

PLEASE CAREFULLY READ THE FOLLOWING TERMS BEFORE USING THIS WEBSITE. CONTINUED USE OF THE WEBSITE SIGNIFIES YOUR ACCEPTANCE OF, AND AGREEMENT TO BE BOUND BY, EACH AND EVERY ONE OF THE FOLLOWING TERMS AND CONDITIONS:

THIS PROJECT IS BEING DEVELOPED BY PMG-11TH STREET VENTURES, LLC (THE “DEVELOPER” OR THE “SPONSOR”), WHICH HAS A LIMITED RIGHT TO USE THE NAME AND LOGO OF PROPERTY MARKETS GROUP/PMG. ANY AND ALL STATEMENTS, DISCLOSURES AND/OR REPRESENTATIONS SHALL BE DEEMED MADE BY THE DEVELOPER AND NOT BY PROPERTY MARKETS GROUP/PMG. YOU AGREE TO LOOK SOLELY TO THE DEVELOPER (AND NOT TO PROPERTY MARKETS GROUP/PMG OR TO ANY OTHER DEVELOPER PARTY (AS DEFINED BELOW)) OTHER THAN THE DEVELOPER WITH RESPECT TO ANY AND ALL MATTERS RELATING TO THE SALES AND MARKETING AND/OR DEVELOPMENT OF THE PROJECT. THE DEVELOPER MAY REVISE THESE TERMS AT ANY TIME BY UPDATING THIS POSTING.

THIS WEBSITE IS DESIGNED AS A SERVICE TO OUR CUSTOMERS AND MAY BE USED FOR INFORMATION PURPOSES ONLY. COMMERCIAL USE OF THIS WEBSITE IS STRICTLY PROHIBITED. THIS WEBSITE IS MEANT TO BE USED AS AN OVERVIEW OF THE DEVELOPER AND THE PROJECT AND IN NO WAY WHATSOEVER SHOULD THE INFORMATION CONTAINED ON THIS WEBSITE BE RELIED ON FOR FINANCIAL, TAX, ACCOUNTING, INVESTMENT, BUSINESS OR LEGAL ADVICE. ALL ITEMS ARE SUBJECT TO MODIFICATION, CHANGE AND/OR BEING WITHDRAWN AT ANY TIME IN THE SOLE DISCRETION OF THE DEVELOPER. THE DEVELOPER AND ITS AFFILIATES, SUBSIDIARIES, SUCCESSORS AND ASSIGNS, AND EACH OF THEIR RESPECTIVE DIRECT AND INDIRECT SHAREHOLDERS, PARTNERS, DIRECTORS, OFFICERS, MANAGERS, MEMBERS, TRUSTEES, BENEFICIARIES, HEIRS, EMPLOYEES, REPRESENTATIVES, SUCCESSORS AND ASSIGNS (COLLECTIVELY, THE “DEVELOPER PARTIES”) ARE IN NO WAY RESPONSIBLE OR LIABLE FOR ANY DAMAGES WHETHER THEY BE DIRECT, INDIRECT, PUNITIVE, SPECIAL, CONSEQUENTIAL, CONTRIBUTION OR INDEMNITY OF ANY KIND WHATSOEVER, HOWEVER CAUSED, ARISING OUT OF THE USE OR NON-AVAILABILITY OF THIS WEBSITE. ADDITIONALLY, ACCESS TO THIRD-PARTY INTERNET SITES LINKED TO THIS WEBSITE ARE AT THE USER’S OWN RISK AND THE DEVELOPER IS NOT RESPONSIBLE FOR THE ACCURACY OR RELIABILITY OF ANY INFORMATION, OPINION, ADVISE, STATEMENTS OR TRANSACTIONS MADE ON THESE SITES.

ORAL REPRESENTATIONS CANNOT BE RELIED UPON AS CORRECTLY STATING THE REPRESENTATIONS OF THE DEVELOPER. FOR CORRECT REPRESENTATIONS, MAKE REFERENCE TO THE SALES BROCHURE AND TO THE DOCUMENTS REQUIRED BY SECTION 718.503, FLORIDA STATUTES, TO BE FURNISHED BY A DEVELOPER TO A BUYER OR LESSEE.

