

321

AT WATER'S EDGE





A woman in a white robe stands on a balcony, looking out over a large body of water with a marina full of boats. In the background, a city skyline is visible under a blue sky with scattered clouds. The scene is presented as a conceptual rendering for a real estate project.

YOUR TRANQUIL ESCAPE

Artist's conceptual rendering. See legal disclaimer.

YOUR PLAYGROUND



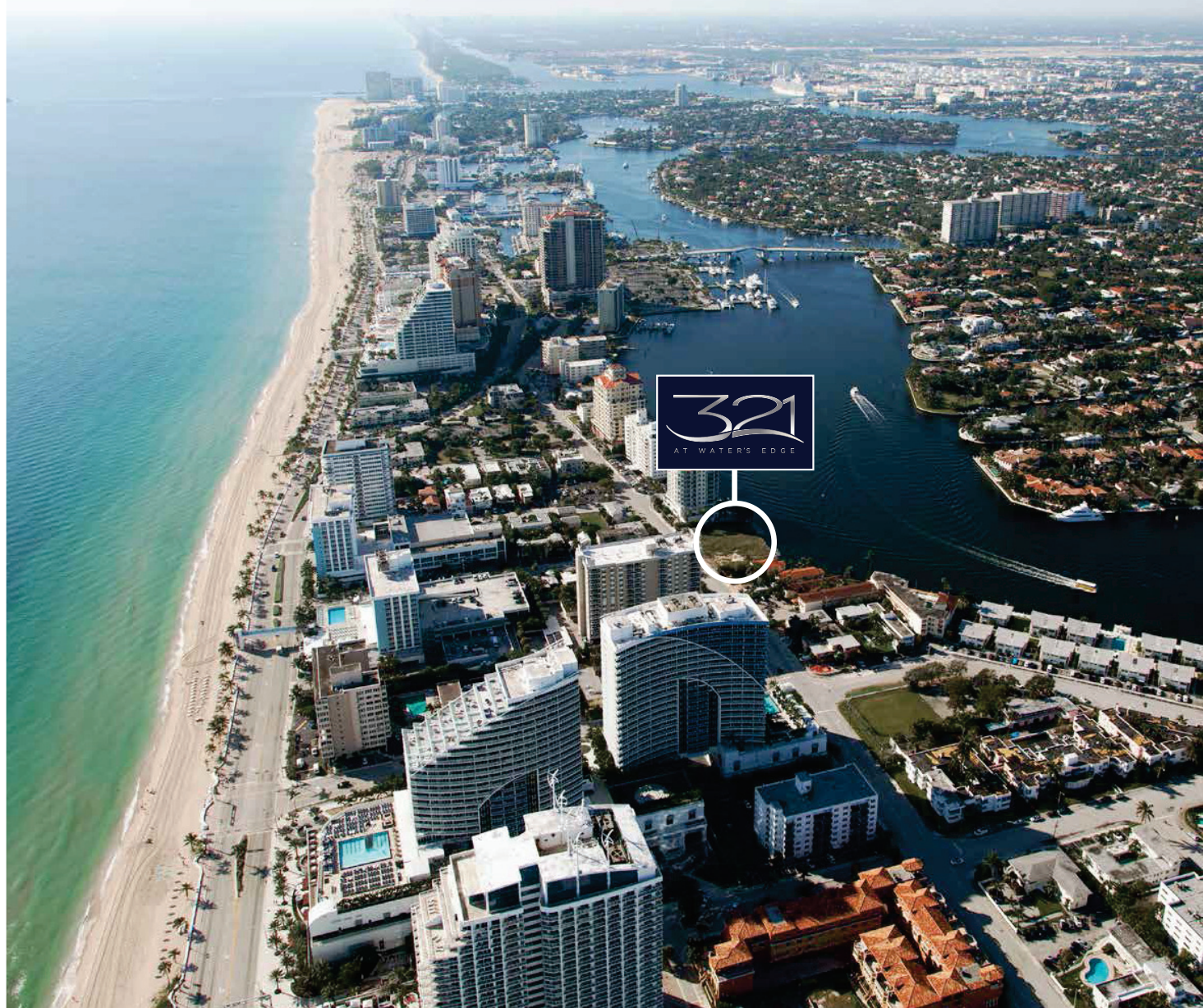


AMAZING SUNSET VIEWS

LUXURY
WATERFRONT
LIVING IN THE
ULTIMATE
SOUTH FLORIDA
LOCATION
FROM \$2 MILLION



SOUTH VIEW





WEST VIEW



DOWNTOWN FORT LAUDERDALE

321
AT WATER'S EDGE

PRIVATE YACHT DOCKAGE





Artist's conceptual rendering. See legal disclaimer.



