

ALTON BAY

M I A M I B E A C H

ALTON BAY
M I A M I B E A C H

Rising gracefully amid the turquoise waters of Biscayne Bay, Alton Bay brings a sense of world-class and modern design to the historic heart of Miami Beach, offering a residential enclave of luxury, convenience, and breathtaking views. By assembling a visionary team of designers, artists, and craftsmen, Alton Bay has created a lifestyle of quiet elegance and stunning beauty in an unrivaled location.



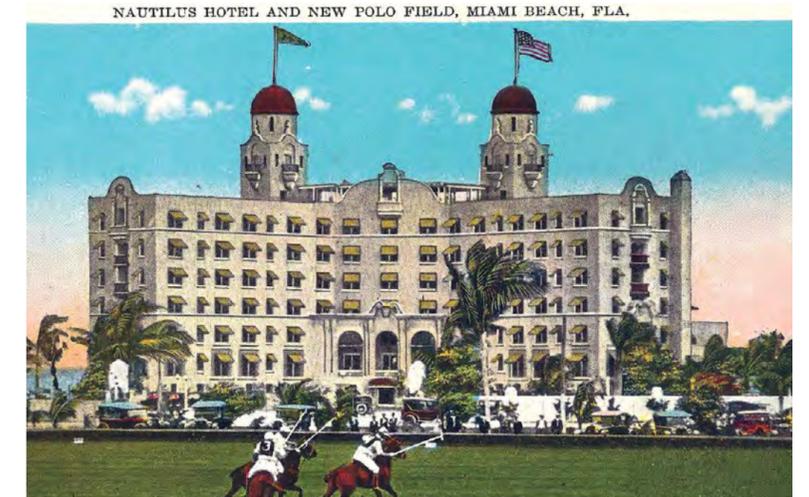
A LEGACY OF LUXURY

Situated on land once owned by Miami Beach pioneer John Collins, whom famed Collins Avenue is named after, Alton Bay is located in an area with a rich and vibrant history. From its origins as a winter playground in the 1920s to its prominent location during the area's boom years, the evolution of the site mirrors the growth and development of Miami Beach. Once dotted with luxury homes, the site of Alton Bay sits directly south of legendary developer

Carl Fisher's grand Nautilus Hotel, which is now home to Mt. Sinai Medical Center. In the years following World War II, as the area's population expanded, renowned architects like Morris Lapidus descended on Miami Beach, designing a collection of world-class resorts, including the Modernist Saxony, Eden Roc and Shore Club. Alton Bay joins this historically luxurious destination, adding to its legacy and paying tribute to the region's iconic past.



CARL FISHER



NAUTILUS HOTEL AND NEW POLO FIELD, MIAMI BEACH, FLA.



Nautilus Hotel, Miami Beach, Florida

Alton Bay



ALTON BAY

MIAMI BEACH TODAY



Miami Beach's storied and glamorous past has given way to an equally as glamorous and even more dynamic present. A luxurious oasis that affords residents and visitors access to golfing, yachting and a variety of water sports, all just steps from the ocean, Miami Beach also offers proximity to Miami's finest shopping and cultural institutions.

From high-end retail to art galleries and world-renowned dining hotspots, amid some of the finest architecture in Miami, the area attracts audiences from every corner of the world. This cosmopolitan convergence is the foundation of the neighborhood's cultural scene that is distinguished within Miami.



ALTON BAY

M I A M I B E A C H





A lifestyle of true sophistication is born through the vision of master architect Ricardo Bofill, founder of Ricardo Bofill Taller de Arquitectura, a Barcelona-based architecture firm. Setting new standards in simplicity, functionality and luxury, his designs have left a regal footprint around the world.

Noted for his signature design philosophy that embraces the “genius loci,” or the “spirit of the place”, Bofill produces a modern botanical refuge of 78 private residences at Alton Bay, encompassed by a stunning glass façade, reflecting Miami Beach’s distinct feel and its proximity to the ocean and Biscayne Bay.





