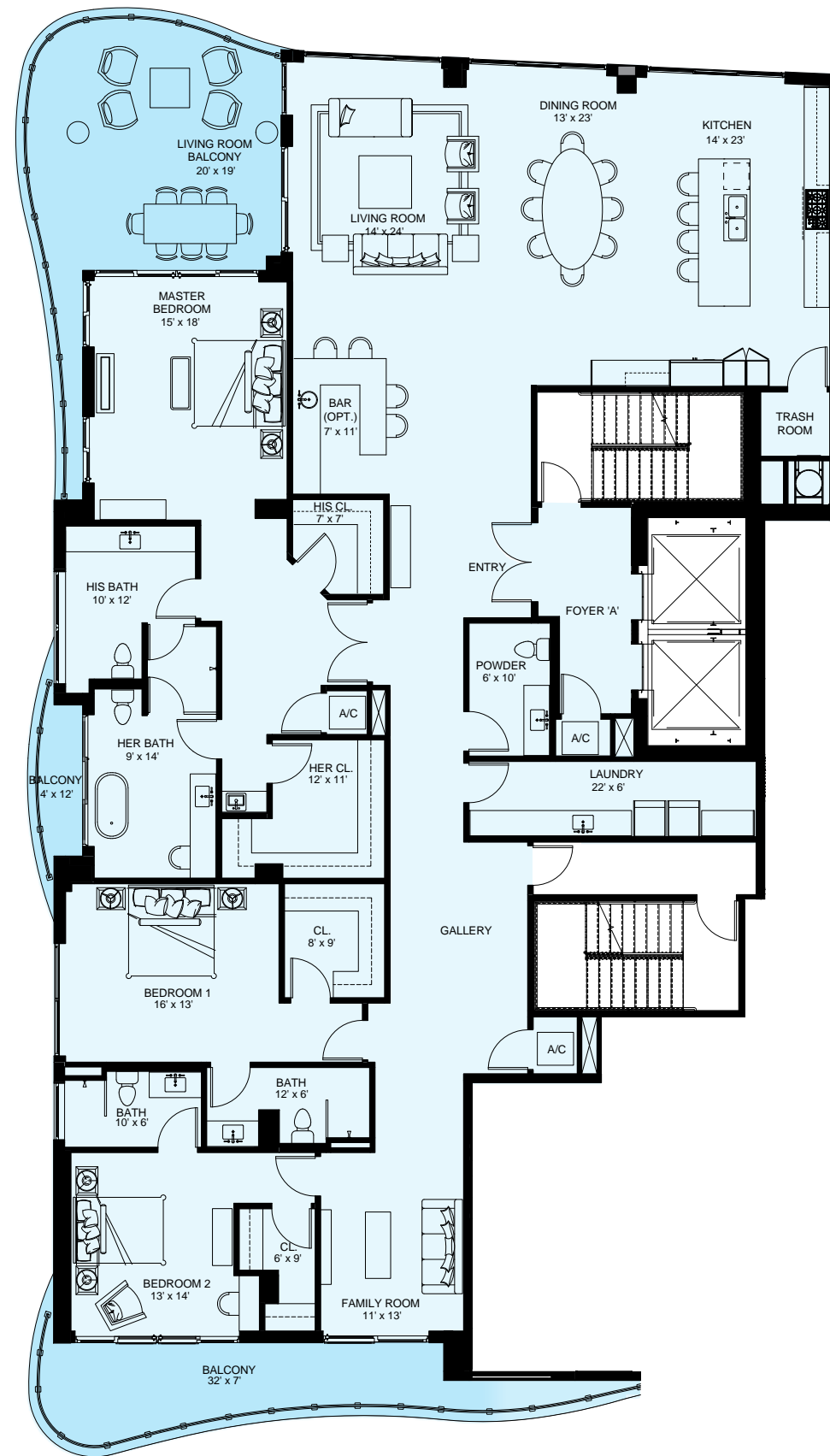


FEATURES & AMENITIES

- Luxurious residences from 2,600 to 3,800+ square feet
- Private elevators and vestibules to all residences
- Expansive terraces to enjoy the endless views
- Spacious outdoor living accessible through floor-to-ceiling glass doors
- Designer kitchens featuring custom Italian cabinetry, Hansgrohe fixtures, quartz countertops and Gaggenau® appliances
- His and her bathrooms and closets
- Prestigious wine room
- Indoor and outdoor poolside lounge
- Water's edge pool and jacuzzi
- Ocean view fitness center
- His and hers saunas
- 24-Hour valet
- Yacht dockage for up to 70'
- Dog park





UNIT A

THE ATLANTIC

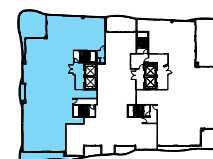
3 Bedroom • 3.5 Bath
3 Balconies

3,817 A/C Sq. Ft.