321
AT WATER'S EDGE

INNOVATIVE & MODERN ELEGANCE

Artist's conceptual rendering. See legal disclaimer.





Artist's conceptual rendering. See legal disclaimer.



Artist's conceptual rendering. See legal disclaimer.

INDULGE IN SOPHISTICATION



Artist's conceptual rendering. See legal disclaimer.

LIFESTYLE FOR THE PRIVILEGED FEW



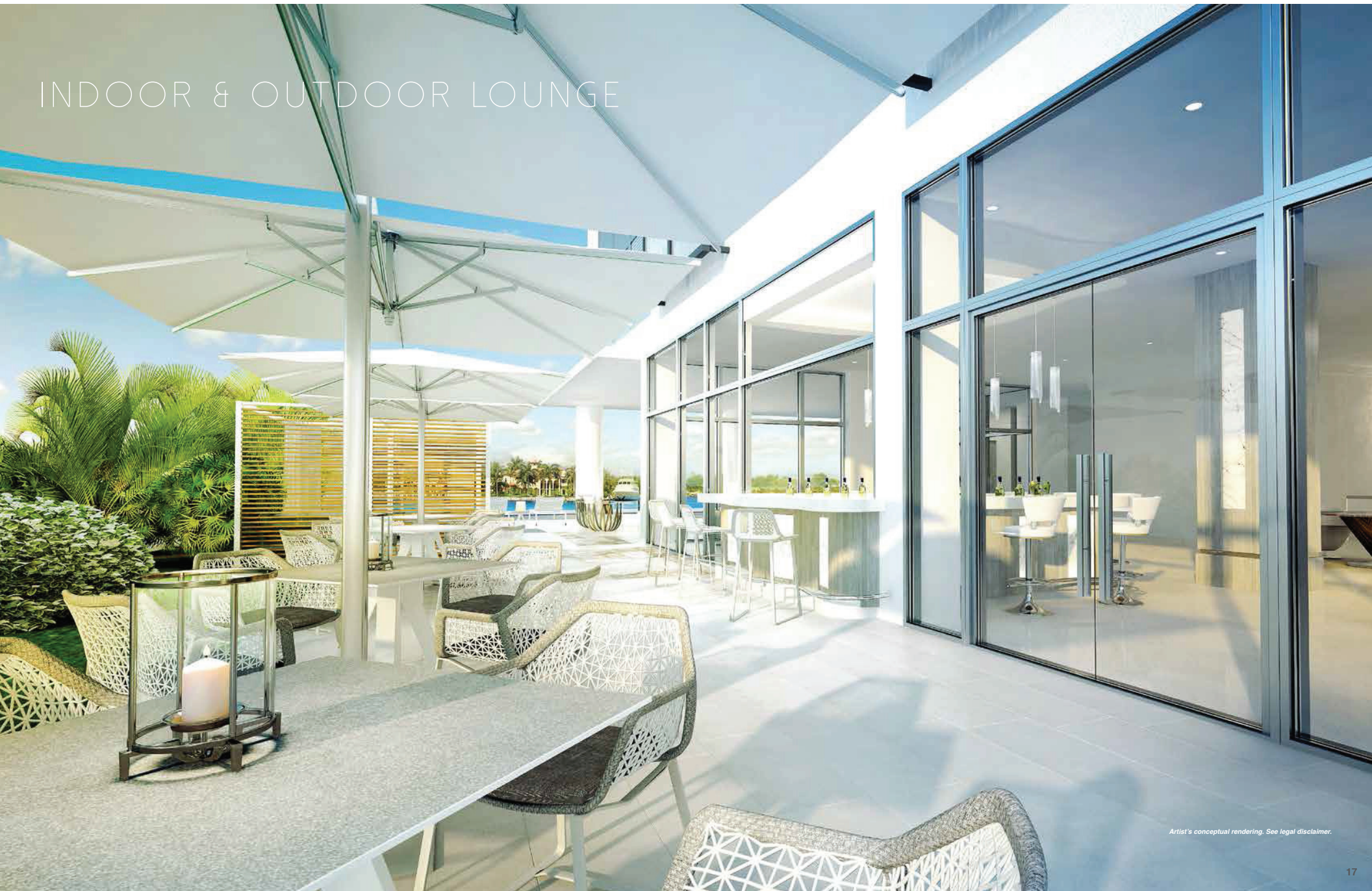
Artist's conceptual rendering. See legal disclaimer.

