

LEVEL 7



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

Stated interior square footage is measured to the exterior face of exterior walls and to the centerline of interior demising walls or to the exterior face of walls adjoining corridors or other common elements or shared facilities without excluding areas that may be occupied by columns or other structural components. This method of measurement varies from, and is larger than, the dimensions that would be determined by using the description and the definition of the Unit set forth in the Declaration (which generally only includes the interior airspace between the perimeter walls and excludes structural components). For reference, the area of the unit, determined in accordance with the unit boundaries set forth in the Declaration is set forth in 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 or irregularities. Accordingly, the area of the actual room will typically be smaller than the product obtained by multiplying the stated length times width. All floor plans and development plans are subject to change. The Developer expressly reserves the right to make modifications, revisions, and changes it deems desirable in its sole and absolute discretion. All depictions of furnishings, appliances, built-ins, counters, soffits, floor coverings, lighting, landscaping and other matters of detail, including, without limitation, items of finish and decoration, are conceptual only and are not necessarily included in each Unit. Consult your prospectus and Purchase Agreement. All dimensions and square footages are approximate and may vary with actual construction.

This condominium (the "Condominium") is a condominium marketed as W Pompano Beach using the W brand of Marriott International, Inc. or its affiliates ("Marriott") and developed by 20 North Oceanside Owner, LLC ("Developer"). W Pompano Beach is not owned, developed, or sold by Marriott, but rather, the Developer uses the W® name and marks under a license from licensor Marriott, which has not confirmed the accuracy of any of the statements or representations made about the project by Developer. The Developer also uses the trade names, marks, and logos of licensor, The Related Group®, which licensor is not the Developer. Sketches, renderings, or photographs depicting lifestyle, amenities, food services, resort services, finishes, designs, materials, furnishings, plans, specifications, or art contained in this brochure are proposed only. No specific view is guaranteed. The floorplan designs, fixtures, furnishings, finishes, and décor depicted include creations and selections which may not be included with the purchase of a unit. There may be finishes available to purchase as an upgrade to your unit. Any hotel amenities and services referenced in this brochure may require payment of fees by purchaser that are in addition to regular assessments. There will be a residential association and a hotel condominium association and each will be a part of a master requiring payment of fees to the master. Consult the Developer's prospectus to understand the offering, the amenities, the proposed budgets, terms, conditions, specifications, fees, unit dimensions and size calculation method, site plans, and to learn what is included with the purchase and the payment of regular assessments. The Developer is not a resident of the State of New York, and the offering of Developer are not intended for residents of New York nor any other jurisdiction in which such an offering is prohibited. 2025© by 20 North Oceanside Owner, LLC with all rights reserved.