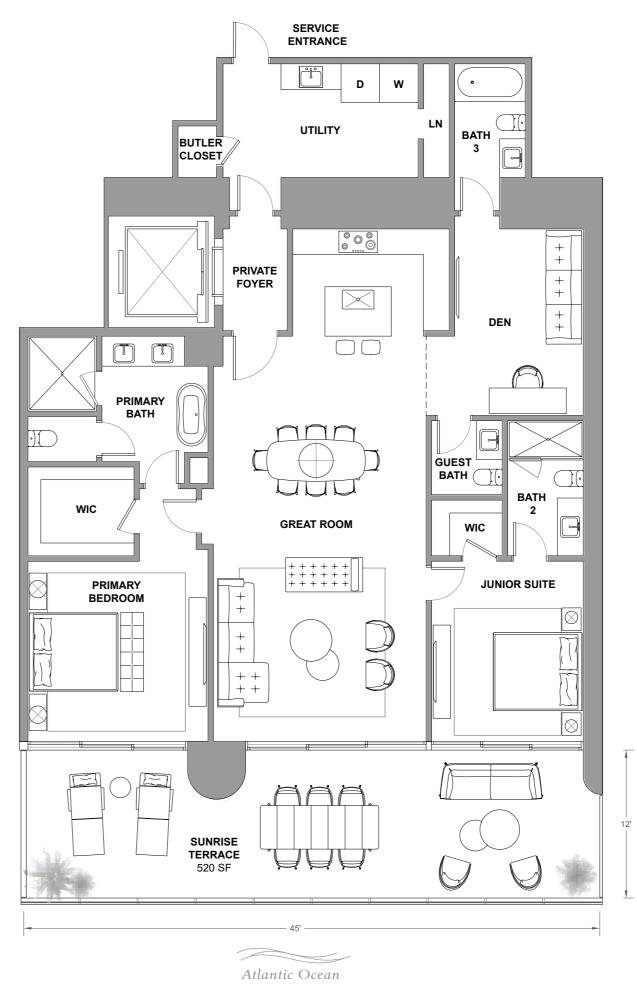


Residence 3103

South Tower / Level 31

2 BEDROOMS + DEN 3.5 BATHROOMS 2,105 SF / 195.6 SM INTERIOR 520 SF / 48.3 SM EXTERIOR 2,625 SF / 243.9 SM TOTAL



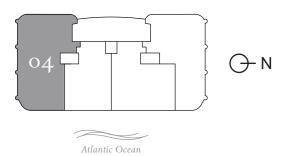


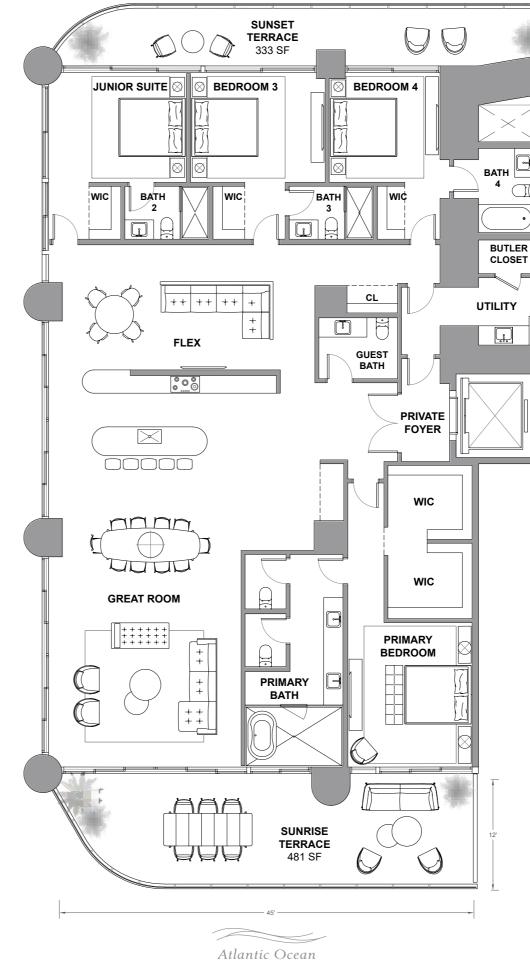


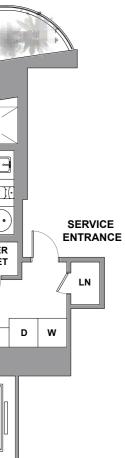
Residence 3104

South Tower / Level 31

4 BEDROOMS + FLEX 4.5 BATHROOMS 3,588 SF / 333.3 SM INTERIOR 814 SF / 75.6 SM EXTERIOR 4,402 SF / 408.9 SM TOTAL









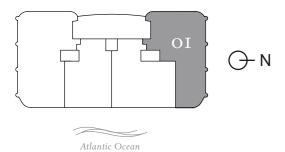
SUNSET TERRACE \bigcirc \bigcirc \square 334 SF BEDROOM 3 JUNIOR SUITE PRIMARY BEDROOM ŀĿ BATH 4 WIC BÁTH 3 SERVICE WIC ENTRANCE BUTLER CLOSET + ++ LN BATH 2 UTILITY FLEX D w D 片 Ļ. GUEST BATH PRIMARY BATH PRIVATE DRESSING FOYER ROOM ° ° ° GREAT ROOM SUNRISE TERRACE 307 SF

Atlantic Ocean

Residence 3201

South Tower / Level 32

3 BEDROOMS + FLEX 4.5 BATHROOMS 3,053 SF / 283.6 SM INTERIOR 641 SF / 59.6 SM EXTERIOR 3,694 SF / 343.2 SM TOTAL



The St. Regis Residences, Sunny Isles Beach are not owned, developed or sold by Marriott International, Inc. or its affiliates ("MI"). La Playa Beach Associates, LLC which has the right to use the trademark names and logos of Fortune International Group and Chateau Group. 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 DEVELOPER. FOR CORRECT REPRESENTATIONS, MAKE REFERENCE TO THIS BROCHURE AND TO THE DOCUMENTS REQUIRED BY SECTION 718.503, FLORIDA STATUES, TO BE FURNISHED BY A DEVELOPER. TO A BUYER OR LESSEE. This is not intended to be an offer to sell, or solicitation to buy, condominium units to residents of any jurisdiction where prohibited by law, and your eligibility for purchase will depend upon your state of residency. Stated dimensions are measured to the exterior walls and the centerline of interior demising walls 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). For your reference, the area of the Unit, determined in accordance with those defined unit boundaries, is set forth on Exhibit "3" to the Declaration. Note that me obtained by multiplying the stated length times width. All dimensions are approximate and may vary with actual construction, and all floor plans and development plans are subject to change. Furniture is not included with the sale of the Units.

