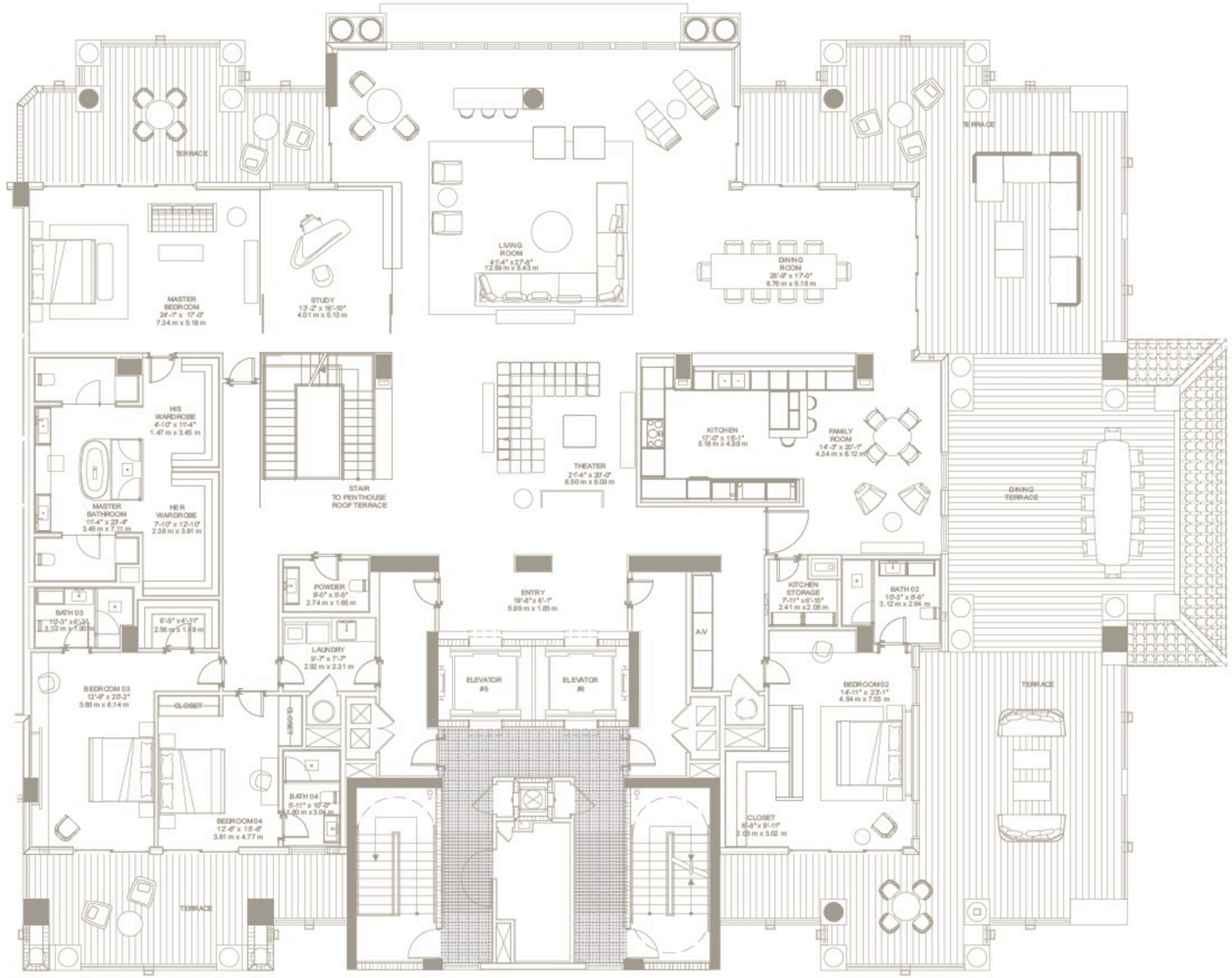


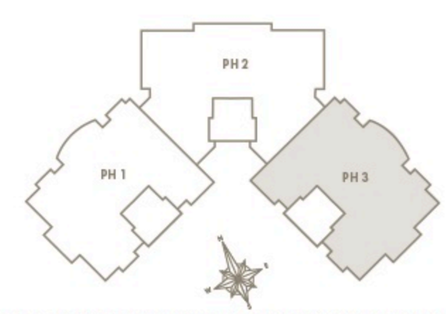
GOVERNMENT CUT

PENTHOUSE 3

Floor:	10
Scale: 3/16" = 1'-0"	
Residence:	6,644 sq. ft. 617.25 m2
Terrace Entry Level:	3,222 sq. ft. 299.33 m2
Terrace Roof Level:	3,188 sq. ft. 296.17 m2
Total Terrace:	6,410 sq. ft. 595.50 m2
Total:	13,054 sq. ft. 1,212.74 m2

