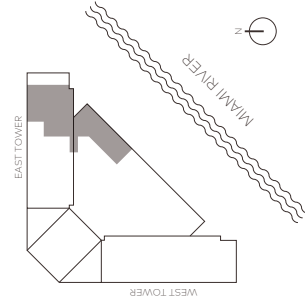


EAST TOWER SKY LOFT A2



4 Bedrooms + 2 Dens
5 Bathrooms

Total: 4,825ft² / 448m²



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 advertisement is not intended to constitute an offer to sell, or solicitation to buy, any of the units depicted herein. All dimensions and 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 RECORDS OF THE DEVELOPER AND TO THE DOCUMENTS REQUIRED BY SECTION 718.503, 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 offering can be made until the offering is approved by the Florida Department of Banking and Finance, and the New York State Department of Law. 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 the "Unit" set forth in the Declaration (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, openings, or irregularities in the room's shape. Typical room dimensions are obtained by multiplying 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 Miami River Project, LLC, a Delaware limited liability company, as to the applicable laws and regulations that may apply to the development 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 Viñoly 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 terms 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.

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 of the units. In no event shall the Developer be responsible for the quality of workmanship, materials, or workmanship of the 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 other materials, surfaces, 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.



ONE RIVER POINT
BY RAFAEL VIÑOLY