NO FEDERAL AGENCY HAS JUDGED THE MERITS OR VALUE, IF ANY, OF THIS PROPERTY. 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.

THE DRAWINGS ON THIS WEBSITE ARE CONCEPTUAL ONLY AND ARE FOR THE CONVENIENCE OF REFERENCE. THEY SHOULD NOT BE RELIED UPON AS REPRESENTATIONS, EXPRESS OR IMPLIED, OF THE FINAL DETAIL OF THE RESIDENCES. UNITS SHOWN ARE EXAMPLES OF UNIT TYPES AND MAY NOT DEPICT ACTUAL UNITS. STATED SQUARE FOOTAGES ARE RANGES FOR A PARTICULAR UNIT TYPE AND ARE MEASURED TO THE EXTERIOR BOUNDARIES OF THE EXTERIOR WALLS AND THE CENTERLINE OF INTERIOR DEMISING WALLS AND IN FACT ARE LARGER THAN THE AREA THAT WOULD BE DETERMINED BY USING THE DESCRIPTION AND DEFINITION OF THE “UNIT” SET FORTH IN THE DECLARATION OF CONDOMINIUM (WHICH GENERALLY ONLY INCLUDES THE INTERIOR AIRSPACE BETWEEN THE PERIMETER WALLS AND EXCLUDES INTERIOR STRUCTURAL COMPONENTS). THE AREA OF THE UNIT AS

DEFINED IN THE DECLARATION IS LESS THAN THE SQUARE FOOTAGE REFLECTED ON THIS WEBSITE. ALL DEPICTIONS OF APPLIANCES, PLUMBING FIXTURES, EQUIPMENT, COUNTERS, SOFFITS, FLOOR COVERINGS AND OTHER MATTERS OF DETAIL ARE CONCEPTUAL ONLY AND ARE NOT NECESSARILY INCLUDED IN EACH UNIT. THE FURNISHINGS AND DÉCOR ILLUSTRATED OR DEPICTED ARE NOT INCLUDED WITH THE PURCHASE OF THE UNIT. CONSULT YOUR PURCHASE AGREEMENT AND ANY ADDENDA THERETO FOR THE ITEMS INCLUDED WITH THE UNIT. DIMENSIONS AND SQUARE FOOTAGE ARE APPROXIMATE, WILL VARY WITH SPECIFIC UNIT TYPE AND MAY VARY WITH ACTUAL CONSTRUCTION. ADDITIONALLY, MEASUREMENTS OF ROOMS SET FORTH ON ANY FLOOR PLAN ARE NOMINAL AND GENERALLY TAKEN AT THE GREATEST POINTS OF EACH GIVEN ROOM (AS IF THE ROOM WERE A PERFECT RECTANGLE), WITHOUT REGARD FOR ANY CUTOUTS. UNIT ORIENTATION AND WINDOWS (INCLUDING NUMBER, SIZE, ORIENTATION AND AWNINGS), BALCONY/LANAIS (INCLUDING CONFIGURATION, SIZE AND RAILING/BALUSTRADE), STRUCTURE AND MECHANICAL CHASES MAY VARY. THE DEVELOPER EXPRESSLY RESERVES THE RIGHT TO MAKE MODIFICATIONS, REVISIONS AND CHANGES IT DEEMS DESIRABLE IN ITS SOLE AND ABSOLUTE DISCRETION AND WITHOUT NOTICE. ALL DRAWINGS ARE CONCEPTUAL RENDERINGS AND THE DEVELOPER EXPRESSLY RESERVES THE RIGHT TO MAKE MODIFICATIONS. ACTUAL VIEWS MAY VARY AND CANNOT BE GUARANTEED. VIEWS SHOWN CANNOT BE RELIED UPON AS THE ACTUAL VIEW FROM ANY PARTICULAR UNIT WITHIN THE CONDOMINIUM. IMPROVEMENTS, LANDSCAPING AND AMENITIES DEPICTED MAY NOT EXIST. PRICES, PLANS, ARCHITECTURAL INTERPRETATIONS AND SPECIFICATIONS ARE SUBJECT TO CHANGE WITHOUT NOTICE. THE INFORMATION PRESENTED ON THIS WEBSITE IS CONCEPTUAL. THE IMAGES AND FEATURES CONTAINED ON THIS WEBSITE ARE NOT TO BE RELIED UPON OR USED AS A REFERENCE FOR SPECIFICATIONS. THE FOREGOING MATTERS ARE FURTHER ADDRESSED IN THE PURCHASE AGREEMENT AND ANY ADDENDA THERETO AND THE CONDOMINIUM DOCUMENTS.

