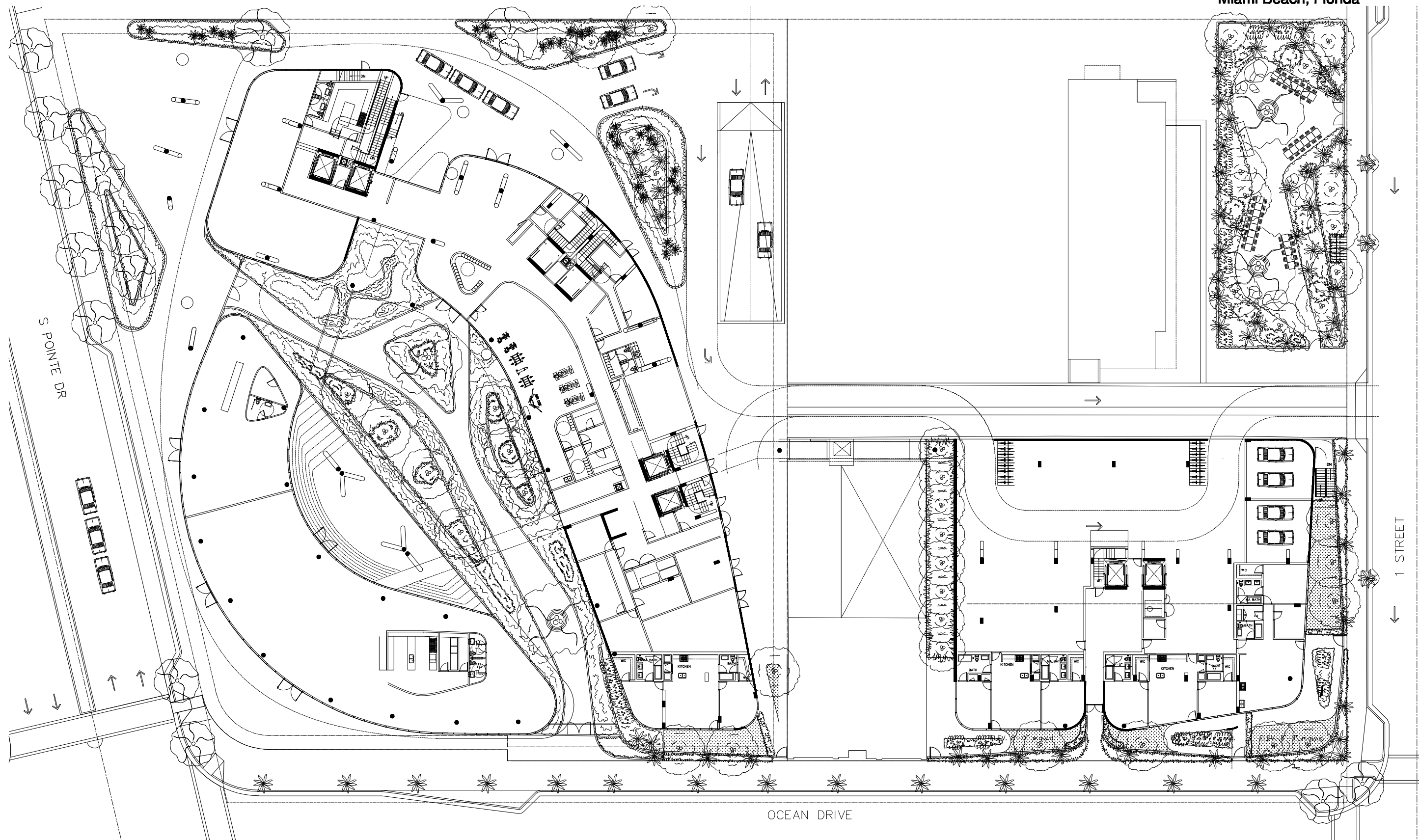


ONE OCEAN SOUTH BEACH

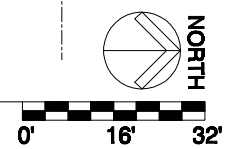
One Ocean

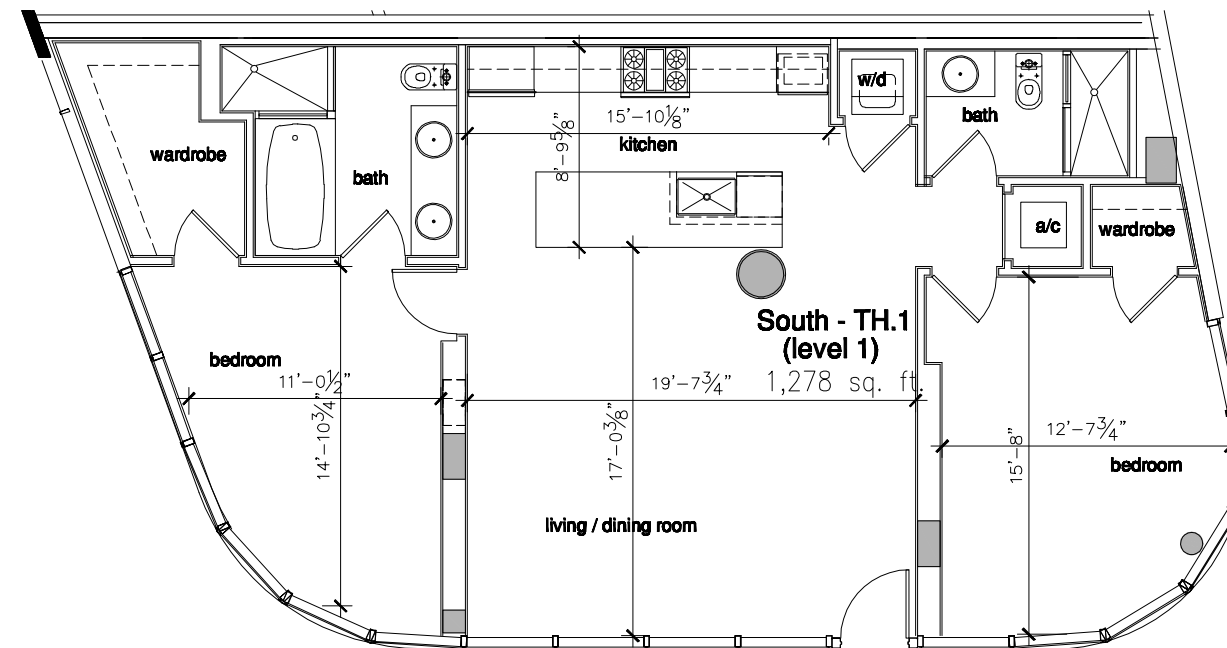
Miami Beach, Florida



This floor plan is conceptual only as final architectural plans are being prepared. The square footage figure listed is an estimate only and should not be relied upon as being indicative of the final square footage for a particular unit. Given the nature of the design of the building, each unit may have variances from each other, so square footage figures will vary among units. Prior to entering into a purchase agreement, you will be provided disclosure documents, and the floor plan included as part of the disclosure documents will be the operative floor plan in lieu of this floor plan.

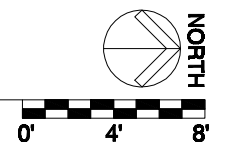
overall
level 1





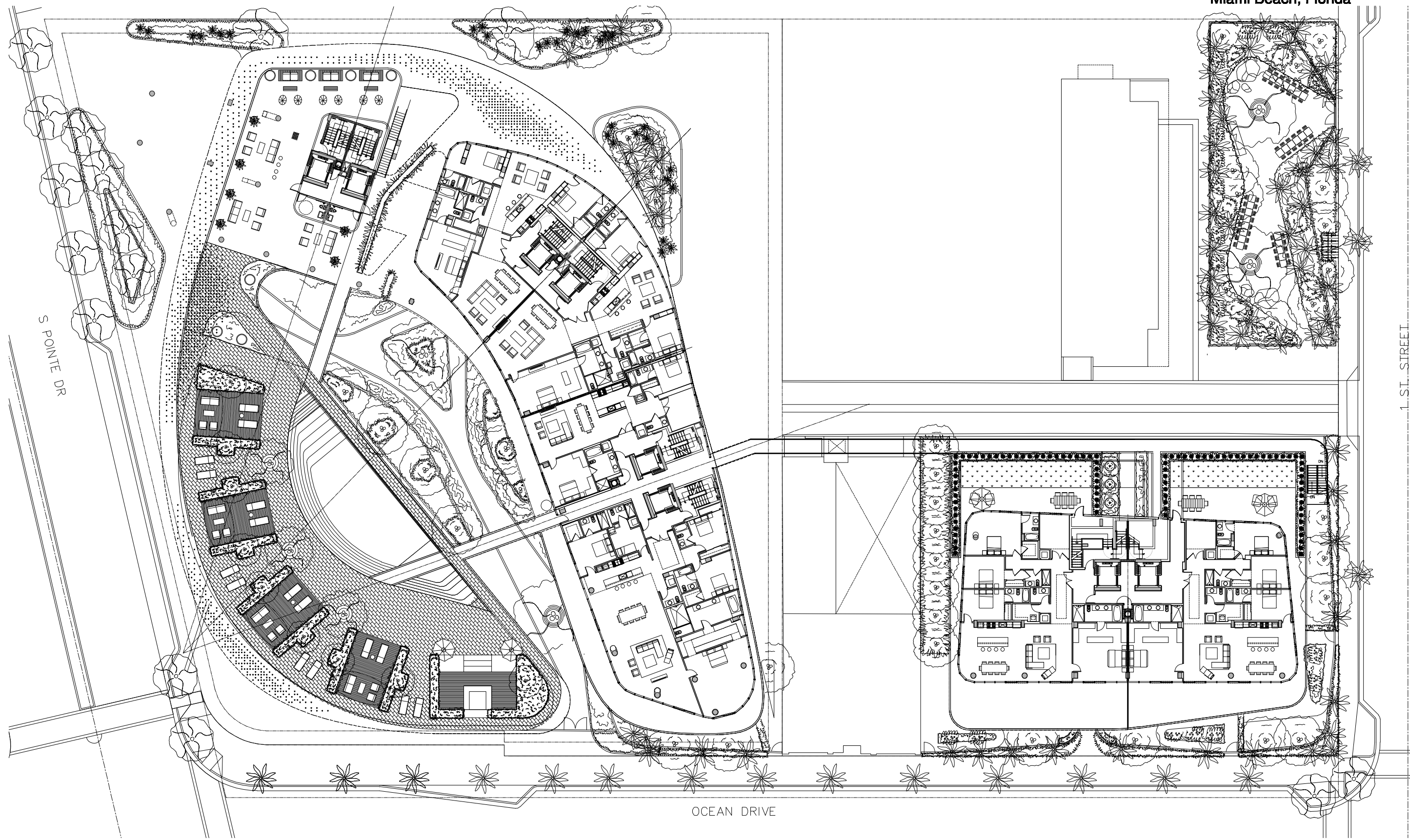
This floor plan is conceptual only as final architectural plans are being prepared. The square footage figure listed is an estimate only and should not be relied upon as being indicative of the final square footage for a particular unit. Given the nature of the design of the building, each unit may have variances from each other, so square footage figures will vary among units. Prior to entering into a purchase agreement, you will be provided disclosure documents, and the floor plan included as part of the disclosure documents will be the operative floor plan in lieu of this floor plan.

