

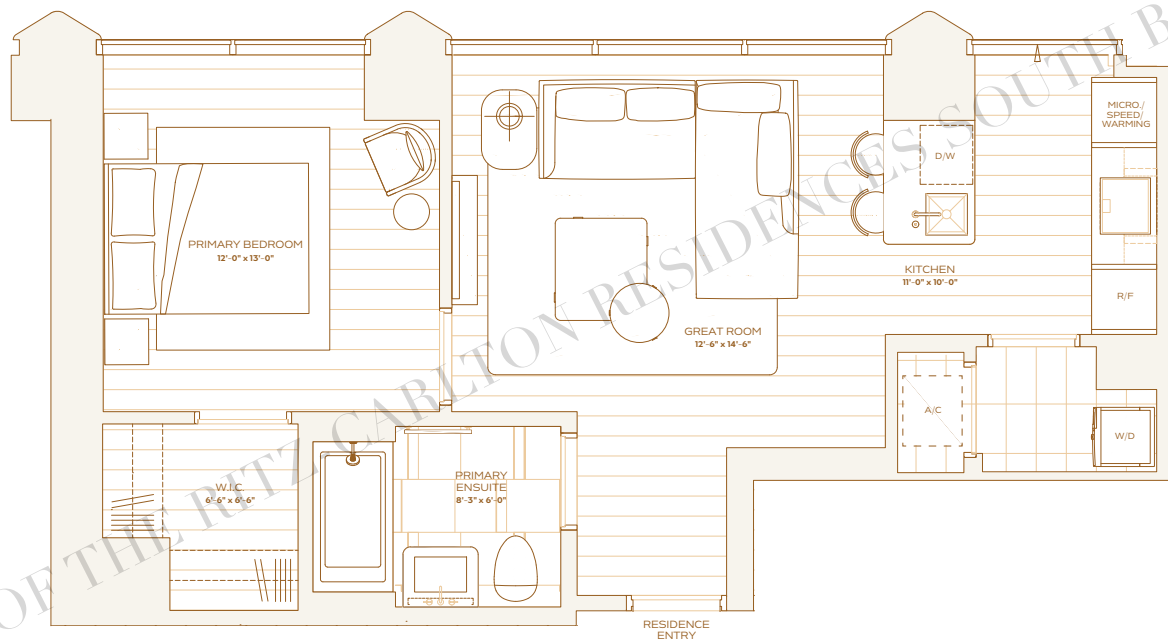


THE RITZ-CARLTON RESIDENCES
SOUTH BEACH

RESIDENCE B LEVEL 5 & 6

ONE BEDROOM
ONE BATHROOM

TOTAL
612 SQ. FT. / 57 SQ. M



OCEAN

1671 COLLINS AVE.
MIAMI BEACH, FL 33139

THE RITZ-CARLTON RESIDENCES SOUTH BEACH ARE NOT OWNED, DEVELOPED OR SOLD BY THE RITZ-CARLTON HOTEL COMPANY, LLC OR ITS AFFILIATES. THE RITZ-CARLTON, SOME SKY DEVELOPMENT, LLC USES THE RITZ-CARLTON MARKS UNDER LICENSE FROM THE RITZ-CARLTON, WHICH HAS NOT CONFIRMED THE ACCURACY OF ANY OF THE STATEMENTS OR REPRESENTATIONS MADE HEREIN. STATED INTERIOR SQUARE FOOTAGE IS MEASURED TO THE EXTERIOR FACE OF EXTERIOR WALLS AND TO THE CENTERLINE OF INTERIOR DIVIDING WALLS OR TO THE EXTERIOR FACE OF WALLS ADJOINING CORRIDORS OR OTHER COMMON ELEMENTS OR SHARED FACILITIES WITH EXCLUDING AREAS THAT MAY BE OCCUPIED BY COLUMNS OR OTHER STRUCTURAL COMPONENTS. THEREIN, ROOM MEASUREMENTS ARE GIVEN IN FEET AND INCHES. DIMENSIONS THAT WOULD BE DETERMINED BY USING THE DESCRIPTION AND THE DIMENSIONS OF THE UNIT SET FORTH IN THE DECLARATION, WHICH GENERALLY ONLY INCLUDES THE INTERIOR SPACE BETWEEN THE INTERIOR WALLS AND EXCLUDES STRUCTURAL COMPONENTS FORMERLY KNOWN AS THE AREA OF THE UNIT DETERMINED IN ACCORDANCE WITH THE UNIT BOUNDARIES SET FORTH IN THE DECLARATION, ALL DIMENSIONS ARE APPROXIMATE AND MAY VARY WITH ACTUAL CONSTRUCTION. NOTE THAT MEASUREMENTS OF ROOMS SET FORTH ON THE FLOOR PLAN ARE GENERALLY TAKEN AT THE GREATEST POINTS OF EACH GIVEN ROOM. AS THE ROOMS ARE A PERFECT RECTANGLE WITHOUT RECESSES OR ANY OTHER SURPRISE LAYOUTS. ACCORDINGLY, THE AREA OF THE ACTUAL ROOM WILL TYPICALLY BE SMALLER THAN THE PRODUCT OBTAINED BY ALL DIMENSIONS STATED. LENGTHS (METERS) AND DEVELOPMENT PLANS ARE SUBJECT TO CHANGE. THE DEVELOPER EXPRESSLY RESERVES THE RIGHT TO MAKE MODIFICATIONS, REVISIONS, AND CHANGES IT DEEMS DESIRABLE IN ITS SOLE AND ABSOLUTE DISCRETION. ALL DEPICTIONS OF FURNISHINGS, APPLIANCES, BUILT-IN, COUNTERS, SINKS, FLOORING, LIGHTING, LANDSCAPING AND OTHER MATTERS OF DETAIL, INCLUDING, WITHOUT LIMITATION, ITEMS OF FINISH AND DECORATION, ARE CONCEPTUAL ONLY AND ARE NOT NECESSARILY INCLUDED IN EACH UNIT. CONSULT YOUR PROSPECTUS AND PURCHASE AGREEMENT.



