

**SIGNATURE RESIDENCE** MODEL A1N

**LINE** 05

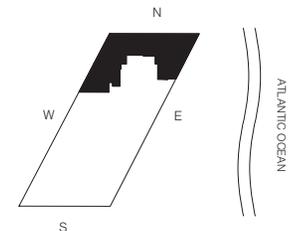
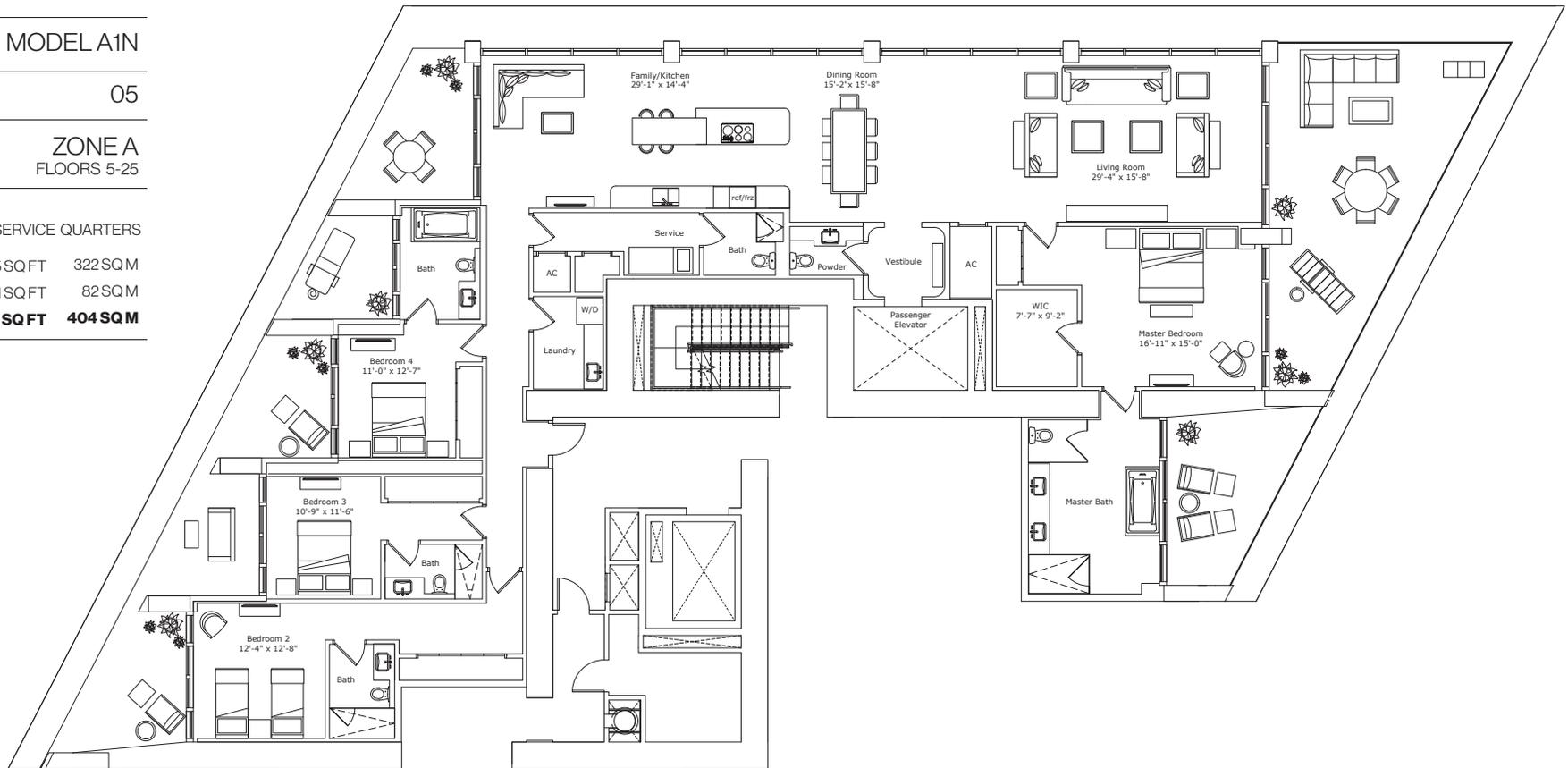
**BUILDING ZONE** ZONE A  
FLOORS 5-25

**RESIDENCE DESCRIPTION**  
4 BED/5.5 BATH + FAMILY + SERVICE QUARTERS

INTERIOR 3,465 SQ FT 322 SQ M

OUTDOOR LIVING 881 SQ FT 82 SQ M

**TOTAL 4,346 SQ FT 404 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 SIZE 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.

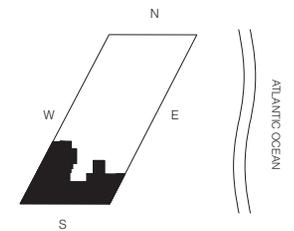
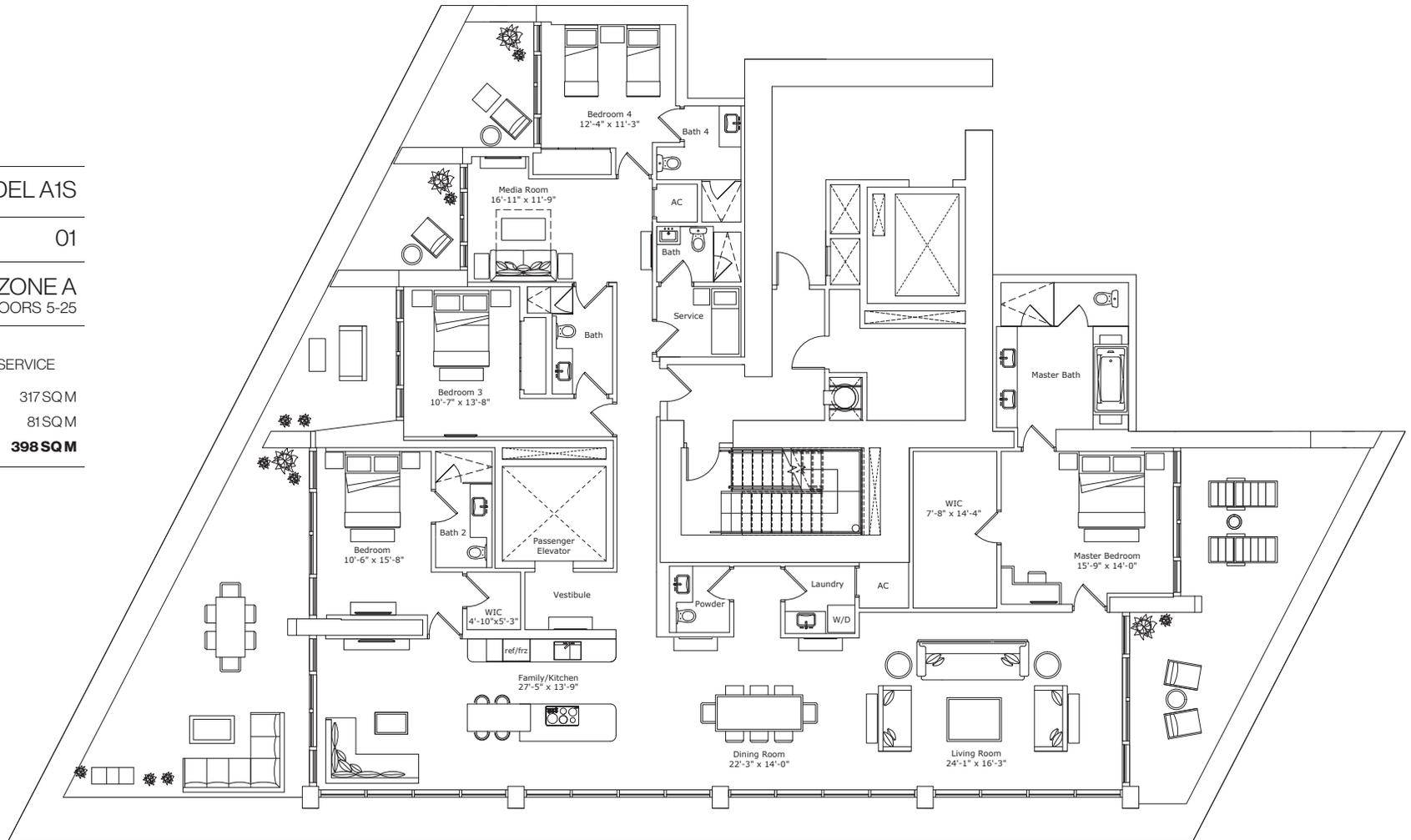
**SIGNATURE RESIDENCE** MODEL A1S

**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
<b>TOTAL</b>	<b>4,279 SQ FT</b>	<b>398 SQ M</b>



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 A2N

**LINE** 05

**BUILDING ZONE** ZONE B  
FLOORS 26-34

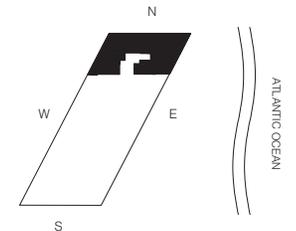
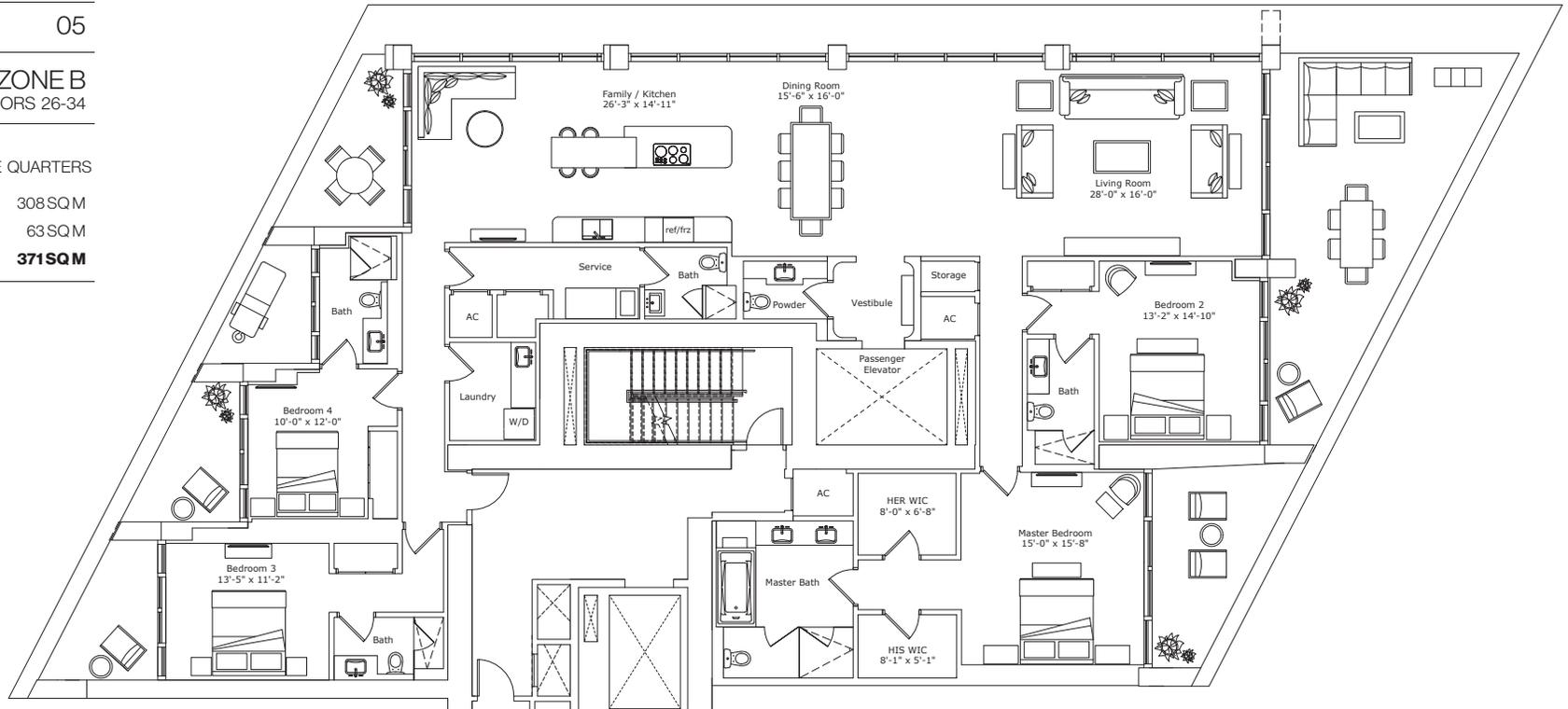
**RESIDENCE DESCRIPTION**

4 BED/ 5.5 BATH + FAMILY + SERVICE QUARTERS

INTERIOR 3,312 SQ FT 308 SQM

OUTDOOR LIVING 674 SQ FT 63 SQM

**TOTAL 3,986 SQ FT 371 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 A2S

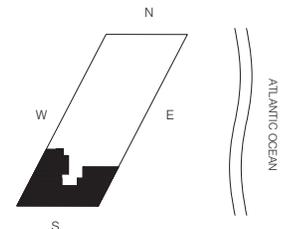
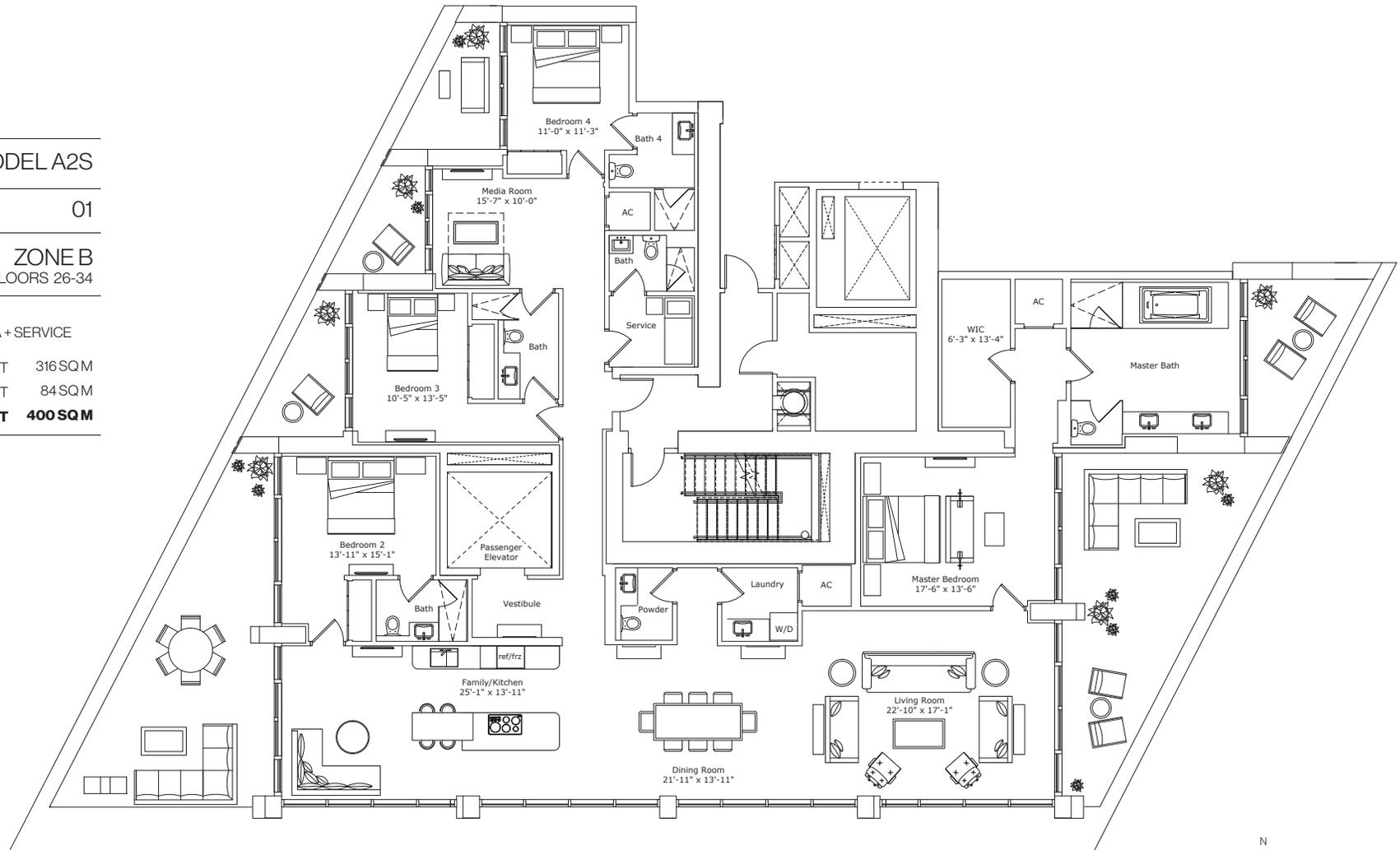
**LINE** 01

**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
<b>TOTAL</b>	<b>4,305 SQ FT</b>	<b>400 SQ M</b>



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**SIGNATURE RESIDENCE** MODEL A3N

