



MARINA PALMS

YACHT CLUB & RESIDENCES

MIAMI

AQUATIC AMENITIES



THIS IS Life On The Water

Whether lounging in your residence overlooking the Intracoastal, heading out for a voyage on your own yacht, or embarking on a boating or water sports adventure through the Boat Club, you're certain to find countless ways to make the most of life on the water at Marina Palms.

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. We are pledged to the letter and spirit of U.S. policy for the achievement of equal housing throughout the Nation. We encourage and support an affirmative advertising and marketing program in which there are no barriers to obtaining housing because of race, color, sex, religion, handicap, familial status or national origin. 

See legal disclaimer on the back page.

MARINA PALMS RESIDENCES.

LIFE ON THE WATER AND IN THE WATER.

With 750 linear feet of prime waterfront in one of South Florida's most vibrant neighborhoods and an on-site, full-service marina, Marina Palms offers all of its residents a unique lifestyle with unparalleled access to life on the water. Additional amenities are available to residents through optional membership in the Marina Palms Boat Club.

- Kayak the Intracoastal Waterway and navigate the Oleta River, Florida's largest urban park, with an abundance of natural areas to explore.
- Paddleboard through your aquatic neighborhood to take in the sights and satisfy your daily exercise needs.
- Want to speed things up? Try windsurfing. Still not fast enough? Rent a jet ski for the ultimate personal, high-speed watercraft experience.
- Take up snorkeling and encounter the diverse marine life found below the surface in South Florida's pristine waters.
- Take an evening stroll along the promenade to appreciate the ambiance of the marina and the breeze off the water.
- Consult with the Marina Palms Yacht Club Concierge to develop personalized experiences available exclusively to residents of Marina Palms:
 - Kite surfing lessons and excursions
 - Parasailing tours
 - Banana boat rides
 - Private yacht charters for day or evening cruises, or longer excursions to the Florida Keys and the Bahamas. Experience ultimate luxury with a full service wait staff and captain as you enjoy the warm South Florida sun and water.
 - Dolphin and manatee watch tours
 - Deep-sea fishing charters and on-shore fishing outings
 - Spear fishing and lobstering excursions
 - Entry in local fishing competitions
 - Underwater diving outings
 - Boating instruction and water safety courses
 - Water taxi service to nearby attractions
 - Sail camps for instruction in sailing, knot tying and navigation



MARINA PALMS YACHT CLUB.

THE ULTIMATE BOATER'S LIFESTYLE.

Boat owners who purchase a slip in the marina enjoy additional amenities as members of the Marina Palms Yacht Club.

Marina Palms is ideally situated between Miami and Fort Lauderdale, in sheltered waters with immediate access to the Intracoastal Waterway, and just a quick 20 minutes to the Atlantic Ocean.

We are full-service – our experienced marina manager, dock master, concierge and staff will ensure a carefree experience and will assist you in fulfilling your every need and desire. Our focus is on the details, so you can focus on what is truly important – family, friends and fun.

- Dockside high-speed Internet, cable TV, fresh water and pump out
- High-flow, on-site fuel service offering premium diesel and gasoline
- Fully stocked sundry store has all the items that you may have forgotten
- Full service concierge to manage:
 - Trip planning
 - Entertainment
 - Food and beverage
- Vessel care and service
 - Cleaning and detailing services
 - Maintenance – we will create a maintenance program to suit your needs and manage the process on your behalf
 - Repairs – if something is broken, we'll help you get it fixed as soon as possible





MARINA PALMS BOAT CLUB.

MEMBERSHIP GETS YOU OUT ON THE WATER.

Upgrade your life on the water with an optional membership in the Marina Palms Boat Club.

The lifestyle at Marina Palms is anything but ordinary. As a resident, you have the opportunity to join one of the most luxurious and exclusive boat clubs ever created. As an active Marina Palms Boat Club Member, all you have to do is make a reservation and step outside your front door to begin your personal on-the-water experience.

- Gather the kids and head out for an afternoon on the water, full of smiles, laughter and fun.
- Take an evening sunset cruise around the bay to unwind and toast to your accomplishments of the day.
- Schedule a fishing trip in the morning and take advantage of some of the best gaming on the South Florida seas.
- Plan a day out on the water with friends and family where you cruise the Atlantic Ocean and explore the many fascinating sites in the area.
- Head out for an afternoon of sun and fun as you stop by one of Miami's many sand bars to swim, relax and enjoy the company of friends.

Nothing compliments the South Florida lifestyle quite like getting out on the water to relax, connect with friends and family and create lasting memories. The Marina Palms Boat Club provides its members access to hassle-free adventuring with unlimited usage of the club boats, ranging from 23 to 36 feet in length. For cruising, fishing or diving, we have the right vessel for any excursion. We do all the work so our members can maximize their time having fun on the water.

EXPERIENCING LIFE ON THE WATER COULD NOT GET ANY EASIER

Marina Palms' custom app for mobile devices, MPConnect, keeps you within reach of your life on the water at all times—no matter where you are.

- Proprietary virtual butler app for use on all iOS and Android devices
- Connect directly to the management company and Yacht Club Concierge
- Schedule maintenance and service for your vessel
- Plan both water and land excursions
- Make Boat Club and Yacht Club reservations





MARINA PALMS

YACHT CLUB & RESIDENCES

M I A M I

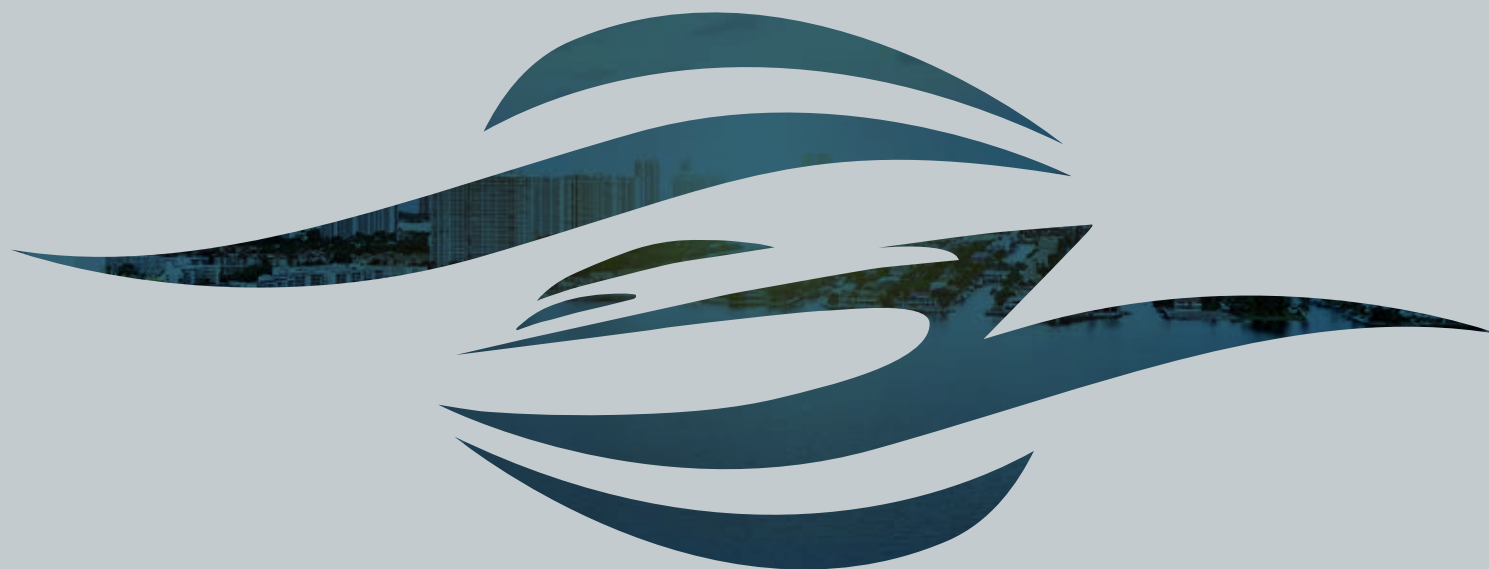
17201 Biscayne Boulevard, North Miami Beach, FL 33160
P 866 902 7380 | MarinaPalms.com

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The Marina, and all facilities located within the Marina, are separately owned and are not part of the Common Areas or Common Elements of any Condominium within Marina Palms Yacht Club and Residences (the "Properties"). The Marina may be used by the owner thereof for any purposes permitted under applicable law. Use of individual boat slips and other portions of the Marina, and certain services that may be made available therein, shall be subject to payment of additional fees and expenses. The Marina Palms Residents Boat Club (the "Boat Club") is independently owned and operated and is not part of the Properties. No representations or warranties whatsoever are made by MPYC, or any of its affiliates, regarding the Boat Club or any other services that may be available from time to time, including (without limitation) the ownership, creation, maintenance, operation, or duration thereof, any of the services or facilities that may be made available in connection therewith, or (if and to the extent available), the cost, terms, nature or quality thereof. The information contained herein is preliminary in nature and any existing plans for the Boat Club, and any other services described herein, may be abandoned and/or modified, reduced, altered, or eliminated at any time and without notice. Accordingly, no buyer or resident should rely upon, or have any assurances that the Boat Club and/or the services described herein will in fact be created and, if created, that any such services shall at all times be made available to residents or owners. Any and all usage of Boat Club services will be subject to the Boat Club's operator's membership documents and procedures. Boat Club members and their permitted guests will be responsible for adherence to the rules and regulations promulgated by the operator of the Boat Club, which may change from time to time.