Convenience is a key part of the lifestyle of comfort and relaxation that awaits residents of Alton Bay. Residents will enjoy VIP access to the Beach Club at the Nobu Hotel and Eden Roc Miami Beach, the use of a Tesla house car, a state-of-the-art business center, fitness center, a children's playroom and 24-hour concierge and doorman service.



SOPHISTICATED LIVING



Residents of Alton Bay's exclusive community of only 78 residences will enjoy every luxury and pleasure of boutique-style living without sacrificing convenient access to world-class amenities.





ARTIST CONCEPTUAL RENDERING

AMENITIES DECK / ELEVATED GARDEN
CASCADING POOL TO THE BAY, KIDS WADING POOL AND OUTDOOR WHIRLPOOL





AMENITIES

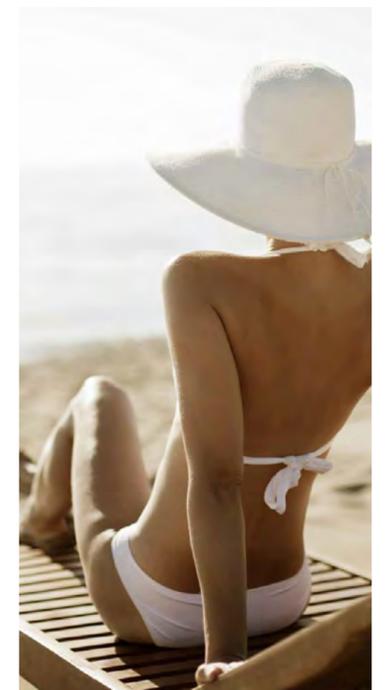
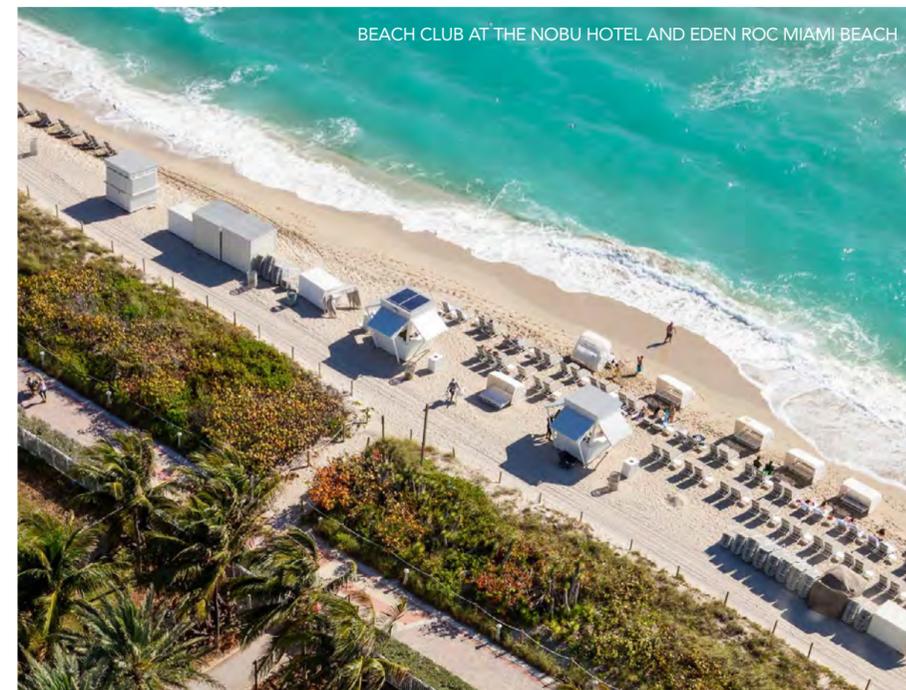
Sophisticated services and amenities throughout this exquisite boutique residence speak to the elegant atmosphere of Miami Beach's most exclusive residential enclave.

