

**FIRST DARTMOUTH DEVELOPMENT PRESENTS A NORTH
AMERICAN FIRST - "THE EDGE" -
TO ST. PETERSBURG EDC**

30+ story High-Rise To Feature Groundbreaking WIMAX Technology

ST. PETERSBURG, FL – NOVEMBER 2, 2005 – First Dartmouth Development today unveiled its plans for The Edge, a state-of-the-art mixed-use redevelopment project at 3rd Street South and 4th Avenue South. At 31 stories, The Edge will include 176 "Sky Flats," approximately 4,000 square feet of retail space, and approximately 32,000 square feet of office space. Sheathed in indigo and aquamarine tinted glass, the ultra-contemporary design by Lord, Aeck and Sargent Architecture, will set the visual architectural anchor for St. Petersburg's southern downtown skyline, while offering its residents and tenants spectacular views of the City's Waterfront and Bayboro Harbor.

The Edge will feature cutting edge technologies, digital art displays, and is slated to have commercial enterprises on site including a ground-level café, modeling/talent agency and private, digital and high-definition recording studio. Residents will enjoy all the upscale amenities common to First Dartmouth developments - including Miele® and SubZero® gourmet kitchen appliances and coffee stations, imported Italian cabinetry from Della Casa®, ReacTV concierge software services, Kohler® Kallista® faucetry, and a myriad of other luxury finishes throughout the units.

"I have designed The Edge to serve as an important addition to the ongoing urban renaissance in downtown St. Petersburg, while providing a stunning focal point to the University Park neighborhood," stated Frank Maggio, First Dartmouth's Founder and CEO. "It will reinforce the pedestrian character of downtown, while creating vibrant venues and exciting activities in close proximity to the balance of amenities of our great city, and the adjacent University of South Florida campus."

The Edge will be positioned as the first "WIMAX-compliant, WIMAX-ready" high-rise mixed use structure in North America. The building will feature a fiber-optically backlit, 300-foot tubular design element along the structure's northeastern face, which will serve both as a color-coded temperature indicator and digital work of art, as well as a WIMAX beacon providing limited, free WIMAX Internet connectivity to residents of St. Petersburg, to as far as Tampa, Bradenton, and a majority of northern Pinellas County.

As with all First Dartmouth Development properties, The Edge will also feature best-in-class technologies as a standard for every residence, with each structured wire home to be served by HD digital cable or satellite, wired and wireless broadband, and VoIP telephony featuring unlimited local and long distance calling. Every residence home will feature a first-of-its-kind "Smart Pantry™" system, which, along fellow, local First Dartmouth Communities *Nautico* and *Tamarind*, will allow Internet-based grocery delivery to occur while residents are away from home. To ease the process of ordering

groceries, each residence will feature two patent-pending WIMAX "Reactive" remote controls with bar code scanners and color displays, allowing users to simply scan groceries as they are used or discarded, thereby adding the items to their weekly, automated scheduled grocery delivery. The Smart Pantry and Reactive Remotes™ are both being introduced by ReacTV®, another entity of The Frank Maggio Companies. St. Petersburg will serve as the test bed for these and other new technologies as they are rolled out nationally.

Pre-sales for units at The Edge are scheduled commence in the spring of 2006. Construction is scheduled to begin mid to late 2006, and is expected to be completed by the end of 2008.

About First Dartmouth and the Frank Maggio Companies:

Founded in 1989, First Dartmouth is a privately owned, St. Petersburg-based residential and commercial developer, regionally-recognized for its award winning, quality luxury homes and communities. The combined First Dartmouth-related endeavors have totaled over \$1 billion in past and planned residential, aquatic, and mixed-use real estate development, spanning an area of less than 40 miles from downtown St. Petersburg. Past and current communities include: Pasadena Yacht & Country Club, Gulfport; Bayou Club, Pinellas Park; Paradise Pointe, St. Petersburg; Riviera Dunes Yacht Club and Resort, Palmetto; Riviera SouthShore, Bradenton; Maximo Marina, St. Petersburg; and Nautico, Tamarind, and The Edge in St. Petersburg. First Dartmouth Development is one of the Frank Maggio Companies, which is comprised of over 35 organizations owned, operated, or managed by Frank Maggio. These organizations include assorted holdings and ventures spanning from the First Dartmouth developments, to new media companies including ReacTV®, ReacTV⁷⁷ and erinMedia™ LLC. For more information on First Dartmouth, please visit www.FirstDartmouth.com. Please visit www.FrankMaggio.com for more information on the Frank Maggio Companies.

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