718 Balcony Sq. Ft.

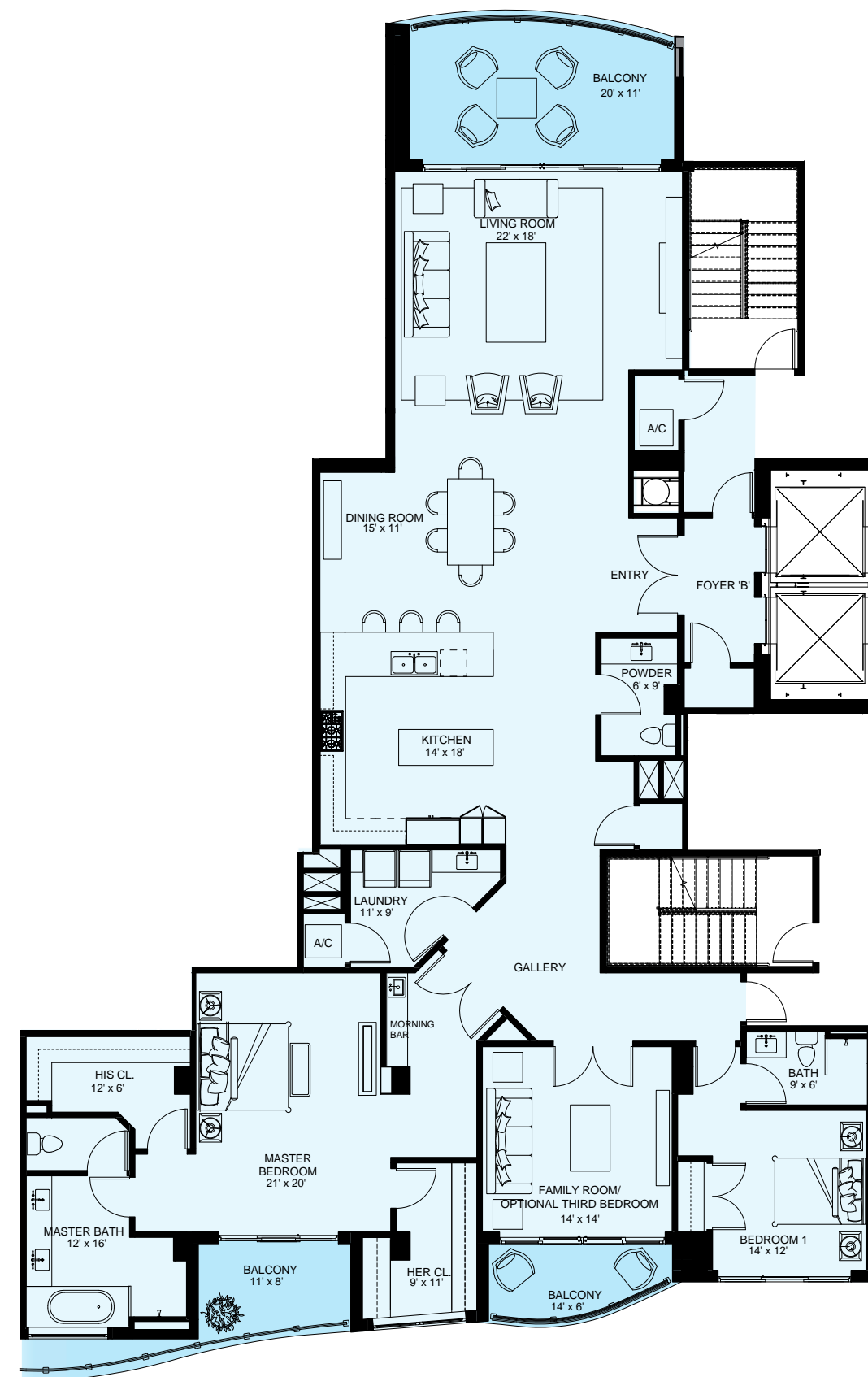
4,535 Total Sq. Ft.

INTRACOASTAL
WATERWAY



ATLANTIC OCEAN

5th-10th FLOOR



UNIT B

THE PACIFIC

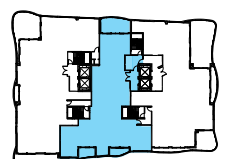
2 Bedroom • 2.5 Bath
Family Room/Optional
Third Bedroom
3 Balconies

2,805 A/C Sq. Ft.

375 Balcony Sq. Ft.

3,180 Total Sq. Ft.

