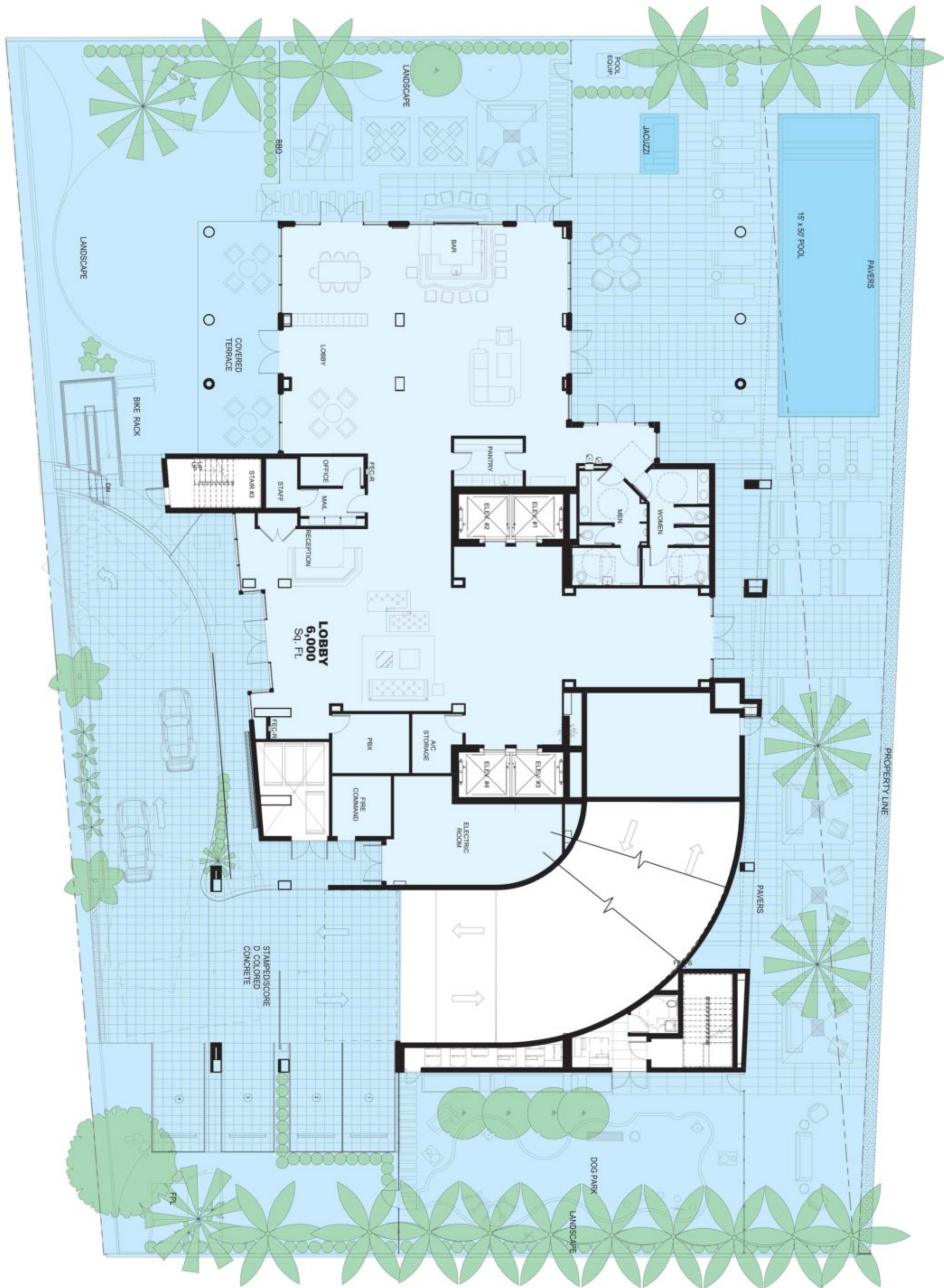


GROUND FLOOR/LOBBY



321
AT WATER'S EDGE

RESIDENCES: 321 N BIRCH ROAD · FORT LAUDERDALE BEACH · FL 33304
 SALES GALLERY: 2400 E LAS OLAS BLVD · FORT LAUDERDALE · FL 33301
 954.920.9813 · 321island.com

Stated square footages and dimensions of units are based on measurements to the exterior boundaries of the exterior walls and the centerline of interior demising walls between units and will vary from the square footages and dimensions of the unit 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 and other common elements). This method of measurement is generally used in sales and marketing materials and is provided to allow a prospective buyer to compare the Units with units in other condominium projects that utilize the same method. Refer to Exhibit "2" to the Declaration of Condominium for the unit dimensions calculated based on the description and definition of the "Unit" set forth in the Declaration of Condominium. Terraces, patios, balconies and rooftop terraces are not part of the "Unit". Measurements and dimensions 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, soffits or other variations. Accordingly, the square footage of the actual room will typically be smaller than the product obtained by multiplying the stated length times width. All square footages, dimensions and measurements are estimates which are based on preliminary plans and will vary with actual construction. All floor plans, specifications and other development plans are proposed and conceptual only, and are subject to change and will not necessarily accurately reflect the final plans and specifications.



SOBELCO

Douglas Elliman
DEVELOPMENT MARKETING

Interiors Design by Steven A. Inc.

UNIT A

THE ATLANTIC

3 Bedroom • 3.5 Bath
3 Balconies

3,817 A/C Sq. Ft.

718 Balcony Sq. Ft.

4,535 Total Sq. Ft.