- 75 private residences & 3 Garden Villas
- Elegant porte cochère entry to a professionally curated collection of contemporary art
- Lobby and pool deck installations by Loris Cecchini, Fernando Mastrangelo, Philip Taaffe and Christoph Keller
- Landscaped pool terrace featuring lounge seating and sunset bay view deck
- Expansive pool & spa surrounded by lounging cabanas and poolside daybeds
- VIP access to the Beach Club at the Nobu Hotel and Eden Roc Miami Beach with cabanas, lounges, towel service and beach butlers
- Light-filled fitness center and state-of-the-art fitness equipment
- Sauna, steam and changing area
- Social lounge with gaming area, library and media room that converts to a private hi def theater
- Chef-grade commercial kitchen with indoor seating
- Private dining room
- Private outdoor event space
- Children's playroom
- Children's wading pool
- Poolside towel service & bar area
- Poolside refreshment bar
- Resident cabanas
- Wine vault and storage
- Bike storage
- Outdoor summer kitchen and BBQ sunset terrace
- Community bicycles
- 24-hour business center
- 24-hour concierge & doorman service
- Tesla house car and charging station
- Preferential access to golfing and tennis at Miami Beach Golf Club
- On-site dog park

BEACH CLUB

Owners receive VIP access to the Beach Club at the Nobu Hotel and Eden Roc Miami Beach

- Access to private beach amenities with the option to reserve beach chairs
- Preferential pricing for spa treatments
- Preferential pricing on fitness classes and complimentary professional fitness assessment
- Preferential pricing at Eden Roc Hotel



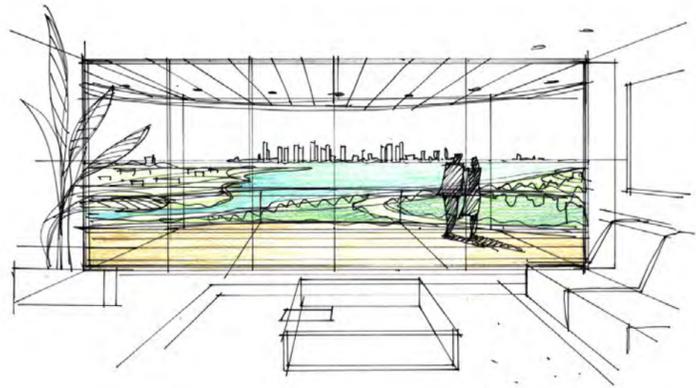


ELEGANT SANCTUARY



From world-class kitchens and bathrooms finished with the latest designer appliances and exquisite Italian cabinetry, to the unparalleled technology of the Savant® Home Automation system, each residence at Alton Bay features artistic design and Smart Home details that lend to an exceptional living experience.





"The architect is content to geometrize nature, to express the hidden order of things. Creation needs to return to its source, and this is the essential challenge of our creation: to surpass nature, to give it order so as to defy time [and] chance."

— RICARDO BOFILL | MASTER ARCHITECT





Surrounded by natural elements, Alton Bay welcomes you to a lifestyle of sophisticated leisure. Its 78 artfully-designed residences will feature common living areas adorned with a luxurious décor and detailed finishes, creating a functional and contemporary style. With 10-foot floor-to-ceiling windows, natural light flows through the glass-enclosed residences and each home features Italian designed kitchens, along with Sub-Zero and Wolf appliances and a Savant home automation system.





^
Alton Bay is uniquely located at the highly accessible entry to Miami Beach, upon a 1.8-acre site with unparalleled views of Downtown Miami and Biscayne Bay.





A spacious master bedroom welcomes you to a complete designer suite with modern finishes, a walk-in closet and a private balcony, allowing you to wake up each day refreshed, and to serene panoramic views of Miami Beach, Biscayne Bay and downtown Miami.



