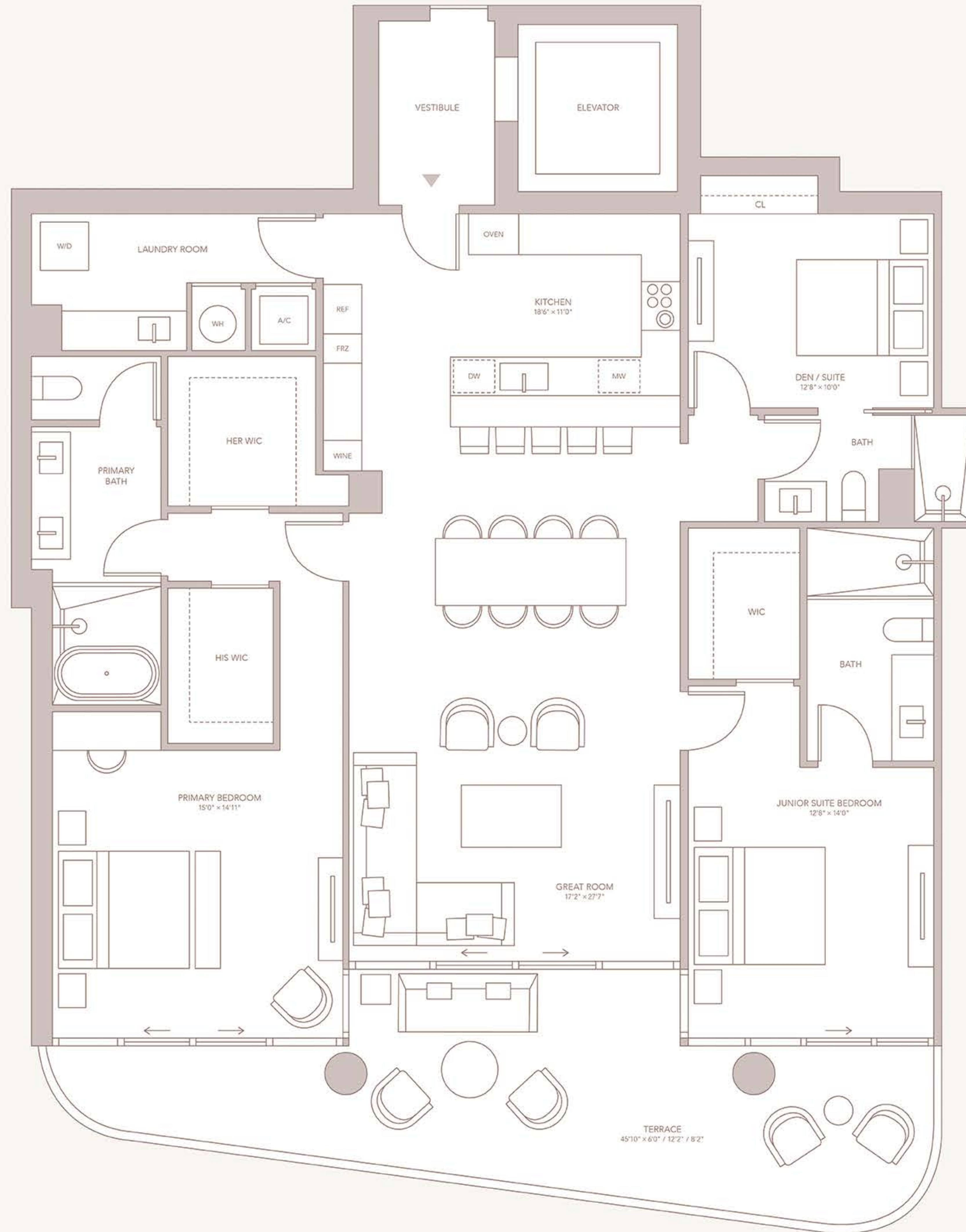


OCEAN HOUSE

SURFSIDE

RESIDENCE FLOORS 2 BEDROOMS INTERIOR: 2,093-2,134 SF
 02 3-9 3 BATHROOMS EXTERIOR: 404 SF
 DEN / SUITE TOTAL: 2,497-2,538 SF

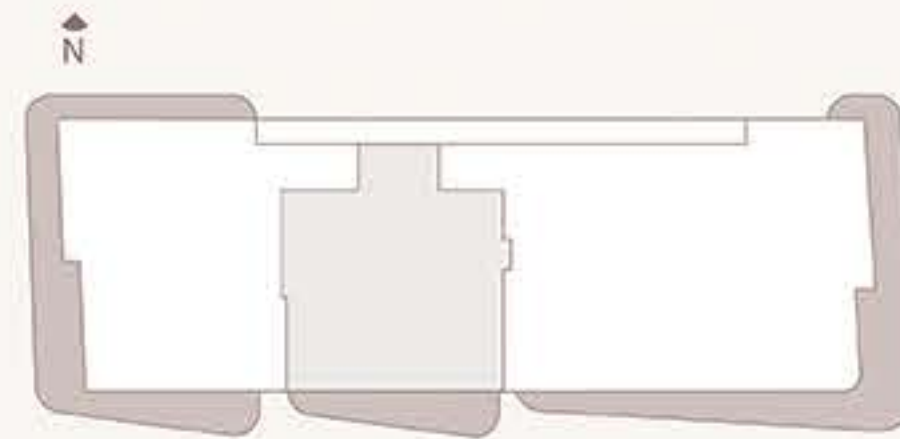


CITY & BAY VIEWS

ATLANTIC OCEAN

COLLINS AVE.

OCEAN



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

Stated square footages and dimensions are measured to the exterior boundaries of the exterior walls and the centerline of interior demising walls and in fact vary 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). For your reference, the area of the Unit, determined in accordance with these defined unit boundaries, is as set forth on Exhibit "3" to the Declaration of Condominium contained in the Prospectus. Measurements of rooms set forth on this floor plan are generally taken at the farthest points of each given room (as if the room were a perfect rectangle), without regard for any cutouts or variations. Accordingly, the area of the actual room will typically be smaller than the product obtained by multiplying the stated length and width. 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. Regular closets, walk-in closets, pantry closets, linen closets, and any other regular closets will not be finished or furnished with accessories, mirrors, or furniture packages. These spaces are intended to be customized by the owner according to their preferences after closing. Wine cellars are not included by the Developer. The wine cellar area indicated on the plans for Sky Residences and Penthouse is for illustrative purposes only. The necessary infrastructure will be provided for future installation by the owner. Any such installation and/or customization shall be the owner's responsibility after closing. All depictions of appliances, counters, soffits, floor coverings, furniture and other matters of detail, including, without limitation, items of finish and decoration, are conceptual only and are not necessarily included in each Unit. 19