PENTHOUSE 3

ENTRY, THEATER, LIVING ROOM, DINING ROOM, FAMILY ROOM, KITCHEN, KITCHEN STORAGE, STUDY, LAUNDRY ROOM, 4 BEDROOMS, 4 BATHS + POWDER, ROOFTOP TERRACE



ORAL REPRESENTATIONS CANNOT BE RELIED UPON AS CORRECTLY STATING REPRESENTATIONS OF THE DEVELOPER. FOR CORRECT REPRESENTATIONS, MAKE REFERENCE TO THIS BROCHURE AND TO THE DOCUMENTS REQUIRED BY SECTION 715.503, FLORIDA STATUTES, TO BE FURNISHED BY A DEVELOPER TO A BUYER. ALL DIMENSIONS ARE APPROXIMATE AND SUBJECT TO NORMAL CONSTRUCTION VARIANCES AND TOLERANCES. PLAN AND DIMENSIONS MAY CONTAIN VARIATIONS FROM FLOOR TO FLOOR. THERE ARE TWO GENERALLY ACCEPTED METHODS FOR CALCULATING THE SQUARE FOOTAGE OF THE UNIT. THE "PARAMETRICAL METHOD" IS BASED ON THE DESCRIPTION OF THE BOUNDARIES OF THE UNIT, AS SET FORTH IN THE DECLARATION OF CONDOMINIUM AND ONLY INCLUDES THE AIRSPACE WITHIN A UNIT. THE "ARCHITECTURAL METHOD" MEASURES A UNIT TO THE OUTSIDE FINISHED SURFACE OF EXTERIOR WALLS AND TO THE CENTERLINE OF INTERIOR DIMISING WALLS AND INCLUDES PORTIONS OF THE COMMON ELEMENTS OF THE CONDOMINIUM. THE SQUARE FOOTAGE DERIVED USING THE ARCHITECTURAL METHOD IS GREATER THAN THE SQUARE FOOTAGE DERIVED USING THE PARAMETRICAL METHOD. THE SQUARE FOOTAGE OF THE UNIT USING THE ARCHITECTURAL METHOD IS SET FORTH ABOVE AND IS INCLUDED IN SALES MATERIALS TO ALLOW A PROSPECTIVE BUYER TO COMPARE THE SQUARE FOOTAGE OF THE UNITS WITH UNITS IN OTHER CONDOMINIUM PROJECTS THAT UTILIZE THE ARCHITECTURAL METHOD. THE PARAMETRICAL METHOD IS USED IN THE LEGAL DOCUMENTS FOR PALAZZO DEL SOL AT FISHER ISLAND, A CONDOMINIUM AND YIELDS A SQUARE FOOTAGE OF 6,644 SQUARE FEET. THIS IS NOT AN OFFERING IN ANY STATE IN WHICH REGISTRATION IS REQUIRED BUT IN WHICH REGISTRATION REQUIREMENTS HAVE NOT YET BEEN MET. THIS ADVERTISEMENT IS NOT AN OFFERING. IT IS A SOLICITATION OF INTEREST IN THE ADVERTISED PROPERTY. NO OFFERING OF THE ADVERTISED UNITS CAN BE MADE AND NO DEPOSITS CAN BE ACCEPTED, OR RESERVATIONS, BINDING OR NON-BINDING, CAN BE MADE UNTIL AN OFFERING PLAN IS FILED WITH THE NEW YORK STATE DEPARTMENT OF LAW. THIS ADVERTISEMENT IS MADE PURSUANT TO COOPERATIVE POLICY STATEMENT NO. 1, ISSUED BY NEW YORK STATE DEPARTMENT OF LAW.