south building - TH.1
level 1



One Ocean

Miami Beach, Florida



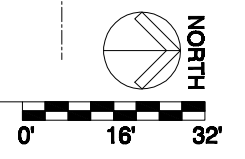
S POINTE DR

1 ST. STREET

OCEAN DRIVE

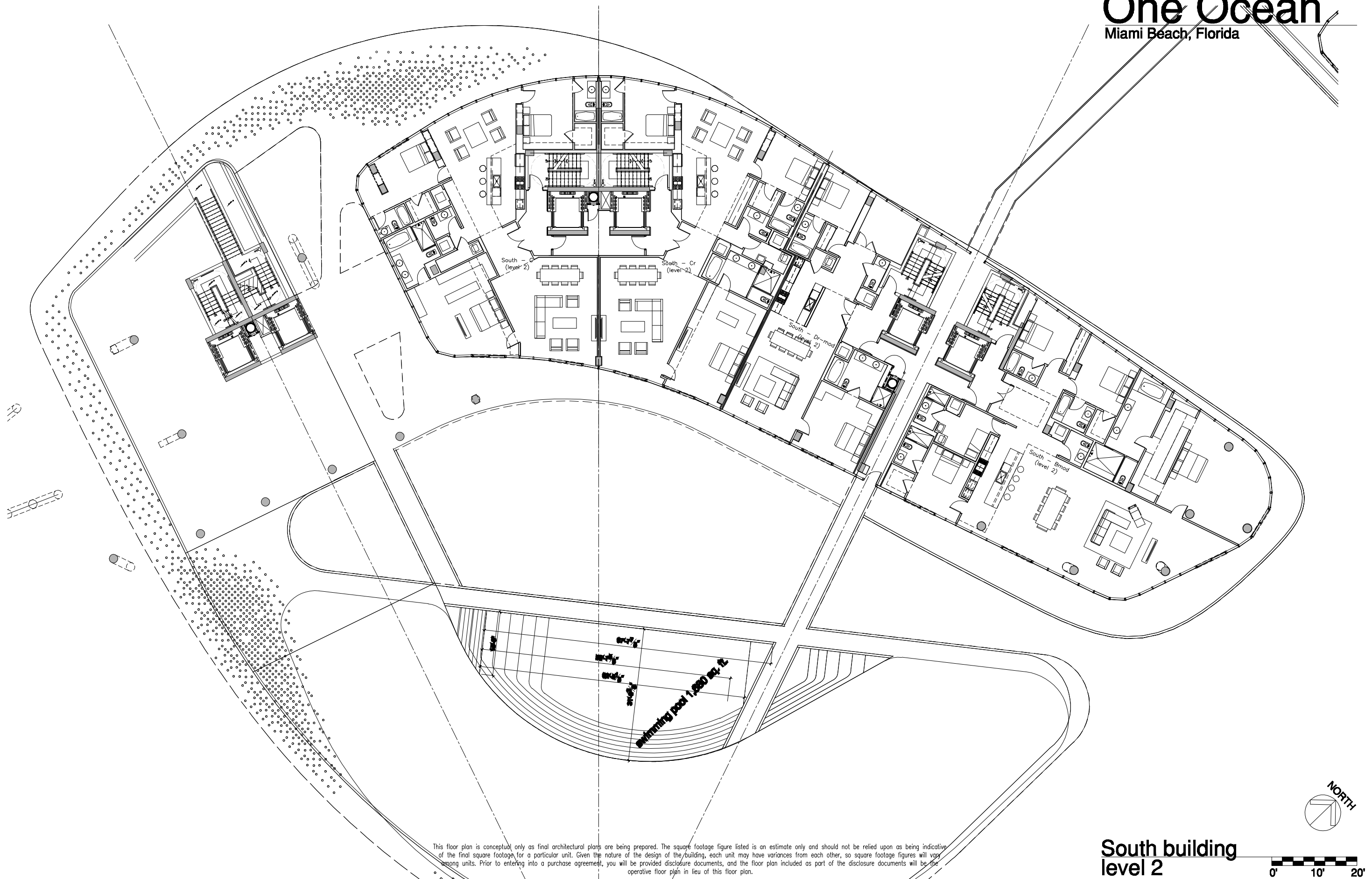
This floor plan is conceptual only as final architectural plans are being prepared. The square footage figure listed is an estimate only and should not be relied upon as being indicative of the final square footage for a particular unit. Given the nature of the design of the building, each unit may have variances from each other, so square footage figures will vary among units. Prior to entering into a purchase agreement, you will be provided disclosure documents, and the floor plan included as part of the disclosure documents will be the operative floor plan in lieu of this floor plan.

**overall
level 2**



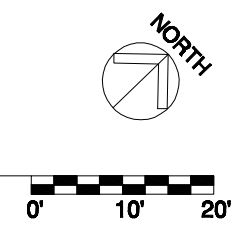
One Ocean

Miami Beach, Florida



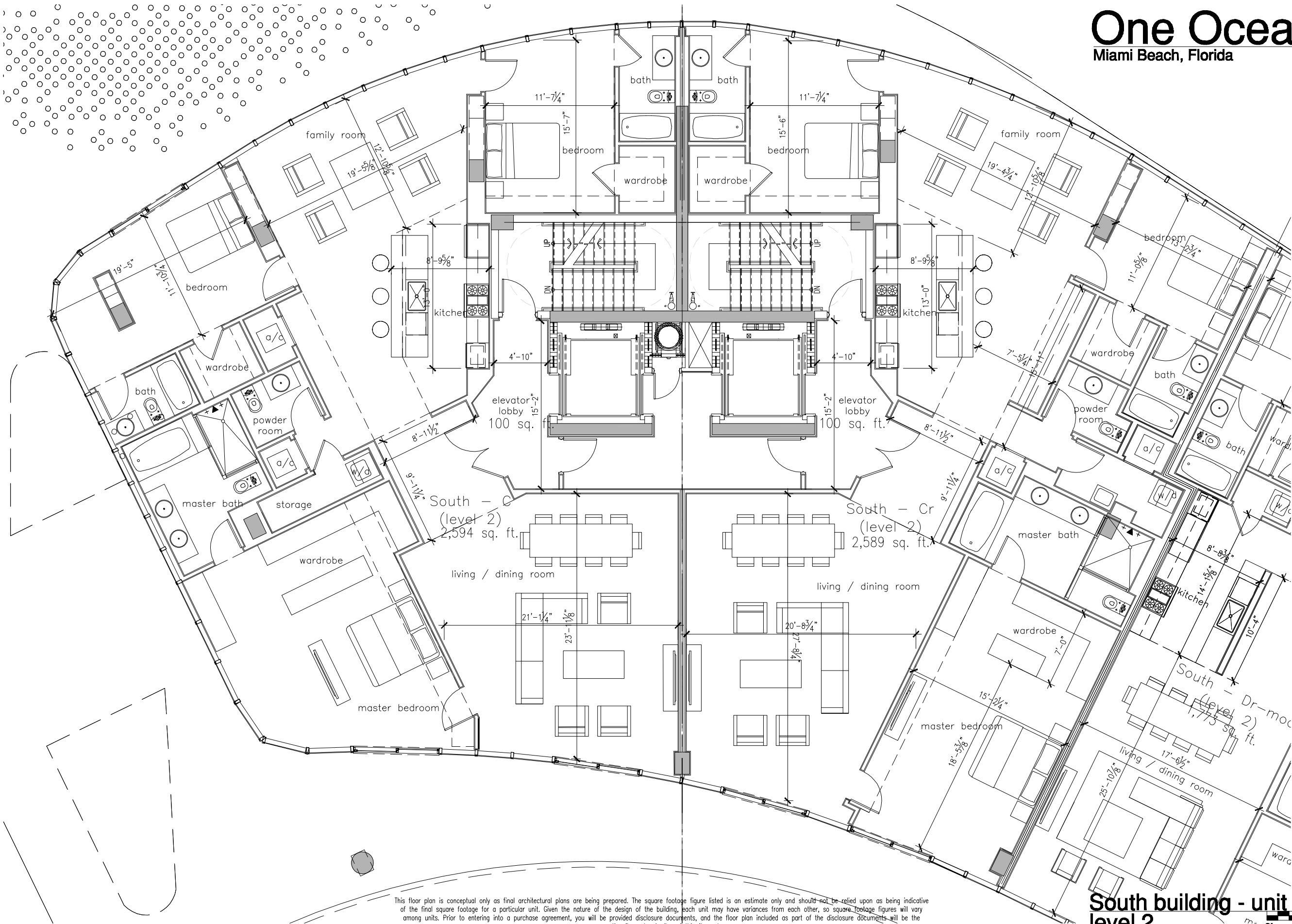
This floor plan is conceptual only as final architectural plans are being prepared. The square footage figure listed is an estimate only and should not be relied upon as being indicative of the final square footage for a particular unit. Given the nature of the design of the building, each unit may have variances from each other, so square footage figures will vary among units. Prior to entering into a purchase agreement, you will be provided disclosure documents, and the floor plan included as part of the disclosure documents will be the operative floor plan in lieu of this floor plan.

South building
level 2



One Ocean

Miami Beach, Florida

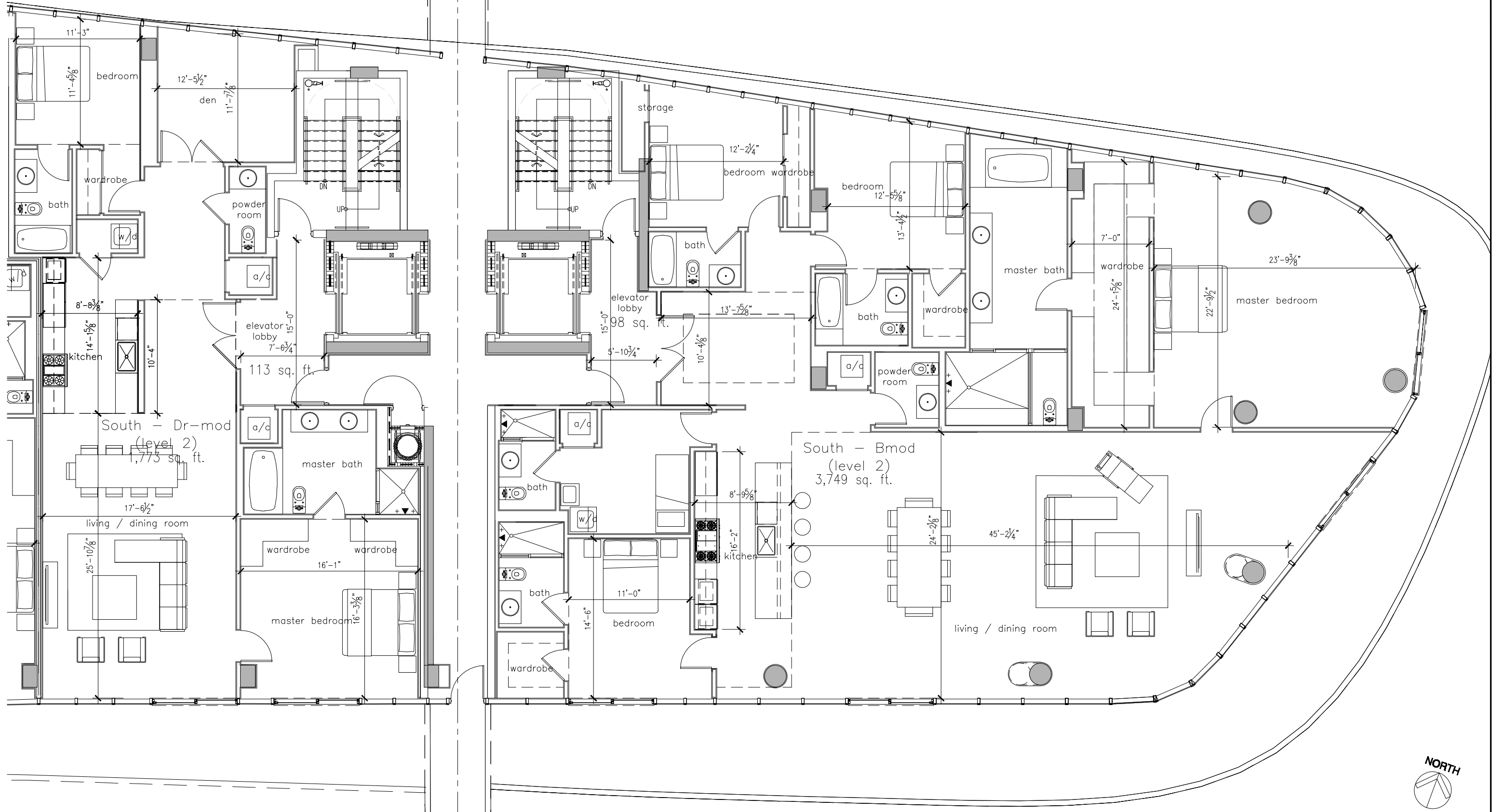


This floor plan is conceptual only as final architectural plans are being prepared. The square footage figure listed is an estimate only and should not be relied upon as being indicative of the final square footage for a particular unit. Given the nature of the design of the building, each unit may have variances from each other, so square footage figures will vary among units. Prior to entering into a purchase agreement, you will be provided disclosure documents, and the floor plan included as part of the disclosure documents will be the operative floor plan in lieu of this floor plan.

South building - unit C / Cr
level 2

One Ocean

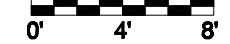
Miami Beach, Florida



This floor plan is conceptual only as final architectural plans are being prepared. The square footage figure listed is an estimate only and should not be relied upon as being indicative of the final square footage for a particular unit. Given the nature of the design of the building, each unit may have variances from each other, so square footage figures will vary among units. Prior to entering into a purchase agreement, you will be provided disclosure documents, and the floor plan included as part of the disclosure documents will be the operative floor plan in lieu of this floor plan.

