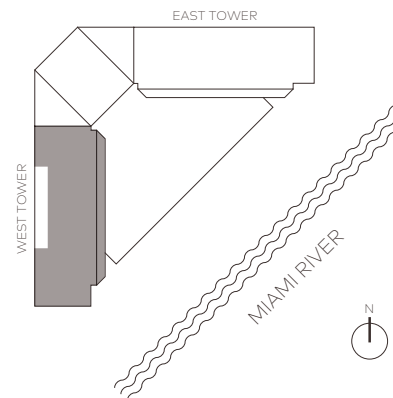



ONE RIVER POINT
BY RAFAEL VIÑOLY

WEST TOWER
FLOORS
24-26, 30-32, 35-37
41-43, 47-49
4 RESIDENCES PER FLOOR



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This advertisement is not an offering. It is a solicitation of interest in the advertised property. No offering of the advertised property can be made and no deposits can be accepted, or reservations, binding or non-binding, can be made until an offering plan is filed with the New York State Department of Law. This advertisement is made pursuant to Cooperative Policy Statement No. 1, issued by the New York State Department of Law, CP16-0027, Sponsor: KAR Miami MRP LLC, 24 SW 4th Street, Miami, Florida 33130.

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The items depicted and described herein are intended to illustrate the type of fixtures and/or items of finish that are anticipated to be used in various areas within the development. Developer may, in its sole discretion, make changes and/or elect to make omissions. Additionally, Developer has the right to substitute or change materials and/or colors, equipment, appliances, fixtures, finishes landscaping, lighting and all other matters of construction or detail. Even if no changes are made, certain items are subject to size and color variations, grain and quality variations, and may vary in accordance with price, availability and changes by manufacturer from those specified. Certain colors described and/or as shown herein, including, but not limited to, stone, marble, granite, cabinetry, carpeting and wood stain, will weather and fade and may not be duplicated precisely. All exposed wood, tile and stone surfaces are subject to variations in color, unevenness, and non-structural changes and cracks, and the Developer will not be responsible for any repair, replacement, or damages due to any of such causes.

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.