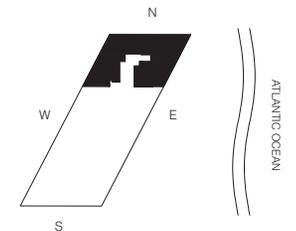
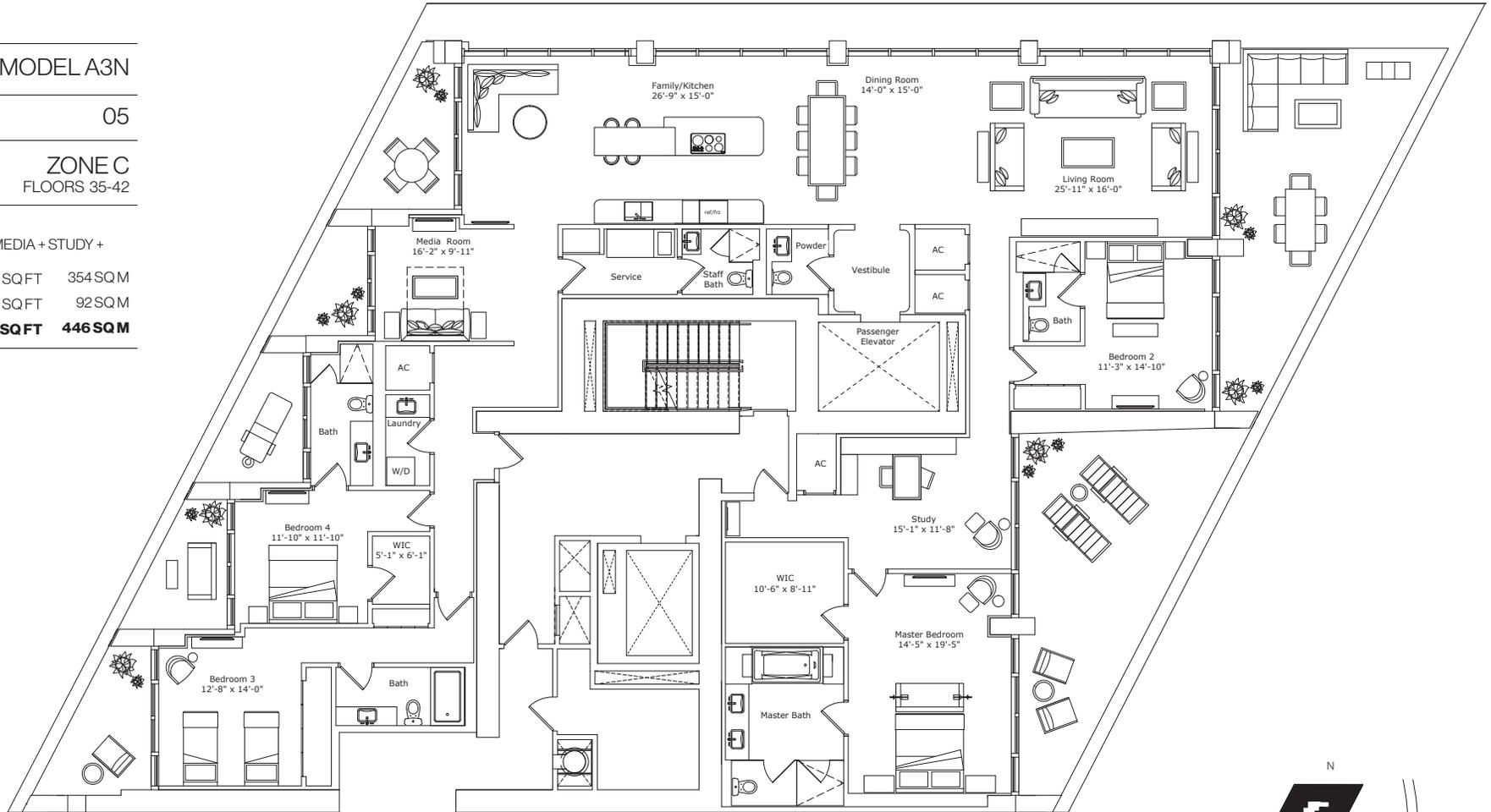
**LINE** 05

**BUILDING ZONE** ZONE C  
FLOORS 35-42

**RESIDENCE DESCRIPTION**

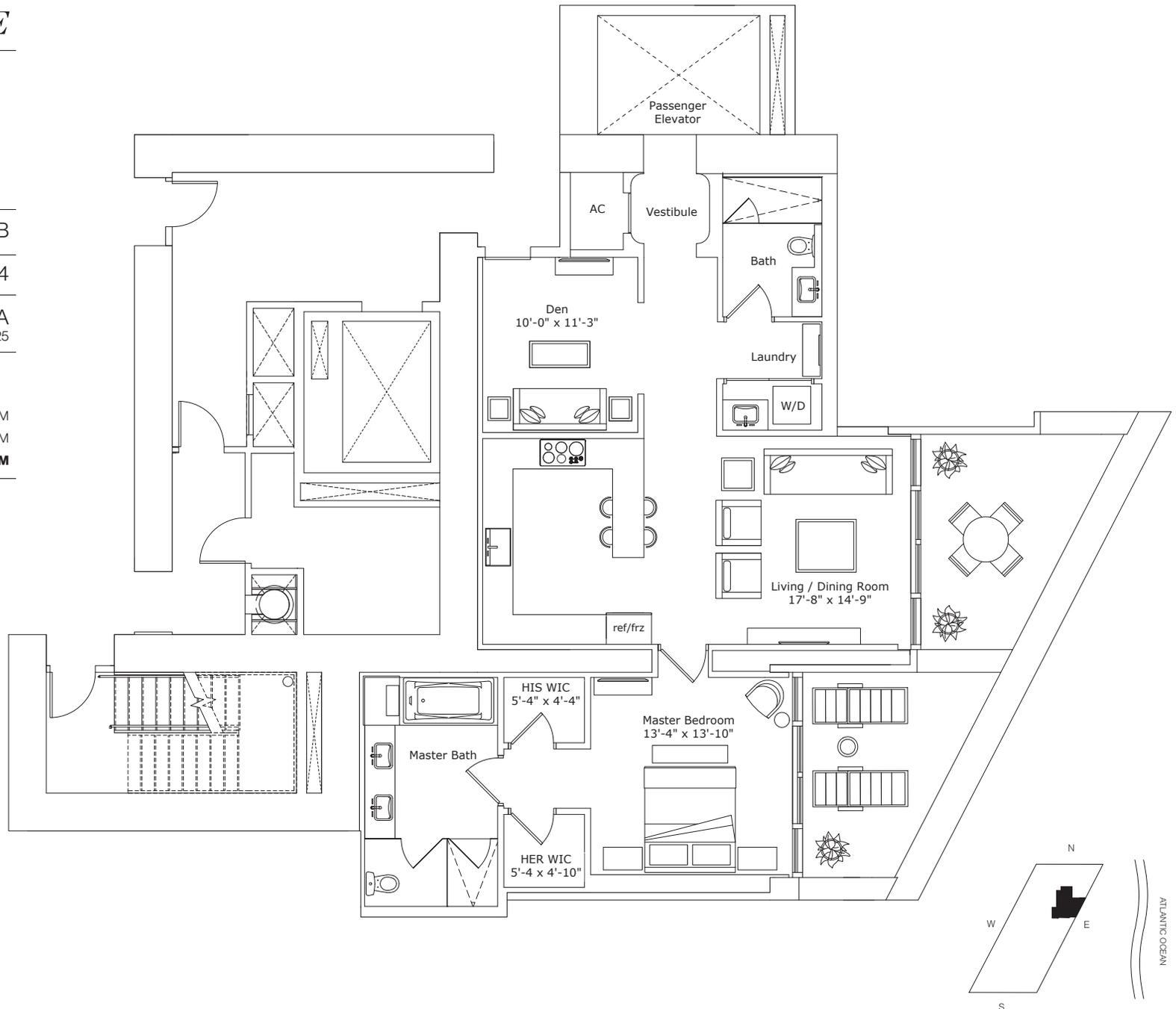
4 BED/5.5 BATH + FAMILY + MEDIA + STUDY + SERVICE QUARTERS

INTERIOR	3,795 SQ FT	354 SQ M
OUTDOOR LIVING	986 SQ FT	92 SQ M
<b>TOTAL</b>	<b>4,781 SQ FT</b>	<b>446 SQ M</b>



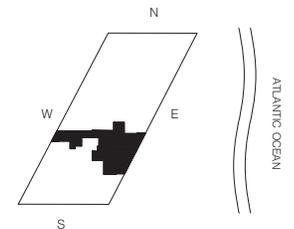
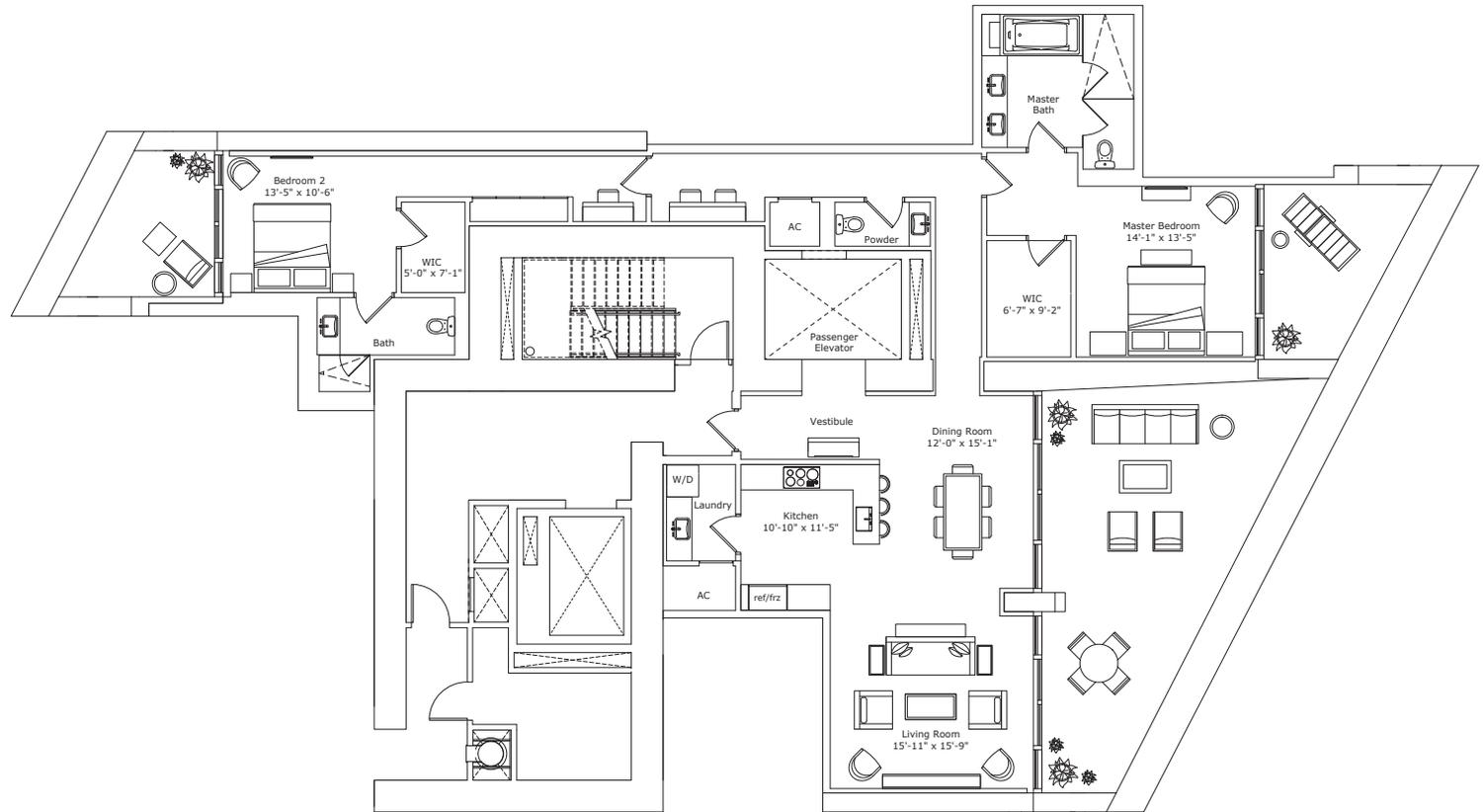
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<b>SIGNATURE RESIDENCE</b>	MODEL B	
<b>LINE</b>	04	
<b>BUILDING ZONE</b>	ZONE A FLOORS 5-25	
<b>RESIDENCE DESCRIPTION</b>	1BED/2BATHS + DEN	
INTERIOR	1,378 SQ FT	128 SQM
OUTDOOR LIVING	203 SQ FT	19 SQM
<b>TOTAL</b>	<b>1,581 SQ FT</b>	<b>147 SQM</b>



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



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**SIGNATURE RESIDENCE** MODEL D1

**LINE** 03

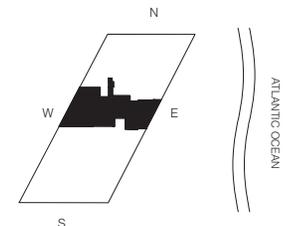
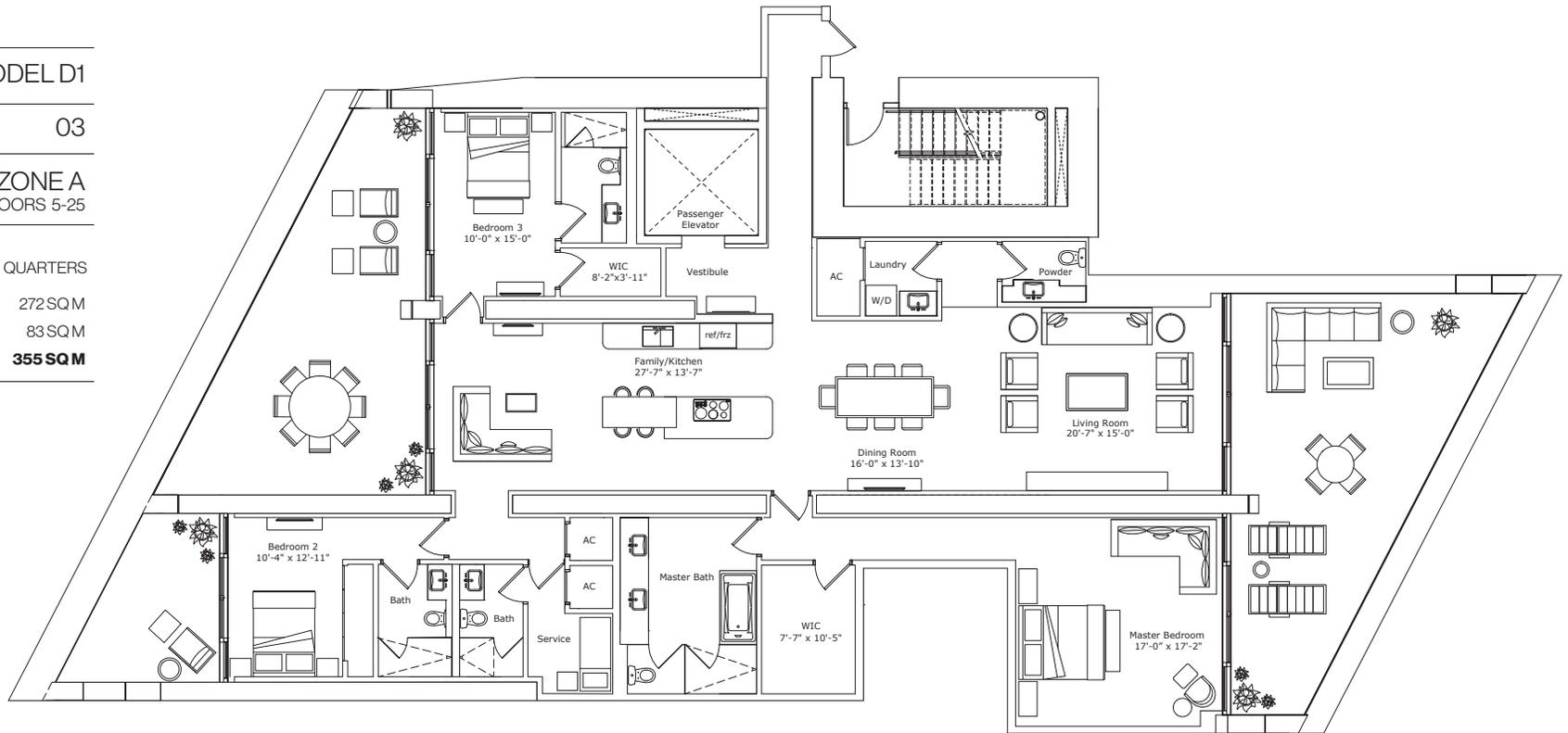
**BUILDING ZONE** ZONE A  
FLOORS 5-25

**RESIDENCE DESCRIPTION**  
3 BED/4.5 BATH + FAMILY + SERVICE QUARTERS

INTERIOR 2,931 SQ FT 272 SQ M

OUTDOOR LIVING 890 SQ FT 83 SQ M

**TOTAL 3,821 SQ FT 355 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.

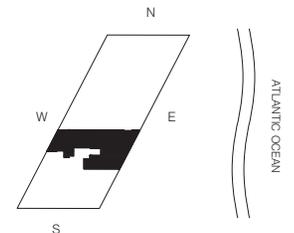
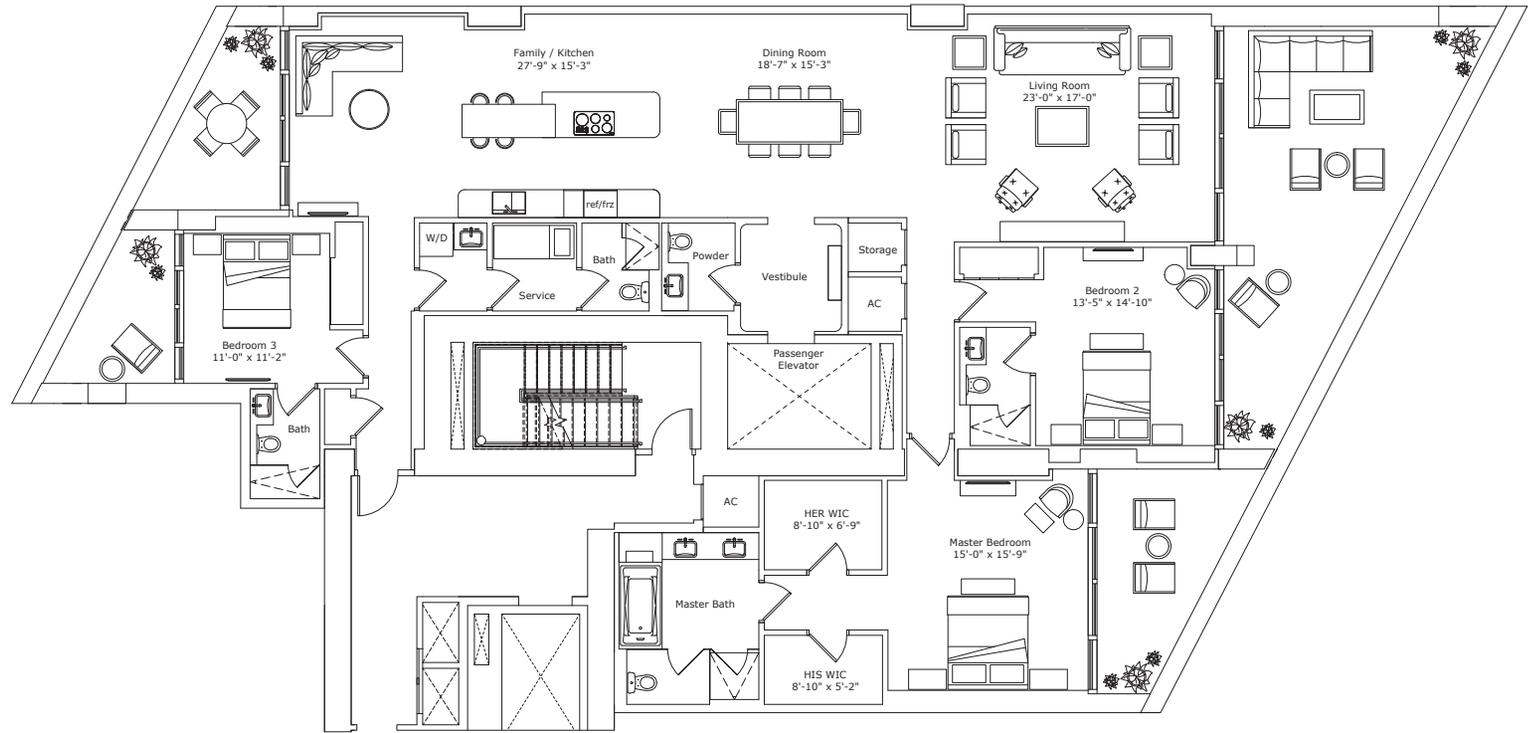
**SIGNATURE RESIDENCE** MODEL D2