ARTIST CONCEPTUAL RENDERING



Comfort and relaxation begin at home. At Alton Bay, bathrooms are outfitted with premier design features that allow you to immerse yourself in blissful relaxation. Enjoy an invigorating shower enclosed by frameless glass or soak in the marble framed tub in your private refuge.



An expansive Italian-designed walk-in closet in the master bedroom features luxurious custom finishes and is built out with pre-installed shelving and drawers.



ARTIST CONCEPTUAL RENDERING

RESIDENCE FEATURES

From their contemporary design to their one-of-a-kind elegance, the luxuriously appointed residences at Alton Bay create an oasis-like living experience that leave little to be desired.

- 10' high ceilings in all residences
- Floor-to-ceiling energy efficient windows
- Direct elevator access to select units
- Italian designed kitchens
- Sub-Zero and Wolf appliances
- Savant® Home Automation system in each residence accessible directly from residents' smart phone & iPads® 24 hours a day, 7 days a week
- High-end designer bathroom fixtures
- Frameless glass enclosed showers
- Spacious Italian designed walk-in closets
- Assigned covered self-parking for residents and 24-hour valet for guests
- Integrated high-speed internet throughout common areas
- Unrivaled & highly accessible location at the entry to Miami Beach
- Lush private gardens designed By Naturalficial





ALL ROADS LEAD TO HOME



Relish in unrivaled proximity to premier cultural and entertainment venues and world-class experiences, from top recreational facilities and designer shopping, to Michelin-starred dining and the country's finest nightlife venues.



Crandon Tennis Park

Miami Beach Marina

Faena

New World Center

The Fillmore

Lincoln Road

Miami Beach Convention Center

Soho Beach House

Botanical Garden

Fontainebleau
Miami Beach

Beach Club at
Nobu Hotel and
Eden Roc Miami
Beach

Miami Beach
Golf Club

ALTON BAY

M I A M I B E A C H

PortMiami

Bayside
Marina

Bayside Marina

American
Airlines
Arena

Museum Park

Adrienne Arsht
Center

Design District

Marlins Park

La Gorce
Country Club

Miami
International
Airport

The Webster



CULTURAL PLAYGROUND



A respite from the activity and excitement of downtown Miami, yet steps from the best Miami has to offer, Alton Bay is also within convenient proximity of Wynwood, the Design District and South Beach.

Residents of Alton Bay will enjoy a front row seat to the premium Miami lifestyle.

FINE DINING

1. The Forge – 0.6 miles / 4 min
2. Cecconi's at Soho Beach House – 1.1 miles / 6 min
3. Nobu Miami – 1.3 miles / 7 min
4. Hakkasan Miami – 1.2 miles / 7 min
5. Los Fuegos By Francis Mallmann – 1.4 miles / 9 min
6. Pao by Paul Qui – 1.4 miles / 9 min
7. Casa Tua – 2.3 miles / 10 min
8. Matador Room – 1.6 miles / 12 min
9. Upland by Stephen Starr – 3.3 miles / 12 min
10. Joe's Stone Crab – 3.3 miles / 13 min
11. Quality Meats – 2.4 miles / 13 min
12. Estiatorio Milos by Costas Spiliadis – 3.2 miles / 13 min
13. Smith & Wollensky – 3.5 miles / 16 min
14. Prime 112 – 3.4 miles / 17 min
15. Prime Italian – 3.4 miles / 17 min

ARTS AND CULTURE

16. Miami Beach Botanical Garden – 1.5 miles / 8 min
17. Miami Beach Convention Center – 1.6 miles / 9 min
18. Faena District – 1.4 miles / 9 min
19. Faena Theater – 1.4 miles / 9 min
20. New World Center designed by Frank Gehry – 2 miles / 11 min
21. The Fillmore Miami Beach – 2.1 miles / 12 min

