

*** ORAL REPRESENTATIONS CANNOT BE RELIED UPON AS CORRECTLY STATING REPRESENTATIONS OF THE DEVELOPER. FOR CORRECT REPRESENTATIONS, MAKE REFERENCE TO THIS BROCHURE AND TO THE DOCUMENTS REQUIRED BY 78B-503, FLORIDA STATUTES, TO BE FURNISHED TO A DEVELOPER TO BUYER OF THE HOME.** The name of the Condominium is Ocean River Condominium. The Developer is Ocean River Properties, LLC, a Florida limited liability company ("Developer"), which has the right to sell the home. The Buyer is a resident of Florida ("the Grand Owner"). The Board Owner is the Developer and there is no guarantee that the Condominium will always be known as River Residence and no party may rely on any such guarantee. This Condominium is being offered by Ocean River Properties, LLC (the "Developer"). The square footage stated herein is approximate. 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 partitions). The actual measurements of items set forth in the floor plan may differ from those shown due to the manner in which they were taken or the manner in which they are represented. The area of each room (as if it were a rectangle) is given as an approximation and does not include the area of alcoves, closets, porches, terraces, balconies, patios, etc., nor does it include the area of the balcony, terrace, porch, etc., which are shown as part of the unit's total living space. All dimensions are approximate and may vary with actual construction, and all floor plans are subject to change without notice. The location and configuration of balconies and terraces and windows around the building. For the actual size and configuration of the balconies and windows for your unit consult your Offering documents. All depictions of furnishings, appliances, built-ins, cupboards, and other matters of detail, including, without limitation, items of finish and decoration, are conceptual only and are not necessarily included in each Unit. The furniture layout and the use of space illustrated are suggested uses only and not intended to guaranty any specific use of space or accommodation of specific furnishings. The furnishings, design features, fixture and decor illustrations are conceptual only and may not be included with a unit purchase. Consult your prospectus and Purchase Agreement to learn what is included with a unit purchase. The information contained herein is not to be relied upon as an offer to sell, or solicitation to buy, condominium units to residents of any jurisdiction where prohibited by law, and your eligibility for purchase will depend upon your state of residency. No offering is made only by the prospectus for the condominium and no statement should be relied upon if not made in the prospectus.