INTRACOASTAL
WATERWAY

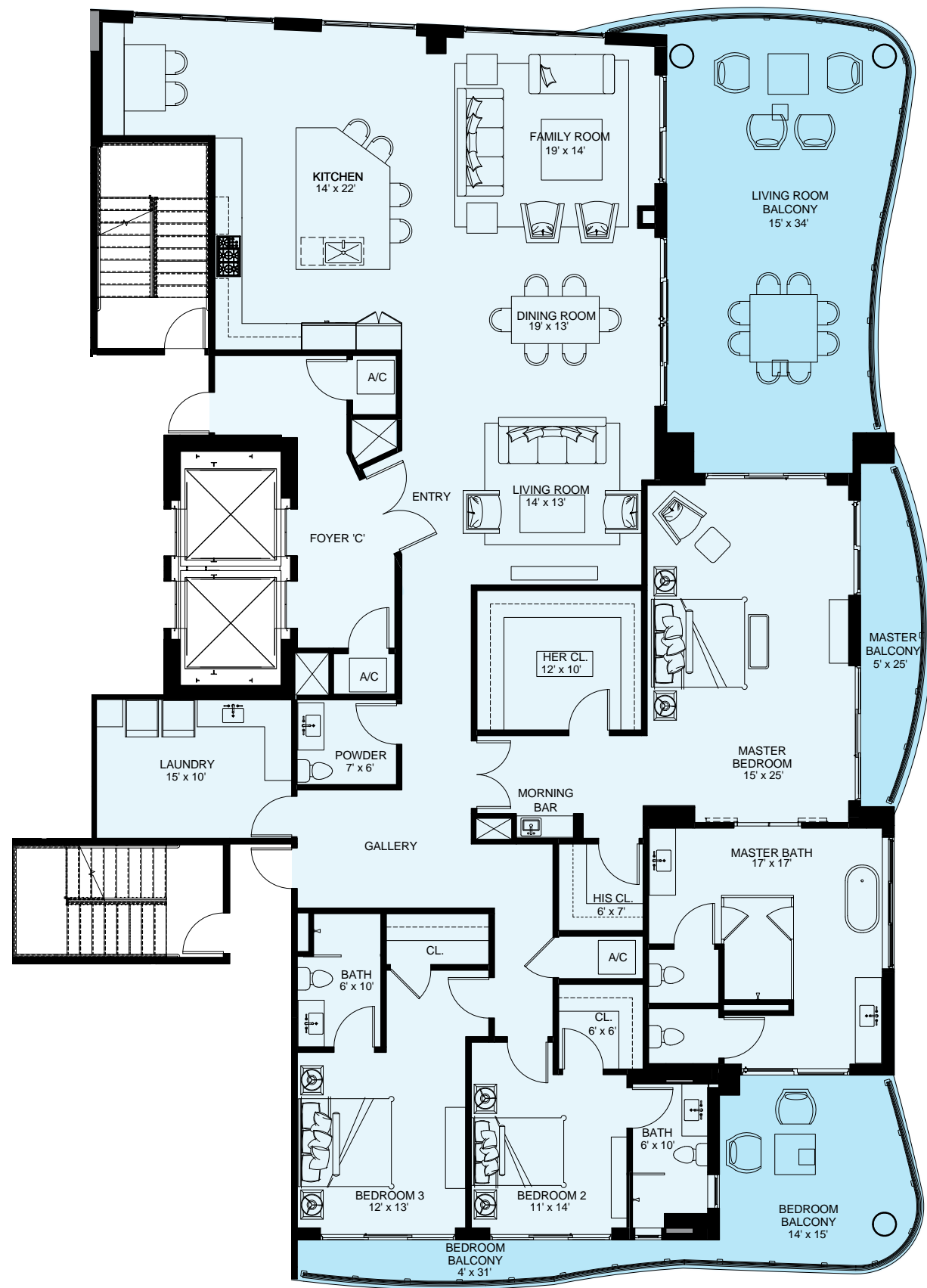


ATLANTIC OCEAN

5th-10th FLOOR



Stated square footages and dimensions of units are based on measurements to the exterior boundaries of the exterior walls and the centerline of interior demising walls between units and will vary from the square footages and dimensions of the unit 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 interior structural components and other common elements). This method of measurement is generally used in sales and marketing materials and is provided to allow a prospective buyer to compare the Units with 3 units in other condominium projects that utilize the same method. For your reference, the square footage of the Unit, determined in accordance with the definition of the "Unit" set forth in the Declaration, is + or -3,817 sq. ft. for unit type A and + or -2,805 for unit type B. Terraces, patios, balconies, yards and private garages are not part of the "Unit". Measurements and dimensions of rooms set forth on this floor plan are generally taken at the farthest points of each given room (as if the room were a perfect rectangle), without regard for any cutouts, soffits or other variations. Accordingly, the square footage of the actual room will typically be smaller than the product obtained by multiplying the stated length times width. All square footages, dimensions and measurements are estimates which are based on preliminary plans and 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 specifications.

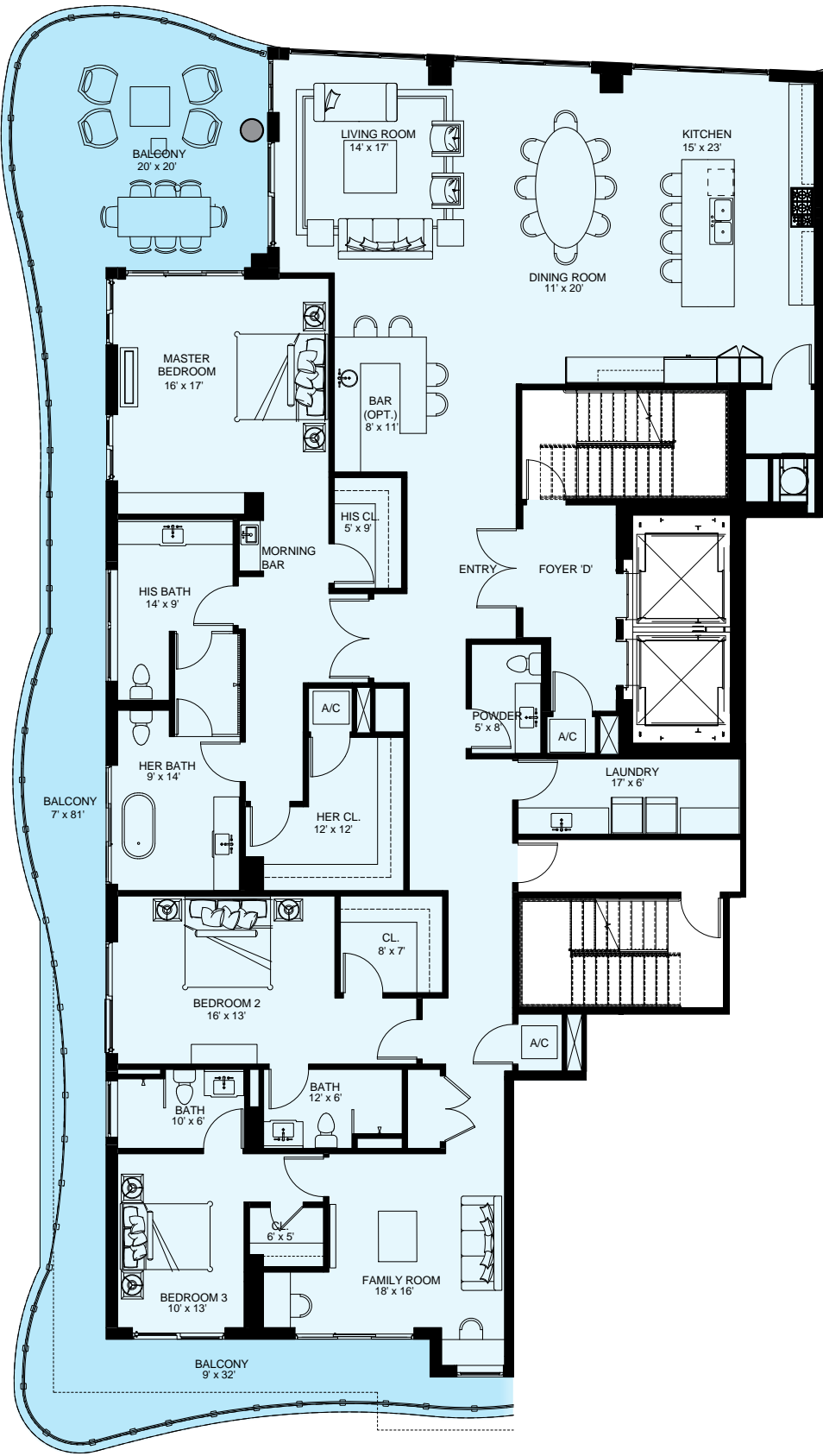
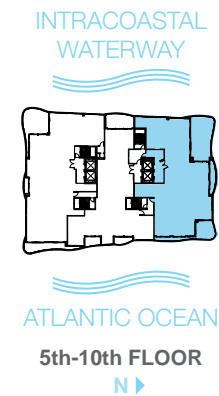


UNIT C

THE CARIBBEAN

3 Bedroom • 3.5 Bath
3 Balconies

3,429 A/C Sq. Ft.
979 Balcony Sq. Ft.
4,408 Total Sq. Ft.