**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
<b>TOTAL</b>	<b>3,498 SQ FT</b>	<b>325 SQ M</b>



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**SIGNATURE RESIDENCE** MODEL D3

**LINE** 03

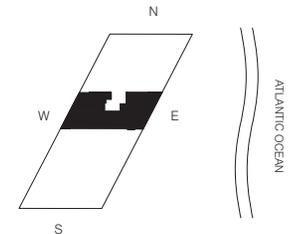
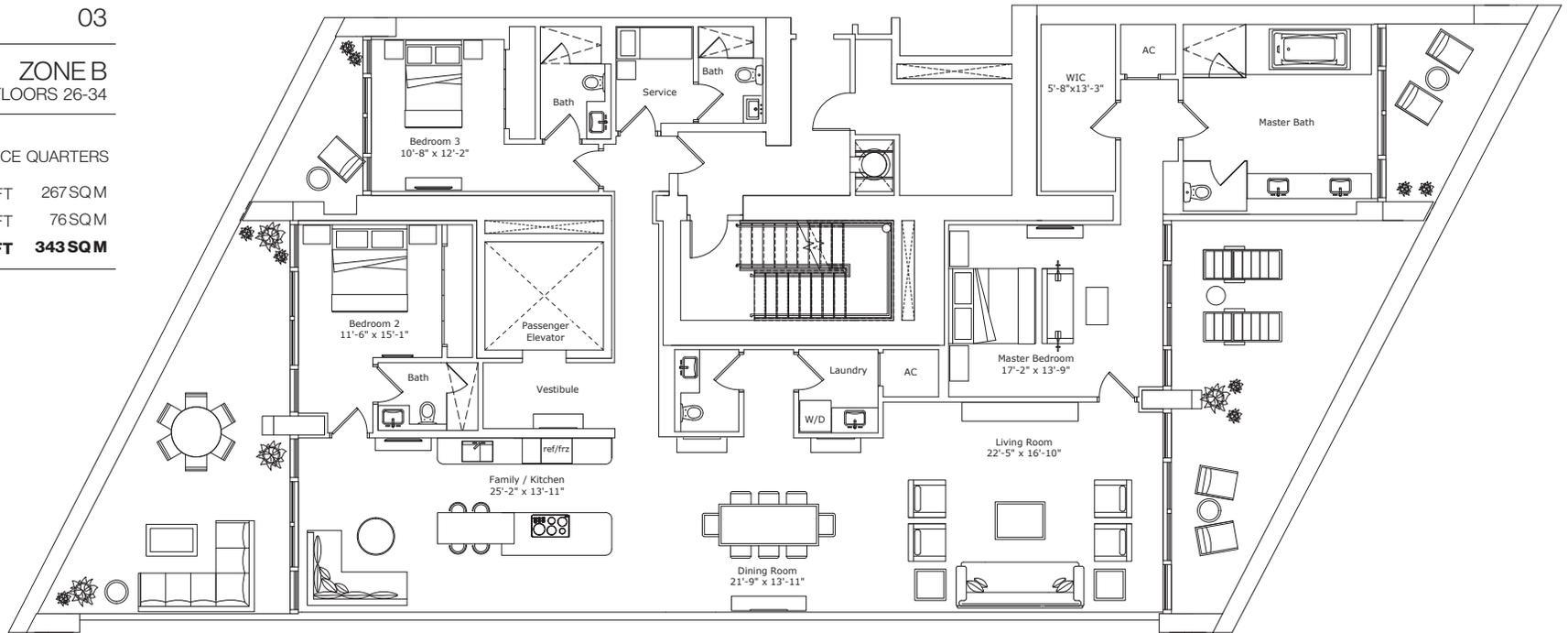
**BUILDING ZONE** ZONE B  
FLOORS 26-34

**RESIDENCE DESCRIPTION**  
3 BED/4.5 BATH + FAMILY + SERVICE QUARTERS

**INTERIOR** 2,870 SQ FT 267 SQM

**OUTDOOR LIVING** 814 SQ FT 76 SQM

**TOTAL** 3,684 SQ FT 343 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 D4

**LINE** 03

**BUILDING ZONE** ZONE C  
FLOORS 35-42

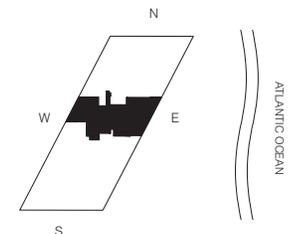
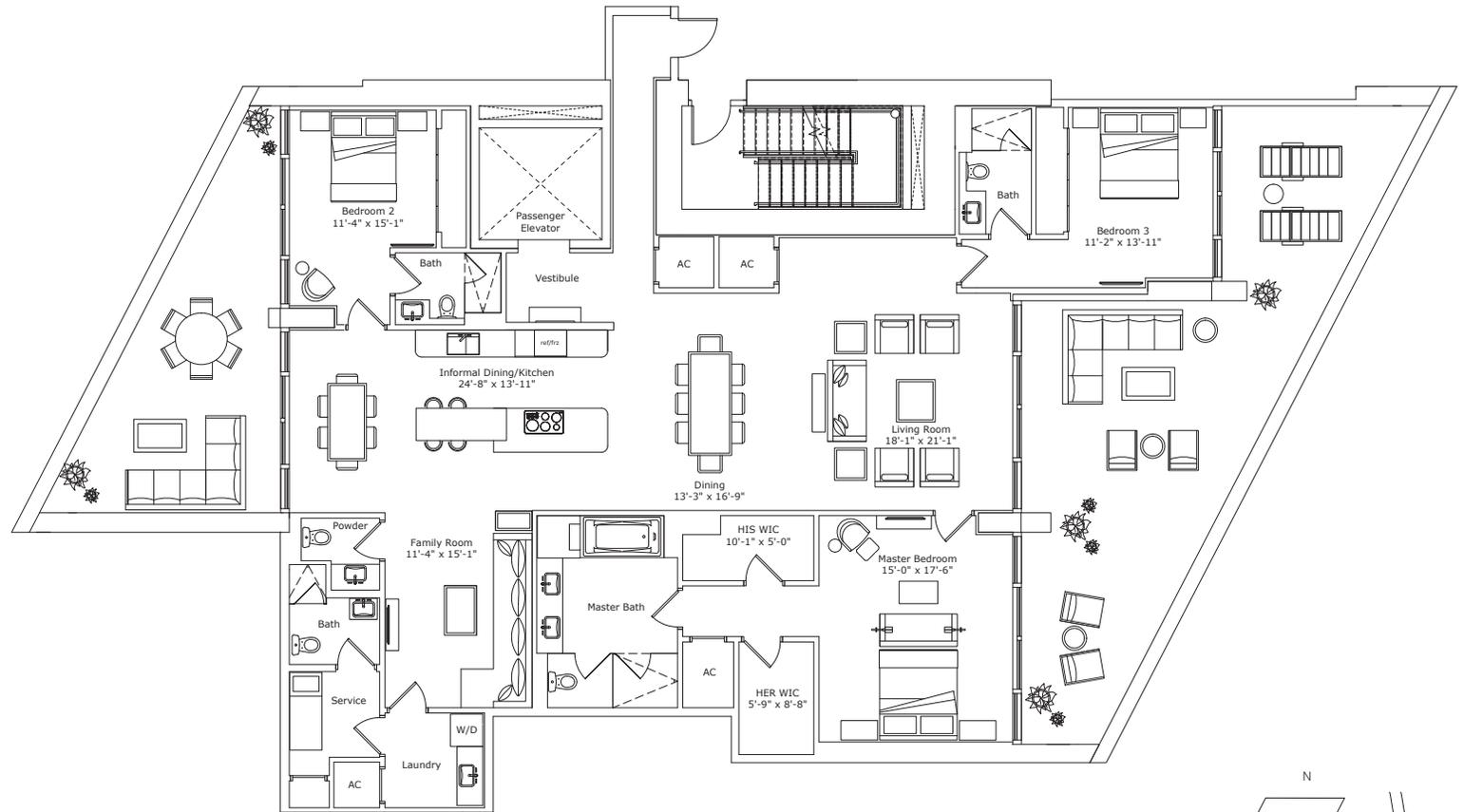
**RESIDENCE DESCRIPTION**

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**

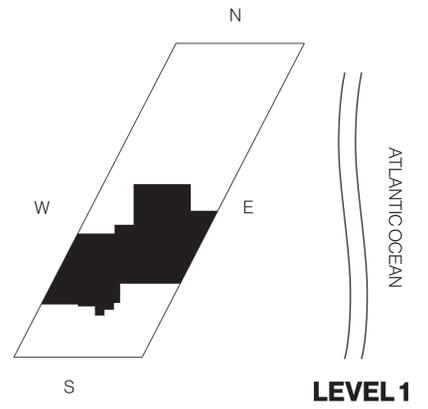
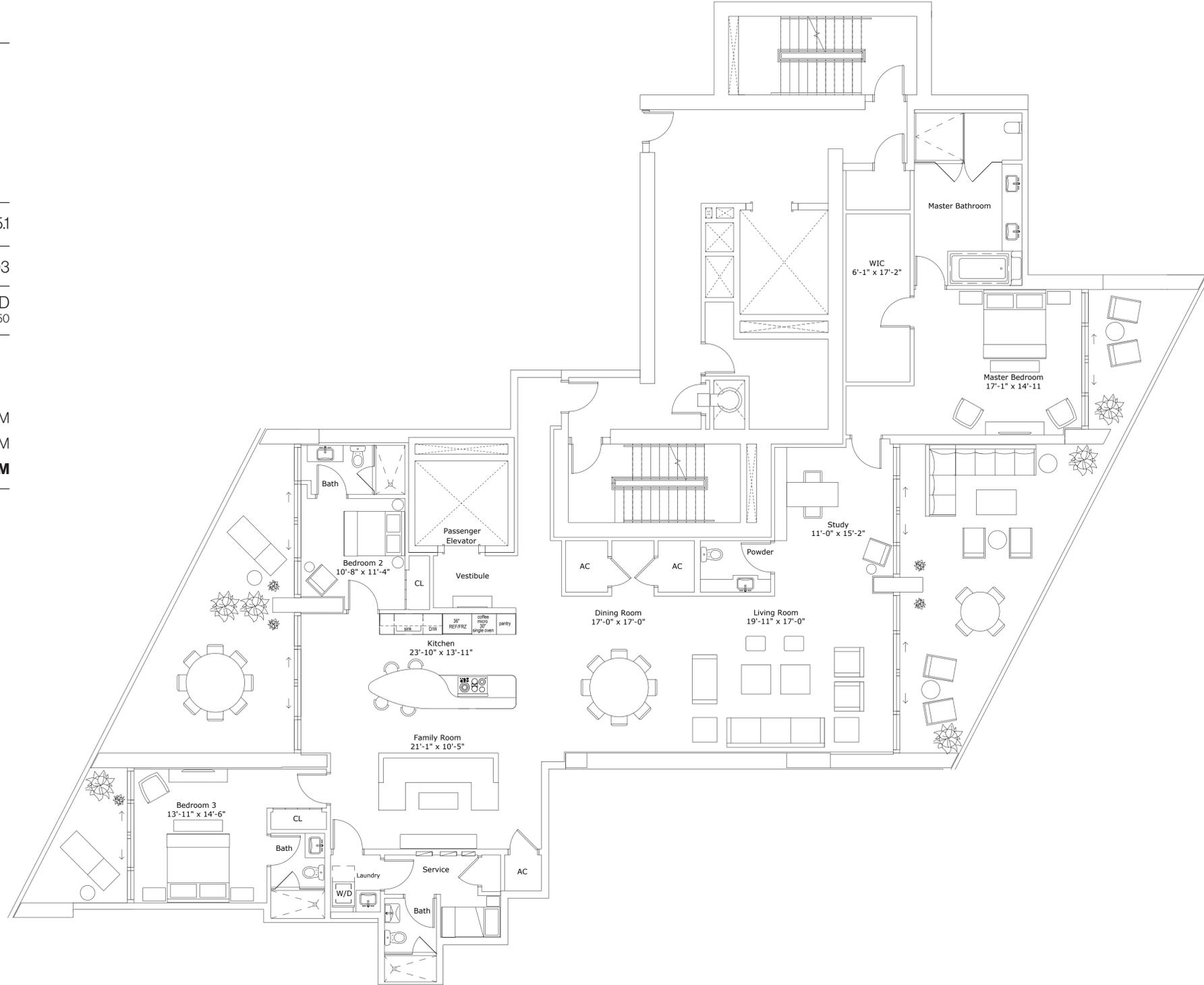


STATED DIMENSIONS ARE MEASURED TO THE EXTERIOR BOUNDARIES OF THE EXTERIOR WALLS AND STRUCTURAL MEMBERS AND THE CENTERLINE OF INTERIOR DEMISING WALLS AND, IN FACT, MAY VARY FROM THE DIMENSIONS THAT WOULD BE DETERMINED BY USING THE DESCRIPTION AND DEFINITION OF THE "UNIT" SET FORTH IN THE DECLARATION (WHICH 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.



<b>SIGNATURE RESIDENCE</b>	D-51
<b>LINE</b>	03
<b>BUILDING ZONE</b>	Zone D Floors 43-50

<b>RESIDENCE DESCRIPTION</b>	
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
<b>TOTAL</b>	<b>4,219 SQ FT 392 SQ M</b>



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

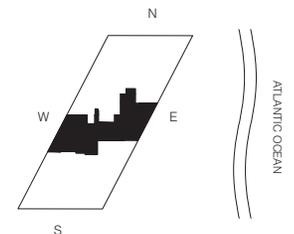
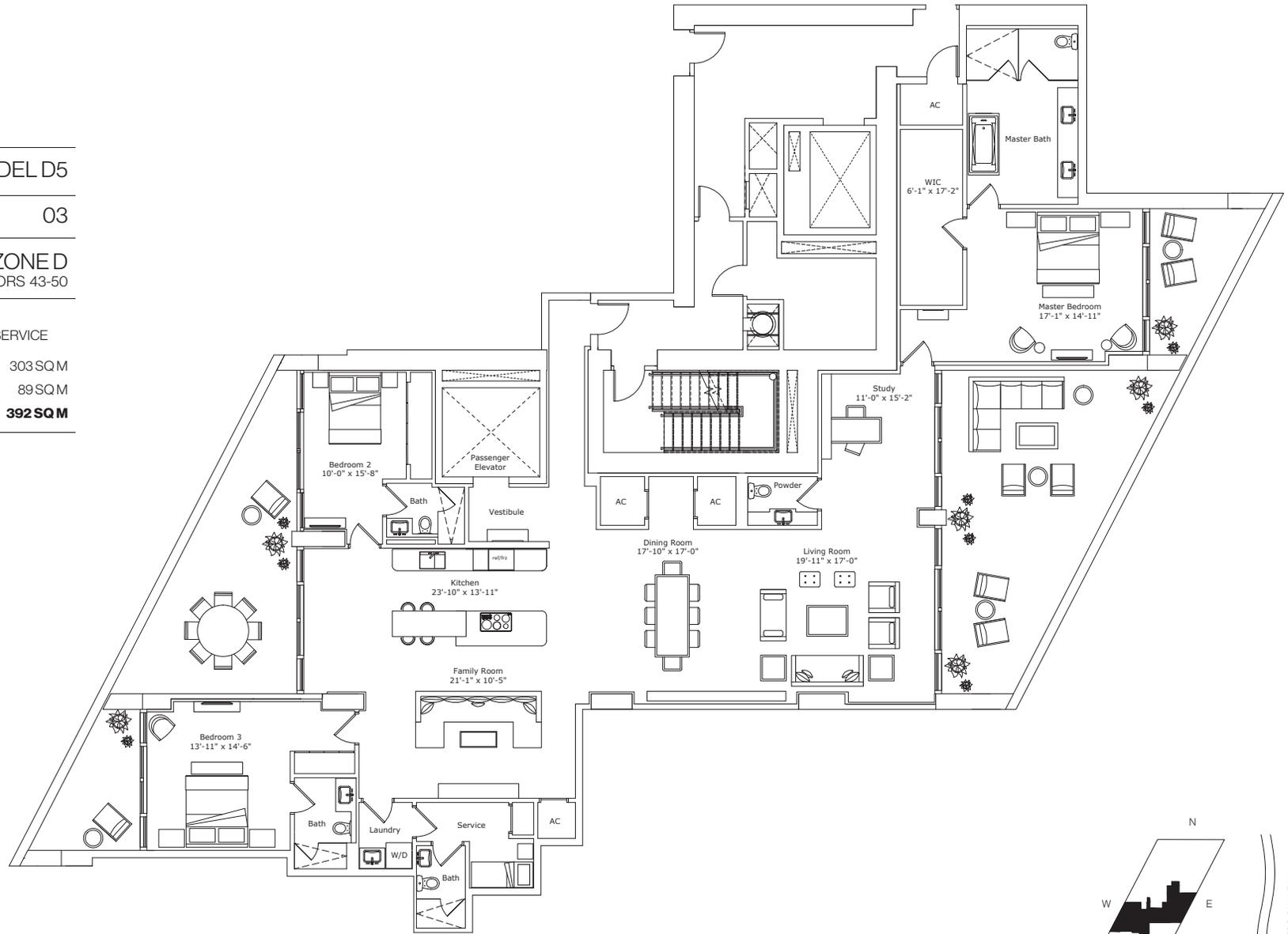
**LINE** 03