INTRACOASTAL
WATERWAY



ATLANTIC OCEAN
5th-10th FLOOR



321

AT WATER'S EDGE

STATED SQUARE FOOTAGES AND DIMENSIONS OF UNITS ARE BASED ON MEASUREMENTS TO THE EXTERIOR BOUNDARIES OF THE EXTERIOR WALLS AND THE CENTERLINE OF INTERIOR DEMISING WALLS BETWEEN UNITS AND WILL VARY FROM THE SQUARE FOOTAGES AND DIMENSIONS OF THE UNIT 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 AND OTHER COMMON ELEMENTS). THIS METHOD OF MEASUREMENT IS GENERALLY USED IN SALES AND MARKETING MATERIALS AND IS PROVIDED TO ALLOW A PROSPECTIVE BUYER TO COMPARE THE UNITS WITH UNITS IN OTHER CONDOMINIUM PROJECTS THAT UTILIZE THE SAME METHOD. REFER TO EXHIBIT "2" TO THE DECLARATION OF CONDOMINIUM FOR THE UNIT DIMENSIONS CALCULATED BASED ON THE DESCRIPTION AND DEFINITION OF THE "UNIT" SET FORTH IN THE DECLARATION OF CONDOMINIUM. TERRACES, PATIOS, BALCONIES AND ROOFTOP TERRACES ARE NOT PART OF THE "UNIT". MEASUREMENTS AND DIMENSIONS 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 CUTOUPS, SOFFITS OR OTHER VARIATIONS. ACCORDINGLY, THE SQUARE FOOTAGE OF THE ACTUAL ROOM WILL TYPICALLY BE SMALLER THAN THE PRODUCT OBTAINED BY MULTIPLYING THE STATED LENGTH TIMES WIDTH. ALL SQUARE FOOTAGES, DIMENSIONS AND MEASUREMENTS ARE ESTIMATES WHICH ARE BASED ON PRELIMINARY PLANS AND WILL VARY WITH ACTUAL CONSTRUCTION. ALL FLOOR PLANS, SPECIFICATIONS AND OTHER DEVELOPMENT PLANS ARE PROPOSED AND CONCEPTUAL ONLY, AND ARE SUBJECT TO CHANGE AND WILL NOT NECESSARILY ACCURATELY REFLECT THE FINAL PLANS AND SPECIFICATIONS.

DEVELOPED BY
SOBELCO

Interiors by STEVEN G. INC.
Interior Design



UNIT **B**

THE PACIFIC

2 Bedroom • 2.5 Bath

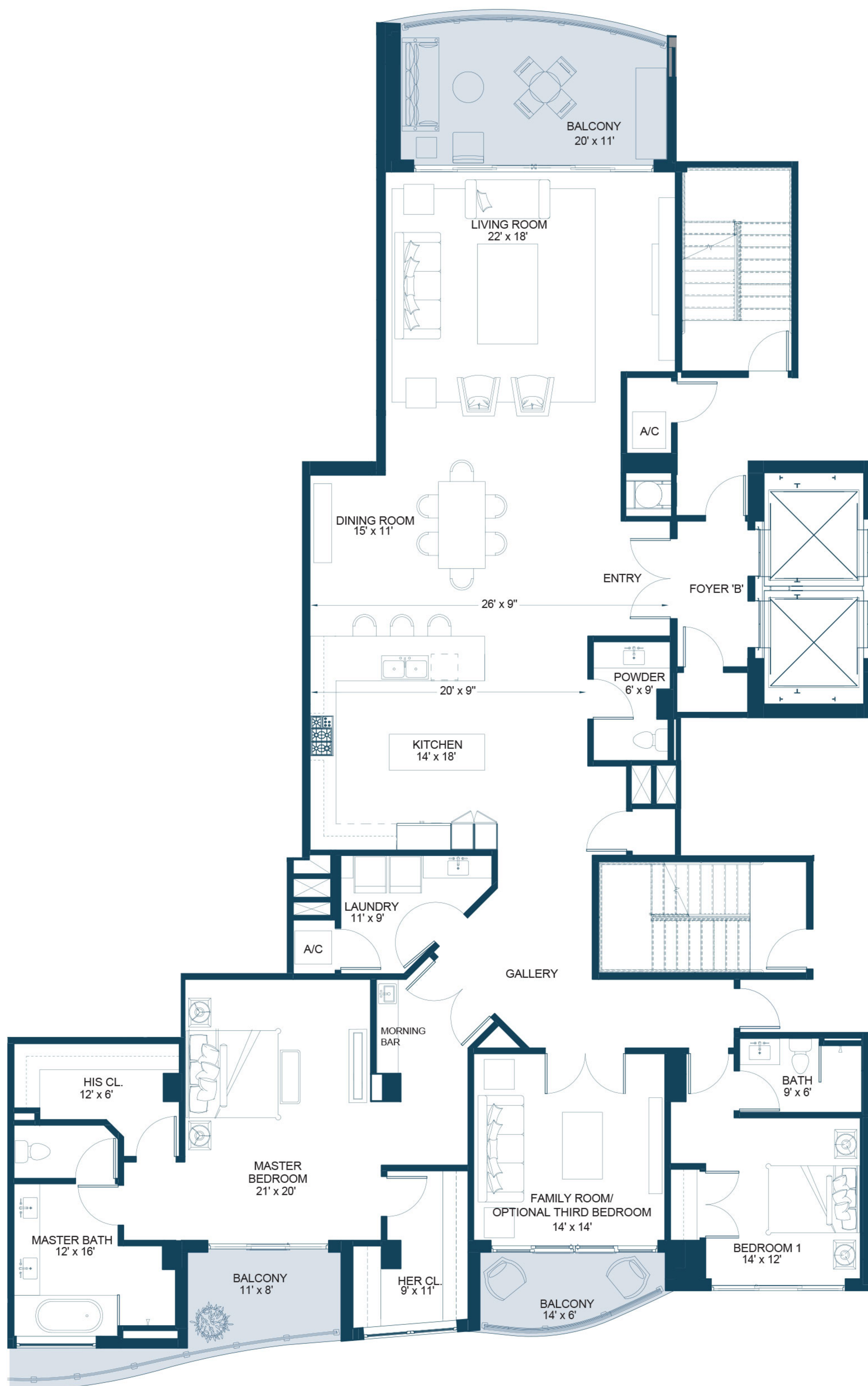
Family Room/Optional
Third Bedroom

3 Balconies

2,805 A/C Sq. Ft.

