

MODEL TYPE LOWER PENTHOUSE

LINE 03

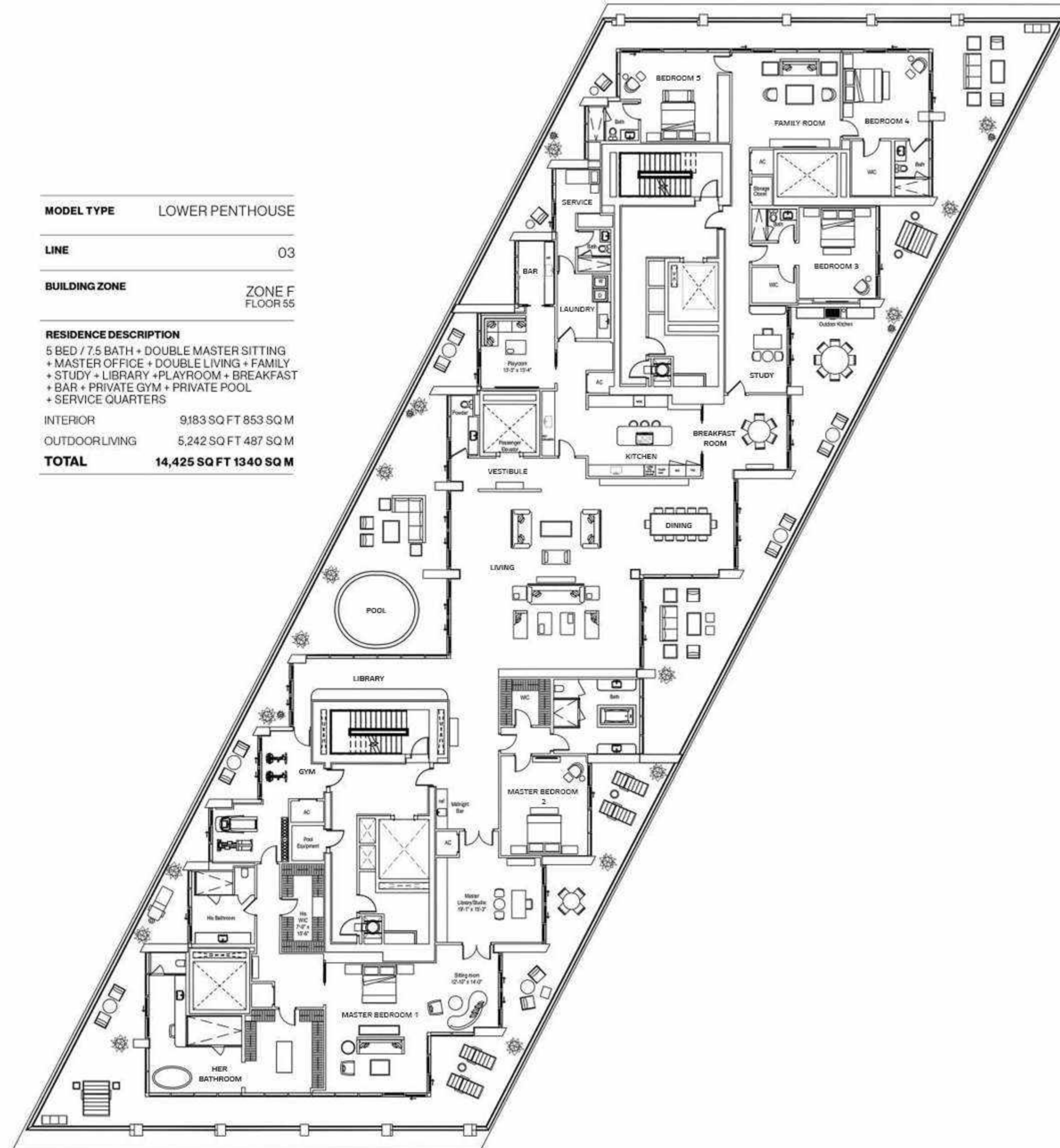
BUILDING ZONE ZONE F
FLOOR 55

RESIDENCE DESCRIPTION
5 BED / 7.5 BATH + DOUBLE MASTER SITTING
+ MASTER OFFICE + DOUBLE LIVING + FAMILY
+ STUDY + LIBRARY + PLAYROOM + BREAKFAST
+ BAR + PRIVATE GYM + PRIVATE POOL
+ SERVICE QUARTERS

INTERIOR 9,183 SQ FT 853 SQ M

OUTDOOR LIVING 5,242 SQ FT 487 SQ M

TOTAL 14,425 SQ FT 1340 SQ M



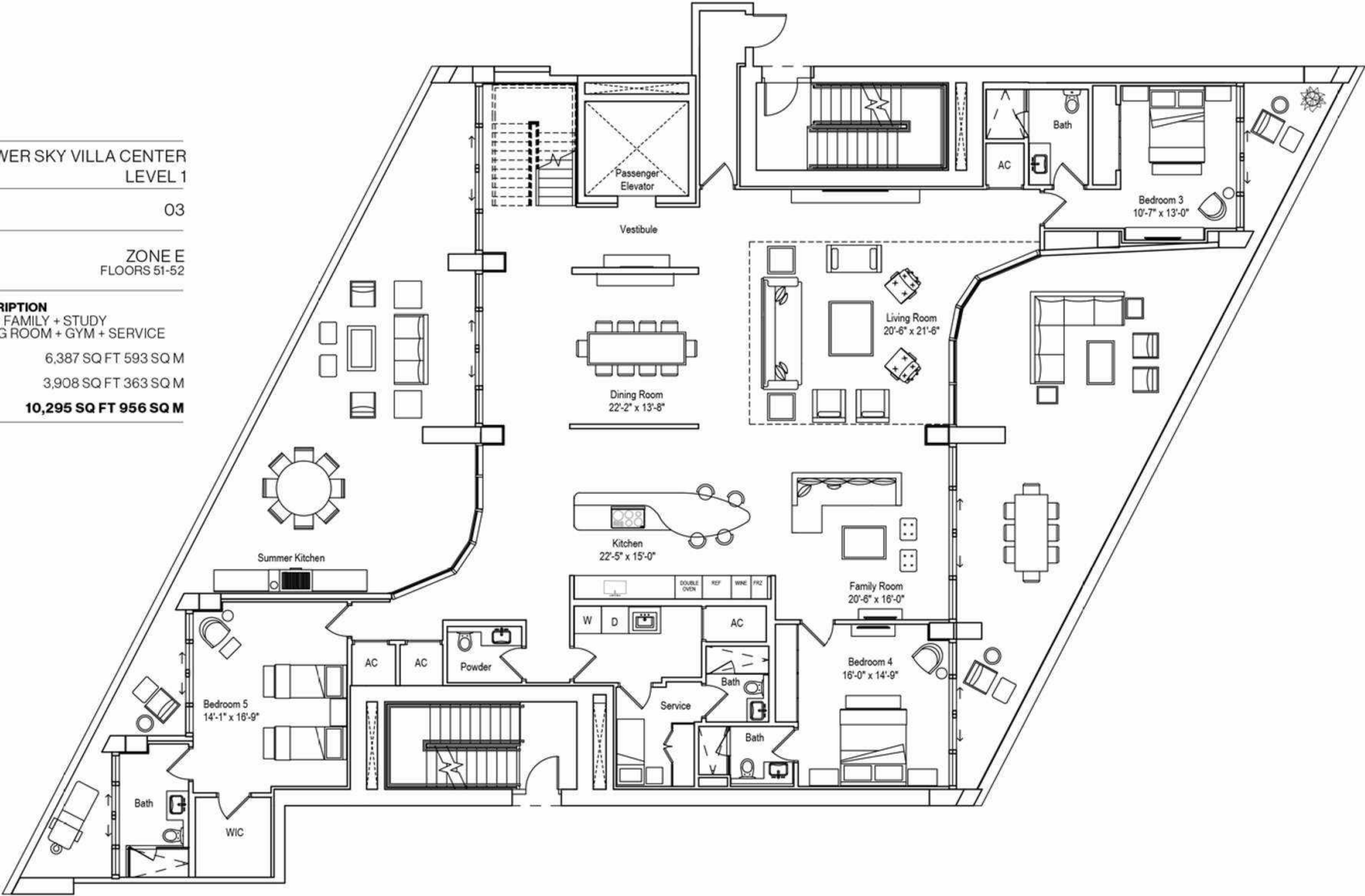
STATED DIMENSIONS ARE MEASURED TO THE EXTERIOR BOUNDARIES OF THE EXTERIOR WALLS AND STRUCTURAL MEMBERS AND THE CENTERLINE OF INTERIOR DEMISING WALLS AND, IN FACT, MAY VARY FROM THE DIMENSIONS THAT WOULD BE DETERMINED BY USING THE DESCRIPTION AND DEFINITION OF THE "UNIT" SET FORTH IN THE DECLARATION (WHICH GENERALLY ONLY INCLUDES THE INTERIOR AIRSPACE BETWEEN THE PERIMETER WALLS AND EXCLUDES INTERIOR STRUCTURAL COMPONENTS). ALL DIMENSIONS ARE APPROXIMATE, ARE SUBJECT TO FINAL SURVEY AND MAY VARY WITH ACTUAL CONSTRUCTION. THE FLOOR PLAN, DEVELOPMENT PLANS AND THE ENTITIES COLLABORATING WITH DEVELOPER ARE SUBJECT TO CHANGE. RESIDENCE FEATURES AND BUILDING AMENITIES HEREIN ARE PROPOSED ONLY, AND DEVELOPER RESERVES THE RIGHT TO MODIFY, REVISE, CHANGE OR WITHDRAW ANY OR ALL OF SAME IN ITS SOLE AND ABSOLUTE DISCRETION AND WITHOUT PRIOR NOTICE. ALL DEPICTIONS OF FURNISHINGS, FINISHES, 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 YOUR AGREEMENT AND THE PROSPECTUS FOR THE ITEMS INCLUDED WITH THE UNIT. THE BALCONY DEPICTED IS THE STANDARD BALCONY ALTHOUGH THE BALCONY SIZE AND CONFIGURATION VARIES AT EVERY LEVEL. FOR A DEPICTION OF THE BALCONY FOR YOUR UNIT SEE EXHIBIT 2 TO THE DECLARATION. FORTUNE INTERNATIONAL IS NOT THE DEVELOPER. THE CONDOMINIUM IS BEING DEVELOPED BY SUNNY ISLES BEACH ASSOCIATES, LLC, WHICH HAS A LIMITED RIGHT TO USE THE TRADEMARKED NAME AND LOGO OF FORTUNE INTERNATIONAL. ORAL REPRESENTATIONS CANNOT BE RELIED UPON AS CORRECTLY STATING REPRESENTATIONS OF THE DEVELOPER. FOR CORRECT REPRESENTATIONS, MAKE REFERENCE TO THE DOCUMENTS REQUIRED BY SECTION 718.305, FLORIDA STATUTES, TO BE FURNISHED BY A DEVELOPER TO A BUYER OR LESSEE. ARCHITECT OF RECORD - ADD INC.

MODEL TYPE LOWER SKY VILLA CENTER
LEVEL 1

LINE 03

BUILDING ZONE ZONE E
FLOORS 51-52

RESIDENCE DESCRIPTION	
5 BED / 7.5 BATH + FAMILY + STUDY + MASTER SITTING ROOM + GYM + SERVICE	
INTERIOR	6,387 SQ FT 593 SQ M
OUTDOOR LIVING	3,908 SQ FT 363 SQ M
TOTAL	10,295 SQ FT 956 SQ M



STATED DIMENSIONS ARE MEASURED TO THE EXTERIOR BOUNDARIES OF THE EXTERIOR WALLS AND STRUCTURAL MEMBERS AND THE CENTERLINE OF INTERIOR DEMISING WALLS AND, IN FACT, MAY 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). ALL DIMENSIONS ARE APPROXIMATE, ARE SUBJECT TO FINAL SURVEY AND MAY VARY WITH ACTUAL CONSTRUCTION. THE FLOOR PLAN, DEVELOPMENT PLANS AND THE ENTITIES COLLABORATING WITH DEVELOPER ARE SUBJECT TO CHANGE. RESIDENCE FEATURES AND BUILDING AMENITIES HEREIN ARE PROPOSED ONLY, AND DEVELOPER RESERVES THE RIGHT TO MODIFY, REVISE, CHANGE OR WITHDRAW ANY OR ALL OF SAME IN ITS SOLE AND ABSOLUTE DISCRETION AND WITHOUT PRIOR NOTICE. ALL DEPICTIONS OF FURNISHINGS, FINISHES, 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 YOUR AGREEMENT AND THE PROSPECTUS FOR THE ITEMS INCLUDED WITH THE UNIT. THE BALCONY DEPICTED IS THE STANDARD BALCONY ALTHOUGH THE BALCONY SIZE AND CONFIGURATION VARIES AT EVERY LEVEL. FOR A DEPICTION OF THE BALCONY FOR YOUR UNIT SEE EXHIBIT 2 TO THE DECLARATION. FORTUNE INTERNATIONAL IS NOT THE DEVELOPER. THE CONDOMINIUM IS BEING DEVELOPED BY SUNNY ISLES BEACH ASSOCIATES, LLC, WHICH HAS A LIMITED RIGHT TO USE THE TRADEMARKED NAME AND LOGO OF FORTUNE INTERNATIONAL. ORAL REPRESENTATIONS CANNOT BE RELIED UPON AS CORRECTLY STATING REPRESENTATIONS OF THE DEVELOPER. FOR CORRECT REPRESENTATIONS, MAKE REFERENCE TO THE DOCUMENTS REQUIRED BY SECTION 718.305, FLORIDA STATUTES, TO BE FURNISHED BY A DEVELOPER TO A BUYER OR LESSEE. ARCHITECT OF RECORD - ADD INC.

MODEL TYPE LOWER SKY VILLA CENTER
LEVEL 2

LINE 03

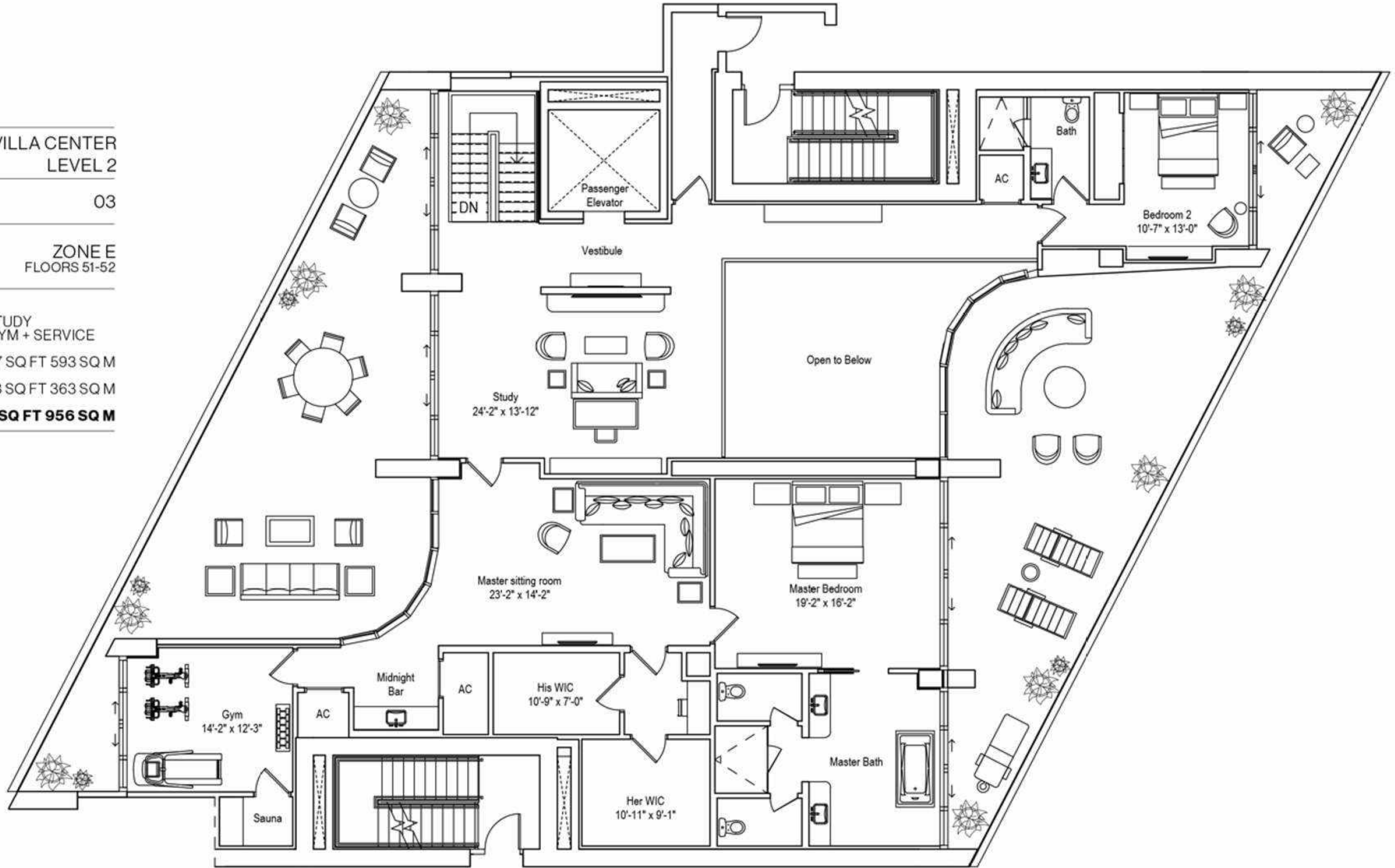
BUILDING ZONE ZONE E
FLOORS 51-52

RESIDENCE DESCRIPTION
5 BED / 7.5 BATH + FAMILY + STUDY
+ MASTER SITTING ROOM + GYM + SERVICE

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MODEL TYPE LOWER SKY VILLA NORTH
LEVEL 1