THE PHOTOGRAPHS DISPLAYED ON THIS WEBSITE MAY BE STOCK PHOTOGRAPHY AND ARE USED TO DEPICT THE SPIRIT OF THE LIFESTYLES TO BE ACHIEVED RATHER THAN ANY THAT MAY EXIST OR THAT MAY BE PROPOSED, AND ARE MERELY INTENDED AS ILLUSTRATIONS OF THE ACTIVITIES AND CONCEPTS DEPICTED THEREIN.

THE PROJECT GRAPHICS, RENDERINGS AND TEXT PROVIDED HEREIN ARE COPYRIGHTED WORKS OWNED BY THE DEVELOPER. ©2020, 4651 GULF OF MEXICO DRIVE OWNER, LLC. ALL RIGHTS RESERVED. UNAUTHORIZED REPRODUCTION, DISPLAY OR OTHER DISSEMINATION OF SUCH MATERIALS IS STRICTLY PROHIBITED AND CONSTITUTES COPYRIGHT INFRINGEMENT. ADDITIONALLY, THIS WEBSITE MAY CONTAIN OR REFERENCE TRADEMARKS, COPYRIGHTED MATERIALS, TRADE SECRETS, TECHNOLOGIES, PRODUCTS, PROCESSES OR OTHER PROPRIETARY RIGHTS OF THE DEVELOPER AND/OR OTHER PARTIES. NO LICENSE TO OR RIGHT IN ANY SUCH TRADEMARKS, COPYRIGHTED MATERIALS, TRADE SECRETS, TECHNOLOGIES, PRODUCTS, PROCESSES AND/OR OTHER PROPRIETARY RIGHTS OF THE DEVELOPER AND/OR OTHER PARTIES IS GRANTED TO OR CONFERRED UPON YOU.

NO REAL ESTATE BROKER IS AUTHORIZED TO MAKE ANY REPRESENTATIONS OR OTHER STATEMENTS REGARDING THE PROJECT, AND NO AGREEMENTS WITH, DEPOSITS PAID TO OR OTHER ARRANGEMENTS MADE WITH ANY REAL ESTATE BROKER ARE OR SHALL BE BINDING ON THE DEVELOPER. PLEASE REFER TO THE DEVELOPER'S OFFICIAL PROJECT BROCHURES, WEBSITE AND MATERIALS AND THE DOCUMENTS FURNISHED BY THE DEVELOPER PURSUANT TO STATE LAW FOR INFORMATION REGARDING THE PROJECT.

ALL PRICES ARE SUBJECT TO CHANGE AT ANY TIME AND WITHOUT NOTICE, AND DO NOT INCLUDE OPTIONAL FEATURES OR PREMIUMS FOR UPGRADES. PRICE CHANGES MAY HAVE OCCURRED THAT ARE

NOT YET REFLECTED ON THIS WEBSITE. PLEASE CHECK WITH THE SALES CENTER FOR THE MOST CURRENT PRICING.

ALL COMMUNICATION OR MATERIAL TRANSMITTED BY THROUGH THIS WEBSITE SHALL BE TREATED AS NON-CONFIDENTIAL AND NON-PROPRIETARY. ANY INFORMATION POSTED ON THIS WEBSITE IS THE PROPERTY OF THE DEVELOPER AND MAY BE USED FOR ANY PURPOSE, INCLUDING, WITHOUT LIMITATION, OF REPRODUCTION, DISCLOSURE, TRANSMISSION, BROADCAST AND POSTING.

