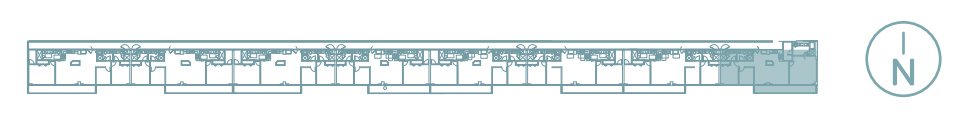


400 SUNNY ISLES

FLAT
 3 BEDROOMS / 2.5 BATHS
 1,645 SF TOTAL INCLUDING TERRACE
 152.8 m² TOTAL INCLUDING TERRACE
 TERRACE = 211 SF
 TERRACE = 19.6 m²



Stated dimensions include the terrace of the Unit and are otherwise measured to the exterior boundaries of the exterior walls and the centerline of interior demising walls. This will in fact vary from the 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 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 the 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. For the square footage of the "Unit" calculated in the manner set forth in the Declaration, as well as the area of the Unit measured as described herein but without the terrace, see Exhibit "3" to the Declaration. All dimensions are approximate, and all floor plans and development plans are subject to change. Plans are not to scale and may be the reverse (mirror) image of those shown. The developer makes no representations or warranties regarding the actual size and dimensions of the units contained on this floor plan, and no party may rely upon the same in determining whether to purchase a unit and the purchase price of the unit. The survey of the units and the provisions of the Declaration of Condominium shall control in determining the boundaries and actual dimensions of the units. All fixtures, furniture, items of finish, and decorations are for display purposes only and will not be included with the unit. All depictions of appliances, counters, soffits, floor coverings and other matters of detail, including, without limitation, items of finish and decoration, are conceptual only and are not necessarily included in each Unit. Consult the Agreement, the features list included on the back of the four-fold floor plan and the prospectus for a description of the features which are to be included in the unit.