## LEGAL

ORAL REPRESENTATIONS CANNOT BE RELIED UPON AS CORRECTLY STATING THE REPRESENTATIONS OF THE DEVELOPER. FOR CORRECT REPRESENTATIONS, REFERENCE SHOULD BE MADE TO THE DOCUMENTS REQUIRED BY SECTION 718.503, FLORIDA STATUTES, TO BE FURNISHED BY A DEVELOPER TO A BUYER OR LESSEE. THIS OFFERING OF A COMMERCIAL CONDOMINIUM IS MADE ONLY BY THE OFFERING DOCUMENTS FOR THE CONDOMINIUM, AND NO STATEMENT SHOULD BE RELIED UPON IF NOT MADE IN THE OFFERING DOCUMENTS. THIS IS NOT AN OFFER TO SELL, OR SOLICITATION OF OFFERS TO BUY, THE COMMERCIAL CONDOMINIUM UNITS IN STATES WHERE SUCH OFFER OR SOLICITATION CANNOT BE MADE. PRICES, PLANS, AND SPECIFICATIONS ARE SUBJECT TO CHANGE WITHOUT NOTICE. This commercial project is being developed by Little River Garages Development LLC (the "Developer"), which was formed solely for such purpose. Any other parties described herein are not the Developer of this project.

The site is designed as a service to our customers and may be used for information purposes only. This site is meant to be used as an overview of Little River Garages Development LLC and its projects and in no way whatsoever should the information contained in this Website be relied on for financial, tax, accounting, investment, business or legal advice. All items are subject to modification, change and/or being withdrawn at any time in the sole discretion of Little River Garages Development LLC. Little River Garages Development LLC, its subsidiaries, affiliates, contractors, agents, employees, licenses, and/or assigns are in no way responsible or liable for any damages whether they be direct, indirect, punitive, special, consequential, contribution or indemnity of any kind whatsoever, however caused, arising out of the use or nonavailability of this Website. Additionally, access to third-party Internet sites linked to this Website are at the user's own risk and Little River Garages Development LLC is not responsible for the accuracy or reliability of any information, opinion, advise, statements or transactions made on these sites. The sketches, renderings, graphic materials, plans, specifications, terms, conditions and statements contained herein are proposed only, and the Developer reserves the right to modify, revise or withdraw any or all of same in its sole discretion and without prior notice. All improvements, designs and construction are subject to first obtaining the appropriate federal, state and local permits and approvals for same. Any drawings and depictions in this website 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. The Developer expressly reserves the right to make modifications, revisions, and changes it deems desirable in its sole and absolute discretion. All depictions of appliances, 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 Offering Documents for the items included with the Unit. Dimensions and square footage are approximate and may vary with actual construction. All fixtures and items of finish and decoration are for display only and are not to be included with the unit. Consult the Offering Documents and the Agreement for a description of those features which are to be included in the units. The features, plans and specifications described above are proposed only, and the Developer reserves the right to modify, revise or withdraw any or all of same in its sole discretion and without prior notice. Without limiting the generality of the foregoing, Developer reserves the right to substitute any of the foregoing with items of similar or better value, in Developer's opinion. The photographs contained in this website may be stock photography and are used to depict the spirit of the lifestyles 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 project graphics, renderings and text provided herein are copyrighted works owned by the developer. © 2025, [Little River Garages Development LLC]. All rights reserved. Unauthorized reproduction, display or other dissemination of such materials is strictly prohibited and constitutes copyright infringement. Additionally, this website may contain or reference trademarks, copyrighted materials, trade secrets, technologies, products, processes or other proprietary rights of the Developer and/or other parties. No license to or right in any such trademarks, copyrighted materials, trade secrets, technologies, products, processes and other proprietary rights of Developer and/or other parties is granted to or conferred upon you. No real estate broker is authorized to make any representations or other statements regarding the projects, and no agreements with deposits paid to or other arrangements made with any real estate broker are or shall be binding on the developer. Please refer to the developer's official project brochures, website and materials and the documents furnished by the developer pursuant to state law for information regarding the projects. All communication or material transmitted by you through this Website shall be treated as non-confidential and non-proprietary. Any information posted on this Website is the property of Little River Garages Development LLC and may be used for purposes, including, without limitation, of reproduction, disclosure, transmission, broadcast and posting All prices are subject to change at any time and without notice, and do not include optional features or premiums for upgraded units. From time to time, price changes may have occurred that are not yet reflected on this website. Please check with the sales center for the most current pricing.

NOTHING CONTAINED IN THIS WEBSITE IS INTENDED OR SHALL BE DEEMED TO BE AN OFFER TO SELL REAL ESTATE OR REAL ESTATE SECURITIES TO RESIDENTS OF THE STATE OF NEW YORK. IN FURTHERANCE OF THE FOREGOING, Little River Garages Development LLC, ("SPONSOR" OR "DEVELOPER"), SPONSOR HEREBY DISCLOSES THE FOLLOWING: (A) NEITHER SPONSOR, NOR ITS PRINCIPAL(S) TAKING PART IN THE PUBLIC OFFERING OR SALE ARE INCORPORATED IN, LOCATED IN, OR RESIDENT IN THE STATE OF NEW YORK, (B) THE OFFERING IS NEITHER MADE IN THE STATE OF NEW YORK NOR MADE TO THE RESIDENTS OF THE STATE OF NEW YORK, (C) THE OFFERING IS NOT DIRECTED TO ANY PERSON OR ENTITY IN THE STATE OF

NEW YORK BY, OR ON BEHALF OF, SPONSOR OR ANYONE ACTING WITH SPONSOR'S KNOWLEDGE; AND (D) NO OFFERING OR PURCHASE OR SALE OF THE SECURITY OR ANY UNIT SHALL TAKE PLACE AS A RESULT OF THIS OFFERING IN NEW YORK OR WITH A RESIDENT OF THE STATE OF NEW YORK, UNTIL ALL REGISTRATION AND FILING REQUIREMENTS UNDER THE MARTIN ACT AND THE NEW YORK ATTORNEY GENERAL'S REGULATIONS ARE COMPLIED WITH; A WRITTEN EXEMPTION IS OBTAINED PURSUANT TO AN APPLICATION IS GRANTED PURSUANT TO AND IN ACCORDANCE WITH COOPERATIVE POLICY STATEMENTS #1, #7 or # 12; OR A "NO-ACTION" REQUEST IS GRANTED.