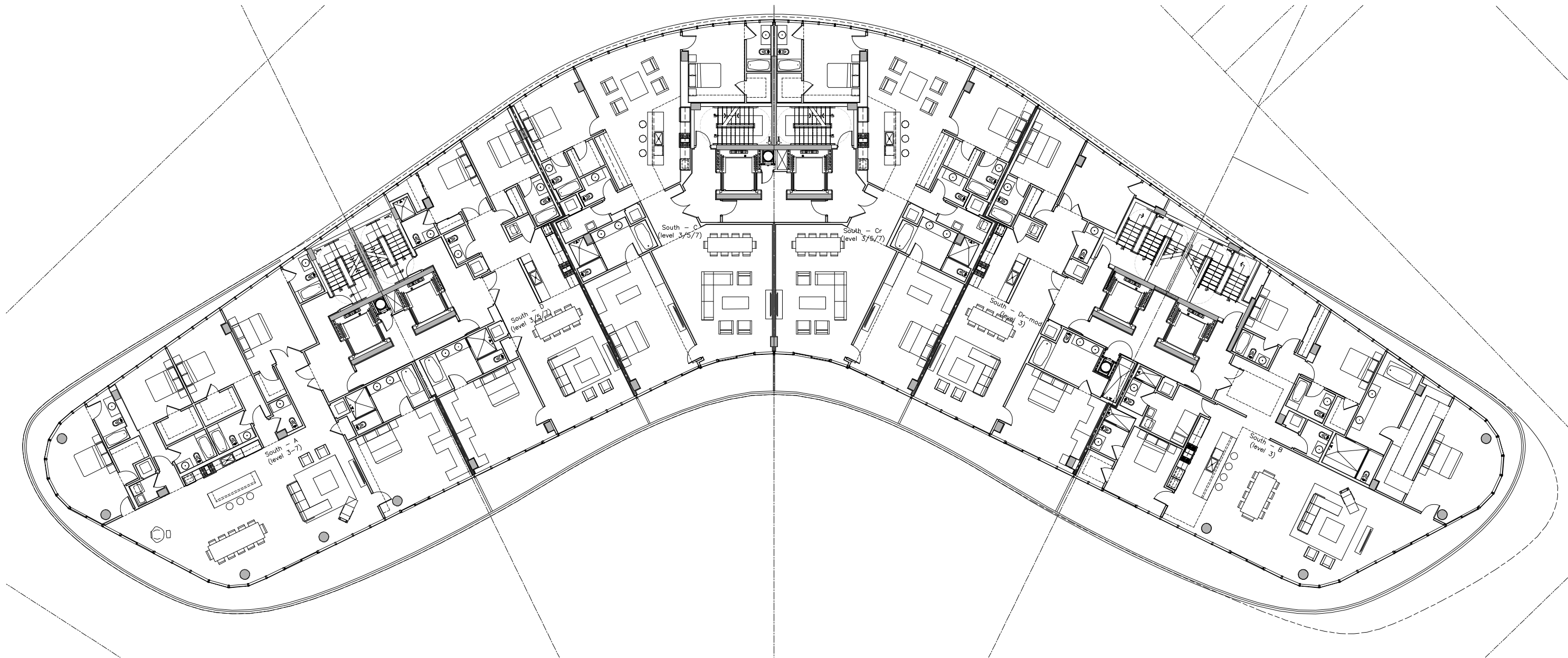


South building - units Dr / B
level 2



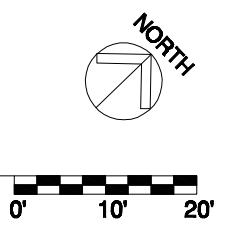
One Ocean

Miami Beach, Florida



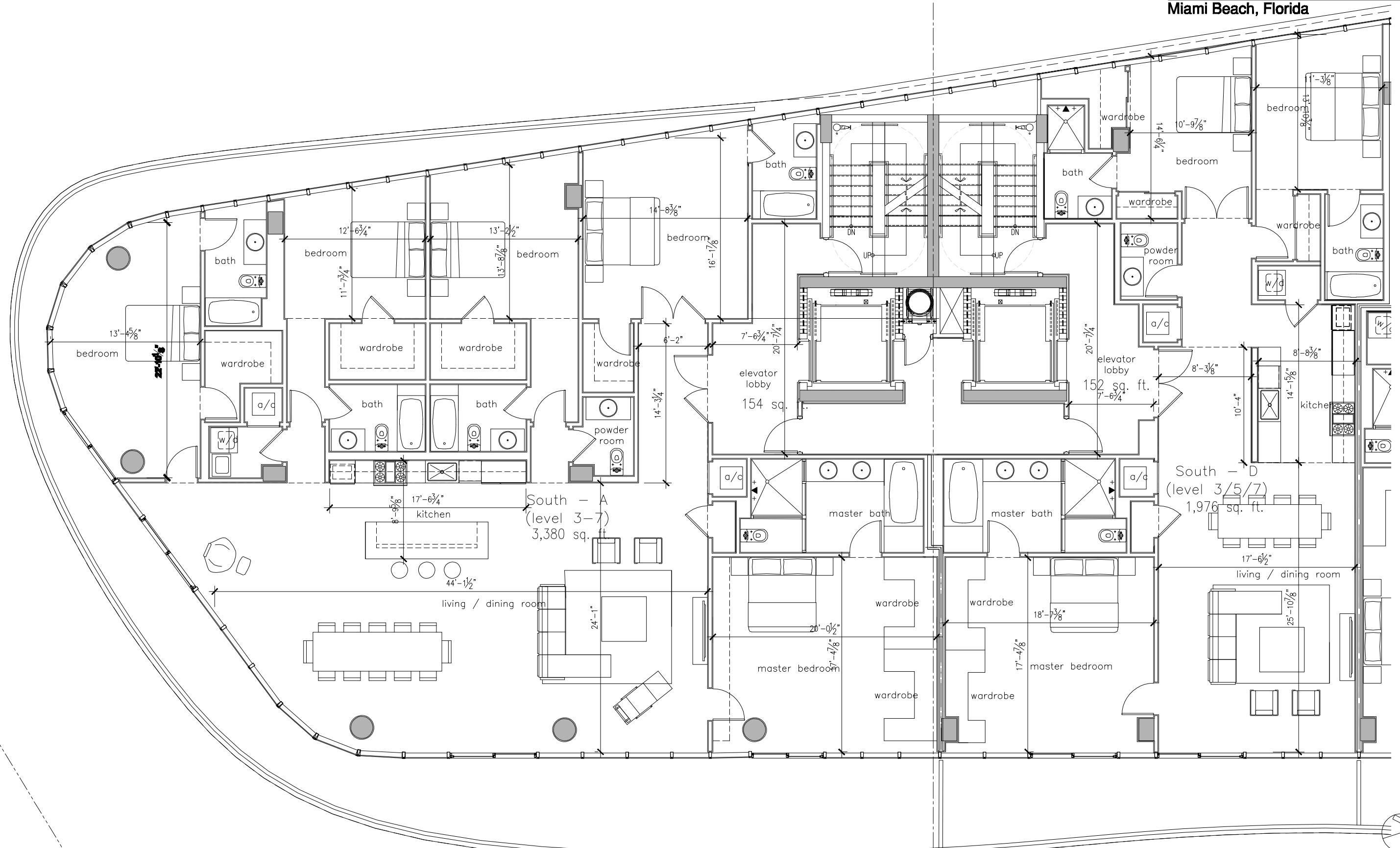
This floor plan is conceptual only as final architectural plans are being prepared. The square footage figure listed is an estimate only and should not be relied upon as being indicative of the final square footage for a particular unit. Given the nature of the design of the building, each unit may have variances from each other, so square footage figures will vary among units. Prior to entering into a purchase agreement, you will be provided disclosure documents, and the floor plan included as part of the disclosure documents will be the operative floor plan in lieu of this floor plan.

**South building
level 3**



One Ocean

Miami Beach, Florida



This floor plan is conceptual only as final architectural plans are being prepared. The square footage figure listed is an estimate only and should not be relied upon as being indicative of the final square footage for a particular unit. Given the nature of the design of the building, each unit may have variances from each other, so square footage figures will vary among units. Prior to entering into a purchase agreement, you will be provided disclosure documents, and the floor plan included as part of the disclosure documents will be the operative floor plan in lieu of this floor plan.

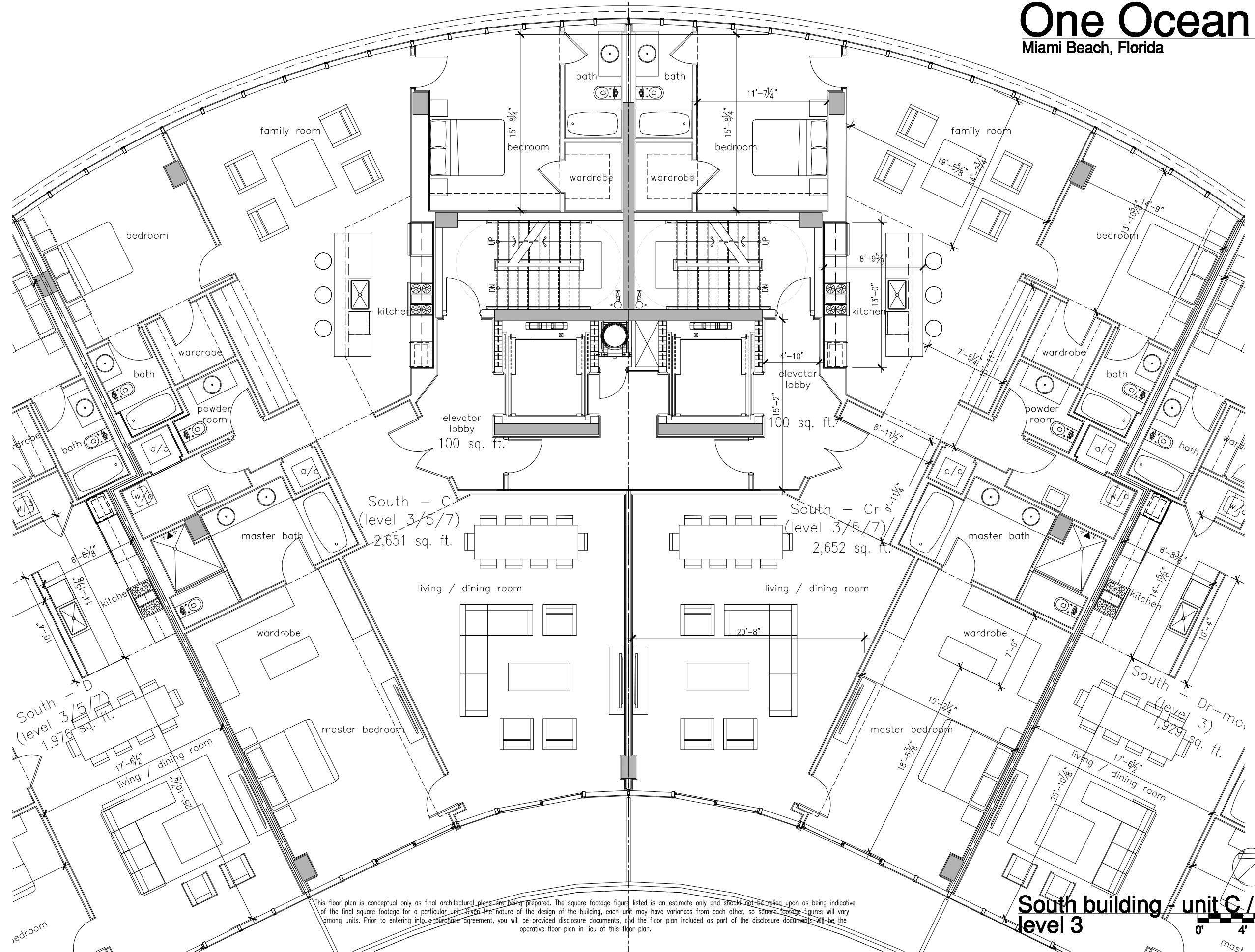
South building - units A / D
level 3

0' 4' 8'



One Ocean

Miami Beach, Florida



This floor plan is conceptual only as final architectural plans are being prepared. The square footage figure listed is an estimate only and should not be relied upon as being indicative of the final square footage for a particular unit. Given the nature of the design of the building, each unit may have variances from each other, so square footage figures will vary among units. Prior to entering into a purchase agreement, you will be provided disclosure documents, and the floor plan included as part of the disclosure documents will be the operative floor plan in lieu of this floor plan.

