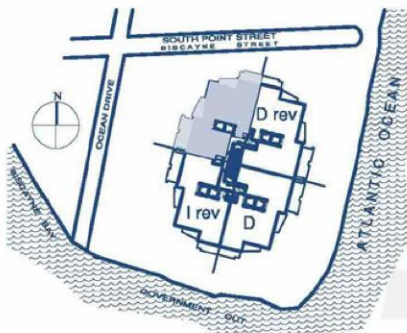




A/C LIVING AREA	2,306 SQ. FT.	214.2 M ²
BALCONY	593 SQ. FT.	55.1 M ²
TOTAL	2,899 SQ. FT.	269.3 M ²



CONTINUUM II

ON SOUTH BEACH



RESIDENCE
LEVELS 28-32

3 BEDROOMS
3 1/2 BATHS

ORAL REPLY
DISCLOSURE AND TO THE DOCUMENTS REQUIRED BY SECTION 718.03(1), FLORIDA STATUTES, TO BE FURNISHED BY A DEVELOPER TO A BUYER OR LESSEE. THIS OFFERING IS MADE ONLY BY THE PROSPECTUS FOR THE CONDOMINIUM AND NO STATEMENT SHOULD BE RELIED UPON IF NOT MADE IN THE PROSPECTUS. THIS IS NOT AN OFFER TO SELL, OR SOLICITATION OF OFFERS TO BUY, THE CONDOMINIUM UNITS IN TEXAS WHERE SUCH OFFER OR SOLICITATION CANNOT BE MADE. PRICES, PLANS AND SPECIFICATIONS ARE SUBJECT TO CHANGE WITHOUT NOTICE. OBTAIN THE PROPERTY REPORT REQUIRED BY FEDERAL LAW AND READ IT BEFORE SIGNING ANYTHING. NO FEDERAL AGENCY HAS JUDGED THE MERITS OR VALUE, IF ANY, OF THIS PROPERTY. WE ARE PLEDGED TO THE LETTER AND SPIRIT OF THE U.S. POLICY FOR ACHIEVEMENT OF EQUAL HOUSING OPPORTUNITY THROUGHOUT THE COUNTRY. WE ENCOURAGE AND SUPPORT AN AFFIRMATIVE ADVERTISING AND MARKETING PROGRAM IN WHICH THERE ARE NO BARRIERS TO OBTAINING HOUSING BECAUSE OF RACE, COLOR, RELIGION, SEX, HANDICAP, ANCESTRY OR NATIONAL ORIGIN. ALL DIMENSIONS ARE APPROXIMATE AND SUBJECT TO CHANGE IN ACCORDANCE WITH THIS AGREEMENT FOR SALE.

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 DEFINITION OF THE "LIMIT" SET FORTH IN THE REGULATION 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 ROOM (SUCH AS IF THE ROOM WERE A PERFECT RECTANGLE) WITHOUT REGARD FOR ANY OUTCROTTES. ACCORDINGLY, THE AREA OF THE ACTUAL ROOM WALLS USUALLY IS 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. CEILING HEIGHTS REFERENCED HEREIN WERE MEASURED FROM THE TOP OF THE LENSED FLOOR SLAB TO THE TOP OF THE UPPER FLOOR SLAB AND EXCLUDES THOSE NEAR WALLS, ANY DOWNS, HANGING, DROP AND/OR SUSPENDED CEILINGS AND/OR LIGHT FIXTURES MAY BE INSTALLED. AS SUCH, THE REFERENCED CEILING HEIGHTS MAY NOT REPRESENT ACTUAL CEILING CLEARANCE.