



NATIIVO™ / MIAMI

HEALTH & WELLNESS INNOVATION / A COMPREHENSIVE GUIDE

A MESSAGE FROM OUR DEVELOPMENT TEAM

Our team at Sixth Street Miami Partners LLC have taken extra measures to analyze the project and make several considerations to create an environment at Natiivo Miami that promotes a healthier community. We have made the decision to limit carpeting throughout the building to promote cleanliness and avoid the collection of bacteria and replace carpeted areas with polished concrete flooring.

Natiivo Miami will also feature the latest technology in high efficient AC and air filtration units, separate elevators between office and residential spaces, operable open-air windows and keyless entry capabilities that will allow owners and guests to access the building without surface contact, creating a more secure and sanitary living experience.

LIVE WELL, BE WELL



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ARTISTS CONCEPT

HANDS-FREE CONVENIENCE

TOUCHLESS FEATURES



NATIVO MIAMI - ENTRANCE
ARTISTS CONCEPT

TOUCHLESS FEATURES

TOUCHLESS ELEVATORS

- Elevators are called and floors designated by key fob, whereby the resident or guest does not need to come into physical contact with elevator buttons.
- Additionally advanced technology is under development with the Elevator manufacturers and the developers are investigating additional superior features that can be incorporated into Natiivo Miami.
- Moreover, Creative HQ, Natiivo Miami Residences, Gale Residences, and guests will have separate elevator lobbies, further isolating transient guests, residents and office users.

AUTOMATIC DOORS

- Doors throughout key common areas and in areas of significant traffic will be automatic opening doors.
- Keyless Unit Entry Doors are currently under investigation for the optimum incorporation into Natiivo Miami as technology develops.



CLEAN AIR FOR OPTIMAL PERFORMANCE

MECHANICAL A/C VENTILATION SYSTEM





MECHANICAL A/C VENTILATION SYSTEM

NATURAL FRESH AIR

- Creative HQ Offices have incorporated operable windows, a scarcity in modern office buildings, which introduces fresh air into the office.
- All residences have operable sliding glass doors to encourage natural fresh air changes to the residence.
- The vast majority of The Social level incorporates movable exterior walls, such as Nana Walls, and/or sliding doors, which open to the exterior terraces. These doors/walls allow all spaces where people will gather to be opened up to the outside while in use.
- All residences and hotel suites will be equal to or exceeding Florida Green Building MERV air filter standards.



NATIIVO OFFERS THOUGHTFUL SPACES TO GATHER

COMMON AREA SYSTEMS



OFFICE LEVELS MECHANICAL ROOM

A

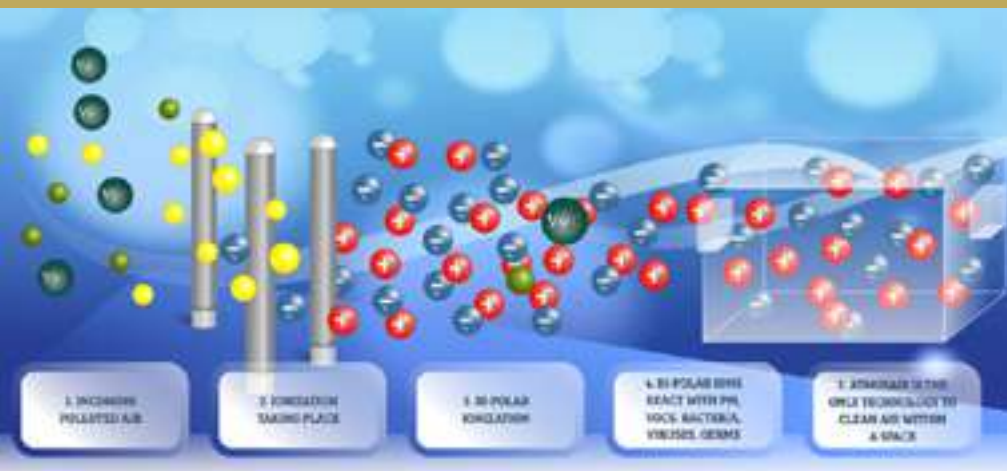


AtmosAir Bipolar Ionization Generator inside supply air duct.