The Marina is being developed by MPYC, which was formed solely for such purpose. The DevStar Group and The Plaza Group are affiliated with this entity, but neither of them is the developer of the Marina or any other portion of the Properties. Any and all statements, disclosures and/or representations shall be deemed made by MPYC and not by The DevStar Group and The Plaza Group, or any affiliates of MPYC, and you agree to look solely to MPYC (and not to The DevStar Group or The Plaza Group, and/or any of their affiliates or any affiliates of MPYC) with respect to any and all matters relating to the marketing and/or development of the Marina. The graphics, renderings and text provided herein are copyrighted works owned by MPYC. All rights reserved. Unauthorized reproduction, display or other dissemination of such materials is strictly prohibited and constitutes copyright infringement.

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MARINA PALMS

YACHT CLUB & RESIDENCES

M I A M I

Inspired by Life On The Water.

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Artist conceptual rendering. See legal disclaimer on the last page.

DAYS ON THE WATER



The Best Part Of Life On The Water
Is Life In The Water.

Marina Palms offers highly refined living with optimal luxuries, services and amenities, with everything you need for family fun on the water. And in the water.





See legal disclaimer on the last page.

A wide-angle, nighttime photograph of a city skyline, likely Miami, viewed from across a body of water. The skyline is filled with numerous high-rise buildings, many of which are brightly lit with warm yellow and orange lights. A prominent bridge with blue-lit supports spans the water in the foreground. The sky is a deep purple and blue, with some clouds. The water in the foreground is dark and reflects the city lights.

NIGHTS ON THE TOWN

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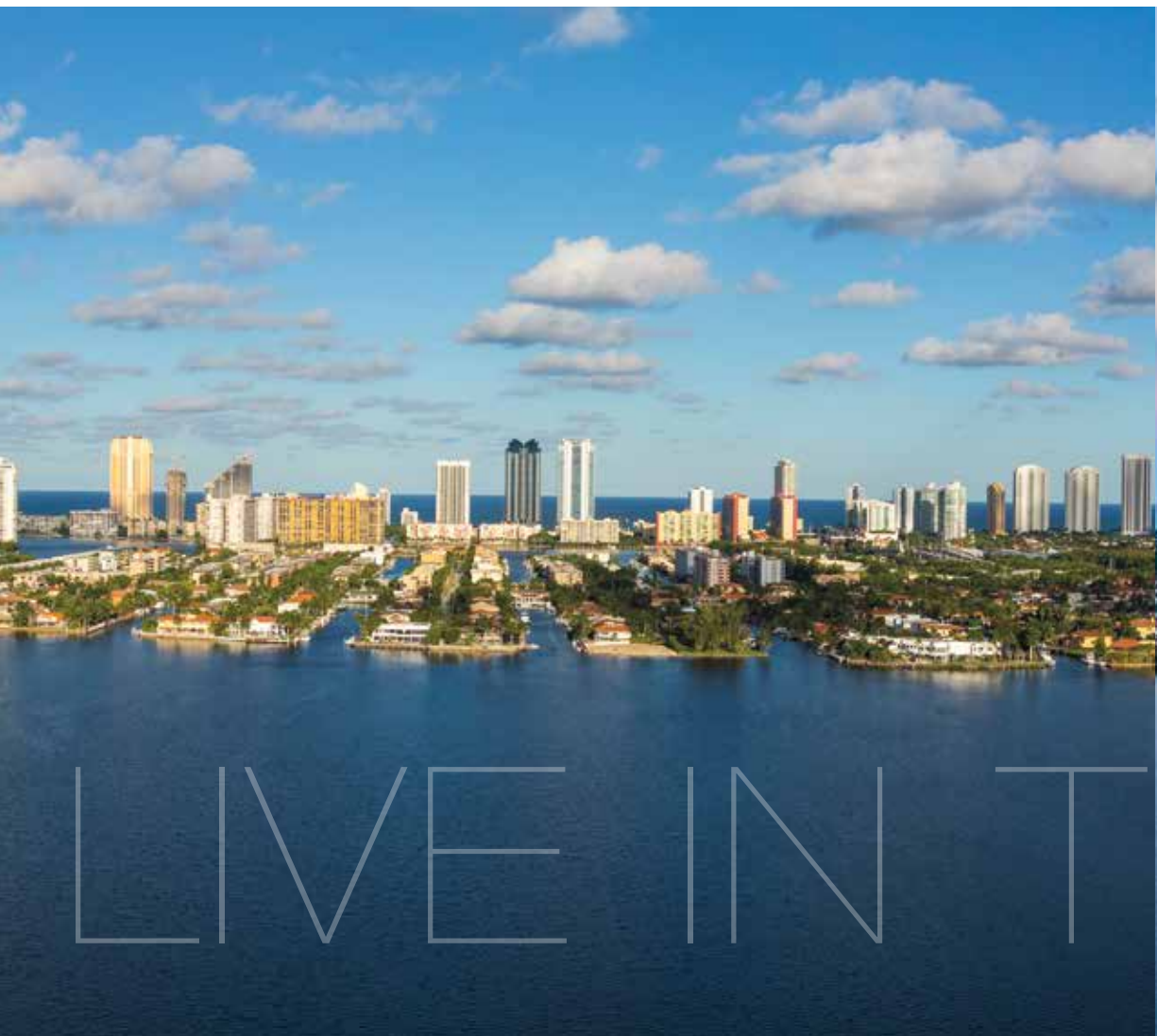
Make the Most of Every Moment  
Aboard or Ashore.

Cultural amenities abound, with the thriving centers of  
Miami, Miami Beach and Fort Lauderdale all close at hand.  
Neighboring Aventura and Bal Harbour offer world-class  
shopping, dining and entertainment.









EAST VIEW

LIVE IN THE VIEW





## PROPERTY FEATURES

750 linear feet of waterfront on 14 acres

Full-service marina and yacht club

468 luxury residences in two waterfront towers

Gated entry

Access-controlled garage parking

24-hour security and video surveillance





## CURATED LUXURIES

Throughout its spacious, beautifully appointed residences, lush waterfront grounds and immaculate private marina, Marina Palms offers amenities, services and technologies designed to enhance every aspect of sophisticated waterfront living.



STATE-OF-THE-ART PRIVATE MARINA



Artist conceptual rendering. See legal disclaimer on the last page.



# YACHT CLUB & MARINA AMENITIES

112-slip private marina for yachts up to 90 feet in length

Full-time dock master

Full-service yacht club concierge

Fueling services

Dockside high-speed Internet and cable TV

Well-equipped sundry store

Picturesque marina promenade



FULL-SERVICE MARINA



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INFINITY POOL

Artist conceptual rendering. See legal disclaimer on the last page.





SLEEK, ELEGANT LOBBY

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PANORAMIC VIEWS









## BUILDING FEATURES

- Gated entry
- Access-controlled garage parking
- 24-hour security and video surveillance
- WiFi throughout all common areas
- e-Concierge app for iPad/mobile access to the wide array of Marina Palms services and amenities
- High-speed elevators
- Lavish spa with sauna, steam and private treatment rooms
- Men's & women's locker rooms
- State-of-the-art fitness center
- Professional grade studio for yoga/pilates
- News café with daily newspaper service
- Club room with 100" television
- Billiards table with bar
- Executive business lounge with conference room
- Pet-friendly environment
- Activity rooms for children and teens

## OUTDOOR AMENITIES

- Watersports, including jet skiing, kayaking, waterskiing, windsurfing and snorkeling
- 14-acre lifestyle enclave with 750 linear feet of prime waterfront
- Resort-style pool deck with infinity pool, hot tub and stunning waterfront views
- Outdoor gourmet kitchen
- Children's pool
- Children's outdoor playground
- Convenient access to the dog park at East Greynolds Park
- Pet station

## SERVICES

- 24-hour valet parking
- Personal butler service
- On-site car wash service and detailing
- Pool attendants
- Pet spa services





CLUB ROOM





NEWS CAFÉ

## THE UPSIDE OF DOWNTIME

Marina Palms dedicates its generous program of indoor amenity space to residents' social and recreational pursuits.

