THE RITZ-CARLTON RESIDENCES

MIAMI BEACH

# Lower Penthouse 20

3 Bedrooms | 3.5 Bathrooms | Family Room

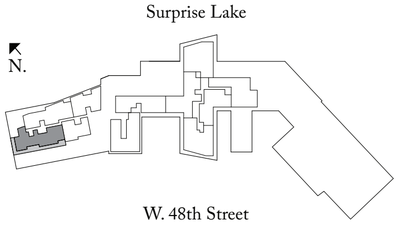
Ceiling Height (Master & Great Room) 10'-0" (3.05 m)

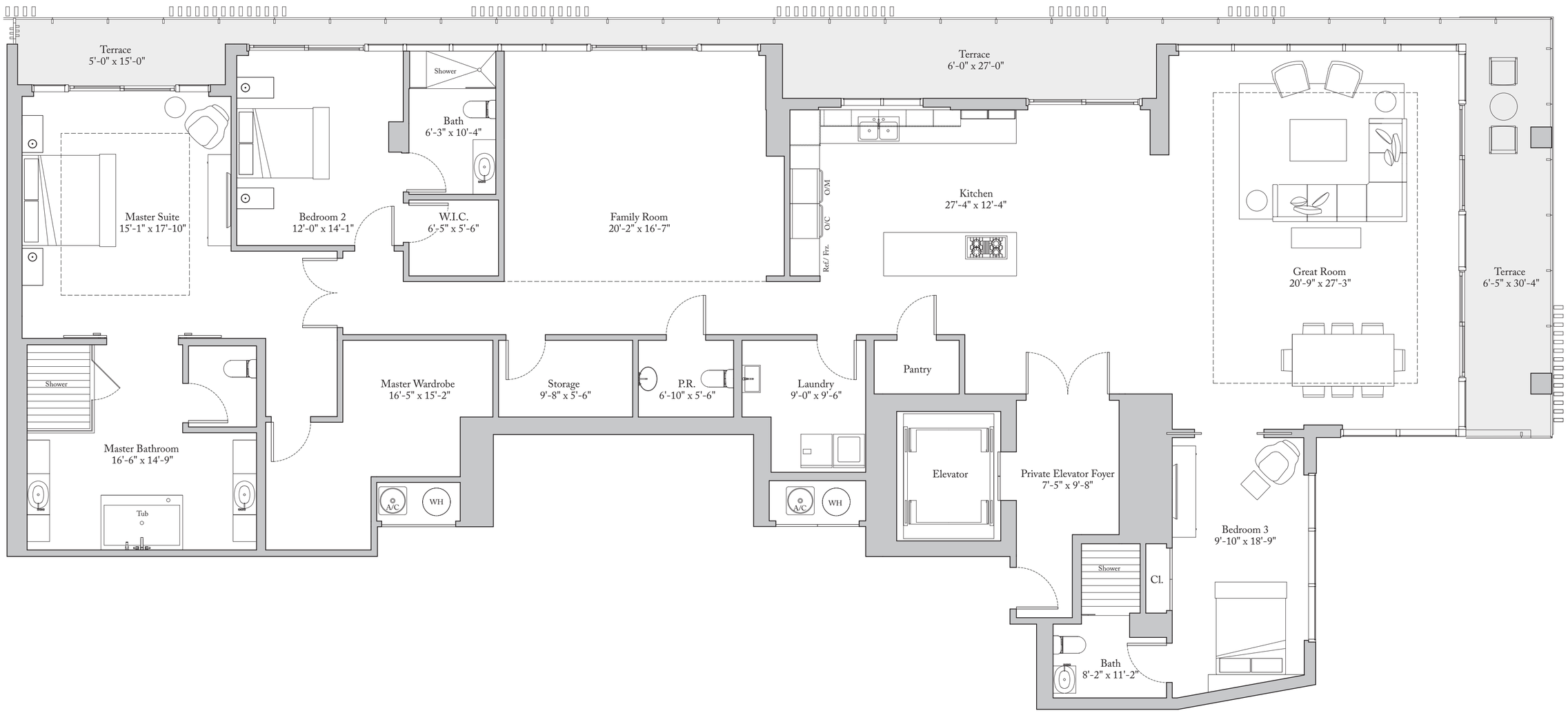
Ceiling Height (All Other Areas) 9'-0" (2.74 m)

Living Area: 3,431 Sq. Ft. (319 sq. m)

Terrace: 420 Sq. Ft. (39 sq. m)

Total Area: 3,851 Sq. Ft. (358 sq. m)




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. 4701 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 bemade 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. All depictions of appliances, counters, soffits, floor coverings and other matters of detail, including, without limitation, 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 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). 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 cutouts. Accordingly, the area of the actual room will typically be smaller than the product obtained by multiplying the stated length times 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 exclude those areas where any soffits, moldings, drop and/or suspended ceilings and/or light fixtures may be installed. As such, the referenced ceiling height may not represent actual ceiling clearance. The seller 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 offerees, the complete offering terms are available in an offering plan available from Sponsor. CD16-0120.