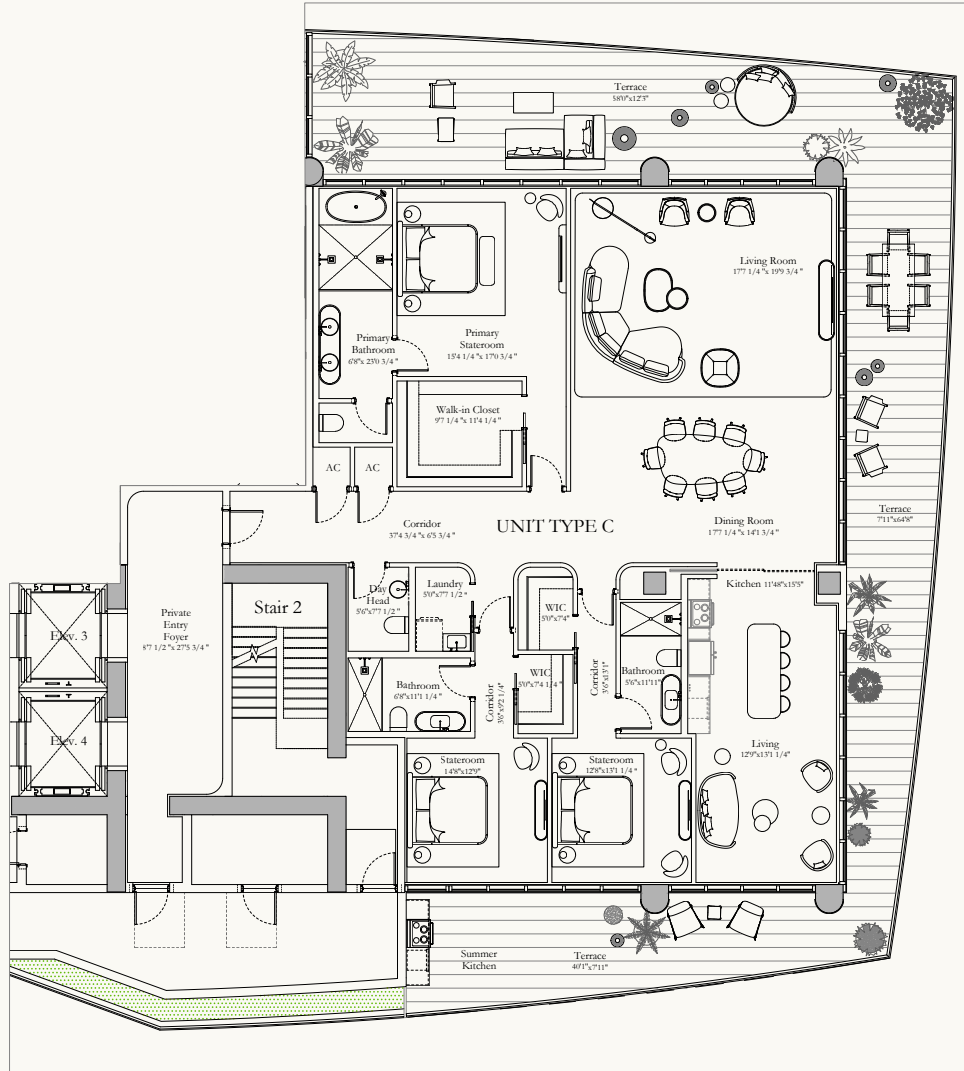
Riva

RESIDENZE
FORT LAUDERDALE



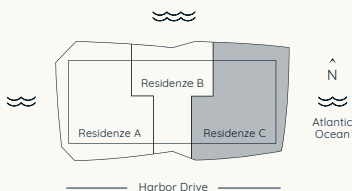
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Residence C

