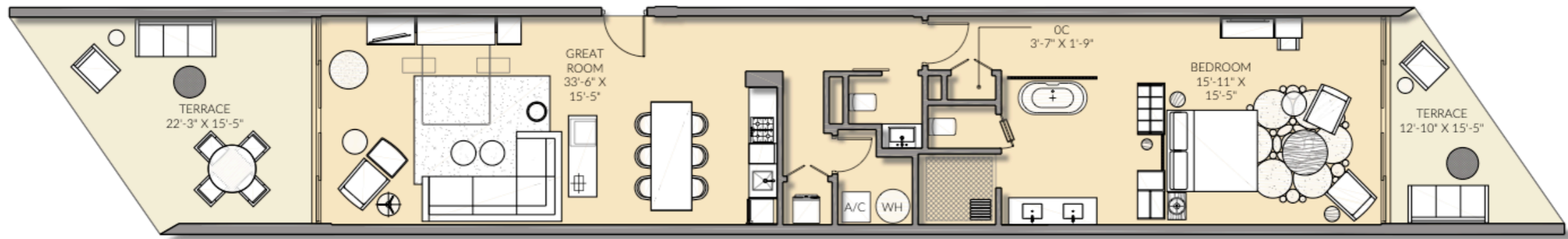


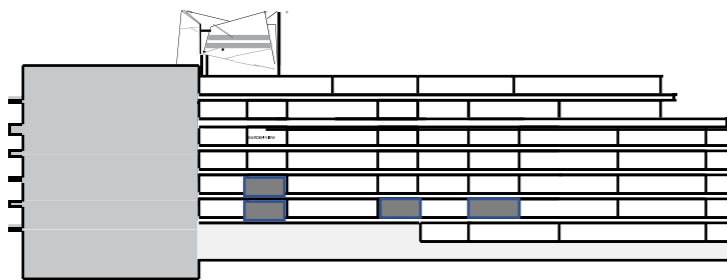
ONE BEDROOM CONDO

Ocean View



and

1BR - Type K Floorplan
Unit 208



SIZE

Interior Area — 1,260 Sqft

Exterior Area — 672 Sqft

Total Area — 1,932 Sqft

Proposed Floorplan. Design and prices are subject to change at any time and without notice.

DESCRIPTION

Bedrooms — 1

Bathrooms — 1.5

Terrace — 2

THIS IS NOT AN OFFERING OR SOLICITATION IN ANY JURISDICTION WHERE PROHIBITED BY LAW OR WHERE PRIOR REGISTRATION IS REQUIRED BUT HAS NOT BEEN OBTAINED.

Vista Development, Ltd. ("Developer") and its affiliates are solely responsible for the marketing and sale of the residences. Hyatt Services Caribbean, L.L.C. ("Hyatt") has granted Developer the right to offer and sell the residences using the Andaz name and trademarks pursuant to a revocable license agreement. Neither Hyatt nor any of its affiliates has any ownership interest in the project nor is responsible for, or makes any representation or warranty, concerning the development, marketing or sale of the residences. The structures, materials and recreational features and amenities described and depicted herein are based upon current development plans. Some images featured in this material are an artist's conceptual rendering of the project. The Developer reserves the right to modify, update, alter, delete or change any designs, specifications, dimensions, amenities, brands, fixtures, finishes, equipment, services, and features of this project, without notice and without incurring obligation. Specifications, dimensions, measurements, and other information in this material and other Developer materials are approximate and based upon preliminary designs and drawings and are not intended to form any part of the contract for the sale of an individual residence. Each residence, including square footage, may differ due to variations in construction. All prices for the residences and the prices for the furnishing packages are subject to change at any time and without notice. Developer's continuing right to use the Andaz name and trademarks is subject to the satisfaction of certain conditions. Failure of Developer to satisfy such conditions could result in the Residences ceasing to be branded with the Andaz trademarks.

This advertisement is not an offering. It is a solicitation of interest in the advertised property. No offering of the advertised property can be made and no deposits can be accepted, or reservations, binding or non-binding, can be made until an offering plan is filed with the New York State Department of Law.

WARNING: THE CALIFORNIA BUREAU OF REAL ESTATE HAS NOT EXAMINED THIS OFFERING, INCLUDING, BUT NOT LIMITED TO, THE CONDITION OF TITLE, THE STATUS OF BLANKET LIENS ON THE PROJECT (IF ANY), ARRANGEMENTS TO ASSURE PROJECT COMPLETION, ESCROW PRACTICES, CONTROL OVER PROJECT MANAGEMENT, RACIALLY DISCRIMINATORY PRACTICES (IF ANY), TERMS, CONDITIONS, AND PRICE OF THE OFFER, CONTROL OVER ANNUAL ASSESSMENTS (IF ANY), OR THE AVAILABILITY OF WATER, SERVICES, UTILITIES, OR IMPROVEMENTS. IT MAY BE ADVISABLE FOR YOU TO CONSULT AN ATTORNEY OR OTHER KNOWLEDGEABLE PROFESSIONAL WHO IS FAMILIAR WITH REAL ESTATE AND A LAW IN THE COUNTRY WHERE THIS SUBDIVISION IS SITUATED.

Facilities and amenities may be part of the Andaz Turks and Caicos at Grace Bay or, separately, the Andaz Turks and Caicos Residences at Grace Bay. Usage of facilities will be subject to strata documents and cost of maintenance, usage and replacement may be charged as part of the homeowner's assessment or payable upon usage.