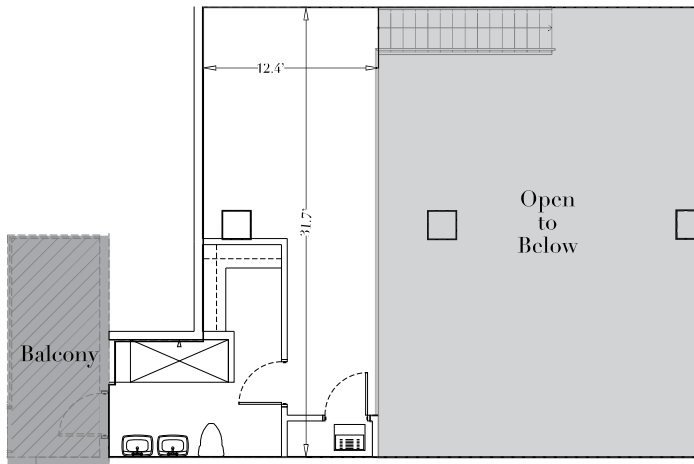


LOWER LEVEL



UPPER LEVEL

UNIT TYPE PH F UNIT 914, 1014 W/O TERRACE

Residence	<u>1,639</u>	S.F.
Balcony	<u>352</u>	S.F.
Terrace	<u>1,192</u>	S.F.
Total	<u>3,182</u>	S.F.

Stated measurements and dimensions of residences 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 - 1,332 sq. ft. for unit type PH F. Balconies 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 typical measurements and dimensions set forth herein are estimates 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 specification.



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.

This is not an offering for the purchase of a unit. An offering is made only by the prospectus for Filling Station Lofts, a Condominium (the "Condominium") and no statements should be relied upon unless made in the documents furnished by FSL Development 2 LLC, a Florida Limited Liability Company (the "Developer") pursuant to applicable law. This is not intended to be an offer, or solicitation to buy, a unit in the Condominium in any jurisdiction where prohibited by law. 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. The information contained herein, including without limitation, any and all artist's or architectural renderings, plans, floor plans, specifications, features, fixtures, dimensions and amenities described herein, are based upon current development plans, which are subject to change or abandonment without notice and should not be relied upon. No guarantees or representations whatsoever are made that any plans, floor plans, specifications, features, fixtures, dimensions or amenities depicted or otherwise described herein, will be provided, or, if provided, will be of the same type, size, quality, location or nature as depicted or otherwise described herein. All stated square footages and dimensions, including without limitation, ceiling heights, reflected herein are approximate and may vary with actual construction. Stated square footages and dimensions of units are measured to the exterior boundaries of the exterior walls and the centerline of interior demising walls between units and all other dimensions of the unit that will be determined by using the description and definition of the "Unit" set forth in the Declaration of Condominium (the "Declaration of Condominium") for the Condominium (which generally only includes the interior airspace between the perimeter walls and excludes all interior structural components and other common elements). This method is generally used in sales materials and is provided to allow a prospective purchaser to compare the condominium units in the Condominium with units in other projects that utilize the same method. Terraces and balconies are not part of the condominium unit. Measurements of rooms 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 area of the actual room will typically be smaller than the product obtained by multiplying the stated length and width. For the dimensions of the Units based on the definition of "Unit" in the Declaration of Condominium, refer to Exhibit "2" to the Declaration of Condominium indicated in the prospectus documents. All depictions or descriptions of furniture, appliances, fixtures, counters, soffits, floor coverings and other matters of detail including, without limitation, items of finish and decoration, are conceptual only and are not necessarily included in each unit. In some prices of units included herein may depict optional features and upgrades which are not representative of standard features, may not be available for all model types, and are not included in the price of the units. Any such items are only included if and to the extent provided in your purchase agreement. The Developer reserves the right, without notice to or approval by the buyers to make changes or substitutions of equal or better quality for any fixtures, appliances, furniture and other items of finish and decoration which are included with the unit. All prices are subject to change, and price changes may occur that are not yet reflected herein. Buyers should check with the sales center for the most current pricing. Renderings depict proposed views, which are not identical from each unit or from other portions of the Condominium may in the future be limited or eliminated by future development or forces of nature. No guarantees or representations whatsoever are made that existing or future views of the Condominium and surrounding areas depicted by artist's conceptual renderings or otherwise described herein, will be provided, or, if provided, will be as depicted or depicted herein. All images and depictions depicted herein are artist's conceptual renderings, which are subject to change without notice. All such materials are not to scale and are shown solely for illustrative purposes. The photographs contained herein may be stock photography or have been taken off-site and are used to depict the spirit of the "Unit" to be achieved rather than any that may exist or that may be proposed, and are merely intended as illustration of the activities and concepts depicted therein. All improvements, designs and construction are subject to first obtaining the appropriate federal, state and local permits and approvals for same. These drawings and depictions are conceptual only and should not be relied upon as representations, express or implied, of the final details of the residences in the Condominium, or any proposed improvements. The Developer expressly reserves the right to make modifications, revisions and changes it deems desirable in its sole and absolute discretion, and all references to and/or renderings of other proposed projects or nearby facilities may be proposed only, may not be 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 business establishments are anticipated to 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 operations of same referenced herein are subject to change at any time, and no representations regarding restaurants, businesses and/or operations within 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 the discretion of the purchasers or lessees of those spaces and there is no assurance that they will be used for the purposes and for with the operators, named herein. The Condominium is being developed by the Developer, which was formed solely for such purpose and has a limited right to use the trademark names and logos of NII Investments pursuant to a license and marketing agreement with such entity. NII Investments is affiliated with the Developer, but is not the developer of this Condominium. Any and all statements, disclosures and/or representations shall be deemed made by the Developer and not by NII Investments or any other party, and each buyer shall look solely to Developer (and not to NII Investments or any of its affiliates) with respect to all matters relating to the development and construction of the Condominium and with respect to the marketing and sale of units in the Condominium. Broker participation is welcomed. 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. This brochure is an overview of the Condominium and in no way whatsoever should the information be relied upon for financial, tax, accounting, investment, business, architectural design, interior design or legal advice.