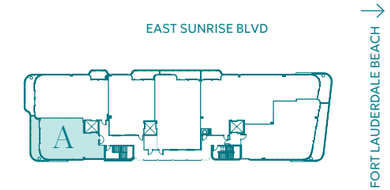

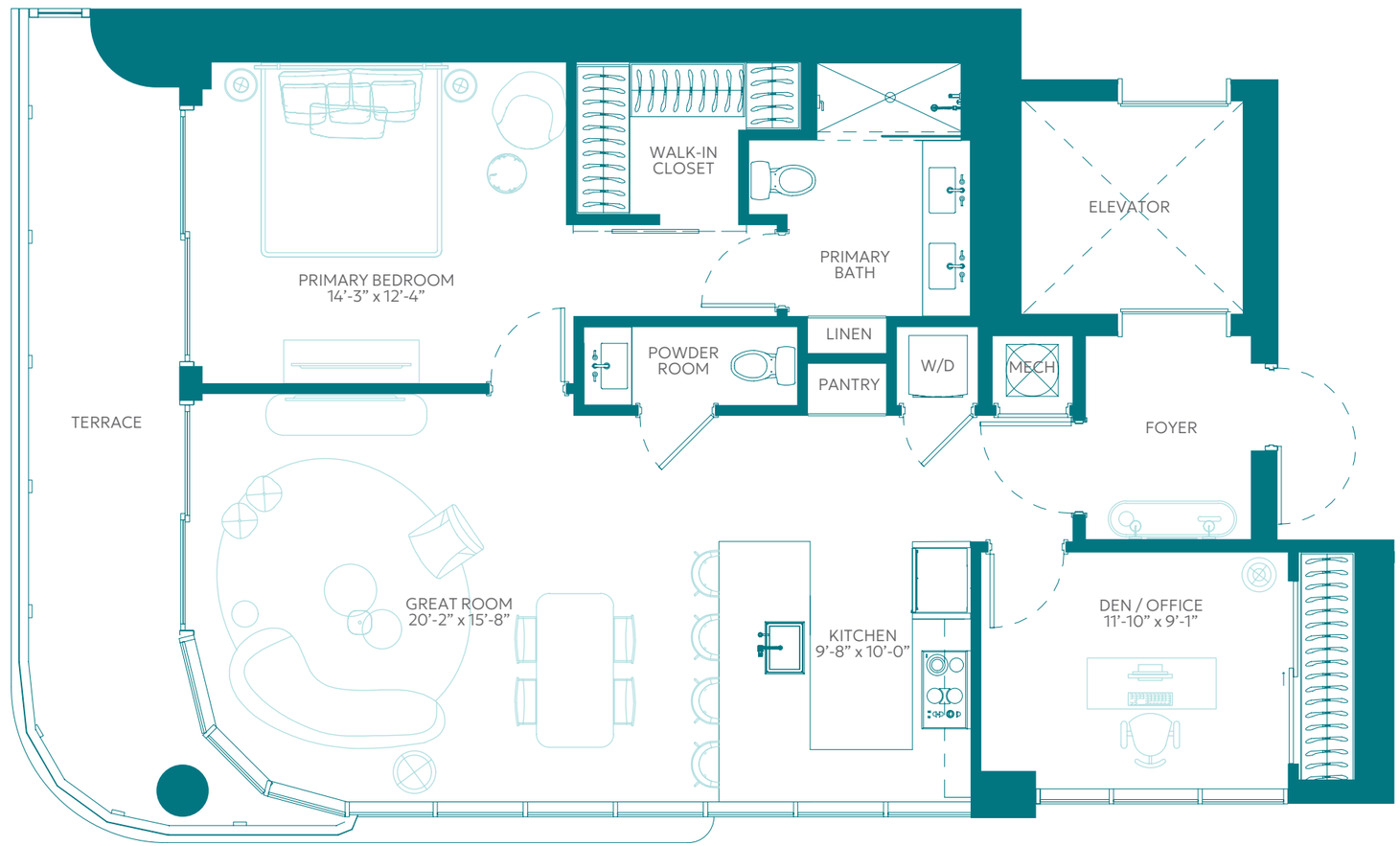

Residence A

1 BEDROOM + DEN / 1.5 BATHS

INTERIOR - 1,086 SF / 101 M²

EXTERIOR - 213 SF / 20 M²

TOTAL - 1,299 SF / 121 M²

SERENO FORT LAUDERDALE

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 718.503, FLORIDA STATUTES, TO BE FURNISHED BY A DEVELOPER TO A BUYER OR LESSEE.

All square footages and dimensions, including (without limitation) ceiling heights, are estimates based on preliminary plans and will vary with actual construction. All floor plans, specifications and other development plans are proposed and conceptual only and are subject to change and will not necessarily accurately reflect the final plans and specifications. Stated square footages and dimensions are measured to the exterior boundaries of the exterior walls and outside corridor wall, and the centerline of interior demising walls between units and in fact vary from the square footages and 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 all interior structural components and other common elements or shared facilities. The method of measurement used herein is generally found in sales materials and is provided to allow a prospective buyer to compare the Units with units in other condominium projects that utilize the same method. For your reference, the dimensions of the Unit determined as set forth in the Declaration, are set forth in Exhibit "2" to the Declaration of Condominium. Measurements of rooms set forth on this floor plan are generally taken at the farthest points of each given room (as described above and as if the room were a perfect rectangle), without regard for any cutouts, soffits or other variations. Accordingly, the interior air space dimensions of the actual room will be smaller than the product obtained by multiplying the stated length and width. Terraces and other exterior areas are not part of the Unit. See full legal disclaimers at SERENOFTL.com.