375 Balcony Sq. Ft.

3,180 Total Sq. Ft.



INTRACOASTAL
WATERWAY



ATLANTIC OCEAN

5th-10th FLOOR



321

AT WATER'S EDGE

STATED SQUARE FOOTAGES AND DIMENSIONS OF UNITS ARE BASED ON MEASUREMENTS TO THE EXTERIOR BOUNDARIES OF THE EXTERIOR WALLS AND THE CENTERLINE OF INTERIOR DEMISING WALLS BETWEEN UNITS AND WILL VARY FROM THE SQUARE FOOTAGES AND DIMENSIONS OF THE UNIT 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 AND OTHER COMMON ELEMENTS). THIS METHOD OF MEASUREMENT IS GENERALLY USED IN SALES AND MARKETING MATERIALS AND IS PROVIDED TO ALLOW A PROSPECTIVE BUYER TO COMPARE THE UNITS WITH UNITS IN OTHER CONDOMINIUM PROJECTS THAT UTILIZE THE SAME METHOD. REFER TO EXHIBIT "2" TO THE DECLARATION OF CONDOMINIUM FOR THE UNIT DIMENSIONS CALCULATED BASED ON THE DESCRIPTION AND DEFINITION OF THE "UNIT" SET FORTH IN THE DECLARATION OF CONDOMINIUM. TERRACES, PATIOS, BALCONIES AND ROOFTOP TERRACES ARE NOT PART OF THE "UNIT". MEASUREMENTS AND DIMENSIONS 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, SOFFITS OR OTHER VARIATIONS. ACCORDINGLY, THE SQUARE FOOTAGE OF THE ACTUAL ROOM WILL TYPICALLY BE SMALLER THAN THE PRODUCT OBTAINED BY MULTIPLYING THE STATED LENGTH TIMES WIDTH. ALL SQUARE FOOTAGES, DIMENSIONS AND MEASUREMENTS ARE ESTIMATES WHICH ARE BASED ON PRELIMINARY PLANS AND WILL VARY WITH ACTUAL CONSTRUCTION. ALL FLOOR PLANS, SPECIFICATIONS AND OTHER DEVELOPMENT PLANS ARE PROPOSED AND CONCEPTUAL ONLY, AND ARE SUBJECT TO CHANGE AND WILL NOT NECESSARILY ACCURATELY REFLECT THE FINAL PLANS AND SPECIFICATIONS.

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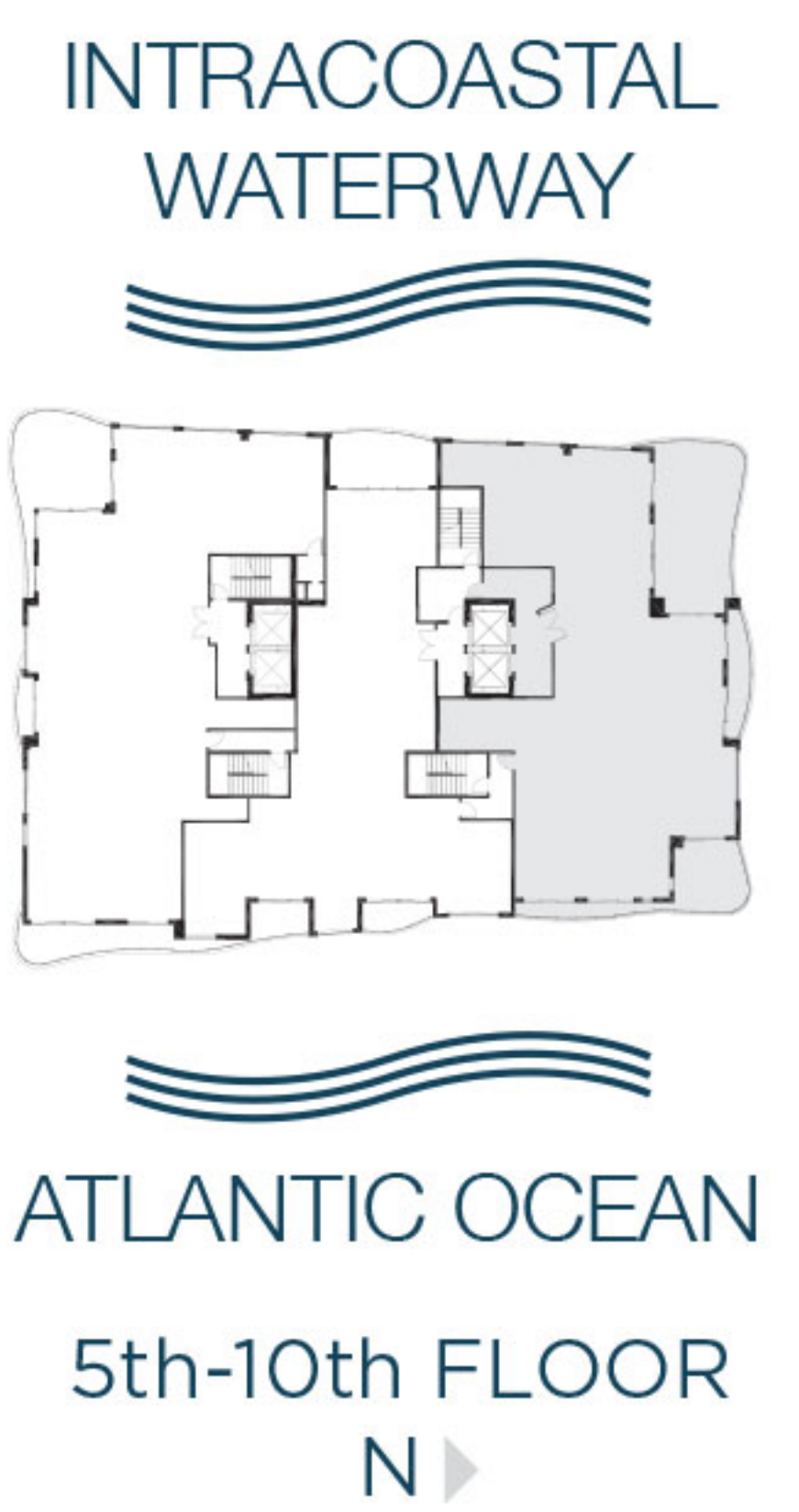
UNIT C