**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
<b>TOTAL</b>	<b>4,219 SQ FT</b>	<b>392 SQ M</b>



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

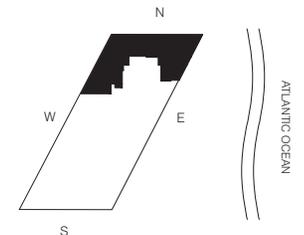
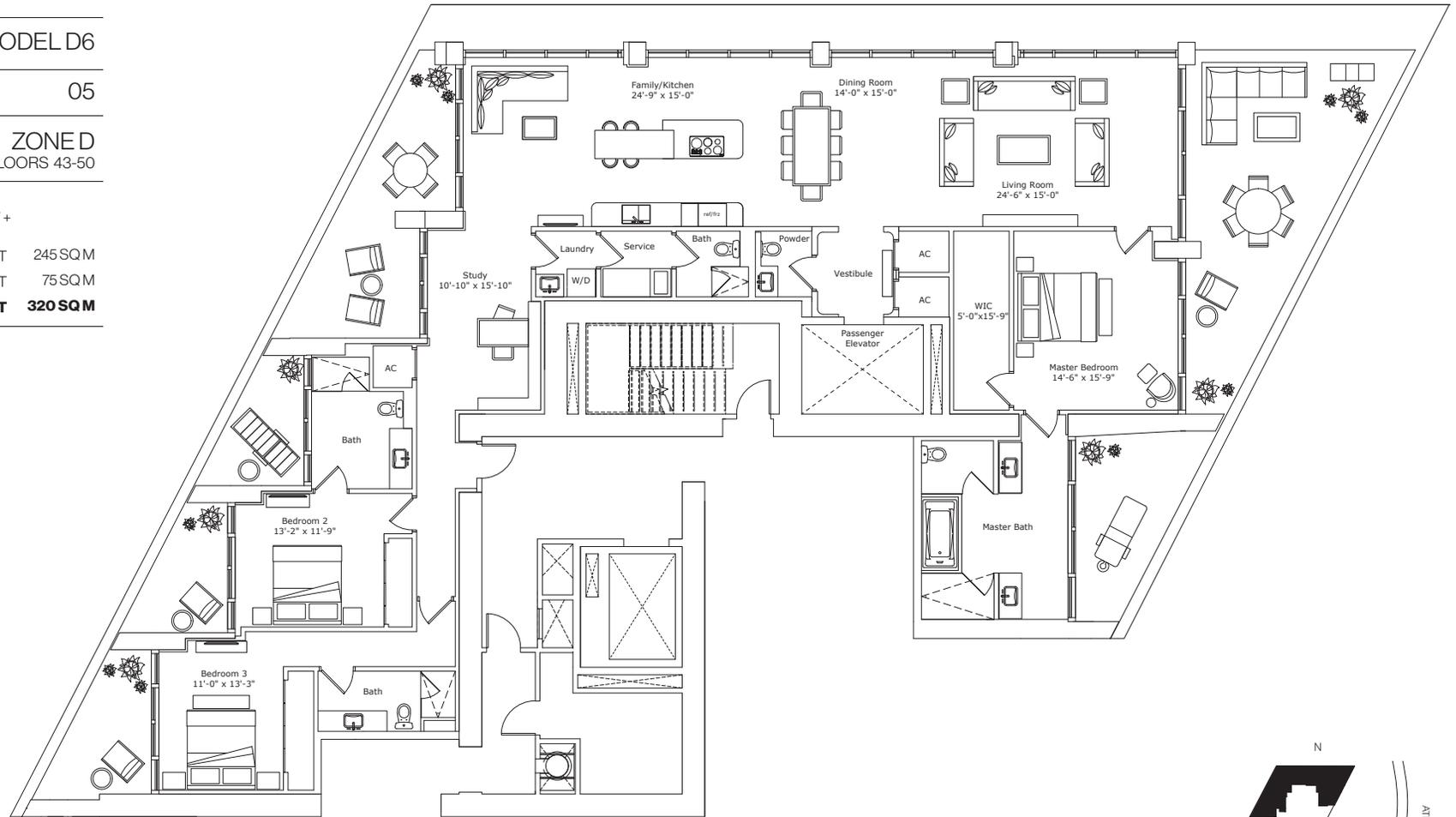
**RESIDENCE DESCRIPTION**

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

INTERIOR 2,929 SQ FT 245 SQM

OUTDOOR LIVING 806 SQ FT 75 SQM

**TOTAL 3,735 SQ FT 320 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.

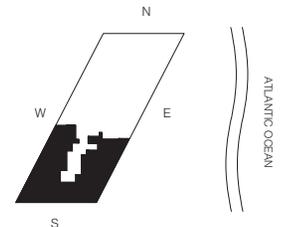
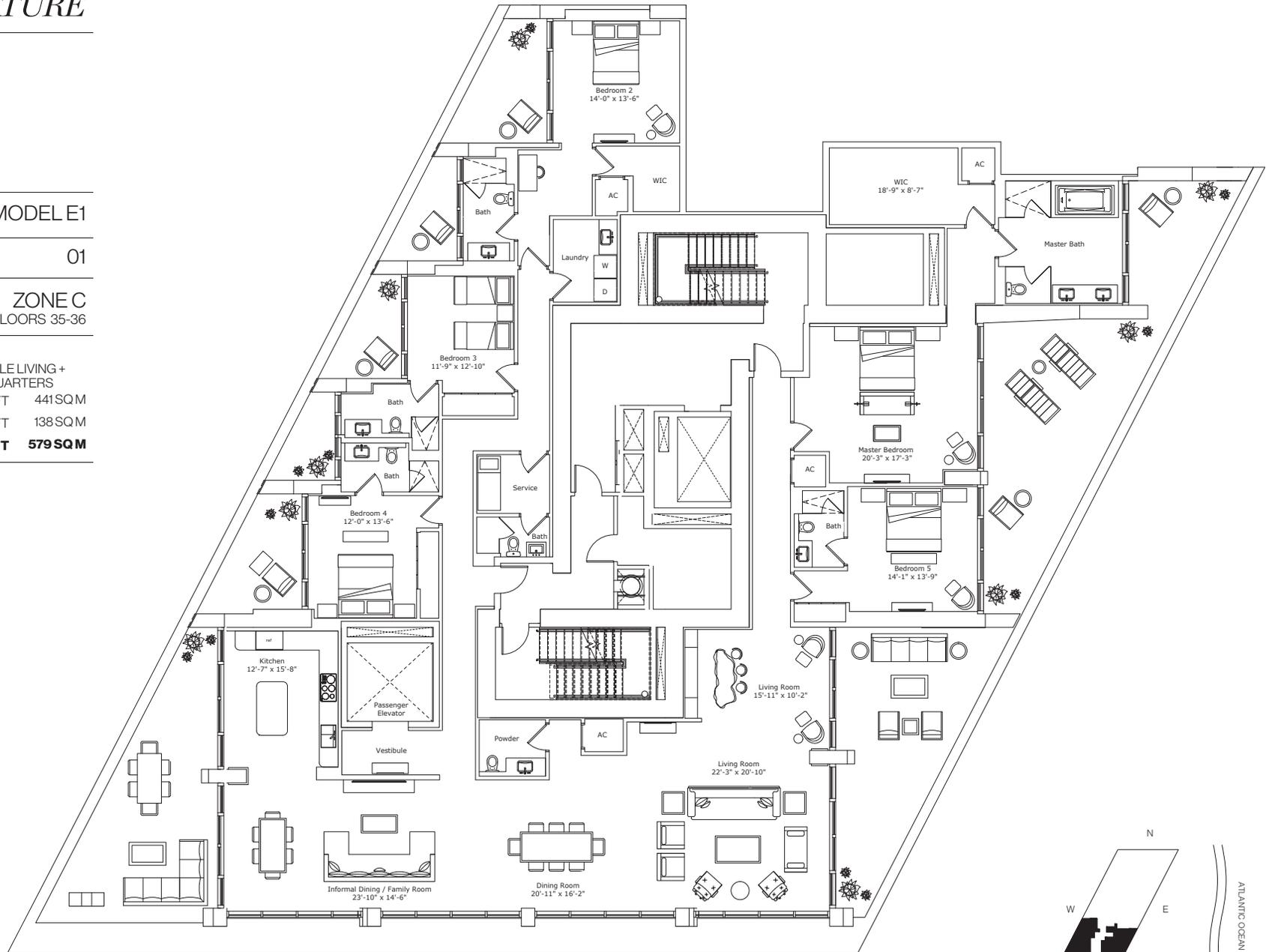
**SIGNATURE RESIDENCE** MODEL E1

**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, COUNTERTOPS, 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

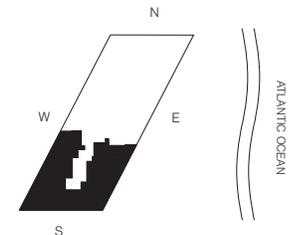
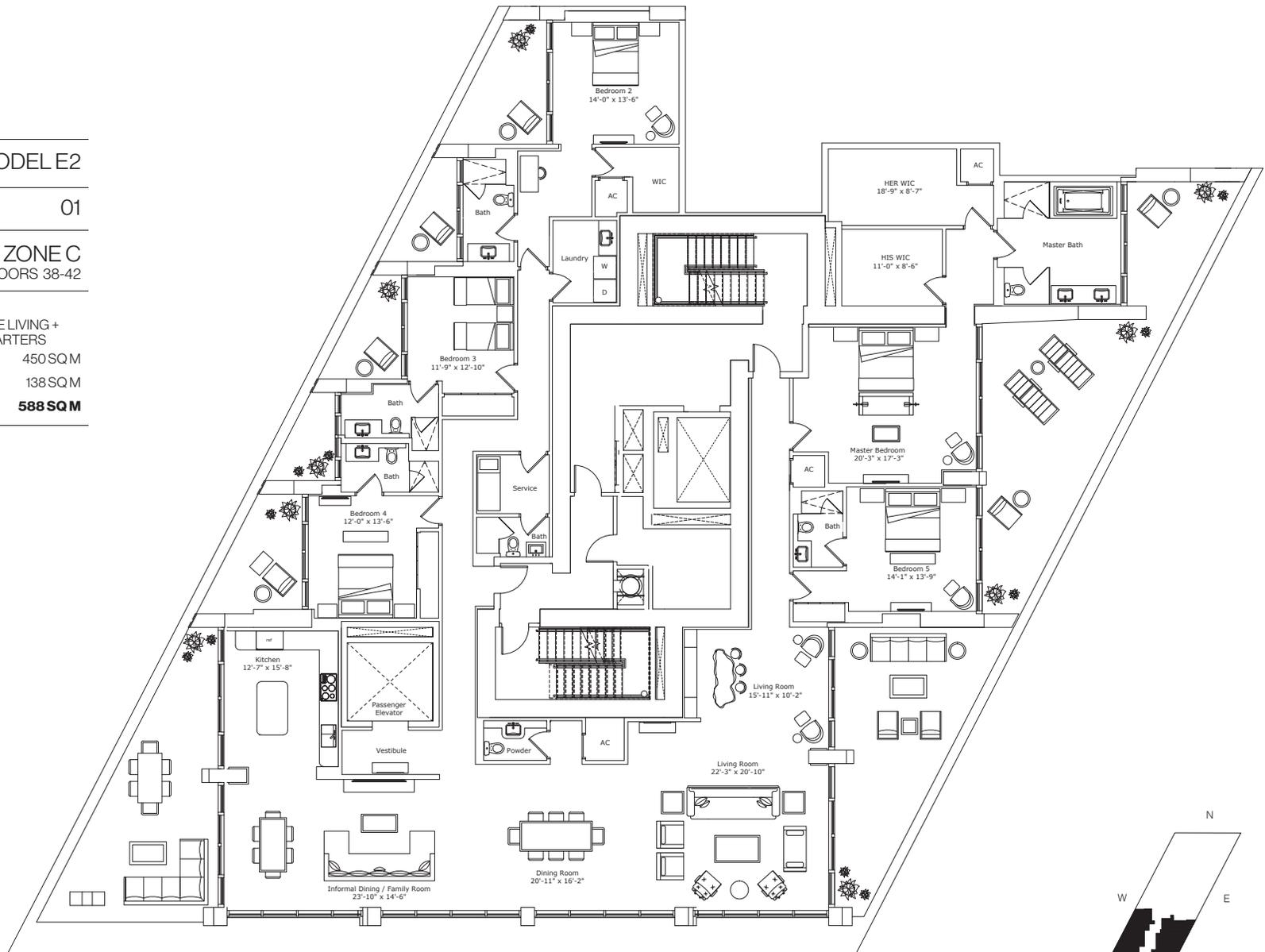
**LINE**    01

**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
<b>TOTAL</b>	<b>6,328 SQ FT</b>	<b>588 SQ M</b>



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**SIGNATURE RESIDENCE** MODEL E2 - 37

**LINE** 01

**BUILDING ZONE** ZONE C  
37TH FLOOR

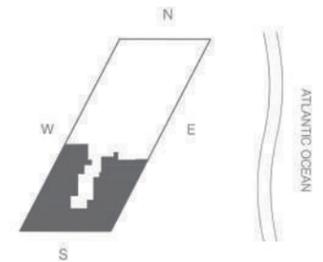
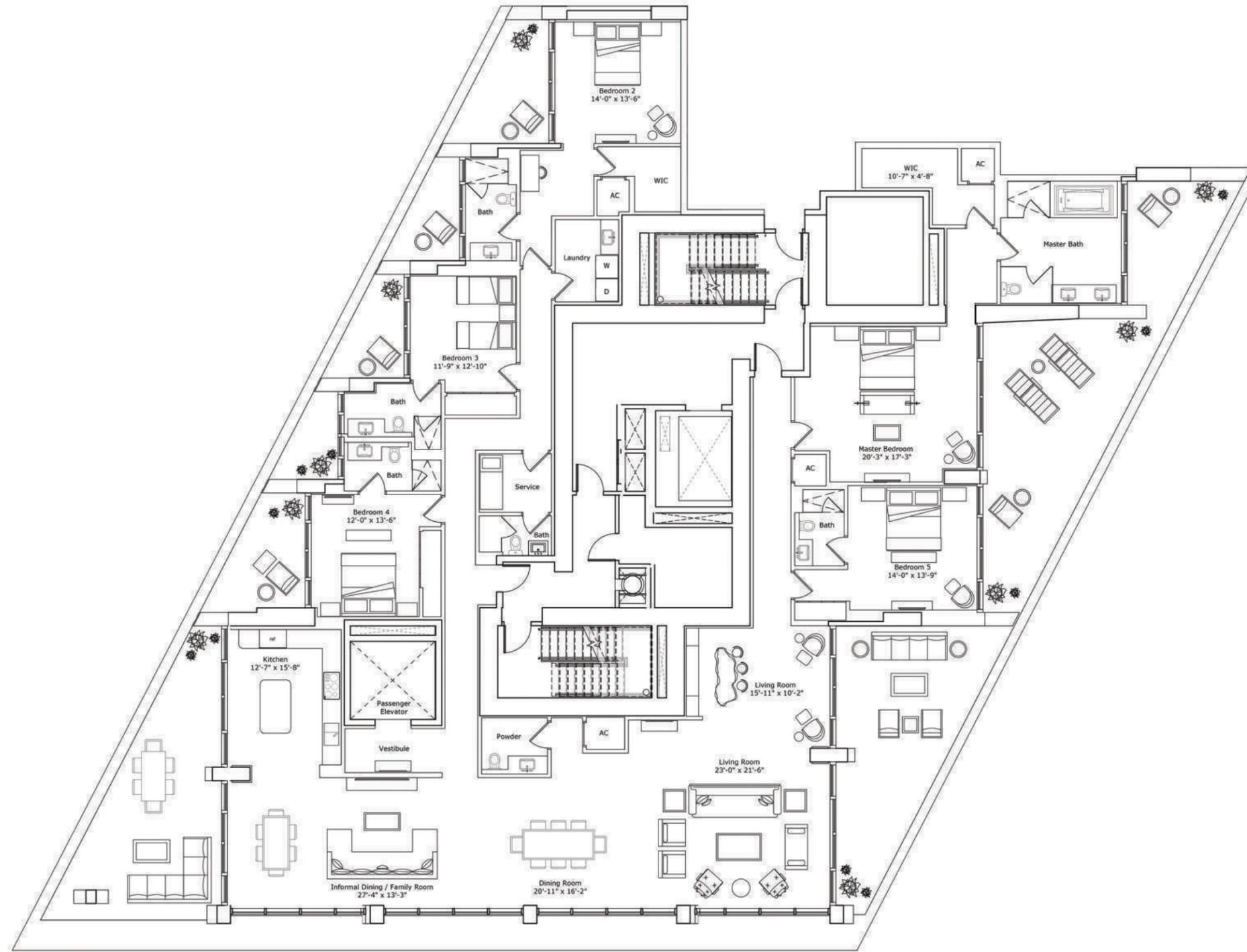
**RESIDENCE DESCRIPTION**

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

INTERIOR 4,674 SQ FT 435 SQ M

OUTDOOR LIVING 1,491 SQ FT 138 SQ M

**TOTAL 6,165 SQ FT 573 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, COUNTERTOPS, 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. 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**