PRESTIGIOUS WINE ROOM



Artist's conceptual rendering. See legal disclaimer.

INDOOR & OUTDOOR LOUNGE



Artist's conceptual rendering. See legal disclaimer.

EXPANSIVE INTRACOASTAL VIEWS





Artist's conceptual rendering. See legal disclaimer.

DESIGNER KITCHENS



Artist's conceptual rendering. See legal disclaimer.

EXQUISITE FINISHES



Artist's conceptual rendering. See legal disclaimer.



YOUR WATERFRONT OASIS



Artist's conceptual rendering. See legal disclaimer.





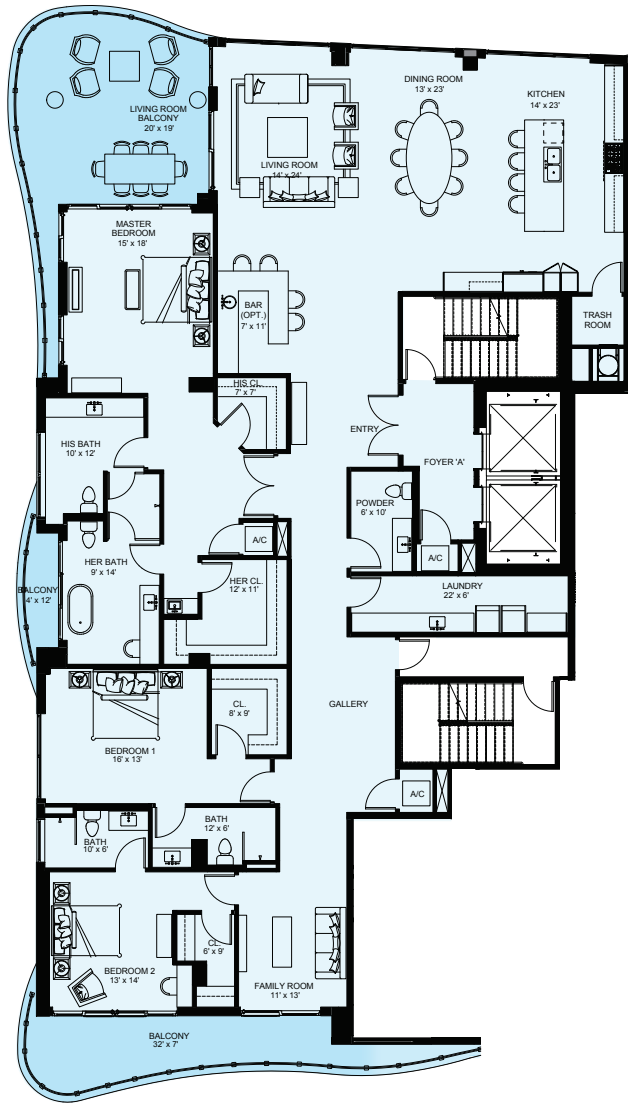


Artist's conceptual rendering. See legal disclaimer.