NOTICE TO NEW YORK RESIDENTS

NOTHING CONTAINED IN THIS WEBSITE IS INTENDED OR SHALL BE DEEMED TO BE AN OFFER TO SELL REAL ESTATE OR REAL ESTATE SECURITIES TO RESIDENTS OF THE STATE OF NEW YORK. IN FURTHERANCE OF THE FOREGOING, THE SPONSOR HEREBY DISCLOSES THE FOLLOWING: (A) NEITHER THE SPONSOR NOR ITS PRINCIPAL(S) TAKING PART IN THE PUBLIC OFFERING OR SALE ARE INCORPORATED IN, LOCATED IN, OR RESIDENT IN THE STATE OF NEW YORK, (B) THE OFFERING IS NEITHER MADE IN THE STATE OF NEW YORK NOR MADE TO THE RESIDENTS OF THE STATE OF NEW YORK, (C) THE OFFERING IS NOT DIRECTED TO ANY PERSON OR ENTITY IN THE STATE OF NEW YORK BY, OR ON BEHALF OF, THE SPONSOR OR ANYONE ACTING WITH THE SPONSOR'S KNOWLEDGE; AND (D) NO OFFERING OR PURCHASE OR SALE OF THE SECURITY OR ANY UNIT SHALL TAKE PLACE AS A RESULT OF THIS OFFERING IN NEW YORK OR WITH A RESIDENT OF THE STATE OF NEW YORK, UNTIL ALL REGISTRATION AND FILING REQUIREMENTS UNDER THE MARTIN ACT AND THE NEW YORK ATTORNEY GENERAL'S REGULATIONS ARE COMPLIED WITH; A WRITTEN EXEMPTION IS OBTAINED PURSUANT TO AN APPLICATION IS GRANTED PURSUANT TO AND IN ACCORDANCE WITH COOPERATIVE POLICY STATEMENTS #1 OR #7; OR A "NO-ACTION" REQUEST IS GRANTED.



THE DEVELOPER IS NOT RESPONSIBLE FOR INACCURACIES, TYPOGRAPHICAL ERRORS, OMISSIONS, PRODUCT INFORMATION OR ADVERTISING CONTAINED ON THIS WEBSITE. THE DEVELOPER RESERVES THE RIGHT, AT ITS DISCRETION, TO CHANGE, MODIFY, ADD OR REMOVE ALL, OR PORTIONS OF, THIS WEBSITE, INCLUSIVE OF THE DISCLAIMERS PAGE, AT ANY TIME. CONTINUED USE OF THIS WEBSITE INDICATES ACCEPTANCE OF SUCH RULES, CHANGES OR MODIFICATIONS. THE FAILURE OF THE DEVELOPER TO EXERCISE OR ENFORCE ANY RIGHT OR PROVISION OF THE TERMS SHALL NOT CONSTITUTE A WAIVER OF SUCH RIGHT OR PROVISION. IF ANY PROVISION OF THE TERMS IS FOUND TO BE INVALID BY A COURT OF COMPETENT JURISDICTION, THEN THE USERS OF THIS WEBSITE (BY USE) NEVERTHELESS AGREE THAT THE OTHER PROVISIONS OF THE TERMS SHALL REMAIN IN FULL FORCE AND EFFECT. ANY DISPUTE ARISING BY VIRTUE OF ACCESS TO OR USE OF THIS WEBSITE SHALL BE GOVERNED BY THE LAWS OF THE STATE OF FLORIDA WITHOUT GIVING EFFECT TO ANY RULES OF CONFLICTS OF LAW, AND SHALL BE SUBJECT TO THE EXCLUSIVE JURISDICTION OF THE COURTS OF MIAMI DADE COUNTY, FLORIDA, USA.

ANY QUESTIONS REGARDING THESE TERMS SHOULD BE DIRECTED TO: SBUSCEMI@PROPERTYMG.COM