LINE 05

BUILDING ZONE ZONE E
FLOORS 51-52

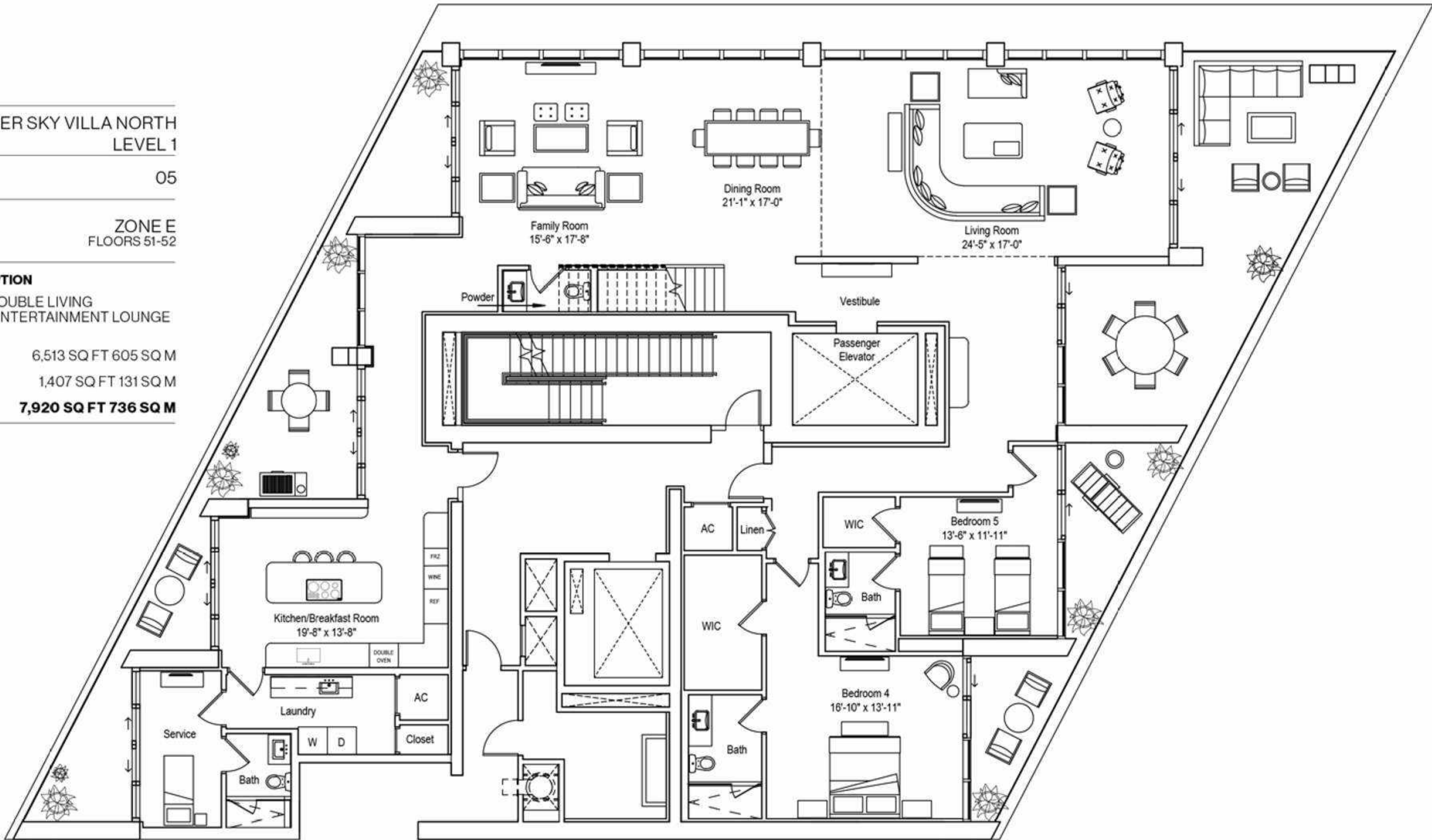
RESIDENCE DESCRIPTION

5 BED / 7.5 BATH + DOUBLE LIVING
+ FAMILY + STUDY + ENTERTAINMENT LOUNGE
+ SERVICE

INTERIOR 6,513 SQ FT 605 SQ M

OUTDOOR LIVING 1,407 SQ FT 131 SQ M

TOTAL 7,920 SQ FT 736 SQ M



STATED DIMENSIONS ARE MEASURED TO THE EXTERIOR BOUNDARIES OF THE EXTERIOR WALLS AND STRUCTURAL MEMBERS AND THE CENTERLINE OF INTERIOR DEMISING WALLS AND, IN FACT, MAY 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). ALL DIMENSIONS ARE APPROXIMATE, ARE SUBJECT TO FINAL SURVEY AND MAY VARY WITH ACTUAL CONSTRUCTION. THE FLOOR PLAN, DEVELOPMENT PLANS AND THE ENTITIES COLLABORATING WITH DEVELOPER ARE SUBJECT TO CHANGE. RESIDENCE FEATURES AND BUILDING AMENITIES HEREIN ARE PROPOSED ONLY, AND DEVELOPER RESERVES THE RIGHT TO MODIFY, REVISE, CHANGE OR WITHDRAW ANY OR ALL OF SAME IN ITS SOLE AND ABSOLUTE DISCRETION AND WITHOUT PRIOR NOTICE. ALL DEPICTIONS OF FURNISHINGS, FINISHES, 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 YOUR AGREEMENT AND THE PROSPECTUS FOR THE ITEMS INCLUDED WITH THE UNIT. THE BALCONY DEPICTED IS THE STANDARD BALCONY ALTHOUGH THE BALCONY SIZE AND CONFIGURATION VARIES AT EVERY LEVEL. FOR A DEPICTION OF THE BALCONY FOR YOUR UNIT SEE EXHIBIT 2 TO THE DECLARATION. FORTUNE INTERNATIONAL IS NOT THE DEVELOPER. THE CONDOMINIUM IS BEING DEVELOPED BY SUNNY ISLES BEACH ASSOCIATES, LLC, WHICH HAS A LIMITED RIGHT TO USE THE TRADEMARKED NAME AND LOGO OF FORTUNE INTERNATIONAL. ORAL REPRESENTATIONS CANNOT BE RELIED UPON AS CORRECTLY STATING REPRESENTATIONS OF THE DEVELOPER. FOR CORRECT REPRESENTATIONS, MAKE REFERENCE TO THE DOCUMENTS REQUIRED BY SECTION 718.305, FLORIDA STATUTES, TO BE FURNISHED BY A DEVELOPER TO A BUYER OR LESSEE. ARCHITECT OF RECORD - ADD INC.

MODEL TYPE LOWER SKY VILLA NORTH
LEVEL 2

LINE 05

BUILDING ZONE ZONE E
FLOORS 51-52

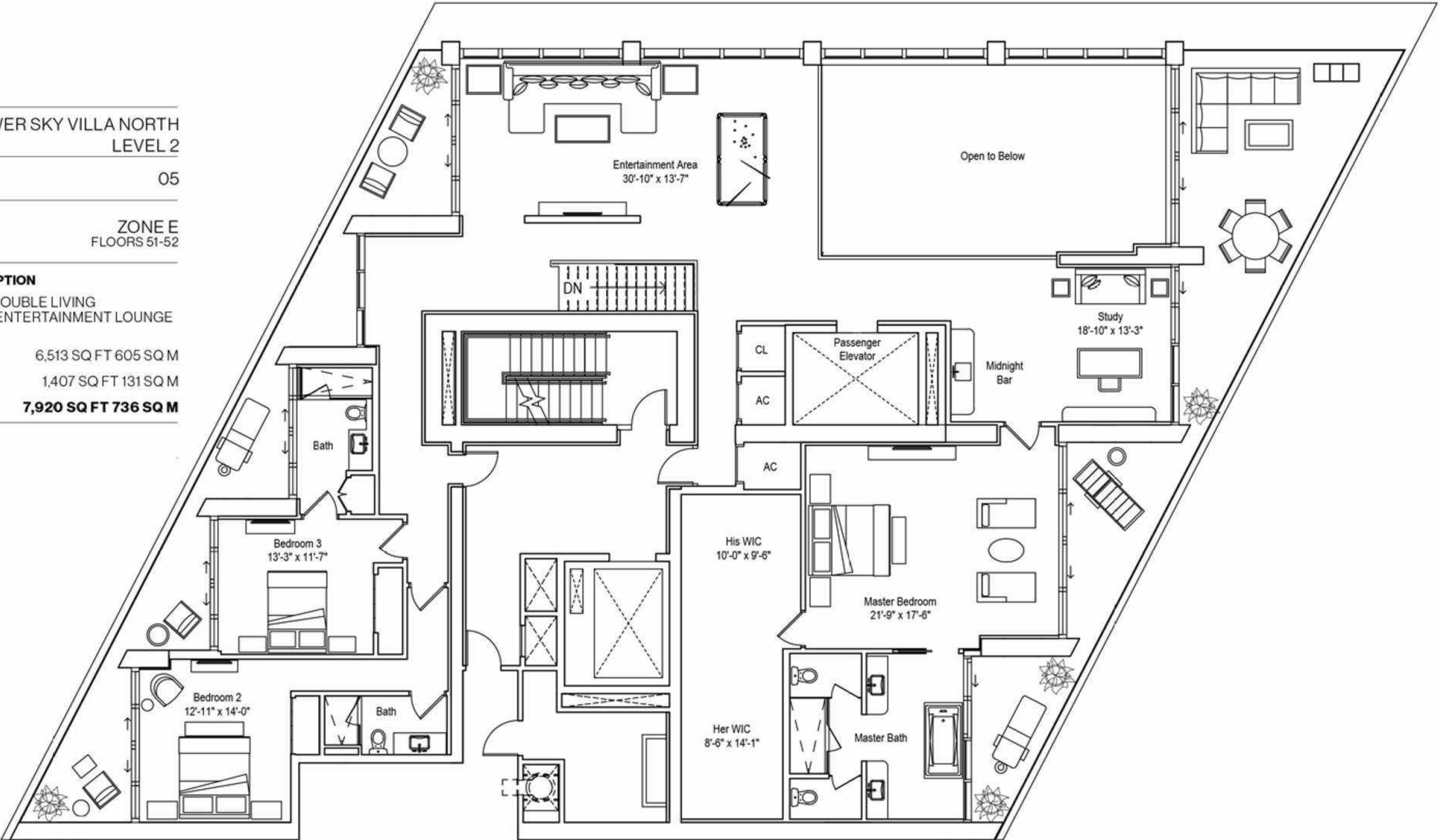
RESIDENCE DESCRIPTION

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MODEL TYPE LOWER SKY VILLA SOUTH
LEVEL 1

LINE 01

BUILDING ZONE ZONE E
FLOORS 51-52

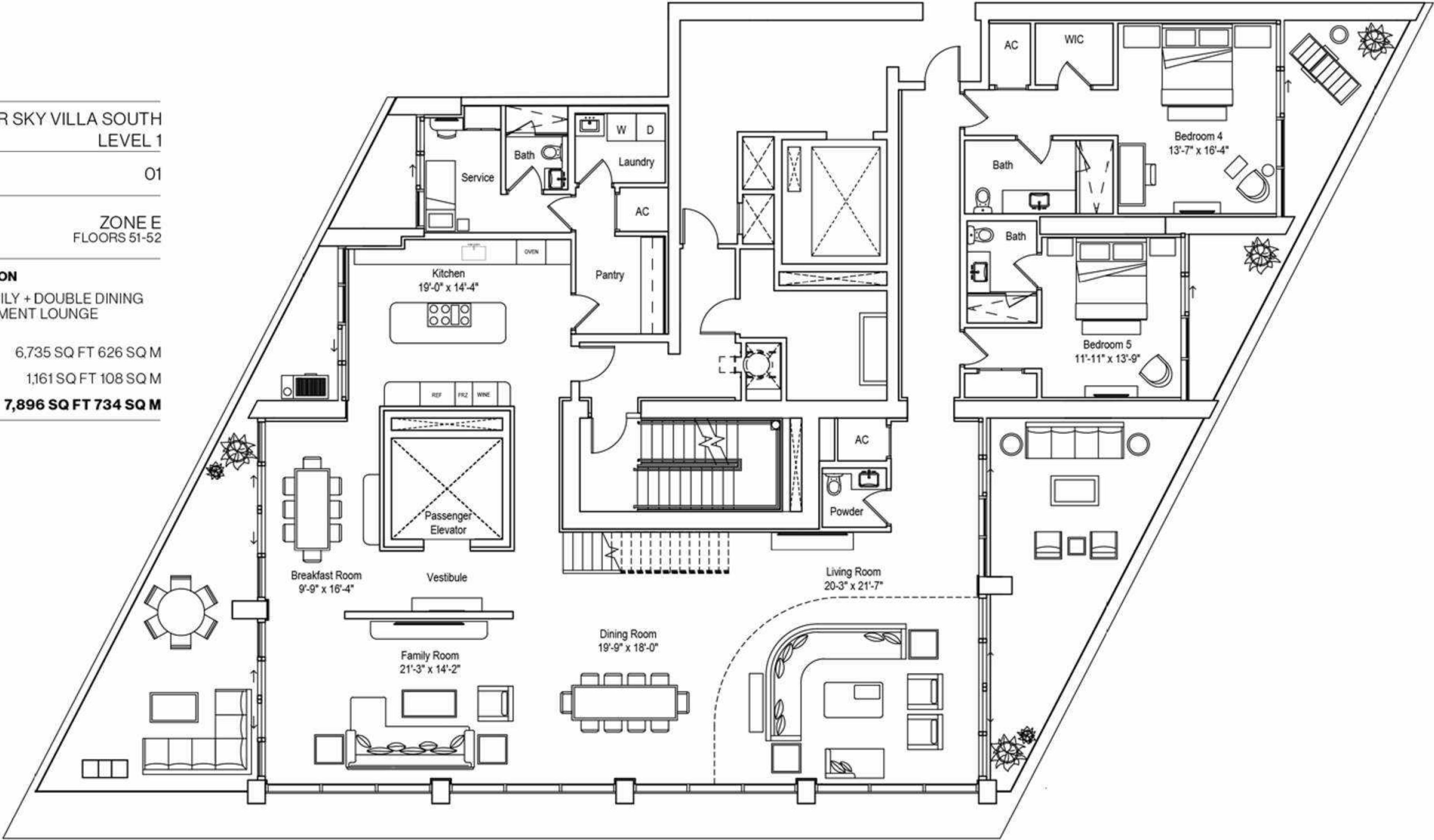
RESIDENCE DESCRIPTION

5 BED / 7.5 BATH + FAMILY + DOUBLE DINING
+ STUDY + ENTERTAINMENT LOUNGE
+ GYM + SERVICE

INTERIOR 6,735 SQ FT 626 SQ M

OUTDOOR LIVING 1,161 SQ FT 108 SQ M

TOTAL 7,896 SQ FT 734 SQ M



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MODEL TYPE LOWER SKY VILLA SOUTH
LEVEL 2

LINE 01

BUILDING ZONE ZONE E
FLOORS 51-52

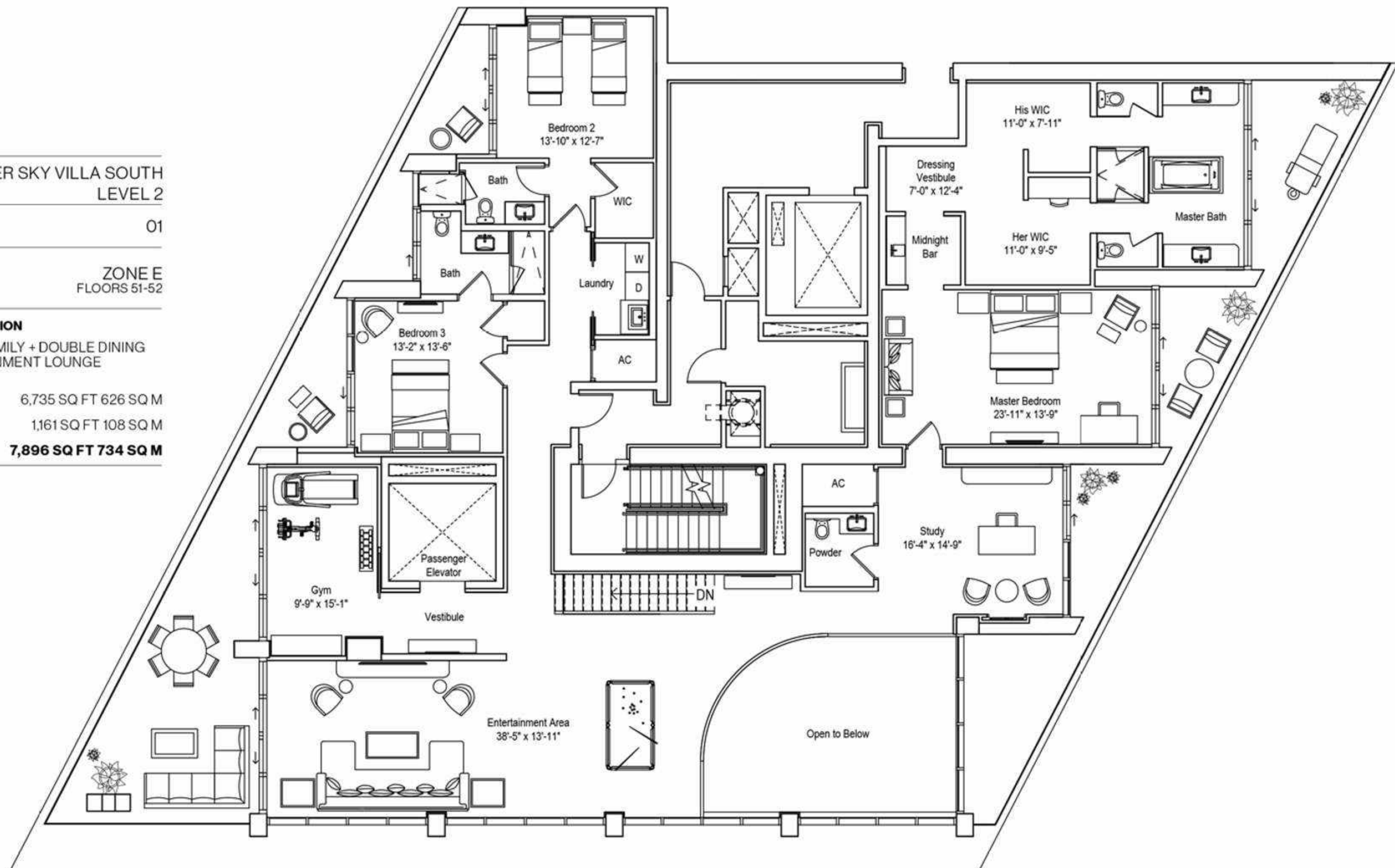
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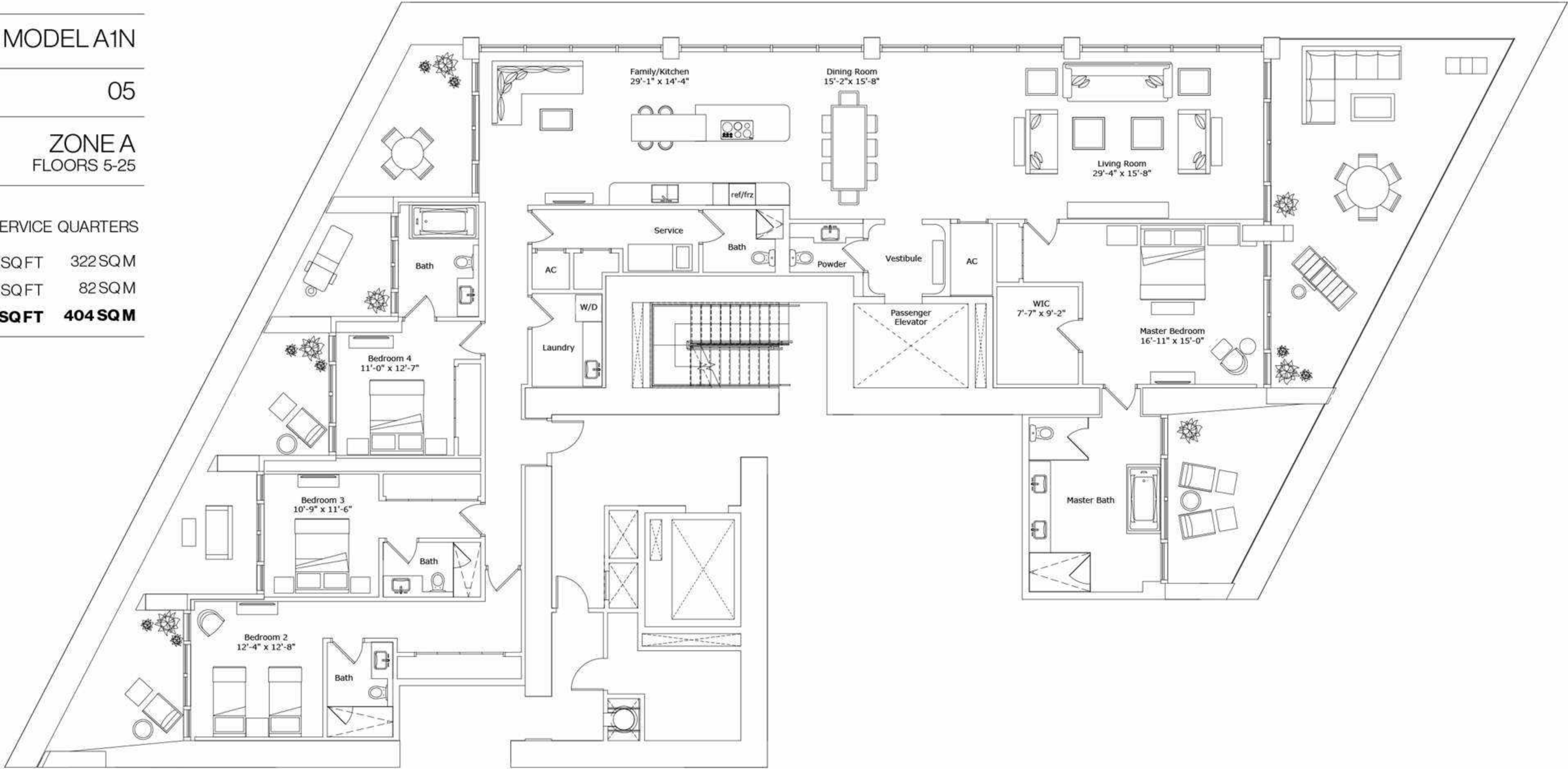
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SIGNATURE RESIDENCE		MODEL A1N
LINE	05	
BUILDING ZONE	ZONE A FLOORS 5-25	
RESIDENCE DESCRIPTION		
4 BED/5.5 BATH + FAMILY + SERVICE QUARTERS		
INTERIOR	3,465 SQ FT	322 SQM
OUTDOOR LIVING	881 SQ FT	82 SQM
TOTAL	4,346 SQ FT	404 SQM



