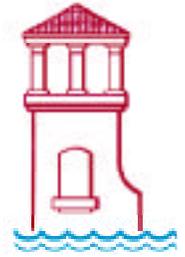


MEDITERRANEA MUSE

News for Residents and Those Who Appreciate the Good Life

1230 HILLSBORO MILE (A1A), HILLSBORO BEACH, FL 33062 • SALES CENTER: 1 (888) 725-0020



Mediterranea Marks 50% Pre-Sales, Pours Concrete on First Building

Let the Construction Begin

Flanked by buyers, bankers and the brokerage community, Hillsboro Beach Mayor Larry Fink and Canadian developers, Rene H. Lepine, Normand Lepine, and their father, Rene G. Lepine Sr., activated Tarmac Company's remote control, sending tons of wet cement through more than 180 feet of pipe into the footings of the project's intra-coastal building, inaugurating the construction commencement of *Mediterranea*.

First Opportunity in Over a Decade

Mediterranea is a unique, luxury low-rise condominium development of only 30 units on A1A in exclusive Hillsboro Beach. "It's both an honor and a pleasure to have this international firm developing an upscale project such as *Mediterranea* in our community," pronounced the mayor. "We haven't had a new development of this magnitude in our city for decades."

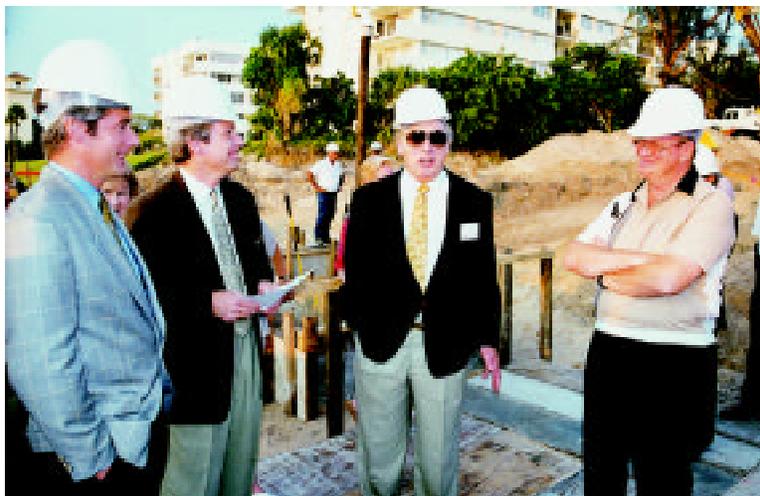
A Unique Town

"Hillsboro Beach is a classic seaside town," says Rene H. Lepine, principal partner responsible for marketing the project, "yet Hillsboro Beach has its own unique charm. Its residents and the people interested in living here, expect luxury, but most of all, value privacy." Lepine's company has a successful history of

developing commercial and residential properties in South Florida during the 80s. They have now returned to the area with *Mediterranea*.

Already 50% Sold

Hitting the mark with buyers, *Mediterranea* has achieved 50% pre-sales since the completion of its sales center. The Lepines have once again created a niche product with the right combination of luxury and value. Priced from \$310,000 to \$910,000, *Mediterranea* offers only two units per floor, more than a dozen floor plans ranging from 2,000 to 4,000 square feet, 9' and 10' ceilings and private access elevators.



Pictured from L to R; Canadian developers, Normand Lepine, Rene H. Lepine, Rene G. Lepine Sr., and Hillsboro Beach Mayor Larry Fink, thanked a large audience during the construction commencement ceremony.

The Strong Demand

"It's evident there is a demand for this kind of elegant, waterfront property and the lifestyle that goes with it," says Normand Lepine, principal partner responsible for construction. *Mediterranea* also offers residents a private 9-slip marina, of which 6 have already been sold.

The Best of the Best

Groupe Lepine, the developer of *Mediterranea*, has achieved a successful history developing projects because it utilizes the top industry professionals. The enthusiastic reaction in the marketplace to *Mediterranea*

ranea is another example of the firm's ability to package a winning, professional team and project.

