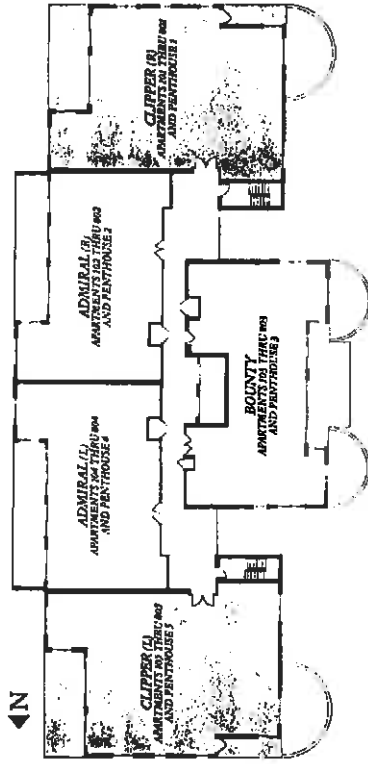


TYPICAL FLOOR



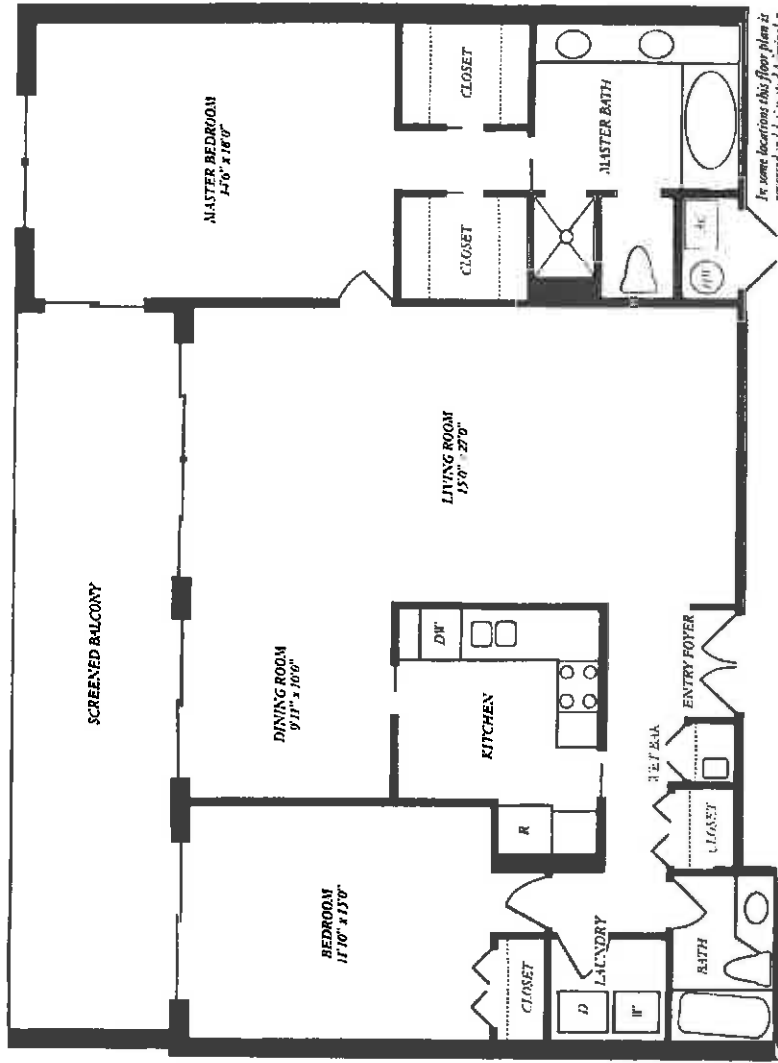
CLIPPER
3 BEDROOM, 2 BATH

COOLED AREA.....	2,184 SQ. FT.
SCREENED BALCONY.....	401 SQ. FT.
BALCONY.....	77 SQ. FT.
TOTAL	SQUARE FOOTAGE.....
	2,522 SQ. FT.

For convenience and for the purpose of comparison, the "cooled area" sq. footage of the condominium units to which references are made was approximated by using the dimensions from the exterior surface of outside walls of the unit and not the center line of the walls between adjacent units. The square footage covered in this unit is determined in accordance with the description of the unit boundaries as set forth in the Declaration of Condominium.

All room sizes and square footage are approximate. Actual units may vary slightly, and modifications may be made as deemed necessary by the developer, builder, architect, engineer or as required by law.

In some locations this floor plan is reversed and designated Clipper (B).



In some locations this floor plan is approved by the Department of Buildings.