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SIGNATURE RESIDENCE MODEL A1S

LINE 01

BUILDING ZONE ZONE A
FLOORS 5-25

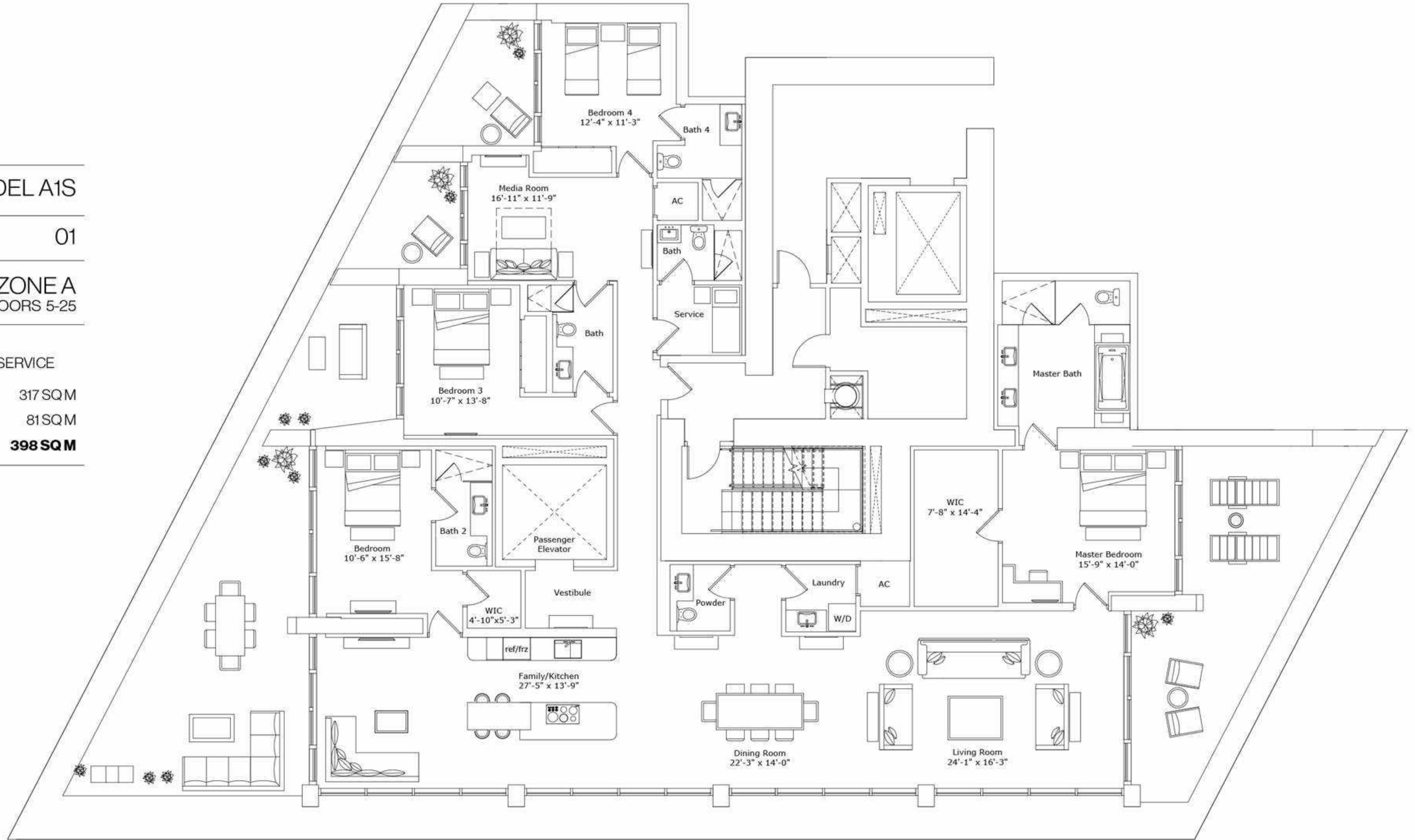
RESIDENCE DESCRIPTION

4 BED/5.5 BATH + FAMILY + MEDIA + SERVICE
QUARTERS

INTERIOR 3,412 SQ FT 317 SQ M

OUTDOOR LIVING 867 SQ FT 81 SQ M

TOTAL 4,279 SQ FT 398 SQ M



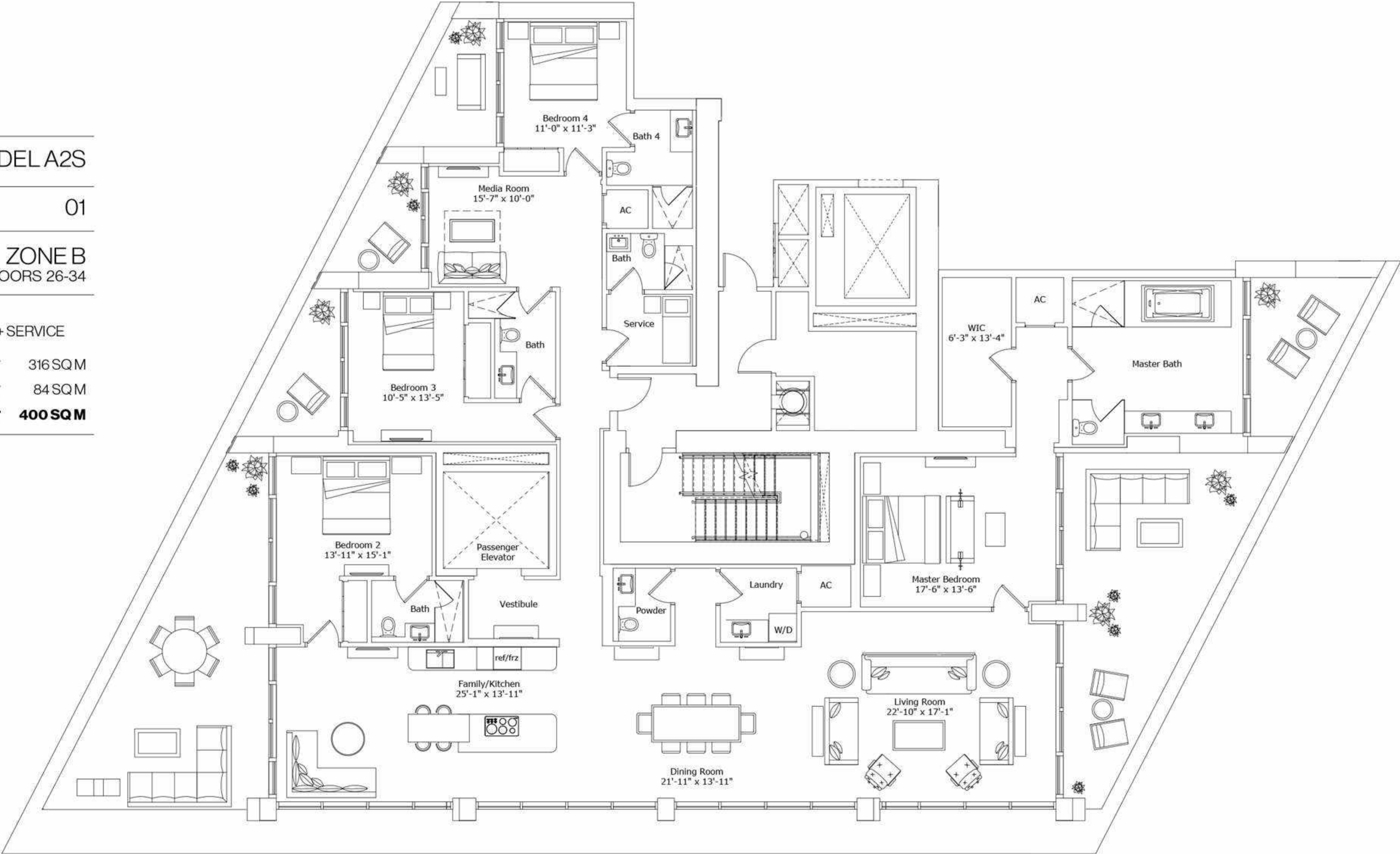
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SIGNATURE RESIDENCE MODEL A2S

LINE 01

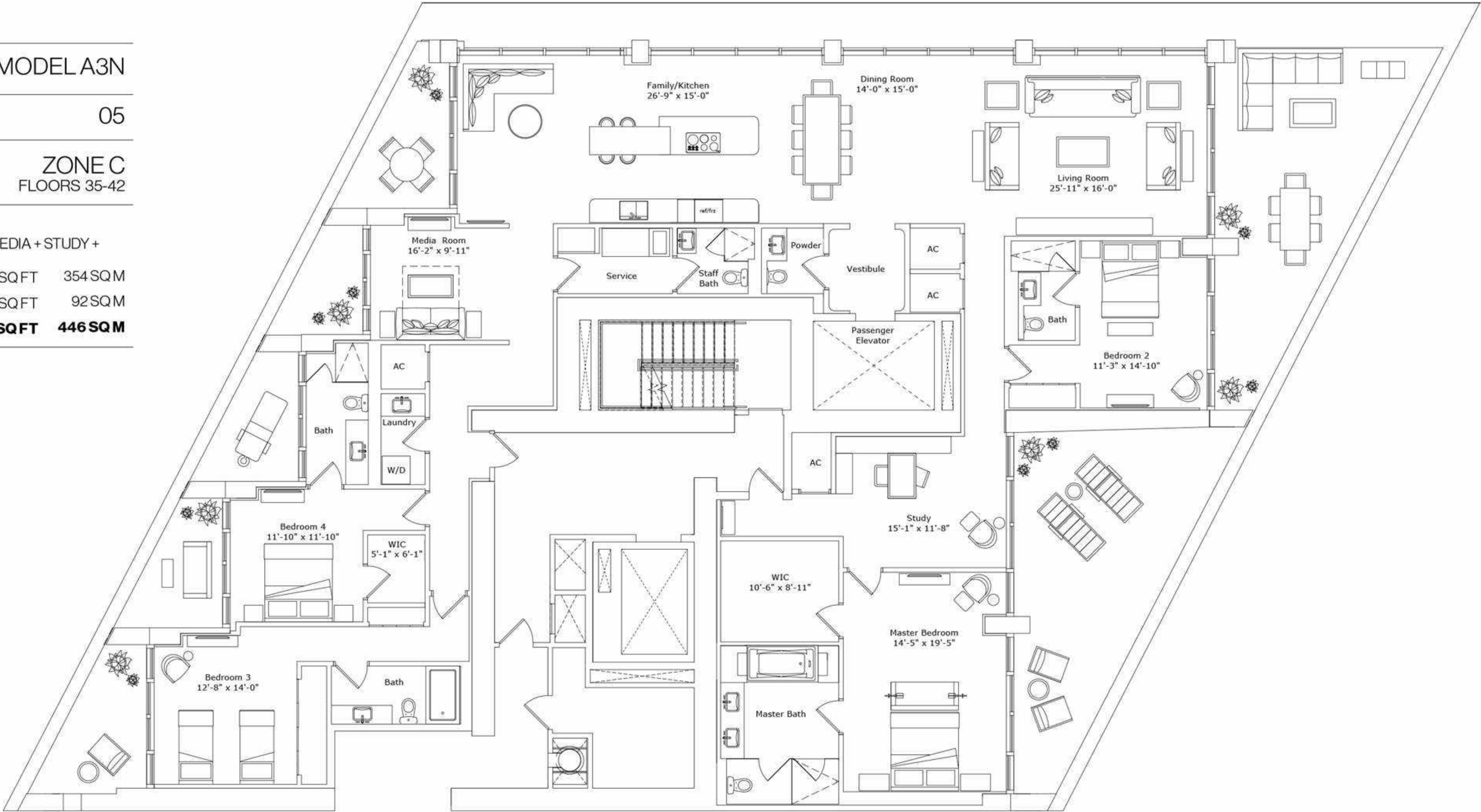
BUILDING ZONE ZONE B
FLOORS 26-34

RESIDENCE DESCRIPTION		
4 BED/5.5 BATH + FAMILY + MEDIA + SERVICE QUARTERS		
INTERIOR	3,396 SQ FT	316 SQ M
OUTDOOR LIVING	909 SQ FT	84 SQ M
TOTAL	4,305 SQ FT	400 SQ M



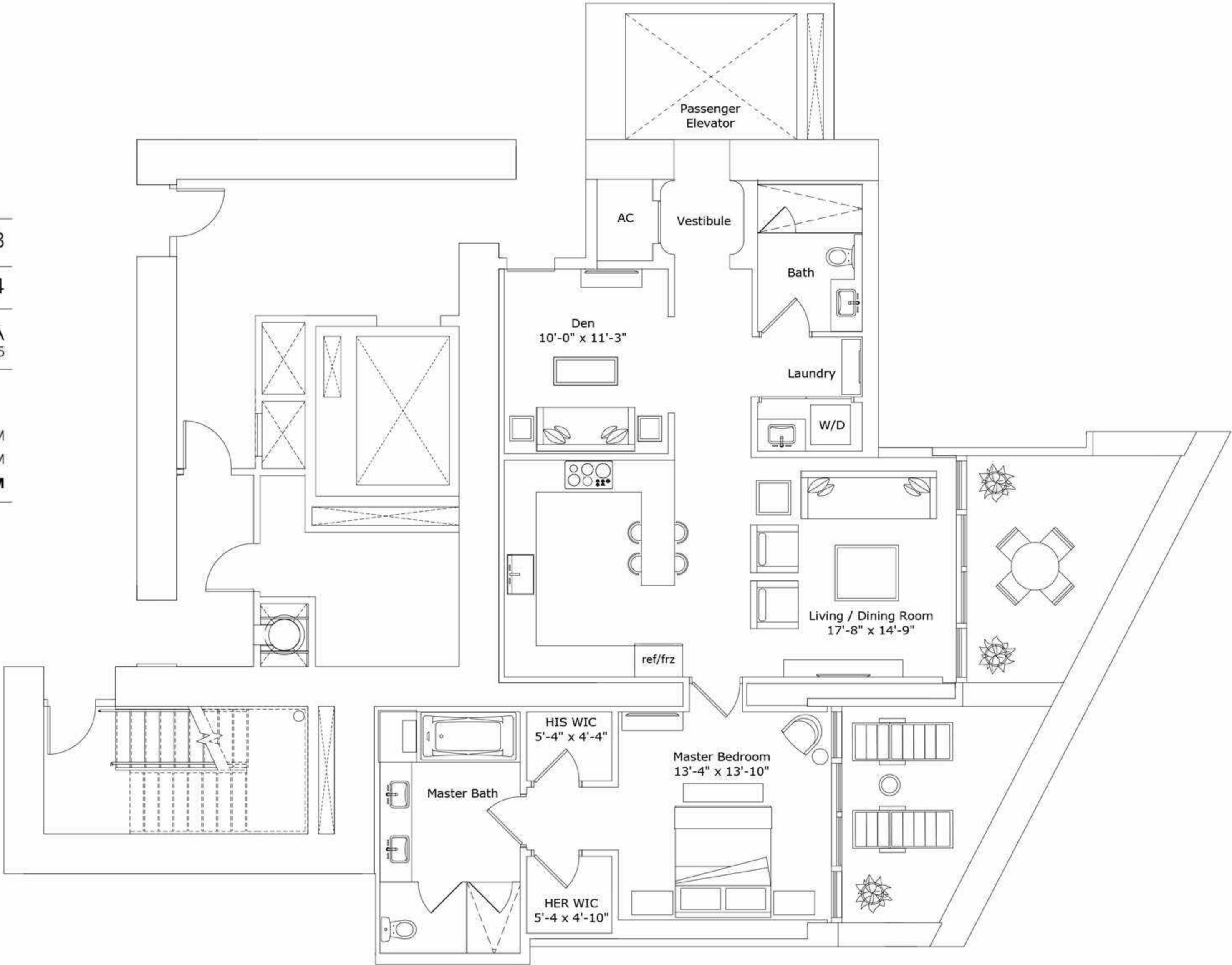
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SIGNATURE RESIDENCE		MODEL A3N	
LINE		05	
BUILDING ZONE		ZONE C FLOORS 35-42	
RESIDENCE DESCRIPTION			
4 BED/5.5 BATH + FAMILY + MEDIA + STUDY + SERVICE QUARTERS			
INTERIOR	3,795 SQ FT	354 SQM	
OUTDOOR LIVING	986 SQ FT	92 SQM	
TOTAL	4,781 SQ FT	446 SQM	



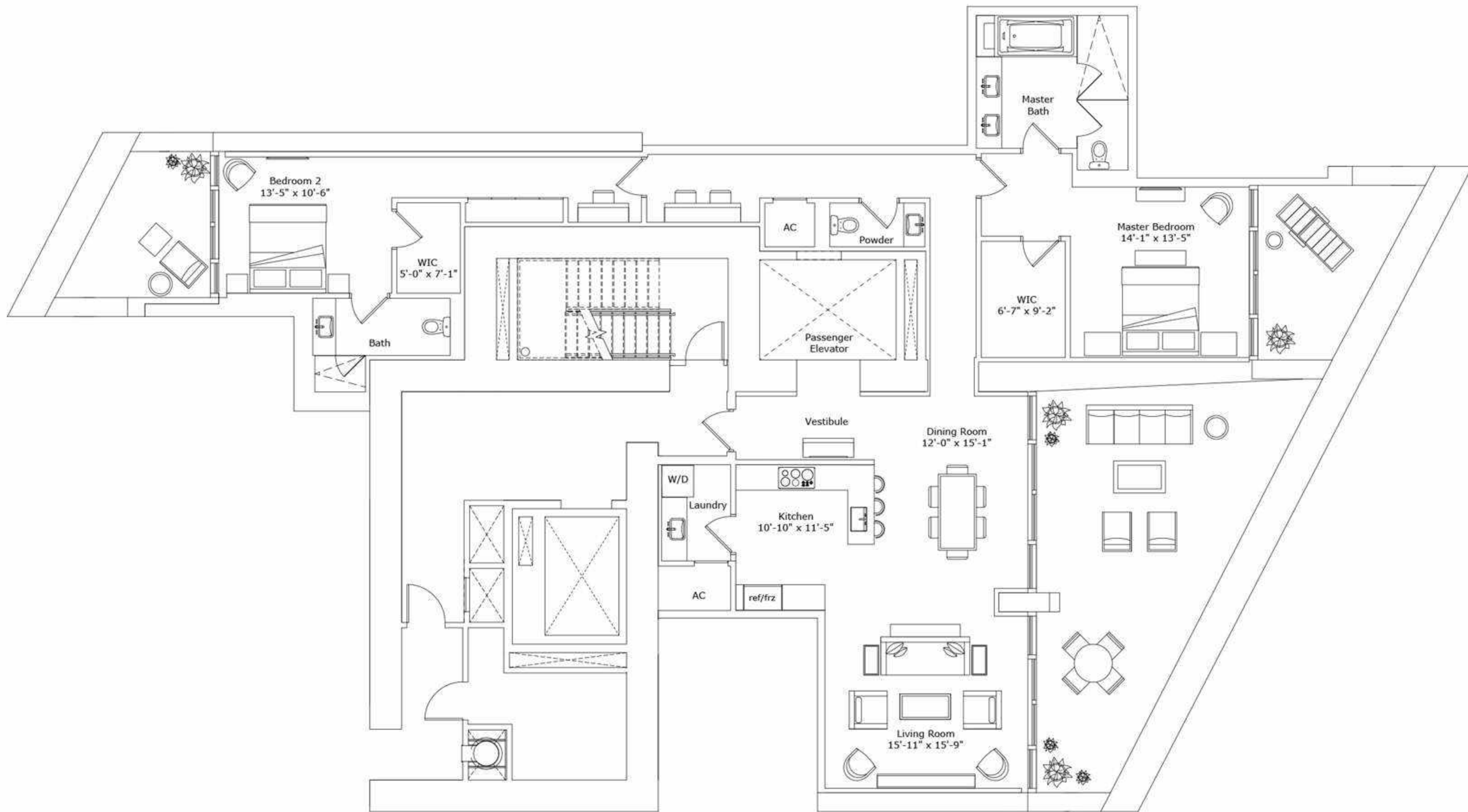
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SIGNATURE RESIDENCE		MODEL B
LINE		04
BUILDING ZONE		ZONE A FLOORS 5-25
RESIDENCE DESCRIPTION		
1BED/2BATHS+DEN		
INTERIOR	1,378 SQ FT	128 SQ M
OUTDOOR LIVING	203 SQ FT	19 SQ M
TOTAL	1,581 SQ FT	147 SQ M