PENTHOUSE D

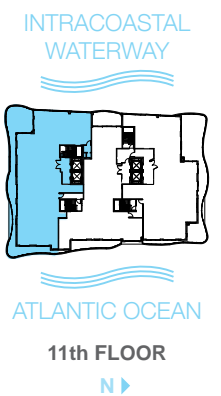
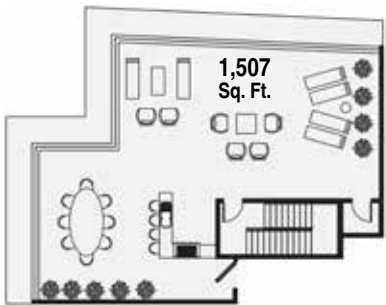
THE ADRIATIC

3 Bedroom • 3.5 Bath
Balcony • Skyview Terrace

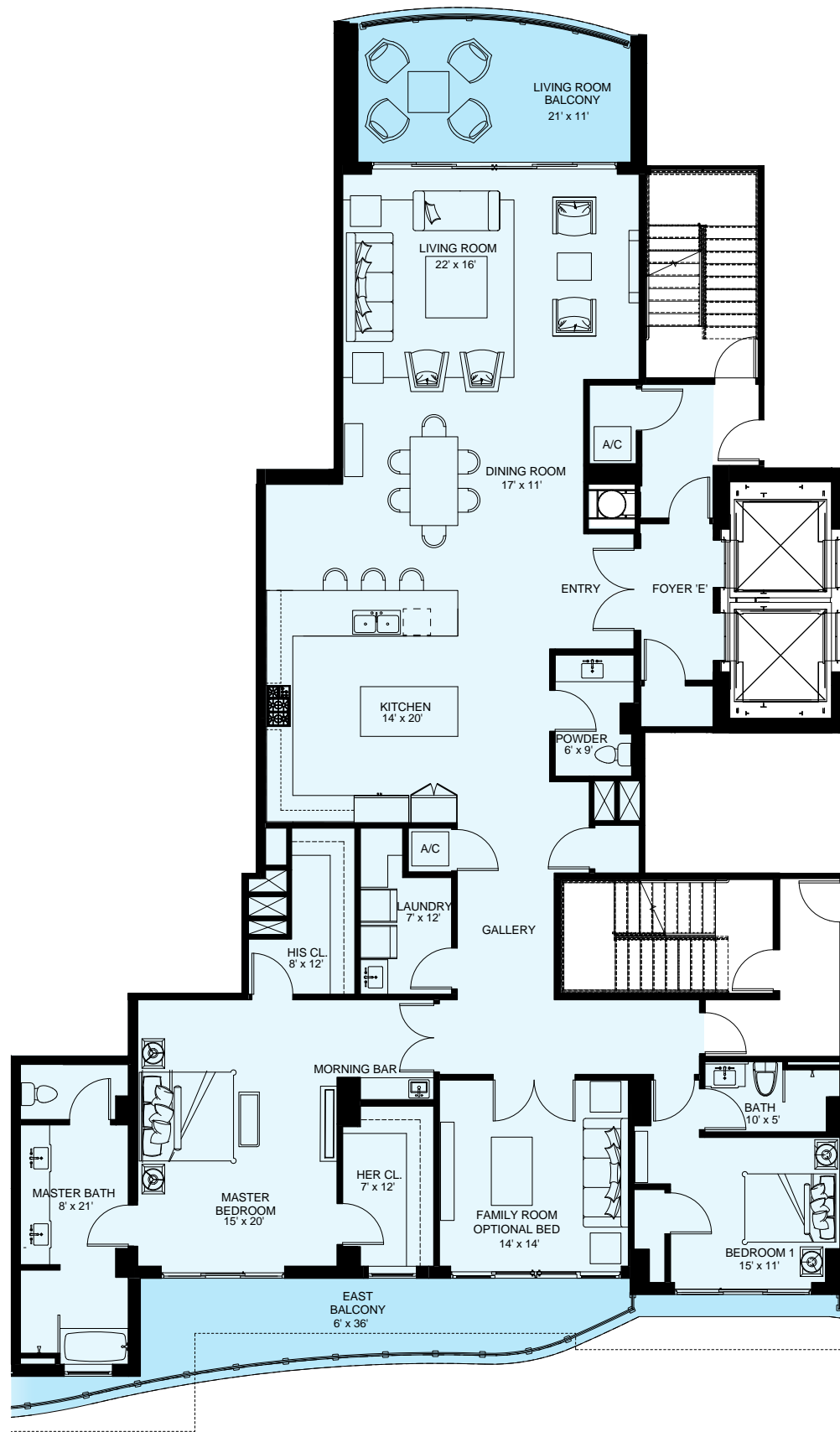
3,584 A/C Sq. Ft.
2,575 Balcony/Terrace Sq. Ft.
6,159 Total Sq. Ft.