THE RITZ-CARLTON RESIDENCES
SOUTH BEACH

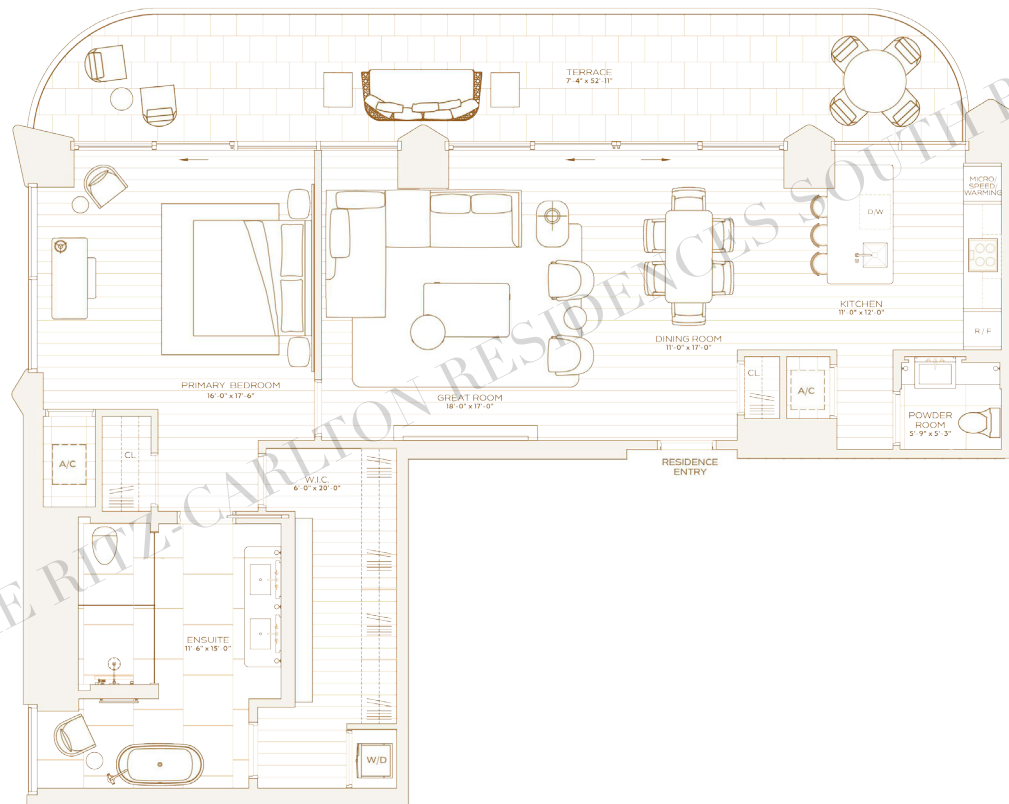
RESIDENCE C LEVEL 5 & 6

ONE BEDROOM
ONE BATHROOM
POWDER ROOM

INTERIOR
1,427 SQ. FT. / 133 SQ. M

EXTERIOR
385 SQ. FT. / 36 SQ. M

TOTAL
1,812 SQ. FT. / 168 SQ. M



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THE RITZ-CARLTON RESIDENCES
SOUTH BEACH

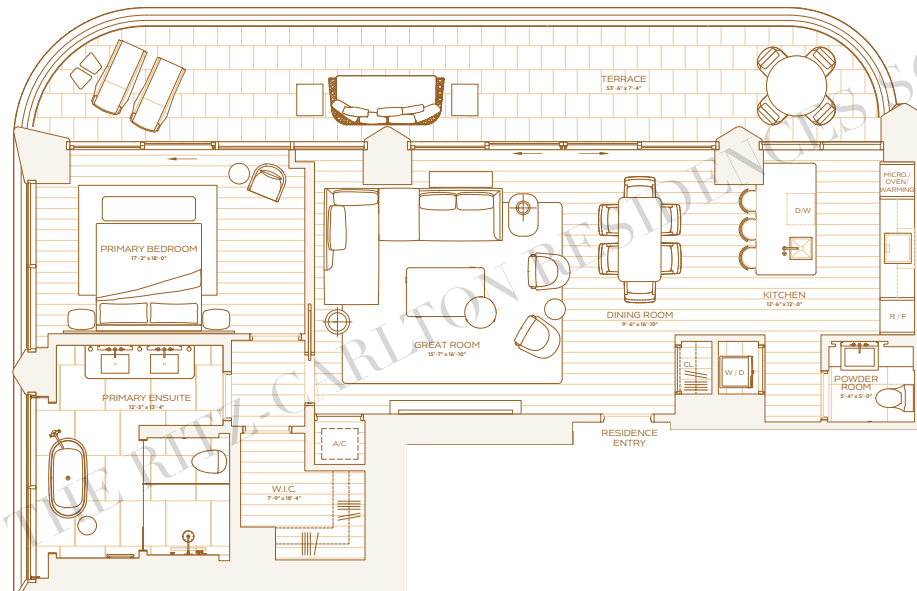
RESIDENCE D LEVEL 8

ONE BEDROOM
ONE BATHROOM
POWDER ROOM

INTERIOR
1,197 SQ. FT. / 111 SQ. M

EXTERIOR
385 SQ. FT. / 36 SQ. M

TOTAL
1,582 SQ. FT. / 147 SQ. M



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THE RITZ-CARLTON RESIDENCES
SOUTH BEACH

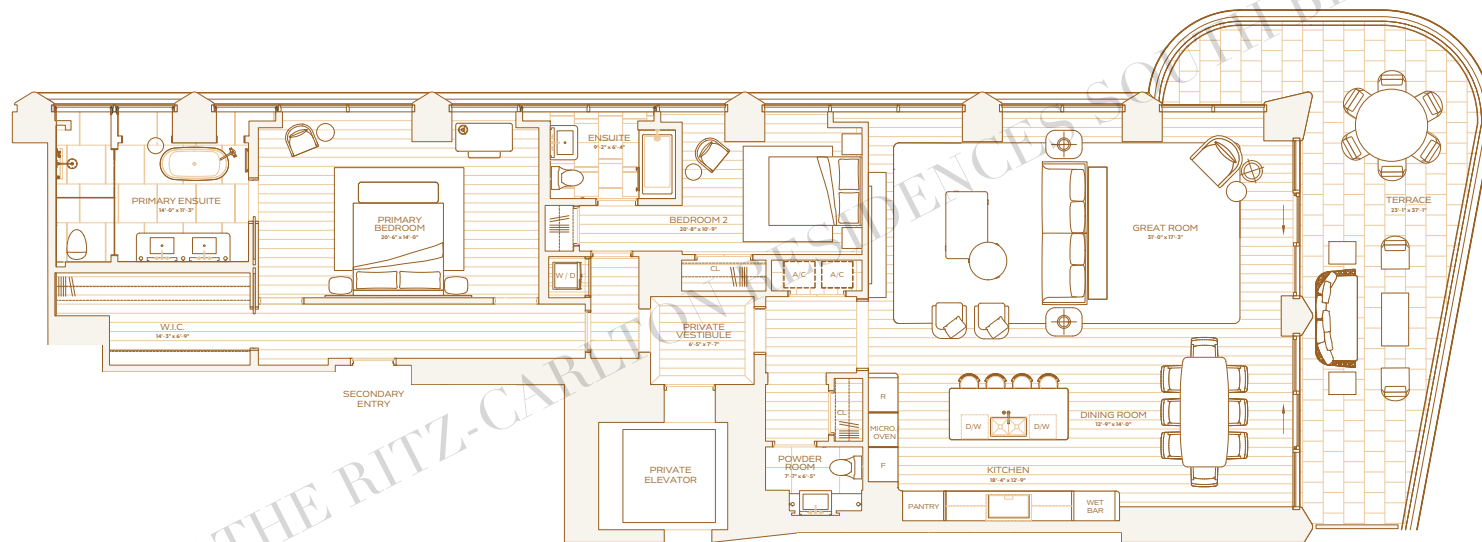
RESIDENCE A LEVEL 8

TWO BEDROOMS
TWO BATHROOMS
POWDER ROOM

INTERIOR
2,210 SQ. FT. / 205 SQ. M.