THE CARIBBEAN

3 Bedroom • 3.5 Bath
3 Balconies

3,429 A/C Sq. Ft.
979 Balcony Sq. Ft.

4,408 Total Sq. Ft.



321

AT WATER'S EDGE

STATED SQUARE FOOTAGES AND DIMENSIONS OF UNITS ARE BASED ON MEASUREMENTS TO THE EXTERIOR BOUNDARIES OF THE EXTERIOR WALLS AND THE CENTERLINE OF INTERIOR DEMISING WALLS BETWEEN UNITS AND WILL VARY FROM THE SQUARE FOOTAGES AND DIMENSIONS OF THE UNIT 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 AND OTHER COMMON ELEMENTS). THIS METHOD OF MEASUREMENT IS GENERALLY USED IN SALES AND MARKETING MATERIALS AND IS PROVIDED TO ALLOW A PROSPECTIVE BUYER TO COMPARE THE UNITS WITH UNITS IN OTHER CONDOMINIUM PROJECTS THAT UTILIZE THE SAME METHOD. REFER TO EXHIBIT "2" TO THE DECLARATION OF CONDOMINIUM FOR THE UNIT DIMENSIONS CALCULATED BASED ON THE DESCRIPTION AND DEFINITION OF THE "UNIT" SET FORTH IN THE DECLARATION OF CONDOMINIUM. TERRACES, PATIOS, BALCONIES AND ROOFTOP TERRACES ARE NOT PART OF THE "UNIT". MEASUREMENTS AND DIMENSIONS 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, SOFFITS OR OTHER VARIATIONS. ACCORDINGLY, THE SQUARE FOOTAGE OF THE ACTUAL ROOM WILL TYPICALLY BE SMALLER THAN THE PRODUCT OBTAINED BY MULTIPLYING THE STATED LENGTH TIMES WIDTH. ALL SQUARE FOOTAGES, DIMENSIONS AND MEASUREMENTS ARE ESTIMATES WHICH ARE BASED ON PRELIMINARY PLANS AND WILL VARY WITH ACTUAL CONSTRUCTION. ALL FLOOR PLANS, SPECIFICATIONS AND OTHER DEVELOPMENT PLANS ARE PROPOSED AND CONCEPTUAL ONLY, AND ARE SUBJECT TO CHANGE AND WILL NOT NECESSARILY ACCURATELY REFLECT THE FINAL PLANS AND SPECIFICATIONS.

