VICEROY

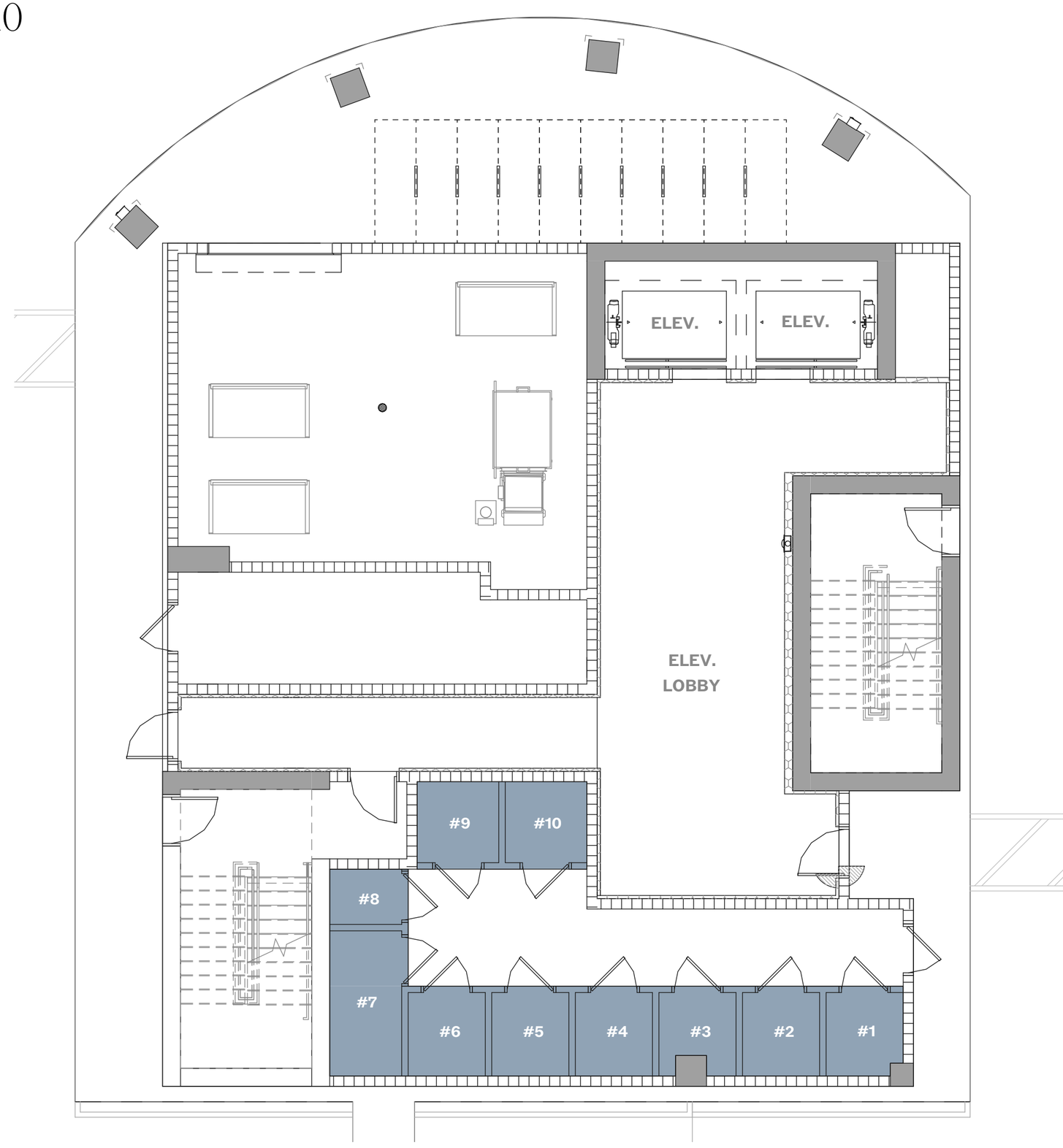
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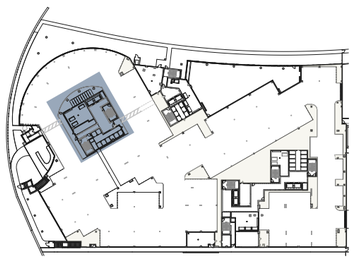
CLEARWATER BEACH

Storage Rooms | 1-26

Ground Level Storage Rooms | 1-10

UNIT	AREA	DIMENSIONS
1	26 SF	5'-0" x 5'-5"
2	27 SF	5'-0" x 5'-5"
3	24 SF	5'-0" x 5'-5"
4	27 SF	5'-0" x 5'-5"
5	27 SF	5'-0" x 5'-5"
6	27 SF	5'-0" x 5'-5"
7	44 SF	9'-5" x 4'-8"
8	17 SF	3'-7" x 4'-8"
9	28 SF	5'-3.5" x 5'-3"
10	28 SF	5'-3.5" x 5'-3"





N>

All rooms come standard with Wi-Fi, electric, lighting and air conditioning.