MARINA & PORTS

22. Sunset Harbour Yacht Club Marina – 1.5 miles / 4 min
23. Miami Beach Marina – 2.9 miles / 10 min
24. Port of Miami – 9 miles / 13 min

LIFESTYLE & ENTERTAINMENT

25. Miami Beach Golf Club – 0.7 miles / 4 min
26. SOHO House – 1.1 miles / 6 min
27. Beach Club at Nobu Hotel and Edén Roc Miami Beach – 1.3 miles / 7 min
28. Fontainebleau Miami Beach – 1.2 miles / 7 min
29. The Living Room at Faena – 1.4 miles / 9 min

SHOPPING

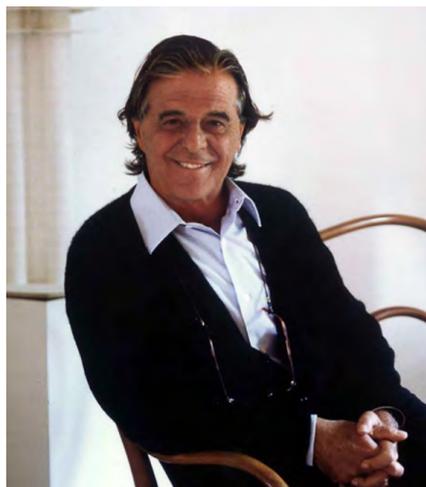
30. Lincoln Road Mall – 2.1 miles / 9 min
31. The Webster – 2.7 miles / 12 min



AN ARTFUL COLLABORATION



Inspired by and housing the work of world-renowned artists, Alton Bay features a seamless integration of various artistic mediums, textures and color palettes to create an immersive and intimate play with nature that is perfectly balanced by its design.



RICARDO BOFILL
MASTER ARCHITECT

Hailed as one of Spain's master architects, Ricardo Bofill is renowned worldwide for his extensive body of work and design aesthetic. The founder of the interdisciplinary firm Taller de Arquitectura, Mr. Bofill's career spans more than 50 years, encompassing more than 1,000 buildings from Lisbon and Boston to Tokyo and St. Petersburg, Russia. The firm's headquarters in Sant Just Desvern, Spain is housed in Mr. Bofill's notable conversion of a cement factory – known as La Fábrica - and comprises more than 50 professionals from around the world. La Fábrica has been critically acclaimed around the world and garnered Bofill the prestigious Ciudad de Barcelona Prize of Architecture. Since founding the firm in 1963, Mr. Bofill has been at the design helm of internationally acclaimed projects, including the new Terminal 1 for the Barcelona Airport; the W Hotel Barcelona in

Spain; the redevelopment of Luxembourg's Place de l'Europe; 77 West Wacker Drive in Chicago; the Alice Pratt Brown Hall at Rice University in Texas; the BNP Paribas head office in Paris; the Shiseido Ginza Building in Tokyo; the School of Industrial Management in Morocco; and the Houari Boumediene Agricultural Village in Algeria. Throughout his career, Mr. Bofill has received numerous accolades of his work. They include the Vittorio de Sica Architecture Prize; the Lifetime Achievement Award for his work on the Israeli Building Center; the Chicago Architects Award; Officier de l'Ordre des Arts et des Lettres Degree from the Ministry of Culture in France; and the Fritz Schumacher Honoris Causa Degree from the University of Hamburg. He is also an honorary fellow of both the Bund Deutscher Architekten in Germany and the American Institute of Architects in the United States.

RICARDO BOFILL
TALLER DE ARQUITECTURA



DIOR / PARIS, FRANCE



LA FABRICA / BARCELONA, SPAIN



CARTIER HEADQUARTERS / PARIS, FRANCE



SWIFT, LA HULPE, BELGIUM



W HOTEL / BARCELONA, SPAIN



TERMINAL AIRPORT / BARCELONA, SPAIN



AXA / PARIS, FRANCE



NATIONAL THEATRE / CATALONIA, SPAIN



Bermello Ajamil & Partners, Inc.