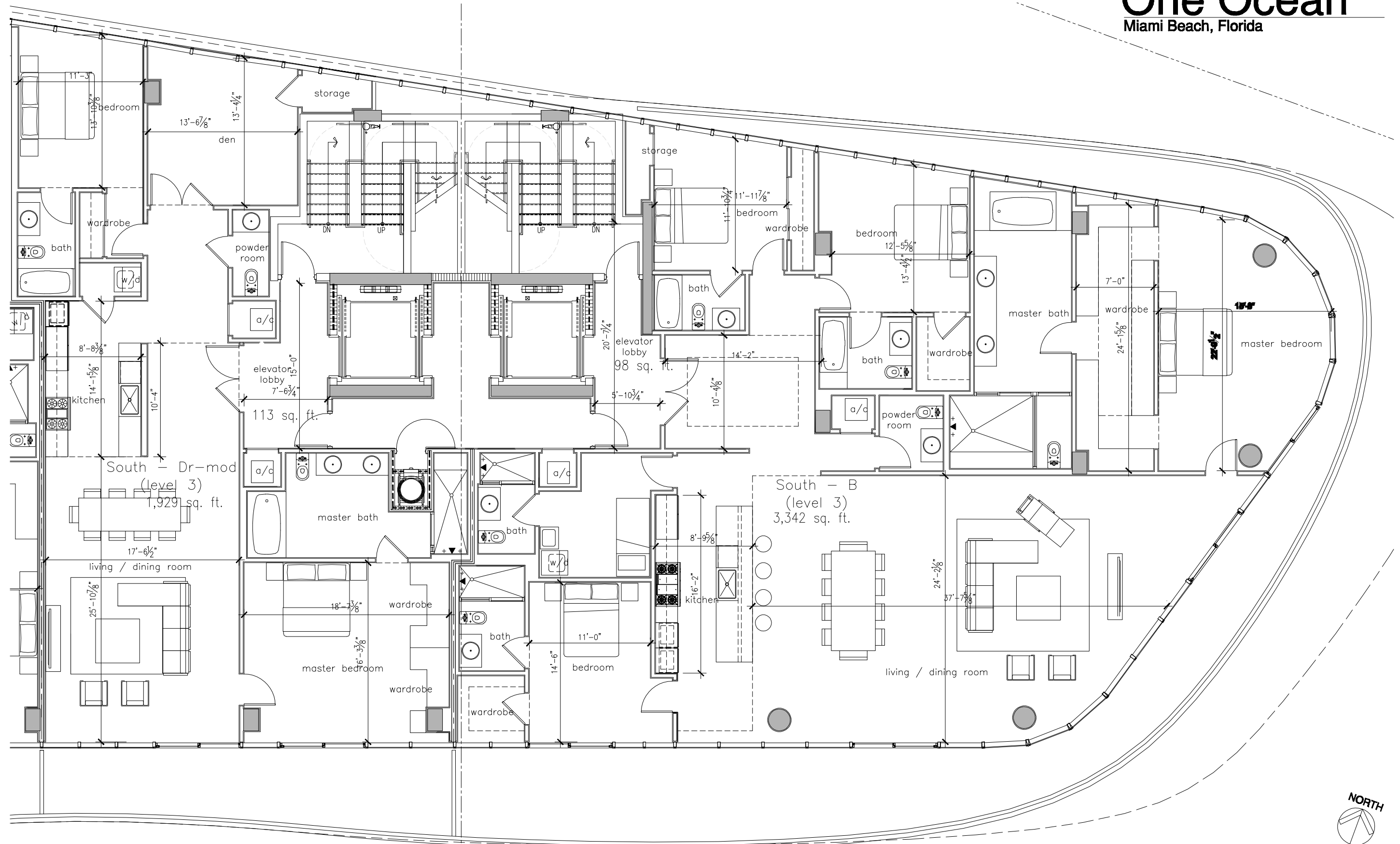
South building - unit C / Cr
level 3

0' 4' 8'

NORTH

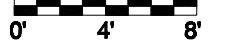
One Ocean

Miami Beach, Florida



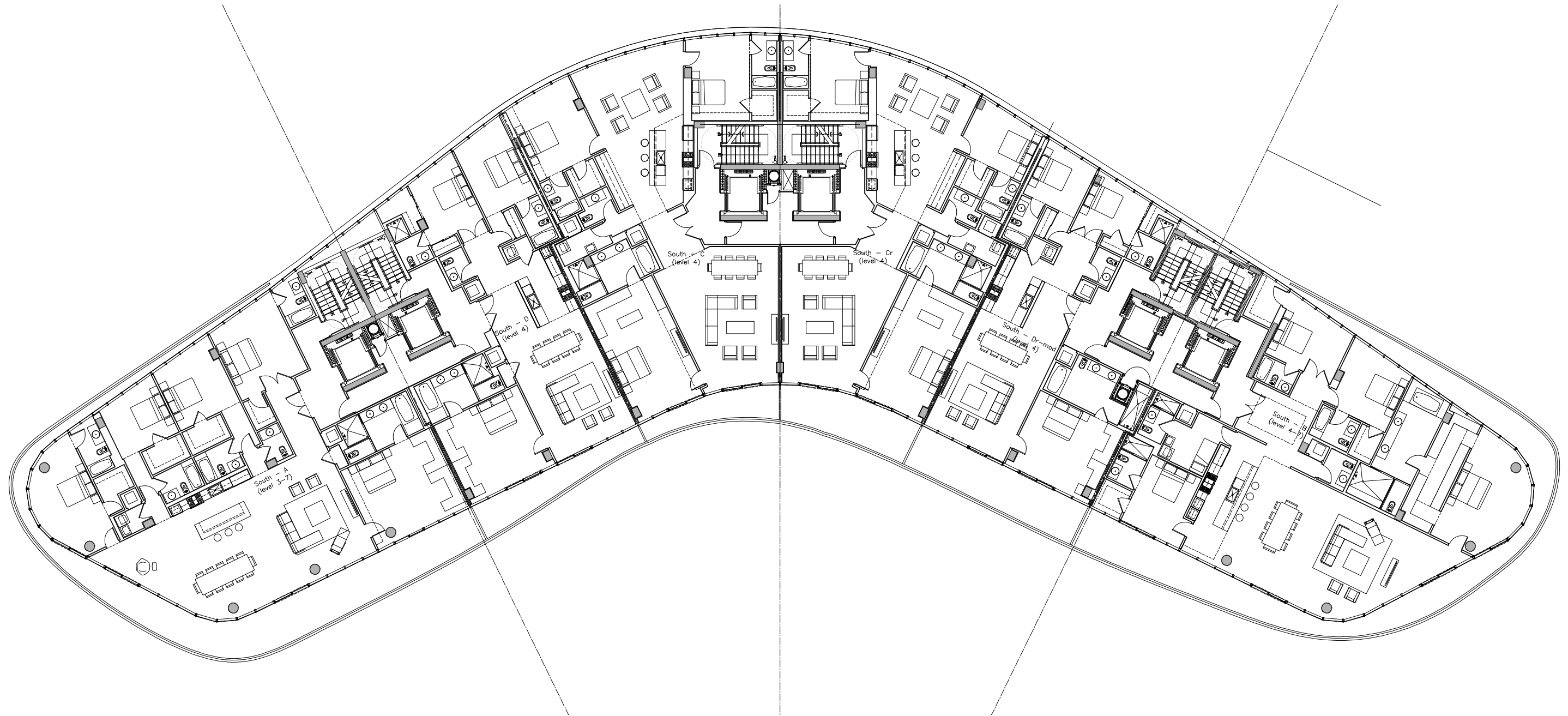
This floor plan is conceptual only as final architectural plans are being prepared. The square footage figure listed is an estimate only and should not be relied upon as being indicative of the final square footage for a particular unit. Given the nature of the design of the building, each unit may have variances from each other, so square footage figures will vary among units. Prior to entering into a purchase agreement, you will be provided disclosure documents, and the floor plan included as part of the disclosure documents will be the operative floor plan in lieu of this floor plan.

South building - units Dr / B
level 3



One Ocean

Miami Beach, Florida



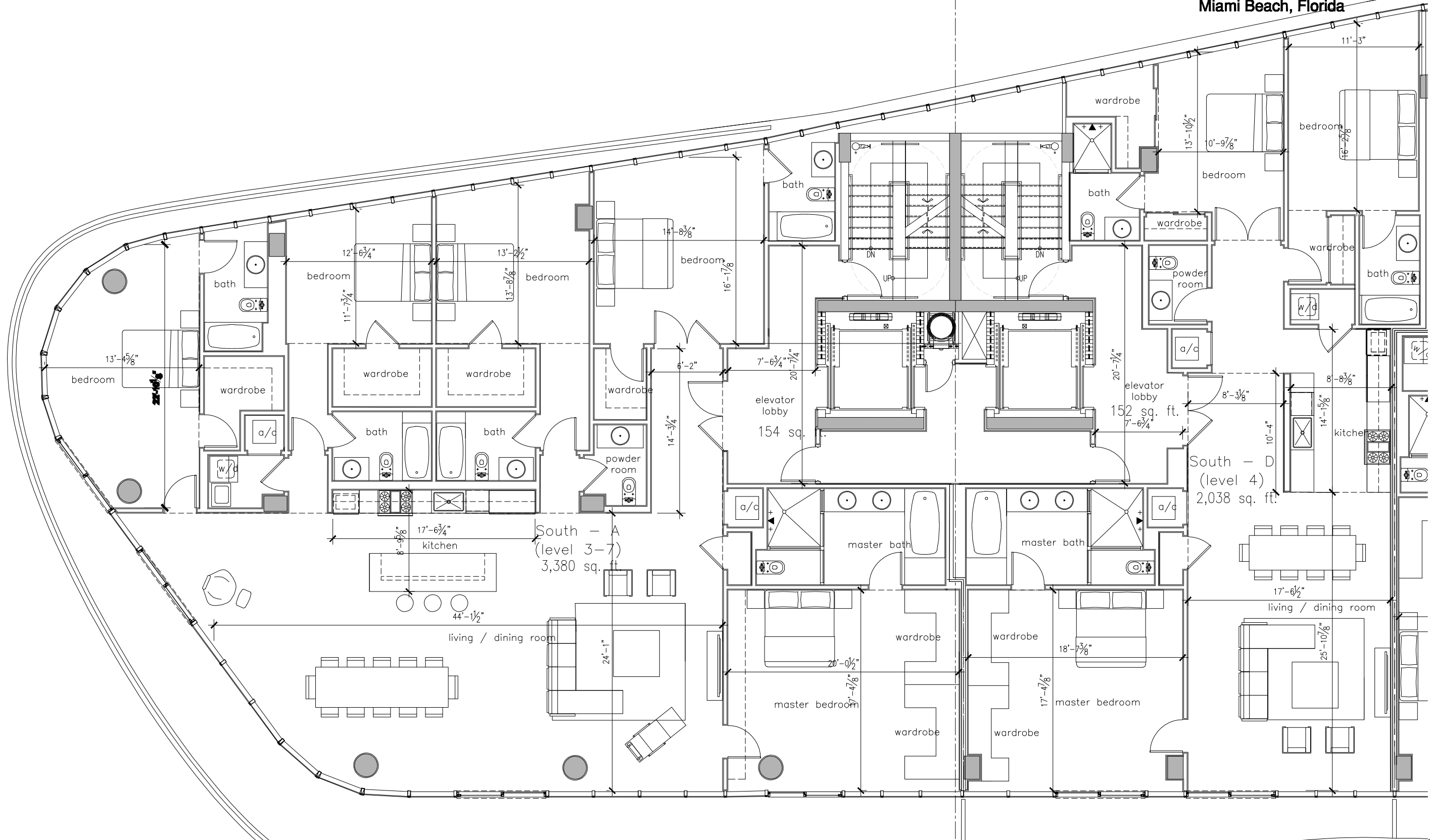
This floor plan is conceptual only as final architectural plans are being prepared. The square footage figure listed is an estimate only and should not be relied upon as being indicative of the final square footage for a particular unit. Given the nature of the design of the building, each unit may have variances from each other, so square footage figures will vary among units. Prior to entering into a purchase agreement, you will be provided disclosure documents, and the floor plan included as part of the disclosure documents will be the operative floor plan in lieu of this floor plan.