World-Class Architects

Mediterranea's architects, Sandy & Babcock, are one of the world's leading architectural firms. "The project's attractive mediterranean design, with exten-



Construction workers completing installation of *Mediterranea's* intracoastal building foundation.

sive architectural flourishes along with a magnificent lagoon and pool area has undoubtedly contributed to buyer excitement and its initial success," says Rene H. Lepine. With headquarters in San Francisco and offices in Miami, Sandy & Babcock has been designing high-end residential and commercial projects around the world for nearly two decades, including South Florida's famous *Fisher Island* and *Mediterranean Village on Williams Island*.

An Experienced Contractor

One of America's leading residential contractors and top construction management firms as reported by *Professional Builder* and *Engineering News Record*, respectively, *Mediterranea's* construction contractor is *Barry, Bette & Led Duke, Inc.*, (BB&L).

BB&L has an outstanding track record and a twenty-year history of working on exclusive, high-end residential and commercial properties. "Our philosophy of utilizing the leading firms in their respective fields and never compromising on

materials, vendors and contractors has always served us well," says Normand Lepine.

Hillsboro Beach Moves East

If you love the beach, then you'll love *Mediterranea* in Hillsboro Beach where the city plans to move the shoreline by widening the beach by half the length of a football field.

The \$2.7 million beach renourishment program, which is scheduled to begin within weeks, involves pumping 550,000 cubic yards of sand from the ocean floor, which will add nearly 150 feet of beach along a 1.2 mile stretch extending from the south end of Deerfield Beach through Hillsboro Beach. Once it begins, incredibly, the project is scheduled to be completed in less than 60 days.

Millionaire's Row

According to the *Sun Sentinel* newspaper, "The most expensive homes in Broward County are in

Hillsboro Beach." How rich is rich? The article continues: "Two of the city's residents are listed on Forbes magazine's list of 400 richest Americans."

Just how many people live in Hillsboro Beach? According to city statistics, there are a whopping 1400 full time residents. During season the resident base swells to 3,500. So, Hillsboro Beach may not have many residents, but for obvious reasons, it attracts more than its fair share of wealthy residents.

To Serve and Protect

With so few residents, you'd expect Hillsboro to be a one-cop town. Okay, maybe two, three at a stretch. Not so. Not even close. Hillsboro Beach has more police per capita, than well, most cities in the United States.

Hillsboro Beach is a friendly little place, as long as you belong here. Just up until last month there were sixteen police officers with three cars. For an added margin of safety, two more officers and one (unmarked) undercover car (it's the white one, a Ford, with black tires, naturally, that looks like a

"The most expensive homes in Broward County are in Hillsboro Beach."

—Sun-Sentinel

police car without any markings) has been added to the fleet to patrol A1A, Hillsboro's only street.

With such a police force, Hillsboro Beach has more police officers than the best gated communities have uniformed security guards.

Protection That Counts

Despite our little tongue-in-cheek attitude, the fact is, there's a tremendous upshot to all this police protection. According to National, Regional and State Crime Statistics, of the 50 cities comprising South Florida, Hillsboro Beach is ranked the number one safest city.

A Message from Jim Fox, Mediterranea Sales Manager

Many exciting things have happened since our last newsletter. *Mediterranea* home buyers have increased from 12 to 15, putting us at the 50% mark, with three sales since September.

We celebrated with a wonderful party in October which we called a *Construction Commencement Ceremony*. It was the perfect excuse to mix business with pleasure, meet with buyers, introduce contractors and see the Lepines mess up their hair with hardhats and break a sweat with gold-plated shovels.

Mediterranea's unique and spacious floor plans are part of its appeal—eleven floor plans to be exact! Despite excellent sales, I am pleased to report that at present one unit of each floor plan still remains, including one last two-bedroom unit. Six of the nine boat slips have been sold. However, of the three which remain, boats ranging in size from 25 feet to up to 50 feet can be accommodated.