B



Internal UV lights, sanitizing drain pan, cooling coils, and internal components of the dedicated outside air units.



THIS SYSTEM HAS BEEN SUCCESSFULLY IMPLEMENTED IN THESE LOCATIONS, AMONGST MANY OTHERS:

- US ARMY - Fort Belvoir Virginia, as well as 45 other US Army Buildings
- Staples Center Los Angeles, CA
- TD Garden Chicago, IL
- Los Angeles International Airport
- University of Southern California Main Campus
- Broward Health Hospital
- Jackson South Hospital
- St. Mary's Hospital
- Cosmopolitan Hotel and Casino

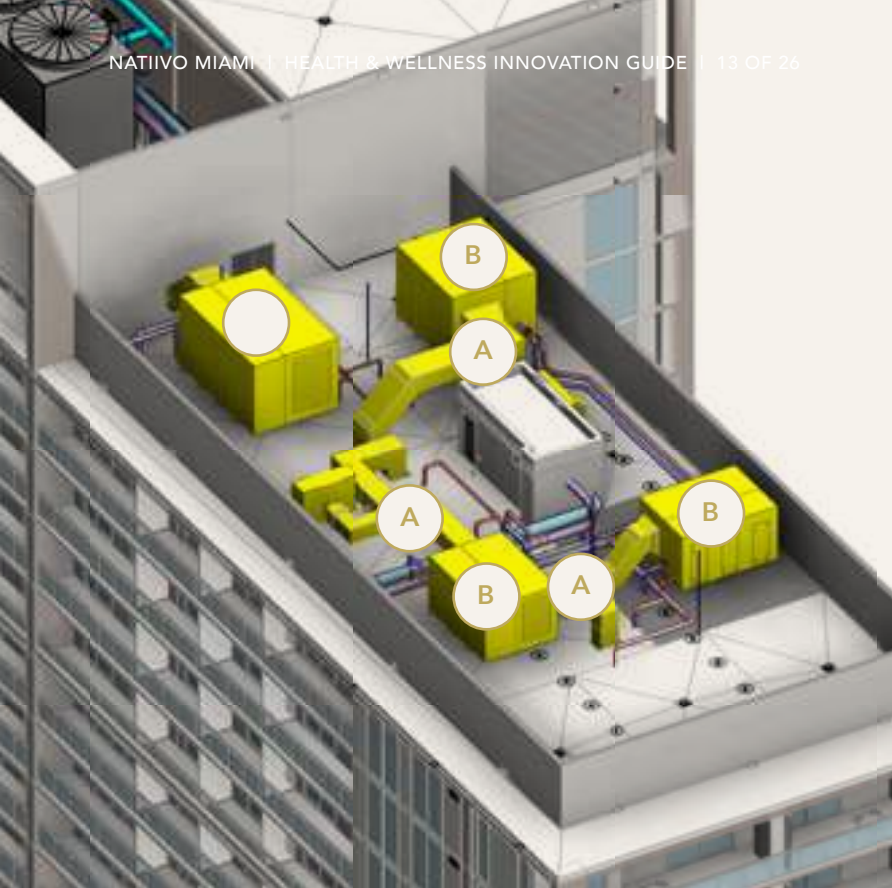
COMMON AREA SYSTEMS BEING

BIPOLAR IONIZATION

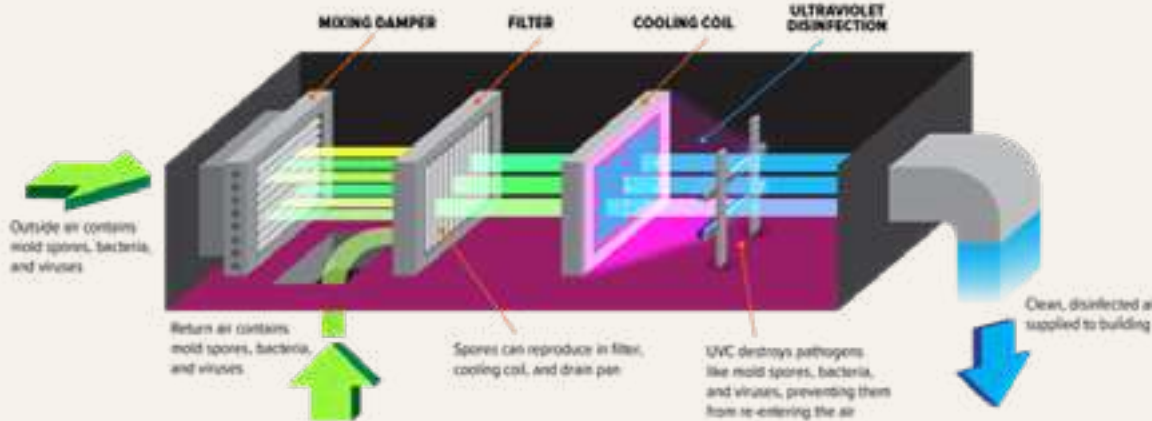
A process where positively charged atoms are discharged into the airstream of the air handlers and dispersed into the occupied space. These atoms will then attach themselves/ form clusters with other micro-particles such as airborne mold, bacteria, allergens, breath droplets, and most importantly, viruses, and ultimately neutralize the harmful cell. Bipolar ionization also has the capabilities of once attaching to the virus, fungi, allergens directly, rendering it ineffective by the means of molecular reactions.

List of benefits of the Bipolar Ionization system:

- Reduced dust and mold particles. Bipolar ions that bond with contaminants gain size and mass and drop to the floor, or return to the filter, making them easily cleaned from the air we breathe.
- Reduced odors. Bipolar ions break down odors at their source and eliminate them – no masking or diluting!
- Reduced VOCs (Volatile Organic Compounds). Bipolar ions break down toxic gasses and compounds from dangerous chemicals such as cleaning products, pesticides, paints, solvents, mold, mildew and more.
- Reduced bacteria and viruses. Because bipolar ions negatively affect the DNA of bacteria and viruses, you'll protect your space's inhabitants from illness and disease.
- Reduced static electricity. Bipolar ionization naturally neutralizes the air, eliminating static charges.
- Significantly reduced maintenance. There are no filters to change or collector cells to clean. Simply replace the ionization tubes.