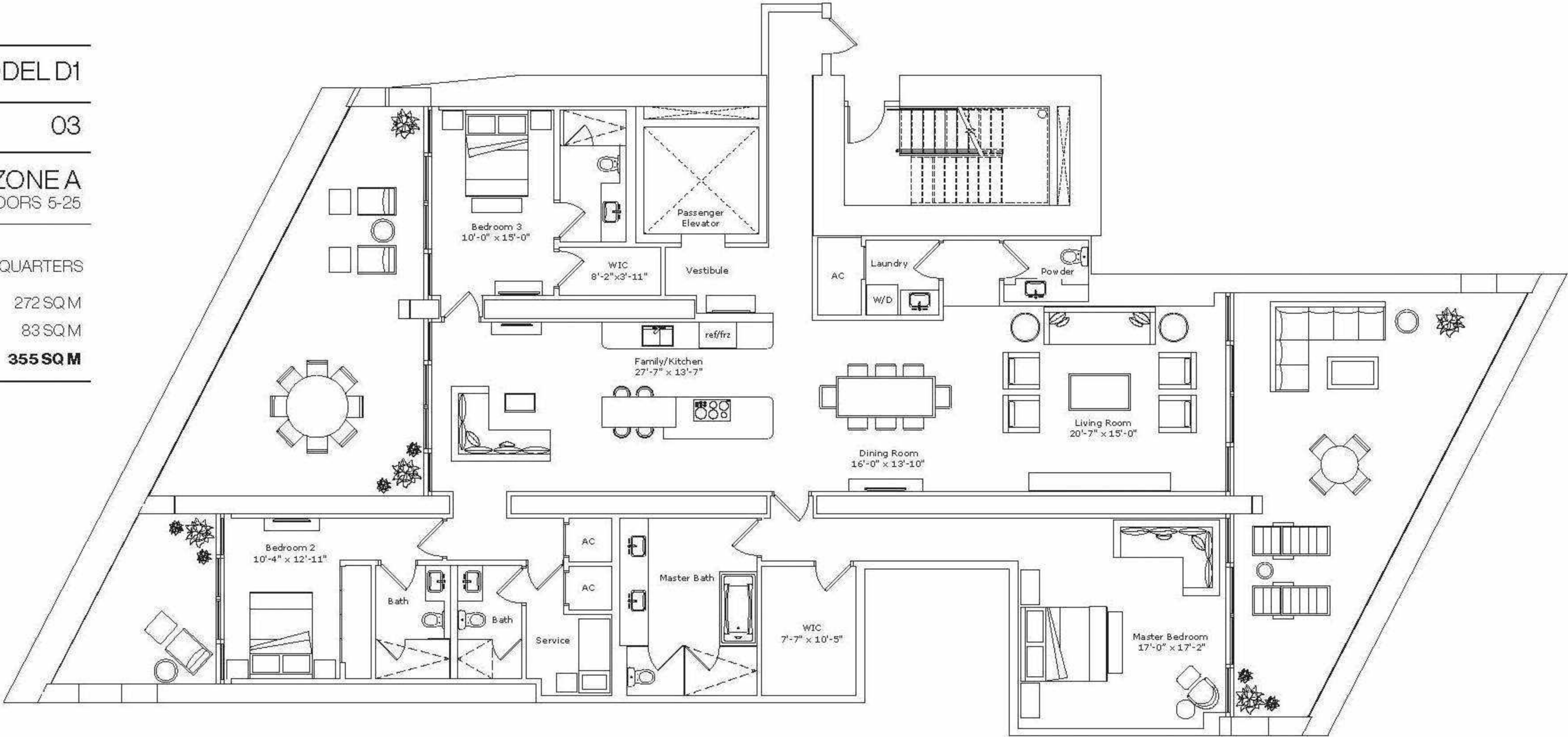
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SIGNATURE RESIDENCE		MODEL C	
LINE		02	
BUILDING ZONE		ZONE A FLOORS 5-25	
RESIDENCE DESCRIPTION			
2 BED/2.5 BATHS			
INTERIOR	2,065 SQ FT	192 SQM	
OUTDOOR LIVING	550 SQ FT	51 SQM	
TOTAL	2,615 SQ FT	243 SQM	



STATED DIMENSIONS ARE MEASURED TO THE EXTERIOR BOUNDARIES OF THE EXTERIOR WALLS AND STRUCTURAL MEMBERS AND THE CENTERLINE OF INTERIOR DEMISING WALLS AND, IN FACT, MAY 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). ALL DIMENSIONS ARE APPROXIMATE, ARE SUBJECT TO FINAL SURVEY AND MAY VARY WITH ACTUAL CONSTRUCTION. THE FLOOR PLAN, DEVELOPMENT PLANS AND THE ENTITIES COLLABORATING WITH DEVELOPER ARE SUBJECT TO CHANGE. RESIDENCE FEATURES AND BUILDING AMENITIES HEREIN ARE PROPOSED ONLY, AND DEVELOPER RESERVES THE RIGHT TO MODIFY, REVISE, CHANGE OR WITHDRAW ANY OR ALL OF SAME IN ITS SOLE AND ABSOLUTE DISCRETION AND WITHOUT PRIOR NOTICE. ALL DEPICTIONS OF FURNISHINGS, FINISHES, 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 YOUR AGREEMENT AND THE PROSPECTUS FOR THE ITEMS INCLUDED WITH THE UNIT. THE BALCONY DEPICTED IS THE STANDARD BALCONY ALTHOUGH THE BALCONY SIZE AND CONFIGURATION VARIES AT EVERY LEVEL. FOR A DEPICTION OF THE BALCONY FOR YOUR UNIT SEE EXHIBIT 2 TO THE DECLARATION. FORTUNE INTERNATIONAL IS NOT THE DEVELOPER. THE CONDOMINIUM IS BEING DEVELOPED BY SUNNY ISLES BEACH ASSOCIATES, LLC, WHICH HAS A LIMITED RIGHT TO USE THE TRADEMARKED NAME AND LOGO OF FORTUNE INTERNATIONAL. ORAL REPRESENTATIONS CANNOT BE RELIED UPON AS CORRECTLY STATING REPRESENTATIONS OF THE DEVELOPER. FOR CORRECT REPRESENTATIONS, MAKE REFERENCE TO THE DOCUMENTS REQUIRED BY SECTION 718.305, FLORIDA STATUTES, TO BE FURNISHED BY A DEVELOPER TO A BUYER OR LESSEE. ARCHITECT OF RECORD - ADD INC.

SIGNATURE RESIDENCE		MODEL D1
LINE		03
BUILDING ZONE		ZONE A FLOORS 5-25
RESIDENCE DESCRIPTION		
3BED/4.5BATH + FAMILY + SERVICE QUARTERS		
INTERIOR	2,931 SQFT	272 SQM
OUTDOOR/LIVING	890 SQFT	83 SQM
TOTAL	3,821 SQFT	355 SQM



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SIGNATURE RESIDENCE

MODEL D2

LINE

02

BUILDING ZONE

ZONE B
FLOORS 26-34

RESIDENCE DESCRIPTION

3 BED/ 4.5 BATH + FAMILY + SERVICE QUARTERS

INTERIOR

2,913 SQ FT

271 SQ M

OUTDOOR LIVING

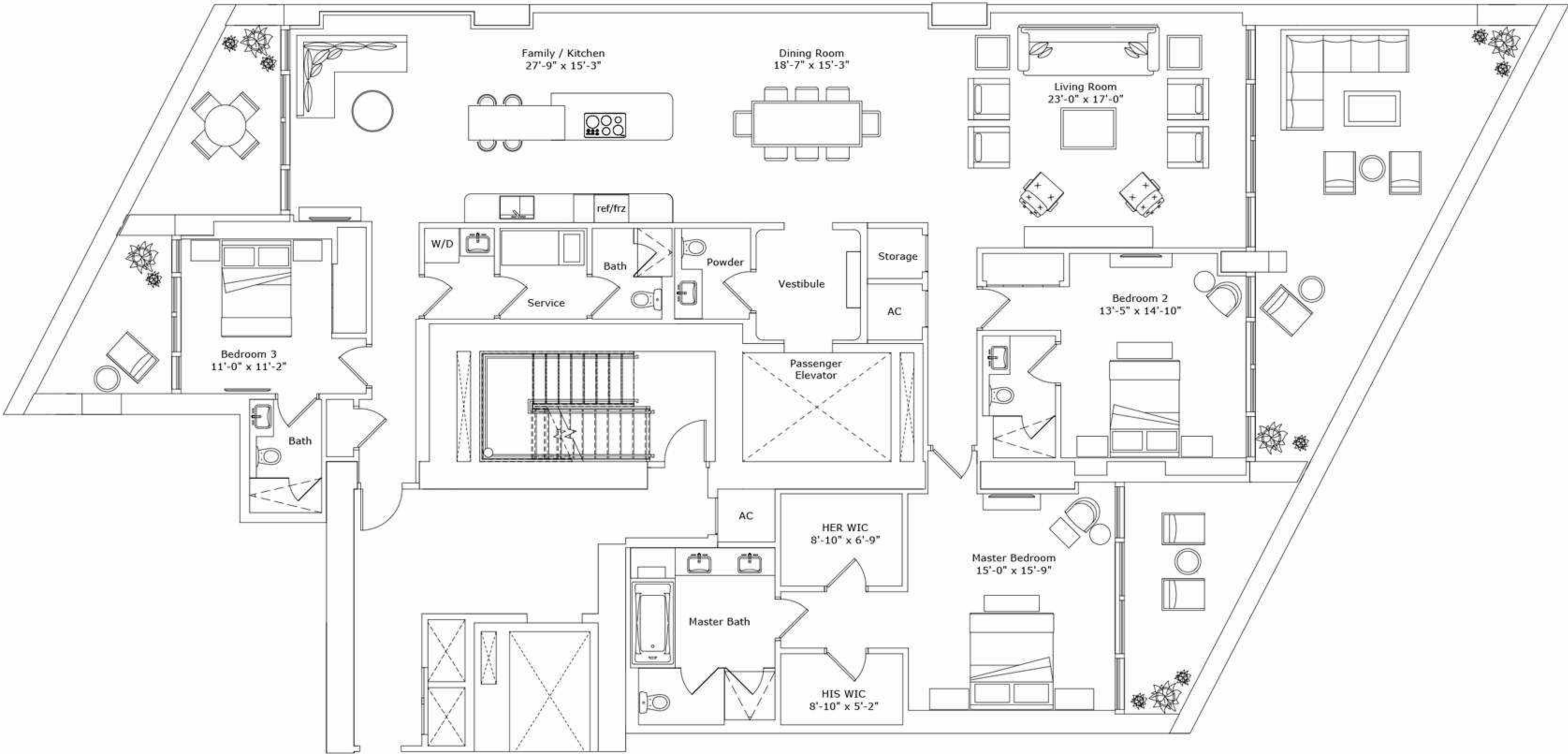
585 SQ FT

54 SQ M

TOTAL

3,498 SQ FT

325 SQ M



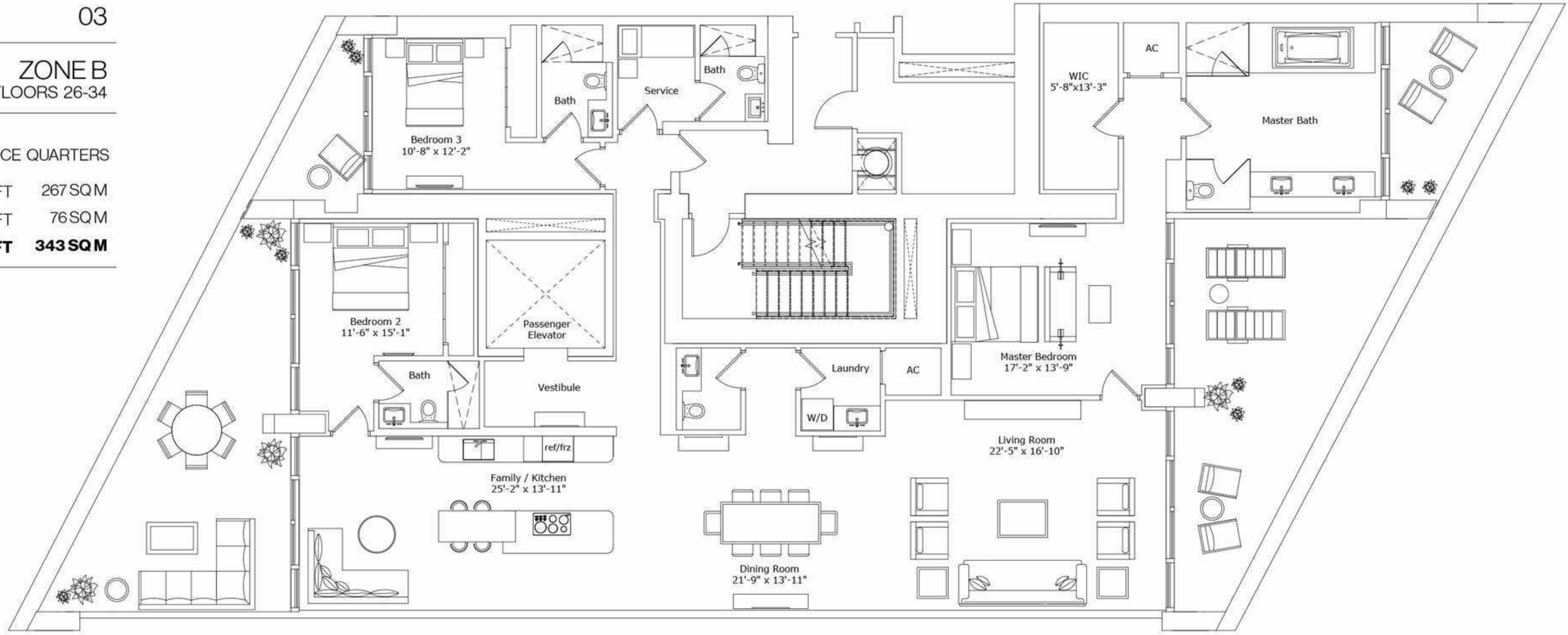
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SIGNATURE RESIDENCE MODEL D3

LINE 03

BUILDING ZONE ZONE B
FLOORS 26-34

RESIDENCE DESCRIPTION		
3 BED/4.5 BATH + FAMILY + SERVICE QUARTERS		
INTERIOR	2,870 SQ FT	267 SQ M
OUTDOOR LIVING	814 SQ FT	76 SQ M
TOTAL	3,684 SQ FT	343 SQ M



STATED DIMENSIONS ARE MEASURED TO THE EXTERIOR BOUNDARIES OF THE EXTERIOR WALLS AND STRUCTURAL MEMBERS AND THE CENTERLINE OF INTERIOR DEMISING WALLS AND, IN FACT, MAY 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). ALL DIMENSIONS ARE APPROXIMATE, ARE SUBJECT TO FINAL SURVEY AND MAY VARY WITH ACTUAL CONSTRUCTION. THE FLOOR PLAN, DEVELOPMENT PLANS AND THE ENTITIES COLLABORATING WITH DEVELOPER ARE SUBJECT TO CHANGE. RESIDENCE FEATURES AND BUILDING AMENITIES HEREIN ARE PROPOSED ONLY, AND DEVELOPER RESERVES THE RIGHT TO MODIFY, REVISE, CHANGE OR WITHDRAW ANY OR ALL OF SAME IN ITS SOLE AND ABSOLUTE DISCRETION AND WITHOUT PRIOR NOTICE. ALL DEPICTIONS OF FURNISHINGS, FINISHES, 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 YOUR AGREEMENT AND THE PROSPECTUS FOR THE ITEMS INCLUDED WITH THE UNIT. THE BALCONY DEPICTED IS THE STANDARD BALCONY ALTHOUGH THE BALCONY SIZE AND CONFIGURATION VARIES AT EVERY LEVEL. FOR A DEPICTION OF THE BALCONY FOR YOUR UNIT SEE EXHIBIT 2 TO THE DECLARATION. FORTUNE INTERNATIONAL IS NOT THE DEVELOPER. THE CONDOMINIUM IS BEING DEVELOPED BY SUNNY ISLES BEACH ASSOCIATES, LLC, WHICH HAS A LIMITED RIGHT TO USE THE TRADEMARKED NAME AND LOGO OF FORTUNE INTERNATIONAL. ORAL REPRESENTATIONS CANNOT BE RELIED UPON AS CORRECTLY STATING REPRESENTATIONS OF THE DEVELOPER. FOR CORRECT REPRESENTATIONS, MAKE REFERENCE TO THE DOCUMENTS REQUIRED BY SECTION 718.305, FLORIDA STATUTES, TO BE FURNISHED BY A DEVELOPER TO A BUYER OR LESSEE. ARCHITECT OF RECORD - ADD INC.