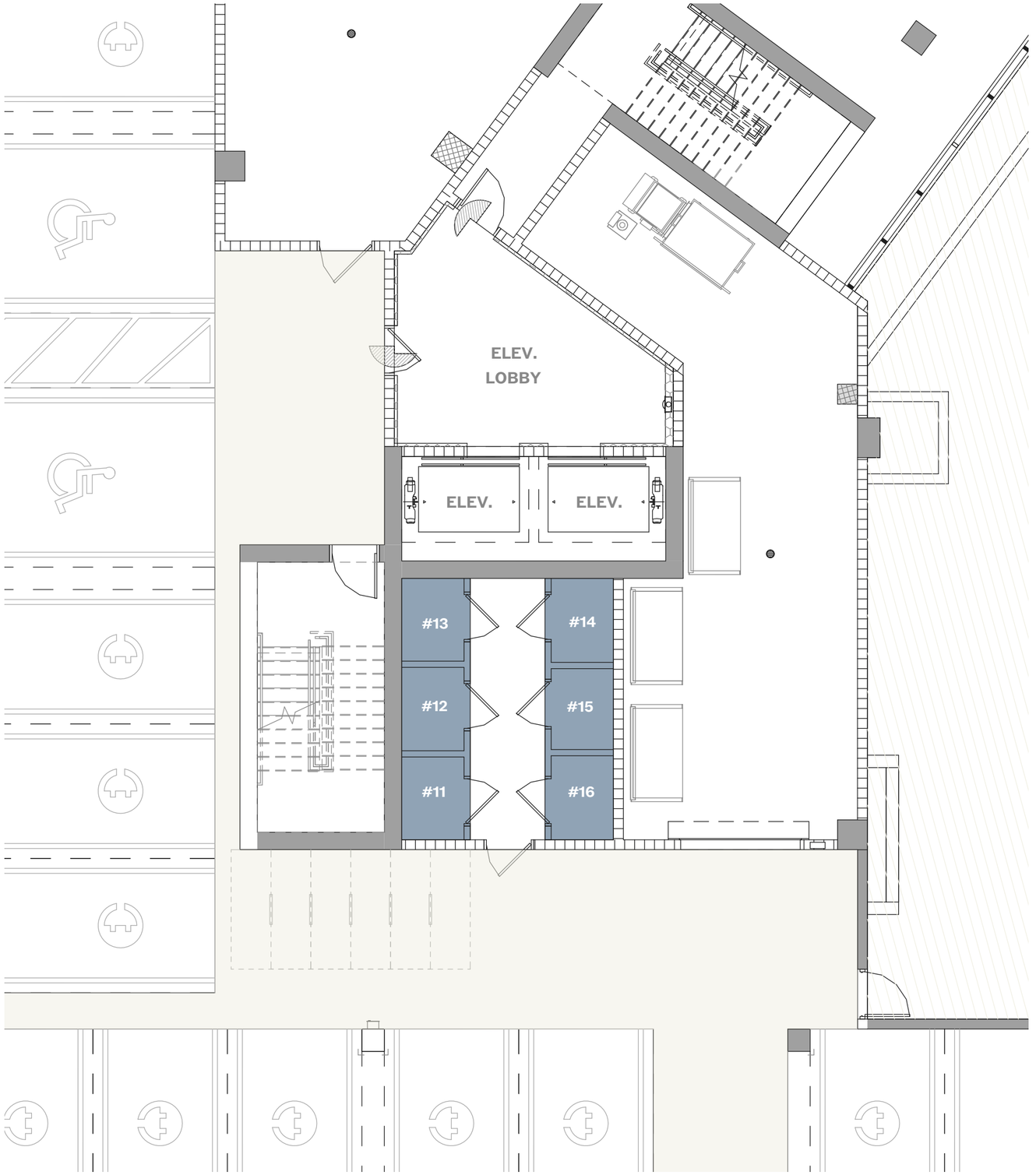
The plans, designs, shapes, dimensions and square footage of the units are preliminary and subject to construction variances. Development plans, floor plans and room sizes may vary, and any casework, other fixtures and furniture may not be included in any unit and are shown for illustrative purposes only. The Developer reserves the right under the Purchase Agreement to make certain permitted changes and modifications to plans, materials, specifications, features and the delivery of the units. All dimensions and areas are approximate and may vary based on actual construction. The stated square footage of units may substantially change based on, among other things, preliminary development plans, changes in such plans, field conditions and other construction related matters.