Artist conceptual renderings. See legal disclaimer on the last page.



FITNESS CENTER





TEENS' ROOM

## LET THE FUN BEGIN

Age-appropriate social spaces invite younger residents to gather with their peers. From teen get-togethers to toddler play dates, these dedicated lounges are designed with their youthful occupants' needs in mind.



KIDS' ROOM

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CUSTOMIZE YOUR LIFE ON THE WATER



SPACIOUS GREAT ROOM

See legal disclaimer on the last page.









ITALIAN KITCHENS WITH PREMIUM APPLIANCES

See legal disclaimer on the last page.



Imported Italian kitchen cabinetry by Snaidero with stone countertops

Grohe bathroom fixtures

Sub-Zero and Wolf appliances

Elegant, floating Italian bathroom vanities by Snaidero

Frameless glass enclosed showers with handheld head in bathrooms

Deep private terraces with glass railings

Expansive marina and panoramic water views

Freestanding soaking tub in master bathroom

Large, walk-in closets

Smart-technology ready

Solid-core doors throughout

Sound-insulated walls throughout

Spacious, open floor plans with ceiling heights of 9'+

Full-sized, front-loaded washer and dryer in every residence







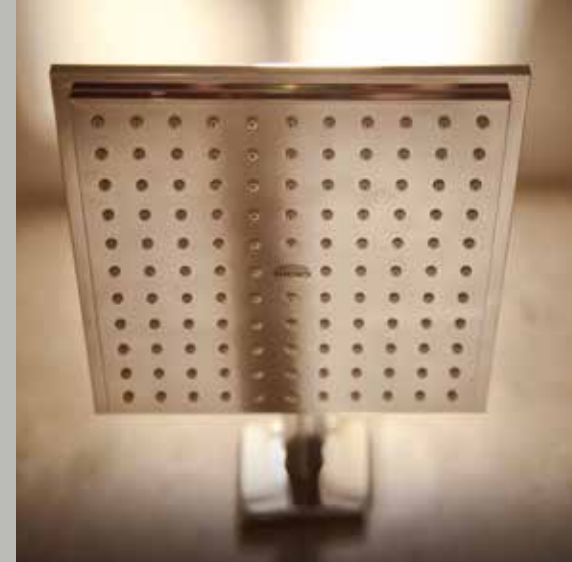
## ELEGANT MASTER BEDROOM

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OPULENT BATHROOMS









## AREAS OF INTEREST

Ideally situated off Biscayne Boulevard at 172nd Street, Marina Palms puts you within minutes of South Florida's most celebrated shopping, dining and entertainment venues, while two international airports bring the rest of the world within easy reach.

- 1 Aventura Mall
- 2 Bal Harbour Shops
- 3 Oleta State Park
- 4 Sunny Isles Beach
- 5 Gulfstream Park Racing, Casino & Village
- 6 Boat access at Haulover
- 7 Turnberry Isle Golf Course
- 8 Restaurants
- 9 Intracoastal Waterway
- 10 Arthur Snyder Tennis Center
- 11 Dog Park at East Greynolds Park
- 12 Equidistant from Downtown Miami/Brickell and Fort Lauderdale
- 13 Close to South Beach nightlife and Key Biscayne attractions
- 14 Equidistant from Miami and Fort Lauderdale International Airports
- 15 Aventura Hospital & Medical Center



AVENTURA MALL



BAL HARBOUR SHOPS



GULFSTREAM PARK



TURNBERRY ISLE GOLF COURSE



LAS OLAS BOULEVARD



SOUTH BEACH

See legal disclaimer on the last page.

MARINA

**01 Line Da Unit**  
2 Bedrooms + Den | 2.5 Baths  
Interior  
2,114 SF/196 M<sup>2</sup>  
Terrace  
241 SF/22 M<sup>2</sup>

**03 Line Aa Unit**  
2 Bedrooms | 2 Baths  
Interior 1,581 SF/147 M<sup>2</sup>  
Terrace 168 SF/16 M<sup>2</sup>

**05 Line B Unit**  
2 Bedrooms | 2.5 Baths  
Interior  
1,976 SF/184 M<sup>2</sup>  
Terrace  
197 SF/18 M<sup>2</sup>

**07 Line A Unit**  
2 Bedrooms | 2.5 Baths  
Interior  
1,904 SF/177 M<sup>2</sup>  
Terrace  
169 SF/16 M<sup>2</sup>

**09 Line E Unit**  
3 Bedrooms | 3.5 Baths  
Interior 2,421 SF/225 M<sup>2</sup>  
Terrace 203 SF/19 M<sup>2</sup>

**11 Line, G Unit**  
2 Bedrooms | 2.5 Baths  
Interior 2,080 SF/193 M<sup>2</sup>  
Terrace 216 SF/20 M<sup>2</sup>

**02 Line D Unit**  
2 Bedrooms + Den | 2.5 Baths  
Interior  
2,114 SF/196 M<sup>2</sup>  
Terrace  
241 SF/22 M<sup>2</sup>

**04 Line C Unit**  
2 Bedrooms + Den | 3 Baths  
Interior  
1,961 SF/182 M<sup>2</sup>  
Terrace  
210 SF/20 M<sup>2</sup>

**06 Line H Unit**  
3 Bedrooms + Den | 3.5 Baths  
Interior  
2,332 SF/217 M<sup>2</sup>  
Terrace  
190 SF/18 M<sup>2</sup>

**08 Line Ca Unit**  
2 Bedrooms + Den | 3 Baths  
Interior  
1,893 SF/176 M<sup>2</sup>  
Terrace  
214 SF/20 M<sup>2</sup>