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

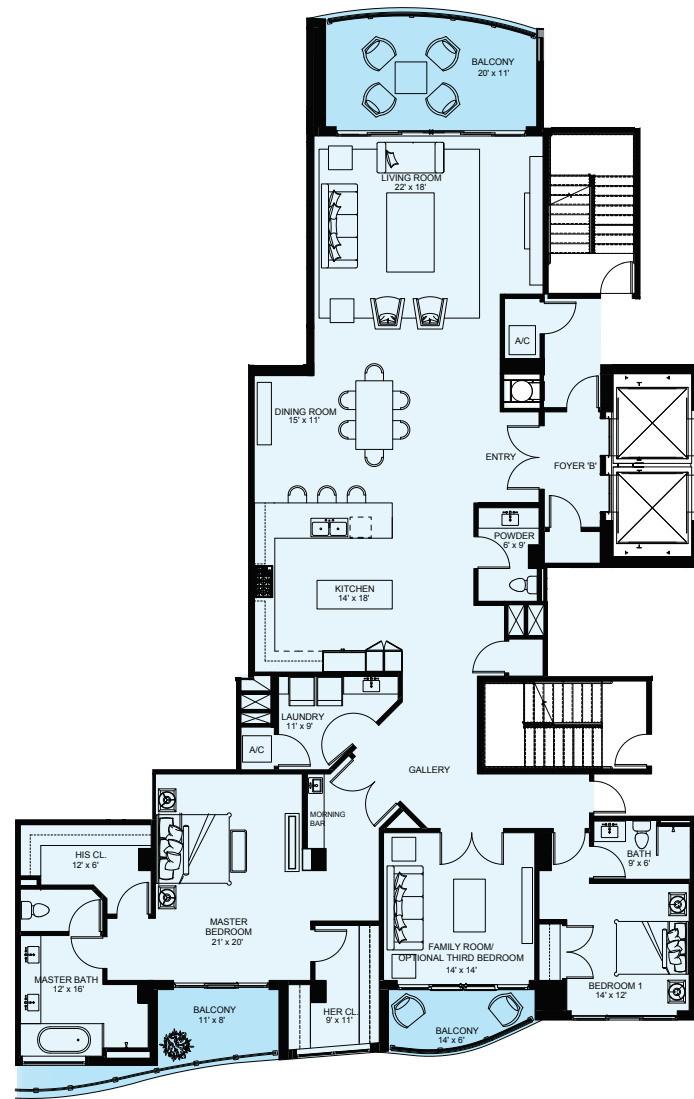
3,817 A/C Sq. Ft.
718 Balcony Sq. Ft.
4,535 Total Sq. Ft.

INTRACOASTAL
WATERWAY



ATLANTIC OCEAN

5th-10th FLOOR
N ▶



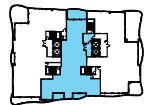
UNIT B

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.

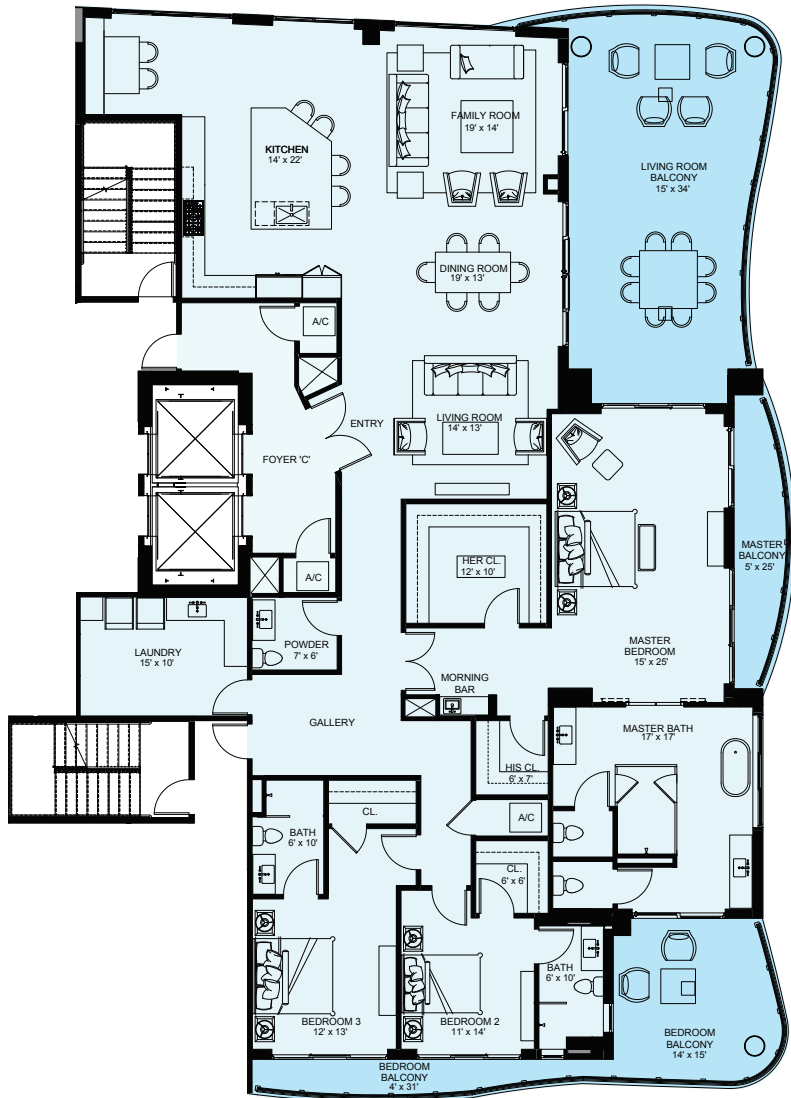
INTRACOASTAL
WATERWAY



ATLANTIC OCEAN

5th-10th FLOOR
N ▶

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.