SIGNATURE RESIDENCE

MODEL D4

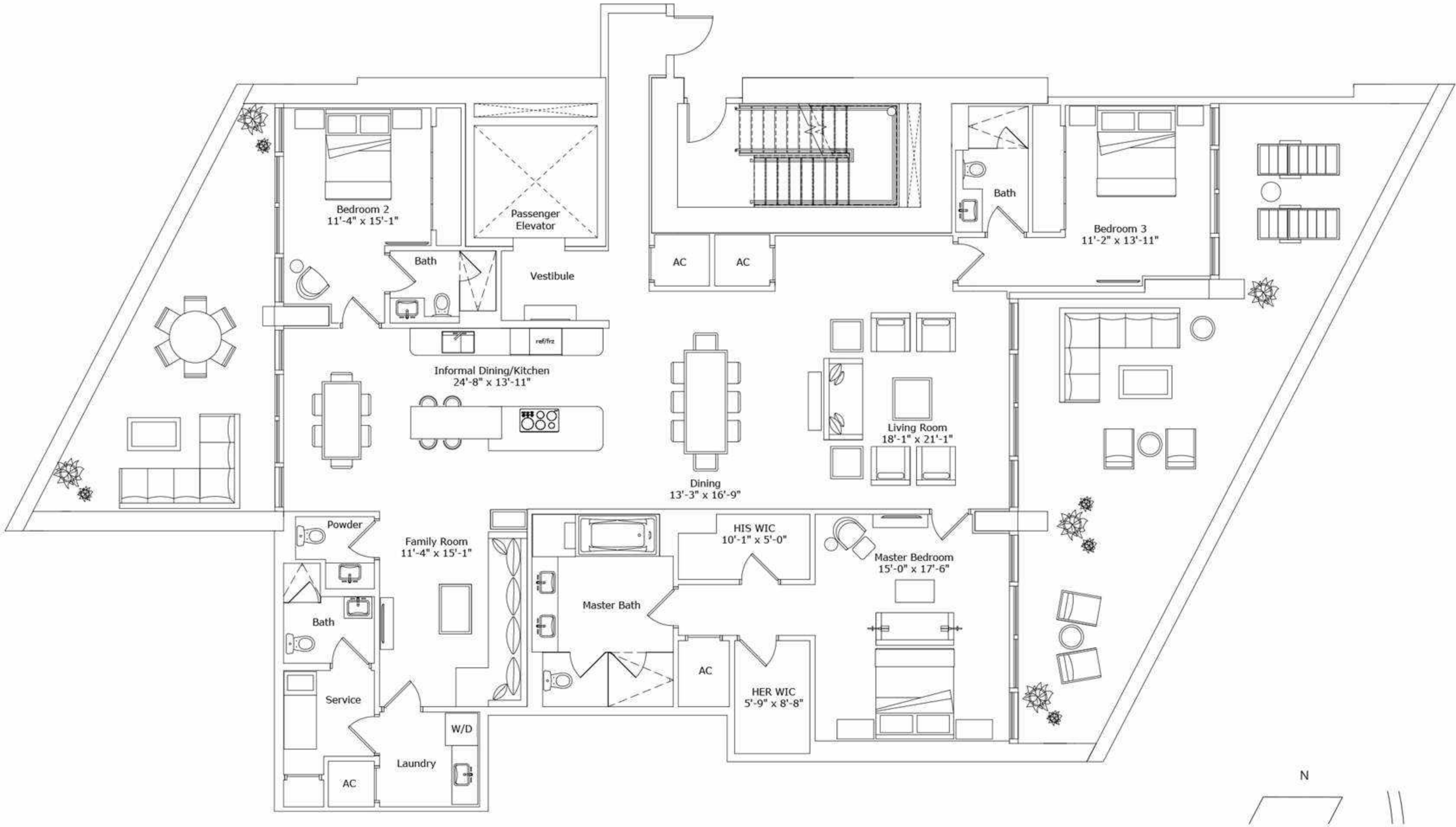
LINE

03

BUILDING ZONE

ZONE C
FLOORS 35-42

RESIDENCE DESCRIPTION		
3 BED/4.5 BATH + FAMILY + SERVICE QUARTERS		
INTERIOR	2,963 SQ FT	275 SQ M
OUTDOOR LIVING	946 SQ FT	88 SQ M
TOTAL	3,909 SQ FT	363 SQ M



STATED DIMENSIONS ARE MEASURED TO THE EXTERIOR BOUNDARIES OF THE EXTERIOR WALLS AND STRUCTURAL MEMBERS AND THE CENTERLINE OF INTERIOR DEMISING WALLS AND, IN FACT, MAY 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). ALL DIMENSIONS ARE APPROXIMATE, ARE SUBJECT TO FINAL SURVEY AND MAY VARY WITH ACTUAL CONSTRUCTION. THE FLOOR PLAN, DEVELOPMENT PLANS AND THE ENTITIES COLLABORATING WITH DEVELOPER ARE SUBJECT TO CHANGE. RESIDENCE FEATURES AND BUILDING AMENITIES HEREIN ARE PROPOSED ONLY, AND DEVELOPER RESERVES THE RIGHT TO MODIFY, REVISE, CHANGE OR WITHDRAW ANY OR ALL OF SAME IN ITS SOLE AND ABSOLUTE DISCRETION AND WITHOUT PRIOR NOTICE. ALL DEPICTIONS OF FURNISHINGS, FINISHES, 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 YOUR AGREEMENT AND THE PROSPECTUS FOR THE ITEMS INCLUDED WITH THE UNIT. THE BALCONY DEPICTED IS THE STANDARD BALCONY ALTHOUGH THE BALCONY SIZE AND CONFIGURATION VARIES AT EVERY LEVEL. FOR A DEPICTION OF THE BALCONY FOR YOUR UNIT SEE EXHIBIT 2 TO THE DECLARATION. FORTUNE INTERNATIONAL IS NOT THE DEVELOPER. THE CONDOMINIUM IS BEING DEVELOPED BY SUNNY ISLES BEACH ASSOCIATES, LLC, WHICH HAS A LIMITED RIGHT TO USE THE TRADEMARKED NAME AND LOGO OF FORTUNE INTERNATIONAL. ORAL REPRESENTATIONS CANNOT BE RELIED UPON AS CORRECTLY STATING REPRESENTATIONS OF THE DEVELOPER. FOR CORRECT REPRESENTATIONS, MAKE REFERENCE TO THE DOCUMENTS REQUIRED BY SECTION 718.305, FLORIDA STATUTES, TO BE FURNISHED BY A DEVELOPER TO A BUYER OR LESSEE. ARCHITECT OF RECORD - ADD INC.

SIGNATURE RESIDENCE MODEL D5

LINE 03

BUILDING ZONE ZONE D
FLOORS 43-50

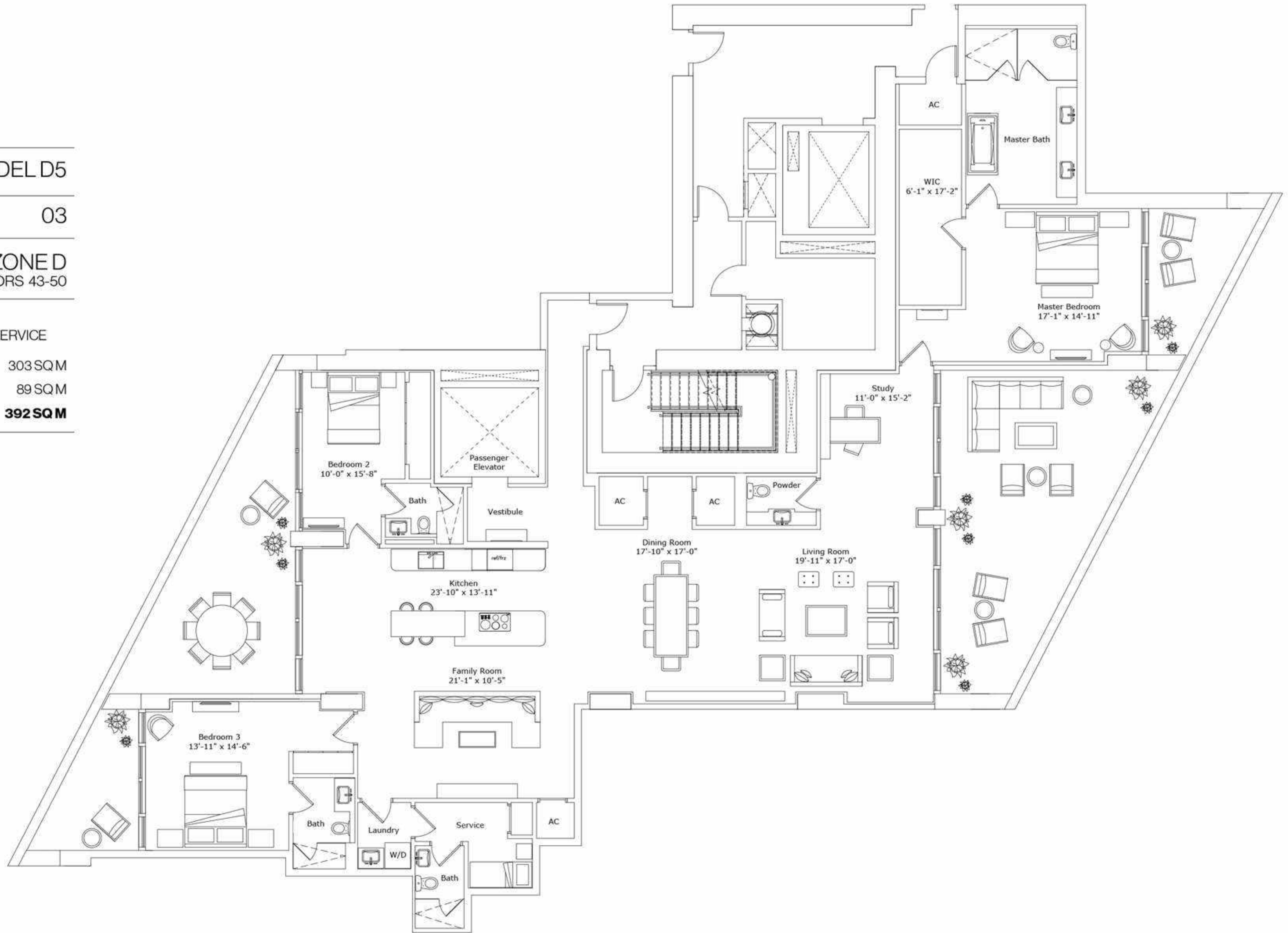
RESIDENCE DESCRIPTION

3 BED/4.5 BATH + FAMILY + STUDY + SERVICE
QUARTERS

INTERIOR 3,260 SQ FT 303 SQ M

OUTDOOR LIVING 959 SQ FT 89 SQ M

TOTAL 4,219 SQ FT 392 SQ M



STATED DIMENSIONS ARE MEASURED TO THE EXTERIOR BOUNDARIES OF THE EXTERIOR WALLS AND STRUCTURAL MEMBERS AND THE CENTERLINE OF INTERIOR DEMISING WALLS AND, IN FACT, MAY 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). ALL DIMENSIONS ARE APPROXIMATE, ARE SUBJECT TO FINAL SURVEY AND MAY VARY WITH ACTUAL CONSTRUCTION. THE FLOOR PLAN, DEVELOPMENT PLANS AND THE ENTITIES COLLABORATING WITH DEVELOPER ARE SUBJECT TO CHANGE. RESIDENCE FEATURES AND BUILDING AMENITIES HEREIN ARE PROPOSED ONLY, AND DEVELOPER RESERVES THE RIGHT TO MODIFY, REVISE, CHANGE OR WITHDRAW ANY OR ALL OF SAME IN ITS SOLE AND ABSOLUTE DISCRETION AND WITHOUT PRIOR NOTICE. ALL DEPICTIONS OF FURNISHINGS, FINISHES, 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 YOUR AGREEMENT AND THE PROSPECTUS FOR THE ITEMS INCLUDED WITH THE UNIT. THE BALCONY DEPICTED IS THE STANDARD BALCONY ALTHOUGH THE BALCONY SIZE AND CONFIGURATION VARIES AT EVERY LEVEL. FOR A DEPICTION OF THE BALCONY FOR YOUR UNIT SEE EXHIBIT 2 TO THE DECLARATION. FORTUNE INTERNATIONAL IS NOT THE DEVELOPER. THE CONDOMINIUM IS BEING DEVELOPED BY SUNNY ISLES BEACH ASSOCIATES, LLC, WHICH HAS A LIMITED RIGHT TO USE THE TRADEMARKED NAME AND LOGO OF FORTUNE INTERNATIONAL. ORAL REPRESENTATIONS CANNOT BE RELIED UPON AS CORRECTLY STATING REPRESENTATIONS OF THE DEVELOPER. FOR CORRECT REPRESENTATIONS, MAKE REFERENCE TO THE DOCUMENTS REQUIRED BY SECTION 718.305, FLORIDA STATUTES, TO BE FURNISHED BY A DEVELOPER TO A BUYER OR LESSEE. ARCHITECT OF RECORD - ADD INC.

SIGNATURE RESIDENCE MODEL D6

LINE 05

BUILDING ZONE ZONE D
FLOORS 43-50

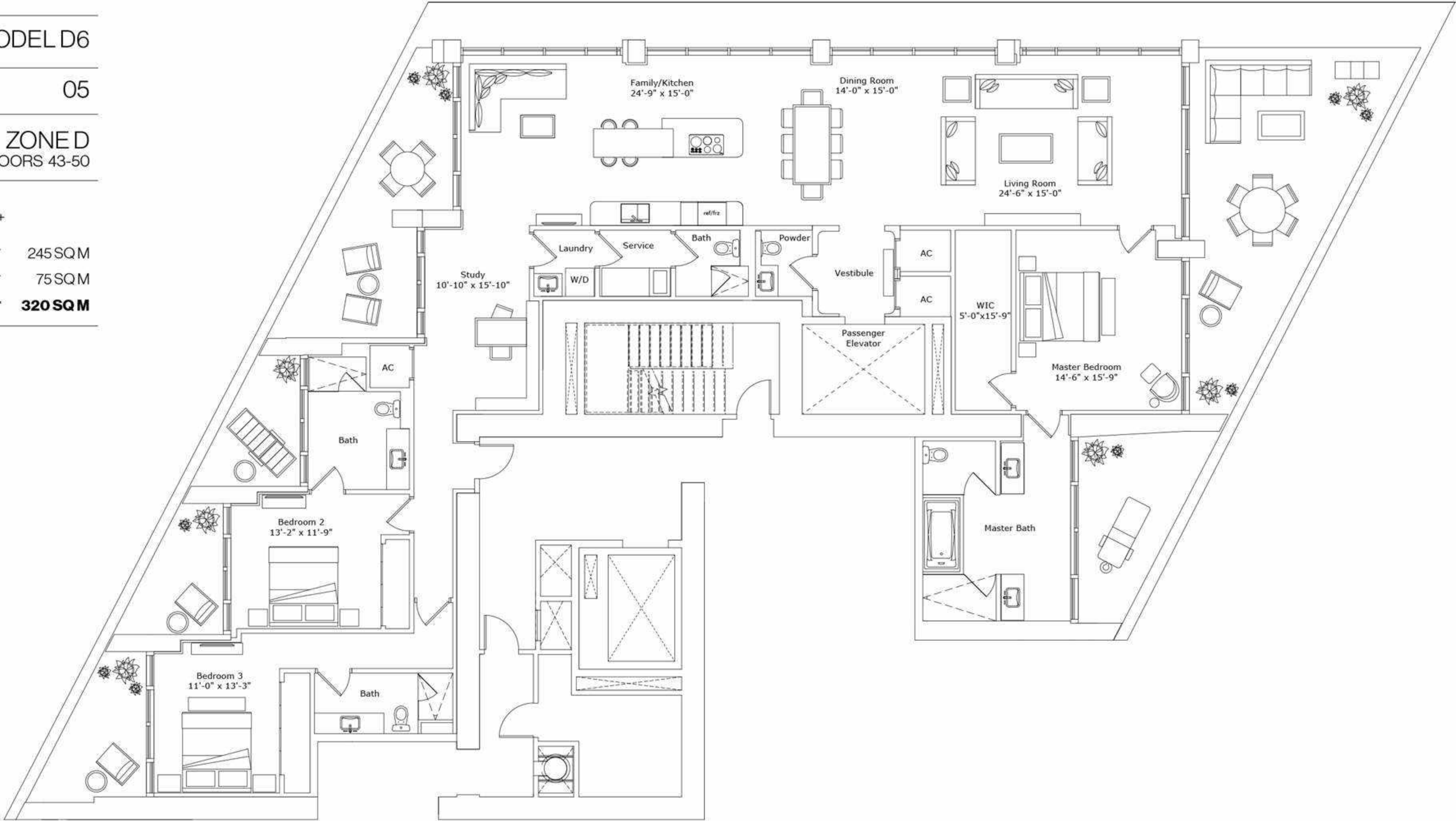
RESIDENCE DESCRIPTION

3 BED/4.5 BATH + FAMILY + STUDY +
SERVICE QUARTERS

INTERIOR 2,929 SQ FT 245 SQ M

OUTDOOR LIVING 806 SQ FT 75 SQ M

TOTAL 3,735 SQ FT 320 SQ M



STATED DIMENSIONS ARE MEASURED TO THE EXTERIOR BOUNDARIES OF THE EXTERIOR WALLS AND STRUCTURAL MEMBERS AND THE CENTERLINE OF INTERIOR DEMISING WALLS AND, IN FACT, MAY 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). ALL DIMENSIONS ARE APPROXIMATE, ARE SUBJECT TO FINAL SURVEY AND MAY VARY WITH ACTUAL CONSTRUCTION. THE FLOOR PLAN, DEVELOPMENT PLANS AND THE ENTITIES COLLABORATING WITH DEVELOPER ARE SUBJECT TO CHANGE. RESIDENCE FEATURES AND BUILDING AMENITIES HEREIN ARE PROPOSED ONLY, AND DEVELOPER RESERVES THE RIGHT TO MODIFY, REVISE, CHANGE OR WITHDRAW ANY OR ALL OF SAME IN ITS SOLE AND ABSOLUTE DISCRETION AND WITHOUT PRIOR NOTICE. ALL DEPICTIONS OF FURNISHINGS, FINISHES, 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 YOUR AGREEMENT AND THE PROSPECTUS FOR THE ITEMS INCLUDED WITH THE UNIT. THE BALCONY DEPICTED IS THE STANDARD BALCONY ALTHOUGH THE BALCONY SIZE AND CONFIGURATION VARIES AT EVERY LEVEL. FOR A DEPICTION OF THE BALCONY FOR YOUR UNIT SEE EXHIBIT 2 TO THE DECLARATION. FORTUNE INTERNATIONAL IS NOT THE DEVELOPER. THE CONDOMINIUM IS BEING DEVELOPED BY SUNNY ISLES BEACH ASSOCIATES, LLC, WHICH HAS A LIMITED RIGHT TO USE THE TRADEMARKED NAME AND LOGO OF FORTUNE INTERNATIONAL. ORAL REPRESENTATIONS CANNOT BE RELIED UPON AS CORRECTLY STATING REPRESENTATIONS OF THE DEVELOPER. FOR CORRECT REPRESENTATIONS, MAKE REFERENCE TO THE DOCUMENTS REQUIRED BY SECTION 718.305, FLORIDA STATUTES, TO BE FURNISHED BY A DEVELOPER TO A BUYER OR LESSEE. ARCHITECT OF RECORD - ADD INC.