DEVELOPED BY **SOBELCO**

Interiors by **STEVEN G. INC.**
Interior Design

PENTHOUSE **D**

THE ADRIATIC

3 Bedroom • 3.5 Bath

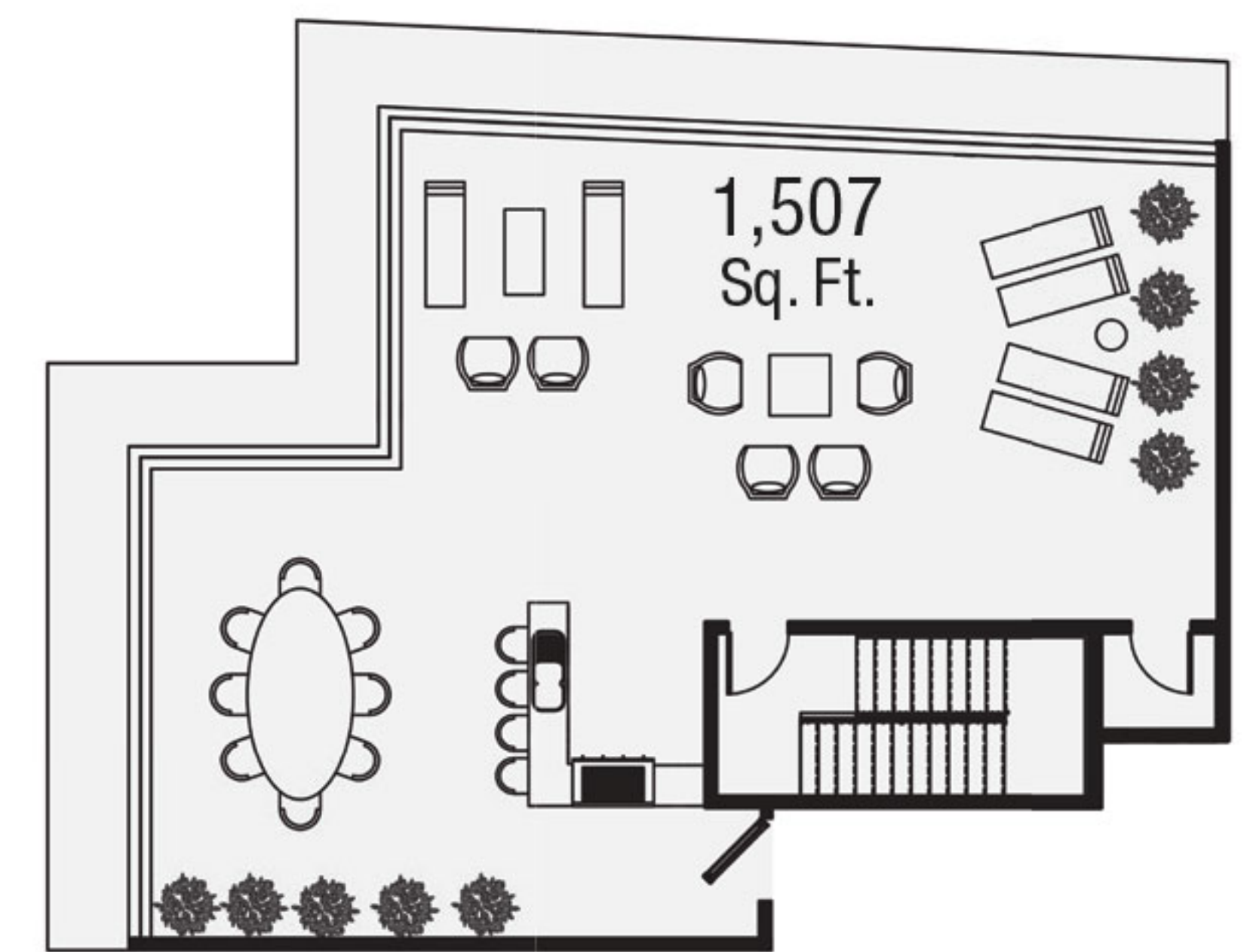
Balcony • Skyview Terrace

3,584 A/C Sq. Ft.

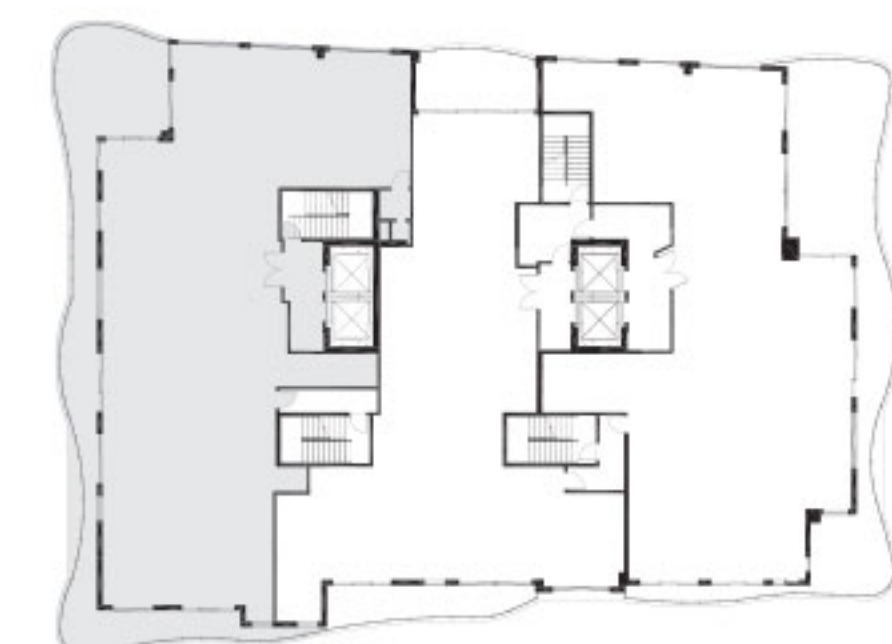
2,575 Balcony/Terrace Sq. Ft.

6,159 Total Sq. Ft.

Skyview Terrace



INTRACOASTAL
WATERWAY



ATLANTIC OCEAN

11th FLOOR



321

AT WATER'S EDGE

STATED SQUARE FOOTAGES AND DIMENSIONS OF UNITS ARE BASED ON MEASUREMENTS TO THE EXTERIOR BOUNDARIES OF THE EXTERIOR WALLS AND THE CENTERLINE OF INTERIOR DEMISING WALLS BETWEEN UNITS AND WILL VARY FROM THE SQUARE FOOTAGES AND DIMENSIONS OF THE UNIT 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 AND OTHER COMMON ELEMENTS). THIS METHOD OF MEASUREMENT IS GENERALLY USED IN SALES AND MARKETING MATERIALS AND IS PROVIDED TO ALLOW A PROSPECTIVE BUYER TO COMPARE THE UNITS WITH UNITS IN OTHER CONDOMINIUM PROJECTS THAT UTILIZE THE SAME METHOD. REFER TO EXHIBIT "2" TO THE DECLARATION OF CONDOMINIUM FOR THE UNIT DIMENSIONS CALCULATED BASED ON THE DESCRIPTION AND DEFINITION OF THE "UNIT" SET FORTH IN THE DECLARATION OF CONDOMINIUM. TERRACES, PATIOS, BALCONIES AND ROOFTOP TERRACES ARE NOT PART OF THE "UNIT". MEASUREMENTS AND DIMENSIONS 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, SOFFITS OR OTHER VARIATIONS. ACCORDINGLY, THE SQUARE FOOTAGE OF THE ACTUAL ROOM WILL TYPICALLY BE SMALLER THAN THE PRODUCT OBTAINED BY MULTIPLYING THE STATED LENGTH TIMES WIDTH. ALL SQUARE FOOTAGES, DIMENSIONS AND MEASUREMENTS ARE ESTIMATES WHICH ARE BASED ON PRELIMINARY PLANS AND WILL VARY WITH ACTUAL CONSTRUCTION. ALL FLOOR PLANS, SPECIFICATIONS AND OTHER DEVELOPMENT PLANS ARE PROPOSED AND CONCEPTUAL ONLY, AND ARE SUBJECT TO CHANGE AND WILL NOT NECESSARILY ACCURATELY REFLECT THE FINAL PLANS AND SPECIFICATIONS.