EXTERIOR
449 SQ. FT. / 42 SQ. M.

TOTAL
2,659 SQ. FT. / 247 SQ. M.



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SOUTH BEACH

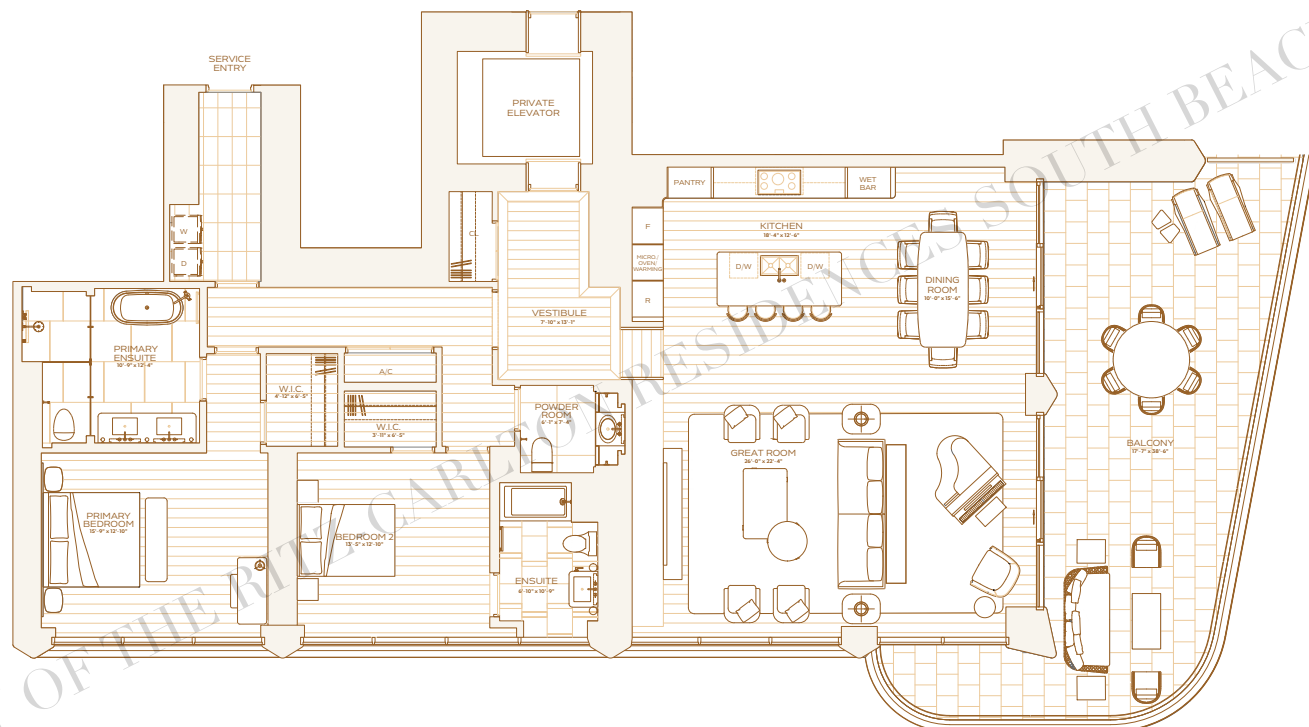
RESIDENCE B LEVEL 8

TWO BEDROOMS
TWO BATHROOMS
POWDER ROOM

INTERIOR
2,217 SQ. FT. / 206 SQ. M.

EXTERIOR
591 SQ. FT. / 55 SQ. M.

TOTAL
2,808 SQ. FT. / 261 SQ. M.



OCEAN



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THE RITZ-CARLTON RESIDENCES
SOUTH BEACH

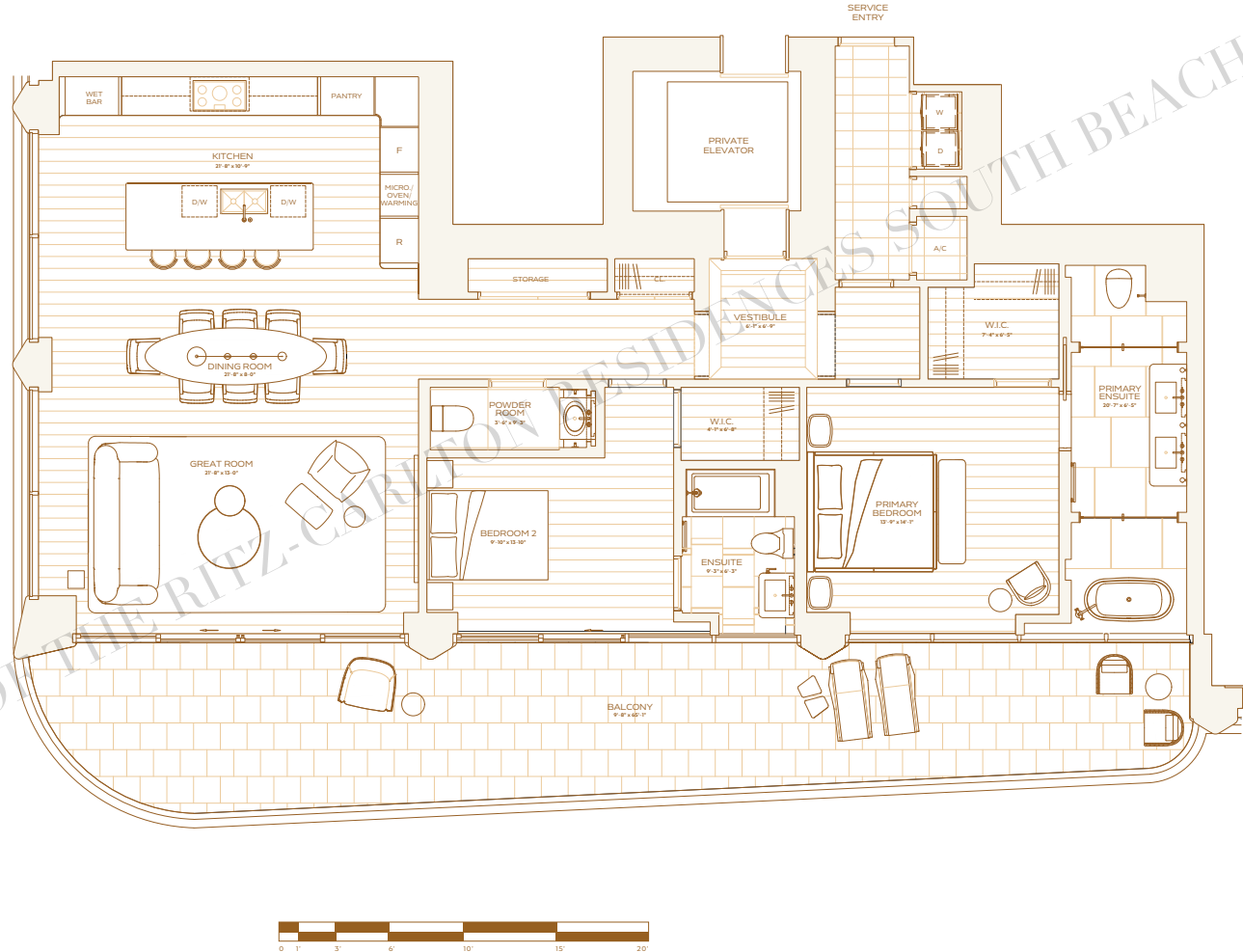
RESIDENCE C LEVEL 9 & 10

TWO BEDROOMS
TWO BATHROOMS
POWDER ROOM

INTERIOR
1,781 SQ. FT. / 165 SQ. M.