urements 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

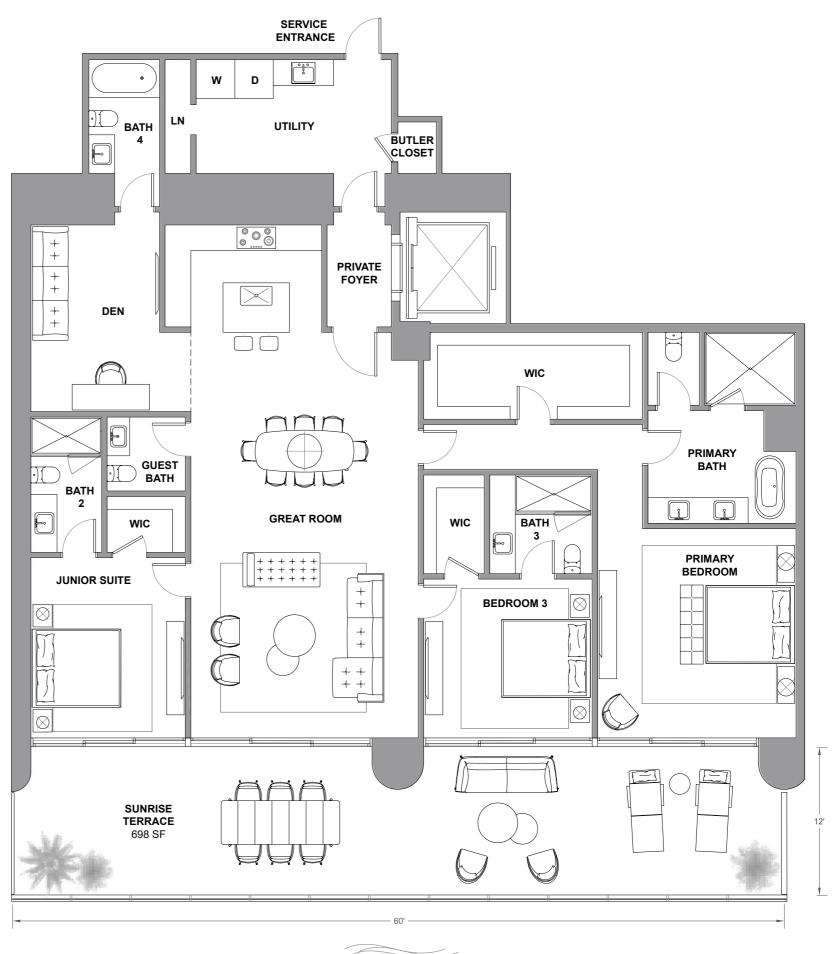


Residence 3202

South Tower / Level 32

3 BEDROOMS + DEN 4.5 BATHROOMS 2,636 SF / 244.9 SM INTERIOR 698 SF / 64.8 SM EXTERIOR 3,334 SF / 309.7 SM TOTAL





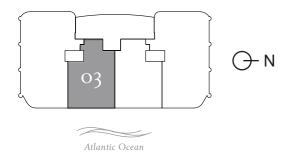
Atlantic Ocean

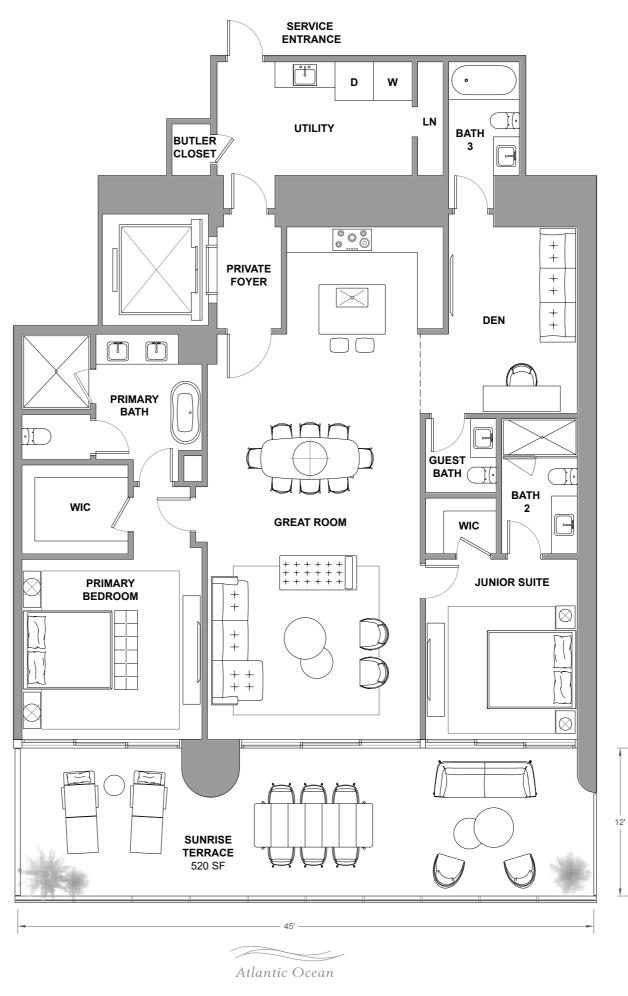


Residence 3203

South Tower / Level 32

2 BEDROOMS + DEN 3.5 BATHROOMS 2,105 SF / 195.6 SM INTERIOR 520 SF / 48.3 SM EXTERIOR 2,625 SF / 243.9 SM TOTAL



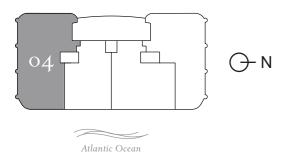


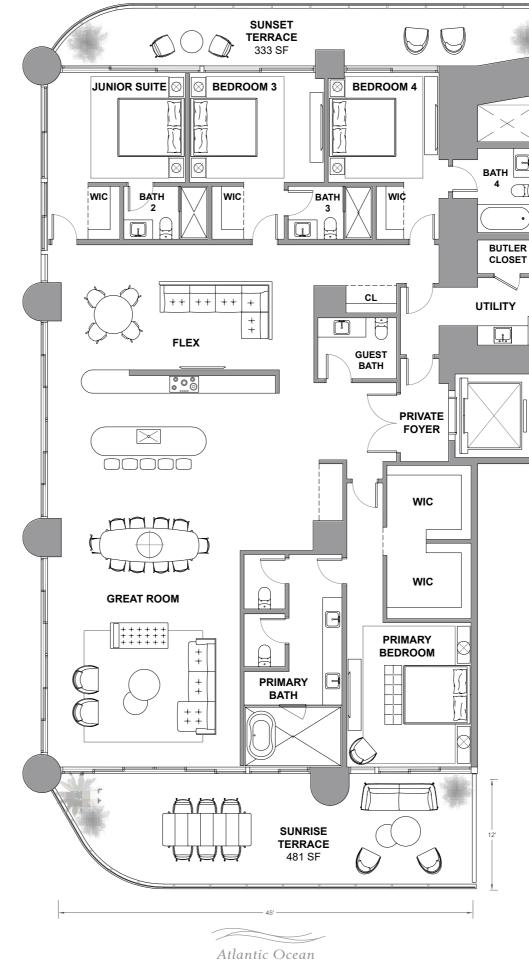


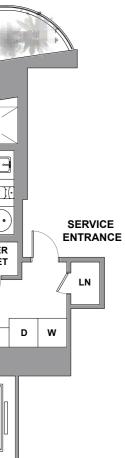
Residence 3204

South Tower / Level 32

4 BEDROOMS + FLEX 4.5 BATHROOMS 3,588 SF / 333.3 SM INTERIOR 814 SF / 75.6 SM EXTERIOR 4,402 SF / 408.9 SM TOTAL





