THE RITZ-CARLTON RESIDENCES

MIAMI BEACH

Penthouse 1

4 Bedrooms | 4.5 Bathrooms

Ceiling Height 13'-6" (4.11 m)

Living Area:	5,936 Sq. Ft.	(551 sq. m)
Terrace:	4,408 Sq. Ft.	(410 sq. m)
Total Area:	10,344 Sq. Ft.	(961 sq. m)

Surprise Lake

W. 48th Street

Exclusive Sales Agents: 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.

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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. Unit dimensions are approximate and may vary with actual construction. Actual usable floor space may vary from the stated square footage. For 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. The dimensions provided herein are based on the longest length and widest width of each room, as if each room were square or rectangular (as if the room were a perfect rectangle), without regard for any corners. 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. Due to ongoing refinements in design and construction, the Developer reserves the right to change the floor plans, layouts, ceiling heights, sizes of Units, 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 change the developer's model home and/or sales center furnishings and/or decor at any time. Void where prohibited by law. For residents of New York offerors, the complete offering terms are available in an offering plan available from Sponsor. CO16-0126.