- A safe, natural and environmentally friendly process. Bipolar ionization technology uses no chemicals, heavy metals or mercury, and produces no harmful by-products such as ozone or ultra-violet light.



DISINFECTION WITH UV LIGHT IN HVAC



ROOFTOP MECHANICAL LAYOUT



AtmosAir Bipolar Ionization Generator inside supply air duct.



Internal UV lights sanitizing Drain pan, cooling coils, and internal components of the dedicated outside air units.

MERV	HVAC FILTER EFFECTIVENESS						PARTICLE SIZE EFFICIENCY IN MICRONS		
	DUST/LINT	DUST MITES	POLLEN	MOLD	PET DANDER	BACTERIA	Small 0.3-1.0 µm	Med. 1.0-3.0 µm	Large 3.0-10.0 µm
1									
2									
3									
4									>10%
5									Up to 20%
6									Up to 35%
7									Up to 50%
8									Up to 20%
9									Up to 35%
10									Up to 50%
11							Up to 20%	Up to 65%	Up to 85%
12							Up to 35%	Up to 80%	Up to 90%
13							Up to 50%	Up to 85%	Up to 90%
14							Up to 75%	Up to 90%	Up to 95%
15							Up to 85%	Up to 90%	Up to 95%
16+							Up to 95%	Up to 90%	Up to 95%

COMMON AREA SYSTEMS

UV LIGHTS

A standard in the Healthcare industry, UV lights placed within the air handler itself are utilized to sterilize the inside components of the air-handler, which commonly become contaminated. UV lights are capable of eliminating many types of fungi, bacteria, germs, pathogens, and viruses that come in line of sight of these lights.

List of benefits of an UV irradiation system:

- Kills bacteria, viruses and germs
- Controls mold and other allergens
- Removes Volatile Organic Compounds
- Reduces smells and odors
- Maintains a cleaner HVAC unit
- Reduces maintenance requirements
- Lowers monthly expenses

From ASHRAE (American Society of Heating, Refrigerating, and Air Conditioning Engineers):

- "Vaporous hydrogen peroxide, ultraviolet germicidal irradiation, and moist heat are the most promising decontamination methods" for COVID-19, commonly called coronavirus."
- "ASHRAE recognizes the health benefits of UV-C as demonstrated by several studies. The technology is a potentially beneficial option that building owners should consider installing."
- "For contractors, the recent ASHRAE research will dispel any doubts about the ability of Ultraviolet Germicidal Irradiation (UVGI) to improve IAQ, boost HVAC airflow, and maximize heat-exchange efficiency."