Bermello Ajamil & Partners Inc. (B&A) is one of the leading international Architecture, Engineering, Planning, Landscape Architecture, Interior Design and Construction Services firms. B&A serves several market sectors including Residential, Aviation, Commercial, Maritime, Healthcare, Education, Municipal and Transportation. Headquartered in Miami, the firm operates on 6 continents from its offices in Florida, New York and Copenhagen.

B&A was originally founded in 1939 as a small local architectural firm and incorporated in the City of Miami under its current name in 1992. The arrival of Willy Bermello in 1976 ushered in a new era of expansion. Mr. Bermello led the

80's diversification, taking the firm into multiple disciplines, including Architecture, Planning, Urban Design, and Interior Design. When Luis Ajamil joined the firm in 1992, B&A embarked on the second wave of diversification into multiple market sectors such as Maritime, Transportation, and Municipal with strong focus on Engineering.

Today, the Partners' have expanded the business into Latin America, the Caribbean, Europe, Asia and the Middle East which marked the third wave of diversification into global markets. B&A has since become a leading global multidisciplinary, multi-sector, international A/E firm recognized worldwide for its award-winning designs and extraordinary service.

THE ARTISTS OF ALTON BAY



FERNANDO MASTRANGELO
ARTIST

The work of Fernando Mastrangelo uses atypically commonplace materials – such as salt, coffee, sand, glass and cement – to cast sculptural objects that inextricably entangle fine art and design disciplines. Amalgamating commodity materials and pure geometric form, the works are intriguingly contradictory; they are both rugged and refined, durable and delicate, formal and functional. Precisely because of their hybrid natures, each work shatters the potential for contextual singularity.



LORIS CECCHINI
ARTIST

In the work of Loris Cecchini, photography, drawing, sculpture and installation combine to form unified poetics. Cecchini's work owes as much to his expertise in a broad range of media as to his indefatigable curiosity. The subjects that appear in his work include multiple collages and detailed architectural models, objects in rubber, reinvented caravans and tree houses, structurally distorted spaces, and prismatic, transparent covers and surfaces. Cecchini is fascinated by the synthesis between art and life. Incorporating elements from various interdisciplinary fields from chemistry to groundbreaking technologies, his work playfully investigates the limits of creation.



PHILIP TAAFFE
ARTIST

Philip Taaffe was born in Elizabeth, New Jersey in 1955, and studied at the Cooper Union in New York. His first solo exhibition was in New York in 1982. He has been included in numerous museum exhibitions, including the Carnegie International, two Sydney Biennials, and three Whitney Biennials. His work is in numerous public collections, including the Museum of Modern Art, New York; the Philadelphia Museum of Art; the Whitney Museum of American Art; and the Reina Sofia, Madrid. Philip Taaffe presently works and lives in New York City, and West Cornwall, Connecticut.



CHRISTOPH KELLER
ARTIST

Christoph Keller was born in 1967 in Freiburg. The artist lives and works in Berlin. Keller's work constitutes an examination of the history of science and of the way in which knowledge is gathered and organized. Long-term projects concern, for instance, anthropology, fringe science and parapsychology. Keller continuously addresses how the organization of knowledge influences our thought and results in the sometimes arbitrary distinctions between what is and what is not considered science. His practice includes large-scale sculptural interventions, photography, film, exhibitions-making, and psychological experiments, which he documents in various media.

CAMILO MIGUEL JR.
Chief Executive Officer and Founder



ERIC FORDIN
Executive Vice President and
Managing Director, Development

MAST CAPITAL

Mast Capital is a proven leader in real estate investment and development, with extensive experience developing premier residential and commercial properties in some of the most exclusive locations in the U.S., such as Miami Beach, Coconut Grove, Key West, and the Georgetown neighborhood of Washington, DC. With a timeless yet innovative approach to design, Mast brings vision and thoughtfulness to every detail.