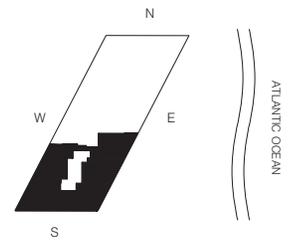
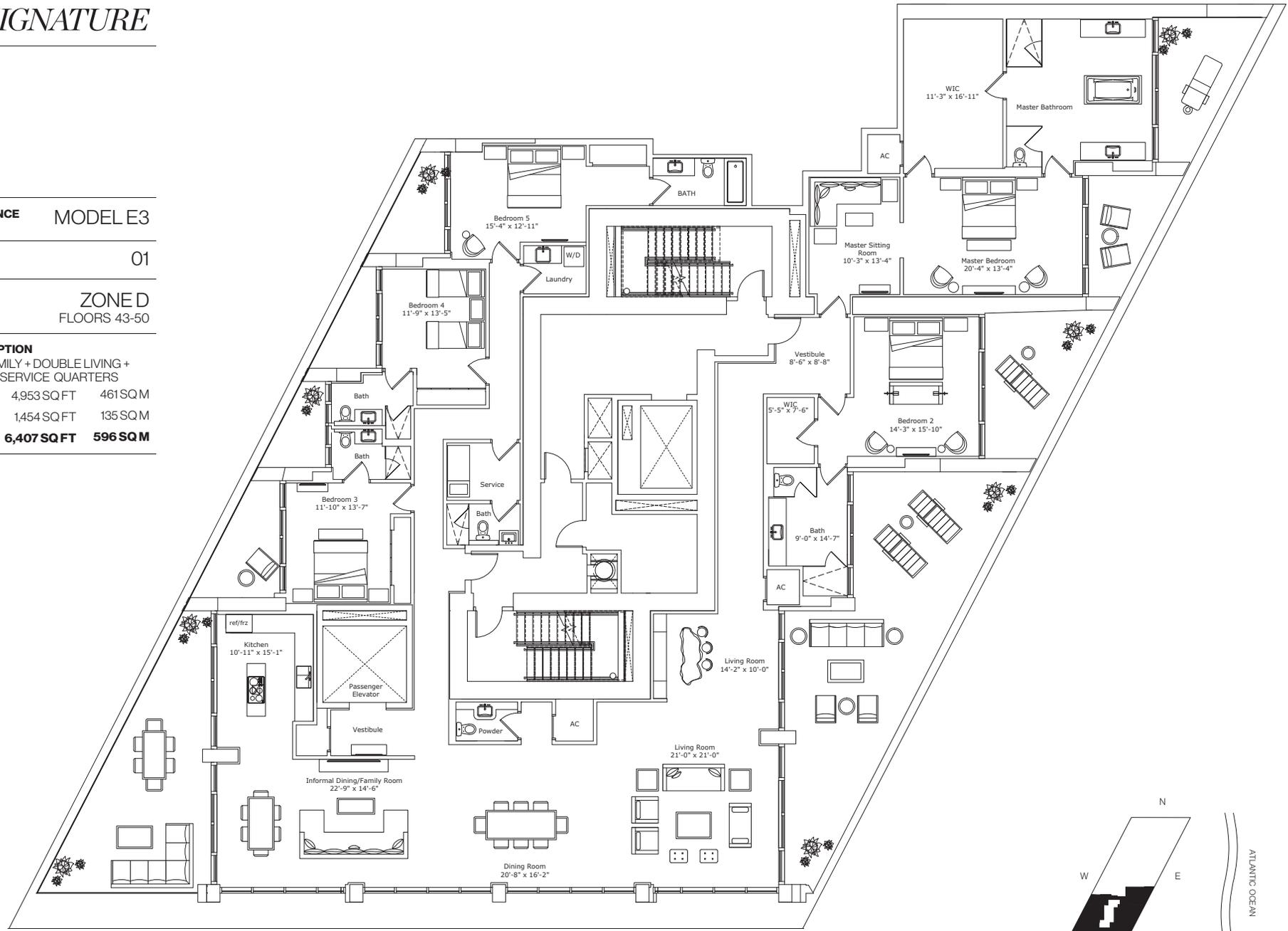
**LINE**    **01**

**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
<b>TOTAL</b>	<b>6,407 SQ FT</b>	<b>596 SQ M</b>



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 SIZE 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 E3-5001  
**LINE** 05

**BUILDING ZONE** ZONE D  
 FLOORS 43-50

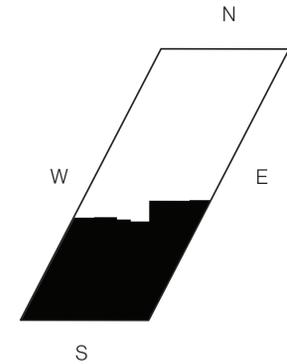
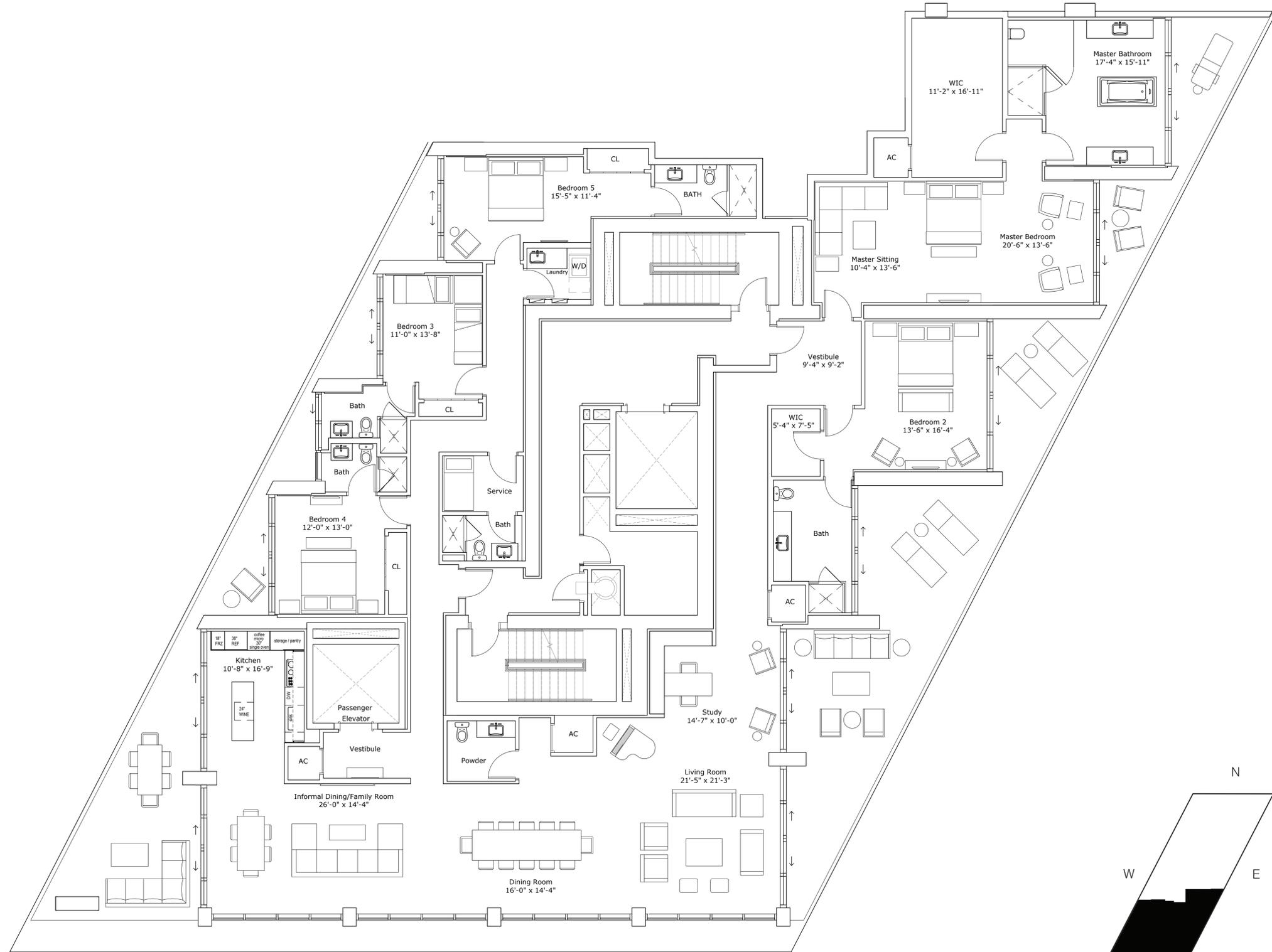
**RESIDENCE DESCRIPTION**

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**



ATLANTIC OCEAN

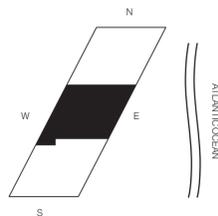
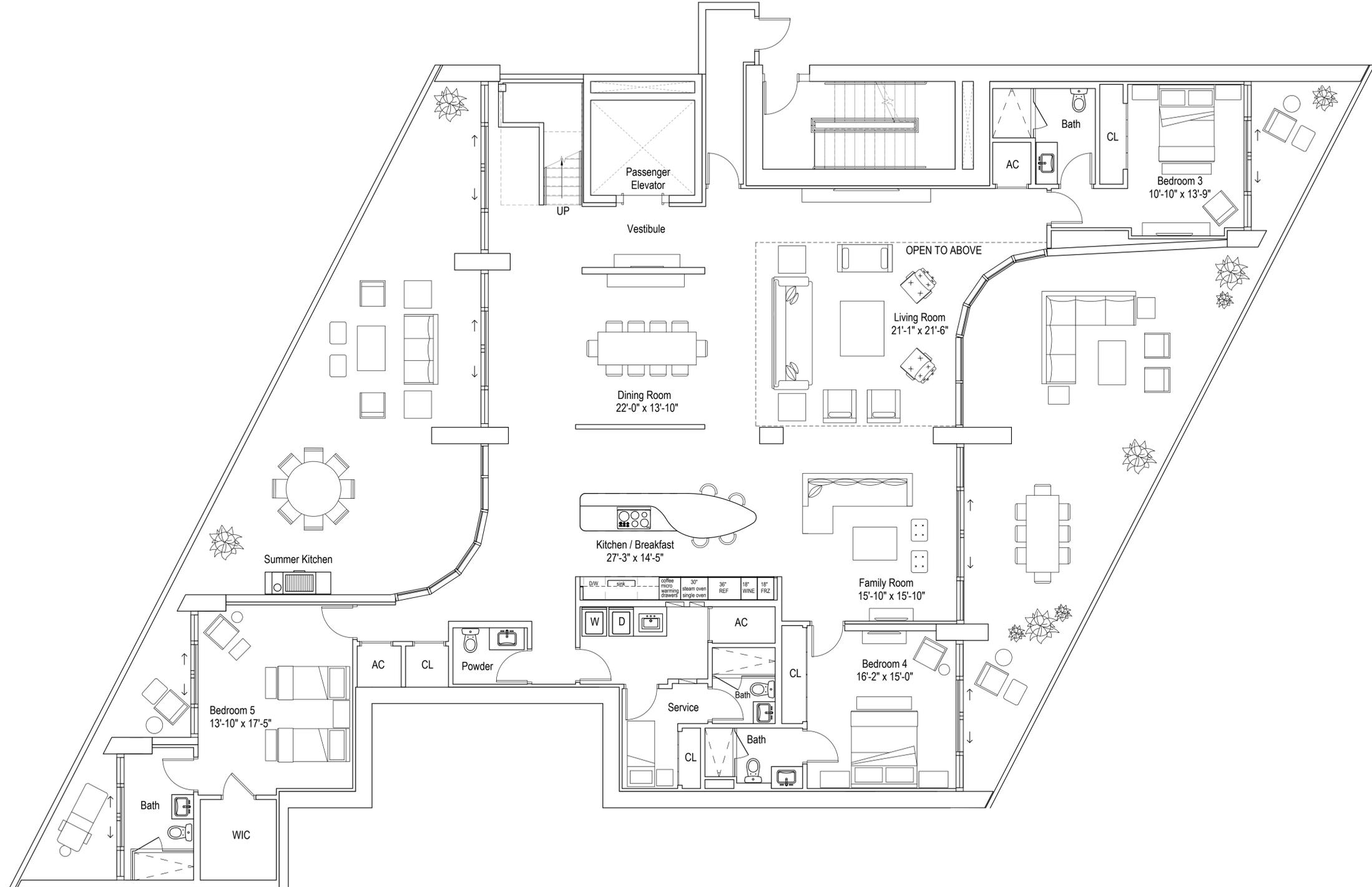


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**MODEL TYPE** CENTER SKY VILLA - 5103  
LEVEL 1

**RESIDENCE DESCRIPTION**  
5 BED / 6.5 BATH + FAMILY + STUDY  
+ MASTER SITTING ROOM + GYM + SAUNA  
+ SERVICE

INTERIOR	6,387 SQ FT	593 SQ M
OUTDOOR LIVING	3,908 SQ FT	363 SQ M
<b>TOTAL</b>	<b>10,295 SQ FT</b>	<b>956 SQ M</b>



LEVEL 1



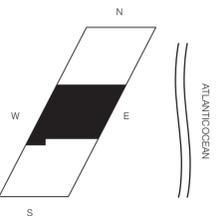
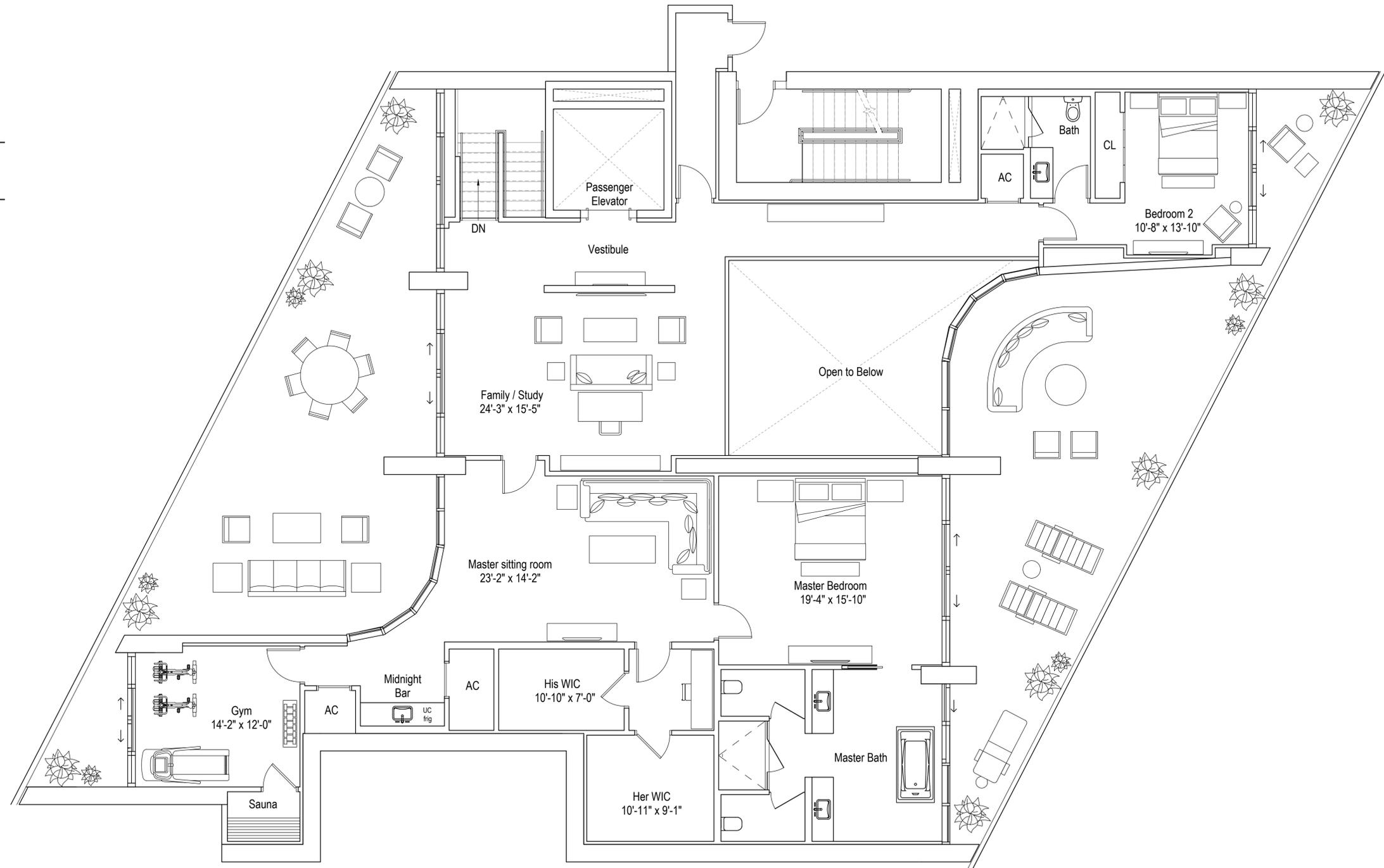
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FOR NEW YORK RESIDENTS: THE COMPLETE OFFERING TERMS ARE IN AN OFFERING PLAN AVAILABLE FROM THE SPONSOR, FILE NO. CD16-0032.

**MODEL TYPE** CENTER SKY VILLA - 5103  
LEVEL 2

**RESIDENCE DESCRIPTION**  
5 BED / 6.5 BATH + FAMILY + STUDY  
+ MASTER SITTING ROOM + GYM + SAUNA  
+ SERVICE

INTERIOR	6,387 SQ FT	593 SQ M
OUTDOOR LIVING	3,908 SQ FT	363 SQ M
<b>TOTAL</b>	<b>10,295 SQ FT</b>	<b>956 SQ M</b>



LEVEL 2

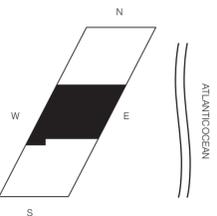
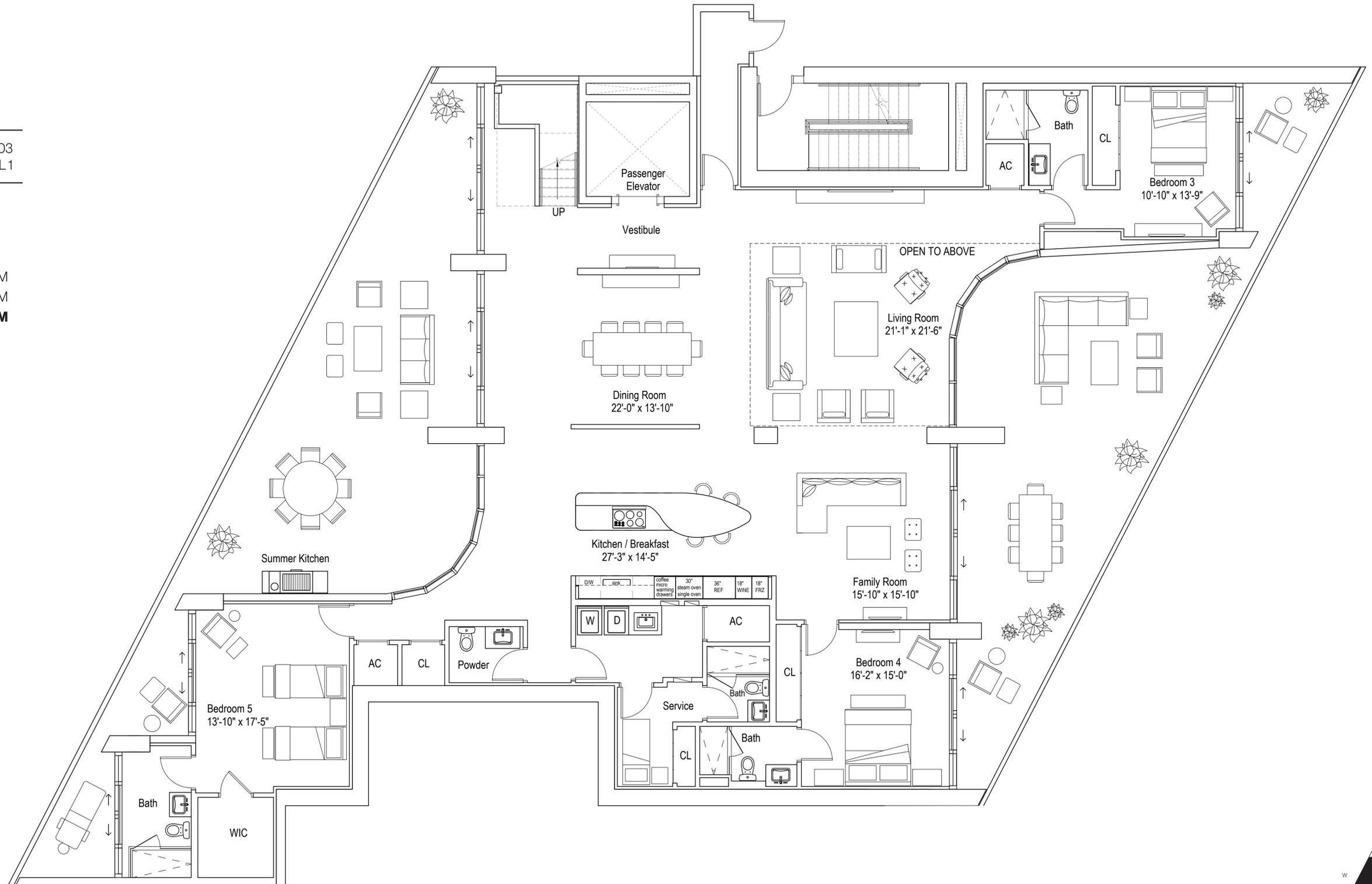


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**MODEL TYPE** CENTER SKY VILLA - 5303  
LEVEL 1

**RESIDENCE DESCRIPTION**  
5 BED / 6.5 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
<b>TOTAL</b>	<b>10,213 SQ FT</b>	<b>949 SQ M</b>



LEVEL 1



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.