EXTERIOR
527 SQ. FT. / 49 SQ. M.

TOTAL
2,308 SQ. FT. / 214 SQ. M.



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THE RITZ-CARLTON RESIDENCES
SOUTH BEACH

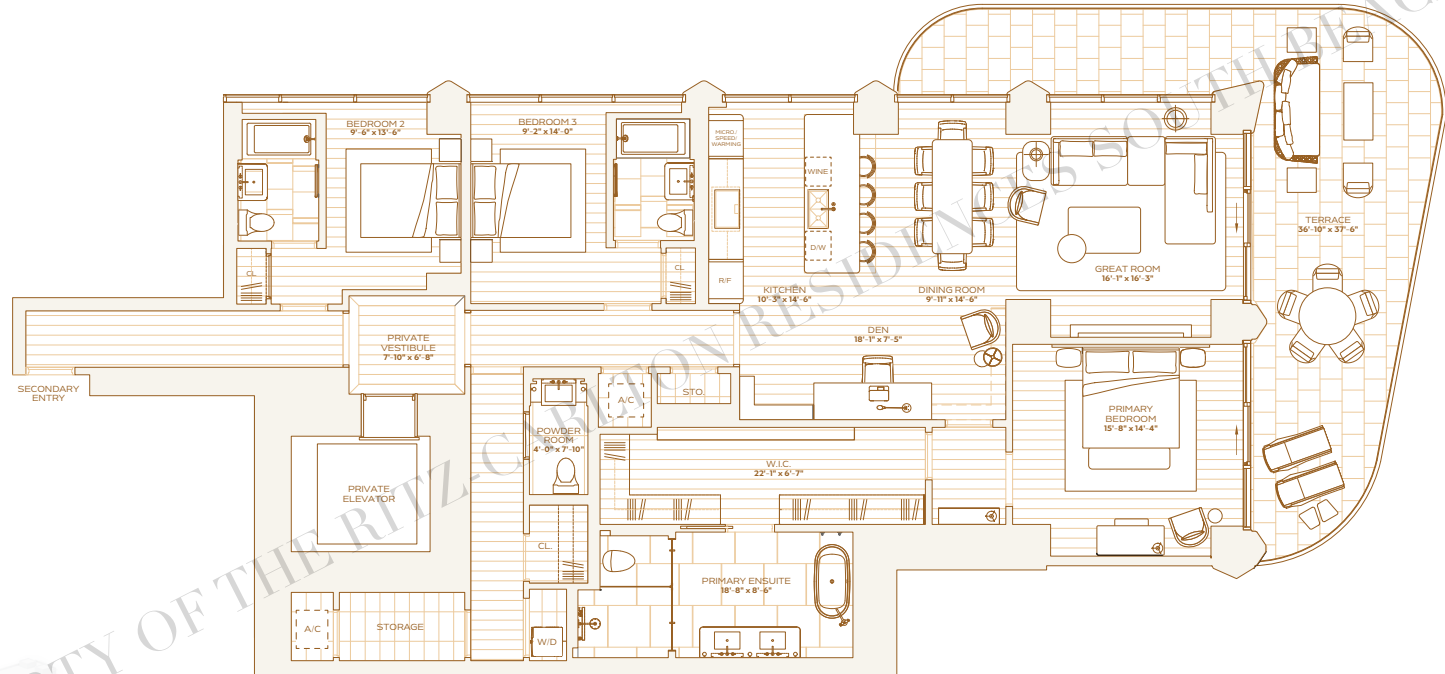
RESIDENCE A LEVEL 5 & 6

THREE BEDROOMS
THREE BATHROOMS
POWDER ROOM

INTERIOR
2,389 SQ. FT. / 222 SQ. M.

EXTERIOR
602 SQ. FT. / 56 SQ. M.

TOTAL
2,991 SQ. FT. / 278 SQ. M.



