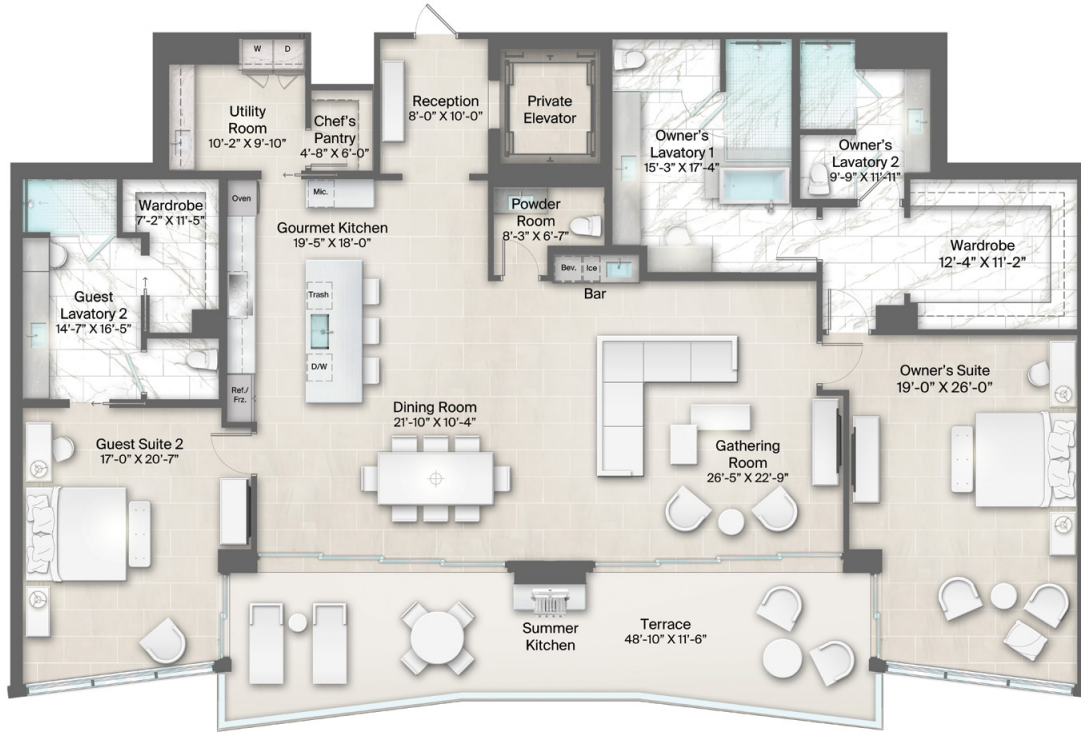




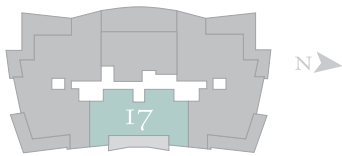
Champagne Building, Plan I7 *2 Bedrooms, 3.5 Baths*

ST REGIS
LONGBOAT KEY RESORT
THE RESIDENCES

Residence	AC Living Area	Terrace	Private Garage	Total
617	3,118 sq. ft.	500 sq. ft.	3-Car	3,618 sq. ft.



Champagne Building



Resort Gardens



Stated "AC Living Area" is measured to the exterior boundaries of the exterior walls and the centerline of interior demising walls and in fact varies from the square footage and 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 all interior structural components and other common elements). This method is generally used in sales materials and is provided to allow a prospective buyer to compare the Units with units in other condominium projects that utilize the same method. The AC Living Area of each Unit type, calculated in accordance with the definition set forth in the Condominium Declaration, would be: 5,591 sq. ft. as to Armand Building, Plan 1, 4,755 sq. ft. as to Armand Building, Plan 2, 3,954 sq. ft. as to Armand Building, Plan 3, 4,681 sq. ft. as to Armand Building, Plan 4, 3,734 sq. ft. as to Bateau Building, Plan 5, 2,226 sq. ft. as to Bateau Building, Plan 6, 1,631 sq. ft. as to Bateau Building, Plan 7, 3,734 sq. ft. as to Bateau Building, Plan 8, 4,961 sq. ft. as to Champagne Building, Plan 9, 2,932 sq. ft. as to Champagne Building, Plan 10, 3,113 sq. ft. as to Champagne Building, Plan 11, 2,116 sq. ft. as to Champagne Building, Plan 12, 2,116 sq. ft. as to Champagne Building, Plan 13, 2,125 sq. ft. as to Champagne Building, Plan 14, 1,461 sq. ft. as to Champagne Building, Plan 15, 1,461 sq. ft. as to Champagne Building, Plan 16, 2,957 sq. ft. as to Champagne Building, Plan 17, and 4,962 sq. ft. as to Champagne Building, Plan 18. All dimensions are estimates which will vary with actual construction, and all floor plans, specifications and other development plans are subject to change and will not necessarily accurately reflect the final plans and specifications for the development. All depictions of furniture, appliances, counters, soffits, floor coverings and other matters of detail, including, without limitation, items of finish and decoration, are conceptual only and are not necessarily included in each Unit. Said items are only included if and to the extent provided in your purchase agreement. Please note that the Total area listed above includes the proposed square footage of terraces and a private garage. Note that those components are not part of the Unit, but rather are appurtenances as to which purchasers may be assigned exclusive use. The terrace dimensions vary and the area stated relates to the largest terrace. The actual terrace may be smaller. See the declaration for the specific dimensions of any terrace appurtenant to a particular unit. Dimensions of parking garages vary and may not be as stated, and private garages are included with a purchase to the extent expressly provided in the purchase agreement.

ORAL REPRESENTATIONS CANNOT BE RELIED UPON AS CORRECTLY STATING REPRESENTATIONS OF THE SELLER. FOR CORRECT REPRESENTATIONS, MAKE REFERENCE TO THIS BROCHURE AND TO THE DOCUMENTS REQUIRED BY SECTION 718.503, FLORIDA STATUTES TO BE FURNISHED BY A SELLER TO A BUYER OR LESSEE.

All dimensions, features, and specifications are approximate and subject to change without notice. Brokers warmly welcomed. The St. Regis trademarks are owned by Marriott International, Inc. or its affiliate. The Residences at The St. Regis Longboat Key Resort are not owned, developed or sold by Marriott. S.R. LBK, LLC uses the St. Regis marks under license from Marriott, which has not confirmed the accuracy of any of the statements or representations made about this project. If the license is terminated or expires, The Residences will no longer be associated with the St. Regis brand and will cease all use of the St. Regis trademarks.