LEVELS 6-16



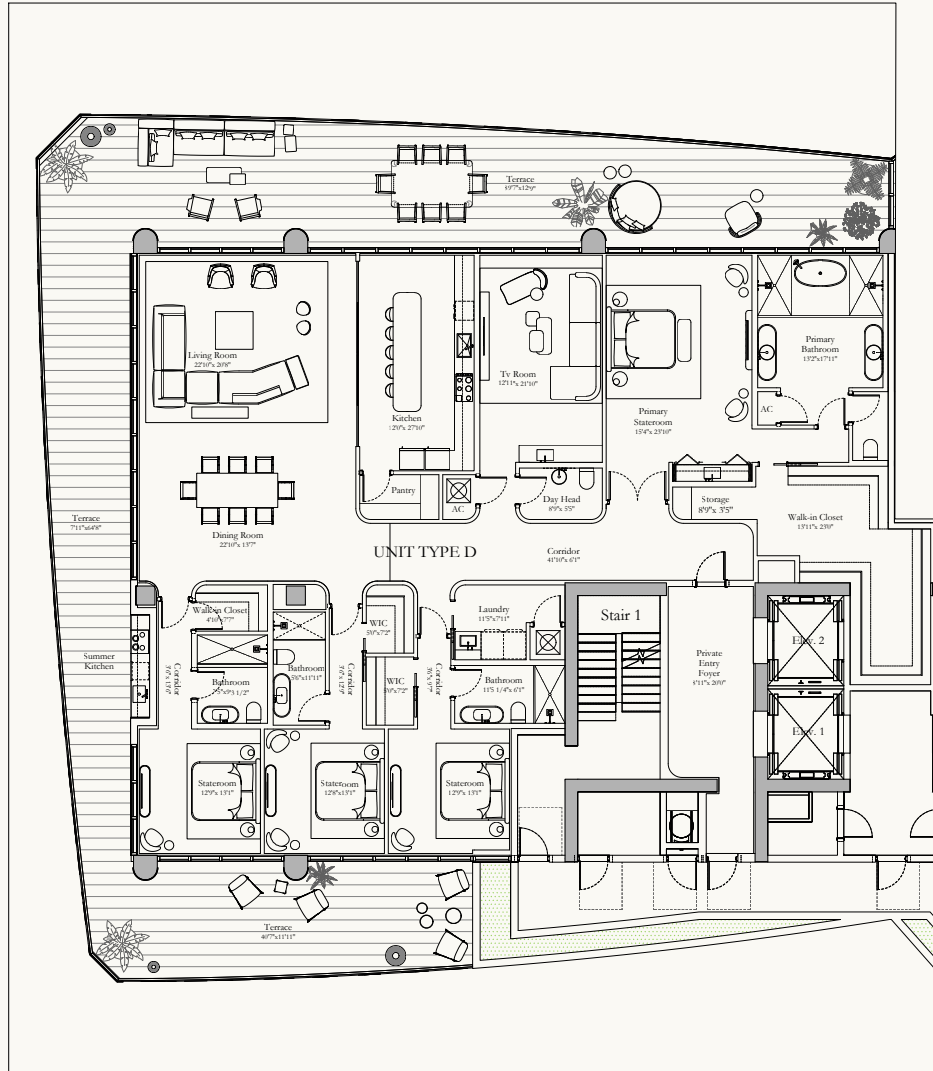
3 BEDROOMS 3.5 BATHROOMS

**INTERIOR TERRACES 3,397 SQ. FT.
1,622 SQ. FT.**

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Riva

RESIDENZE
FORT LAUDERDALE

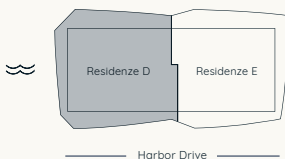


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Residence D

LEVELS 17-18



4 BEDROOMS 4.5 BATHROOMS +DEN

INTERIOR
TERRACES

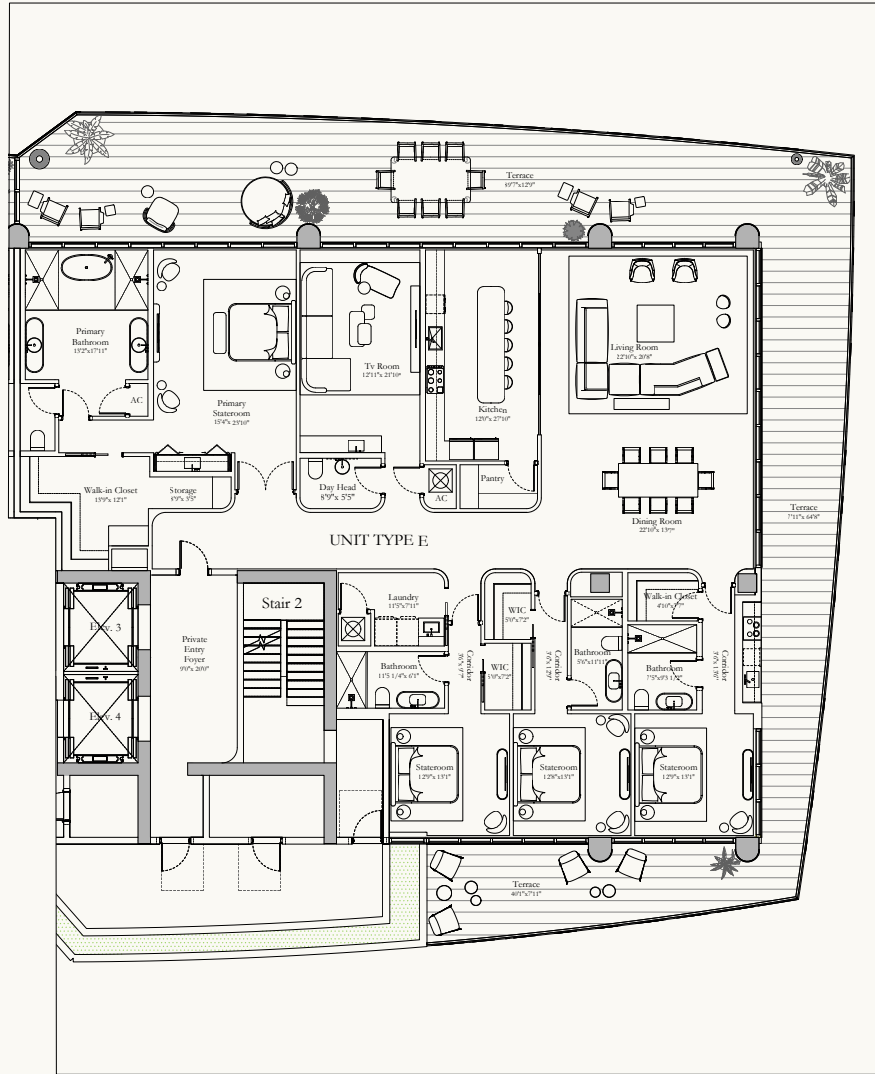
4,493 SQ. FT.
2,207 TO 2,213 SQ. FT.