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MIAMI BEACH, FL 33139

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SOUTH BEACH

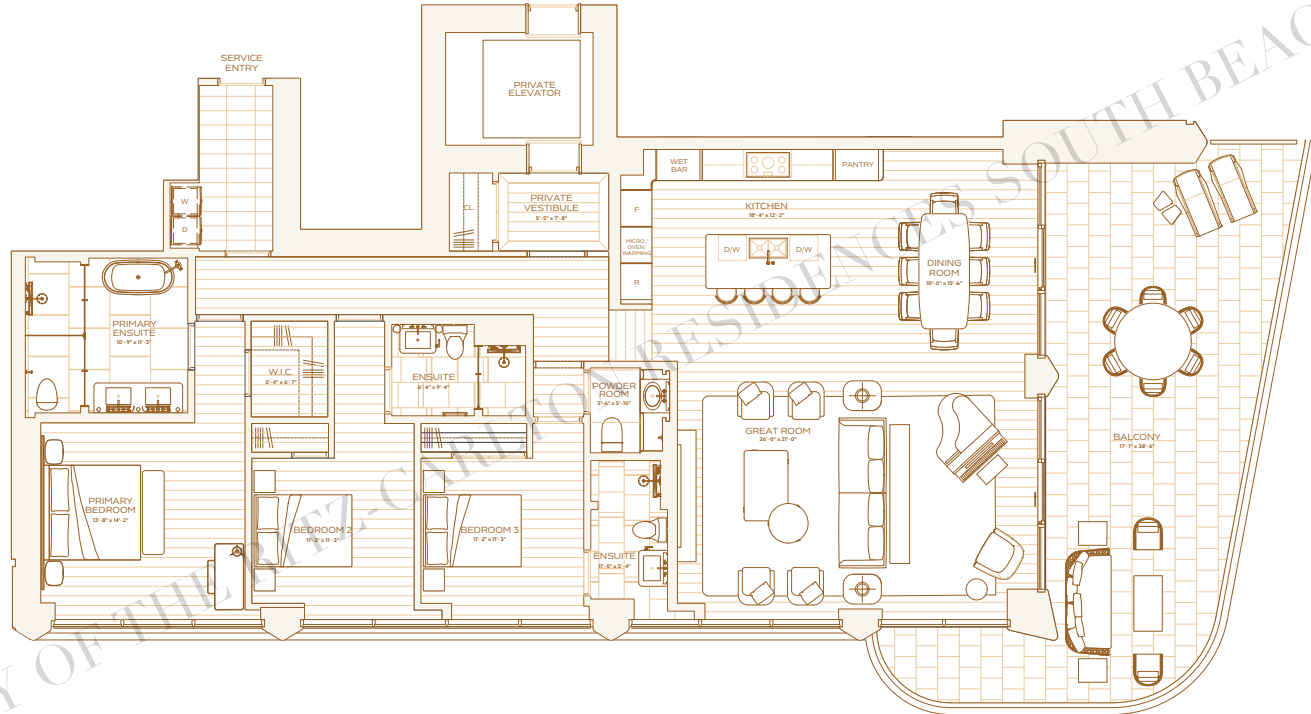
RESIDENCE B LEVEL 9 & 10

THREE BEDROOMS
THREE BATHROOMS
POWDER ROOM

INTERIOR
2,247 SQ. FT. / 209 SQ. M

EXTERIOR
591 SQ. FT. / 55 SQ. M

TOTAL
2,838 SQ. FT. / 264 SQ. M



OCEAN



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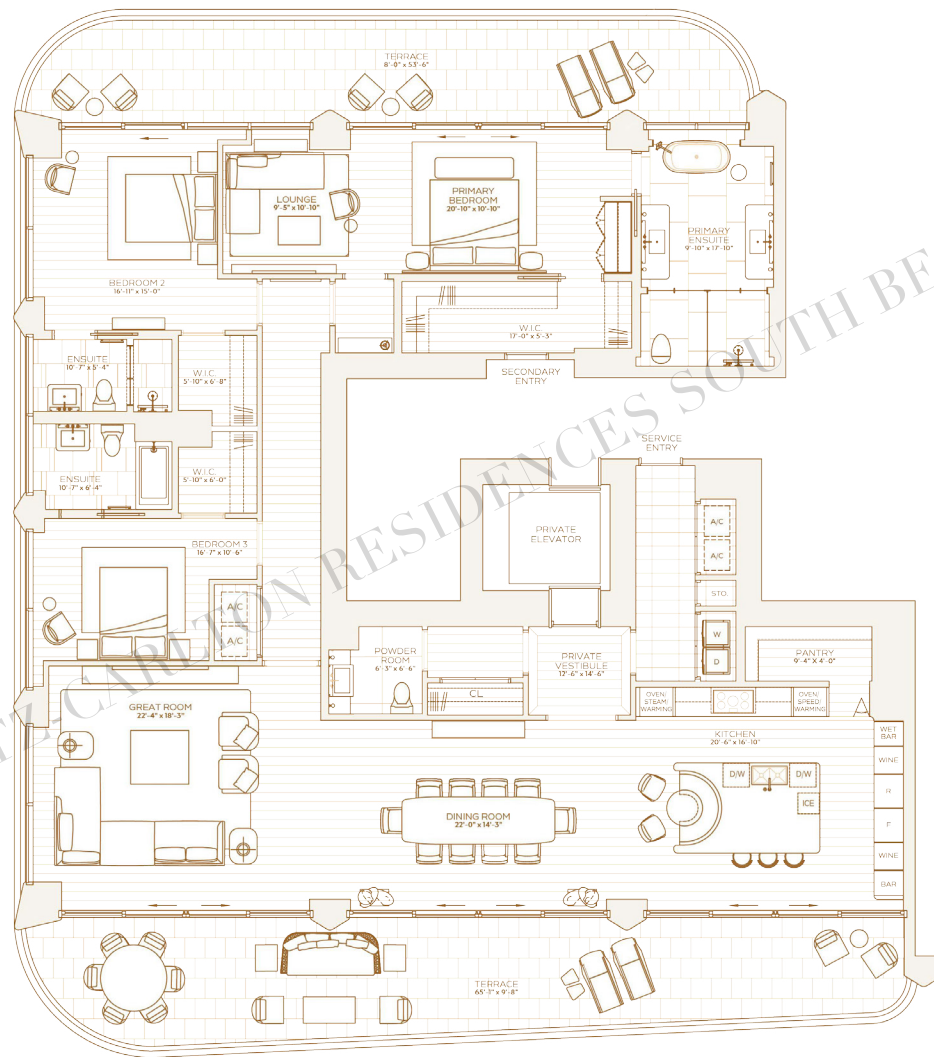


THREE BEDROOMS
THREE BATHROOMS
POWDER ROOM

INTERIOR
2,991 SQ. FT. / 278 SQ. M

EXTERIOR
912 SQ. FT. / 85 SQ. M

TOTAL
3,903 SQ. FT. / 363 SQ. M



1671 COLLINS AVE,
MIAMI BEACH, FL 33139



THREE BEDROOMS
FOUR BATHROOMS
ONE POWDER ROOM

EXTERIOR
834 SQ. FT. / 78 SQ. FT.

TOTAL
4280-50. M / 300-50. M



NOT TO SCALE

457 COLLINS AVE
MIAMI BEACH, FL 33139

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THE RITZ-CARLTON RESIDENCES
SOUTH BEACH