By the time you receive this edition of the *Mediterranea Muse*, we shall be in the height of season, and quite frankly, with construction well underway, we expect to sell out by Easter, which leads me to a point many have raised concerning "models."

- ◆ *Private Elevators*
- ◆ *Private Beach*
- ◆ *Private Marina*
- ◆ *Private and Direct Beach Access*
- ◆ *2,000-4,000 sq. ft.*
- ◆ *Only 30 luxury units*
- ◆ *A dozen floor plans*
- ◆ *On A1A in Exclusive Hillsboro Beach*

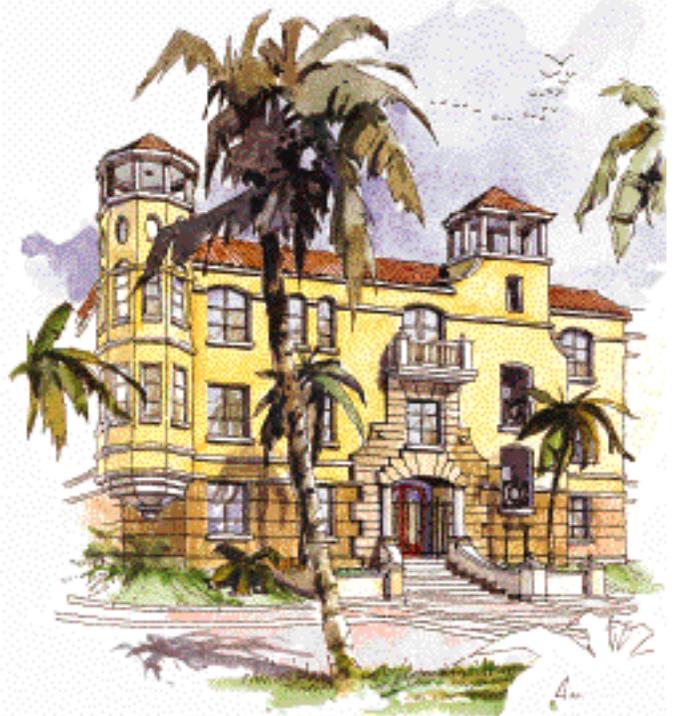
Many Wait for Models

Don't wait for the models, there may not be any. Furthermore, for those who have indicated they'd "like to walk through a unit before purchasing," the same advice applies; don't wait. At the current rate of sales, *Mediterranea* will be sold out before the buildings are completed.

Given the fact that *Mediterranea* is an exclusive project consisting of only 30 units, coupled with the reality that the development is presently half sold, it's more than likely that there will not be any models to preview.



We hope our newsletter finds you and your family in good health and spirits during this holiday season. We look forward to seeing you shortly and hopefully be able to enjoy next year's holidays with us in your wonderful new home at *Mediterranea*.



Magnificent Mediterranean-style architecture designed by world-class architects.

Yes, I'm interested in learning more about the fabulous waterfront lifestyle at *Mediterranea*!

Please have someone Call me Mail info. It is best to call me at the following phone number:

Day phone # _____ Eve phone # _____

Name _____ Address _____

City _____ State _____ Zip _____

***Mediterranea* would be my: Primary home Secondary Home**

I am interested in a home in the following price range: \$300,000–\$475,000 \$475,000–\$650,000 \$650,000 or more

Number of people that will be residing in household: Adults ___ Children ___ Teens ___ Other* ___

*Are you nuts?! No children or teens, I just finished getting them out of the house!

I prefer a: Den Family Room Both Neither **Number of bedrooms required:** 2 3 4

I currently own or am thinking about buying a boat: Yes No I would be interested in a boat slip: Yes No

Please photocopy this form or cut along perforation and either return fax or mail to the following:

Fax 1 (954) 725-0018 • Address: 1230 Hillsboro Mile, Hillsboro Beach, FL 33062 • Call Toll-free 1 (888) 725-0200



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