Skyview Terrace

(See page 31 for detail)



Stated square footages and dimensions of units are based on measurements to the exterior boundaries of the exterior walls and the centerline of interior demising walls between units and will vary from the square footages and dimensions of the unit 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 interior structural components and other common elements). This method of measurement is generally used in sales and marketing materials and is provided to allow a prospective buyer to compare the Units with 3 units in other condominium projects that utilize the same method. For your reference, the square footage of the Unit, determined in accordance with the definition of the "Unit" set forth in the Declaration, is + or -3,429 sq. ft. for unit type C and + or -3,584 for unit type D. Terraces, patios, balconies, yards and private garages are not part of the "Unit". Measurements and dimensions of rooms set forth on this floor plan are generally taken at the farthest points of each given room (as if the room were a perfect rectangle), without regard for any cutouts, soffits or other variations. Accordingly, the square footage of the actual room will typically be smaller than the product obtained by multiplying the stated length times width. All square footages, dimensions and measurements are estimates which are based on preliminary plans and 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 specifications.



PENTHOUSE E

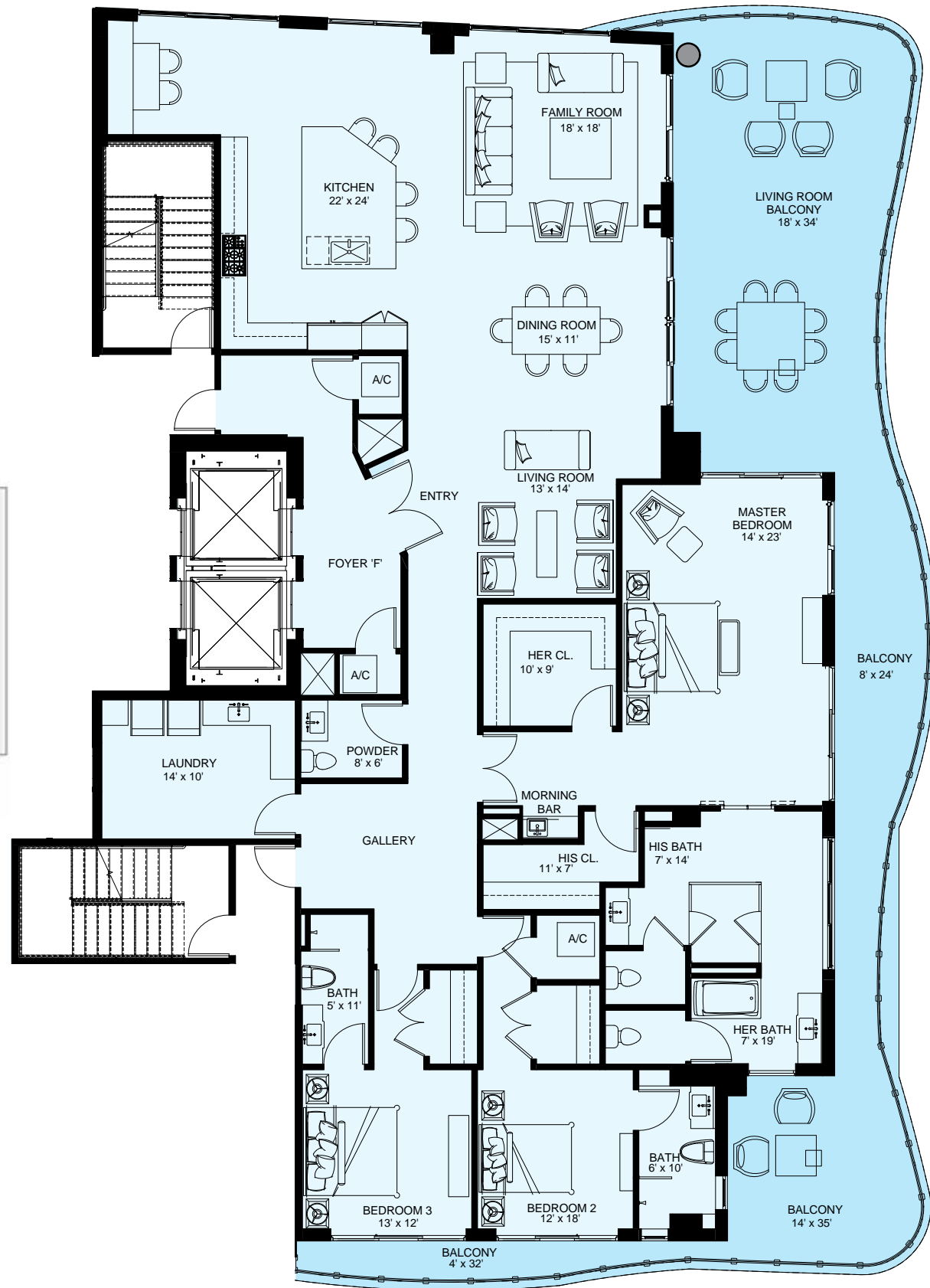
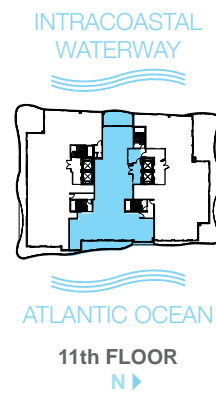
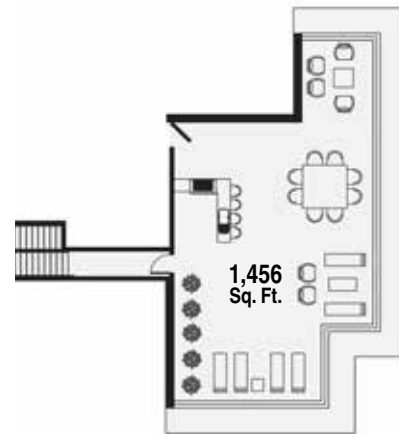
THE MEDITERRANEAN

2 Bedroom • 2.5 Bath
2 Balconies • Skyview Terrace

2,663 A/C Sq. Ft.
1,900 Balcony/Terrace Sq. Ft.
4,563 Total Sq. Ft.