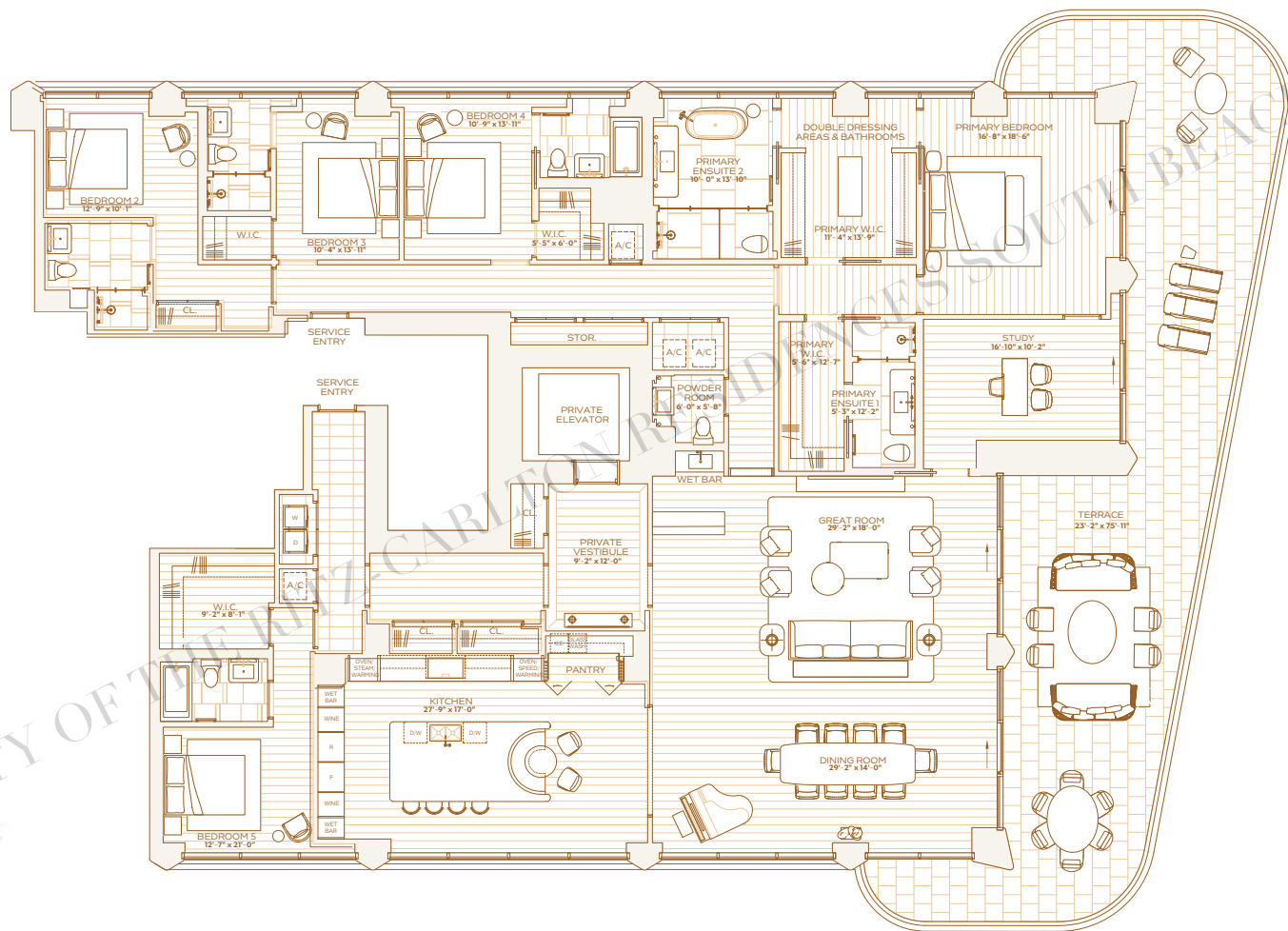
RESIDENCE A LEVEL 11 & 12

FIVE BEDROOMS
SIX BATHROOMS
POWDER ROOM

INTERIOR
4,481 SQ. FT. / 416 SQ. M.

EXTERIOR
1,040 SQ. FT. / 97 SQ. M.

TOTAL
5,521 SQ. FT. / 513 SQ. M.



OCEAN



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MIAMI BEACH, FL 33139

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THE RITZ-CARLTON RESIDENCES
SOUTH BEACH

