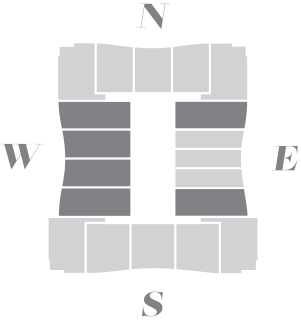


CANVAS



UNIT A2

1 Bed / 1.5 Ba + Den

Residence	910 S.F.
Terrace	150 S.F.
Total	1060S.F.

Stated measurements and 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 all interior structural components and other common elements). This method of measurement used herein is generally used in sales materials and is provided to allow a prospective buyer to compare the Units with units in other projects that utilize the same method. For your reference, the dimensions of the Unit determined as set forth in the Declaration of Condominium is + or - 867 sq. ft. for unit type A2. Balconies and terraces are not part of the Unit. Measurements of rooms set forth on floorplans are generally taken at the farthest points of each given room (as if the room were a perfect rectangle), without regard for any cutouts or variations. Accordingly, the interior air space dimensions of the actual room will typically be smaller than the product obtained by multiplying the stated length and width. All measurements and dimensions are estimates based on preliminary plans which will vary with actual construction. All floorplans, specifications and other development plans are proposed and conceptual only, and are subject to change and will not necessarily accurately reflect the final plans and specifications. The size and configuration of balconies and terraces adjacent to units within this unit type vary. The terrace reflected on this floorplan is among the larger terraces and this floorplan does not reflect the actual size or configuration of the terrace adjacent to each Unit within this unit type. Refer to Exhibit 1 to the Declaration of Condominium for a description of the balcony or terrace adjacent to each Unit.

ORAL REPRESENTATIONS CANNOT BE RELIED UPON AS CORRECTLY STATING THE REPRESENTATIONS OF THE DEVELOPER. FOR CORRECT REPRESENTATIONS, MAKE REFERENCE TO THIS BROCHURE AND TO THE DOCUMENTS REQUIRED BY SECTION 718.503, FLORIDA STATUTES, TO BE FURNISHED BY A DEVELOPER TO A BUYER OR LESSEE.

OBTAIN THE PROPERTY REPORT REQUIRED BY FEDERAL LAW AND READ IT BEFORE SIGNING ANYTHING. NO FEDERAL AGENCY HAS JUDGED THE MERITS OR VALUE, IF ANY, OF THIS PROPERTY.

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These materials are not intended to be an offer to sell, or solicitation to buy a unit in the condominium. Such an offering shall only be made pursuant to the prospectus (offering circular) for the condominium and no statements should be relied upon unless made in the documents furnished by NR MaxMiami LLC, a Florida limited liability company (the "Developer"). In no event shall any solicitation, offer or sale of a unit in the condominium be made in, or to residents of, any state or country in which such activity would be unlawful. No real estate broker or salesperson is authorized to make any representations or other statements regarding this project, and no agreements with, deposits paid to or other arrangements made with any real estate broker are or shall be binding on the Developer. All artist's or architectural renderings, sketches, graphic materials, prices, plans, specifications, terms, conditions, statements, features, dimensions, amenities, existing or future views and photos depicted or otherwise described herein are proposed and conceptual only, and are based upon preliminary development plans, which are subject to withdrawal, revisions and other changes, without notice, as provided in the purchase agreement and the offering circular. They should not be relied upon as representations, express or implied, of the final detail of the proposed improvements. All improvements, designs and construction are subject to first obtaining the appropriate federal, state and local permits and approvals for same. Any features described for the residences are representative only, and the Developer reserves the right, without notice to or approval by the Buyer, to make changes or substitutions of equal or better quality for any features, materials and equipment which are included with the unit. Interior photos may depict options and upgrades that are not representative of standard features and may not be available for all model types, and all depictions of furniture, appliances, counters, soffits, floor coverings and other matters of detail, including, without limitation, items of finish and decoration, are not necessarily included in each unit. Furnishings and finishes are only included if and to the extent provided in your purchase agreement. No guarantees or representations whatsoever are made that existing or future views of the project and surrounding areas depicted by artist's conceptual renderings or otherwise described herein, will be provided or, if provided, will be as depicted or described herein. Any view from any unit or from other portions of the property may in the future be limited or eliminated by future development or forces of nature. Any and all references to and/or renderings of other proposed projects or nearby facilities are proposed only, are not constructed, and are not being developed by the Developer. The Developer has no control over those projects and there is no guarantee that they will be developed, or if so, when and what they will consist of. Restaurants and/or other businesses establishments may (without imposing any obligation) be operated from the commercial components of the project which will be offered for sale to third parties. Any restaurants and other business establishments and/or any operators of same are subject to change at any time, and no representations regarding restaurants, businesses and/or operators within or adjacent to the project may be relied upon. Except as may be otherwise provided in the prospectus for the Condominium, the use of the commercial spaces will be in discretion of the purchasers or lessees of those spaces and there is no assurance that they will be used for the purposes, and/or with any particular operators. The photographs contained in this brochure may be stock photography or have been taken off-site and are used to depict the spirit of the lifestyle to be achieved rather than any that may exist or that may be proposed, and are merely intended as illustrations of the activities and concepts depicted therein. In addition, photographs contained herein may depict artwork located within public or private areas located adjacent to or within close proximity to the Condominium. Such artwork is not and will not be part of or located within the Condominium and may be a subject to copyright or other proprietary rights governing use, reproduction, distribution, modification, adaptation and republication of such materials.

The Condominium is being developed by the Developer, which was formed solely for such purpose. Any and all statements, disclosures and/or representations set forth in this brochure shall be deemed made by the Developer and not by any of its affiliates, and each buyer shall look solely to Developer (and not any of its affiliates) with respect to any and all matters relating to the development and construction of the Condominium and with respect to the marketing and sales of units in the Condominium.