South building
level 4 & 6 typical

One Ocean

Miami Beach, Florida



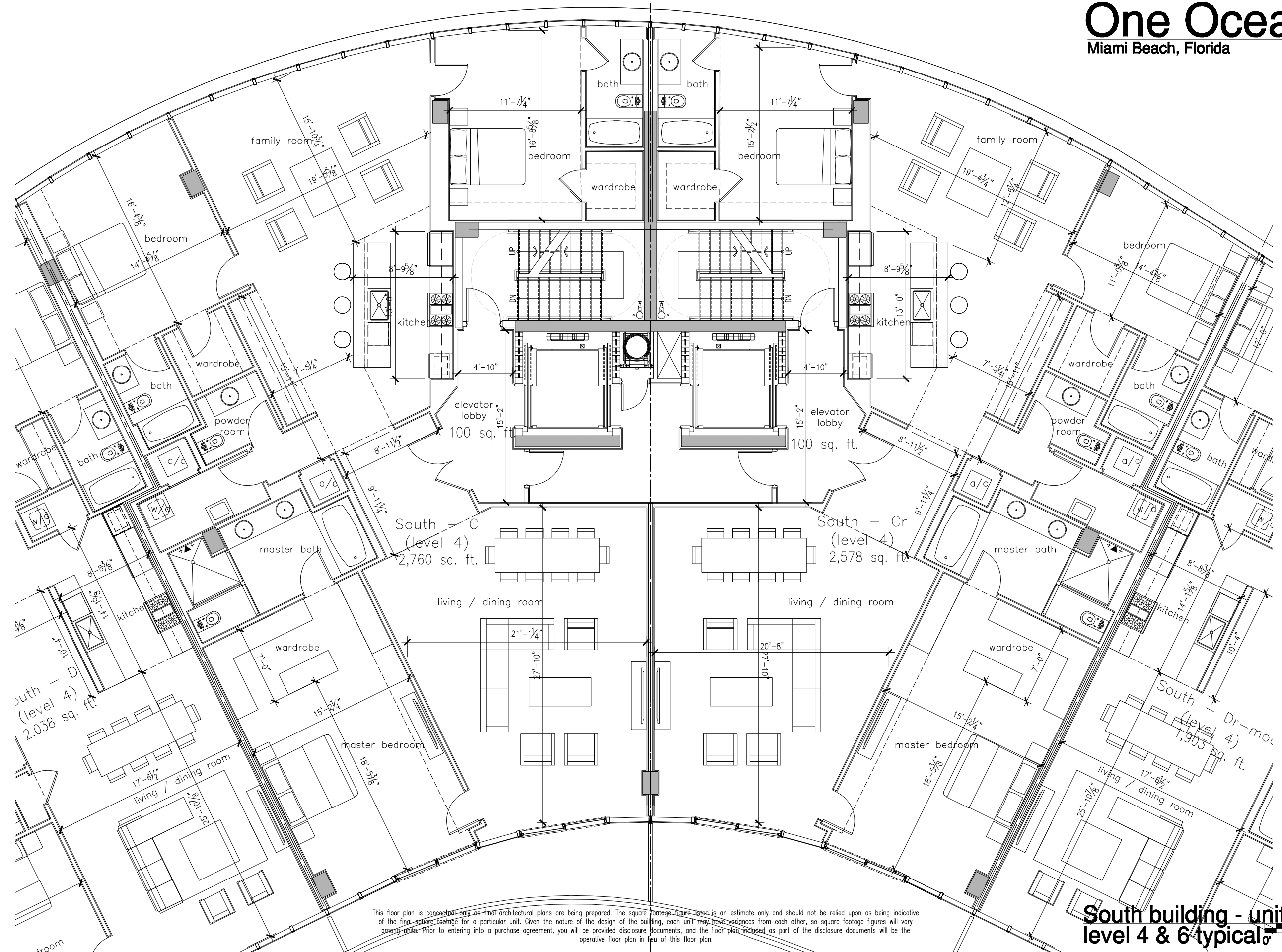
This floor plan is conceptual only as final architectural plans are being prepared. The square footage figure listed is an estimate only and should not be relied upon as being indicative of the final square footage for a particular unit. Given the nature of the design of the building, each unit may have variances from each other, so square footage figures will vary among units. Prior to entering into a purchase agreement, you will be provided disclosure documents, and the floor plan included as part of the disclosure documents will be the operative floor plan in lieu of this floor plan.

South building - units A / D
level 4 & 6 typical



One Ocean

Miami Beach, Florida

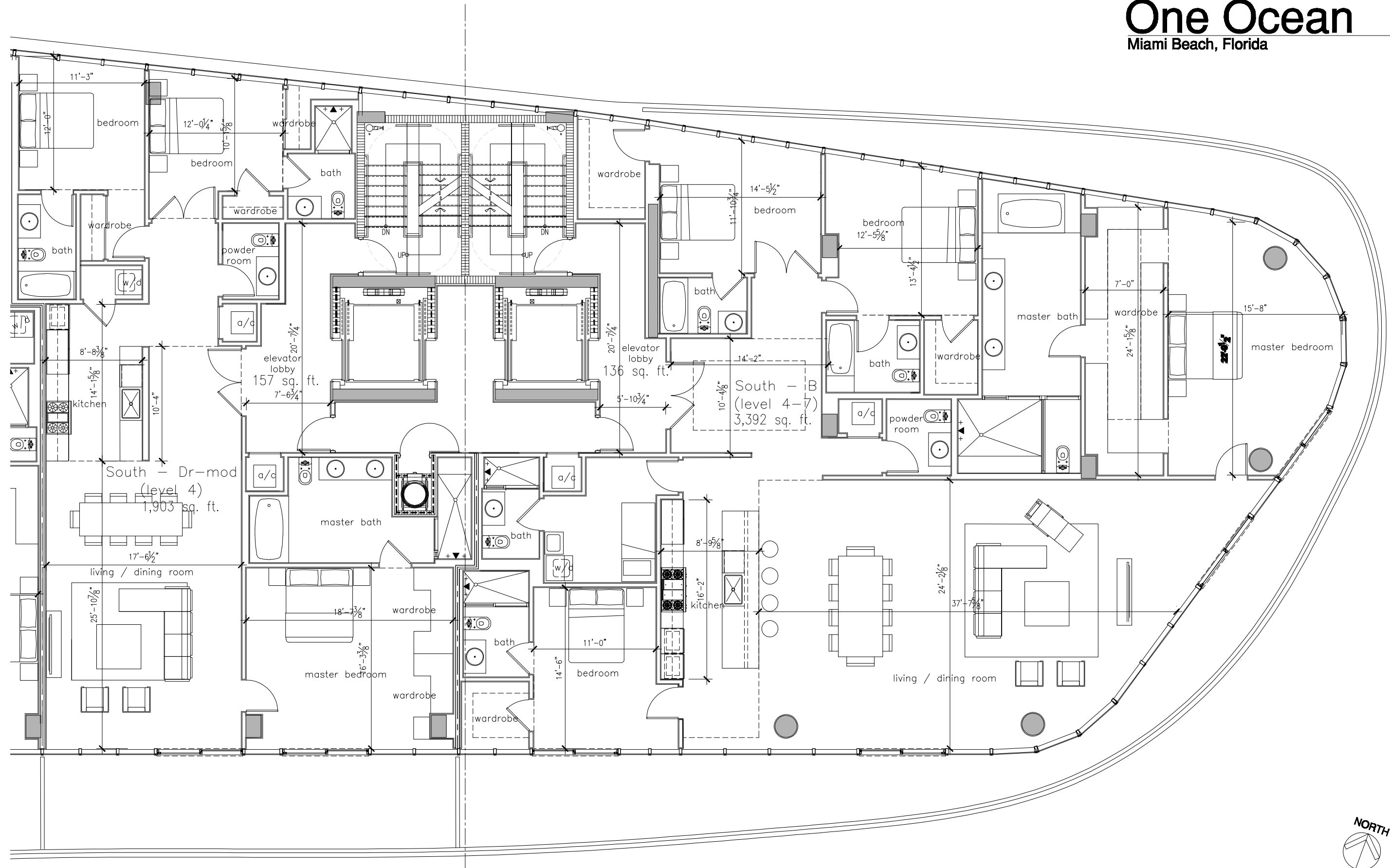


This floor plan is conceptual only as final architectural plans are being prepared. The square footage figure listed is an estimate only and should not be relied upon as being indicative of the final square footage for a particular unit. Given the nature of the design of the building, each unit may have variances from each other, so square footage figures will vary among units. Prior to entering into a purchase agreement, you will be provided disclosure documents, and the floor plan included as part of the disclosure documents will be the operative floor plan in lieu of this floor plan.

South building - unit C / Cr
level 4 & 6 typical

One Ocean

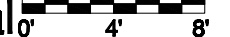
Miami Beach, Florida



This floor plan is conceptual only as final architectural plans are being prepared. The square footage figure listed is an estimate only and should not be relied upon as being indicative of the final square footage for a particular unit. Given the nature of the design of the building, each unit may have variances from each other, so square footage figures will vary among units. Prior to entering into a purchase agreement, you will be provided disclosure documents, and the floor plan included as part of the disclosure documents will be the operative floor plan in lieu of this floor plan.