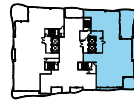
UNIT C

THE CARIBBEAN

3 Bedroom • 3.5 Bath
3 Balconies

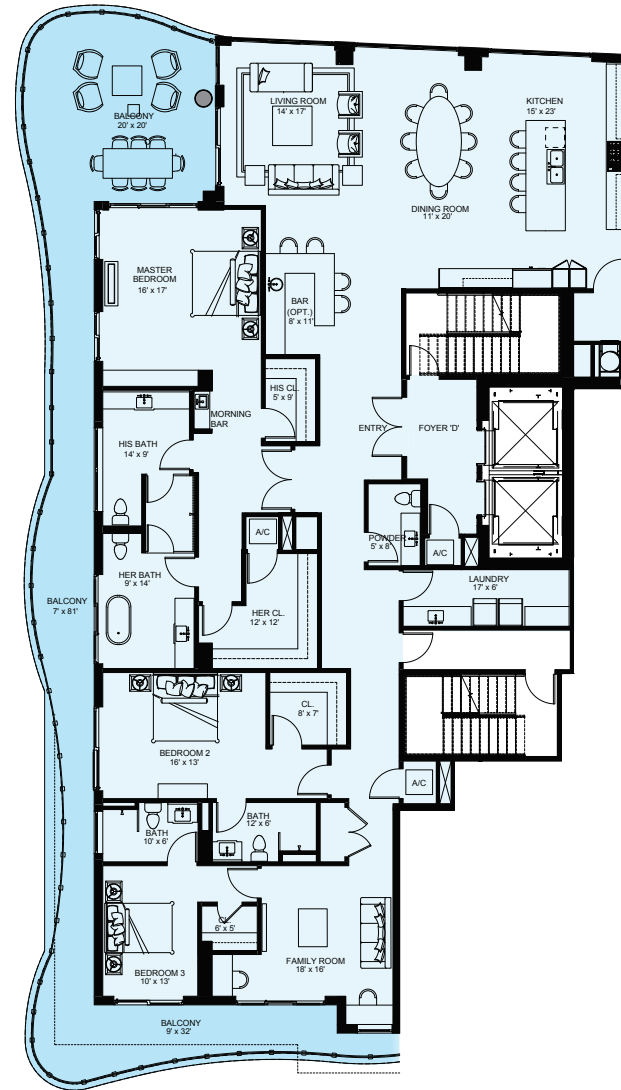
3,429 A/C Sq. Ft.
979 Balcony Sq. Ft.
4,408 Total Sq. Ft.

INTRACOASTAL
WATERWAY



ATLANTIC OCEAN

5th-10th FLOOR
N ▶



PENTHOUSE D

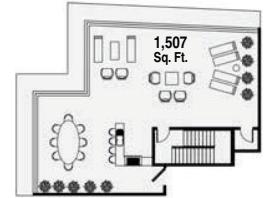
THE ADRIATIC

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)