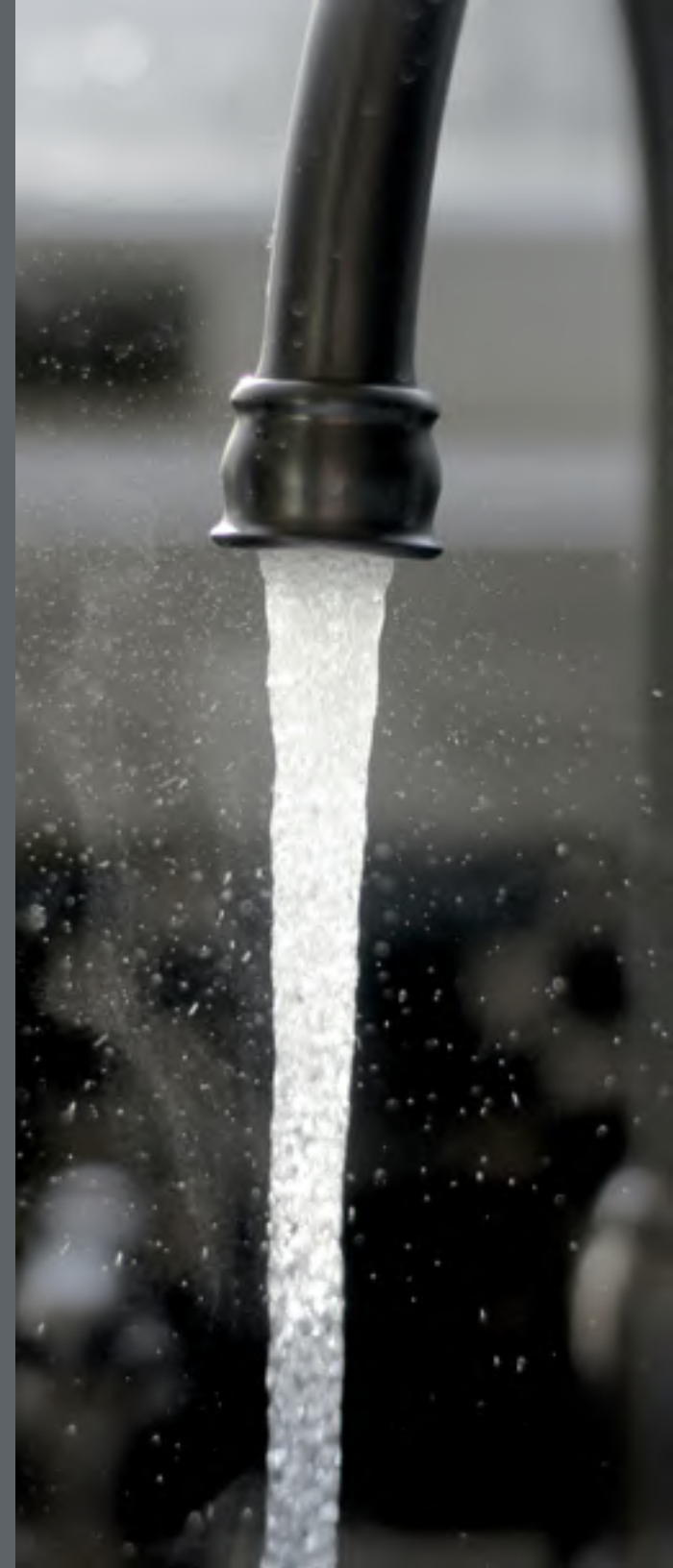
PRESSURIZED CORRIDORS

Corridors in the tower utilize pressurized air which enhances the ability of the system to clean, trap, sterilize and localize the air in which people transit.