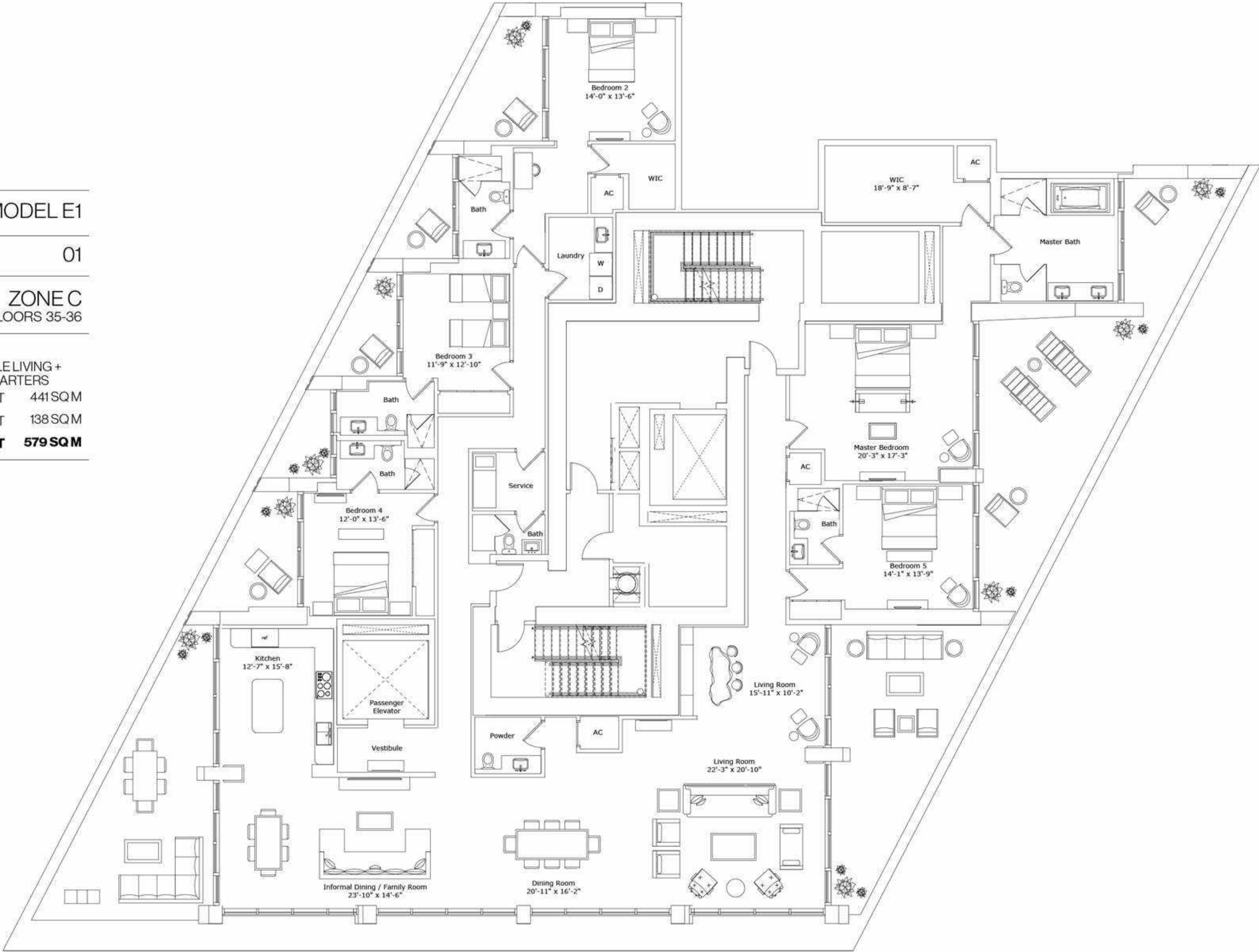
SIGNATURE RESIDENCE MODEL E1

LINE 01

BUILDING ZONE ZONE C
FLOORS 35-36

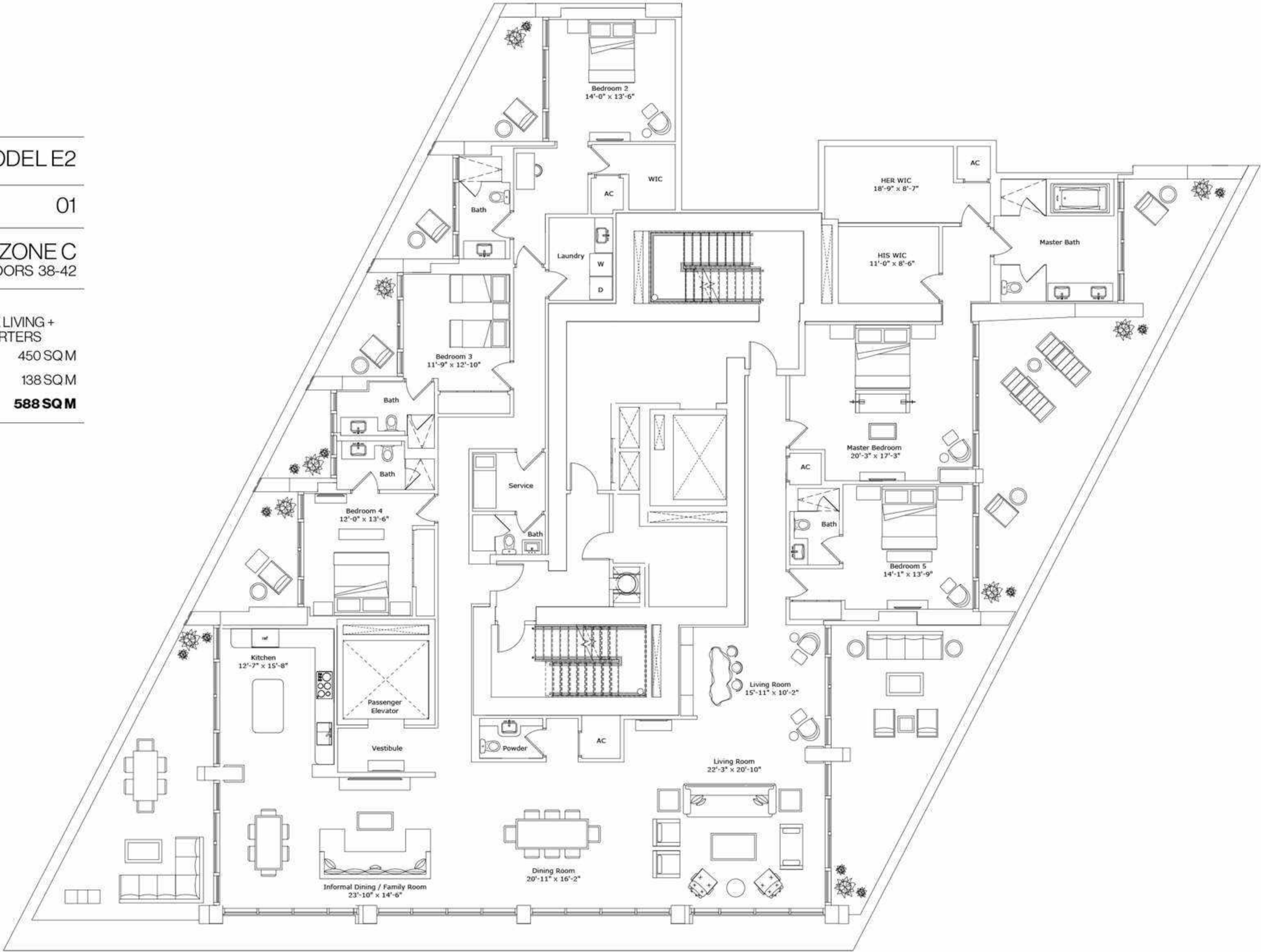
RESIDENCE DESCRIPTION

5 BED/6.5 BATH + FAMILY + DOUBLE LIVING +
INFORMAL DINING + SERVICE QUARTERS
INTERIOR 4,738 SQ FT 441 SQ M
OUTDOOR LIVING 1,491 SQ FT 138 SQ M
TOTAL 6,229 SQ FT 579 SQ M



STATED DIMENSIONS ARE MEASURED TO THE EXTERIOR BOUNDARIES OF THE EXTERIOR WALLS AND STRUCTURAL MEMBERS AND THE CENTERLINE OF INTERIOR DEMISING WALLS AND, IN FACT, MAY 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). ALL DIMENSIONS ARE APPROXIMATE, ARE SUBJECT TO FINAL SURVEY AND MAY VARY WITH ACTUAL CONSTRUCTION. THE FLOOR PLAN, DEVELOPMENT PLANS AND THE ENTITIES COLLABORATING WITH DEVELOPER ARE SUBJECT TO CHANGE. RESIDENCE FEATURES AND BUILDING AMENITIES HEREIN ARE PROPOSED ONLY, AND DEVELOPER RESERVES THE RIGHT TO MODIFY, REVISE, CHANGE OR WITHDRAW ANY OR ALL OF SAME IN ITS SOLE AND ABSOLUTE DISCRETION AND WITHOUT PRIOR NOTICE. ALL DEPICTIONS OF FURNISHINGS, FINISHES, 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 YOUR AGREEMENT AND THE PROSPECTUS FOR THE ITEMS INCLUDED WITH THE UNIT. THE BALCONY DEPICTED IS THE STANDARD BALCONY ALTHOUGH THE BALCONY SIZE AND CONFIGURATION VARIES AT EVERY LEVEL. FOR A DEPICTION OF THE BALCONY FOR YOUR UNIT SEE EXHIBIT 2 TO THE DECLARATION. FORTUNE INTERNATIONAL IS NOT THE DEVELOPER. THE CONDOMINIUM IS BEING DEVELOPED BY SUNNY ISLES BEACH ASSOCIATES, LLC, WHICH HAS A LIMITED RIGHT TO USE THE TRADEMARKED NAME AND LOGO OF FORTUNE INTERNATIONAL. ORAL REPRESENTATIONS CANNOT BE RELIED UPON AS CORRECTLY STATING REPRESENTATIONS OF THE DEVELOPER. FOR CORRECT REPRESENTATIONS, MAKE REFERENCE TO THE DOCUMENTS REQUIRED BY SECTION 718.305, FLORIDA STATUTES, TO BE FURNISHED BY A DEVELOPER TO A BUYER OR LESSEE. ARCHITECT OF RECORD - ADD INC.

SIGNATURE RESIDENCE		MODEL E2
LINE	01	
BUILDING ZONE		ZONE C FLOORS 38-42
RESIDENCE DESCRIPTION		
5 BED/6.5 BATH + FAMILY + DOUBLE LIVING + INFORMAL DINING + SERVICE QUARTERS		
INTERIOR	4,837 SQ FT	450 SQ M
OUTDOOR LIVING	1,491 SQ FT	138 SQ M
TOTAL	6,328 SQ FT	588 SQ M



STATED DIMENSIONS ARE MEASURED TO THE EXTERIOR BOUNDARIES OF THE EXTERIOR WALLS AND STRUCTURAL MEMBERS AND THE CENTERLINE OF INTERIOR DEMISING WALLS AND, IN FACT, MAY 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). ALL DIMENSIONS ARE APPROXIMATE, ARE SUBJECT TO FINAL SURVEY AND MAY VARY WITH ACTUAL CONSTRUCTION. THE FLOOR PLAN, DEVELOPMENT PLANS AND THE ENTITIES COLLABORATING WITH DEVELOPER ARE SUBJECT TO CHANGE. RESIDENCE FEATURES AND BUILDING AMENITIES HEREIN ARE PROPOSED ONLY, AND DEVELOPER RESERVES THE RIGHT TO MODIFY, REVISE, CHANGE OR WITHDRAW ANY OR ALL OF SAME IN ITS SOLE AND ABSOLUTE DISCRETION AND WITHOUT PRIOR NOTICE. ALL DEPICTIONS OF FURNISHINGS, FINISHES, 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 YOUR AGREEMENT AND THE PROSPECTUS FOR THE ITEMS INCLUDED WITH THE UNIT. THE BALCONY DEPICTED IS THE STANDARD BALCONY ALTHOUGH THE BALCONY SIZE AND CONFIGURATION VARIES AT EVERY LEVEL. FOR A DEPICTION OF THE BALCONY FOR YOUR UNIT SEE EXHIBIT 2 TO THE DECLARATION. FORTUNE INTERNATIONAL IS NOT THE DEVELOPER. THE CONDOMINIUM IS BEING DEVELOPED BY SUNNY ISLES BEACH ASSOCIATES, LLC, WHICH HAS A LIMITED RIGHT TO USE THE TRADEMARKED NAME AND LOGO OF FORTUNE INTERNATIONAL. ORAL REPRESENTATIONS CANNOT BE RELIED UPON AS CORRECTLY STATING REPRESENTATIONS OF THE DEVELOPER. FOR CORRECT REPRESENTATIONS, MAKE REFERENCE TO THE DOCUMENTS REQUIRED BY SECTION 718.305, FLORIDA STATUTES, TO BE FURNISHED BY A DEVELOPER TO A BUYER OR LESSEE. ARCHITECT OF RECORD - ADD INC.

SIGNATURE RESIDENCE MODEL E3

LINE 01

BUILDING ZONE ZONE D
FLOORS 43-50

RESIDENCE DESCRIPTION

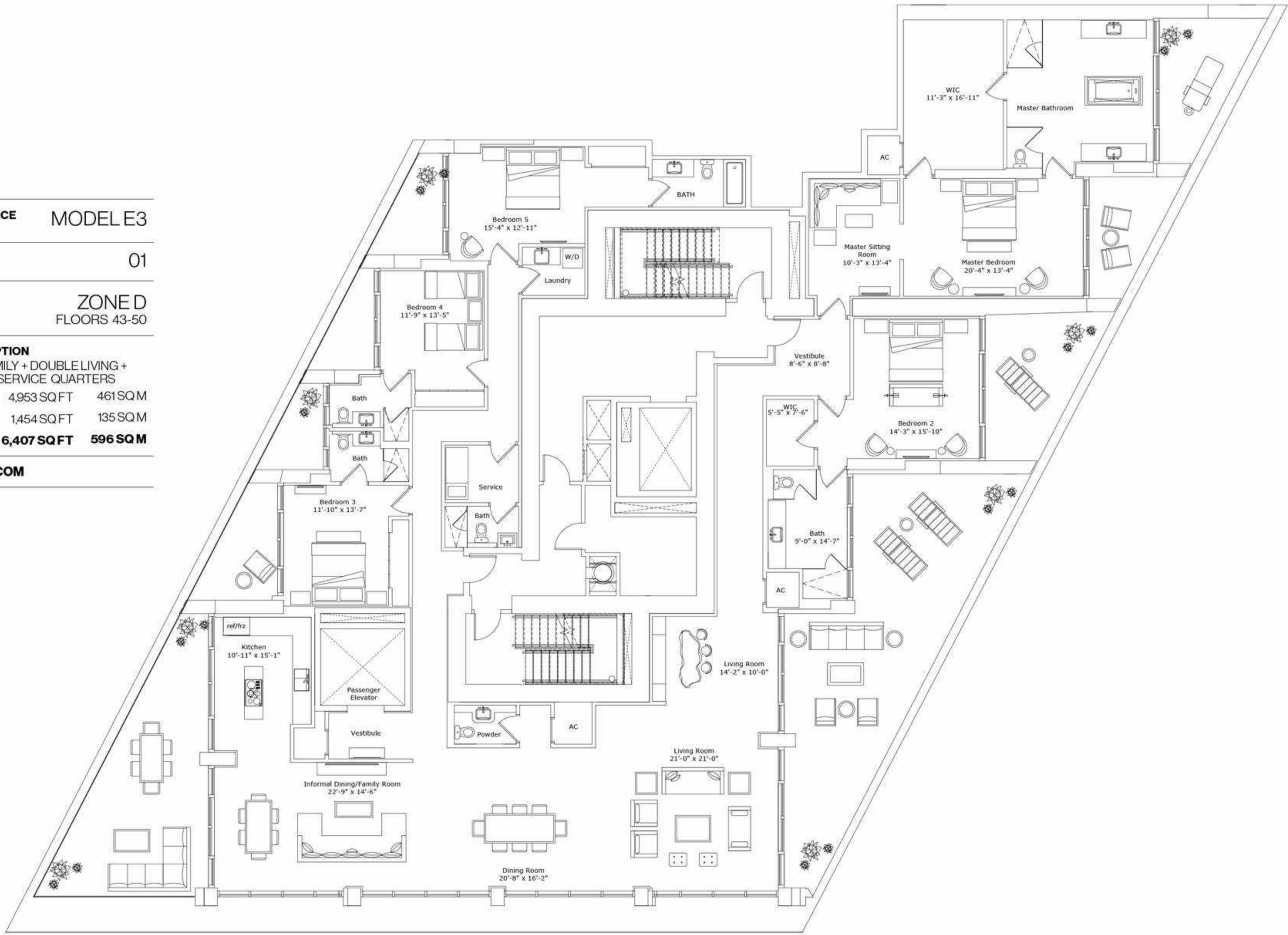
5 BED/6.5 BATH + FAMILY + DOUBLE LIVING +
INFORMAL DINING + SERVICE QUARTERS

INTERIOR 4,953 SQ FT 461 SQ M

OUTDOOR LIVING 1,454 SQ FT 135 SQ M

TOTAL 6,407 SQ FT 596 SQ M

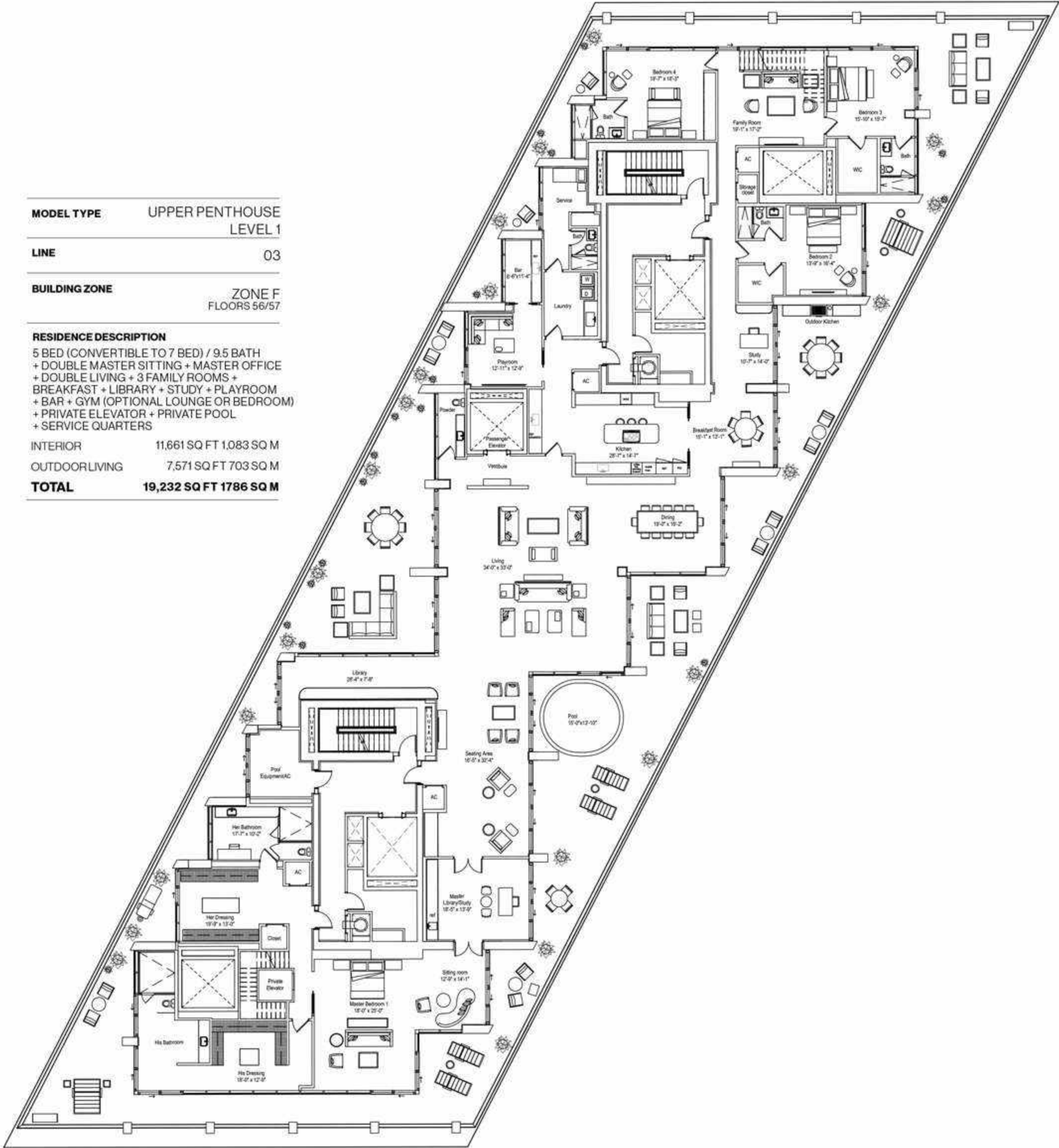
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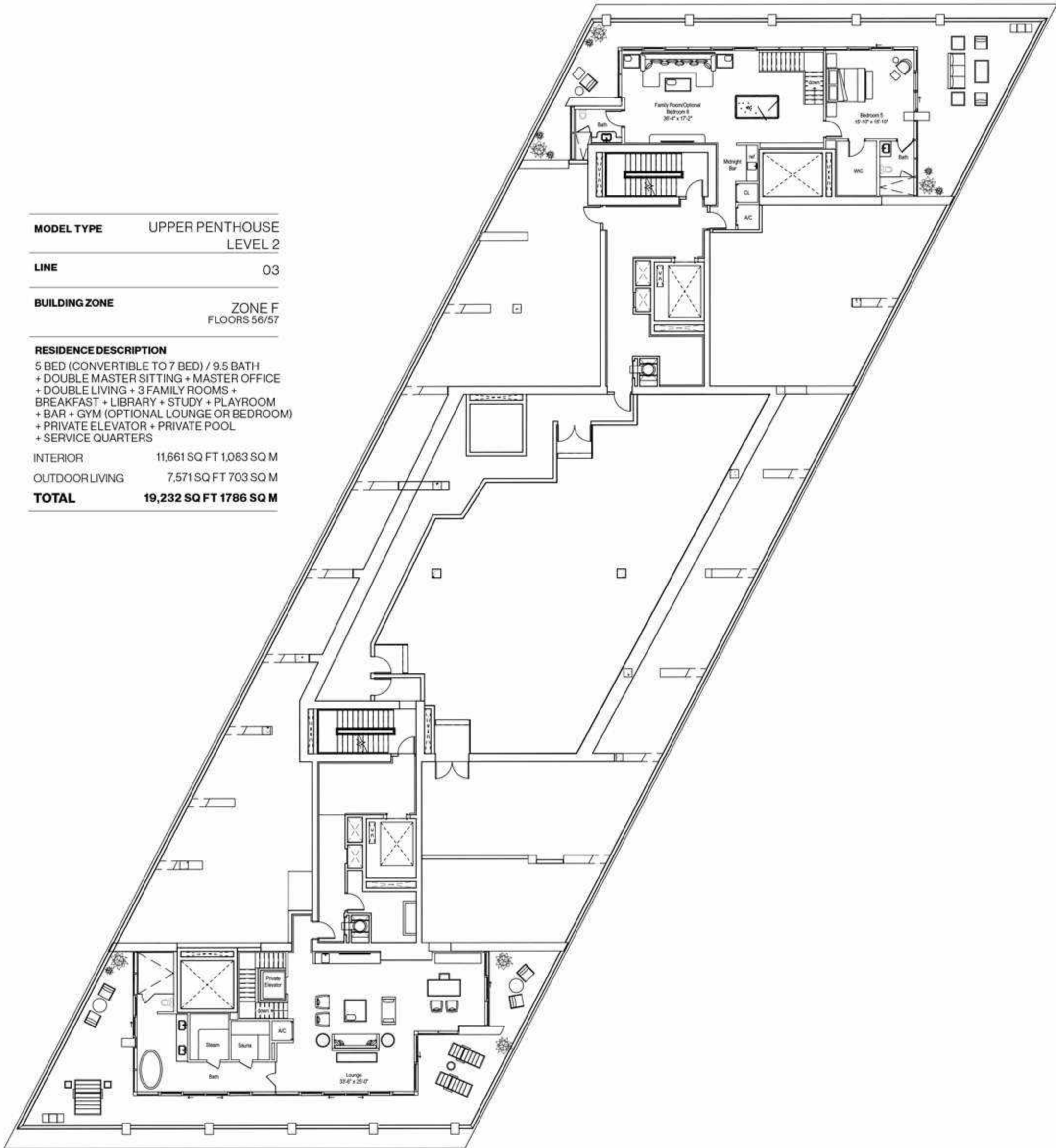
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MODEL TYPE	UPPER PENTHOUSE LEVEL 1
LINE	03
BUILDING ZONE	ZONE F FLOORS 56/57

