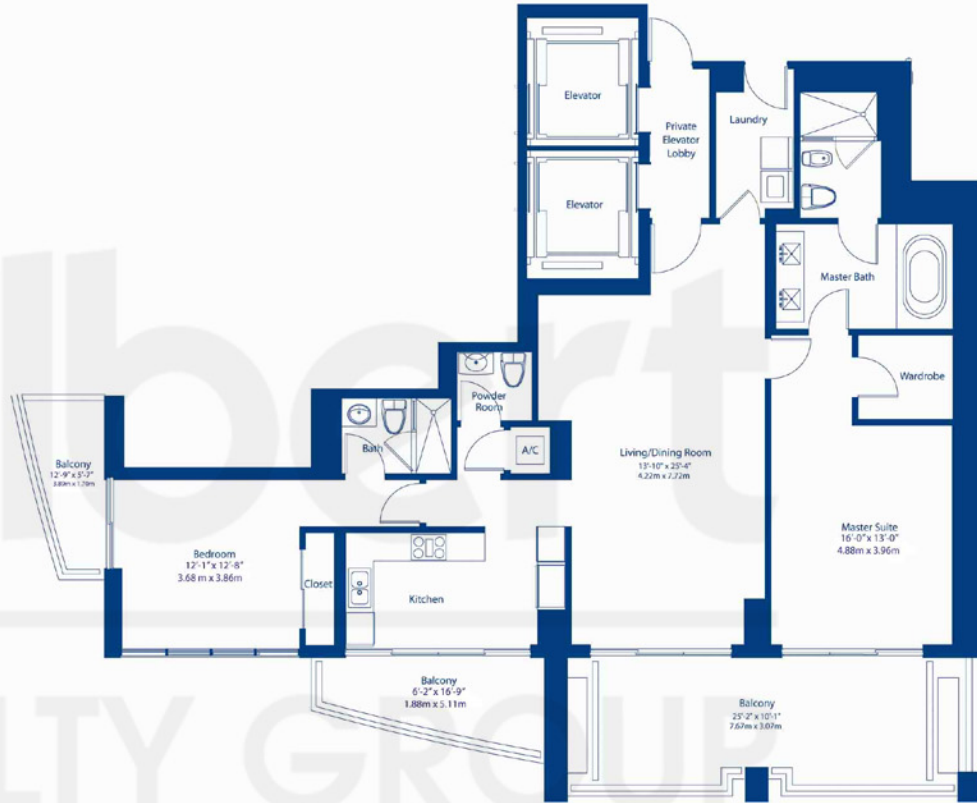


A/C LIVING AREA	1,698 SQ. FT.	157.8 M ²
BALCONY	418 SQ. FT.	38.8 M ²
TOTAL	2,116 SQ. FT.	196.6 M ²




CONTINUUM
 ON SOUTH BEACH
 ON THE OCEAN

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Zilbert
 REALTY GROUP

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RESIDENCE E MODIFIED
LEVELS 10-20

2 BEDROOMS
2 1/2 BATHS

ALL REPRESENTATIONS CANNOT BE RELIED UPON AS CORRECTLY STATING THE REPRESENTATIONS OF THE DEVELOPER. FOR CORRECT REPRESENTATIONS MAKE REFERENCE TO THIS BROCHURE AND TO THE DOCUMENTS REQUIRED BY SECTION 718.05(3), FLORIDA STATUTES, TO BE FURNISHED BY A DEVELOPER TO A BUYER OR LESSEE. THIS OFFERING IS MADE ONLY BY THE PRODUCERS 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 STATES WHERE SUCH OFFER OR SOLICITATION CANNOT BE MADE. PRICES, PLANS AND SPECIFICATIONS ARE SUBJECT TO CHANGE WITHOUT NOTICE. BEFORE 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 PLEASED TO THE LETTER AND SPIRIT OF THE U.S. POLICY FOR PROMOTION OF EQUAL HOUSING OPPORTUNITY THROUGHOUT THE NATION. 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 PARTITION WALLS AND IN FACT 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). ADDITIONALLY, MEASUREMENTS OF ROOMS SET FORTH ON ANY FLOOR PLAN ARE GENERALLY TAKEN AT THE GREATEST POINTS OF EACH ROOM AS IF THE ROOM WERE A PERFECT RECTANGLE, WITHOUT REGARD FOR ANY CUTOUTS. ACCORDINGLY, THE AREA OF THE ACTUAL ROOM WILL TYPICALLY BE SMALLER THAN THE PRODUCT OBTAINED BY MULTIPLYING THE STATED LENGTH TIMES WIDTH. ALL DIMENSIONS ARE APPROXIMATE AND ALL FLOOR PLANS AND TEXT/CONTENT PLANS ARE SUBJECT TO CHANGE. CEILING HEIGHTS REFERENCED HEREIN ARE MEASURED FROM THE TOP OF THE LOWER FLOOR SLAB TO THE TOP OF THE UPPER FLOOR SLAB AND EXCLUDES THOSE AREAS WHERE ANY SOFFITS, MOLINGS, DROP AND/OR SUSPENDED CEILING AND/OR LIGHT FIXTURES MAY BE INSTALLED. AS SUCH, THE REFERENCED CEILING HEIGHTS MAY NOT REPRESENT ACTUAL CEILING CLEARANCE.