**10 Line F Unit**  
3 Bedrooms | 3.5 Baths  
Interior 2,599 SF/241 M<sup>2</sup>  
Terrace 203 SF/19 M<sup>2</sup>



INTRACOASTAL

SOUTH TOWER

2 Bed/2 Bath

2 Bed/Den/2.5 Bath

3 Bed/3.5 Bath

2 Bed/2.5 Bath

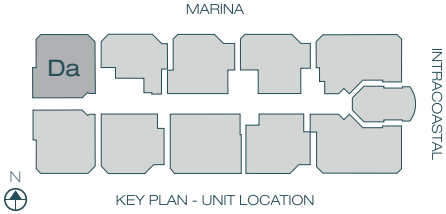
2 Bed/Den/3 Bath

3 Beds/Den/3.5 Bath



UNIT Da - 01 Line

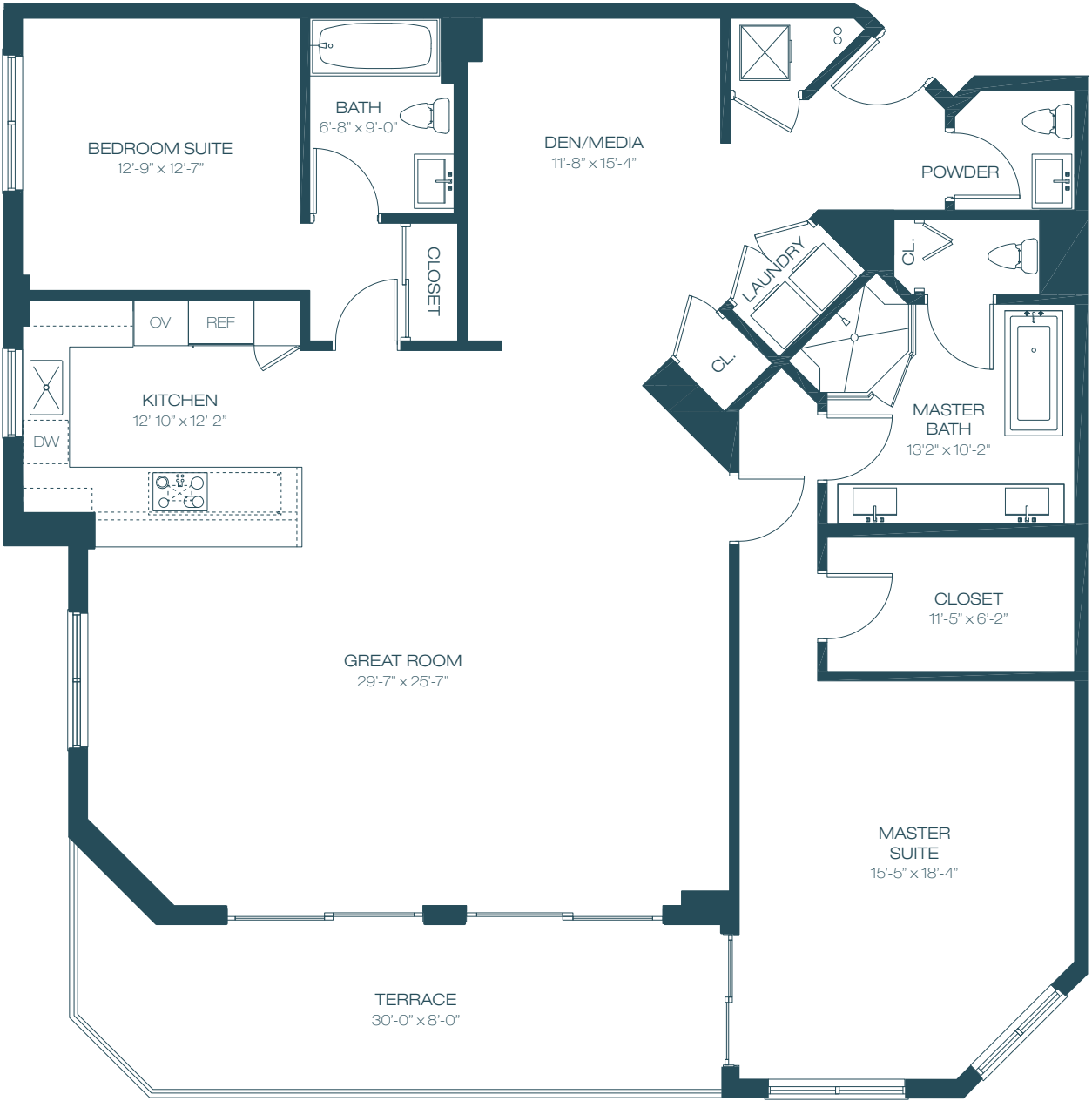
| 2        | BEDROOMS + DEN | 2.5                | BATHROOMS |
|----------|----------------|--------------------|-----------|
| INTERIOR | 2,114 SF       | 196 M <sup>2</sup> |           |
| TERRACE  | 241 SF         | 22 M <sup>2</sup>  |           |
| <hr/>    |                |                    |           |
| TOTAL    | 2,355 SF       | 218 M <sup>2</sup> |           |



All dimensions are approximate and all floor plans and development plans are subject to change. Stated square footages and dimensions are measured to the exterior boundaries of the exterior walls and the centerline of interior demising walls between units 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 used herein is generally found in sales materials and is provided to allow a prospective buyer to compare the Units with units in other condominium projects that utilize the same method. The square footage of the units, as determined under both methods, can be found in Exhibit 2 to the Declaration of Condominium. Terraces are Limited Common Elements, but are not part of the Unit. Measurements of rooms set forth on this floor plan are generally taken at the farthest points of each given room (as described above and as if the room were a perfect rectangle), without regard for any cutouts or variations. Accordingly, the area of the actual room will typically be smaller than the product obtained by multiplying the stated length and width. All square footages and dimensions are estimates which are based on preliminary plans and will vary with actual construction. This floor plan represents the typical floor plan for the residence type indicated and is provided for informational purposes only. The actual floor plan of the residence may differ. All floor plans, 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 for the development.

UNIT D - 02 Line

| 2        | BEDROOMS + DEN | 2.5                | BATHROOMS |
|----------|----------------|--------------------|-----------|
| INTERIOR | 2,114 SF       | 196 M <sup>2</sup> |           |
| TERRACE  | 241 SF         | 22 M <sup>2</sup>  |           |
| <hr/>    |                |                    |           |
| TOTAL    | 2,355 SF       | 218 M <sup>2</sup> |           |



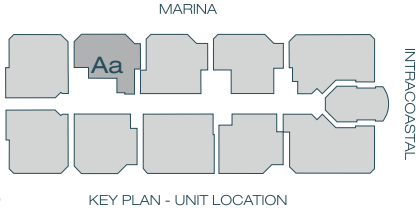
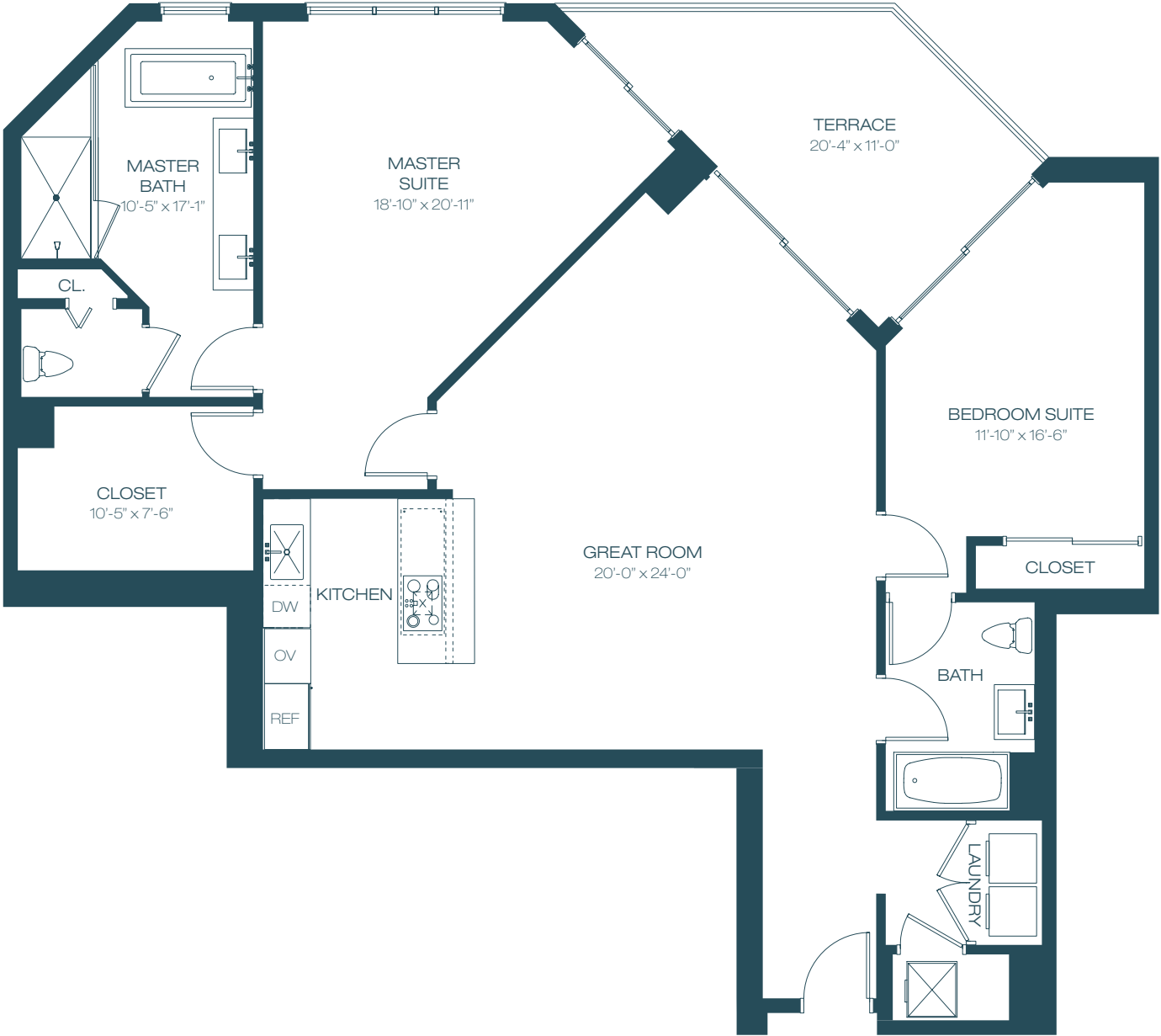
INTRACOASTAL