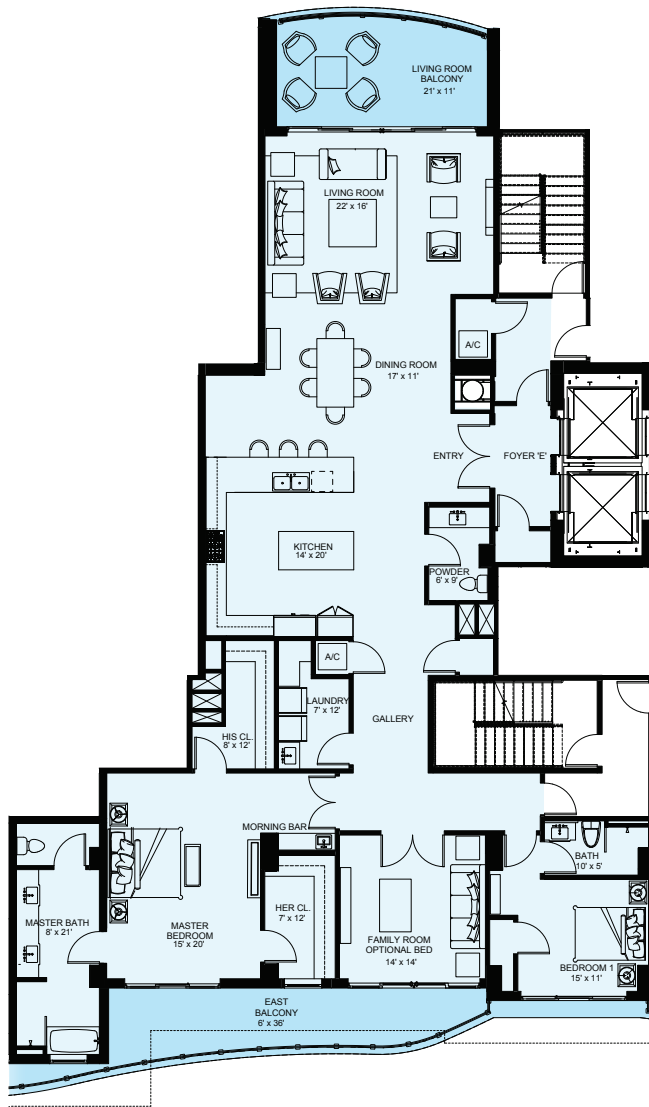
INTRACOASTAL
WATERWAY



ATLANTIC OCEAN

11th FLOOR
N ▶

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PENTHOUSE E

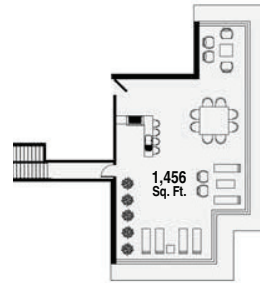
THE MEDITERRANEAN

2 Bedroom • 2.5 Bath
2 Balconies • Skyview Terrace

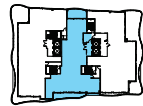
2,663 A/C Sq. Ft.
1,900 Balcony/Terrace Sq. Ft.
4,563 Total Sq. Ft.

Skyview Terrace

(See page 31 for detail)



INTRACOASTAL
WATERWAY



ATLANTIC OCEAN

11th FLOOR
N ▶



PENTHOUSE F

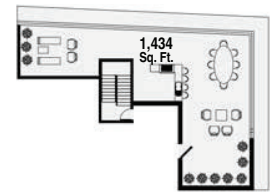
THE BALTIC

3 Bedroom • 3.5 Bath
Balcony • Skyview Terrace

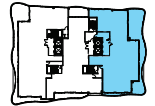
3,282 A/C Sq. Ft.
2,569 Balcony/Terrace Sq. Ft.
5,851 Total Sq. Ft.

Skyview Terrace

(See page 31 for detail)