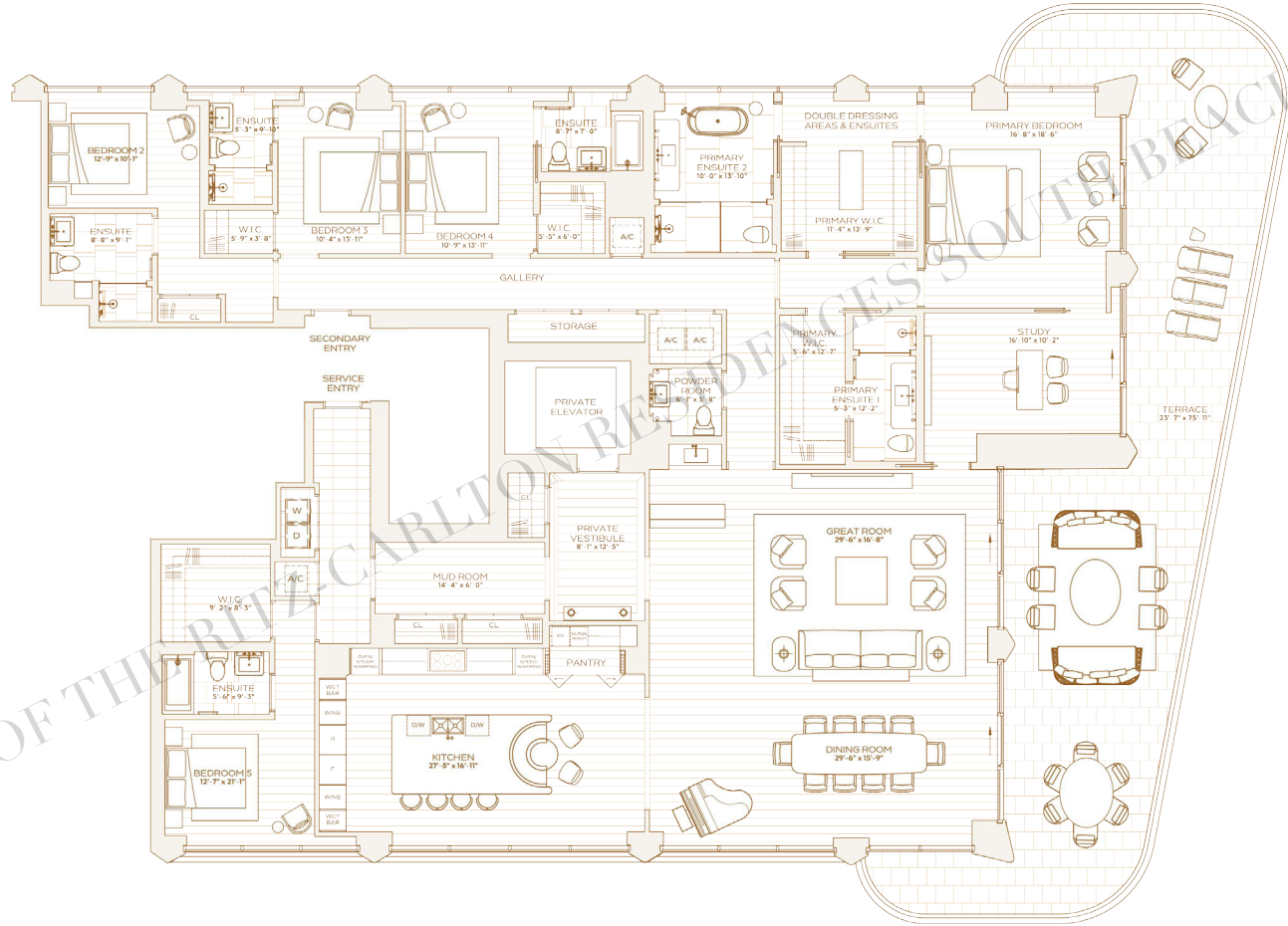
RESIDENCE A LEVEL 14 - 16

FIVE BEDROOMS
STUDY
SIX BATHROOMS
POWDER ROOM

INTERIOR
4,520 SQ. FT. / 420 SQ. M

EXTERIOR
1,040 SQ. FT. / 97 SQ. M

TOTAL
5,560 SQ. FT. / 517 SQ. M



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SOUTH BEACH

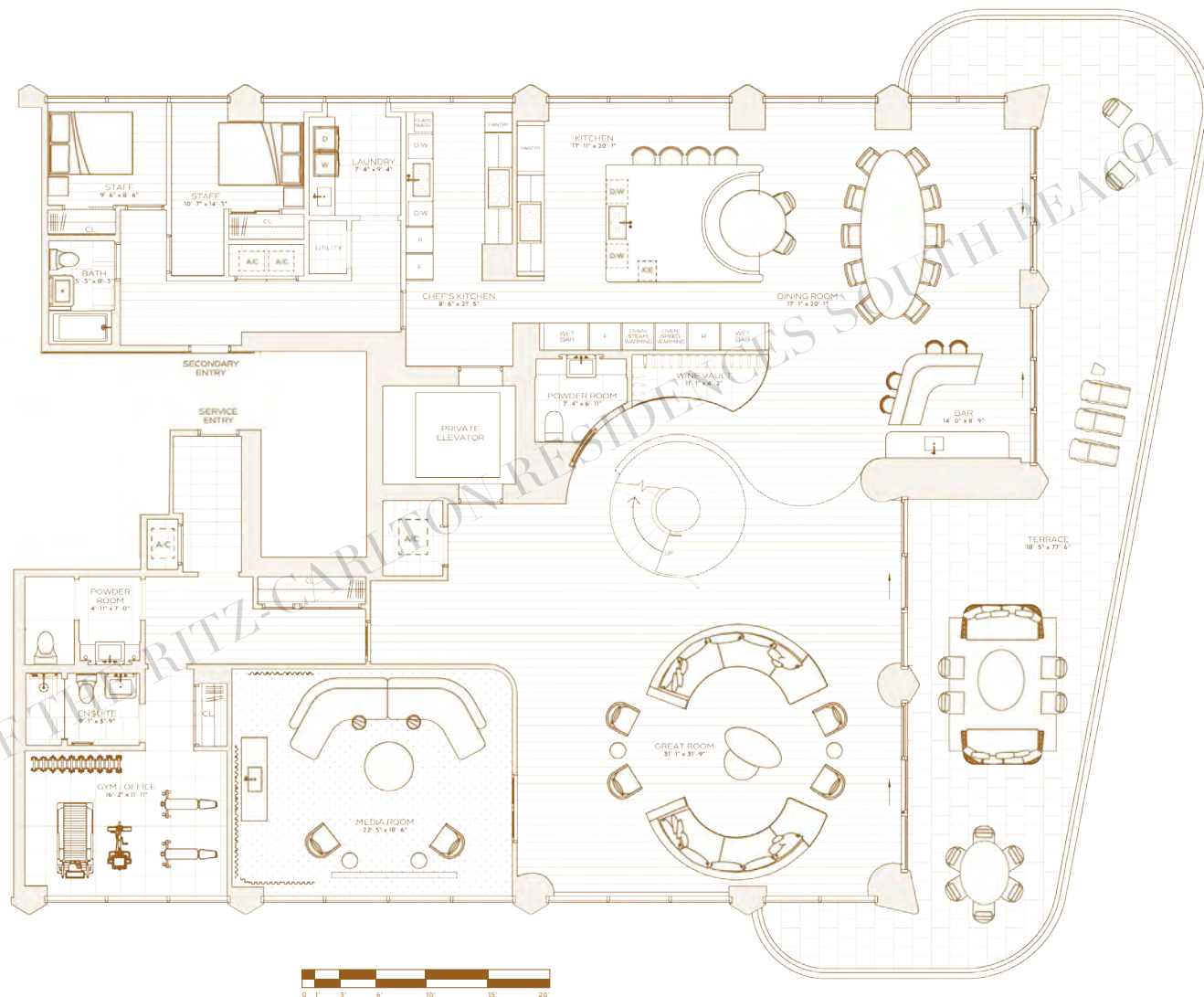
PENTHOUSE A LEVEL 17 LOWER FLOOR

SEVEN BEDROOMS
EIGHT BATHROOMS
TWO POWDER ROOMS

INTERIOR
8,104 SQ. FT. / 753 SQ. M.

EXTERIOR
5,187 SQ. FT. / 482 SQ. M.

TOTAL
13,291 SQ. FT. / 1,235 SQ. M.







THE RITZ-CARLTON RESIDENCES
SOUTH BEACH

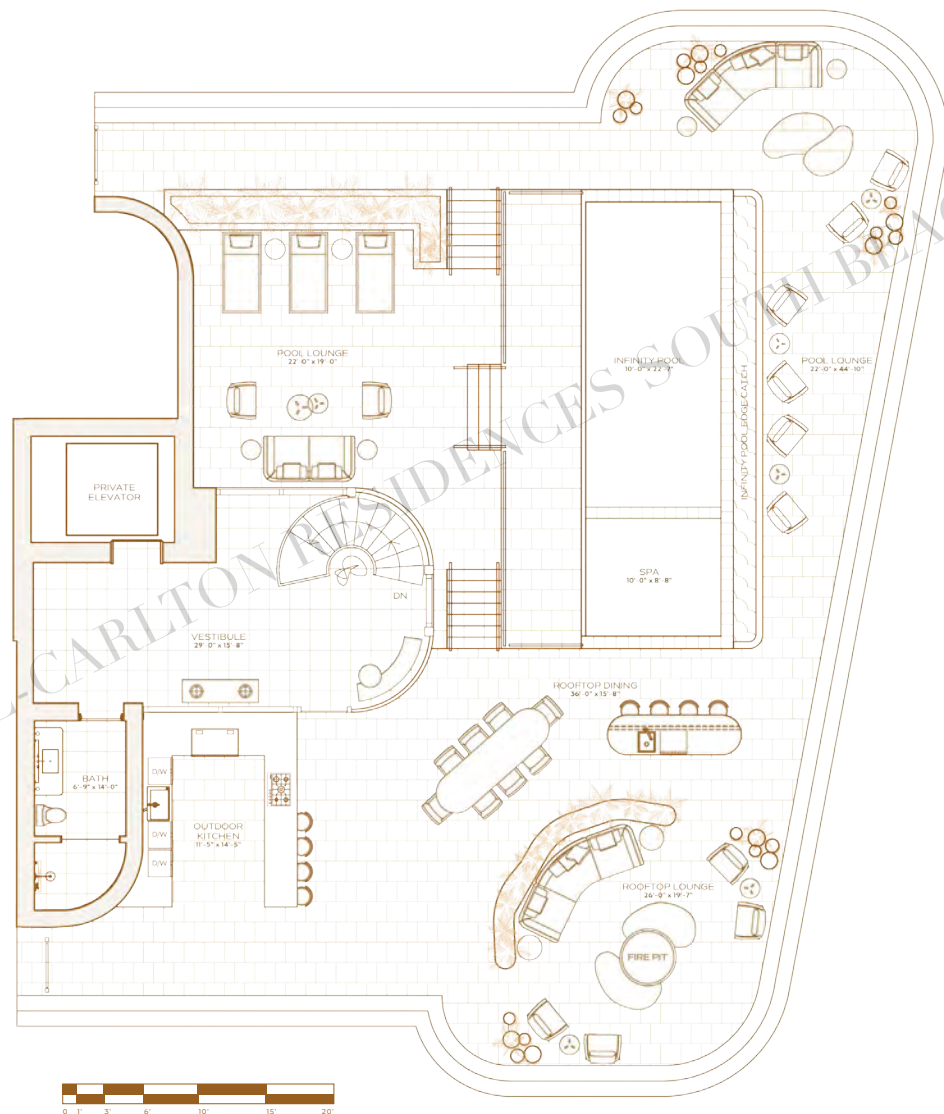
PENTHOUSE A LEVEL 19 ROOFTOP

SEVEN BEDROOMS
EIGHT BATHROOMS
TWO POWDER ROOMS

INTERIOR
8,104 SQ. FT. / 753 SQ. M

EXTERIOR
5,187 SQ. FT. / 482 SQ. M

TOTAL
13,291 SQ. FT. / 1,235 SQ. M



OCEAN



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THE RITZ-CARLTON RESIDENCES
SOUTH BEACH