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UNIT Aa - 03 Line

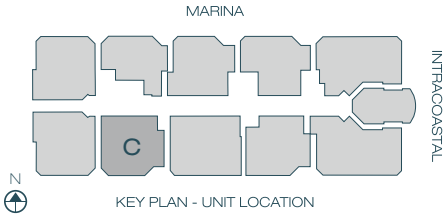
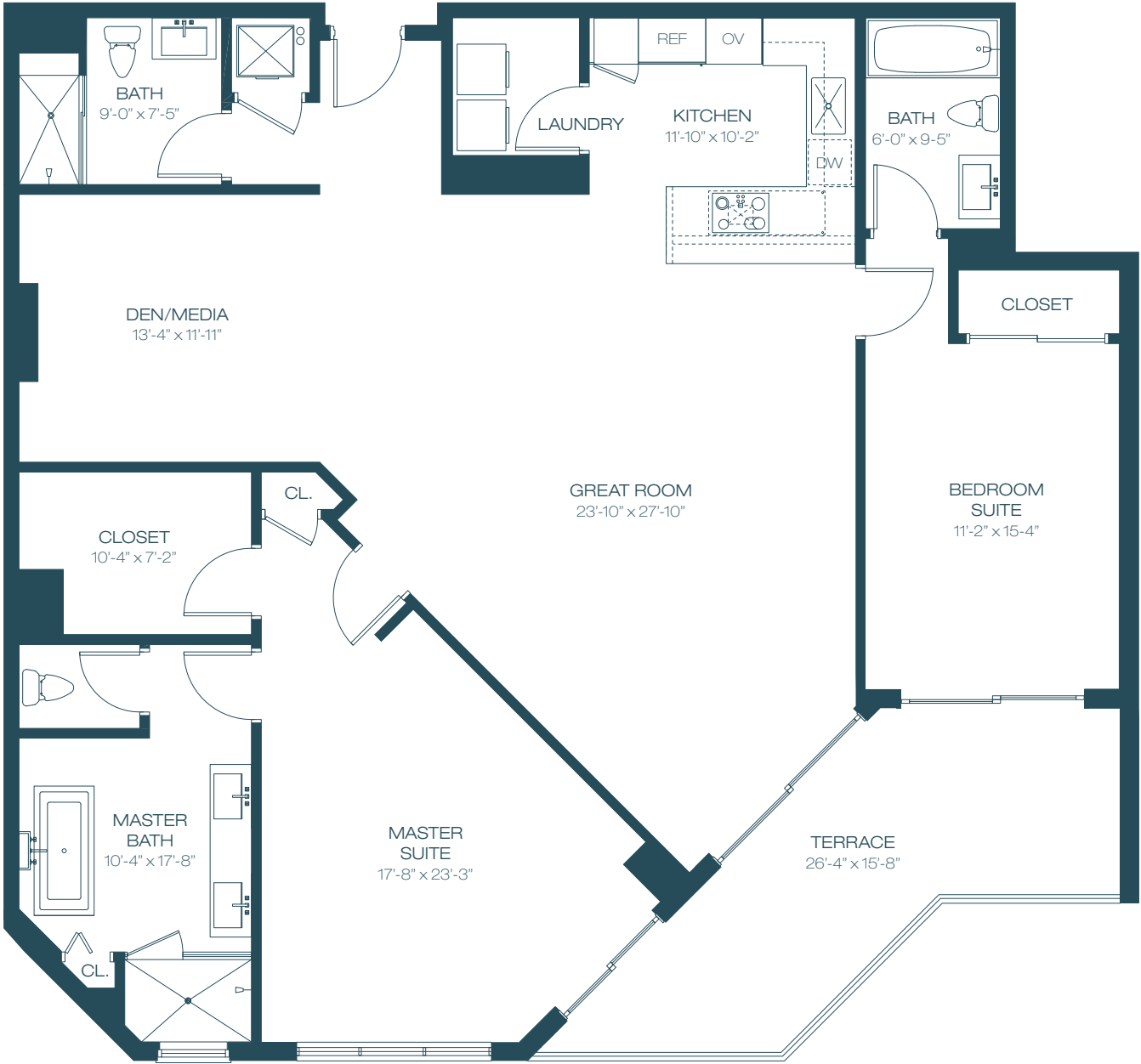
| 2        | BEDROOMS | 2        | BATHROOMS          |
|----------|----------|----------|--------------------|
| INTERIOR |          | 1,581 SF | 147 M <sup>2</sup> |
| TERRACE  |          | 168 SF   | 16 M <sup>2</sup>  |
| -----    |          |          |                    |
| TOTAL    |          | 1,729 SF | 163 M <sup>2</sup> |



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UNIT C - 04 Line

| 2        | BEDROOMS + DEN | 3        | BATHROOMS          |
|----------|----------------|----------|--------------------|
| INTERIOR |                | 1,961 SF | 182 M <sup>2</sup> |
| TERRACE  |                | 210 SF   | 20 M <sup>2</sup>  |
| -----    |                |          |                    |
| TOTAL    |                | 2,171 SF | 202 M <sup>2</sup> |

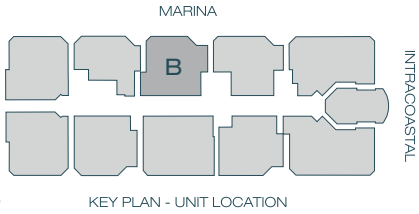


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UNIT B - 05 Line

| 2                | BEDROOMS | 2.5                | BATHROOMS                               |
|------------------|----------|--------------------|-----------------------------------------|
| INTERIOR TERRACE |          | 1,976 SF<br>197 SF | 184 M <sup>2</sup><br>18 M <sup>2</sup> |
| TOTAL            |          | 2,173 SF           | 202 M <sup>2</sup>                      |

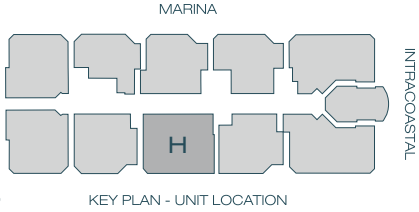
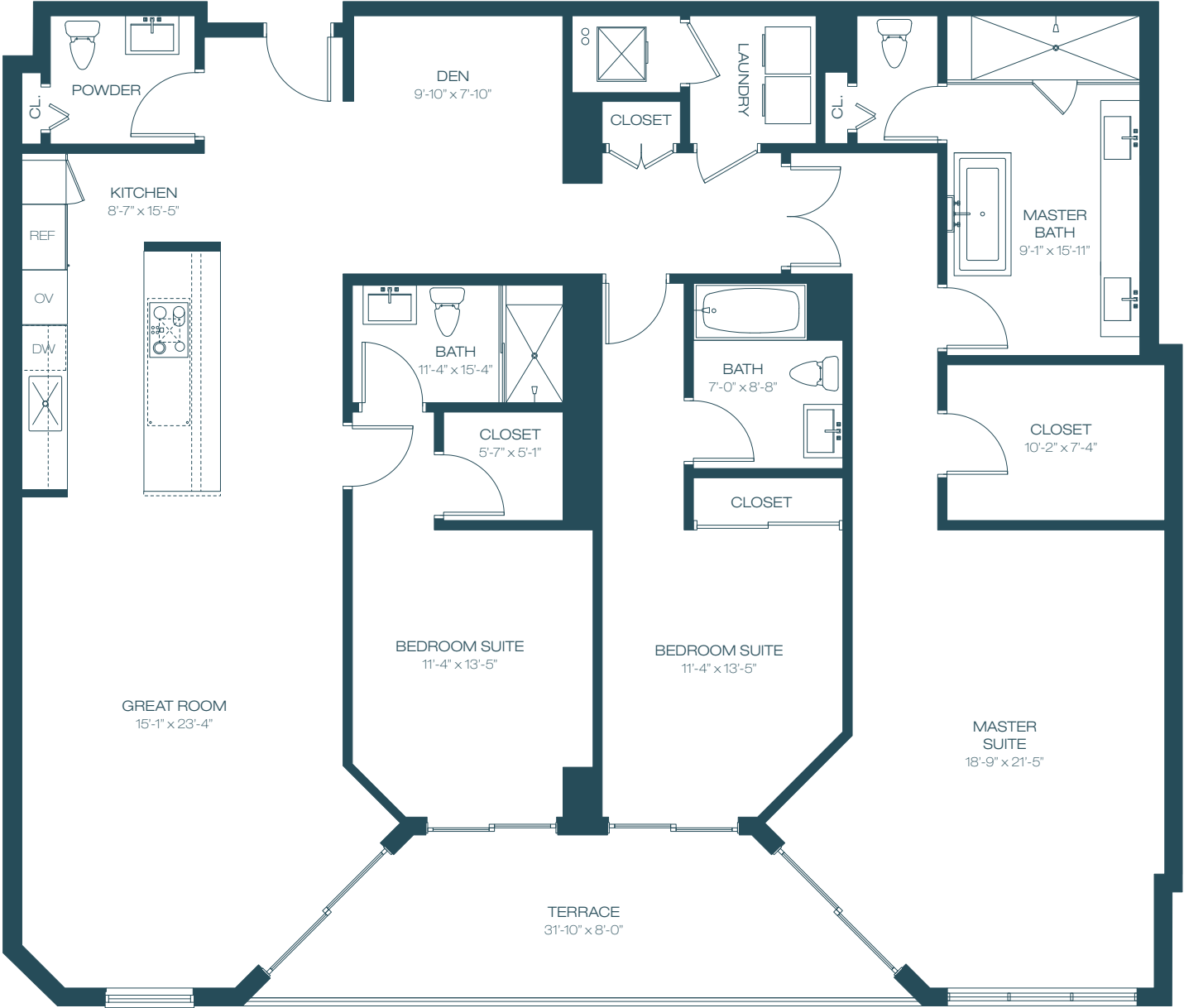