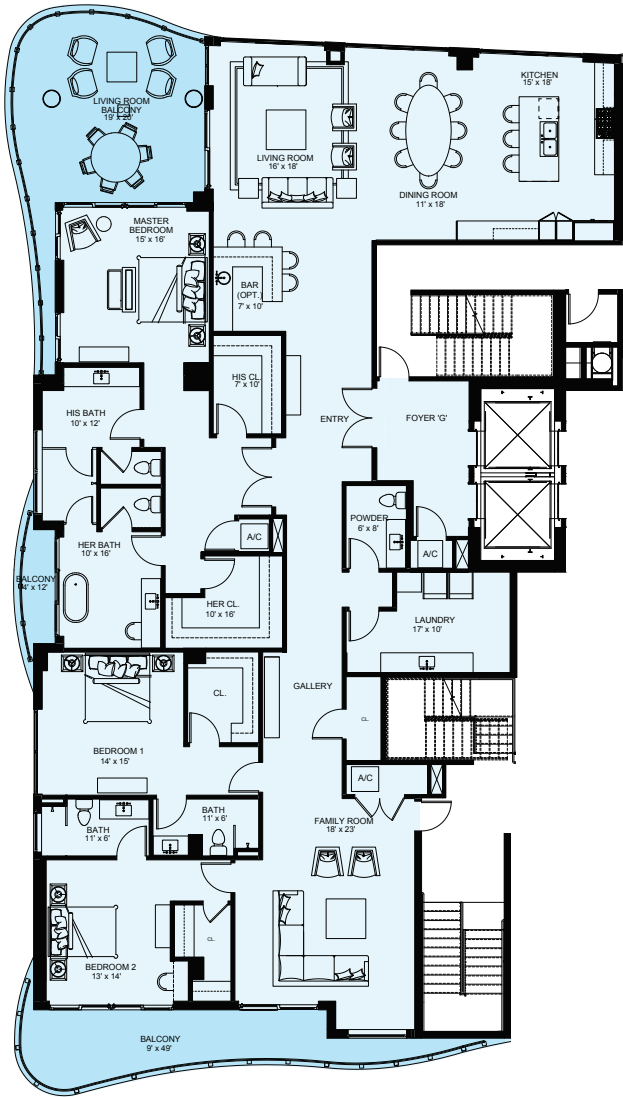
INTRACOASTAL
WATERWAY



ATLANTIC OCEAN

11th FLOOR
N ▶

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 -2,663 sq. ft. for unit type E and + or -3,282 for unit type F. 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 G

THE SALTON

3 Bedroom • 3.5 Bath
3 Balconies

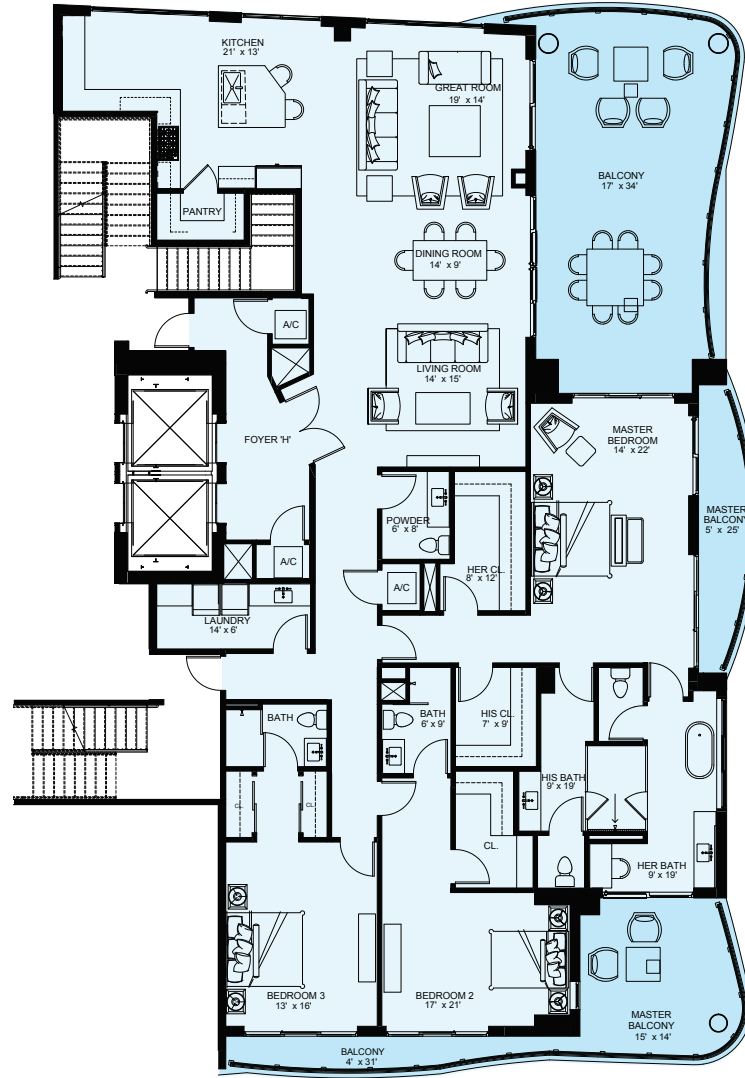
3,747 A/C Sq. Ft.
722 Balcony Sq. Ft.
4,469 Total Sq. Ft.