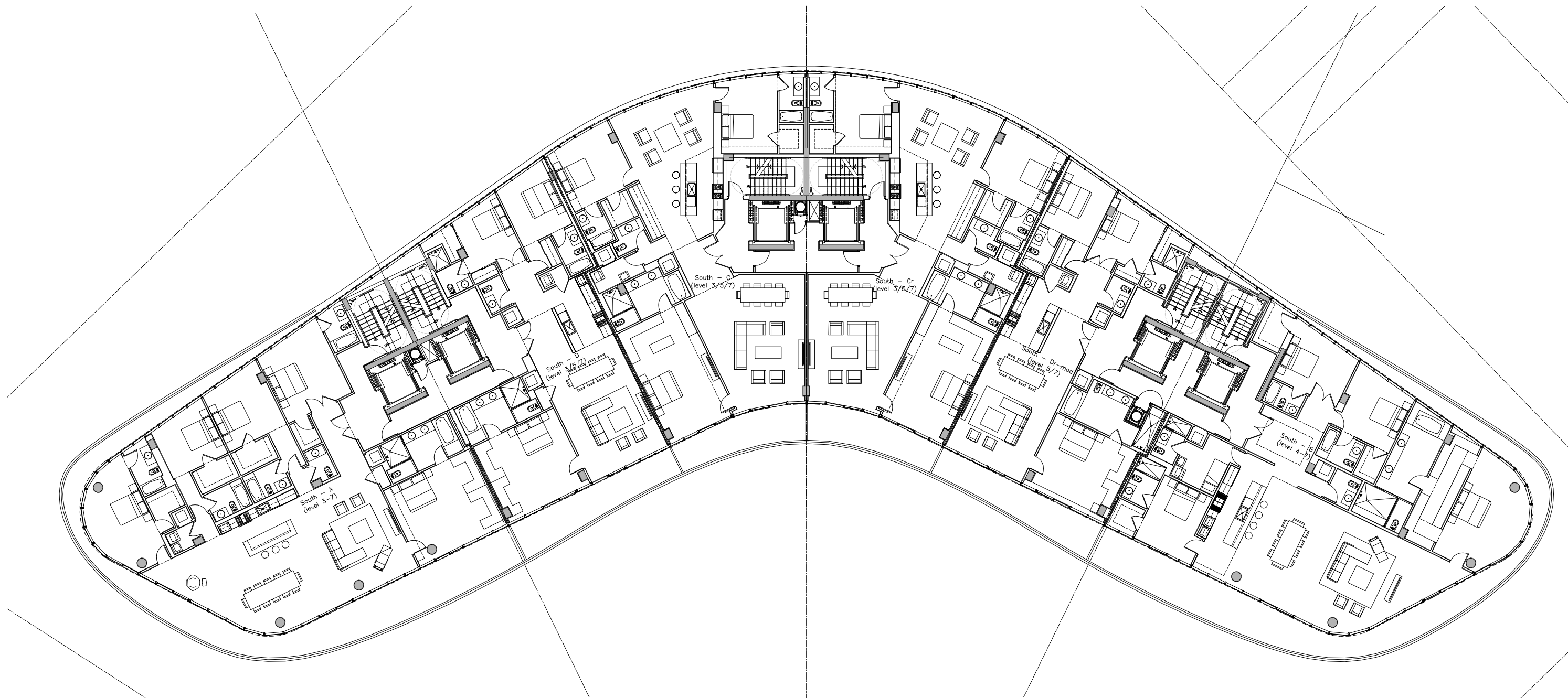


South building - units Dr / B
level 4 & 6 typical



One Ocean

Miami Beach, Florida



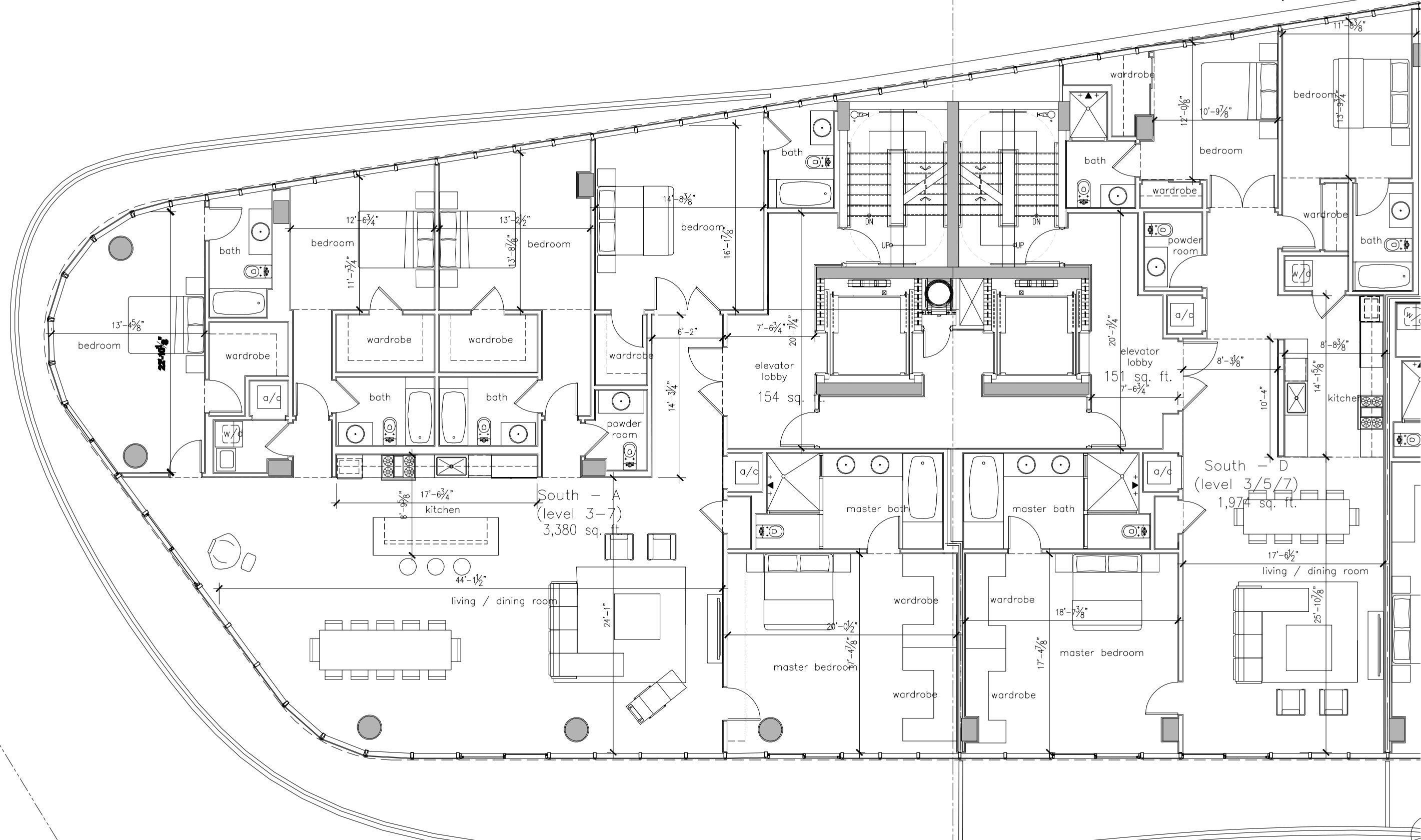
This floor plan is conceptual only as final architectural plans are being prepared. The square footage figure listed is an estimate only and should not be relied upon as being indicative of the final square footage for a particular unit. Given the nature of the design of the building, each unit may have variances from each other, so square footage figures will vary among units. Prior to entering into a purchase agreement, you will be provided disclosure documents, and the floor plan included as part of the disclosure documents will be the operative floor plan in lieu of this floor plan.



South building
level 5 & 7 typical

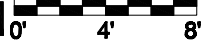
One Ocean

Miami Beach, Florida



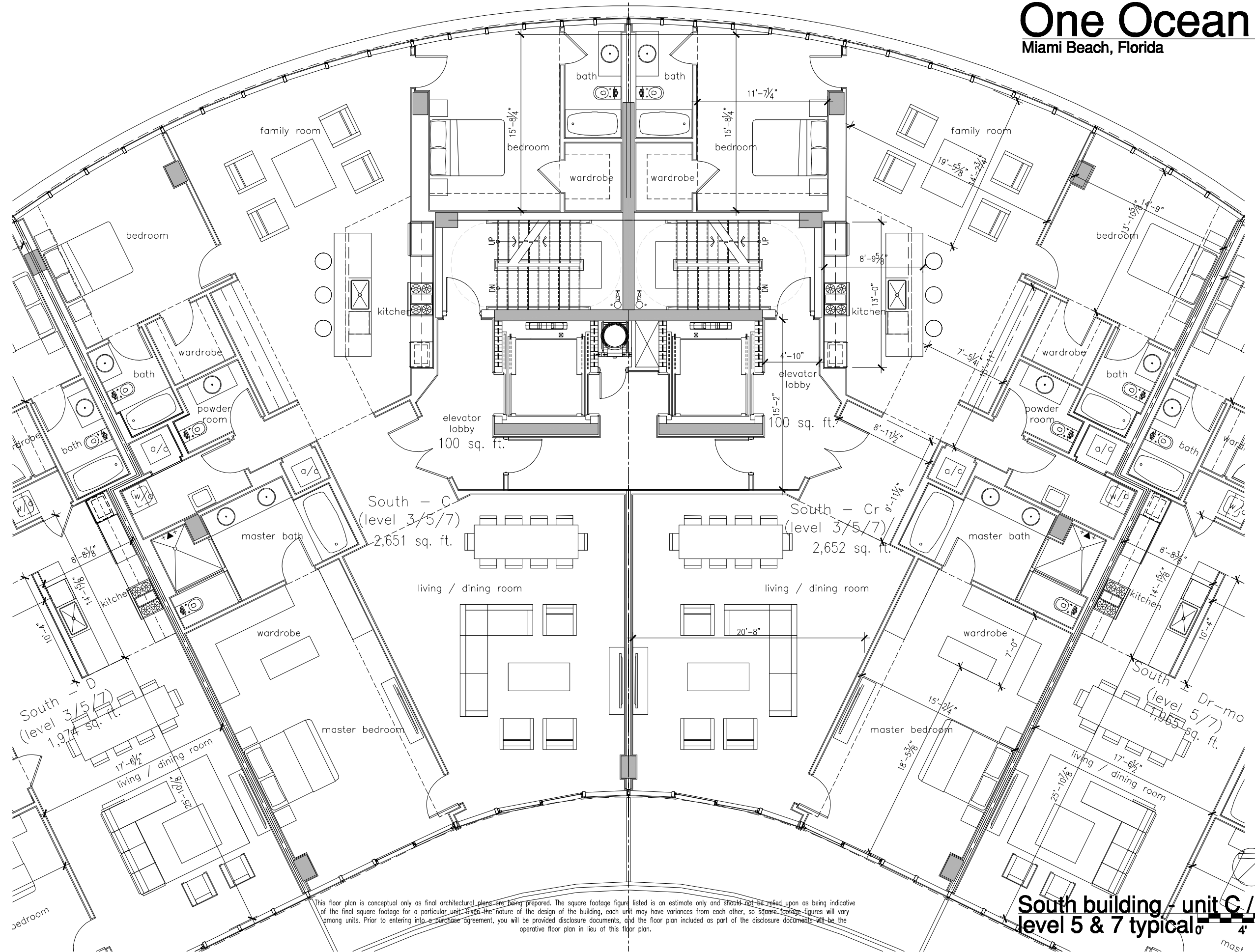
This floor plan is conceptual only as final architectural plans are being prepared. The square footage figure listed is an estimate only and should not be relied upon as being indicative of the final square footage for a particular unit. Given the nature of the design of the building, each unit may have variances from each other, so square footage figures will vary among units. Prior to entering into a purchase agreement, you will be provided disclosure documents, and the floor plan included as part of the disclosure documents will be the operative floor plan in lieu of this floor plan.

South building - units A / D
level 5 & 7 typical



One Ocean

Miami Beach, Florida



This floor plan is conceptual only as final architectural plans are being prepared. The square footage figure listed is an estimate only and should not be relied upon as being indicative of the final square footage for a particular unit. Given the nature of the design of the building, each unit may have variances from each other, so square footage figures will vary among units. Prior to entering into a purchase agreement, you will be provided disclosure documents, and the floor plan included as part of the disclosure documents will be the operative floor plan in lieu of this floor plan.

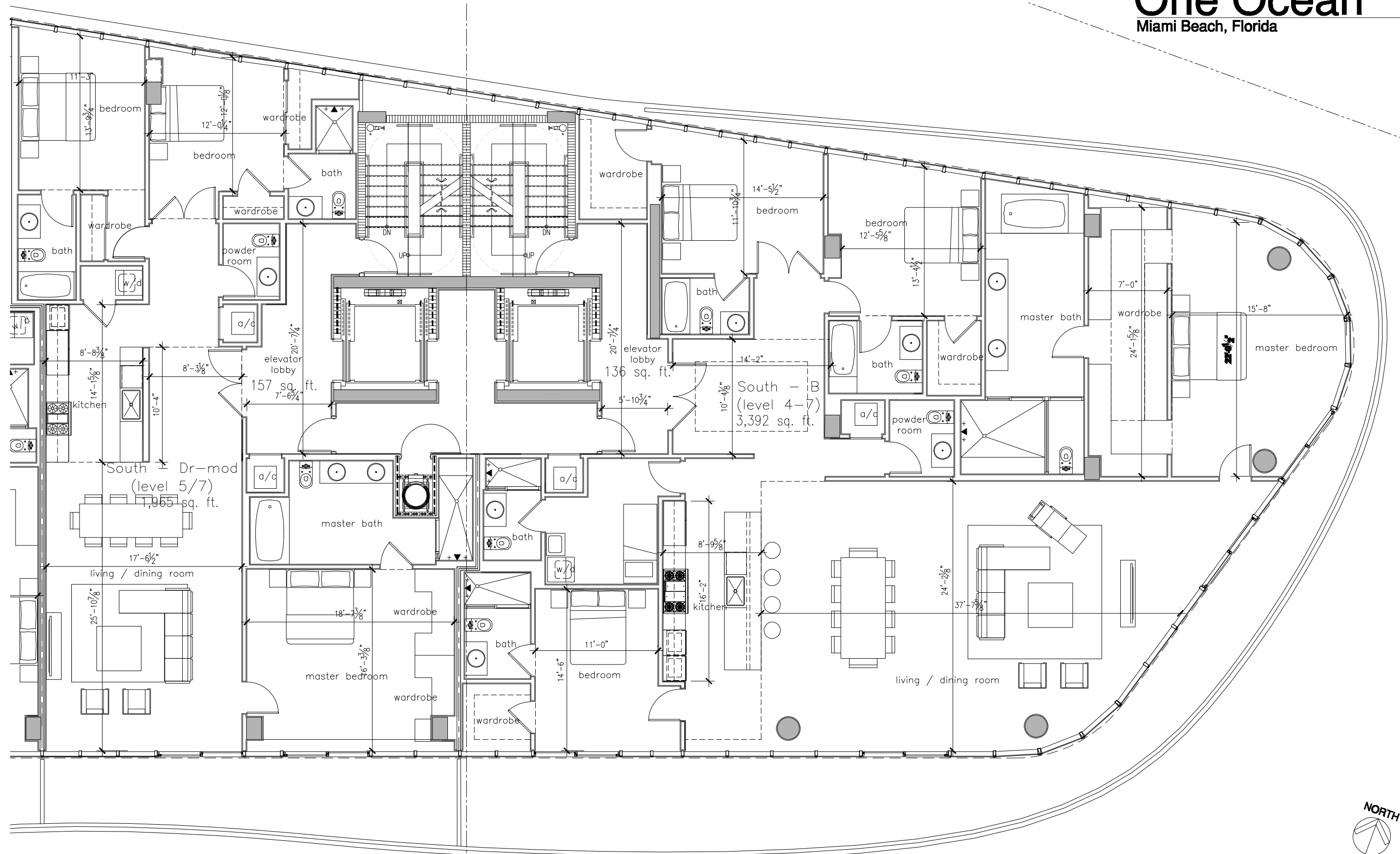
South building - unit C / Cr
level 5 & 7 typical

NORTH

0 4 8'

One Ocean

Miami Beach, Florida



This floor plan is conceptual only as final architectural plans are being prepared. The square footage figure listed is an estimate only and should not be relied upon as being indicative of the final square footage for a particular unit. Given the nature of the design of the building, each unit may have variances from each other, so square footage figures will vary among units. Prior to entering into a purchase agreement, you will be provided disclosure documents, and the floor plan included as part of the disclosure documents will be the operative floor plan in lieu of this floor plan.