Mast's team of seasoned professionals in acquisition, development, construction, and management are dedicated to ensuring the

highest levels of quality. Equipped with the talent to navigate the complexities of acquiring and developing property, Mast combines unique market intelligence, development capabilities, and construction skills to produce world-class projects. From hiring internationally-renowned architects that create trendsetting designs, to revitalizing historic landmarks, Mast's focus on excellence is unequalled. This approach has allowed Mast to succeed in its goal of creating special properties that elevate the urban fabric of strategically selected communities.



ALTON BAY

M I A M I B E A C H



RICARDO BOFILL
TALLER DE ARQUITECTURA



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 SECTION 718.503, FLORIDA STATUTES, TO BE FURNISHED BY A DEVELOPER TO A BUYER OR LESSEE.

THIS OFFERING IS MADE ONLY BY THE PROSPECTUS FOR THE CONDOMINIUM AND NO STATEMENT SHOULD BE RELIED UPON IF NOT MADE IN THE PROSPECTUS. THIS IS NOT AN OFFER TO SELL, OR SOLICITATION OF OFFERS TO BUY, THE CONDOMINIUM UNITS IN STATES WHERE SUCH OFFER OR SOLICITATION CANNOT BE MADE.

THESE DRAWINGS ARE CONCEPTUAL ONLY AND ARE FOR THE CONVENIENCE OF REFERENCE. THEY SHOULD NOT BE RELIED UPON AS REPRESENTATIONS, EXPRESS OR IMPLIED, OF THE FINAL DETAIL OF THE RESIDENCES. UNITS SHOWN ARE EXAMPLES OF UNIT TYPES AND MAY NOT DEPICT ACTUAL UNITS. STATED SQUARE FOOTAGES ARE RANGES FOR A PARTICULAR UNIT TYPE AND ARE MEASURED TO THE EXTERIOR BOUNDARIES OF THE EXTERIOR WALLS AND THE CENTERLINE OF INTERIOR DEMISING WALLS AND IN FACT VARY FROM THE AREA THAT WOULD BE DETERMINED BY USING THE DESCRIPTION AND DEFINITION OF THE "UNIT" SET FORTH IN THE DECLARATION OF CONDOMINIUM (WHICH GENERALLY ONLY INCLUDES THE INTERIOR AIRSPACE BETWEEN THE PERIMETER WALLS AND EXCLUDES INTERIOR STRUCTURAL COMPONENTS). ALL DEPICTIONS OF APPLIANCES, PLUMBING FIXTURES, EQUIPMENT, COUNTERS, SOFFITS, FLOOR COVERINGS AND OTHER MATTERS OF DETAIL ARE CONCEPTUAL ONLY AND ARE NOT NECESSARILY INCLUDED IN EACH UNIT. CONSULT YOUR AGREEMENT AND THE PROSPECTUS FOR THE ITEMS INCLUDED WITH THE UNIT. DIMENSIONS AND SQUARE FOOTAGE ARE APPROXIMATE, WILL VARY WITH SPECIFIC UNIT TYPE, AND MAY VARY WITH ACTUAL CONSTRUCTION. ADDITIONALLY, MEASUREMENTS OF ROOMS SET FORTH ON ANY 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 CUTOUTS OR VARIATIONS. UNIT ORIENTATION AND WINDOWS (INCLUDING NUMBER, SIZE, ORIENTATION AND AWNINGS), BALCONY/LANAIS (INCLUDING CONFIGURATION, SIZE AND RAILING/BALUSTRADE), STRUCTURE AND MECHANICAL CHASES MAY VARY. THE DEVELOPER EXPRESSLY RESERVES THE RIGHT TO MAKE MODIFICATIONS, REVISIONS, AND CHANGES IT DEEMS DESIRABLE IN ITS SOLE AND ABSOLUTE DISCRETION AND WITHOUT NOTICE. ALL DRAWINGS ARE CONCEPTUAL RENDERINGS AND THE DEVELOPER EXPRESSLY RESERVES THE RIGHT TO MAKE MODIFICATIONS. ACTUAL VIEWS MAY VARY AND CANNOT BE GUARANTEED. VIEWS SHOWN CANNOT BE RELIED UPON AS THE ACTUAL VIEW FROM ANY PARTICULAR UNIT WITHIN THE CONDOMINIUM. IMPROVEMENTS, LANDSCAPING AND AMENITIES DEPICTED MAY NOT EXIST. PHOTOGRAPHS MAY BE STOCK PHOTOGRAPHY USED TO DEPICT SUGGESTED LIFESTYLES RATHER THAN ANY THAT MAY EXIST. PRICES, PLANS, ARCHITECTURAL INTERPRETATIONS AND SPECIFICATIONS ARE SUBJECT TO CHANGE WITHOUT NOTICE.