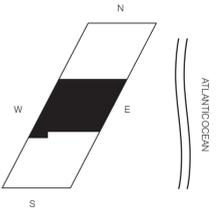
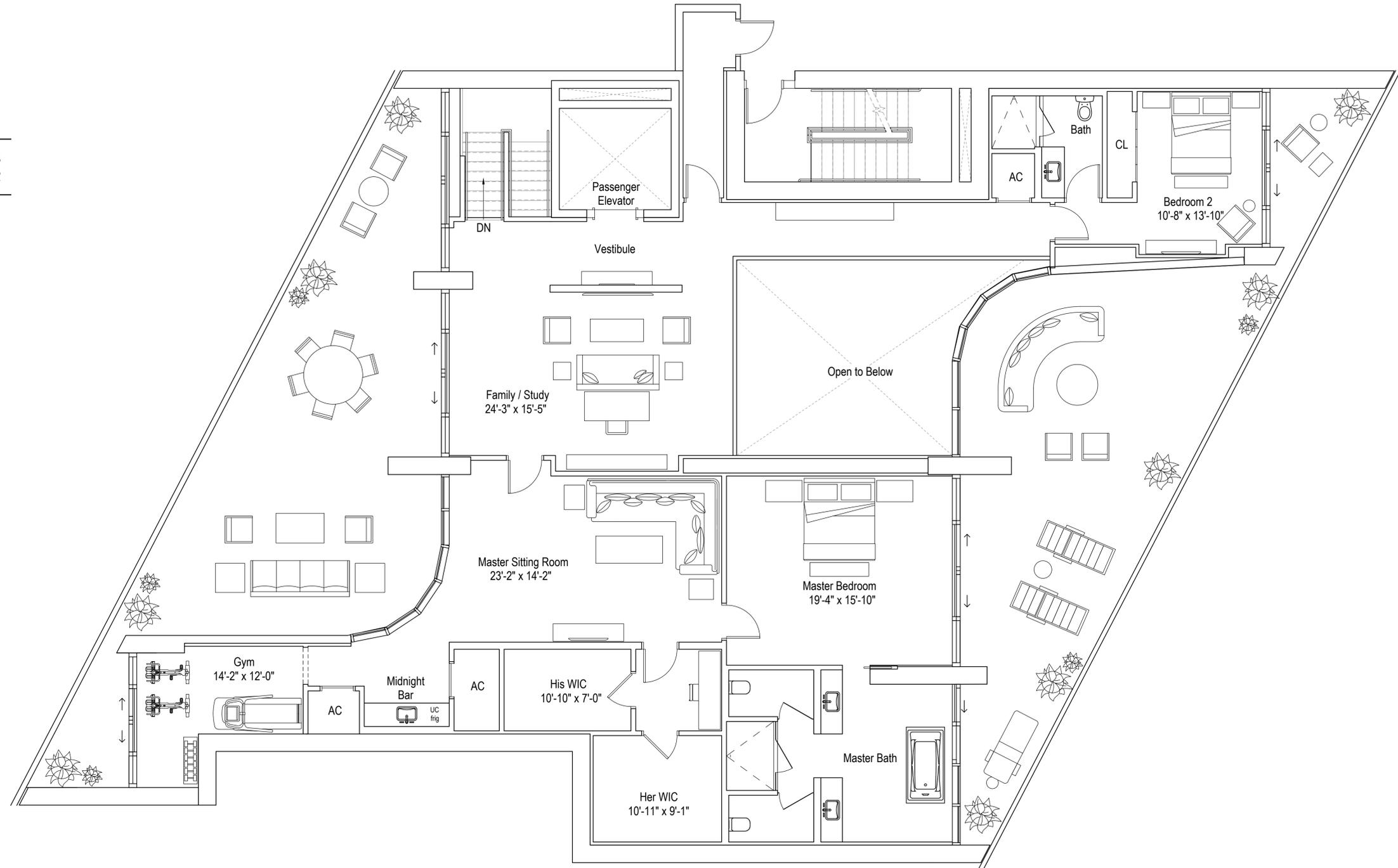
FOR NEW YORK RESIDENTS: THE COMPLETE OFFERING TERMS ARE IN AN OFFERING PLAN AVAILABLE FROM THE SPONSOR, FILE NO. CD16-0032.

**MODEL TYPE** CENTER SKY VILLA - 5303  
LEVEL 2

**RESIDENCE DESCRIPTION**

5 BED / 6.5 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
<b>TOTAL</b>	<b>10,213 SQ FT</b>	<b>949 SQ M</b>



LEVEL 2



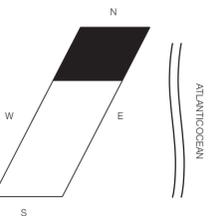
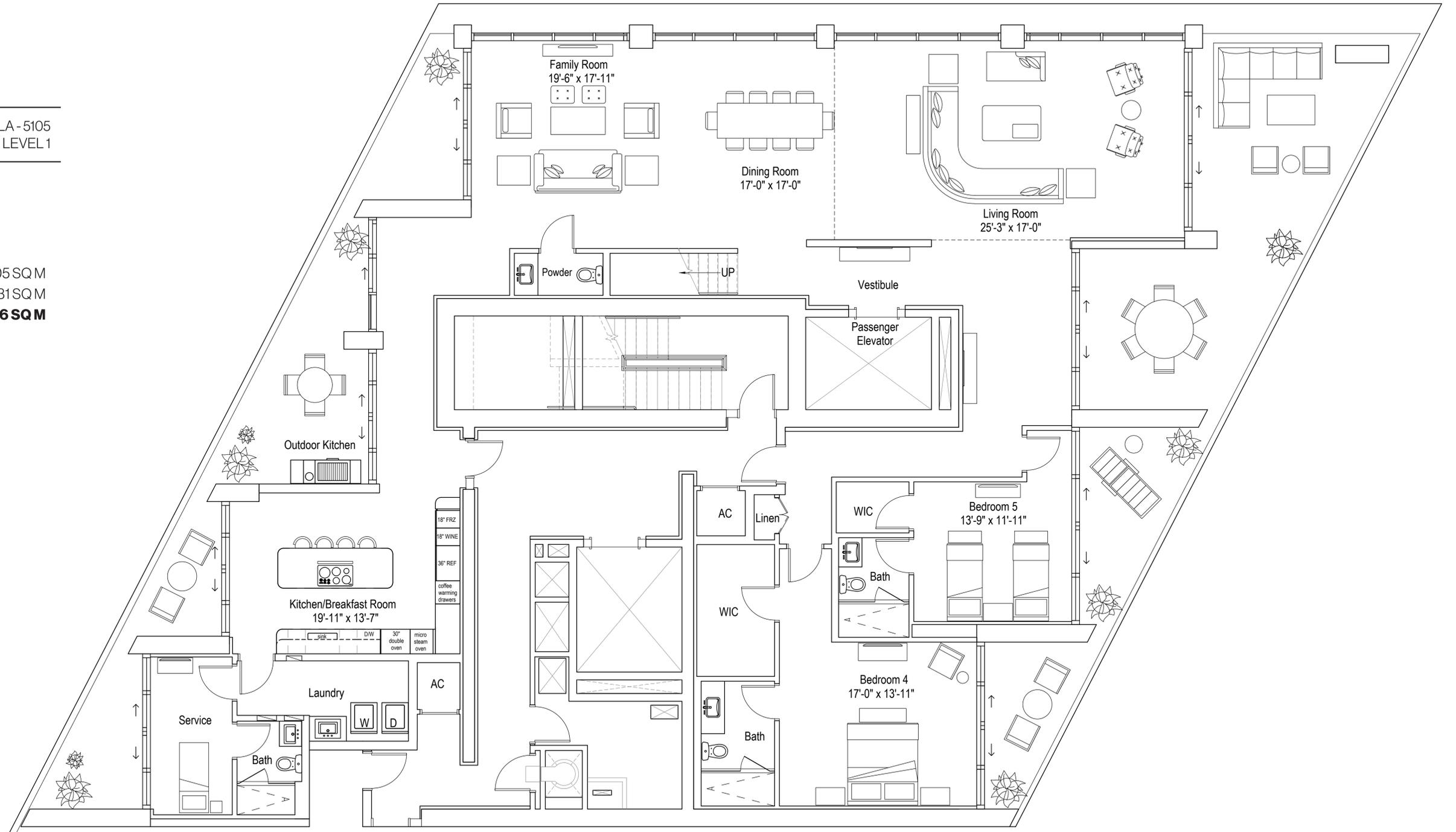
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FOR NEW YORK RESIDENTS: THE COMPLETE OFFERING TERMS ARE IN AN OFFERING PLAN AVAILABLE FROM THE SPONSOR, FILE NO. CD16-0032.

**MODEL TYPE** NORTH SKY VILLA - 5105  
LEVEL 1

**RESIDENCE DESCRIPTION**  
5 BED / 6.5 BATH + DOUBLE LIVING  
+ FAMILY + MASTER STUDY  
+ ENTERTAINMENT LOUNGE + SERVICE

INTERIOR	6,513 SQ FT	605 SQ M
OUTDOOR LIVING	1,407 SQ FT	131 SQ M
<b>TOTAL</b>	<b>7,920 SQ FT</b>	<b>736 SQ M</b>



LEVEL 1



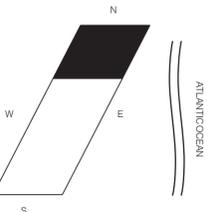
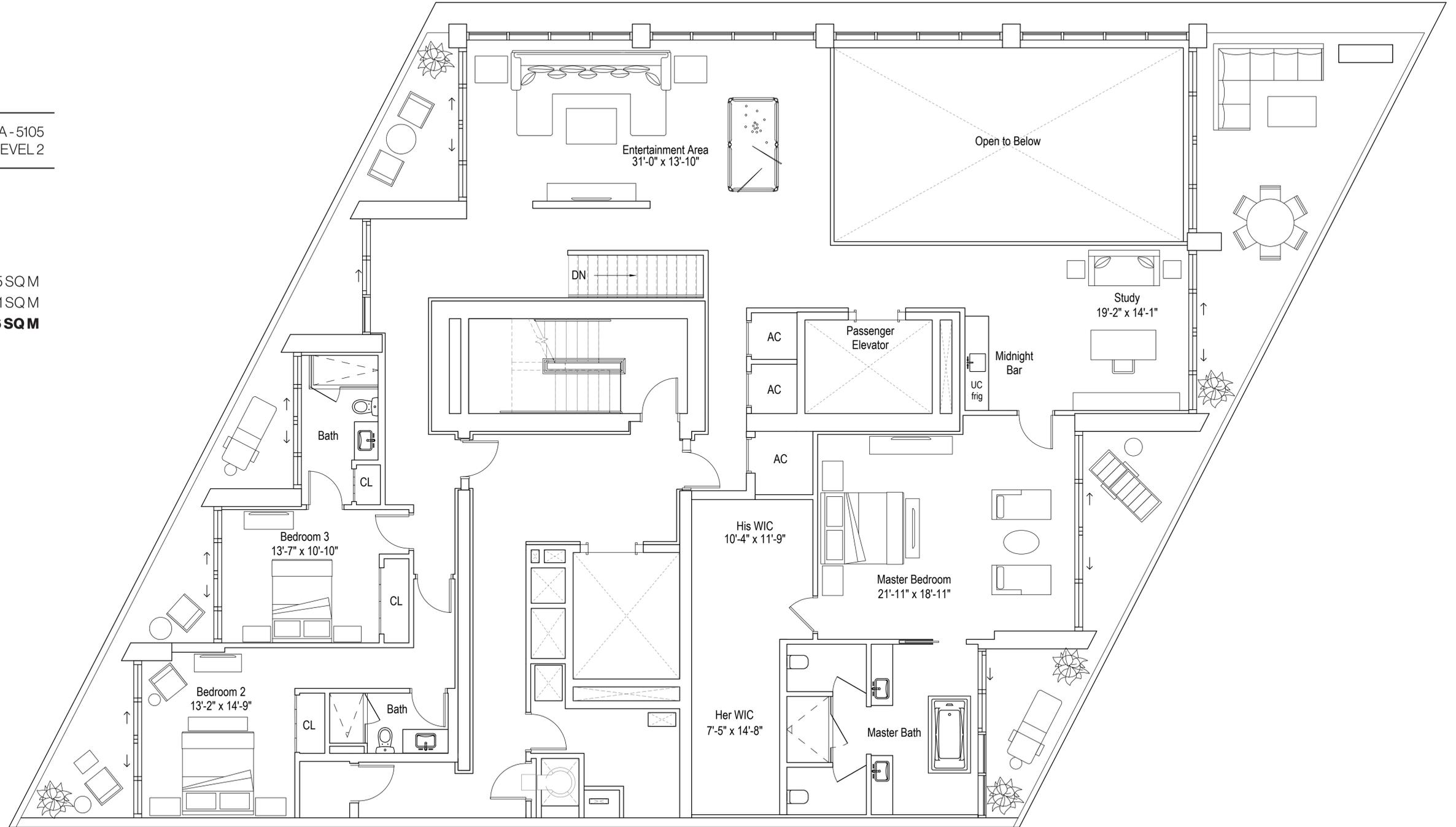
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FOR NEW YORK RESIDENTS: THE COMPLETE OFFERING TERMS ARE IN AN OFFERING PLAN AVAILABLE FROM THE SPONSOR, FILE NO. CD16-0032.

**MODEL TYPE** NORTH SKY VILLA - 5105  
LEVEL 2

**RESIDENCE DESCRIPTION**  
5 BED / 6.5 BATH + DOUBLE LIVING  
+ FAMILY + MASTER STUDY  
+ ENTERTAINMENT LOUNGE + SERVICE

INTERIOR	6,513 SQ FT	605 SQ M
OUTDOOR LIVING	1,407 SQ FT	131 SQ M
<b>TOTAL</b>	<b>7,920 SQ FT</b>	<b>736 SQ M</b>



LEVEL 2



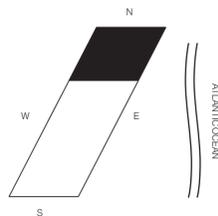
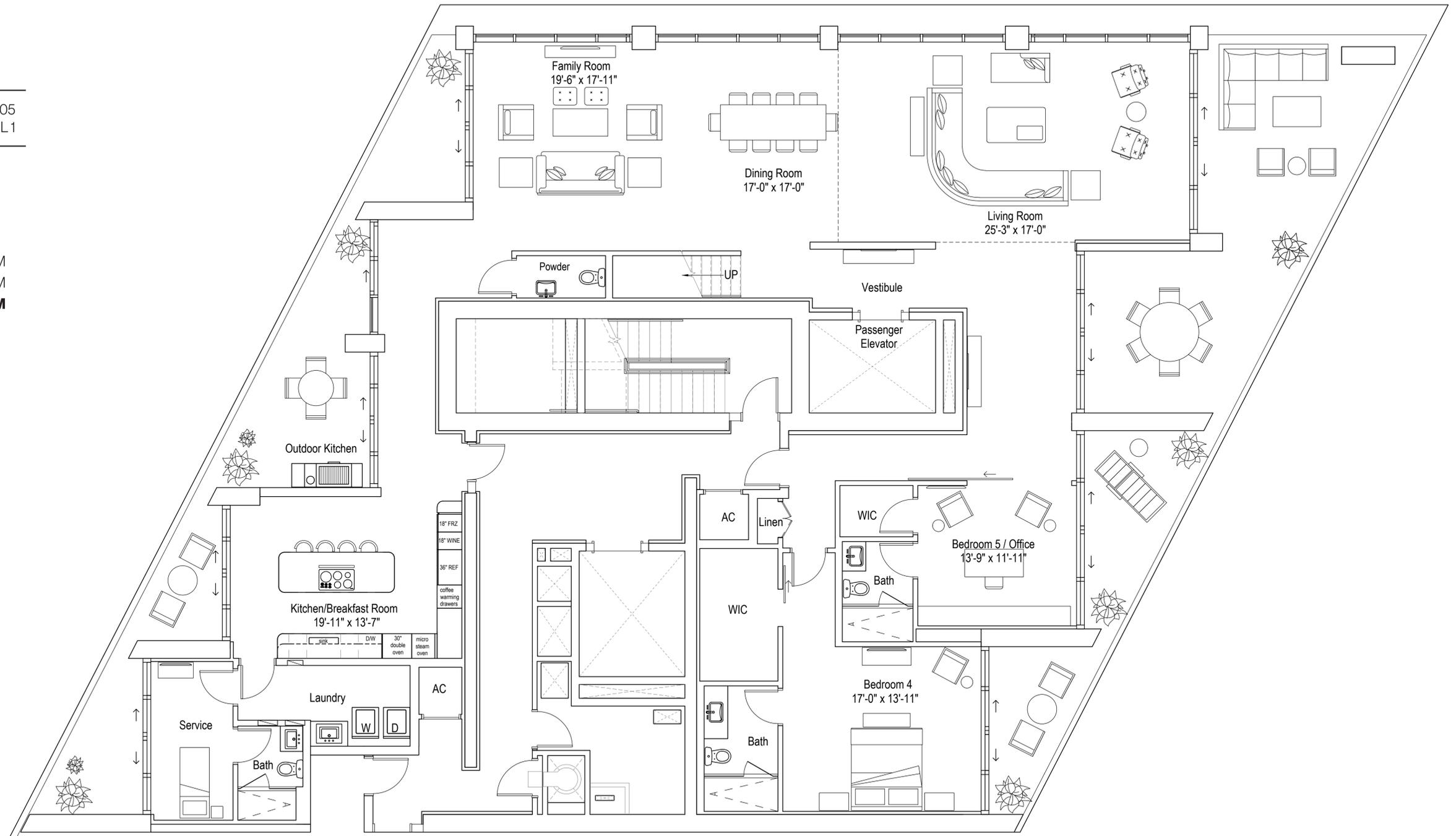
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**MODEL TYPE** NORTH SKY VILLA - 5305  
LEVEL 1