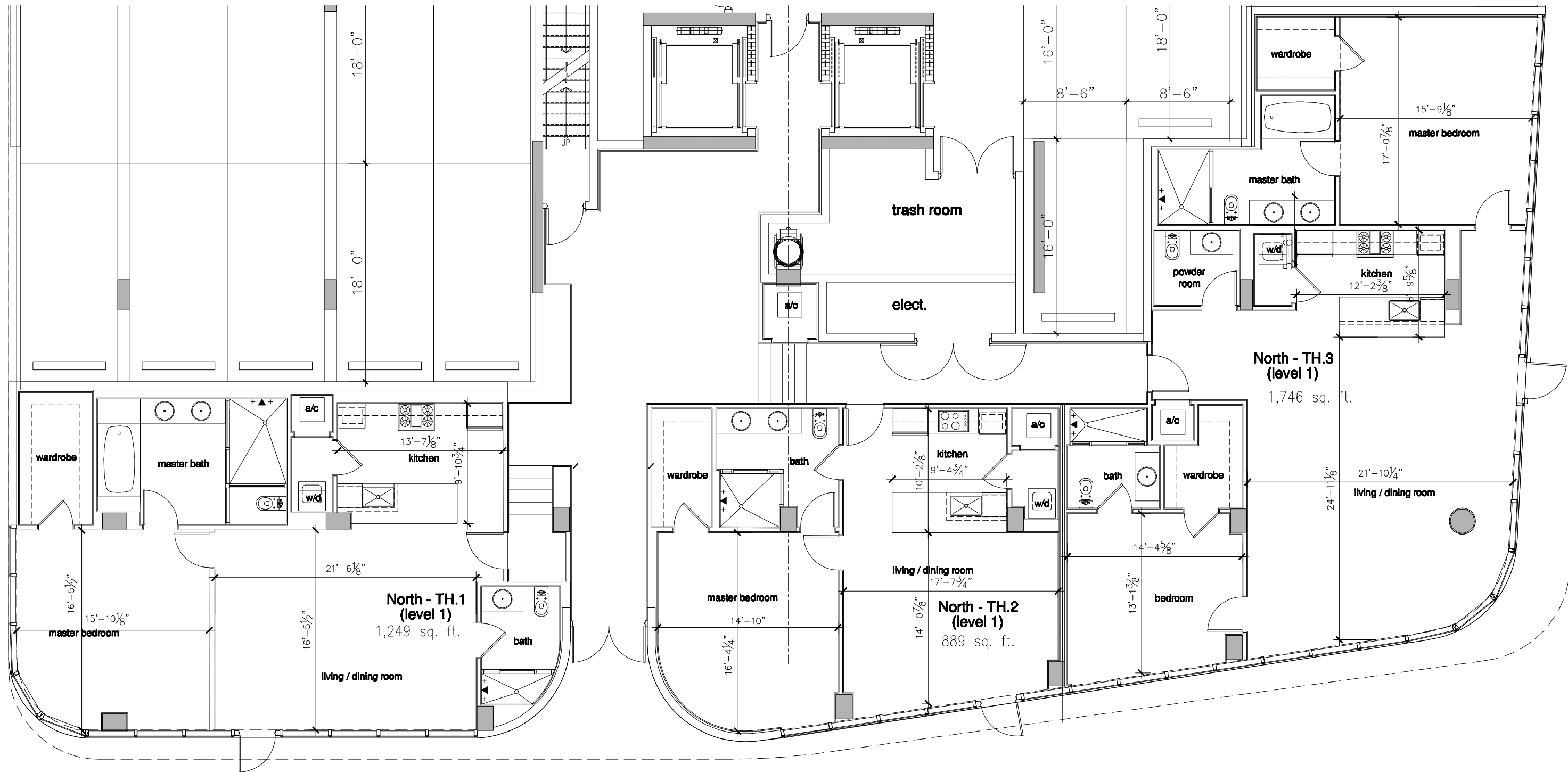
South building - units Dr / B
level 5 & 7 typical



0' 4' 8'

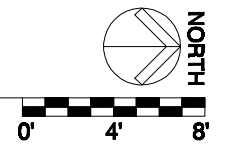
One Ocean

Miami Beach, Florida



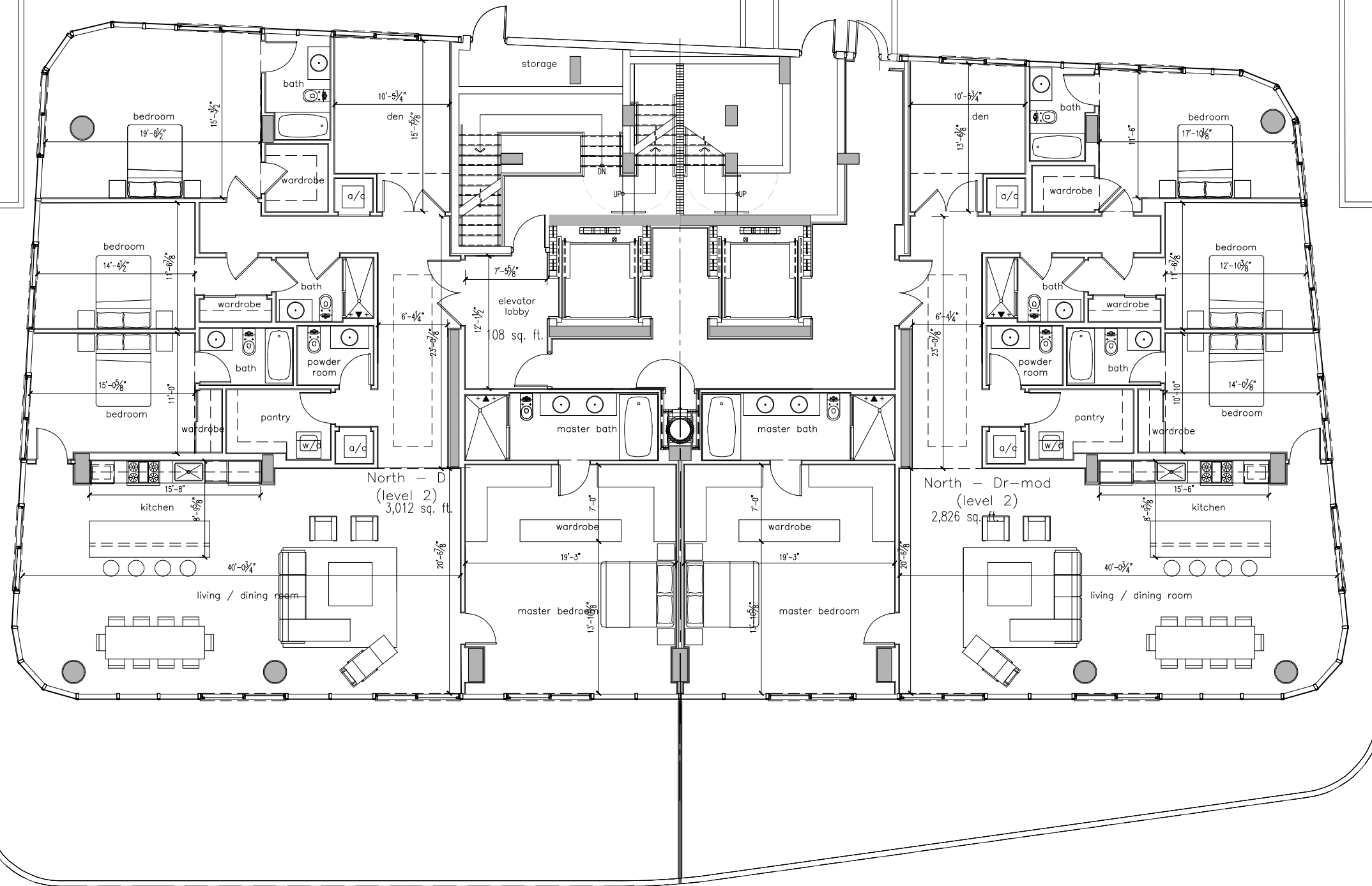
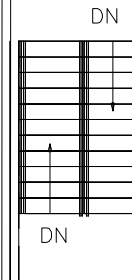
This floor plan is conceptual only as final architectural plans are being prepared. The square footage figure listed is an estimate only and should not be relied upon as being indicative of the final square footage for a particular unit. Given the nature of the design of the building, each unit may have variances from each other, so square footage figures will vary among units. Prior to entering into a purchase agreement, you will be provided disclosure documents, and the floor plan included as part of the disclosure documents will be the operative floor plan in lieu of this floor plan.

north building
level 1



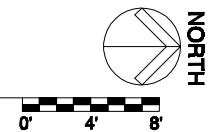
One Ocean

Miami Beach, Florida



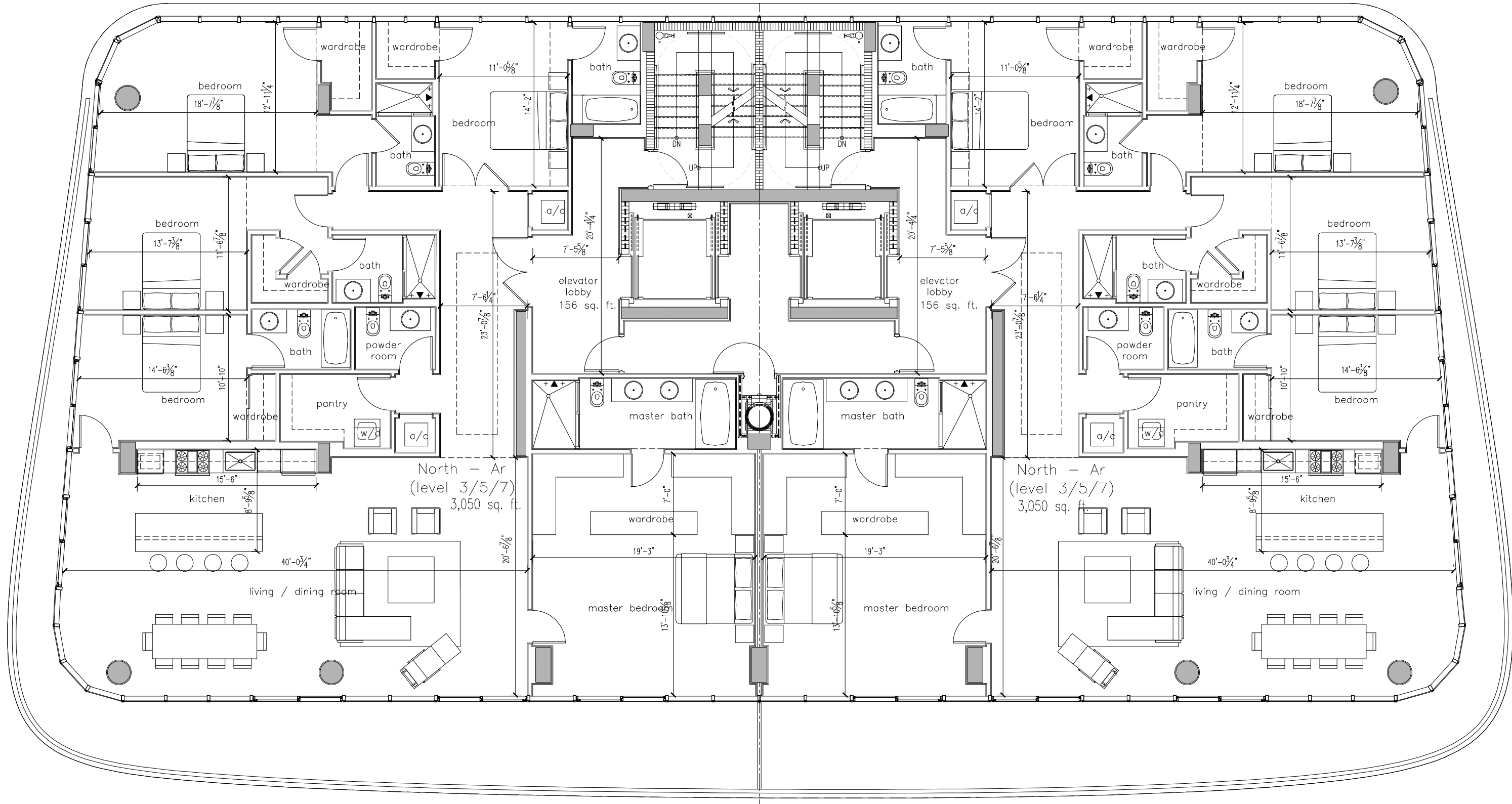
This floor plan is conceptual only as final architectural plans are being prepared. The square footage figure listed is an estimate only and should not be relied upon as being indicative of the final square footage for a particular unit. Given the nature of the design of the building, each unit may have variances from each other, so square footage figures will vary among units. Prior to entering into a purchase agreement, you will be provided disclosure documents, and the floor plan included as part of the disclosure documents will be the operative floor plan in lieu of this floor plan.