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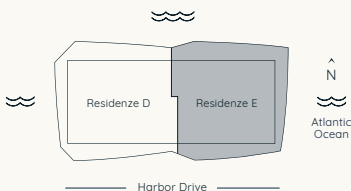
RESIDENZE

FORT LAUDERDALE



Residence E

LEVELS 17-18



4 BEDROOMS 4.5 BATHROOMS +DEN

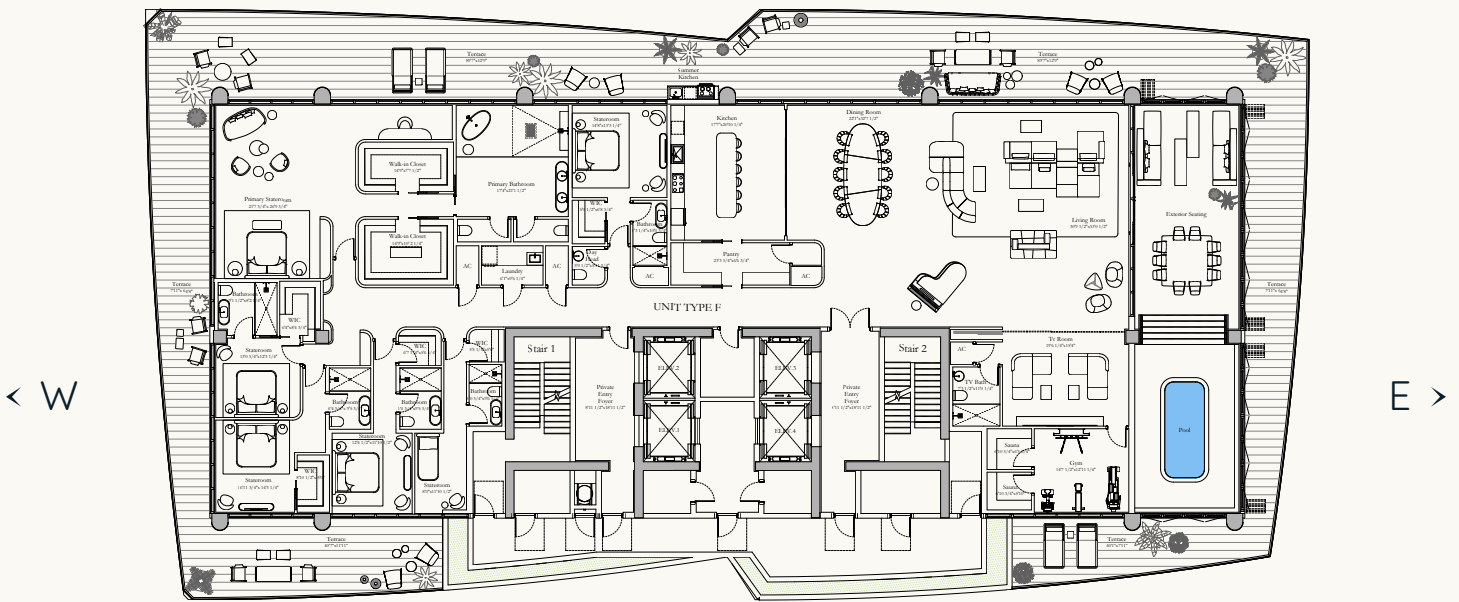
INTERIOR TERRACES 4,330 SQ. FT.
2,065 SQ. FT.

