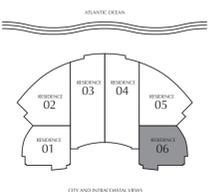
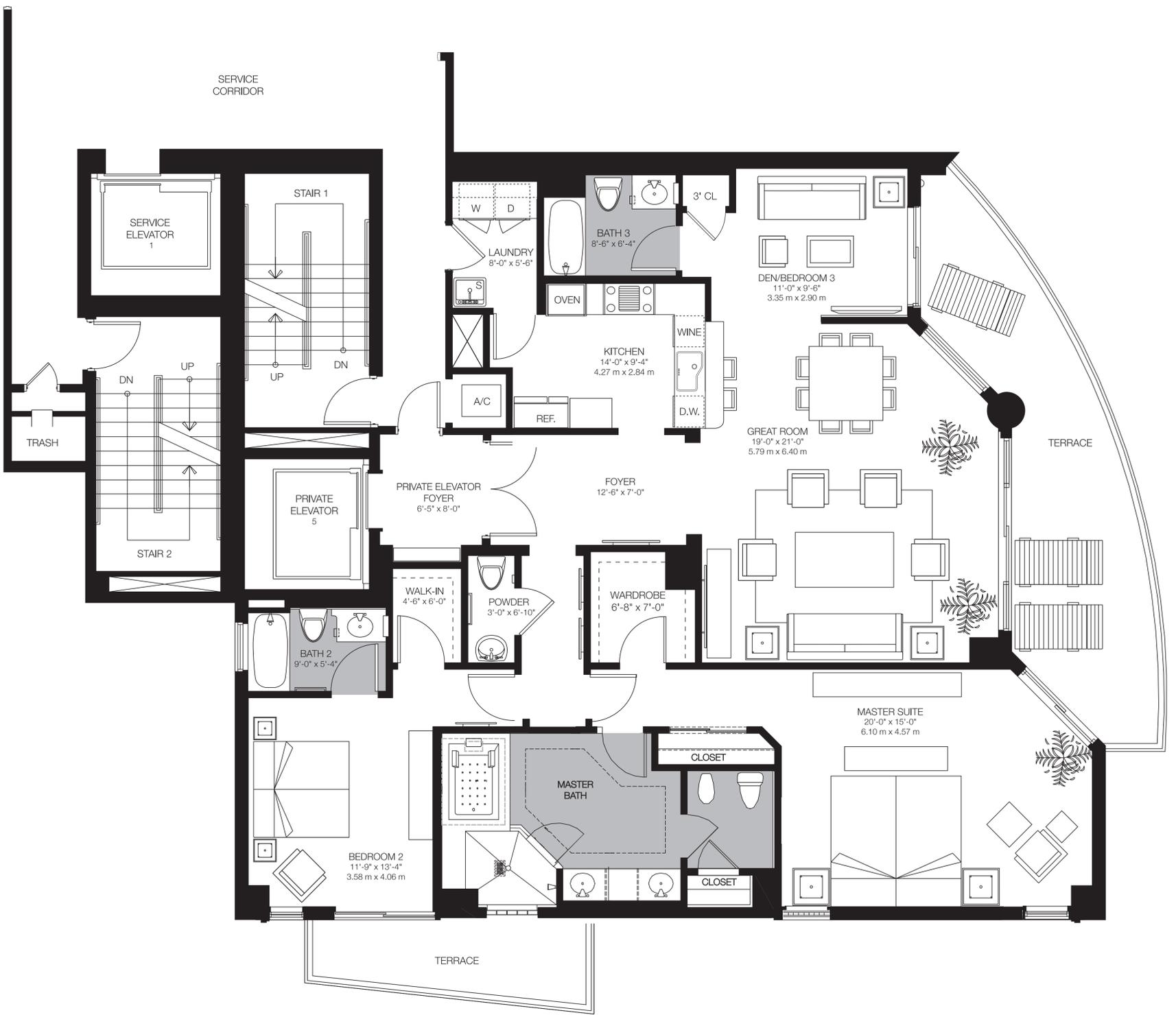




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Oceanfront Luxury Condominium Residences

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2 BEDROOM & DEN/BED 3
3 1/2 BATH

ENCLOSED AREA	2,088 SQ. FT.	196 m ²
TERRACE AREA	373 SQ. FT.	35 m ²
TOTAL RESIDENCE	2,461 SQ. FT.	231 m ²

RESIDENCE
LEVELS 5th to 33rd **06**

Stated dimensions are measured to the exterior boundaries of the exterior walls and the centerline of interior demising walls and in fact vary from the dimensions that would be determined by using the description and the definition of the "Unit" set forth in the Declaration (which generally only include the interior airspace between the perimeter walls and excludes interior structural components). Additionally, measurements of rooms set forth on any floor plan are generally taken at the greatest points of each given room (as if room were a perfect rectangle), without regard for any cutouts. Accordingly, the area of the actual room will typically be smaller than the product obtained by multiplying the stated length times width. All dimensions are approximate and all floor plans and development plans are subject to change. This advertisement is not an offering. No offering can be made until an offering plan or supplement to the Florida Prospectus is filed with the Department of Law of the State of New York. This advertisement is made pursuant to Cooperative Policy Statement No. 1 issued by the New York State Attorney General. File No. CP06-0293.