Skyview Terrace

(See page 31 for detail)



PENTHOUSE F

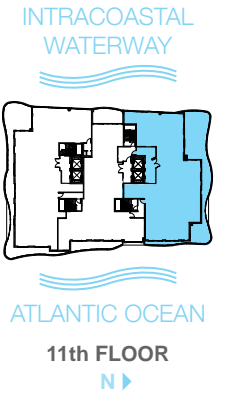
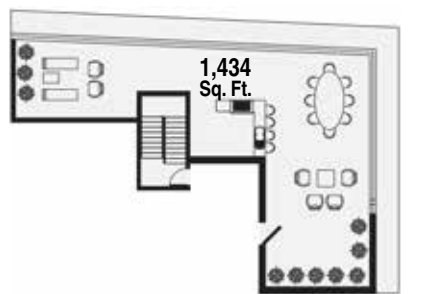
THE BALTIC

3 Bedroom • 3.5 Bath
Balcony • Skyview Terrace

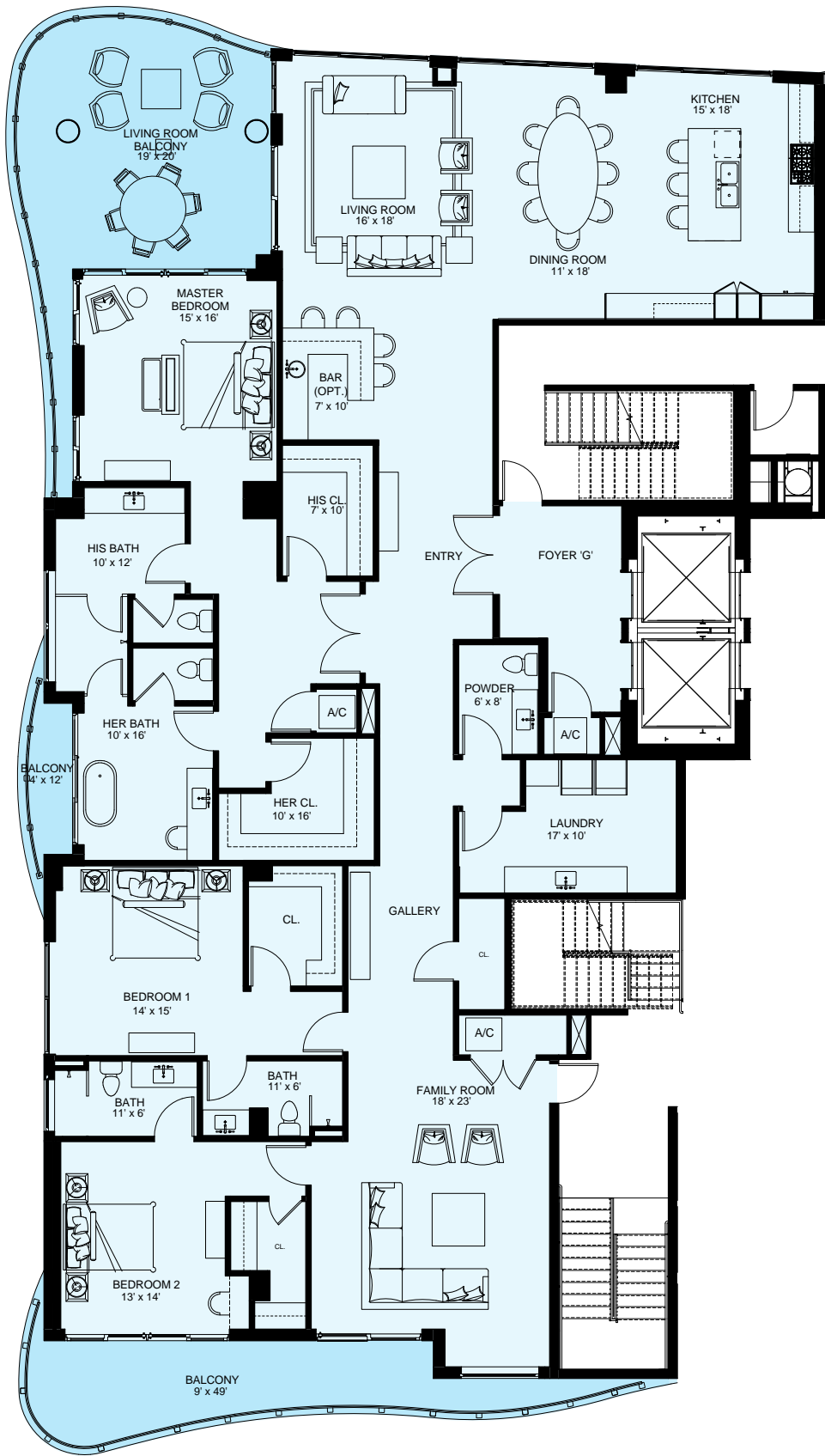
3,282 A/C Sq. Ft.
2,569 Balcony/Terrace Sq. Ft.
5,851 Total Sq. Ft.

Skyview Terrace

(See page 31 for detail)