DEVELOPED BY
SOBELCO

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Interior Design



PENTHOUSE **E**

THE MEDITERRANEAN

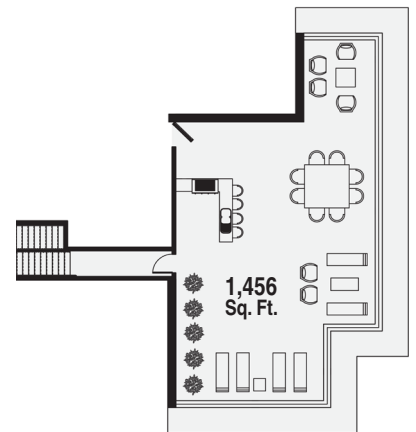
2 Bedroom • 2.5 Bath
2 Balconies

2,663 A/C Sq. Ft.

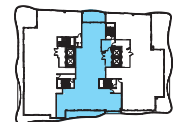
1,900 Balcony/Terrace Sq. Ft.

4,563 Total Sq. Ft.

Skyview Terrace

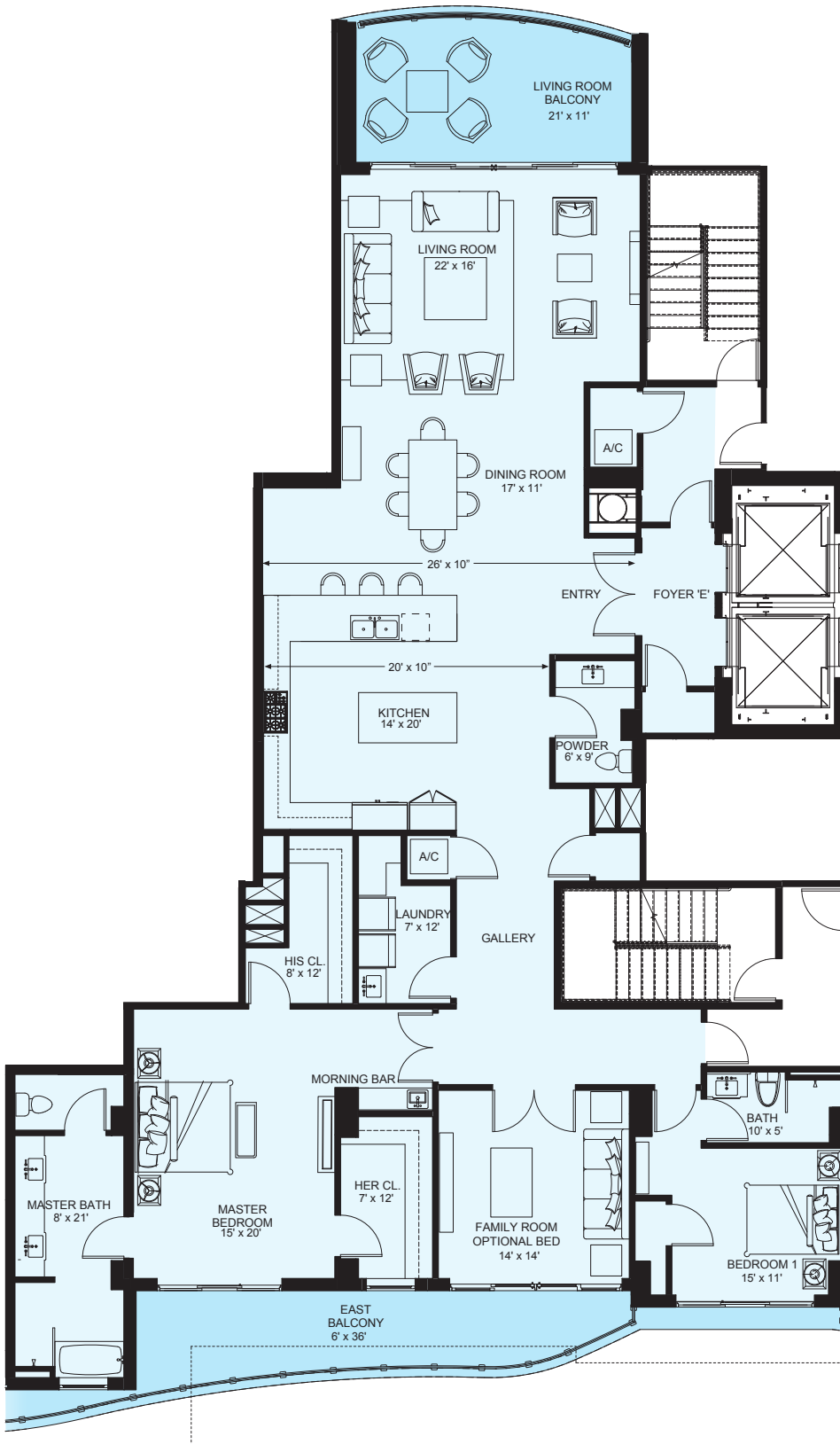


INTRACOASTAL
WATERWAY



ATLANTIC OCEAN

11th FLOOR
N



RESIDENCES: 321 NORTH BIRCH ROAD · FT. LAUDERDALE FLORIDA 33304
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Stated square footages and dimensions of units are based on measurements to the exterior boundaries of the exterior walls and the centerline of interior demising walls between units and will vary from the square footages and dimensions of the unit 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 and other common elements). This method of measurement is generally used in sales and marketing materials and is provided to allow a prospective buyer to compare the Units with 3 units in other condominium projects that utilize the same method. For your reference, the square footage of the Unit, determined in accordance with the definition of the "Unit" set forth in the Declaration, is + or -2,663 sq. ft. for unit type E. Terraces, patios, balconies, yards and private garages are not part of the "Unit". Measurements and dimensions 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, soffits or other variations. Accordingly, the square footage of the actual room will typically be smaller than the product obtained by multiplying the stated length times width. All square footages, dimensions and measurements are estimates which are based on preliminary plans and will vary with actual construction. All floor plans, specifications and other development plans are proposed and conceptual only, and are subject to change and will not necessarily accurately reflect the final plans and specifications.