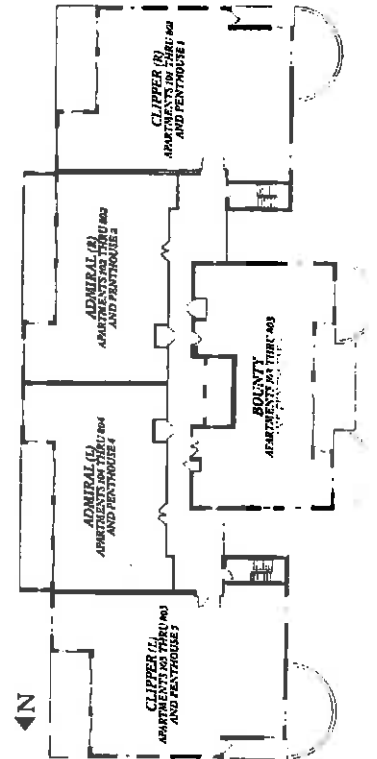
**ADMIRAL
2 BEDROOM, 2 BATH**

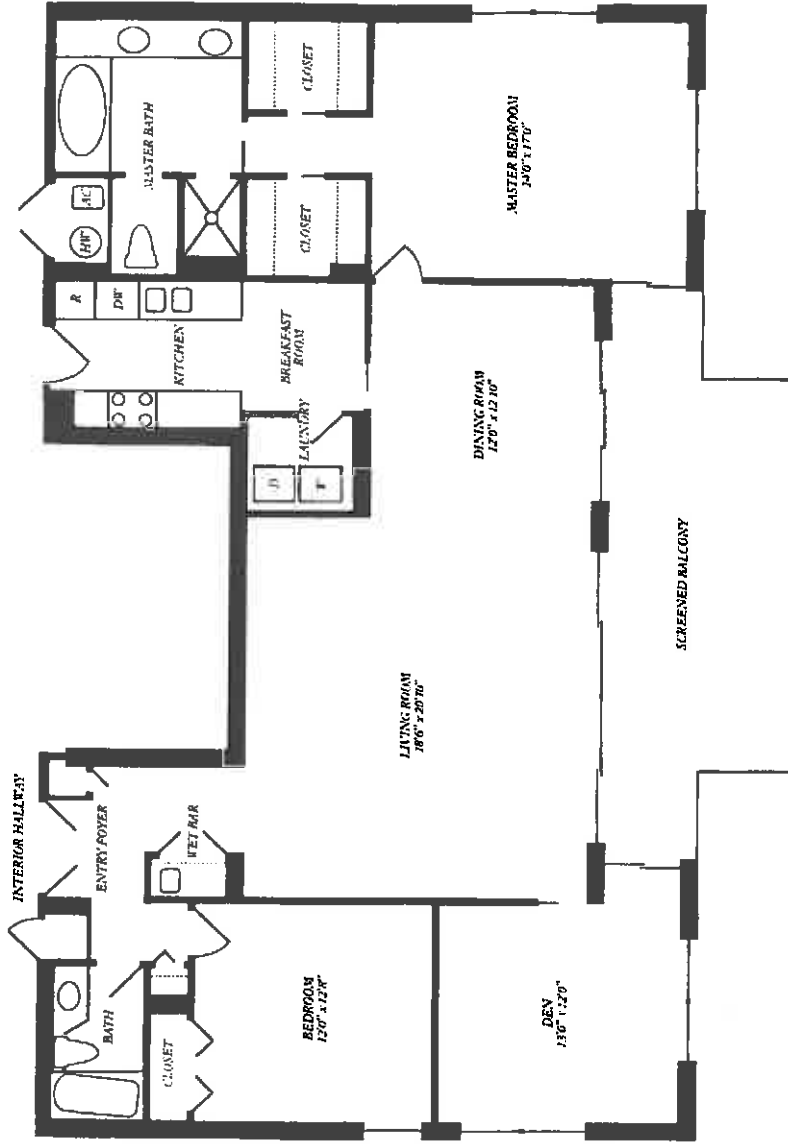
COOLED AREA.....	1,630 SQ. FT.
SCREENED BALCONY.....	298 SQ. FT.
TOTAL	SQUARE FOOTAGE.....
	1,948 SQ. FT.

For consistency and for the purpose of comparison, the "cooled area" sq. footage of the condominium units to which references are made was approximated by using the dimensions from the exterior surface of outside walls of the unit and from the center line of the walls between adjacent units. The square footage conveyed in the unit is determined in accordance with the description of the unit boundaries set forth in the Declaration of Condominium.

All room sizes and square footage are approximate. Actual units may vary slightly, and modifications may be made as deemed necessary by the developer, builder, architect, engineer or as required by law.

TYPICAL FLOOR



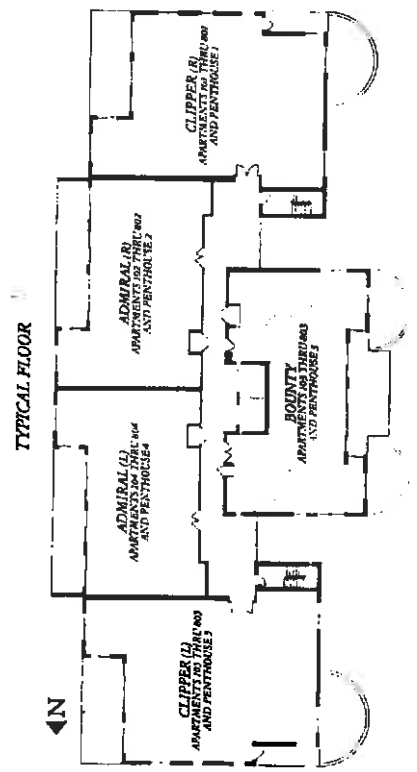


BOUNTY
2 BEDROOM, 2 BATH, DEN

COOLED AREA.....	1,840 SQ. FT.
SCREENED BALCONY.....	260 SQ. FT.
TOTAL	SQUARE FOOTAGE.....
	2,100 SQ. FT.

For convenience and for the purpose of comparison, the "cooled area" sq. footage of the condominium units to which reference is made was approximated by using the dimensions from the exterior surface of outside walls of the unit and from the center line of the walls between adjacent units. The square footage conveyed in the unit is determined in accordance with the description of the unit boundaries as set forth in the Declaration of Condominium.

All room sizes and square footage are approximate. Actual units may vary slightly, and modifications may be made as deemed necessary by the developer, builder, architect, engineer or as required by law.



TYPICAL FLOOR