RESIDENCE DESCRIPTION	
5 BED (CONVERTIBLE TO 7 BED) / 9.5 BATH + DOUBLE MASTER SITTING + MASTER OFFICE + DOUBLE LIVING + 3 FAMILY ROOMS + BREAKFAST + LIBRARY + STUDY + PLAYROOM + BAR + GYM (OPTIONAL LOUNGE OR BEDROOM) + PRIVATE ELEVATOR + PRIVATE POOL + SERVICE QUARTERS	
INTERIOR	11,661 SQ FT 1,083 SQ M
OUTDOOR LIVING	7,571 SQ FT 703 SQ M
TOTAL	19,232 SQ FT 1786 SQ M



STATED DIMENSIONS ARE MEASURED TO THE EXTERIOR BOUNDARIES OF THE EXTERIOR WALLS AND STRUCTURAL MEMBERS AND THE CENTERLINE OF INTERIOR DEMISING WALLS AND, IN FACT, MAY 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). ALL DIMENSIONS ARE APPROXIMATE, ARE SUBJECT TO FINAL SURVEY AND MAY VARY WITH ACTUAL CONSTRUCTION. THE FLOOR PLAN, DEVELOPMENT PLANS AND THE ENTITIES COLLABORATING WITH DEVELOPER ARE SUBJECT TO CHANGE. RESIDENCE FEATURES AND BUILDING AMENITIES HEREIN ARE PROPOSED ONLY, AND DEVELOPER RESERVES THE RIGHT TO MODIFY, REVISE, CHANGE OR WITHDRAW ANY OR ALL OF SAME IN ITS SOLE AND ABSOLUTE DISCRETION AND WITHOUT PRIOR NOTICE. ALL DEPICTIONS OF FURNISHINGS, FINISHES, 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 YOUR AGREEMENT AND THE PROSPECTUS FOR THE ITEMS INCLUDED WITH THE UNIT. THE BALCONY DEPICTED IS THE STANDARD BALCONY ALTHOUGH THE BALCONY SIZE AND CONFIGURATION VARIES AT EVERY LEVEL. FOR A DEPICTION OF THE BALCONY FOR YOUR UNIT SEE EXHIBIT 2 TO THE DECLARATION. FORTUNE INTERNATIONAL IS NOT THE DEVELOPER. THE CONDOMINIUM IS BEING DEVELOPED BY SUNNY ISLES BEACH ASSOCIATES, LLC, WHICH HAS A LIMITED RIGHT TO USE THE TRADEMARKED NAME AND LOGO OF FORTUNE INTERNATIONAL. ORAL REPRESENTATIONS CANNOT BE RELIED UPON AS CORRECTLY STATING REPRESENTATIONS OF THE DEVELOPER. FOR CORRECT REPRESENTATIONS, MAKE REFERENCE TO THE DOCUMENTS REQUIRED BY SECTION 718.305, FLORIDA STATUTES, TO BE FURNISHED BY A DEVELOPER TO A BUYER OR LESSEE. ARCHITECT OF RECORD - ADD INC.



MODEL TYPE	UPPER PENTHOUSE LEVEL 2
LINE	03
BUILDING ZONE	ZONE F FLOORS 56/57
RESIDENCE DESCRIPTION	
5 BED (CONVERTIBLE TO 7 BED) / 9.5 BATH + DOUBLE MASTER SITTING + MASTER OFFICE + DOUBLE LIVING + 3 FAMILY ROOMS + BREAKFAST + LIBRARY + STUDY + PLAYROOM + BAR + GYM (OPTIONAL LOUNGE OR BEDROOM) + PRIVATE ELEVATOR + PRIVATE POOL + SERVICE QUARTERS	
INTERIOR	11,661 SQ FT 1,083 SQ M
OUTDOOR LIVING	7,571 SQ FT 703 SQ M
TOTAL	19,232 SQ FT 1,786 SQ M



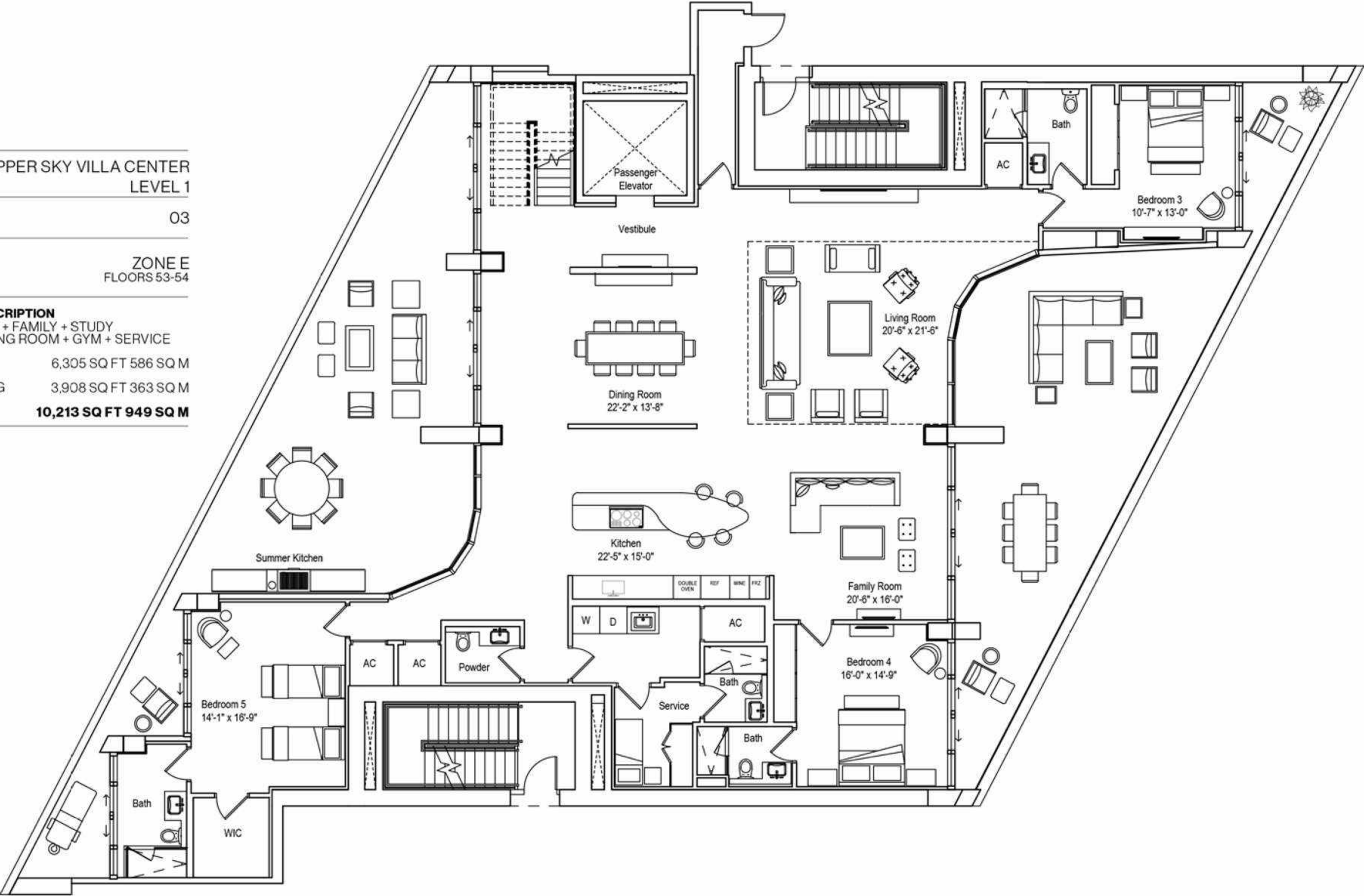
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MODEL TYPE UPPER SKY VILLA CENTER
LEVEL 1

LINE 03

BUILDING ZONE ZONE E
FLOORS 53-54

RESIDENCE DESCRIPTION	
5 BED / 7.5 BATH + FAMILY + STUDY + MASTER SITTING ROOM + GYM + SERVICE	
INTERIOR	6,305 SQ FT 586 SQ M
OUTDOOR LIVING	3,908 SQ FT 363 SQ M
TOTAL	10,213 SQ FT 949 SQ M



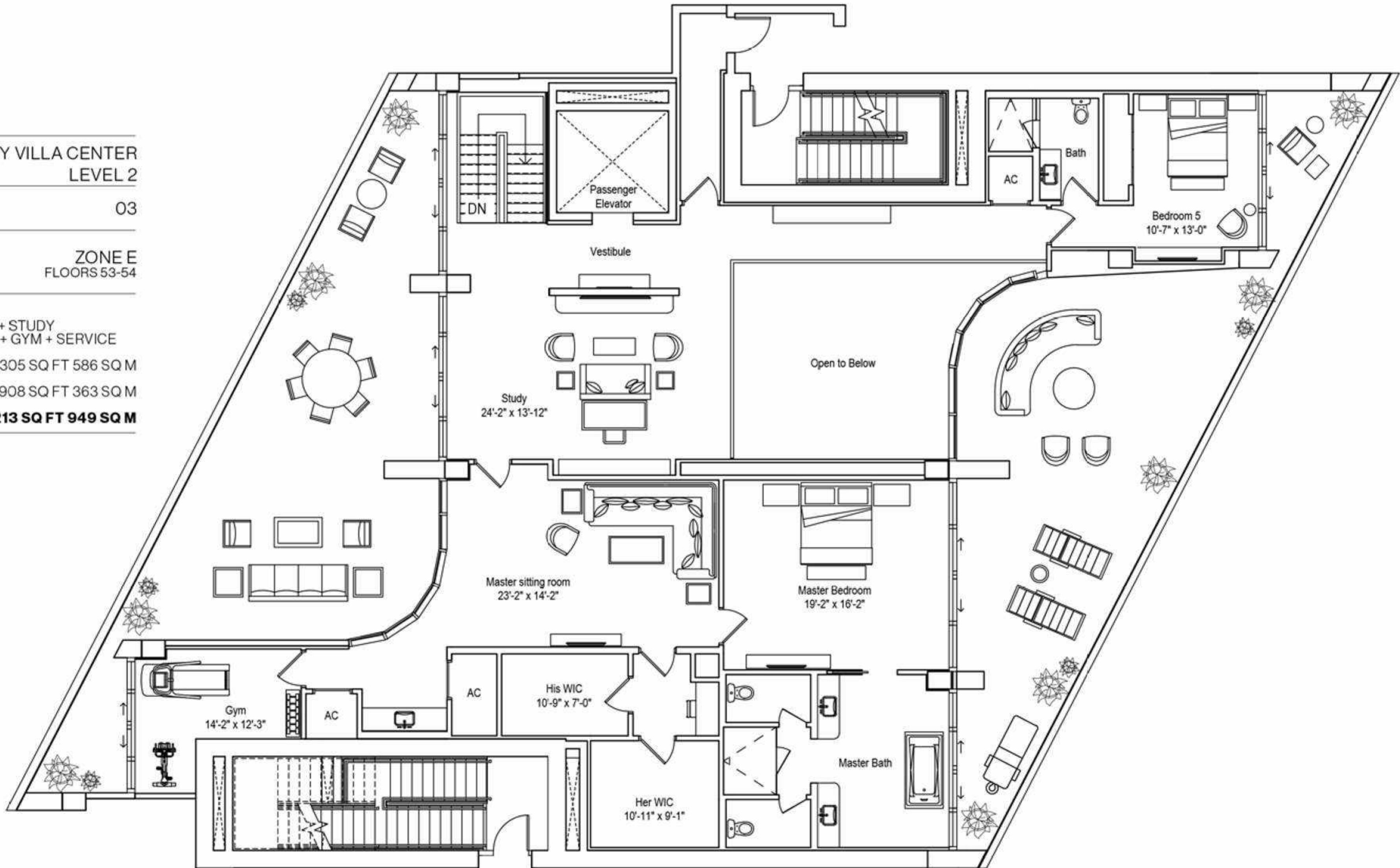
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MODEL TYPE UPPER SKY VILLA CENTER
LEVEL 2

LINE 03

BUILDING ZONE ZONE E
FLOORS 53-54

RESIDENCE DESCRIPTION	
5 BED / 7.5 BATH + FAMILY + STUDY + MASTER SITTING ROOM + GYM + SERVICE	
INTERIOR	6,305 SQ FT 586 SQ M
OUTDOOR LIVING	3,908 SQ FT 363 SQ M
TOTAL	10,213 SQ FT 949 SQ M



STATED DIMENSIONS ARE MEASURED TO THE EXTERIOR BOUNDARIES OF THE EXTERIOR WALLS AND STRUCTURAL MEMBERS AND THE CENTERLINE OF INTERIOR DEMISING WALLS AND, IN FACT, MAY 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). ALL DIMENSIONS ARE APPROXIMATE, ARE SUBJECT TO FINAL SURVEY AND MAY VARY WITH ACTUAL CONSTRUCTION. THE FLOOR PLAN, DEVELOPMENT PLANS AND THE ENTITIES COLLABORATING WITH DEVELOPER ARE SUBJECT TO CHANGE. RESIDENCE FEATURES AND BUILDING AMENITIES HEREIN ARE PROPOSED ONLY, AND DEVELOPER RESERVES THE RIGHT TO MODIFY, REVISE, CHANGE OR WITHDRAW ANY OR ALL OF SAME IN ITS SOLE AND ABSOLUTE DISCRETION AND WITHOUT PRIOR NOTICE. ALL DEPICTIONS OF FURNISHINGS, FINISHES, 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 YOUR AGREEMENT AND THE PROSPECTUS FOR THE ITEMS INCLUDED WITH THE UNIT. THE BALCONY DEPICTED IS THE STANDARD BALCONY ALTHOUGH THE BALCONY SIZE AND CONFIGURATION VARIES AT EVERY LEVEL. FOR A DEPICTION OF THE BALCONY FOR YOUR UNIT SEE EXHIBIT 2 TO THE DECLARATION. FORTUNE INTERNATIONAL IS NOT THE DEVELOPER. THE CONDOMINIUM IS BEING DEVELOPED BY SUNNY ISLES BEACH ASSOCIATES, LLC, WHICH HAS A LIMITED RIGHT TO USE THE TRADEMARKED NAME AND LOGO OF FORTUNE INTERNATIONAL. ORAL REPRESENTATIONS CANNOT BE RELIED UPON AS CORRECTLY STATING REPRESENTATIONS OF THE DEVELOPER. FOR CORRECT REPRESENTATIONS, MAKE REFERENCE TO THE DOCUMENTS REQUIRED BY SECTION 718.305, FLORIDA STATUTES, TO BE FURNISHED BY A DEVELOPER TO A BUYER OR LESSEE. ARCHITECT OF RECORD - ADD INC.

MODEL TYPE UPPER SKY VILLA NORTH
LEVEL 1

LINE 05

BUILDING ZONE ZONE E
FLOORS 53-54

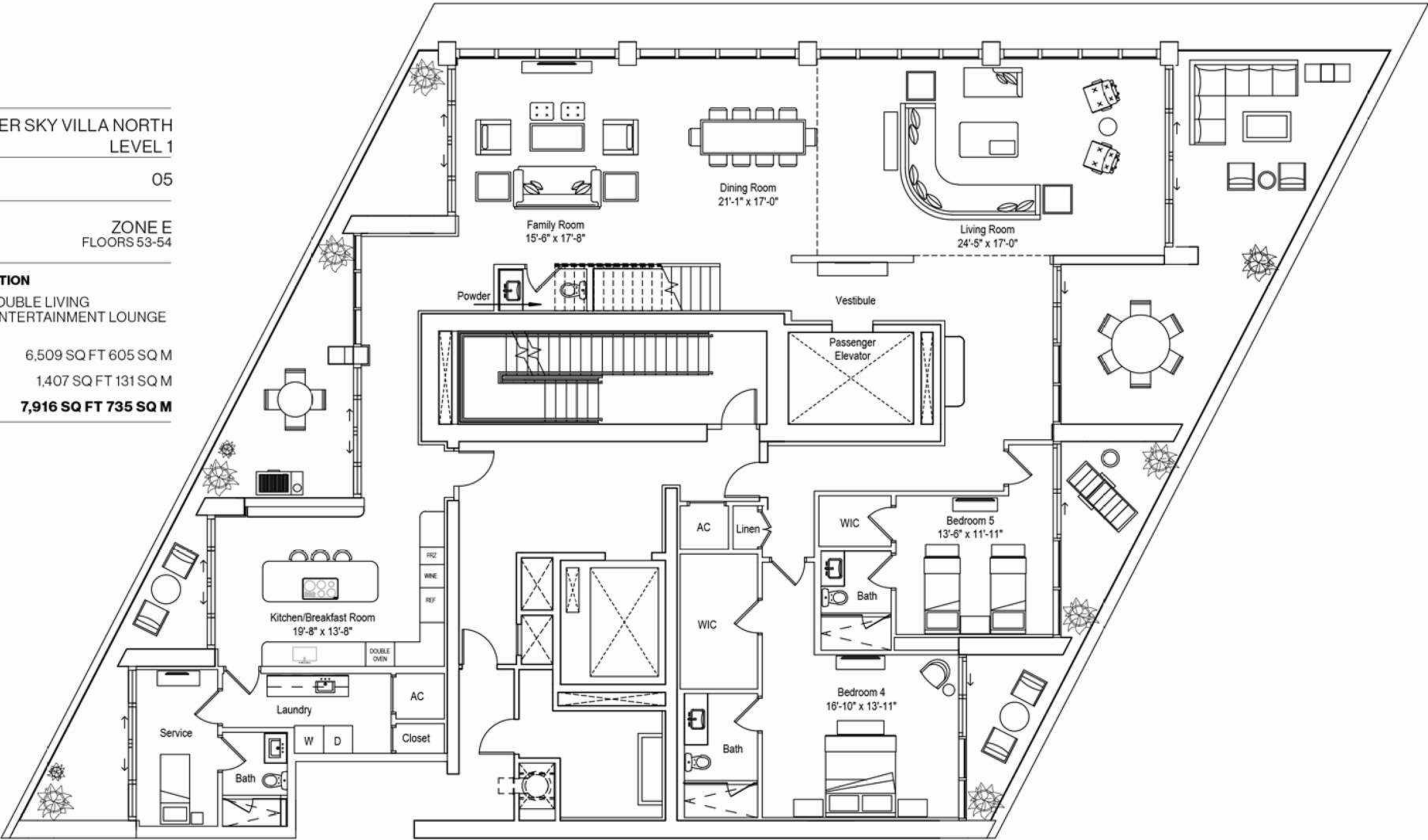
RESIDENCE DESCRIPTION

5 BED / 7.5 BATH + DOUBLE LIVING
+ FAMILY + STUDY + ENTERTAINMENT LOUNGE
+ SERVICE

INTERIOR 6,509 SQ FT 605 SQ M

OUTDOOR LIVING 1,407 SQ FT 131 SQ M

TOTAL 7,916 SQ FT 735 SQ M



STATED DIMENSIONS ARE MEASURED TO THE EXTERIOR BOUNDARIES OF THE EXTERIOR WALLS AND STRUCTURAL MEMBERS AND THE CENTERLINE OF INTERIOR DEMISING WALLS AND, IN FACT, MAY 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). ALL DIMENSIONS ARE APPROXIMATE, ARE SUBJECT TO FINAL SURVEY AND MAY VARY WITH ACTUAL CONSTRUCTION. THE FLOOR PLAN, DEVELOPMENT PLANS AND THE ENTITIES COLLABORATING WITH DEVELOPER ARE SUBJECT TO CHANGE. RESIDENCE FEATURES AND BUILDING AMENITIES HEREIN ARE PROPOSED ONLY, AND DEVELOPER RESERVES THE RIGHT TO MODIFY, REVISE, CHANGE OR WITHDRAW ANY OR ALL OF SAME IN ITS SOLE AND ABSOLUTE DISCRETION AND WITHOUT PRIOR NOTICE. ALL DEPICTIONS OF FURNISHINGS, FINISHES, 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 YOUR AGREEMENT AND THE PROSPECTUS FOR THE ITEMS INCLUDED WITH THE UNIT. THE BALCONY DEPICTED IS THE STANDARD BALCONY ALTHOUGH THE BALCONY SIZE AND CONFIGURATION VARIES AT EVERY LEVEL. FOR A DEPICTION OF THE BALCONY FOR YOUR UNIT SEE EXHIBIT 2 TO THE DECLARATION. FORTUNE INTERNATIONAL IS NOT THE DEVELOPER. THE CONDOMINIUM IS BEING DEVELOPED BY SUNNY ISLES BEACH ASSOCIATES, LLC, WHICH HAS A LIMITED RIGHT TO USE THE TRADEMARKED NAME AND LOGO OF FORTUNE INTERNATIONAL. ORAL REPRESENTATIONS CANNOT BE RELIED UPON AS CORRECTLY STATING REPRESENTATIONS OF THE DEVELOPER. FOR CORRECT REPRESENTATIONS, MAKE REFERENCE TO THE DOCUMENTS REQUIRED BY SECTION 718.305, FLORIDA STATUTES, TO BE FURNISHED BY A DEVELOPER TO A BUYER OR LESSEE. ARCHITECT OF RECORD - ADD INC.