DEVELOPED BY

SobelCo

Douglas Elliman
DEVELOPMENT MARKETING

Interiors by Steven G. Inc.
Interior Design

PENTHOUSE **F**

THE BALTIC

3 Bedroom • 3.5 Bath

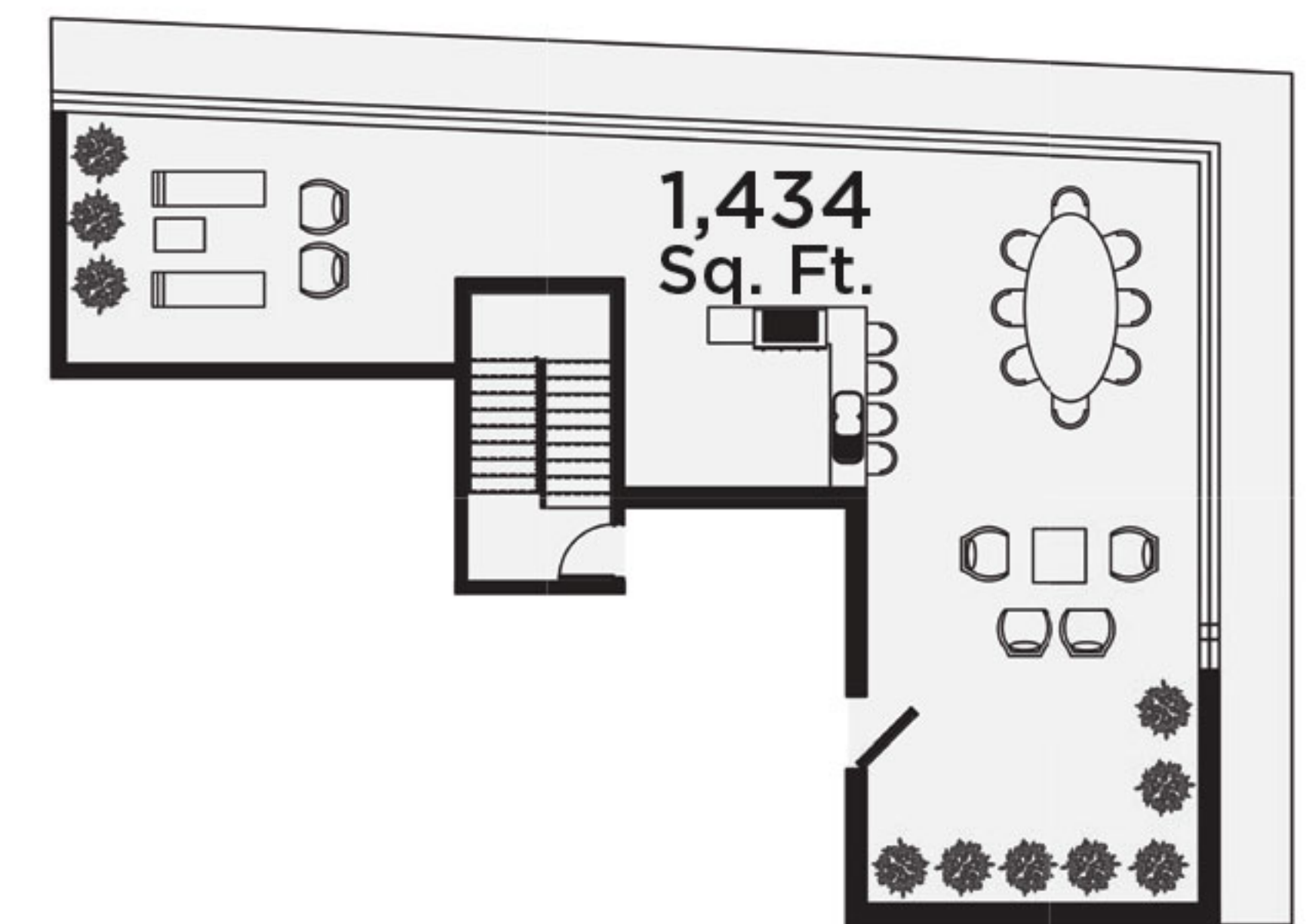
Balcony • Skyview Terrace

3,282 A/C Sq. Ft.

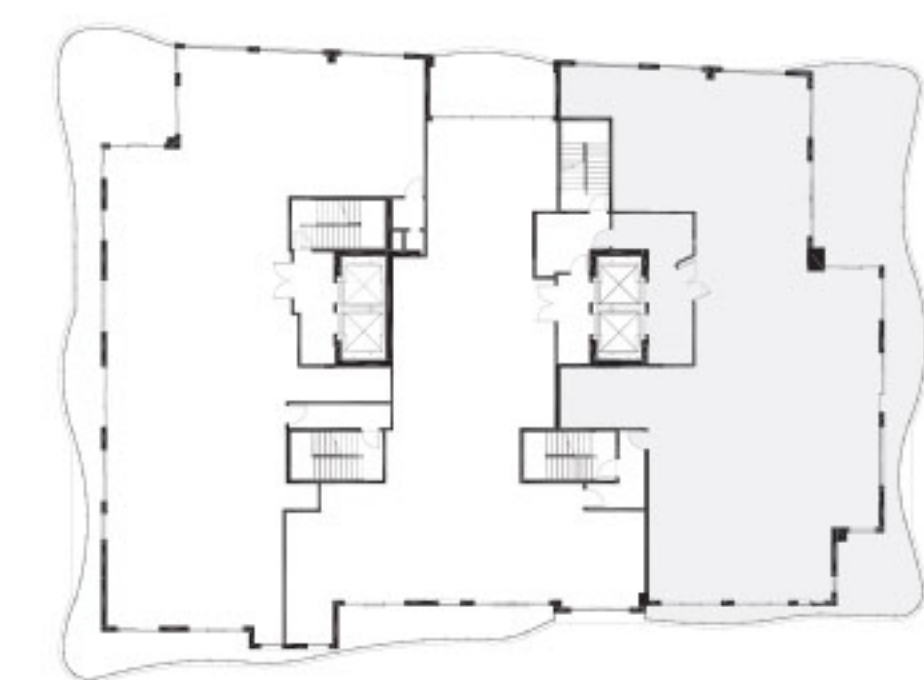
2,569 Balcony/Terrace Sq. Ft.