**RESIDENCE DESCRIPTION**  
5 BED / 6.5 BATH + DOUBLE LIVING + FAMILY  
+ MASTER STUDY + ENTERTAINMENT LOUNGE  
+ SERVICE

INTERIOR	6,509 SQ FT	605 SQ M
OUTDOOR LIVING	1,407 SQ FT	131 SQ M
<b>TOTAL</b>	<b>7,916 SQ FT</b>	<b>736 SQ M</b>



LEVEL 1



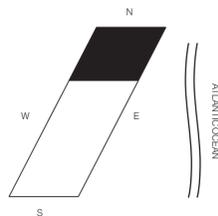
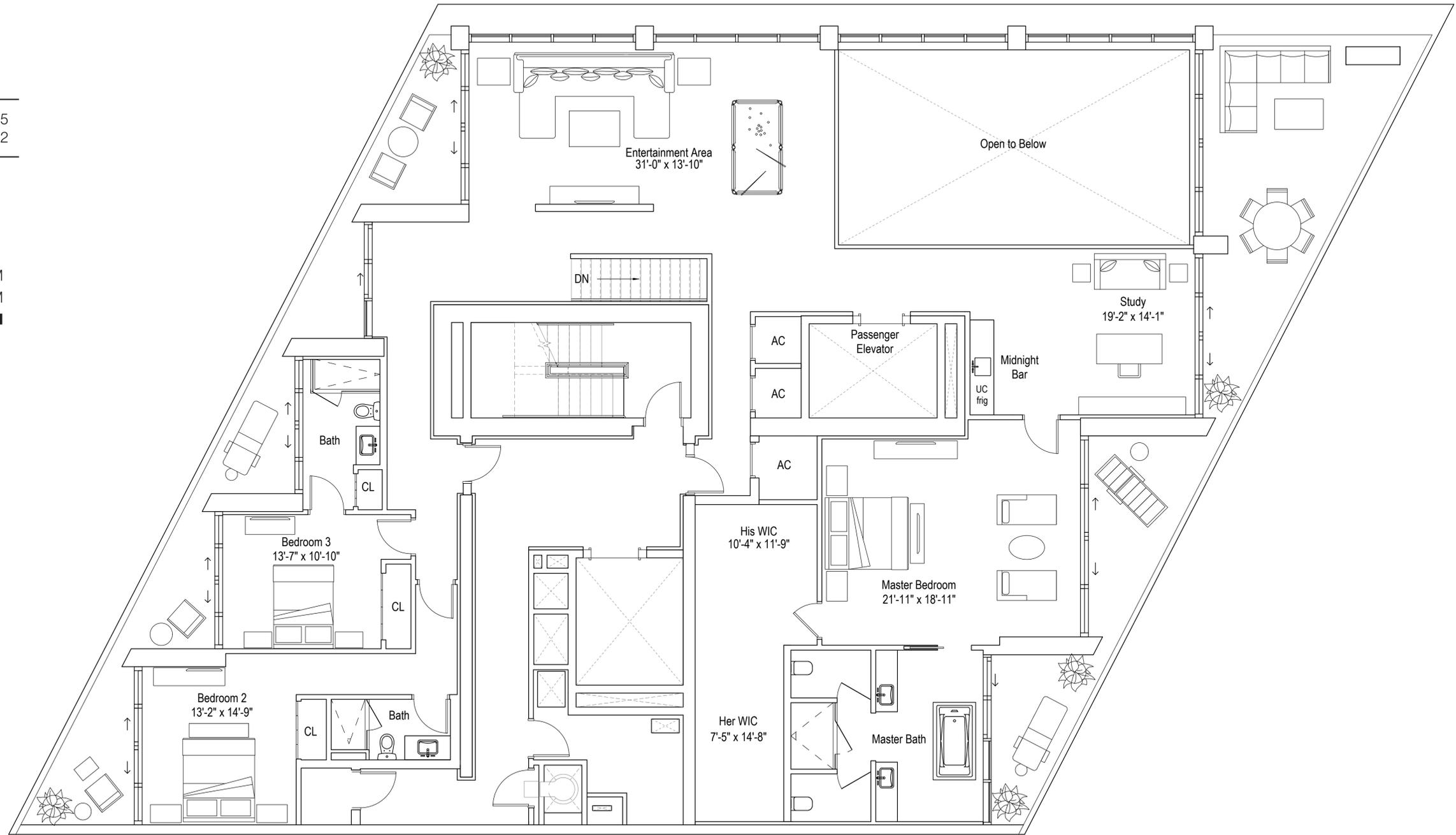
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**MODEL TYPE** NORTH SKY VILLA - 5305  
LEVEL 2

**RESIDENCE DESCRIPTION**  
5 BED / 6.5 BATH + DOUBLE LIVING + FAMILY  
+ MASTER STUDY + ENTERTAINMENT LOUNGE  
+ SERVICE

INTERIOR	6,509 SQ FT	605 SQ M
OUTDOOR LIVING	1,407 SQ FT	131 SQ M
<b>TOTAL</b>	<b>7,916 SQ FT</b>	<b>736 SQ M</b>



LEVEL 2



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.

FOR NEW YORK RESIDENTS: THE COMPLETE OFFERING TERMS ARE IN AN OFFERING PLAN AVAILABLE FROM THE SPONSOR, FILE NO. CD16-0032.

**MODEL TYPE** SOUTH SKY VILLA - 5101  
LEVEL 1

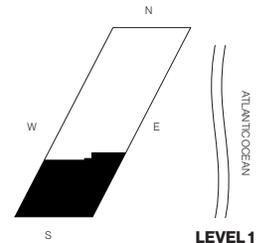
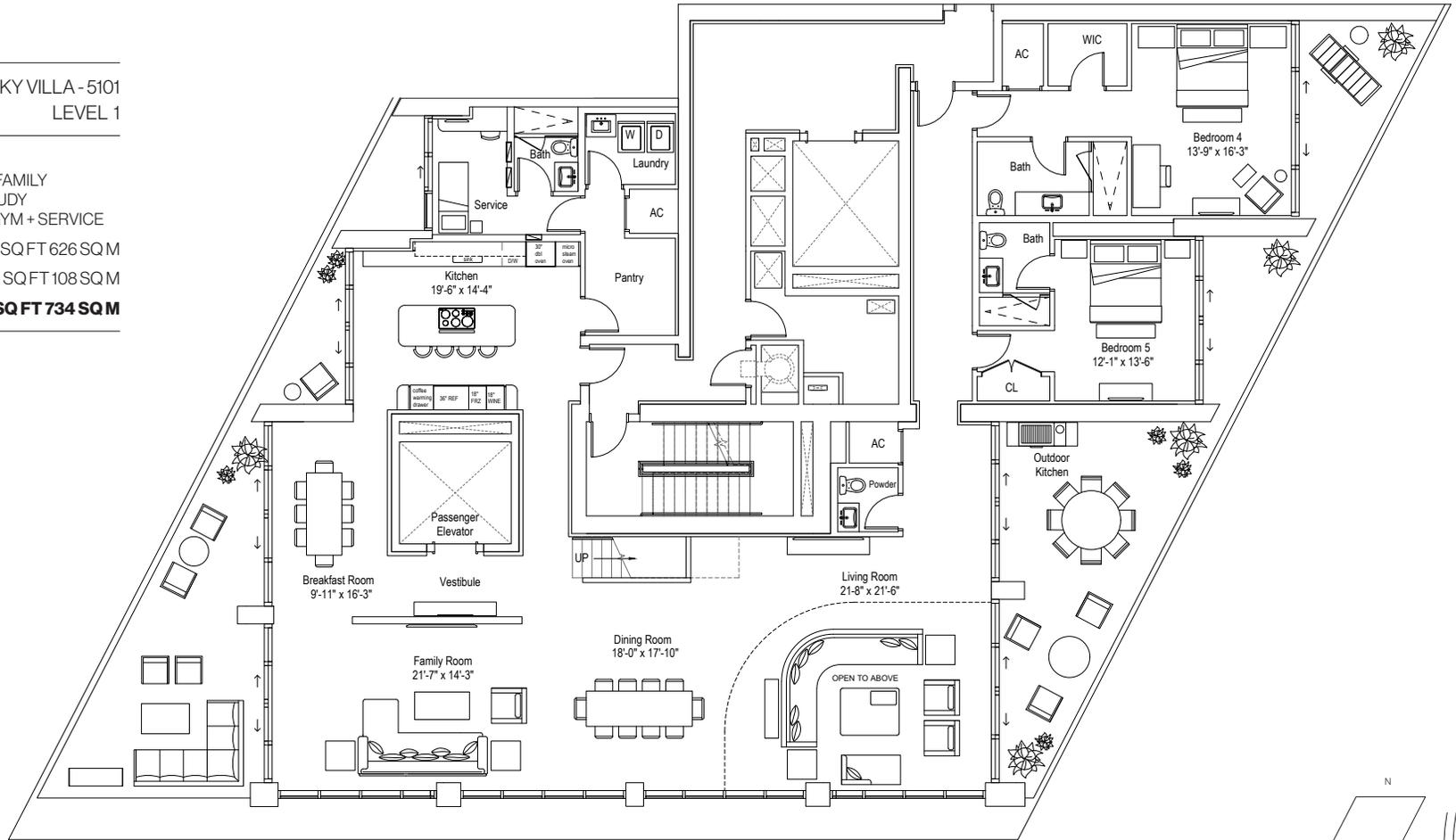
**RESIDENCE DESCRIPTION**

5 BED / 6 BATH / 2 HALF BATH + FAMILY  
+ DOUBLE DINING + MASTER 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**



**LEVEL 1**



STATED DIMENSIONS ARE MEASURED TO THE EXTERIOR BOUNDARIES OF THE EXTERIOR WALLS AND STRUCTURAL MEMBERS AND THE CENTERLINE OF INTERIOR DIMENSION 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, COUNTERTOPS, 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** SOUTH SKY VILLA - 5101  
LEVEL 2

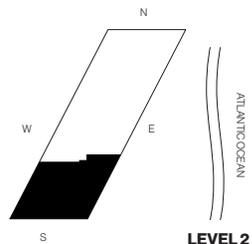
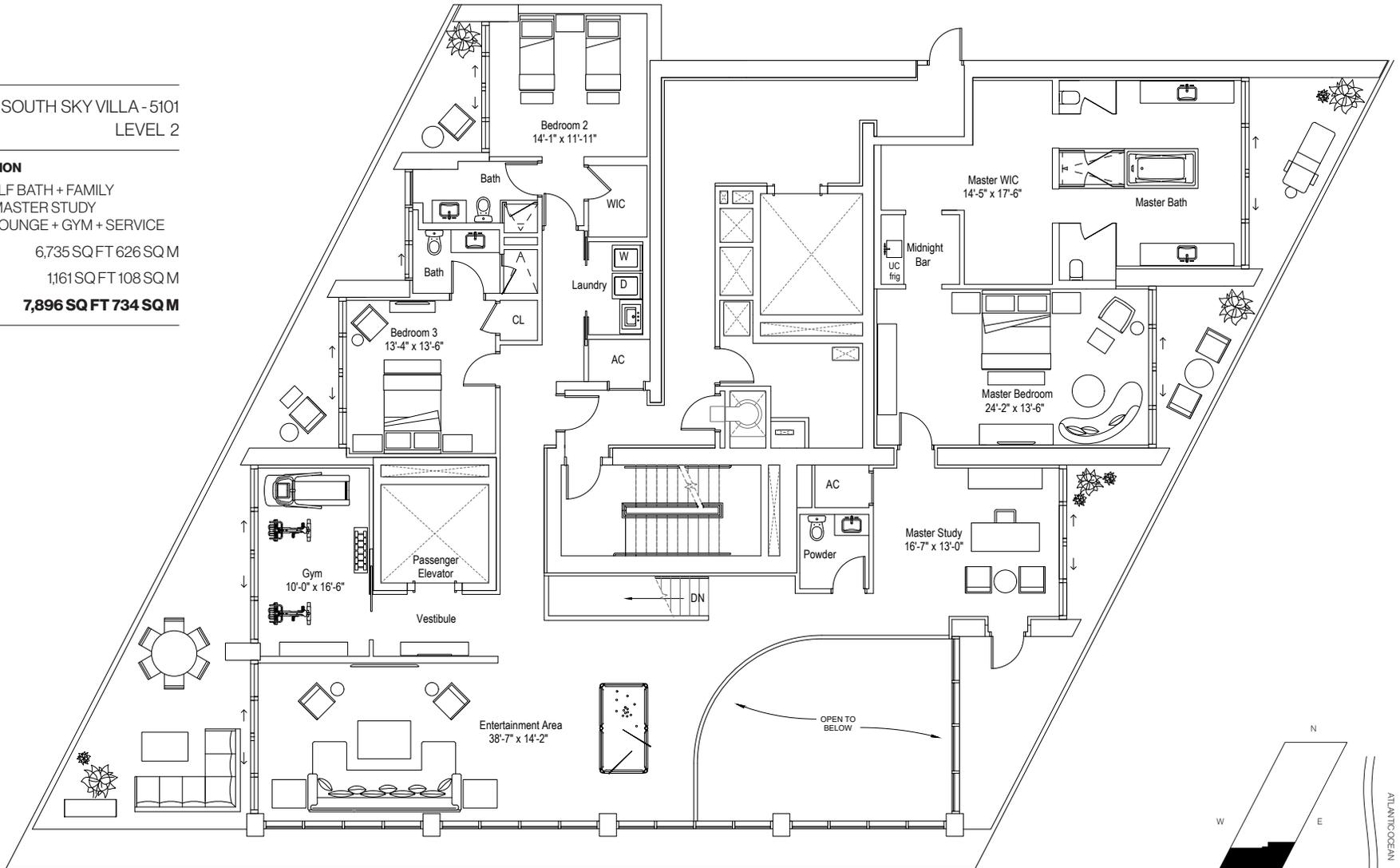
**RESIDENCE DESCRIPTION**

5 BED / 6 BATH / 2 HALF BATH + FAMILY  
+ DOUBLE DINING + MASTER 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**



**LEVEL 2**



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, COUNTERTOPS, 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** SOUTH SKY VILLA - 5301  
LEVEL 1

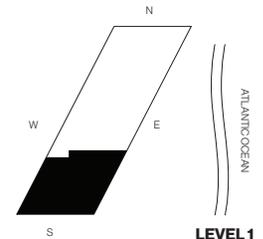
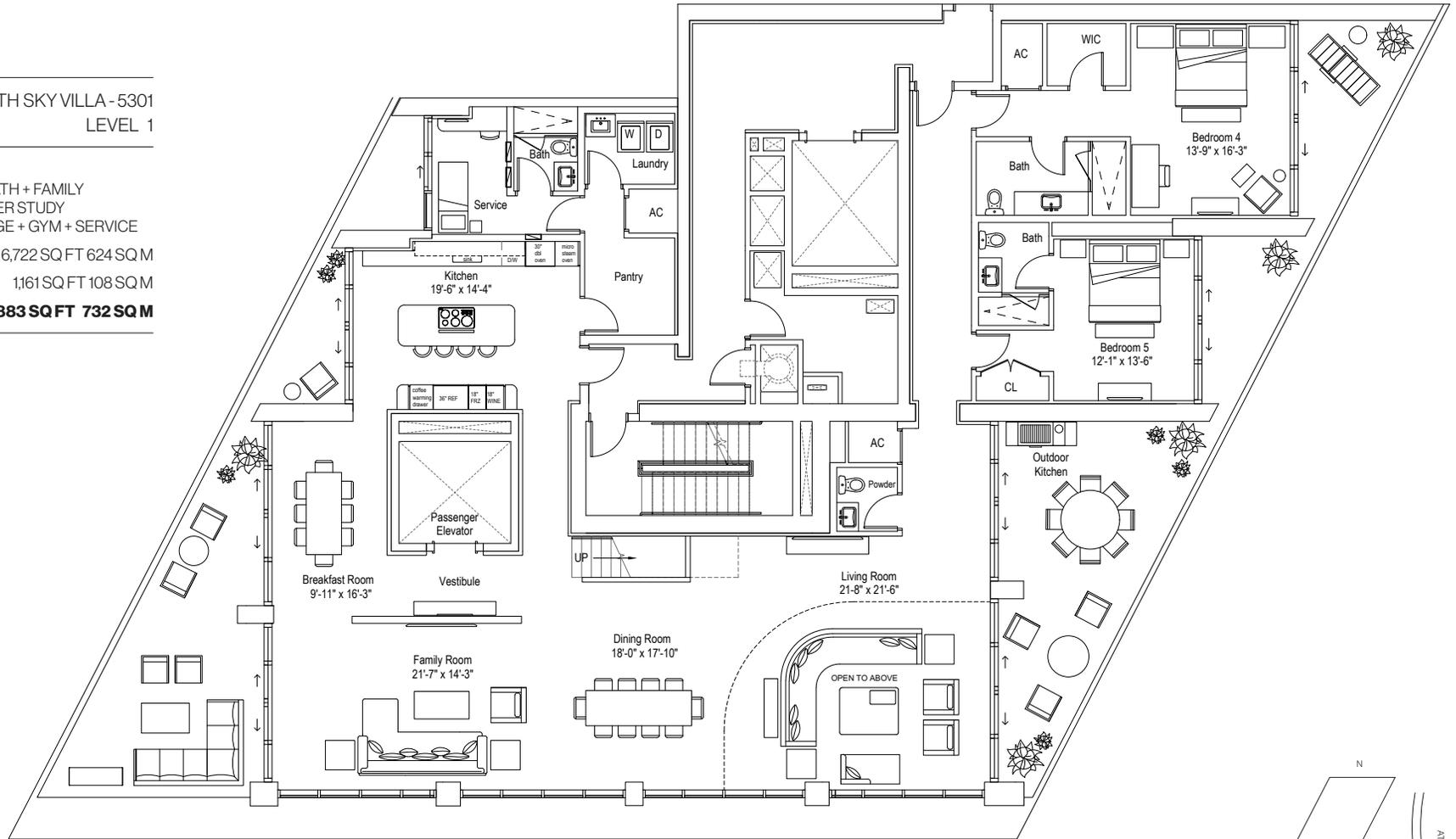
**RESIDENCE DESCRIPTION**

