THE RITZ-CARLTON RESIDENCES

MIAMI BEACH

Penthouse 12

4 Bedroom | 5.5 Bath

Ceiling Height 13'-6" (4.11 m)

Living Area: 6,332 Sq. Ft. (588 sq. m)
Terrace: 8,578 Sq. Ft. (797 sq. m)
Total Area: 14,910 Sq. Ft.(1,385 sq. m)

Surprise Lake

Exclusive Sales Agent: Douglas Elliman Development Marketing. The Ritz-Carlton Residences, Miami Beach are not owned, developed or sold by The Ritz-Carlton Hotel Company, L.L.C. 4501 North Meridian LLC uses The Ritz-Carlton marks under a license from The Ritz-Carlton Hotel Company, L.L.C.

Oral representations cannot be relied upon as correctly stating the representations of the developer. For correct representations, reference should be made to the documents required by section 718.503, Florida statutes, to be furnished by a developer to a buyer or lessee.

This offering is made only by the prospectus for the condominium and no statement should be relied upon if not made in the prospectus. Prices, plans and specifications are subject to change without notice. Dimensions are approximate and may vary with actual construction. All furniture, furnishings, floor coverings, furniture, items of finish, furnishings and decoration, are conceptual only and are not necessarily included in each Unit. 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 boundaries described in Section 718.104(4)(e), Florida Statutes, which boundaries are the finished, unpainted surfaces of the perimeter walls, floors and ceilings, excluding interior structural components. For the precise Unit boundaries, please refer to the Declaration. Note that measurements of rooms set forth on this 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 alcoves, offsets, columns, bulkheads, or other irregularities in the room's configuration, and may be approximate by as much as 12 inches in either width. All dimensions and ceiling heights are approximate and may vary with actual construction, and all floor plans and development plans are subject to change. Additionally, ceiling height measurements include those areas where any soffits, molding, drop and/or suspended ceiling materials exist. Developer reserves the right to make changes in the floor plans and specifications at any time without notice. Developer reserves the absolute right, in its sole judgment and discretion, to substitute appliances, materials, fixtures, and equipment of equal or great quality or value for those specified. Additionally, for New York purchasers, the complete offering terms are available in an offering plan available from Sponsor. CON-0120.

EQUAL HOUSING LENDER