INTRACOASTAL

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UNIT H - 06 Line

| 3        | BEDROOMS + DEN | 3.5      | BATHROOMS          |
|----------|----------------|----------|--------------------|
| INTERIOR |                | 2,332 SF | 217 M <sup>2</sup> |
| TERRACE  |                | 190 SF   | 18 M <sup>2</sup>  |
| -----    |                |          |                    |
| TOTAL    |                | 2,522 SF | 234 M <sup>2</sup> |

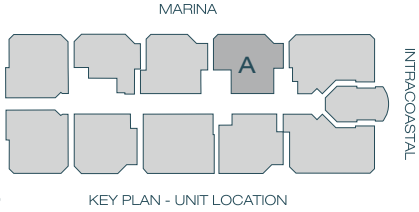
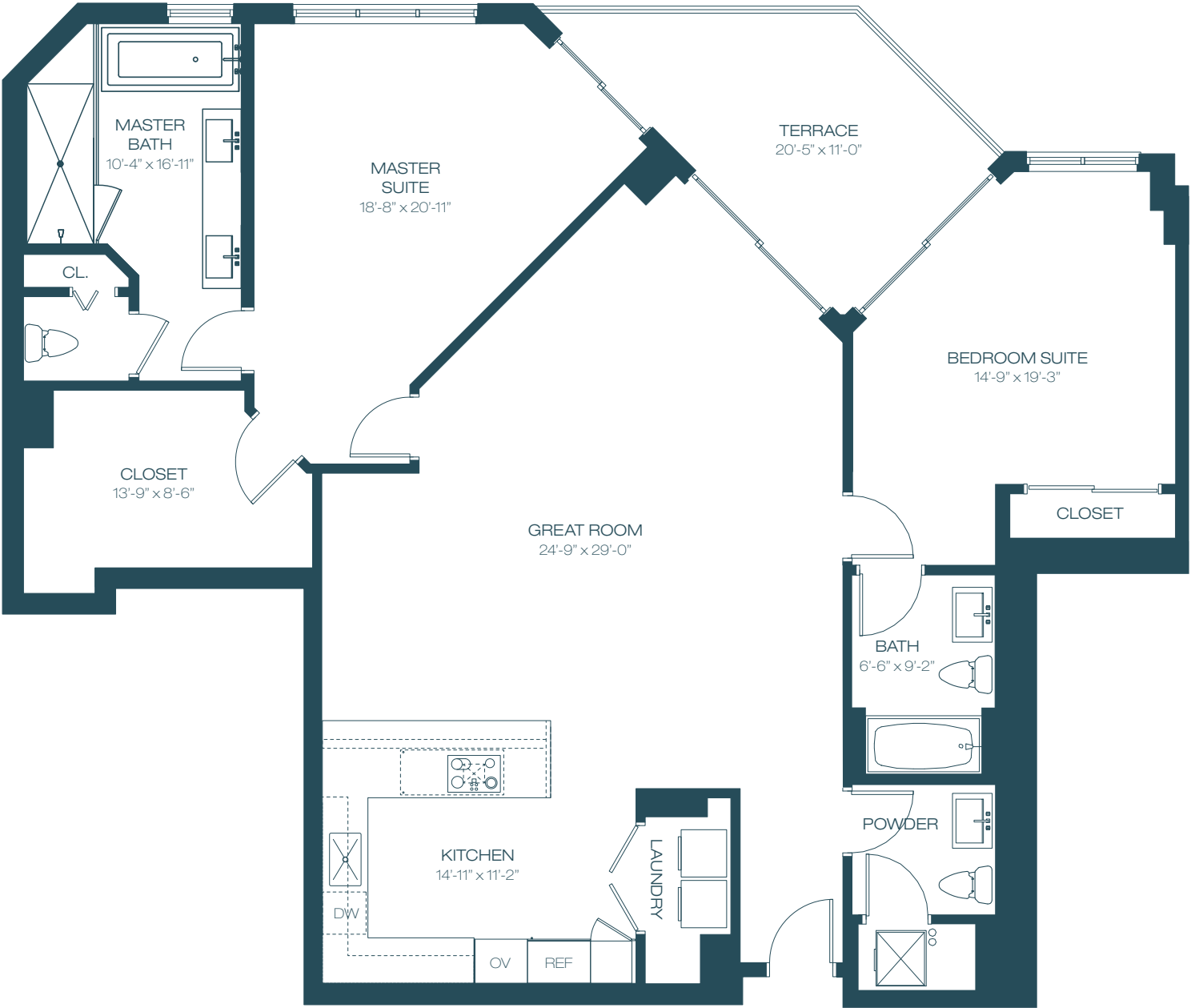


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UNIT A - 07 Line

| 2        | BEDROOMS | 2.5      | BATHROOMS          |
|----------|----------|----------|--------------------|
| INTERIOR |          | 1,904 SF | 177 M <sup>2</sup> |
| TERRACE  |          | 169 SF   | 16 M <sup>2</sup>  |
| TOTAL    |          | 2,073 SF | 193 M <sup>2</sup> |

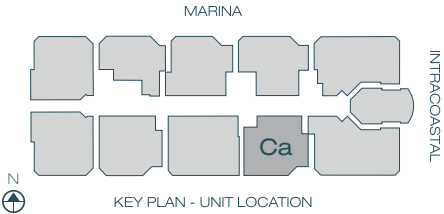


INTRACOASTAL

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UNIT Ca - 08 Line

| 2        | BEDROOMS + DEN | 3                  | BATHROOMS |
|----------|----------------|--------------------|-----------|
| INTERIOR | 1,893 SF       | 176 M <sup>2</sup> |           |
| TERRACE  | 214 SF         | 20 M <sup>2</sup>  |           |
| <hr/>    |                |                    |           |
| TOTAL    | 2,107 SF       | 196 M <sup>2</sup> |           |

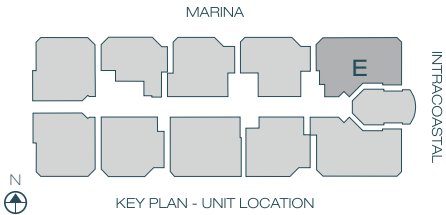
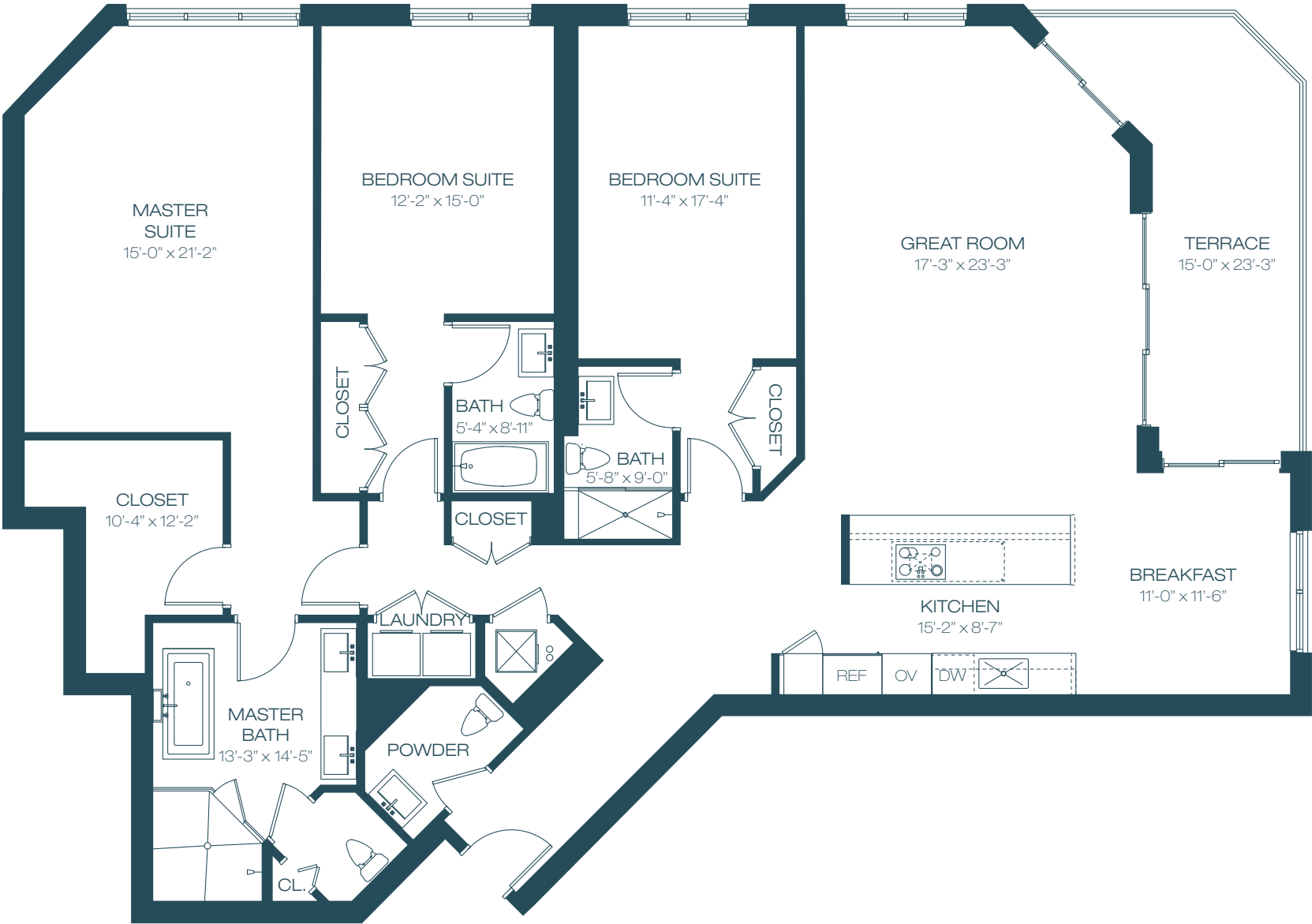