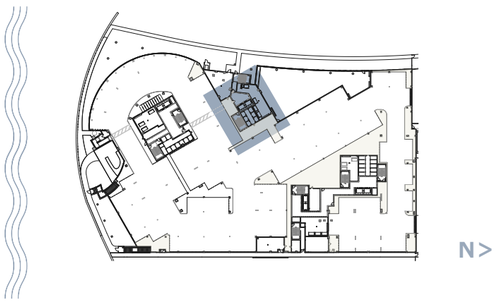
Additionally, stated measurements of the units provided in this brochure are calculated using a method (the "Architectural Method") that determines the unit square footage by measuring to the exterior boundaries of the exterior walls and to the centerline of interior demising walls between units, which may include certain common elements such as structural walls and other interior structural components of the building. This method varies from another method of measurement (the "Engineering Method") that determines the square footage of units based on the description of the unit boundaries set forth in Section 3.2 of the Declaration of Condominium (which generally only includes the interior airspace between the perimeter walls and excludes all structural components and other common elements). The Architectural Method is often used in sales and marketing materials and is provided to allow a prospective buyer to compare a unit with units in other condominium projects that also utilize this method of measurement. The estimated square footage of the Unit, as determined under the Architectural Method, may be substantially greater than the estimated square footage as determined under the Engineering Method.

For your reference, the area of the units, determined in accordance with the Architectural Method, appears adjacent to each unit type in this brochure. Measurements of rooms contained in this brochure 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 actual area of the room will typically be smaller than the product obtained by multiplying the stated length times width. Balconies and terraces are not part of the units, and measurements of such areas are shown only for informational purposes.

Ground Level Storage Rooms | 11-16

UNIT	AREA	DIMENSIONS
11	23 SF	5'-6.5" x 4'-2"
12	23 SF	5'-7" x 4'-2"
13	23 SF	5'-6.5" x 4'-2"
14	23 SF	5'-6.5" x 4'-2"
15	23 SF	5'-7" x 4'-2"
16	23 SF	5'-6.5" x 4'-2"





N>

All rooms come standard with Wi-Fi, electric, lighting and air conditioning.