north building
level 2



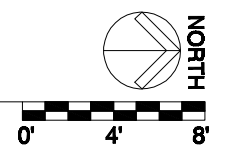
One Ocean

Miami Beach, Florida



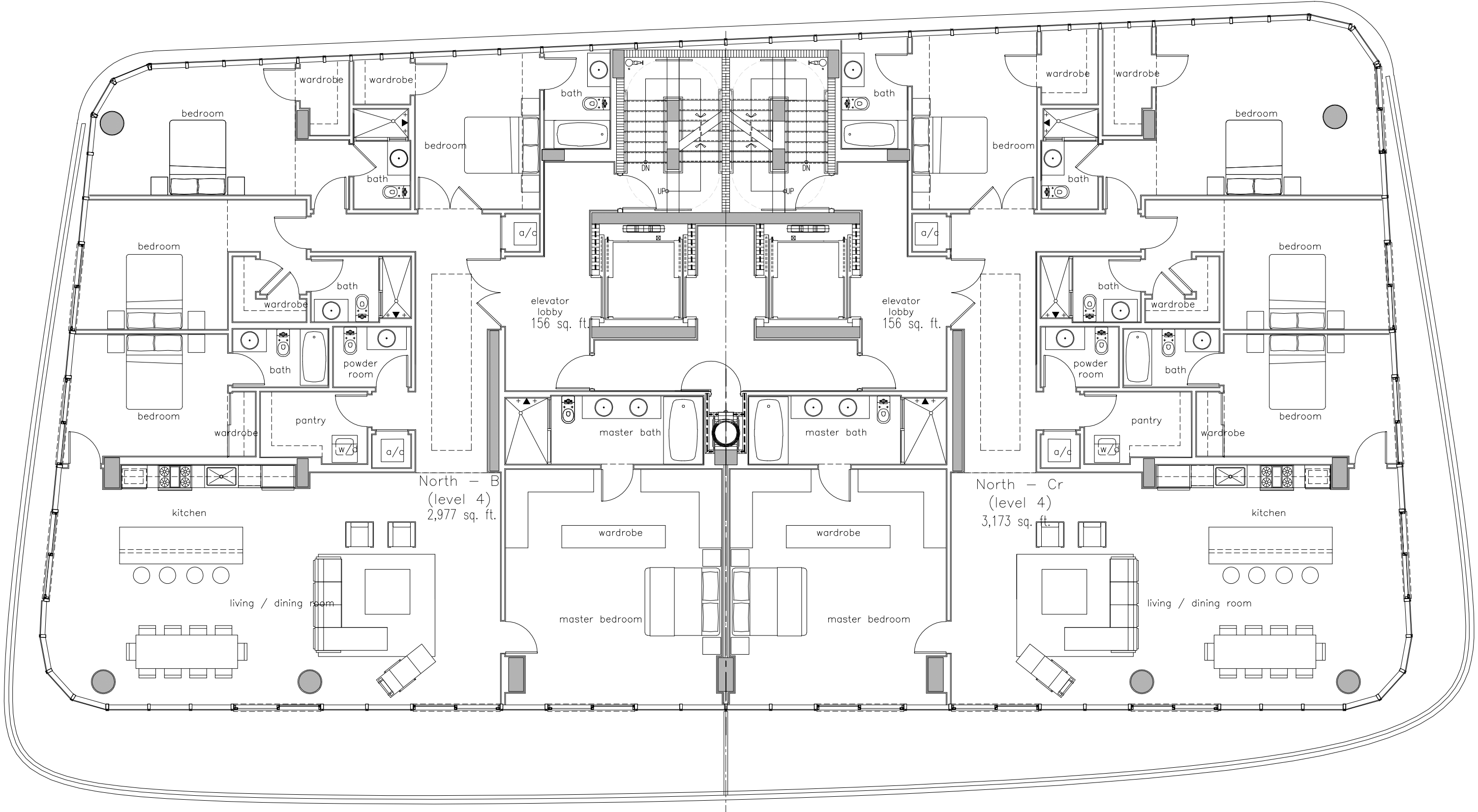
This floor plan is conceptual only as final architectural plans are being prepared. The square footage figure listed is an estimate only and should not be relied upon as being indicative of the final square footage for a particular unit. Given the nature of the design of the building, each unit may have variances from each other, so square footage figures will vary among units. Prior to entering into a purchase agreement, you will be provided disclosure documents, and the floor plan included as part of the disclosure documents will be the operative floor plan in lieu of this floor plan.

north building
level 3



One Ocean

Miami Beach, Florida

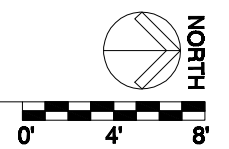


North - B
(level 4)
2,977 sq. ft.

North - Cr
(level 4)
3,173 sq. ft.

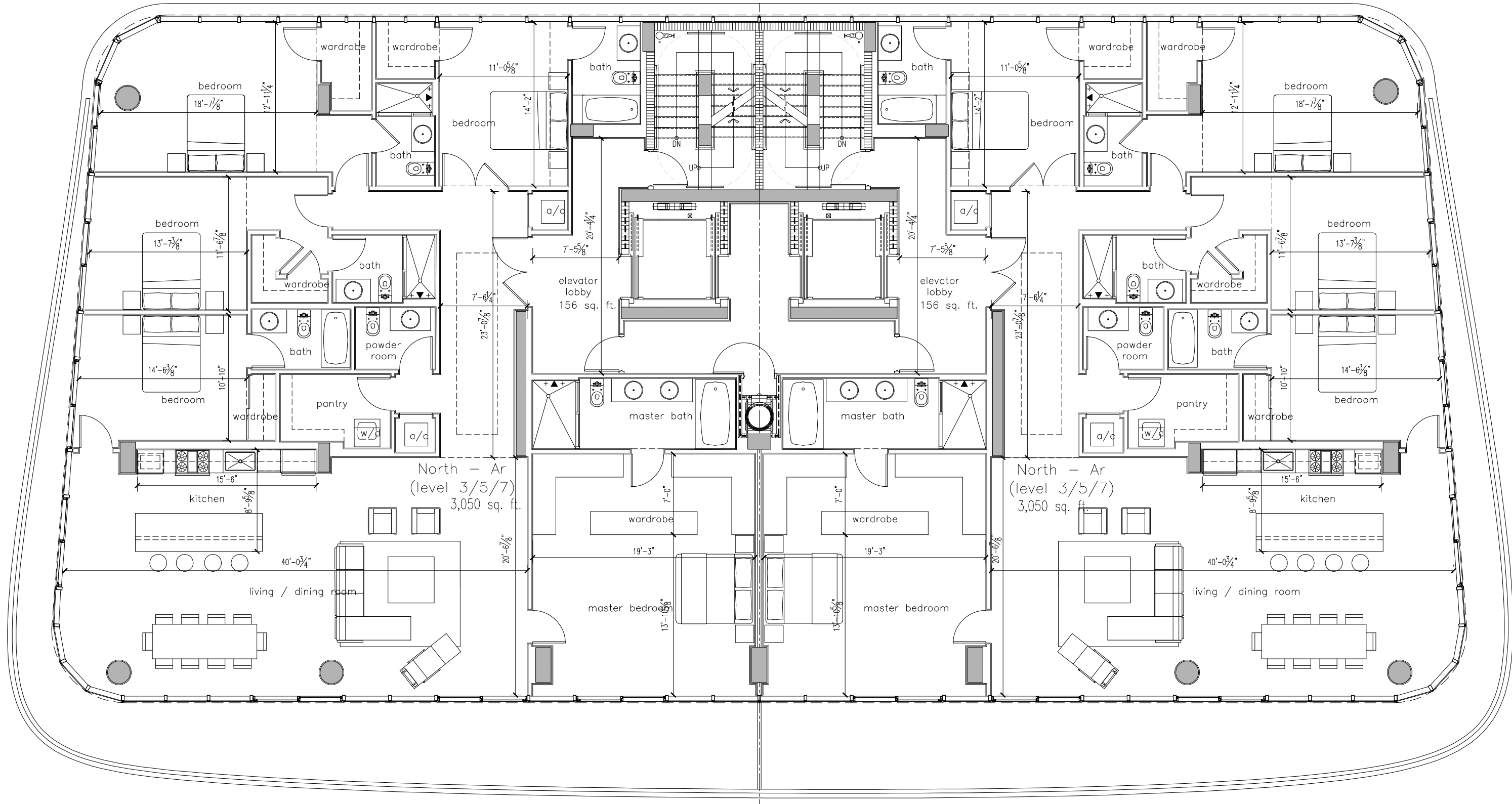
This floor plan is conceptual only as final architectural plans are being prepared. The square footage figure listed is an estimate only and should not be relied upon as being indicative of the final square footage for a particular unit. Given the nature of the design of the building, each unit may have variances from each other, so square footage figures will vary among units. Prior to entering into a purchase agreement, you will be provided disclosure documents, and the floor plan included as part of the disclosure documents will be the operative floor plan in lieu of this floor plan.

north building
level 4 & 6 typical



One Ocean

Miami Beach, Florida



This floor plan is conceptual only as final architectural plans are being prepared. The square footage figure listed is an estimate only and should not be relied upon as being indicative of the final square footage for a particular unit. Given the nature of the design of the building, each unit may have variances from each other, so square footage figures will vary among units. Prior to entering into a purchase agreement, you will be provided disclosure documents, and the floor plan included as part of the disclosure documents will be the operative floor plan in lieu of this floor plan.

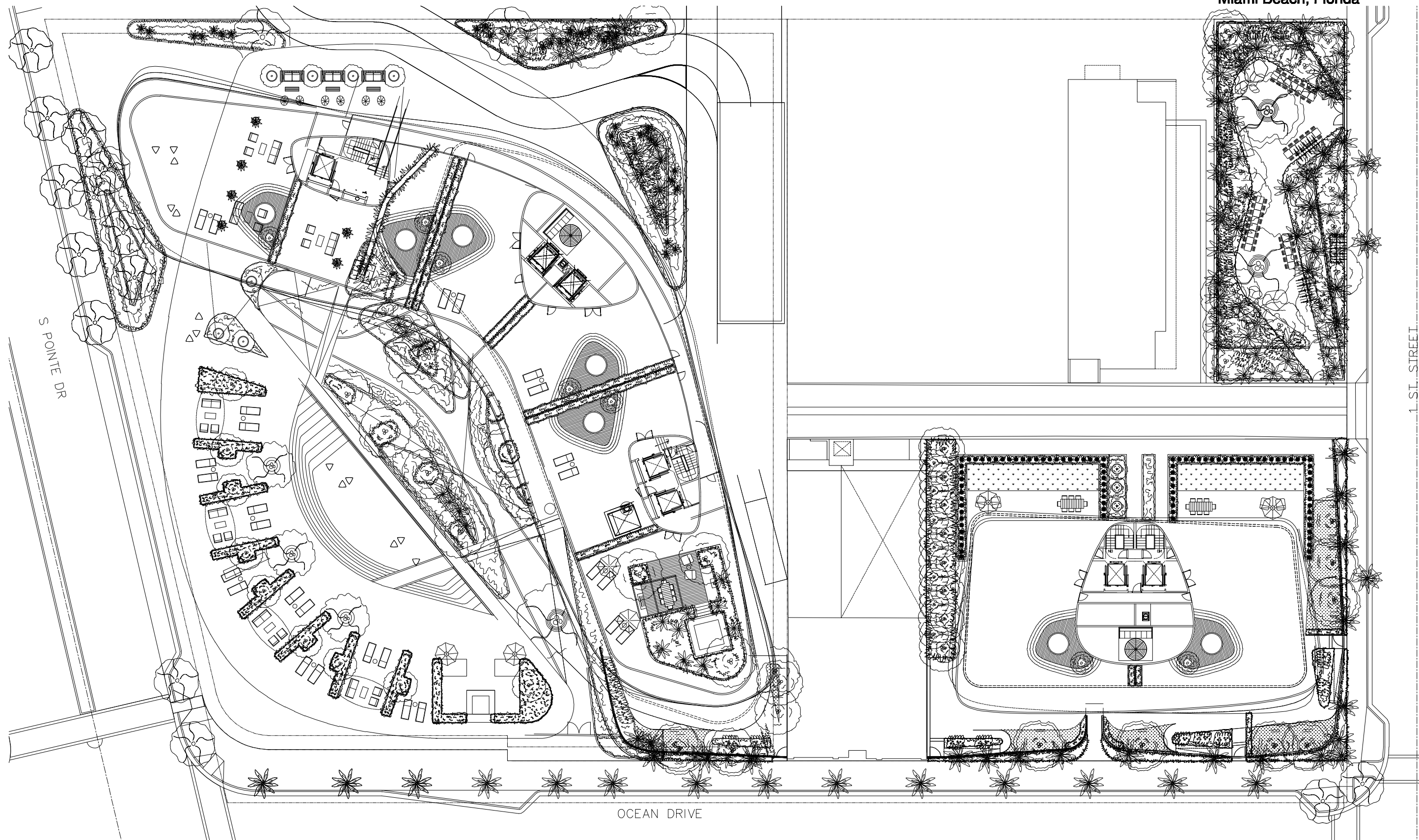
north building
level 5 & 7 typical

NORTH

4' 8'

One Ocean

Miami Beach, Florida



This floor plan is conceptual only as final architectural plans are being prepared. The square footage figure listed is an estimate only and should not be relied upon as being indicative of the final square footage for a particular unit. Given the nature of the design of the building, each unit may have variances from each other, so square footage figures will vary among units. Prior to entering into a purchase agreement, you will be provided disclosure documents, and the floor plan included as part of the disclosure documents will be the operative floor plan in lieu of this floor plan.

**overall
level 8 roof**