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UNIT E- 09 Line

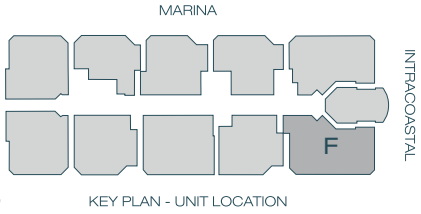
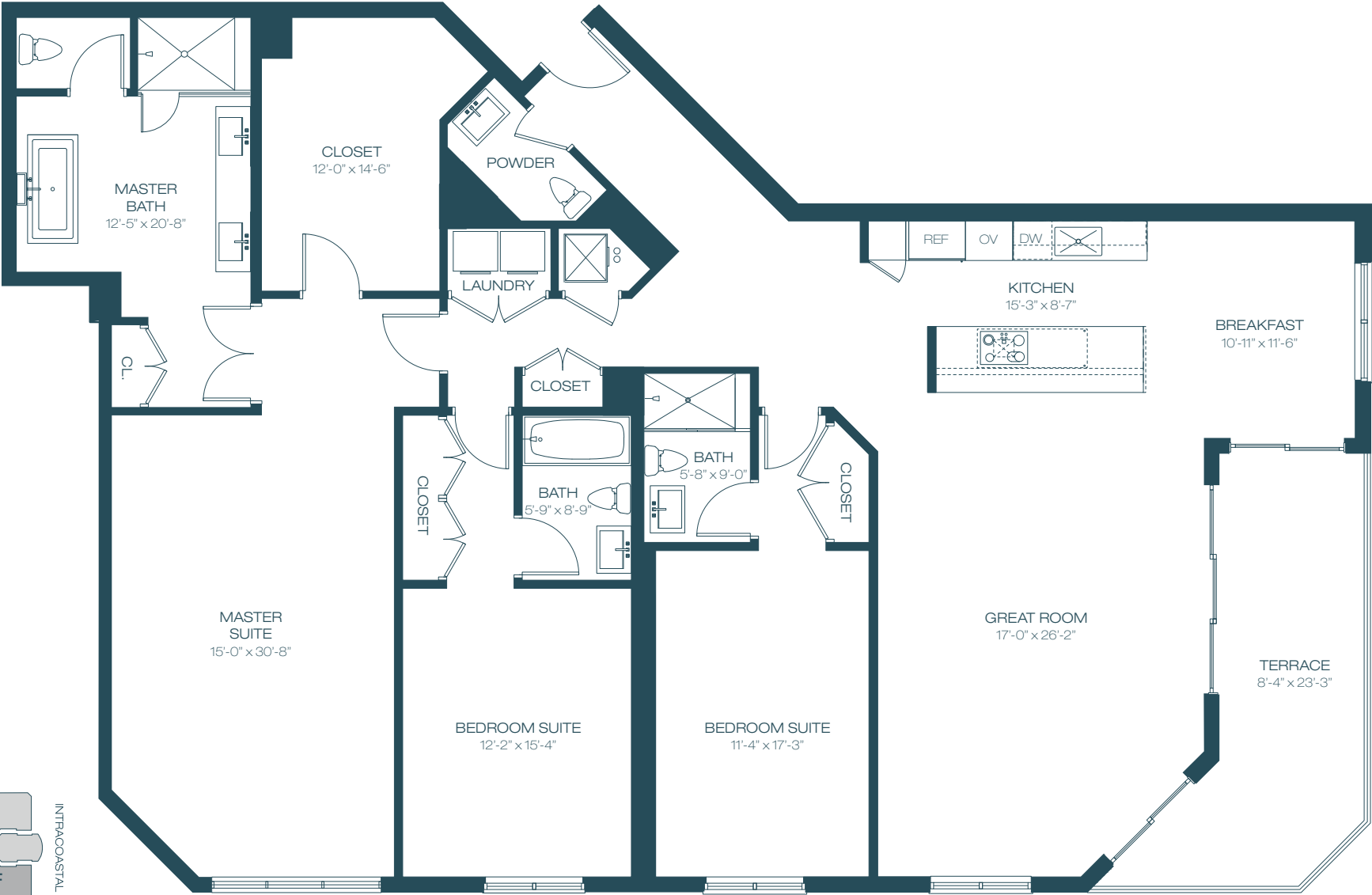
|          |          |          |                    |
|----------|----------|----------|--------------------|
| 3        | BEDROOMS | 3.5      | BATHROOMS          |
| INTERIOR |          | 2,421 SF | 225 M <sup>2</sup> |
| TERRACE  |          | 203 SF   | 19 M <sup>2</sup>  |
| TOTAL    |          | 2,624 SF | 244 M <sup>2</sup> |



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UNIT F - 10 Line

|          |          |          |                    |
|----------|----------|----------|--------------------|
| 3        | BEDROOMS | 3.5      | BATHROOMS          |
| INTERIOR |          | 2,599 SF | 241 M <sup>2</sup> |
| TERRACE  |          | 203 SF   | 19 M <sup>2</sup>  |
| TOTAL    |          | 2,802 SF | 260 M <sup>2</sup> |