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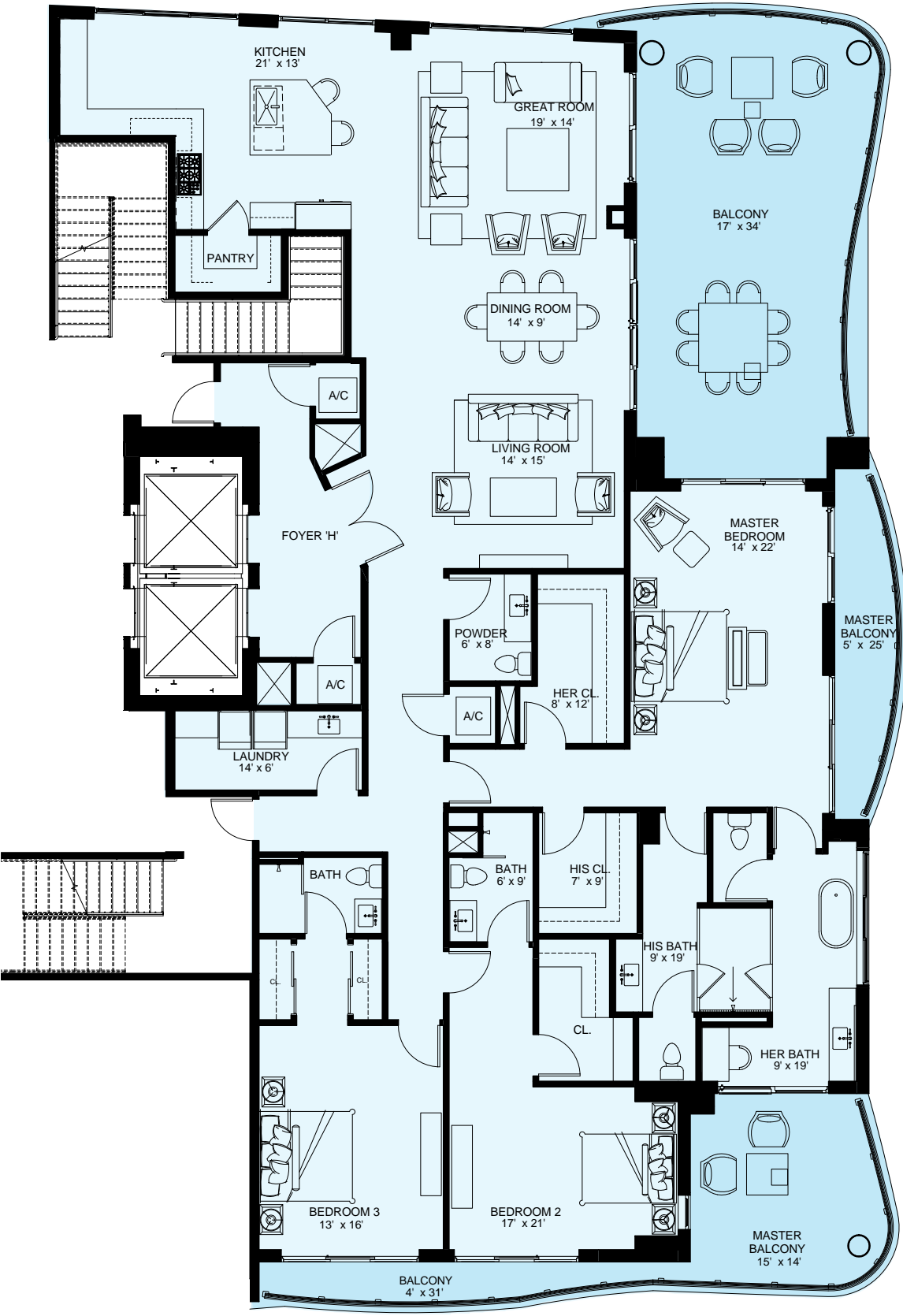


UNIT G

THE SALTON

3 Bedroom • 3.5 Bath
3 Balconies

3,747 A/C Sq. Ft.
722 Balcony Sq. Ft.
4,469 Total Sq. Ft.