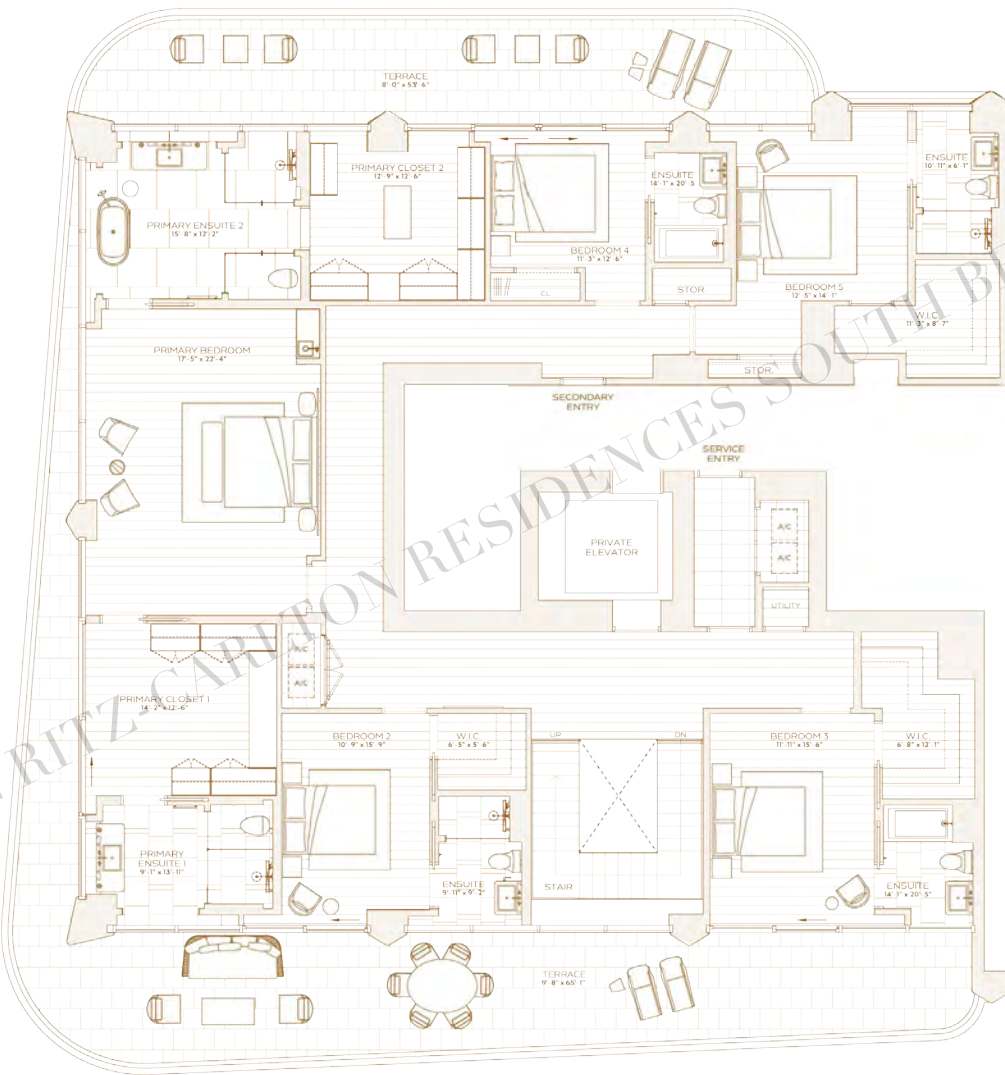
PENTHOUSE B LEVEL 18 UPPER FLOOR

SIX BEDROOMS
SEVEN BATHROOMS
TWO POWDER ROOMS

INTERIOR
6,534 SQ. FT. / 607 SQ. M

EXTERIOR
4,977 SQ. FT. / 462 SQ. M

TOTAL
11,511 SQ. FT. / 1,069 SQ. M



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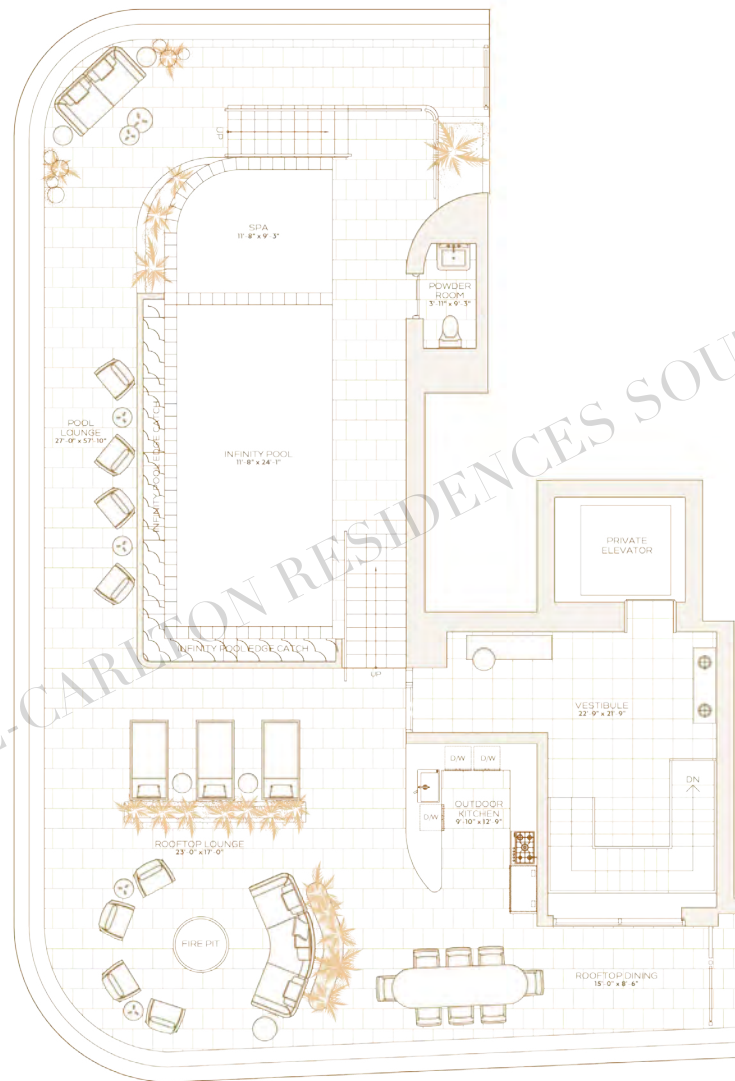
PENTHOUSE B LEVEL 19 ROOFTOP

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