5 BED / 6 BATH / 2 HALF BATH + FAMILY  
+ DOUBLE DINING + MASTER 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**



**LEVEL 1**



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, COUNTERTOPS, 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** SOUTH SKY VILLA - 5301  
LEVEL 2

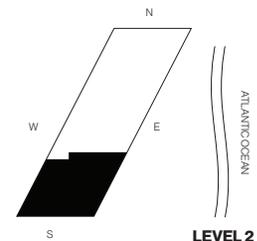
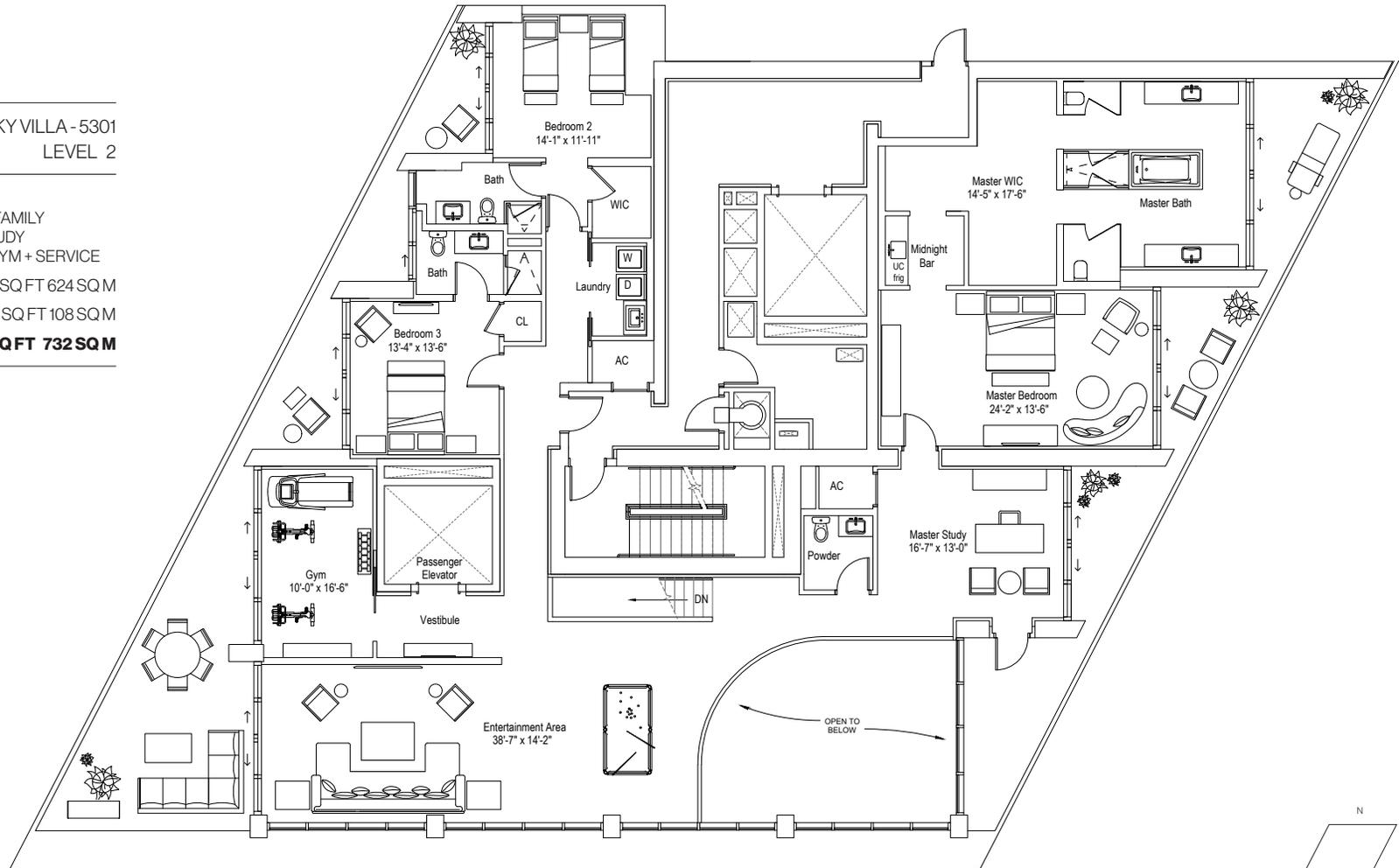
**RESIDENCE DESCRIPTION**

5 BED / 6 BATH / 2 HALF BATH + FAMILY  
+ DOUBLE DINING + MASTER 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**



**LEVEL 2**



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, COUNTERTOPS, 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**

SIGNATURE PENTHOUSE

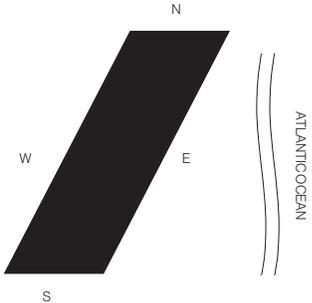
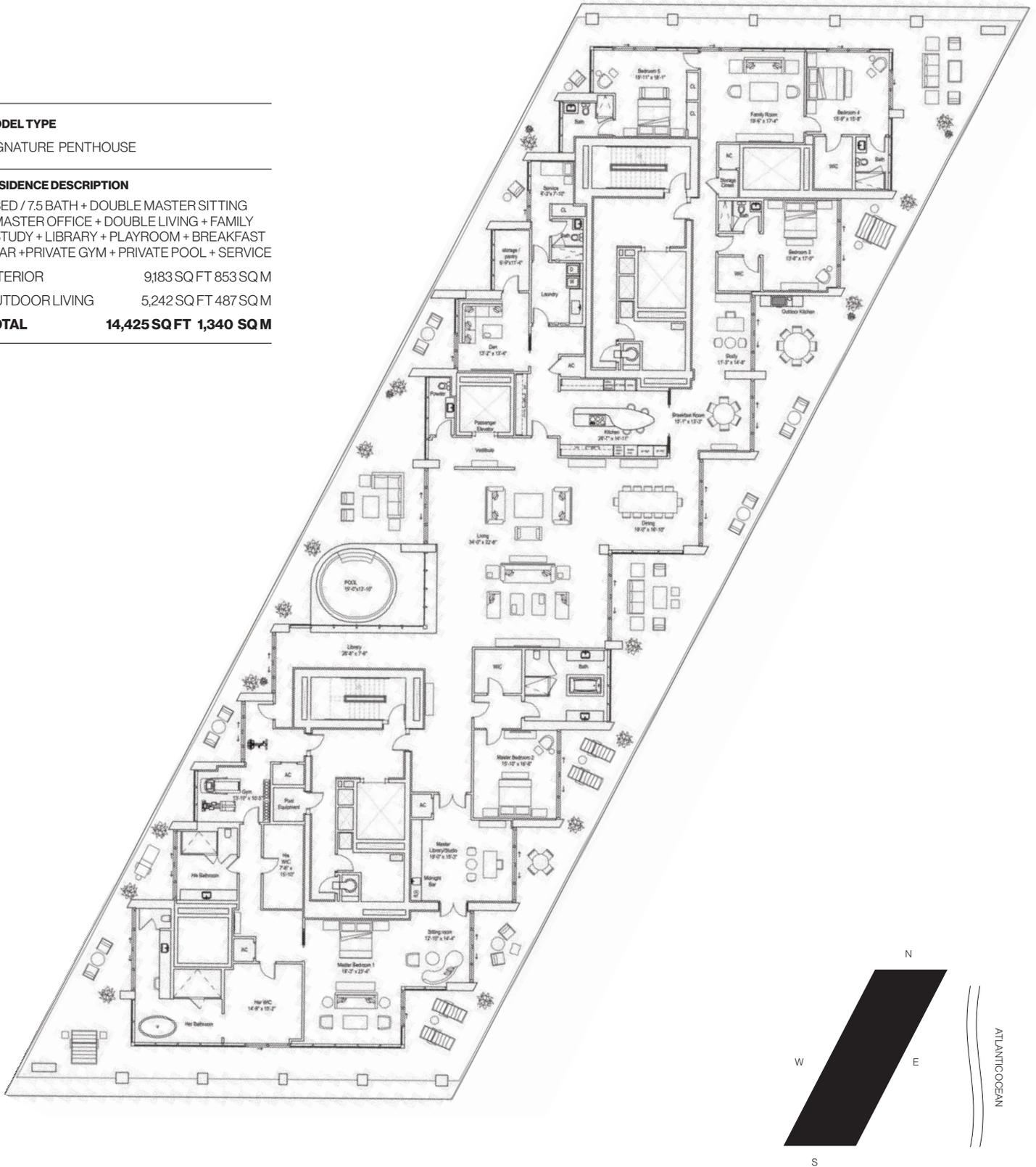
**RESIDENCE DESCRIPTION**

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

INTERIOR 9,183 SQ FT 853 SQ M

OUTDOOR LIVING 5,242 SQ FT 487 SQ M

**TOTAL 14,425 SQ FT 1,340 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 ETICITIES 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 SALES 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.



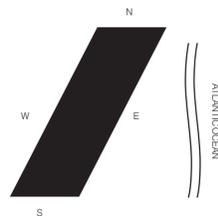
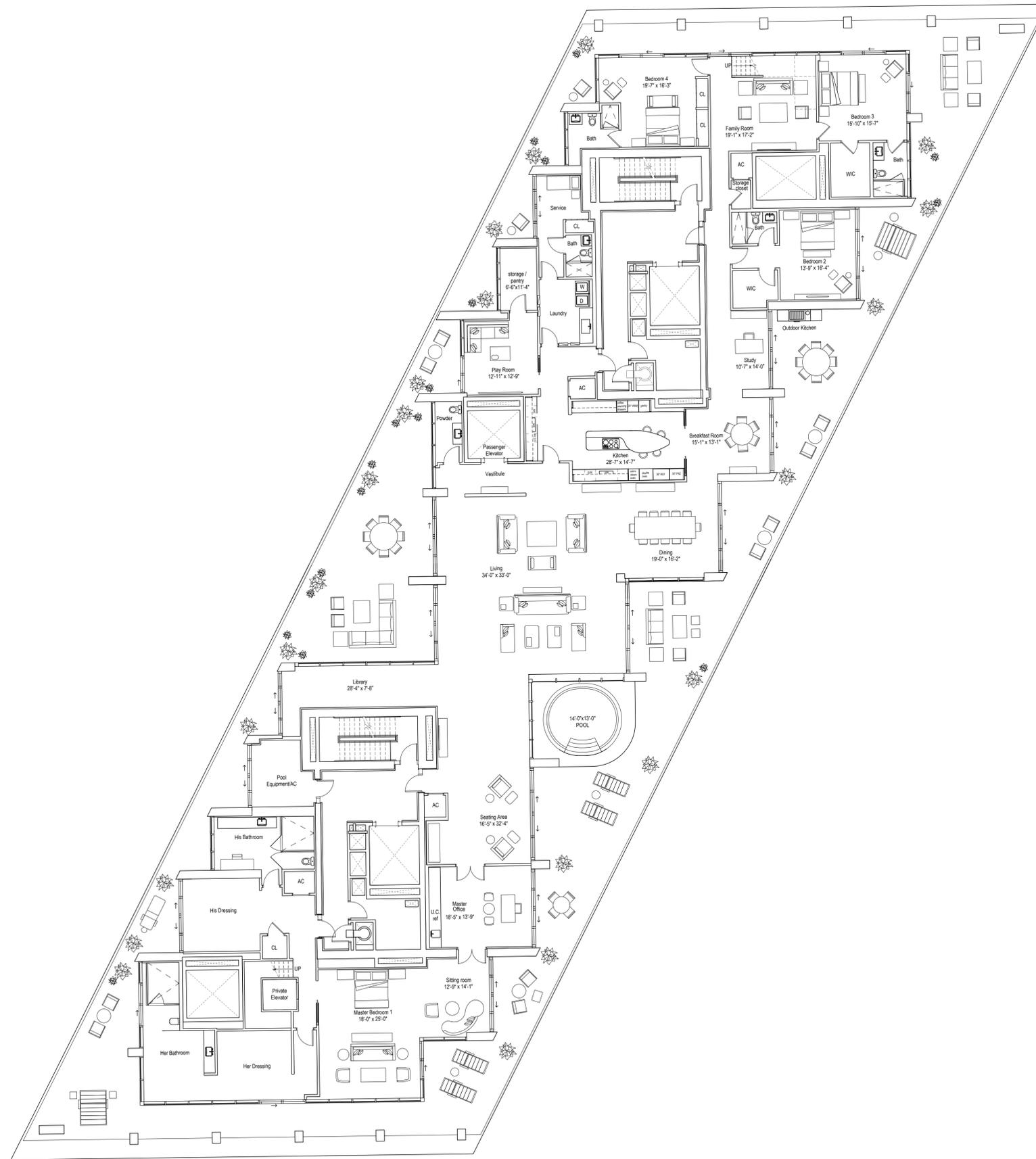
**MODEL TYPE**

SIGNATURE UPPER PENTHOUSE 5603  
LEVEL 1

**RESIDENCE DESCRIPTION**

6-7BED / 9.5 BATH  
 + MASTER SITTING + MASTER OFFICE  
 + DOUBLE LIVING + 2 FAMILY ROOMS  
 + BREAKFAST + LIBRARY + STUDY + PLAYROOM  
 2 MIDNIGHT BARS + PRIVATE MASTER 2ND LEVEL  
 LOUNGE + SPA (OPTIONAL BEDROOM) + PRIVATE  
 ELEVATOR + PRIVATE POOL + SERVICE

INTERIOR	11,661 SQ FT	1,083 SQ M
OUTDOOR LIVING	7,571 SQ FT	703 SQ M
<b>TOTAL</b>	<b>19,232 SQ FT</b>	<b>1,786 SQ M</b>



LEVEL 1



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.

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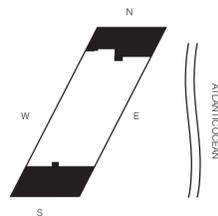
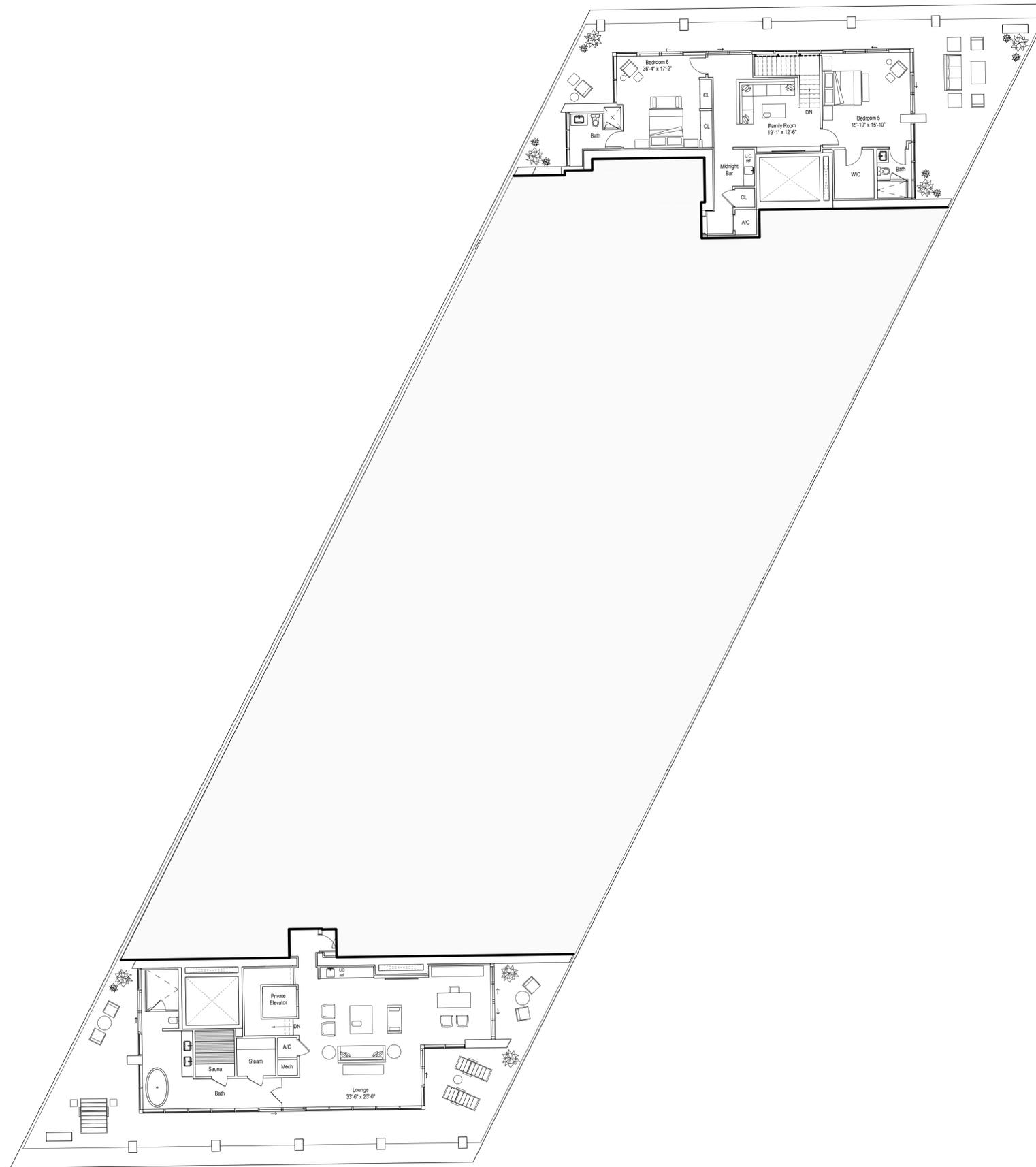
**MODEL TYPE**

SIGNATURE UPPER PENTHOUSE 5603  
LEVEL 2

**RESIDENCE DESCRIPTION**

6-7BED / 9.5 BATH  
 + MASTER SITTING+ MASTER OFFICE  
 + DOUBLE LIVING + 2 FAMILY ROOMS  
 + BREAKFAST + LIBRARY + STUDY + PLAYROOM  
 2 MIDNIGHT BARS + PRIVATE MASTER 2ND LEVEL  
 LOUNGE + SPA (OPTIONAL BEDROOM) + PRIVATE ELE-  
 VATOR + PRIVATE POOL + SERVICE

INTERIOR	11,661 SQ FT	1,083 SQ M
OUTDOOR LIVING	7,571 SQ FT	703 SQ M
<b>TOTAL</b>	<b>19,232 SQ FT</b>	<b>1,786 SQ M</b>



LEVEL 2



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.

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