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Riva

RESIDENZE

FORT LAUDERDALE



Residence F

LOWER PENTHOUSE | LEVEL 19



6 BEDROOMS 7.5 BATHROOMS

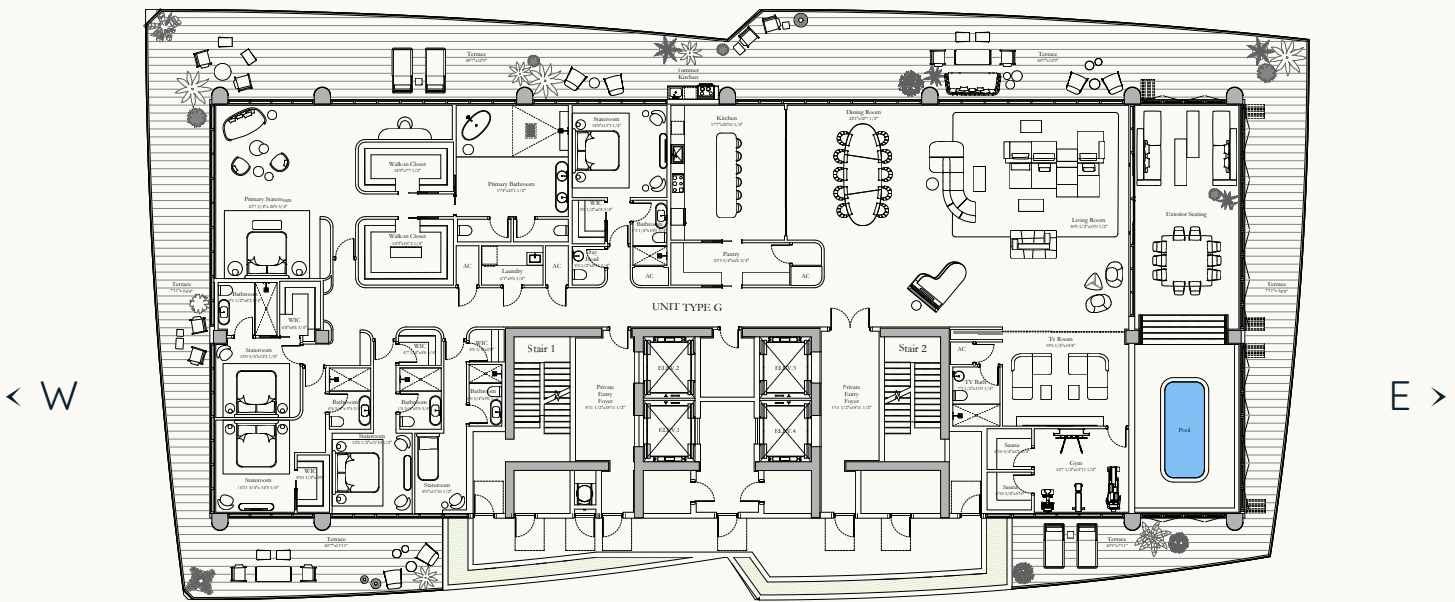
INTERIOR 8,878 SQ. FT.
TERRACE 4,239 SQ. FT.

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Riva

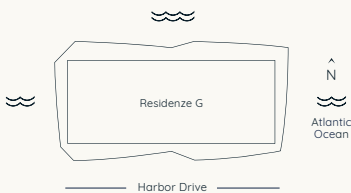
RESIDENZE

FORT LAUDERDALE



Residence G

UPPER PENTHOUSE | LEVEL 20



6 BEDROOMS 7.5 BATHROOMS

INTERIOR 8,878 SQ. FT.
TERRACE 4,239 SQ. FT.

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