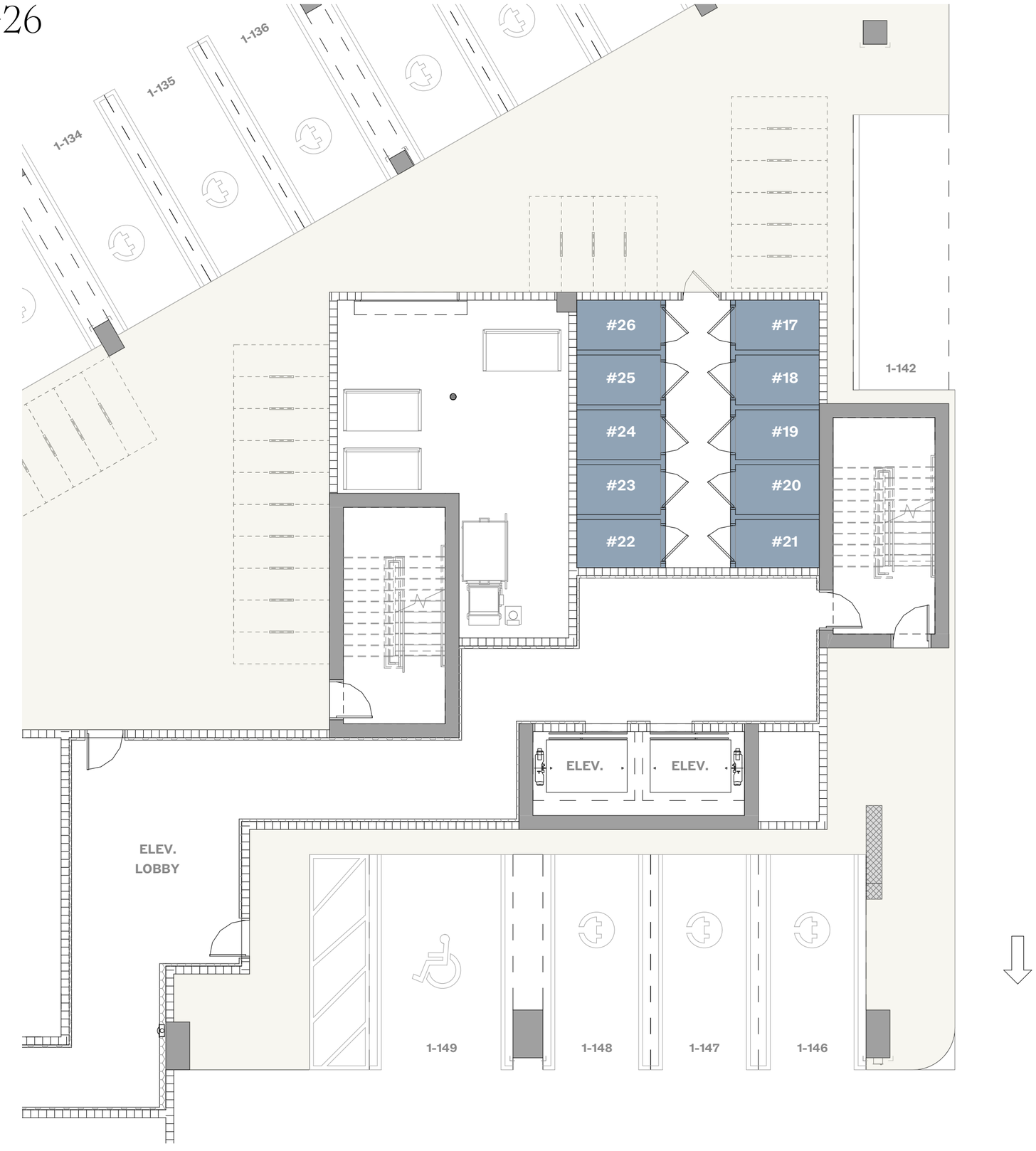
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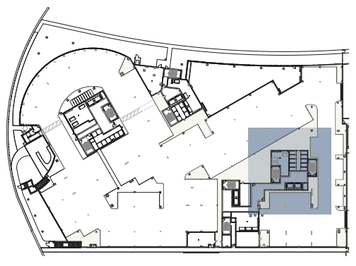
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Ground Level Storage Rooms | 17-26

UNIT	AREA	DIMENSIONS
17	29 SF	4'-2" x 7'-0"
18	29 SF	4'-2" x 7'-0"
19	29 SF	4'-2" x 7'-0"
20	29 SF	4'-2" x 7'-0"
21	28 SF	4'-0" x 7'-0"
22	28 SF	4'-0" x 7'-0"
23	29 SF	4'-2" x 7'-0"
24	29 SF	4'-2" x 7'-0"
25	29 SF	4'-2" x 7'-0"
26	29 SF	4'-2" x 7'-0"





N>

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VICEROY
RESIDENCES
CLEARWATER BEACH

FULLY SERVICED WATERFRONT CONDOMINIUM RESIDENCES

805 S. Gulfview Blvd., Clearwater, FL 33767

BH3 MANAGEMENT

U.S. DEVELOPMENT LLC

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Renderings and other Items are not drawn to scale and may depict certain proposed views, which are not identical from each unit and are shown solely for illustrative and convenience purposes. No guarantees or representations whatsoever are made that existing or future views of the project and the surrounding areas depicted by Renderings or other Items, or as otherwise described herein, will be provided or, if provided, will be as depicted or described herein. Any view from a unit or from other portions of the property may in the future be limited or eliminated by future development or forces of nature.

Any images, drawings and designs or other Items depicting an adjoining beach, and any other information contained herein with respect to a beach, are conceptual only and should not be relied upon. No representations are being made that any beach will be permitted or will exist, or that any sand or other improvements will be added to the area adjacent to any seawall or other coastline areas, or that they are otherwise attainable or will be permitted, or if permitted, when they will be performed, or if performed, that they will be in any particular location, or of any particular type, manner, amount or quality. The Developer disclaims any and all such representations and each Buyer shall be deemed to have waived, released and relinquished any claims and remedies with respect thereto. Any improvements or other changes to the coastline areas adjacent to the Condominium Property, if any, may be restricted by, or may otherwise be subject to, various governmental requirements, restrictions, regulations, controls and approvals.

In no event shall any of the Items, or any changes thereto, be relied upon by any Buyer as representations by the Developer, express or implied, of the final detail of the units, the remainder of the Condominium or the surrounding areas and buildings. The Developer disclaims any such representations, and each Buyer shall be deemed to have waived, released and relinquished any claims and remedies with respect thereto.

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