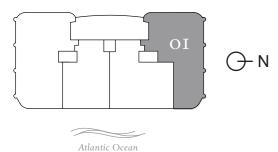


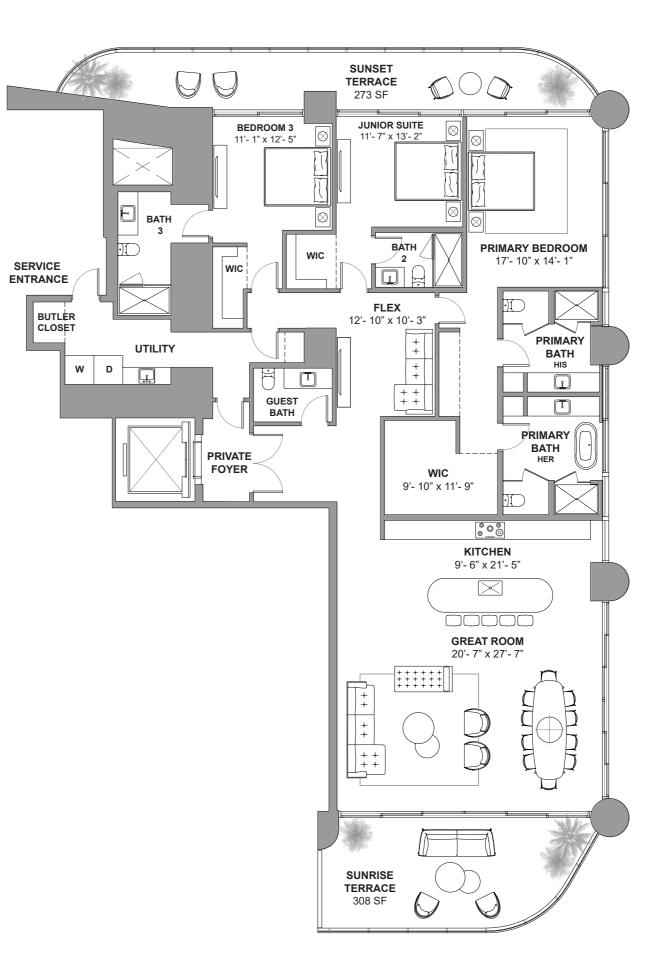


Residence 3301

South Tower / Level 33

3 BEDROOMS + FLEX 4.5 BATHROOMS 3,056 SF / 283.9 SM INTERIOR 581 SF / 54 SM EXTERIOR 3,637 SF / 337.9 SM TOTAL







The St. Regis Residences, Sunny Isles Beach are not owned, developed or sold by Marriott International, Inc. or its affiliates ("MI"). La Playa Beach Associates, LLC, which has the right to use the trademark names and logos of Fortune International, Inc. or list affiliates ("MI"). La Playa Beach Associates, LLC, which has not confirmed the accuracy of any of the statements or representations made herein. This project is being developed by La Playa Beach Associates, LLC, which has the right to use the trademark names and logos of Fortune International Group and Chateau Group. ORAL REPRESENTATIONS CANNOT BE RELIED UPON AS CORRECTLY STATING THE 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. This is not intended to be an offer to sell, or solicitation to buy, condominium units to residences. Stated dimensions are measured to the exterior walls and the centerline of interior demising walls 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 demising walls and in fact vary from the dimensions 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 variate and may vary with actual construction, and all floor plans are approximate and may vary with actual construction, and all floor plans are development plans are subject to change. Furnities the Unit.