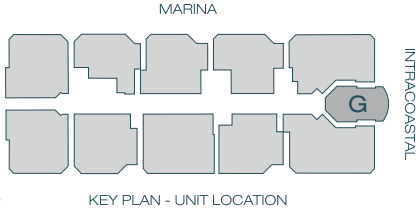
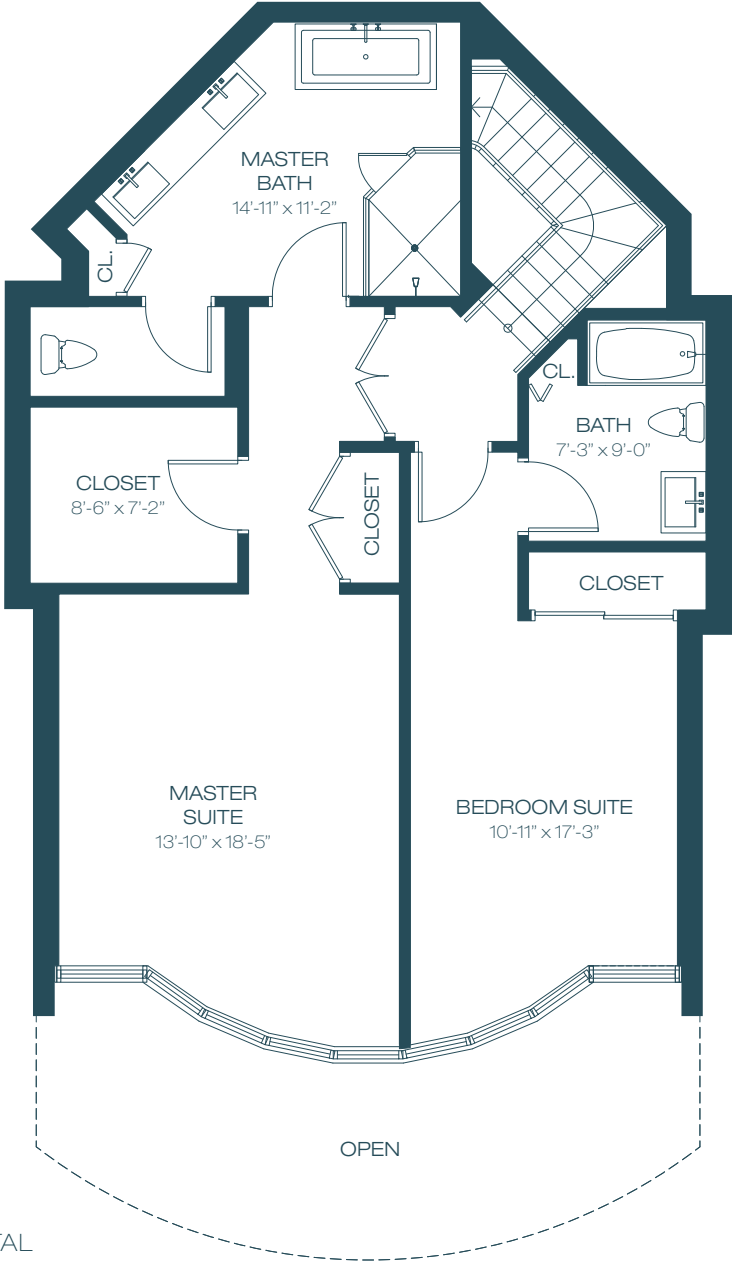
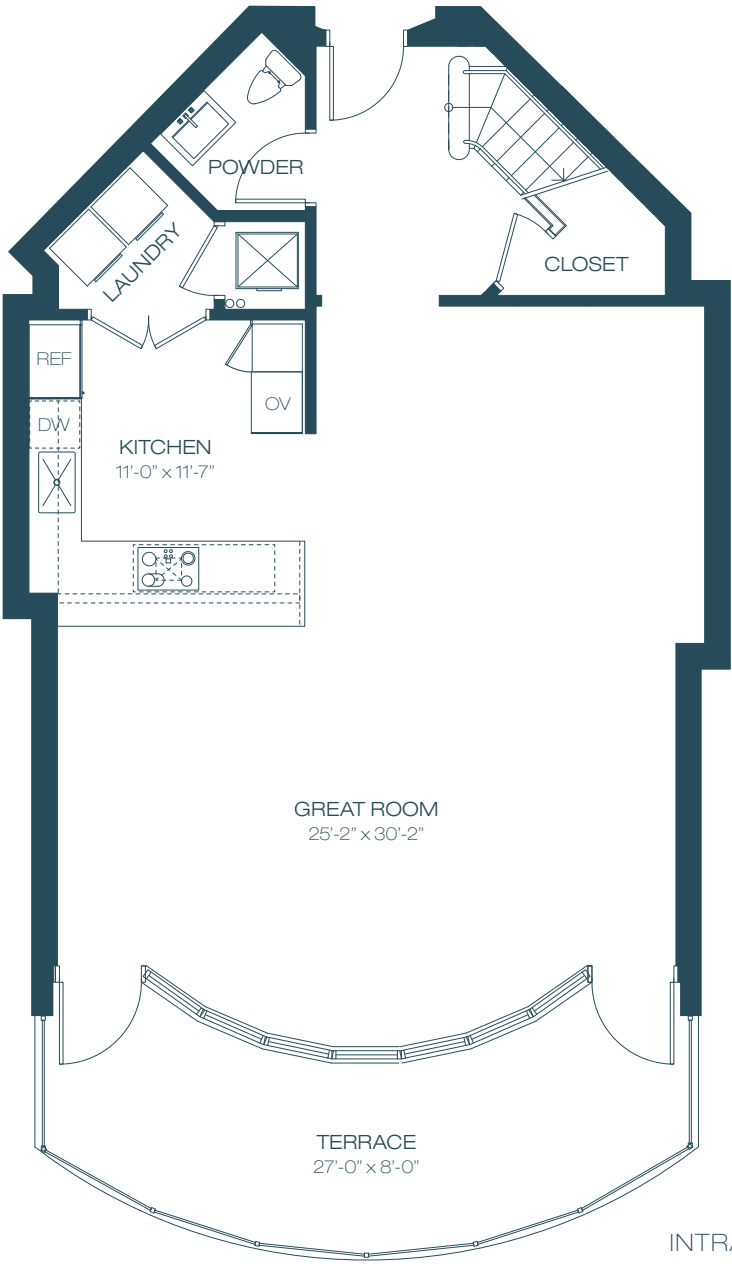


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UNIT G - 11 Line

| 2        | BEDROOMS | 2.5      | BATHROOMS          |
|----------|----------|----------|--------------------|
| INTERIOR |          | 2,080 SF | 193 M <sup>2</sup> |
| TERRACE  |          | 216 SF   | 20 M <sup>2</sup>  |
| TOTAL    |          | 2,296 SF | 213 M <sup>2</sup> |



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# PROJECT FACTS

Developer: Marina Palms Residences North LLC and Marina Palms Residences South LLC

Architect: Slattery and Associates

Designer: Interiors by Steven G

Number of residences: 468 (two 234 unit towers)

Number of floors: 25 stories

Architectural size of units: 1,528 SF to 2,599 SF (excludes penthouses)

Unit layouts: 2 BR /2 BA to 3 BR /3.5 BA (excludes penthouses)

# DEVELOPMENT TEAM

Developers are joint venture entities affiliated with The Plaza Group and The DevStar Group.

Founded by Neil Fairman, The Plaza Group has successfully developed the 240-unit, 42-story Ocean Palms condominium on Hollywood Beach, and The Palms, a luxury condominium with 196 units in two, 32-story towers, located on Fort Lauderdale Beach.

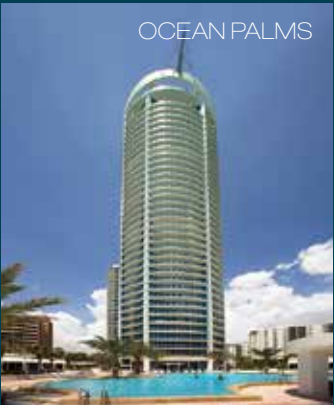
The DevStar Group is a development and investment firm headquartered in Miami. Principals Anthony Burns and George Helmstetter have spearheaded the redevelopment and sales efforts of the 47-story Paramount Bay and Ocean House South Beach. For Marina Palms, DevStar is partnering with iStar Financial, a publicly traded, \$7 billion finance and investment company.



THE PALMS



PARAMOUNT BAY



OCEAN PALMS



OCEAN HOUSE

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 prospectus or in the applicable purchase agreement. 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. All features listed 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. 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.

The Marina, and all facilities located within the Marina, are separately owned and are not part of the Common Areas or Common Elements of the Condominium. The Marina may be used by the owner, thereof for any purposes permitted under applicable law. Use of individual boat slips and other portions of the Marina, and certain services that may be made available therein, shall be subject to payment of additional fees and expenses. The Marina Palms Boat Club (the "Boat Club") is independently owned and operated and is not part of the Condominium. No representations or warranties whatsoever are made by developer regarding the Boat Club, including (without limitation) the ownership, creation, maintenance, operation, or duration thereof, any of the services or facilities that may be made available in connection therewith, or if and to the extent available, the cost, terms, nature or quality thereof. Any and all usage of Boat Club facilities and amenities will be subject to the Boat Club's operator's membership documents and procedures. Boat Club members and their permitted guests will be responsible for adherence to the rules and regulations promulgated by the operator of the Boat Club, which may change from time to time.

The project is being developed by Marina Palms Residences South LLC and Marina Palms Residences North LLC, which entities were formed solely for such purpose. The DevStar Group and The Plaza Group are affiliated with these entities, but neither of them is the developer of this project. Any and all statements, disclosures and/or representations shall be deemed made by developer(s) and not by The DevStar Group and The Plaza Group, and you agree to look solely to the applicable developer(s) (and not to The DevStar Group or The Plaza Group, and/or any of their other affiliates) with respect to any and all matters relating to the marketing and/or development of the Condominiums and with respect to the sales of units in each Condominium. The project graphics, renderings and text provided herein are copyrighted works owned by the developer. All rights reserved. Unauthorized reproduction, display or other dissemination of such materials is strictly prohibited and constitutes copyright infringement.





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