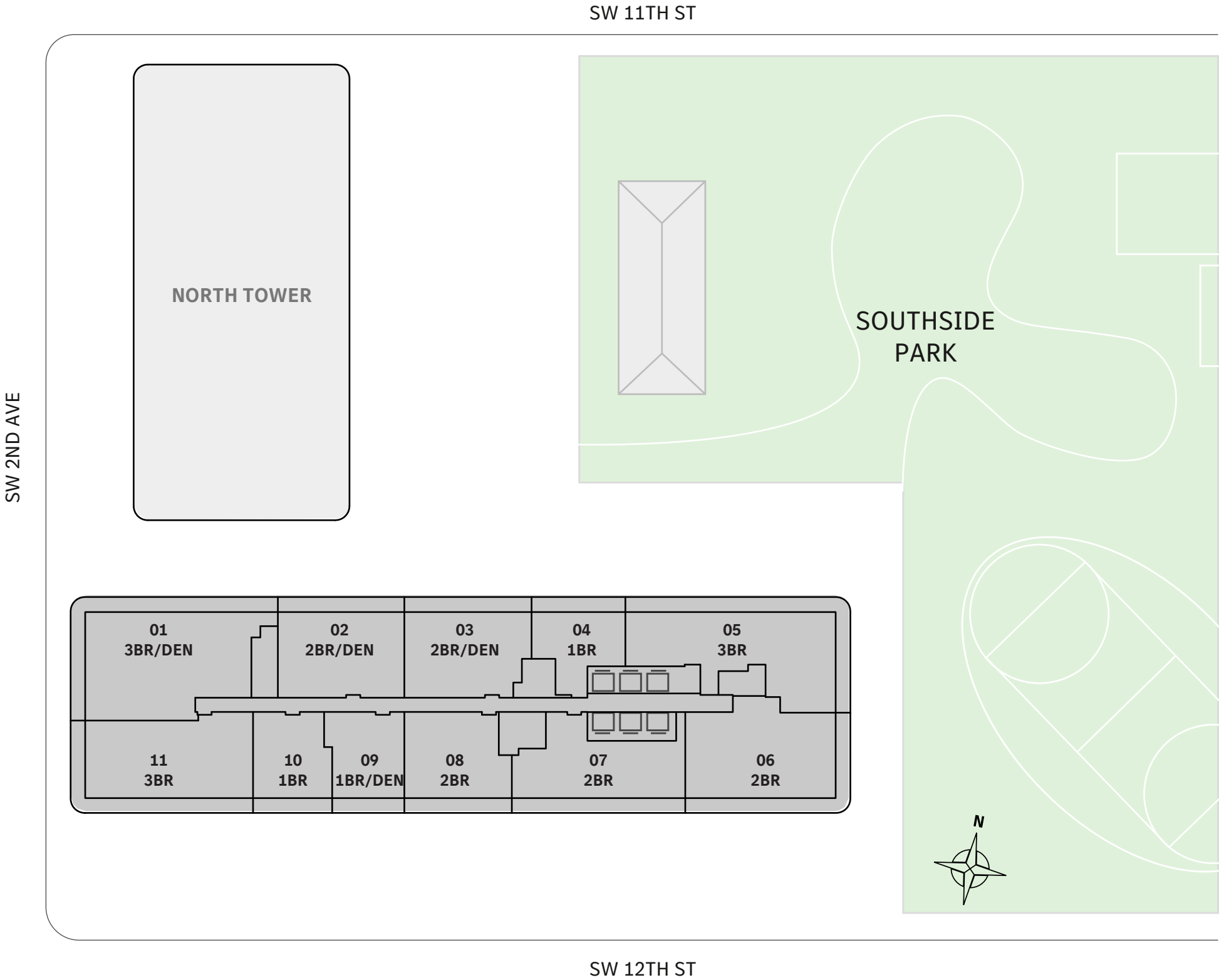
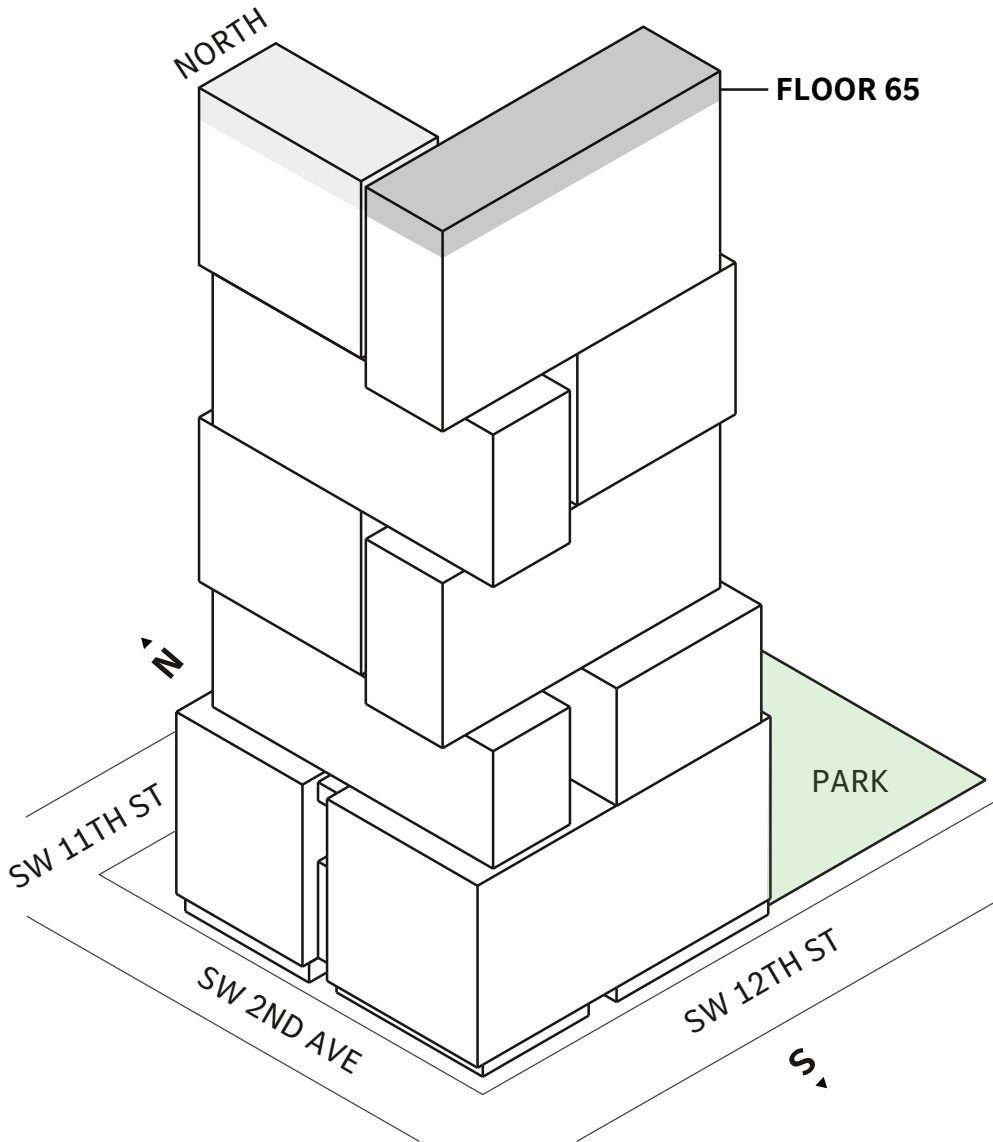