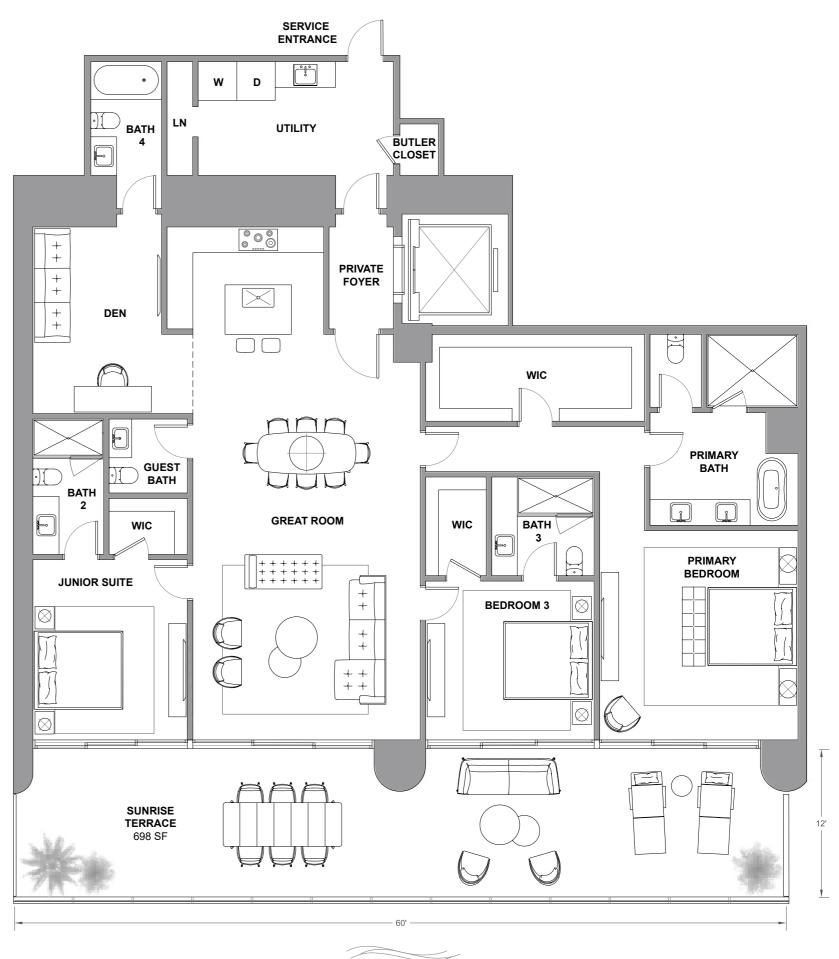


Residence 3302

South Tower / Level 33

3 BEDROOMS + DEN 4.5 BATHROOMS 2,636 SF / 244.9 SM INTERIOR 698 SF / 64.8 SM EXTERIOR 3,334 SF / 309.7 SM TOTAL





Atlantic Ocean

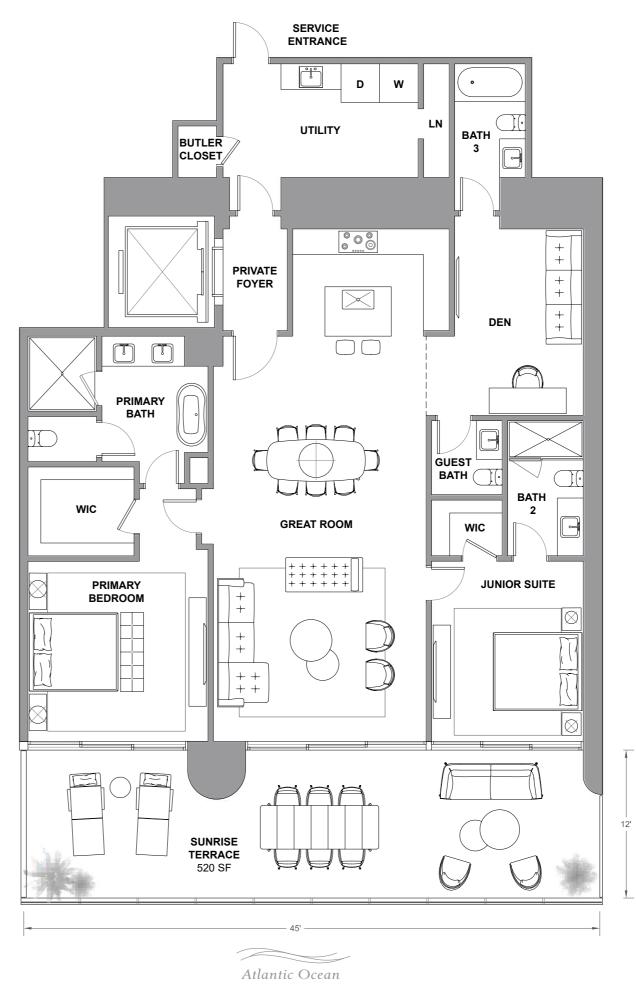


Residence 3303

South Tower / Level 33

2 BEDROOMS + DEN 3.5 BATHROOMS 2,105 SF / 195.6 SM INTERIOR 520 SF / 48.3 SM EXTERIOR 2,625 SF / 243.9 SM TOTAL



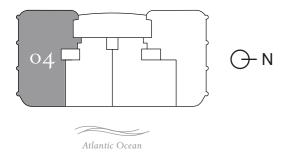


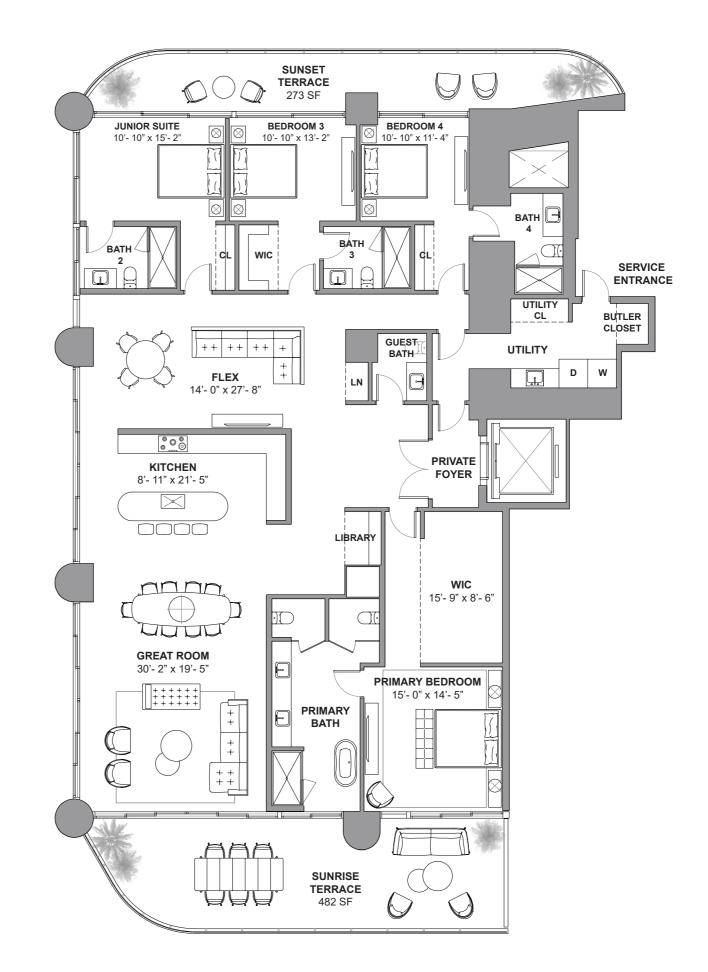


Residence 3304

South Tower / Level 33

4 BEDROOMS + FLEX 4.5 BATHROOMS 3,592 SF / 333.7 SM INTERIOR 755 SF / 70.1 SM EXTERIOR 4,347 SF / 403.8 SM TOTAL

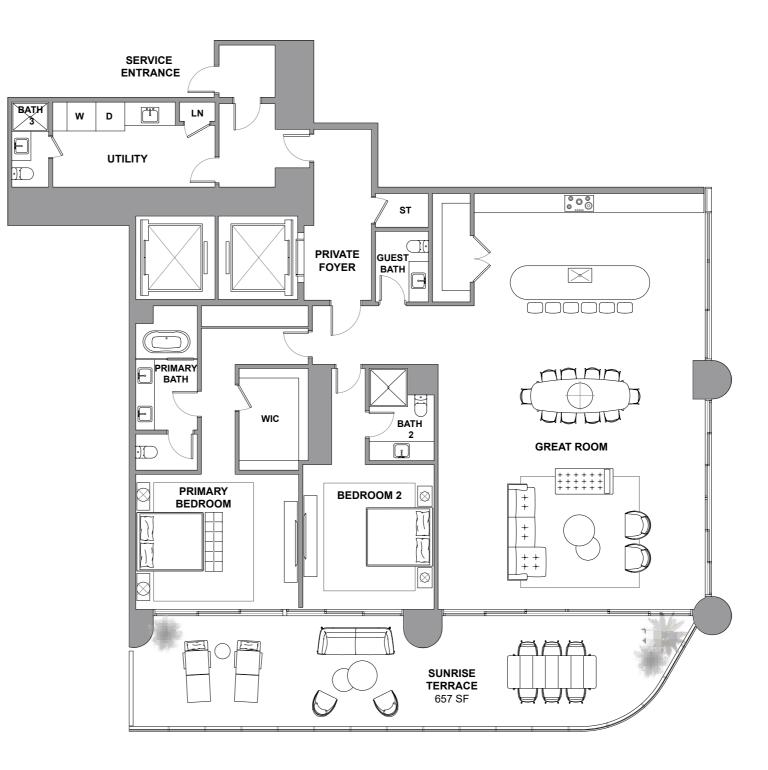






The St. Regis Residences, Sunny Isles Beach are not owned, developed or sold by Marriott International, Inc. or its affiliates ("MI"). La Playa Beach Associates, LLC, which has the right to use the trademark names and logos of Fortune International Group and Chateau Group. ORAL REPRESENTATIONS CANNOT BE RELIED UPON AS CORRECTLY STATING THE REPRESENTATIONS OF THE DEVELOPER. FOR CORRECT REPRESENTATIONS, MAKE REFERENCE TO THIS BROCHURE AND TO THE 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. This is not intended to be an offer to sell, or solicitation