- The graphic to the right helps to explain what the MERV classification means. It's a classification that helps break down how efficient the filter is in picking up different size of molecules. The standard for commercial applications (and what most AHU's can handle) is typically MERV 8. Increasing the MERV rating will make the filter more dense, possibly forcing to upsize the fan, and it also requires more servicing. However, with the proposed Bipolar Ionization system, the efficiency of given MERV rating is noticeably increased, since the particles have now become much larger (instead of using a thicker filter to catch smaller particles).

EVERY SYSTEM IS STRUCTURED FOR ULTIMATE PERFORMANCE

PLUMBING FEATURES





Legionella can live and grow in biofilm



LEGIONELLA PREFERRED GROWTH TEMPERATURES

68°F

95°F

115°F

122°F

OPTIMUM RANGE

PLUMBING FEATURES

The domestic hot water system for the podium portion of the building, which includes the parking garage, ground floor retail area, laundry, locker rooms, and the group restrooms for the office areas, will be provided by a central hot water producing system. The system will consist of two gas-fired water heaters with glass-lined storage tanks. The domestic hot water system for the tower portion of the building will be provided by three gas-fired water heaters with two glass lined storage tanks. When water is stored at a temperature below 140 degrees F, there is a chance of Legionella growing in the scale and sediment. The domestic hot water for Natiivo will be stored at 140 degrees F, therefore eliminating the opportunity for Legionella to grow. Both domestic hot water systems for the building have hot water return pumps and piping to eliminate any stagnant water in the hot water piping system.

Another source of contamination is ice machines and other building equipment that has domestic cold water being provided to it. Each piece of building equipment that is being served by the domestic cold water system will have a backflow preventer or a vacuum breaker with an air gap to stop the contamination of the building's domestic cold water system.

DOMESTIC HOT WATER SYSTEMS

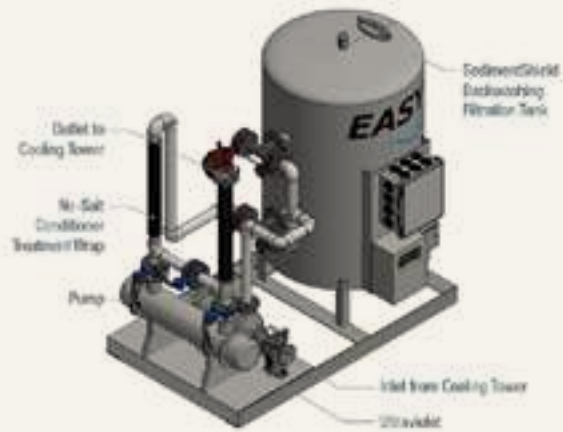
Domestic hot water systems are frequently identified as the source of Legionella during Legionellosis outbreaks. The term "domestic" applies to all non-process water used for lavatories, showers, and drinking fountains in commercial, industrial, and multi-family residential settings.

Water heaters maintained below 60°C (140°F) and that contain scale and sediment may foster Legionella growth. Large water heaters, such as those used in hospitals or industrial settings, frequently contain cool zones near the base where cold water enters. Scale and sediment accumulate in these cool zones where the temperature can provide ideal conditions for Legionella growth. Piping or plumbing altered or capped to prevent water flow (i.e., dead legs) and non recirculated plumbing lines may allow hot water to stagnate, conditions that also promote Legionella growth.

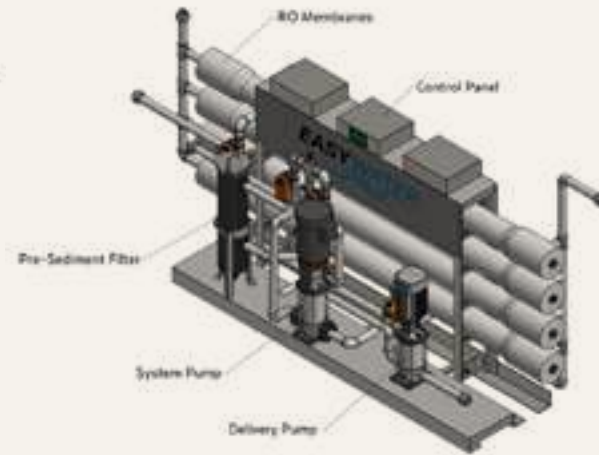
Design Considerations for Domestic Hot Water Systems:

- Ensuring water systems recirculate water and minimizing, if not eliminating, dead legs to reduce stagnation.
- Opting for point-of-use water heaters to eliminate hot water stagnation in infrequently used lines.
- Installing heat tracing capabilities in strategic lines to help maintain temperatures or at least 50°C (122°F) in the lines.