TIER 5 RESIDENCES

FLOOR 65



MIAMI.MERCEDESBNZPLACES.COM

Developed by JDS DEVELOPMENT GROUP

Exclusive Sales & Marketing by SERHANT. NEW DEVELOPMENT.

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 YOUR REFERENCE, THE AREA OF THE UNIT, DETERMINED IN ACCORDANCE WITH THOSE DEFINED UNIT BOUNDARIES, IS SET FORTH IN EXHIBIT 3 TO THE DECLARATION OF THE CONDOMINIUM. 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 CUTOUPS. ACCORDINGLY, THE AREA OF THE ACTUAL ROOM WILL TYPICALLY BE SMALLER THAN THE PRODUCT OBTAINED BY MULTIPLYING THE STATED LENGTH TIMES WIDTH. ALL DIMENSIONS ARE APPROXIMATE AND MAY VARY WITH ACTUAL CONSTRUCTION, AND ALL FLOOR PLANS AND DEVELOPMENT PLANS ARE SUBJECT TO CHANGE.

THE CONDOMINIUM IS NOT OWNED, DEVELOPED OR SOLD BY MERCEDES-BENZ OR ANY OF ITS AFFILIATES (THE "BRAND"). DEVELOPER USES MERCEDES-BENZ MARKS PURSUANT TO A LICENSE AGREEMENT WITH THE BRAND, TERMINABLE ACCORDING TO ITS TERMS. THE BRAND ASSUMES NO RESPONSIBILITY OR LIABILITY IN CONNECTION WITH THE PROJECT, AND MAKES NO REPRESENTATION OR WARRANTY IN RESPECT THEREOF.

JDS DEVELOPMENT AND OTHER PARTIES NAMED HEREIN (COLLECTIVELY, THE "NAMED PARTIES") ARE NOT THE PROJECT DEVELOPER. THIS CONDOMINIUM IS BEING DEVELOPED BY 191 SW 12 OWNER ("DEVELOPER"). ANY AND ALL STATEMENTS, DISCLOSURES AND/OR REPRESENTATIONS SHALL BE DEEMED MADE BY DEVELOPER AND NOT BY NAMED PARTIES AND ANY PURCHASER AGREES TO LOOK SOLELY TO DEVELOPER (AND NOT TO NAMED PARTIES AND/OR ANY OF ITS AFFILIATES OR PRINCIPALS) 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.