PH1 PENTHOUSE

FOUR BEDROOMS + OFFICE + DEN
THREE AND A HALF BATHROOMS

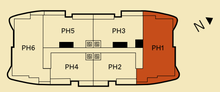
FLOOR: 27

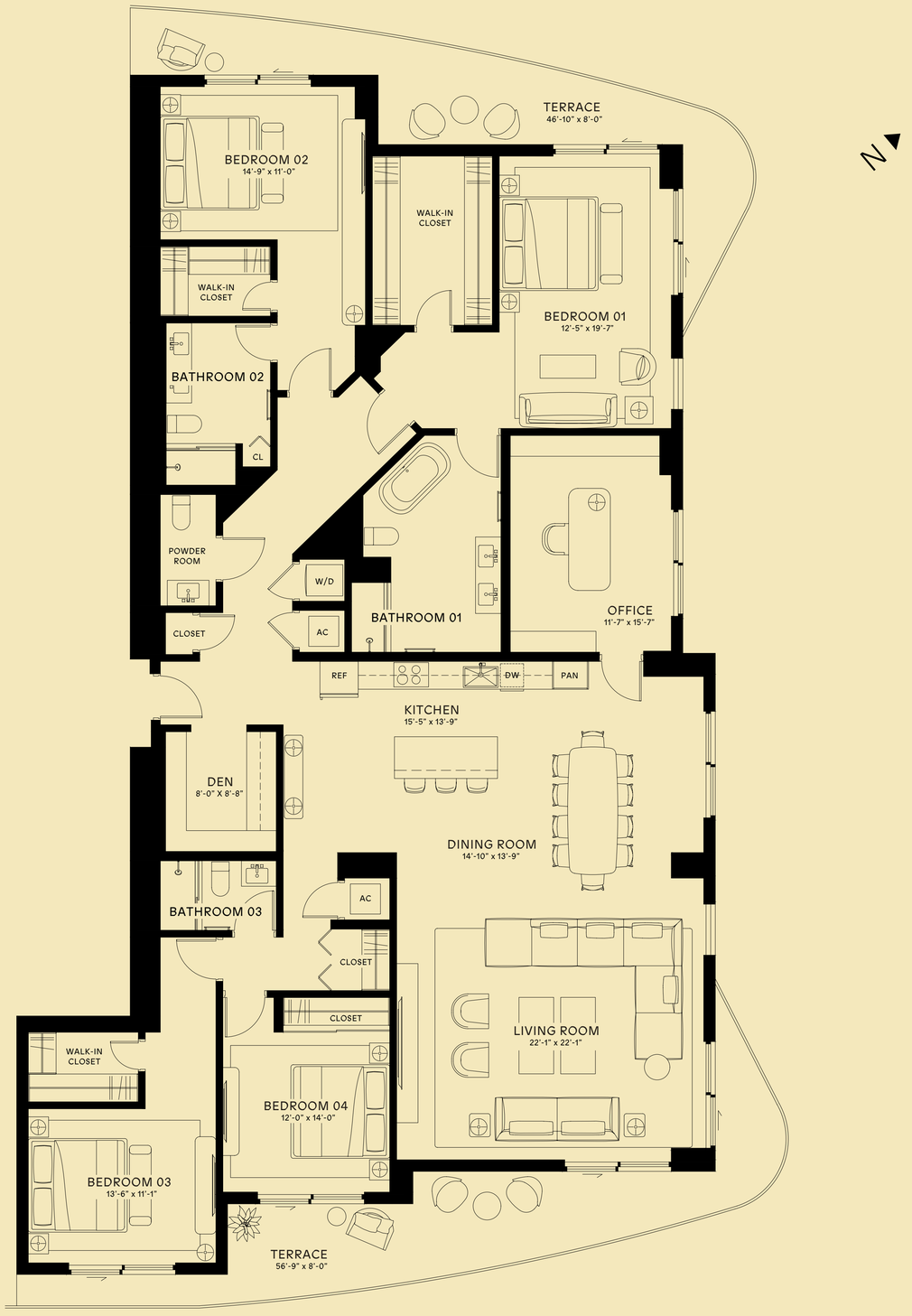
INTERIOR:	3,239 SQ FT	301 M²
EXTERIOR:	566 SQ FT	53 M²
TOTAL:	3,805 SQ FT	354 M²

MONDRIAN
HALLANDALE BEACH RESIDENCES



EAST FAÇADE





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 "Unit" set forth in the Declaration (which generally only includes the interior airspace between the perimeter walls and excludes interior structural components). For your reference, the area of the Unit, determined in accordance with those defined unit boundaries, is set forth on Exhibit "3" to the Declaration. Note that measurements of rooms set forth on this floor plan are generally taken at the greatest points of each given 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 may vary with actual construction, and all floor plans and development plans are subject to change. The size and configuration of balconies and terraces varies slightly throughout the building. The balcony depicted above is a "typical" configuration, but actual balconies may be smaller or larger. For the actual size and configuration of the balcony for your Unit, see Exhibit "2" to the Declaration of Condominium.