to buy, condominium units to residents of any jurisdiction where prohibited by law, and your eligibility for purchase will depend upon your state of residency. Stated dimensions are measured to the exterior walls and the centerline of interior demising walls 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). For your reference, the area of the Unit, determined in accordance with those defined unit boundaries, is set forth on Exhibit "3" to the Declaration. Note that m obtained by multiplying the stated length times width. All dimensions are approximate and may vary with actual construction, and all floor plans and development plans are subject to change. Furniture is not included with the sale of the Units. nents 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





Atlantic Ocean

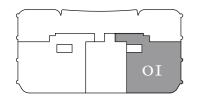
The St. Regis Residences, Sunny Isles Beach are not owned, developed or sold by Marriott International, Inc. or its affiliates ("MI"). La Playa Beach Associates, LLC uses the St. Regis marks under a license from MI, which has not confirmed the accuracy of any of the statements or representations made herein. This project is being developed by La Playa Beach Associates, LLC, which has the right to use the trademark names and logos of Fortune International, Inc. or its affiliates ("MI"). La Playa Beach Associates, LLC uses the St. Regis marks under a license from MI, which has not confirmed the accuracy of any of the statements or representations made herein. This project is being developed by La Playa Beach Associates, LLC, which has the right to use the trademark names and logos of Fortune International Group and Chateau Group. ORAL REPRESENTATIONS CANNOT BE RELIED UPON AS CORRECTLY STATING THE REPRESENTATIONS, MAKE REFERENCE TO THIS BROCHURE AND TO THE DOCUMENTS REQUIRED BY A DEVELOPER. FOR CORRECT Networ et al. (and or eligibility for purchase will depend upon your state of residency. Stated dimensions the would be determined by using the description and definition of the "Unit" set forth in the Declaration (which generally only includes the interior demissing walls and in fact vary from the dimensions that would be determined in accordance with the set of the Not the accurace of the exterior 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 Unit, set or the Unit with the sale of the Unit.

Residence 3401

South Tower / Level 34

2 BEDROOMS

3.5 BATHROOMS 2,909 SF / 270.3 SM INTERIOR 657 SF / 61 SM EXTERIOR 3,566 SF / 331.3 SM TOTAL





Atlantic Ocean