5,851 Total Sq. Ft.

Skyview Terrace



INTRACOASTAL WATERWAY



ATLANTIC OCEAN

11th FLOOR
N



321

AT WATER'S EDGE

STATED SQUARE FOOTAGES AND DIMENSIONS OF UNITS ARE BASED ON MEASUREMENTS TO THE EXTERIOR BOUNDARIES OF THE EXTERIOR WALLS AND THE CENTERLINE OF INTERIOR DEMISING WALLS BETWEEN UNITS AND WILL VARY FROM THE SQUARE FOOTAGES AND DIMENSIONS OF THE UNIT 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 AND OTHER COMMON ELEMENTS). THIS METHOD OF MEASUREMENT IS GENERALLY USED IN SALES AND MARKETING MATERIALS AND IS PROVIDED TO ALLOW A PROSPECTIVE BUYER TO COMPARE THE UNITS WITH UNITS IN OTHER CONDOMINIUM PROJECTS THAT UTILIZE THE SAME METHOD. REFER TO EXHIBIT "2" TO THE DECLARATION OF CONDOMINIUM FOR THE UNIT DIMENSIONS CALCULATED BASED ON THE DESCRIPTION AND DEFINITION OF THE "UNIT" SET FORTH IN THE DECLARATION OF CONDOMINIUM. TERRACES, PATIOS, BALCONIES AND ROOFTOP TERRACES ARE NOT PART OF THE "UNIT". MEASUREMENTS AND DIMENSIONS 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, SOFFITS OR OTHER VARIATIONS. ACCORDINGLY, THE SQUARE FOOTAGE OF THE ACTUAL ROOM WILL TYPICALLY BE SMALLER THAN THE PRODUCT OBTAINED BY MULTIPLYING THE STATED LENGTH TIMES WIDTH. ALL SQUARE FOOTAGES, DIMENSIONS AND MEASUREMENTS ARE ESTIMATES WHICH ARE BASED ON PRELIMINARY PLANS AND WILL VARY WITH ACTUAL CONSTRUCTION. ALL FLOOR PLANS, SPECIFICATIONS AND OTHER DEVELOPMENT PLANS ARE PROPOSED AND CONCEPTUAL ONLY, AND ARE SUBJECT TO CHANGE AND WILL NOT NECESSARILY ACCURATELY REFLECT THE FINAL PLANS AND SPECIFICATIONS.

DEVELOPED BY **SOBELCO** *Interiors by STEVEN G. INC.*
Interior Design



UNIT **G**

THE SALTON

3 Bedroom • 3.5 Bath
3 Balconies

3,747 A/C Sq. Ft.

722 Balcony Sq. Ft.

4,469 Total Sq. Ft.



INTRACOASTAL
WATERWAY



ATLANTIC OCEAN

4th FLOOR
N ▶

321

AT WATER'S EDGE

STATED SQUARE FOOTAGES AND DIMENSIONS OF UNITS ARE BASED ON MEASUREMENTS TO THE EXTERIOR BOUNDARIES OF THE EXTERIOR WALLS AND THE CENTERLINE OF INTERIOR DEMISING WALLS BETWEEN UNITS AND WILL VARY FROM THE SQUARE FOOTAGES AND DIMENSIONS OF THE UNIT 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 AND OTHER COMMON ELEMENTS). THIS METHOD OF MEASUREMENT IS GENERALLY USED IN SALES AND MARKETING MATERIALS AND IS PROVIDED TO ALLOW A PROSPECTIVE BUYER TO COMPARE THE UNITS WITH UNITS IN OTHER CONDOMINIUM PROJECTS THAT UTILIZE THE SAME METHOD. REFER TO EXHIBIT "2" TO THE DECLARATION OF CONDOMINIUM FOR THE UNIT DIMENSIONS CALCULATED BASED ON THE DESCRIPTION AND DEFINITION OF THE "UNIT" SET FORTH IN THE DECLARATION OF CONDOMINIUM. TERRACES, PATIOS, BALCONIES AND ROOFTOP TERRACES ARE NOT PART OF THE "UNIT". MEASUREMENTS AND DIMENSIONS 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, SOFFITS OR OTHER VARIATIONS. ACCORDINGLY, THE SQUARE FOOTAGE OF THE ACTUAL ROOM WILL TYPICALLY BE SMALLER THAN THE PRODUCT OBTAINED BY MULTIPLYING THE STATED LENGTH TIMES WIDTH. ALL SQUARE FOOTAGES, DIMENSIONS AND MEASUREMENTS ARE ESTIMATES WHICH ARE BASED ON PRELIMINARY PLANS AND WILL VARY WITH ACTUAL CONSTRUCTION. ALL FLOOR PLANS, SPECIFICATIONS AND OTHER DEVELOPMENT PLANS ARE PROPOSED AND CONCEPTUAL ONLY, AND ARE SUBJECT TO CHANGE AND WILL NOT NECESSARILY ACCURATELY REFLECT THE FINAL PLANS AND SPECIFICATIONS.

DEVELOPED BY **SOBELCO** Interiors by STEVEN G. INC. Interior Design



UNIT H

THE BERING

3 Bedroom • 3.5 Bath
3 Balconies

3,199 A/C Sq. Ft.

978 Balcony Sq. Ft.

4,177 Total Sq. Ft.



INTRACOASTAL
WATERWAY



ATLANTIC OCEAN

4th FLOOR
N

321

AT WATER'S EDGE

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