



ONE RIVER POINT

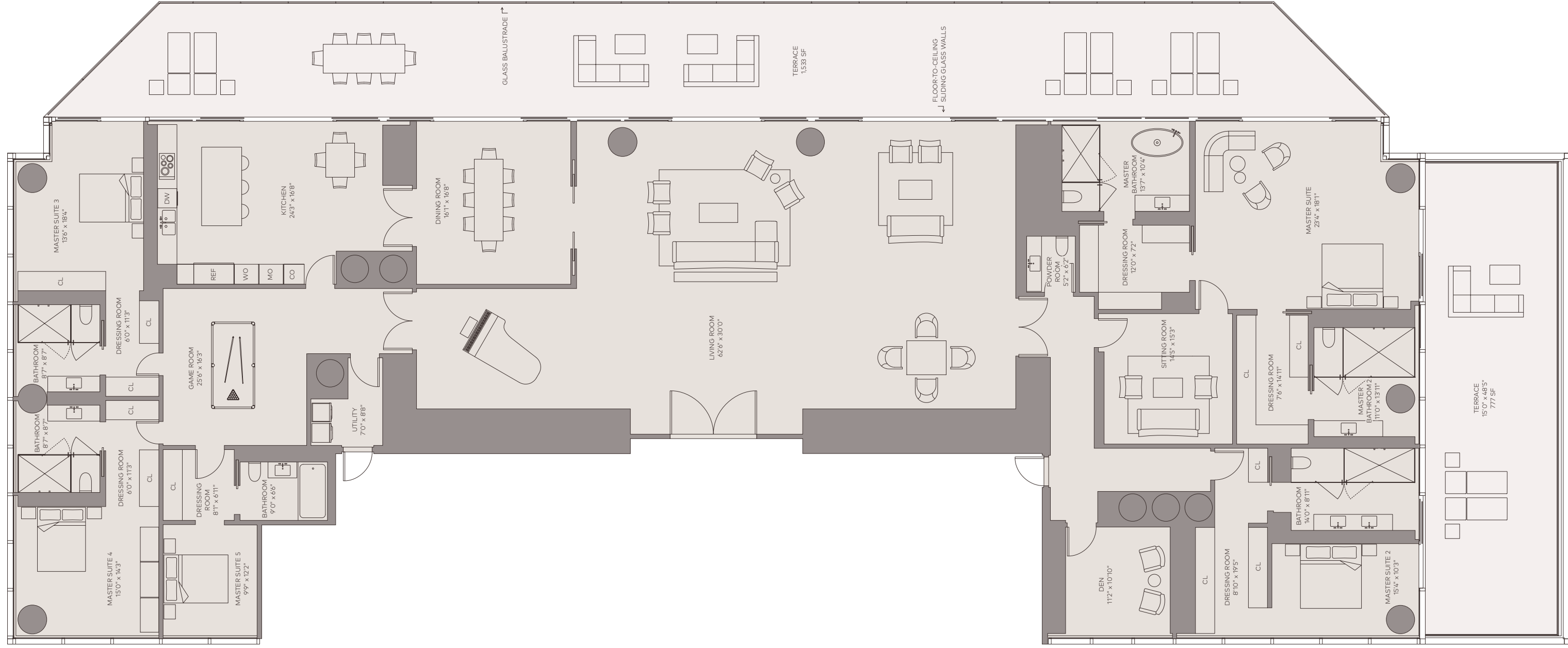
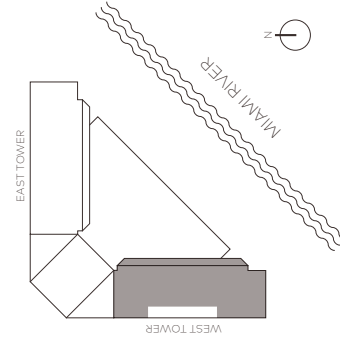
BY RAFAEL VIÑOLY

WEST TOWER PENTHOUSE A3

FLOOR: PH2

5 Bedrooms + Den
6.5 Bathrooms

Interior: 6,997ft² / 650m²
Terrace: 2,310ft² / 215m²
Total: 9,307ft² / 865m²



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 is otherwise prohibited by law, and your eligibility for purchase will depend upon your state of residency. This offering plan is filed with the New York State Department of State, Office of General Services, Division of Real Estate, pursuant to the provisions of the Real Property Law of the State of New York. The information provided, including pricing, is solely for informational purposes, and is subject to change without notice.

ORAL REPRESENTATIONS CANNOT BE RELIED UPON AS CORRECTLY STATING THE REPRESENTATIONS OF THE DEVELOPER. FOR CORRECT INFORMATION, PLEASE REFER TO THE OFFICIAL RECORDING OF THE DOCUMENTS REQUIRED BY SECTION 18.03 OF THE FLORIDA STATUTES, TO BE FURNISHED BY A DEVELOPER TO A BUYER OR LESSEE.

This advertisement is not an offering. It is a solicitation of interest in the advertised property. No offering of the advertised units 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 State, Office of General Services, Division of Real Estate, pursuant to the provisions of the Real Property Law of the State of New York. This offering plan is filed with the New York State Department of Law, CP#0-0027, Sponsor: KAR Miami MRP LLC, 24 SW 4th Street, Miami, Florida 33130.

Stated dimensions are measured to the exterior boundaries of the exterior walls and the centerline of interior demising walls and in fact vary from the dimensions that would be determined by using the description and definition of interior demising walls and the centerline of interior demising walls. Interior space 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 to any alcoves. Accordingly, the dimensions shown on this floor plan are approximate and do not necessarily multiply the stated length times width. All dimensions are approximate, and all floor plans and development plans are subject to change.

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"), including the Architect, Engineer, and other professionals, to prepare the Plans. The Plans 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 Viñoly Architects or Kar Miami MRP LLC and/or any of the Team Members) for all information relating to the development, construction 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, a disclaimer of liability is provided. The Plans are for informational purposes 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.

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 models of the units. The items depicted and described herein are not intended to be construed as a warranty, and the Developer reserves 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 price, availability and change 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 cracking and staining. The Developer will not be responsible for any repair, replacement, or damages due to any of such causes.