MODEL TYPE UPPER SKY VILLA NORTH
LEVEL 2

LINE 05

BUILDING ZONE ZONE E
FLOORS 53-54

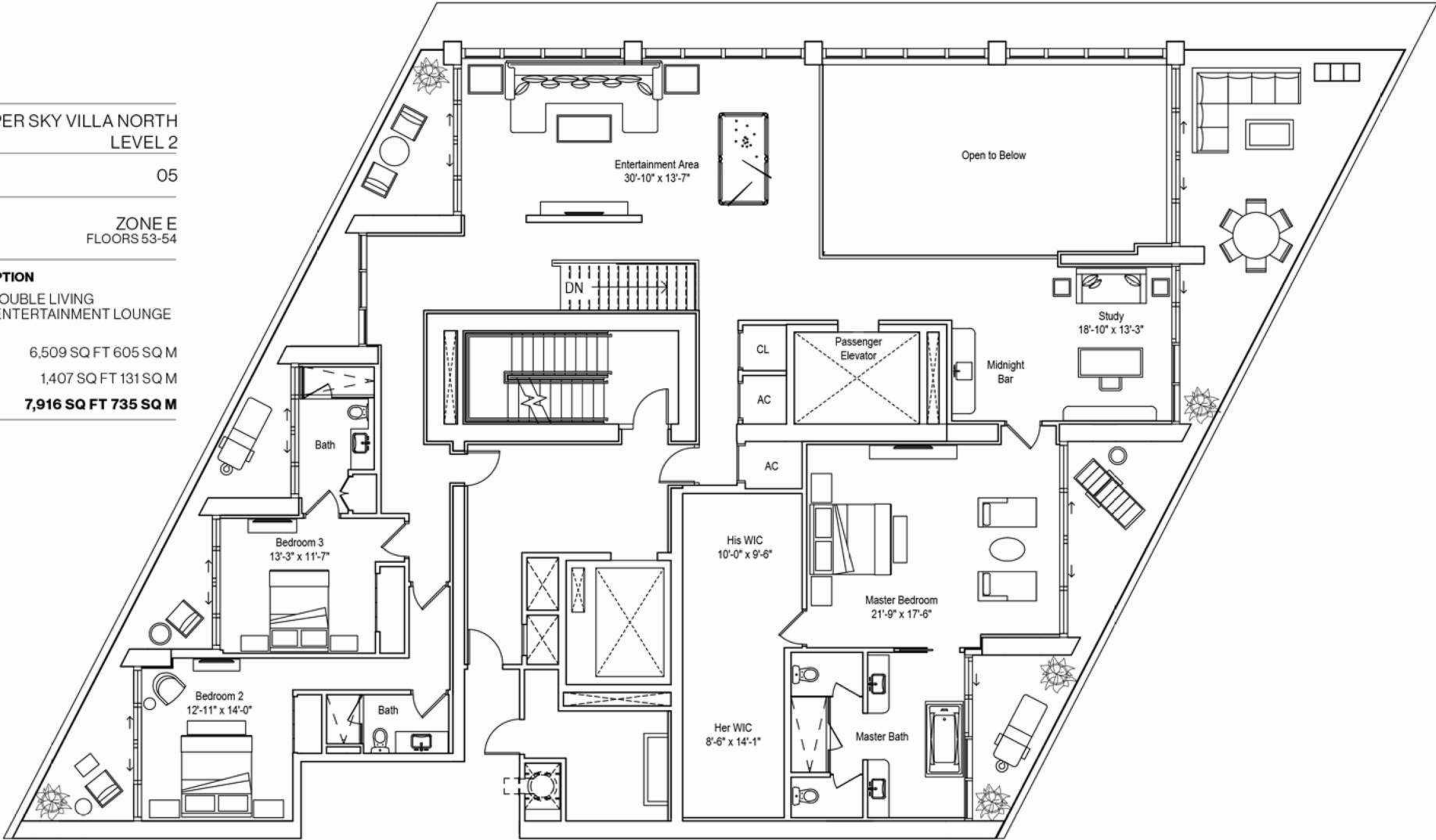
RESIDENCE DESCRIPTION

5 BED / 7.5 BATH + DOUBLE LIVING
+ FAMILY + STUDY + ENTERTAINMENT LOUNGE
+ SERVICE

INTERIOR 6,509 SQ FT 605 SQ M

OUTDOOR LIVING 1,407 SQ FT 131 SQ M

TOTAL 7,916 SQ FT 735 SQ M



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MODEL TYPE UPPER SKY VILLA SOUTH
LEVEL 1

LINE 01

BUILDING ZONE ZONE E
FLOORS 53-54

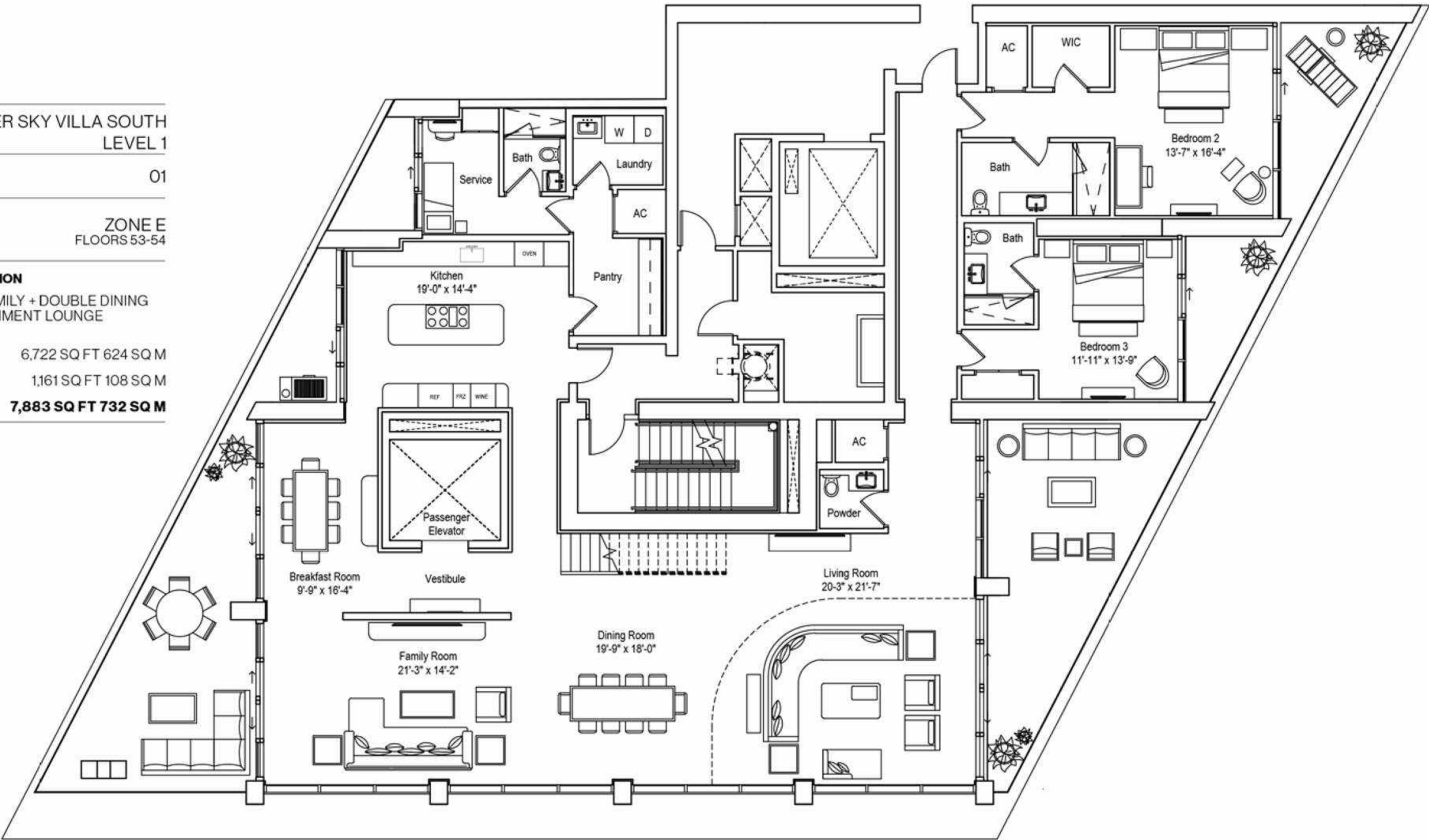
RESIDENCE DESCRIPTION

5 BED / 7.5 BATH + FAMILY + DOUBLE DINING
+ STUDY + ENTERTAINMENT LOUNGE
+ GYM + SERVICE

INTERIOR 6,722 SQ FT 624 SQ M

OUTDOOR LIVING 1,161 SQ FT 108 SQ M

TOTAL 7,883 SQ FT 732 SQ M



STATED DIMENSIONS ARE MEASURED TO THE EXTERIOR BOUNDARIES OF THE EXTERIOR WALLS AND STRUCTURAL MEMBERS AND THE CENTERLINE OF INTERIOR DEMISING WALLS AND, IN FACT, MAY 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). ALL DIMENSIONS ARE APPROXIMATE, ARE SUBJECT TO FINAL SURVEY AND MAY VARY WITH ACTUAL CONSTRUCTION. THE FLOOR PLAN, DEVELOPMENT PLANS AND THE ENTITIES COLLABORATING WITH DEVELOPER ARE SUBJECT TO CHANGE. RESIDENCE FEATURES AND BUILDING AMENITIES HEREIN ARE PROPOSED ONLY, AND DEVELOPER RESERVES THE RIGHT TO MODIFY, REVISE, CHANGE OR WITHDRAW ANY OR ALL OF SAME IN ITS SOLE AND ABSOLUTE DISCRETION AND WITHOUT PRIOR NOTICE. ALL DEPICTIONS OF FURNISHINGS, FINISHES, 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 YOUR AGREEMENT AND THE PROSPECTUS FOR THE ITEMS INCLUDED WITH THE UNIT. THE BALCONY DEPICTED IS THE STANDARD BALCONY ALTHOUGH THE BALCONY SIZE AND CONFIGURATION VARIES AT EVERY LEVEL. FOR A DEPICTION OF THE BALCONY FOR YOUR UNIT SEE EXHIBIT 2 TO THE DECLARATION. FORTUNE INTERNATIONAL IS NOT THE DEVELOPER. THE CONDOMINIUM IS BEING DEVELOPED BY SUNNY ISLES BEACH ASSOCIATES, LLC, WHICH HAS A LIMITED RIGHT TO USE THE TRADEMARKED NAME AND LOGO OF FORTUNE INTERNATIONAL. ORAL REPRESENTATIONS CANNOT BE RELIED UPON AS CORRECTLY STATING REPRESENTATIONS OF THE DEVELOPER. FOR CORRECT REPRESENTATIONS, MAKE REFERENCE TO THE DOCUMENTS REQUIRED BY SECTION 718.305, FLORIDA STATUTES, TO BE FURNISHED BY A DEVELOPER TO A BUYER OR LESSEE. ARCHITECT OF RECORD - ADD INC.

MODEL TYPE UPPER SKY VILLA SOUTH
LEVEL 2

LINE 01

BUILDING ZONE ZONE E
FLOORS 53-54

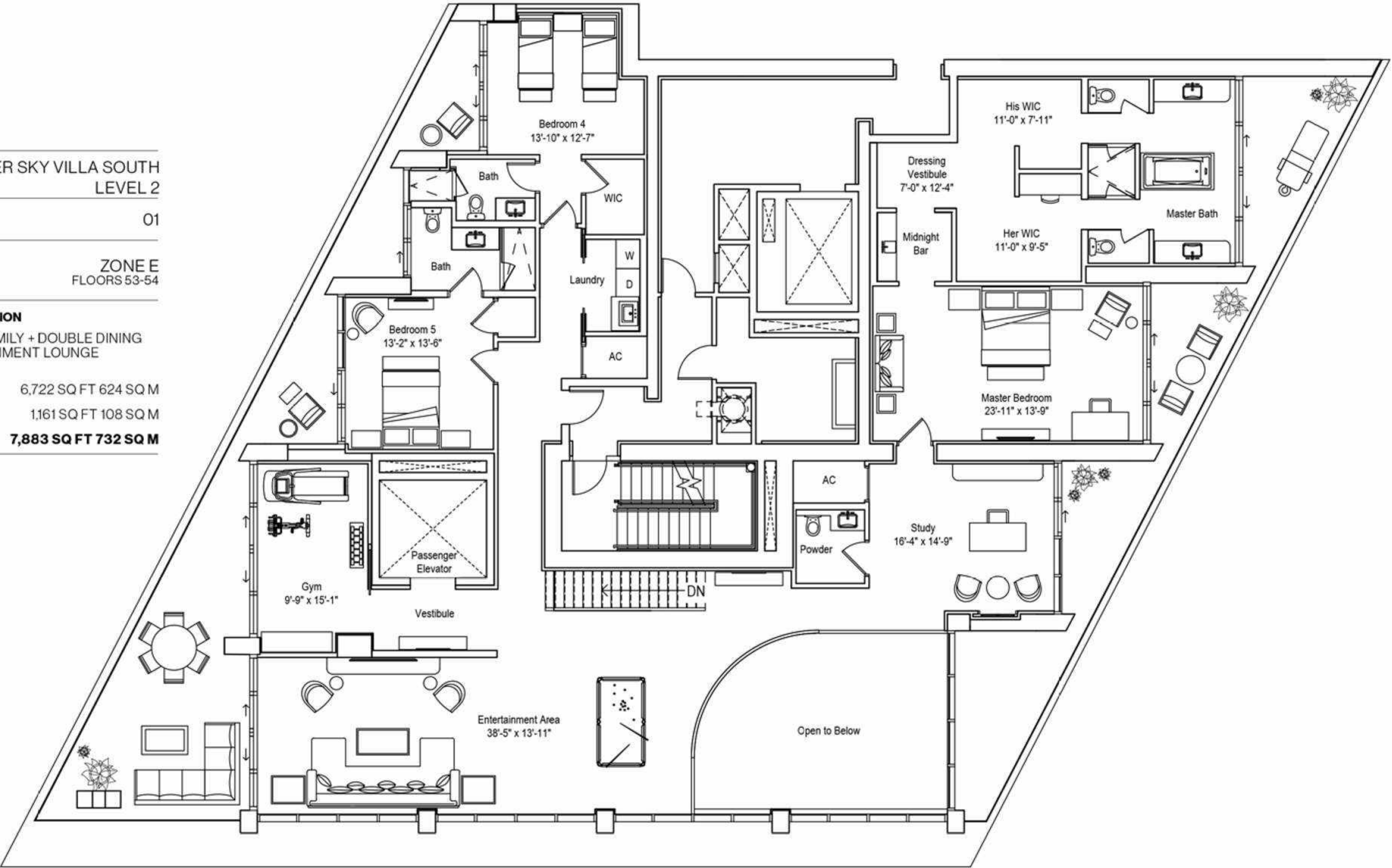
RESIDENCE DESCRIPTION

5 BED / 7.5 BATH + FAMILY + DOUBLE DINING
+ STUDY + ENTERTAINMENT LOUNGE
+ GYM + SERVICE

INTERIOR 6,722 SQ FT 624 SQ M

OUTDOOR LIVING 1,161 SQ FT 108 SQ M

TOTAL 7,883 SQ FT 732 SQ M



STATED DIMENSIONS ARE MEASURED TO THE EXTERIOR BOUNDARIES OF THE EXTERIOR WALLS AND STRUCTURAL MEMBERS AND THE CENTERLINE OF INTERIOR DEMISING WALLS AND, IN FACT, MAY 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). ALL DIMENSIONS ARE APPROXIMATE, ARE SUBJECT TO FINAL SURVEY AND MAY VARY WITH ACTUAL CONSTRUCTION. THE FLOOR PLAN, DEVELOPMENT PLANS AND THE ENTITIES COLLABORATING WITH DEVELOPER ARE SUBJECT TO CHANGE. RESIDENCE FEATURES AND BUILDING AMENITIES HEREIN ARE PROPOSED ONLY, AND DEVELOPER RESERVES THE RIGHT TO MODIFY, REVISE, CHANGE OR WITHDRAW ANY OR ALL OF SAME IN ITS SOLE AND ABSOLUTE DISCRETION AND WITHOUT PRIOR NOTICE. ALL DEPICTIONS OF FURNISHINGS, FINISHES, 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 YOUR AGREEMENT AND THE PROSPECTUS FOR THE ITEMS INCLUDED WITH THE UNIT. THE BALCONY DEPICTED IS THE STANDARD BALCONY ALTHOUGH THE BALCONY SIZE AND CONFIGURATION VARIES AT EVERY LEVEL. FOR A DEPICTION OF THE BALCONY FOR YOUR UNIT SEE EXHIBIT 2 TO THE DECLARATION. FORTUNE INTERNATIONAL IS NOT THE DEVELOPER. THE CONDOMINIUM IS BEING DEVELOPED BY SUNNY ISLES BEACH ASSOCIATES, LLC, WHICH HAS A LIMITED RIGHT TO USE THE TRADEMARKED NAME AND LOGO OF FORTUNE INTERNATIONAL. ORAL REPRESENTATIONS CANNOT BE RELIED UPON AS CORRECTLY STATING REPRESENTATIONS OF THE DEVELOPER. FOR CORRECT REPRESENTATIONS, MAKE REFERENCE TO THE DOCUMENTS REQUIRED BY SECTION 718.305, FLORIDA STATUTES, TO BE FURNISHED BY A DEVELOPER TO A BUYER OR LESSEE. ARCHITECT OF RECORD - ADD INC.