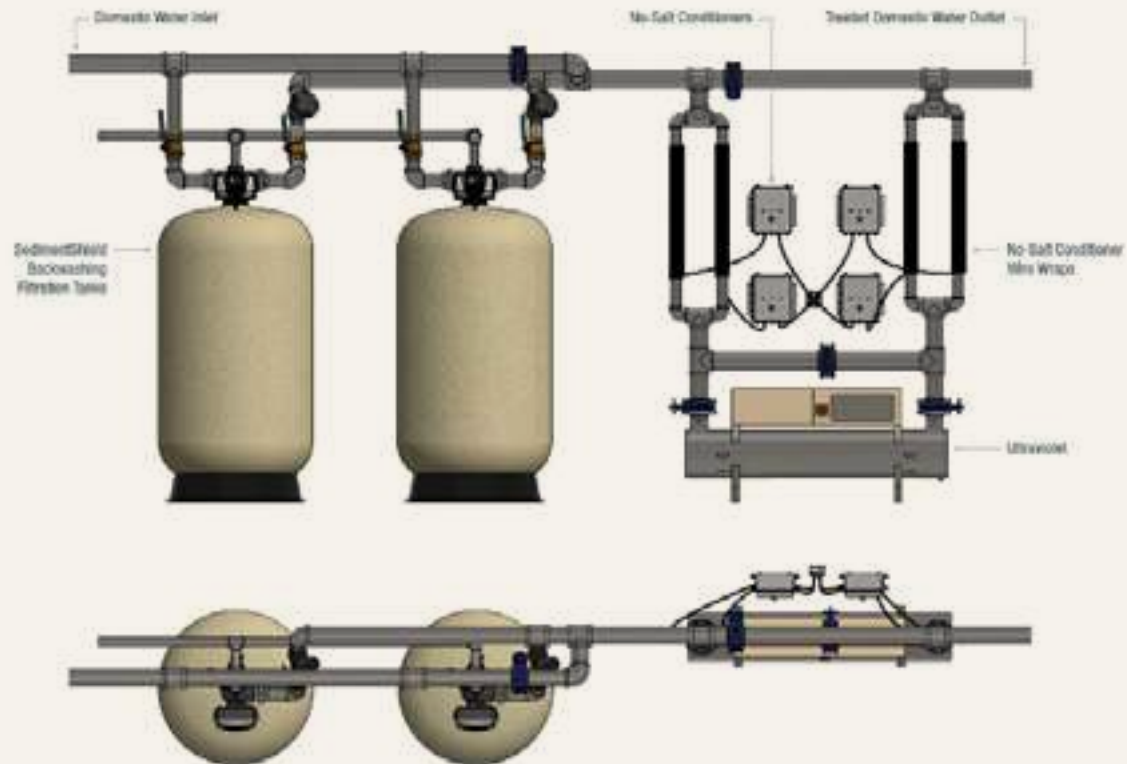
COOLING WATER TREATMENT



REVERSE OSMOSIS



DOMESTIC WATER PROTECTION



PLUMBING FEATURES

DOMESTIC COLD WATER SYSTEMS

Water stored below 20°C (68°F) is generally not an environment in which Legionella will grow. However, ice machine water lines have been shown to have high bacteria levels. Heat from the condenser coil is likely the reason for this bacterial growth. Legionnaires' disease has also been linked to grocery store ultrasonic produce misters and dental water lines, which are now recognized as water sources commonly contaminated with high microbial concentrations, including Legionella.

