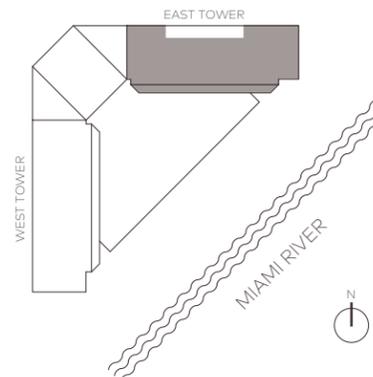


ONE RIVER POINT
BY RAFAEL VIÑOLY

EAST TOWER
FLOORS 10 - 20
5 RESIDENCES PER FLOOR



 This is not intended to be an offer to sell, or solicitation to buy, condominium units to residents of any jurisdiction where such offer or solicitation cannot be made or are otherwise prohibited by law, and your eligibility for purchase will depend upon your state of residency. This offering is made only by the prospectus for the condominium and no statement should be relied upon if not made in the prospectus. The information provided, including pricing, is solely for informational purposes, and is subject to change without notice.

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This Condominium is being developed by MIAMI RIVER PROJECT, LLC a Delaware limited liability company ("Developer"), which has consulted with the various Design Team and Development Team members ("Team Members"). Developer has a limited right to use the trademarked names and logos of the Team Members. Any and all statements, disclosures and/or representations shall be deemed made by Developer and not by any of the Team Members and you agree to look solely to Developer (and not to any Team Members, including, without limitation, Rafael Vinoly Architects or Kar Miami MRP LLC and/or any of their affiliates) with respect to any and all matters relating to the marketing and/or development of the Condominium and with respect to the sales of units in the Condominium.

Plans and elevations are artist's renderings and may contain options which are not standard on all models. All dimensions are approximate and subject to change, at Miami River Project, LLC, a Delaware limited liability company's discretion and should not be relied upon. Additionally, all fixtures and items of finish and decoration depicted are for display only and are not to be included with the unit. Consult the sales office for a description of those features which are to be included in the units.

Stated dimensions on floor plans may be measured to the exterior boundaries of the exterior walls and the centerline of interior demising walls. This method of measurement varies from the dimensions 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). Additionally, measurements of rooms set forth on any 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. For the square footage of the "Unit" calculated in the manner set forth in the Declaration, see the Declaration. All dimensions are approximate, and all floor plans and development plans are subject to change. Plans may not to scale and may be the reverse (mirror) image of those shown. The Developer makes no representations or warranties regarding the actual size and dimensions of the units contained on this floor plan, and no party may rely upon the same in determining whether to purchase a unit and the purchase price of the unit. The survey of the units and the provisions of the Declaration of Condominium shall control in determining the boundaries and actual dimensions of the units. Any fixtures, furniture, items of finish, and decorations depicted on floor plans are for display purposes only and will not be included with the unit. All depictions of appliances, counters, soffits, floor coverings and other matters of detail shown thereon, including, without limitation, items of finish and decoration, are conceptual only and are not necessarily included in each Unit. Consult the Agreement.