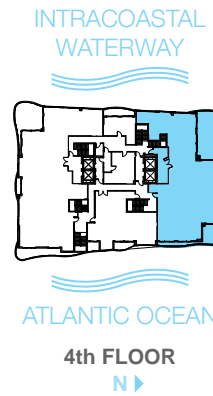


UNIT H

THE BERING

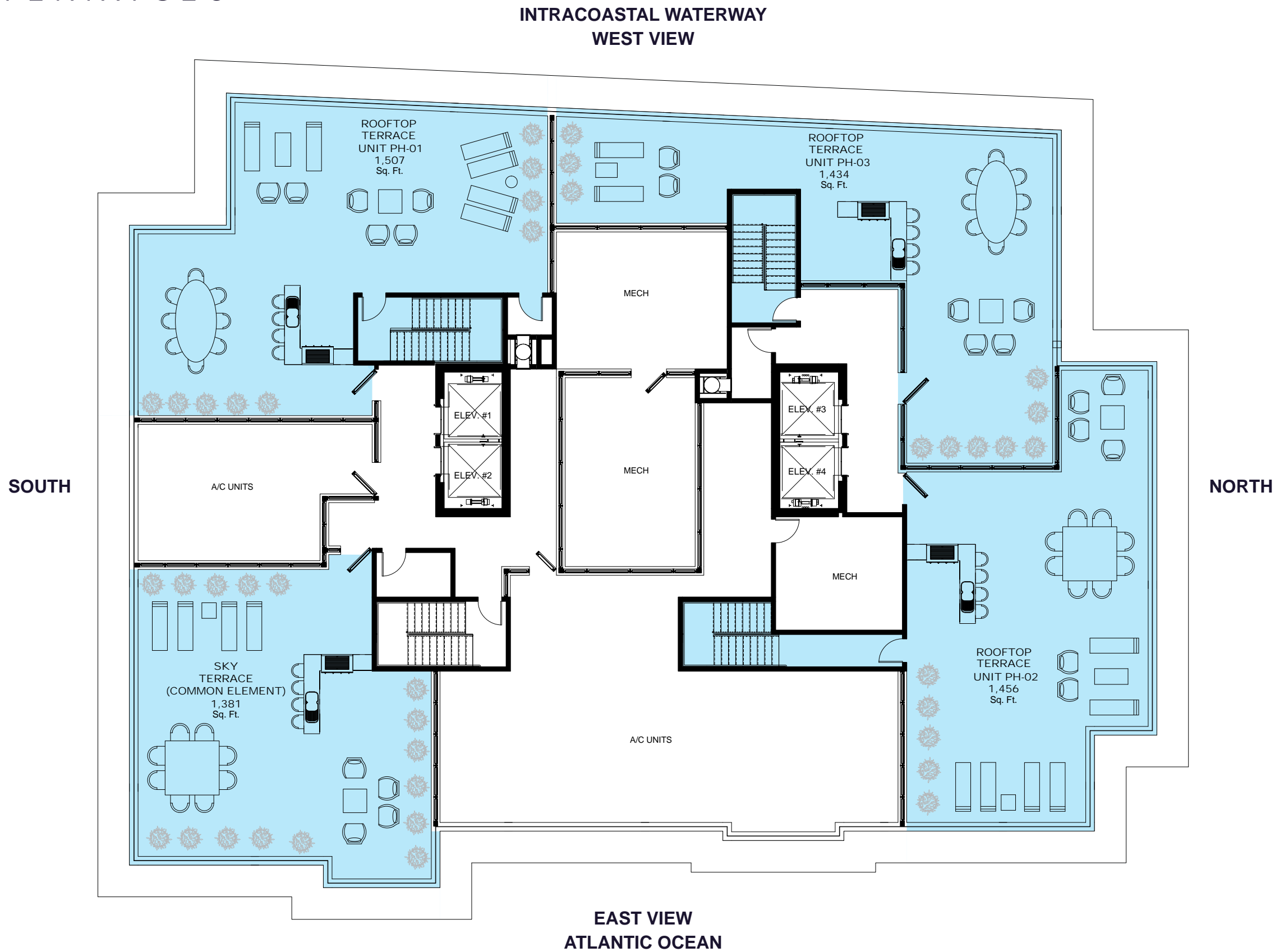
3 Bedroom • 3.5 Bath
3 Balconies

3,199 A/C Sq. Ft.
978 Balcony Sq. Ft.
4,177 Total Sq. Ft.



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SKYVIEW TERRACES



Stated square footages and dimensions of units are based on measurements to the exterior boundaries of the exterior walls and the centerline of interior demising walls between units and will vary from the square footages and dimensions of the unit 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 interior structural components and other common elements). This method of measurement is generally used in sales and marketing materials and is provided to allow a prospective buyer to compare the Units with units in other condominium projects that utilize the same method. Refer to Exhibit "2" to the Declaration of Condominium for the unit dimensions calculated based on the description and definition of the "Unit" set forth in the Declaration of Condominium. Terraces, patios, balconies and rooftop terraces are not part of the "Unit". Measurements and dimensions of rooms set forth on this floor plan are generally taken at the farthest points of each given room (as if the room were a perfect rectangle), without regard for any cutouts, soffits or other variations. Accordingly, the square footage of the actual room will typically be smaller than the product obtained by multiplying the stated length times width. All square footages, dimensions and measurements are estimates which are based on preliminary plans and will vary with actual construction. 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.



- 1 ATLANTIC HOTEL
- 2 OCEAN RESIDENCES
- 3 FOUR SEASONS HOTEL (Future Site)
- 4 HILTON, FORT LAUDERDALE BEACH
- 5 W HOTEL
- 6 WESTIN, FORT LAUDERDALE BEACH
- 7 GALE RESIDENCES AND HOTEL (Future Site)

NORTH BEACH
VILLAGE

ATLANTIC OCEAN



INTRACOASTAL WATERWAY

THE FUTURE OF THE HIGHLY ANTICIPATED NORTH BEACH VILLAGE IS IMMINENT AND THAT MEANS ONLY GOOD THINGS ARE COMING FOR 321 AT WATER'S EDGE RESIDENTS. WITH THE FRUITION OF NORTH BEACH VILLAGE, RESIDENTS AT 321 AT WATER'S EDGE WILL HAVE ACCESS TO NEW RESTAURANTS AND CORNER SHOPS FURTHERING THE GREAT LIFESTYLE THIS AREA OFFERS. WITH THIS EXPANSION NORTH BEACH VILLAGE WILL BECOME A PROGRESSIVE NEIGHBORHOOD EXCEEDING EXPECTATIONS OF FORT LAUDERDALE LIVING.

A AIR & SEA PORTS

- 1 Fort Lauderdale International Airport (FLL)
- 2 Fort Lauderdale Executive
- 3 Boca Raton Executive Airport
- 4 Miami International Airport (MIA)
- 5 West Palm Beach International Airport
- 6 Port Everglades
- 7 Port Miami

B MUSEUMS

- 8 Bonnet House Museum & Gardens
- 9 Art Museum of Fort Lauderdale
- 10 Museum of Discovery & Science
- 11 Boca Raton Museum of Art

C ZOOS

- 12 Zoo Miami
- 13 Palm Beach Zoo
- 14 Miami Seaquarium

D PROFESSIONAL SPORTS

- 15 Miami Dolphins Football | *Sun Life Stadium*
- 16 Miami Heat Basketball | *American Airlines Arena*
- 17 Miami Marlins Baseball | *Marlins Park*
- 18 Florida Panthers Hockey | *BB&T Center*

E ENTERTAINMENT

- 19 Broward Center for the Performing Arts
- 20 Adrienne Arsht Center for the Performing Arts of Miami
- 21 Kravis Center, West Palm Beach
- 22 The Fillmore Miami Beach at Jackie Gleason Theater
- 23 Seminole Hard Rock Hotel & Casino
- 24 BBT Center
- 25 Imax Theater
- 26 Perfect Vidka Amphitheater

F SHOPPING

- 27 Galleria Mall
- 28 Boca Town Center Mall
- 29 The Shops on Las Olas
- 30 Sawgrass Mills Mall
- 31 Aventura Mall
- 32 Downtown Delray Beach
- 33 Lincoln Road Mall (Miami Beach)

G PARKS

- 34 Hugh Birch State Park
- 35 Fairchild Botanical Gardens
- 36 Vizcaya Museum & Gardens
- 37 Morikami Museum and Japanese Gardens

H BEACHES

- 38 Fort Lauderdale
- 39 Boca Raton
- 40 Hollywood
- 41 South Beach (Miami Beach)
- 42 Delray
- 43 Palm Beach
- 44 Deerfield Beach
- 45 Pompano Beach