Design Considerations for Domestic Cold Water Systems (for tower):

- Design cold water tanks to reduce storage time to a day or less.
- Eliminate water tanks that allow water to remain stagnate for long periods of time.
- Cover water tanks to prevent contamination.
- Protect water tanks from temperature extremes and insulate cold water lines that are close to hot water lines to prevent water from reaching a temperature favorable for Legionella growth.
- Protect all connections to processed water with a plumbing code-approved device (e.g., backflow preventer, air gap) to reduce the risk for cross-contamination between the domestic cold water system and other systems.
- The central domestic boiler system will be set at minimum 150 degrees F operating temperature. Temperatures above 140F are the "kill zone" for Legionella bacteria in domestic hot water systems.
- High-pressure domestic water express riser shall be NSF 61-compliant stainless steel piping.
- Low-pressure hot & cold domestic piping shall be CPVC piping, which mitigates the growth of Legionella bacteria.
- The domestic HW system is fully recirculated, which mitigates bacterial growth that occurs in static piping systems.

INCORPORATING EASYWATER OR SIMILAR SYSTEMS

- **Domestic Water Protection System (DWP)** - DWP (Domestic Water Protection) System is a unique, three-part solution for domestic water filtration and treatment. The System utilizes a sub-micron, backwashing filter with proprietary media for the removal of sediment and bacteria; an ultraviolet chamber for bacterial sanitization; and No Salt Conditioners to reduce or eliminate hard water scale deposits and biofilm in the domestic water system.
- **Cooling Tower Treatment System (CTF)** - three-part solution for cooling tower filtration and treatment in a convenient, side-stream configuration. The CTF System utilizes a sub-micron, backwashing filter with proprietary media for the removal of sediment and bacteria; an ultraviolet chamber for bacterial sanitization; and No Salt Conditioners to prevent and remove hard water scale deposits, biofilm, and bacteria.

WE BELIEVE IN THE BALANCE OF WELLNESS AND DESIGN

INTEGRATION WITH DESIGN ELEMENTS



NATIIVO MIAMI - LOBBY
ARTISTS CONCEPT

ELEMENTS IN DESIGN

The developer is limiting carpeting throughout the building to promote cleanliness and avoid the collection of bacteria by replacing carpeted areas with polished concrete flooring.

The ability to eat, play and stay in one development will become a significant added value. Natiivo Miami offers Natiivo Social, a 70,000 square foot amenities area accessible to Natiivo guests, owners, CHQ office owners, and select members. The space includes a bar and game room that opens to an outdoor porch, an outdoor restaurant, and a media room that opens to the pool area. Similarly, Natiivo Miami is one of the only buildings to feature outdoor gym space, consisting of a yoga terrace and outdoor equipment.

NATIIVO SOCIAL-SPECIFIC

- Natiivo Social is a vast, indoor/outdoor space with moveable and retractable glass walls that open, offering flexibility to easily convert the space into multiple indoor/outdoor areas.
- Natiivo Social Bar and Game room opens directly onto the porch via these glass partitions, and the Media Room opens up to the Pool area.
- The Dine is an outdoor restaurant and bar with a retractable roof.
- The Fitness Center has a covered, outdoor terrace featuring state-of-the-art fitness equipment as well as a spacious outdoor yoga area which serves as an extension of the indoor space. The gym is designed to engage this terrace and have it be an extension of the interior fitness area.



NATIIVO SOCIAL - MEDIA LOUNGE
ARTISTS CONCEPT

ELEMENTS IN DESIGN

CREATIVE HQ-SPECIFIC

- Creative HQ (CHQ) anticipated what today's office users and employers seek in a space. In the past, employers may have needed greater work space to accommodate employees, but with today's technologies and the increasing trend of employees working remotely, companies seek a more efficient use of space.
- The office market will shift away from structured/private cubicles. CHQ is incorporating flexible office spaces, openness and creativity.
- Creative HQ will create a more secure and sanitary living experience by featuring the latest HVAC technology, including highly efficient AC and air filtration units, separate elevators between office and residential spaces, operable open-air windows, and keyless entry capabilities that will allow owners and guests to access the building without surface contact.
- Conference rooms tend to go unused most of the time, which is wasted office space. CHQ will reduce the number of conference rooms, and use these rooms as technological hubs when they are not in use for meetings.
- Employees have become more transient and frequently work remotely, reducing the need for large office space. CHQ offers the office flexibility businesses need to adapt to these changing times. CHQ has Brightline and Metromover steps away.





PLEASE CONTACT US WITH ANY QUESTIONS

THANK
YOU

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ARTISTS CONCEPT