CEILING HEIGHTS ARE MEASURED FROM TOP OF SLAB TO TOP OF SLAB. AS A RESULT, ACTUAL CLEARANCE BETWEEN THE TOP OF THE FINISHED FLOOR COVERINGS AND THE UNDERSIDE OF THE FINISHED CEILING, DROP CEILING OR SOFFITS WILL BE LESS. ALL CEILING HEIGHTS ARE APPROXIMATE AND SUBJECT TO CHANGE.

LISTINGS OF NEARBY ACTIVITIES, ATTRACTIONS AND RESTAURANTS ARE SUBJECT TO CHANGE. THOSE ACTIVITIES, ATTRACTIONS AND RESTAURANTS ARE OWNED AND/OR OPERATED BY UNRELATED THIRD PARTIES AND THERE IS NO ASSURANCE AS TO THEIR CONTINUED EXISTENCE AND OPERATION.

USE OF THE HOUSE CAR WILL BE SUBJECT TO AVAILABILITY AND RULES AND REGULATIONS ESTABLISHED FROM TIME TO TIME BY THE CONDOMINIUM ASSOCIATION AND MAY REQUIRE PAYMENT OF A USAGE FEE.

BEACH CLUB AND GOLF PRIVILEGES HAVE BEEN ARRANGED FROM THIRD PARTY PROVIDERS AND ARE SUBJECT TO THE TERMS AND CONDITIONS CONTAINED IN THE APPLICABLE CONTRACTUAL AGREEMENTS. ALL SUCH ARRANGEMENTS HAVE A SPECIFIC TERM, AND THE USE OF THE FACILITIES AND/OR PRIVILEGES BEYOND THE APPLICABLE TERM IS NOT ASSURED. THE AVAILABILITY OF THOSE FACILITIES AND/OR PRIVILEGES IS DEPENDENT UPON THE CONTINUED EXISTENCE OF THE FACILITIES AND THE THIRD PARTY PROVIDERS ABIDING BY THEIR CONTRACTUAL PROVISIONS.

DEVELOPER MAY MAKE CHANGES TO THE DESIGN TEAM AT ANY TIME AND FROM TIME TO TIME WITHOUT PROVIDING NOTICE.

THIS CONDOMINIUM IS BEING DEVELOPED BY M-4000 ALTON OWNER, LLC, A DELAWARE LIMITED LIABILITY COMPANY ("DEVELOPER"), WHICH HAS A LIMITED RIGHT TO USE THE TRADEMARKED NAMES AND LOGOS OF MAST CAPITAL PURSUANT TO A LICENSE AND MARKETING AGREEMENT WITH MAST CAPITAL. ANY AND ALL STATEMENTS, DISCLOSURES AND/OR REPRESENTATIONS SHALL BE DEEMED MADE BY DEVELOPER AND NOT BY MAST CAPITAL AND YOU AGREE TO LOOK SOLELY TO DEVELOPER (AND NOT TO MAST CAPITAL AND/OR ANY OF ITS AFFILIATES) 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.