INTRACOASTAL
WATERWAY



ATLANTIC OCEAN

4th FLOOR



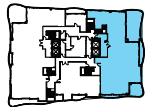
UNIT H

THE BERING

3 Bedroom • 3.5 Bath
3 Balconies

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

INTRACOASTAL
WATERWAY



ATLANTIC OCEAN

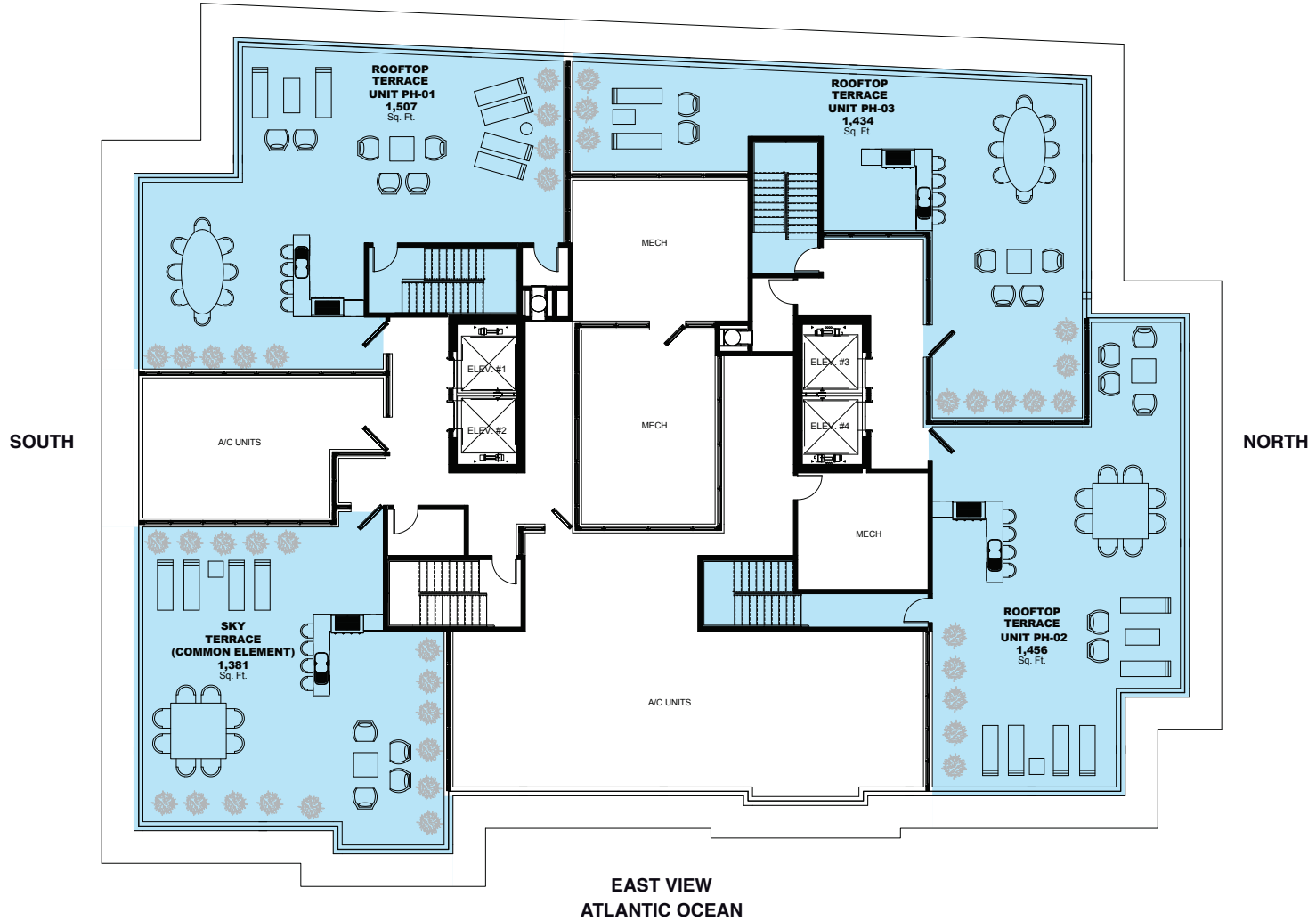
4th FLOOR



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SKYVIEW TERRACES

INTRACOASTAL WATERWAY WEST VIEW



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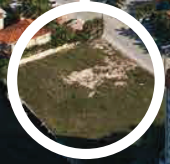


- 1** ATLANTIC HOTEL
- 2** OCEAN RESIDENCES
- 3** FOUR SEASONS HOTEL (Future Site)
- 4** HILTON, FORT LAUDERDALE BEACH
- 5** W HOTEL
- 6** WESTIN, FORT LAUDERDALE BEACH
- 7** GALE RESIDENCES AND HOTEL (Future Site)

NORTH BEACH VILLAGE

ATLANTIC OCEAN

321
AT WATER'S EDGE



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



COMMITTED TO EXCELLENCE FOR OVER 50 YEARS

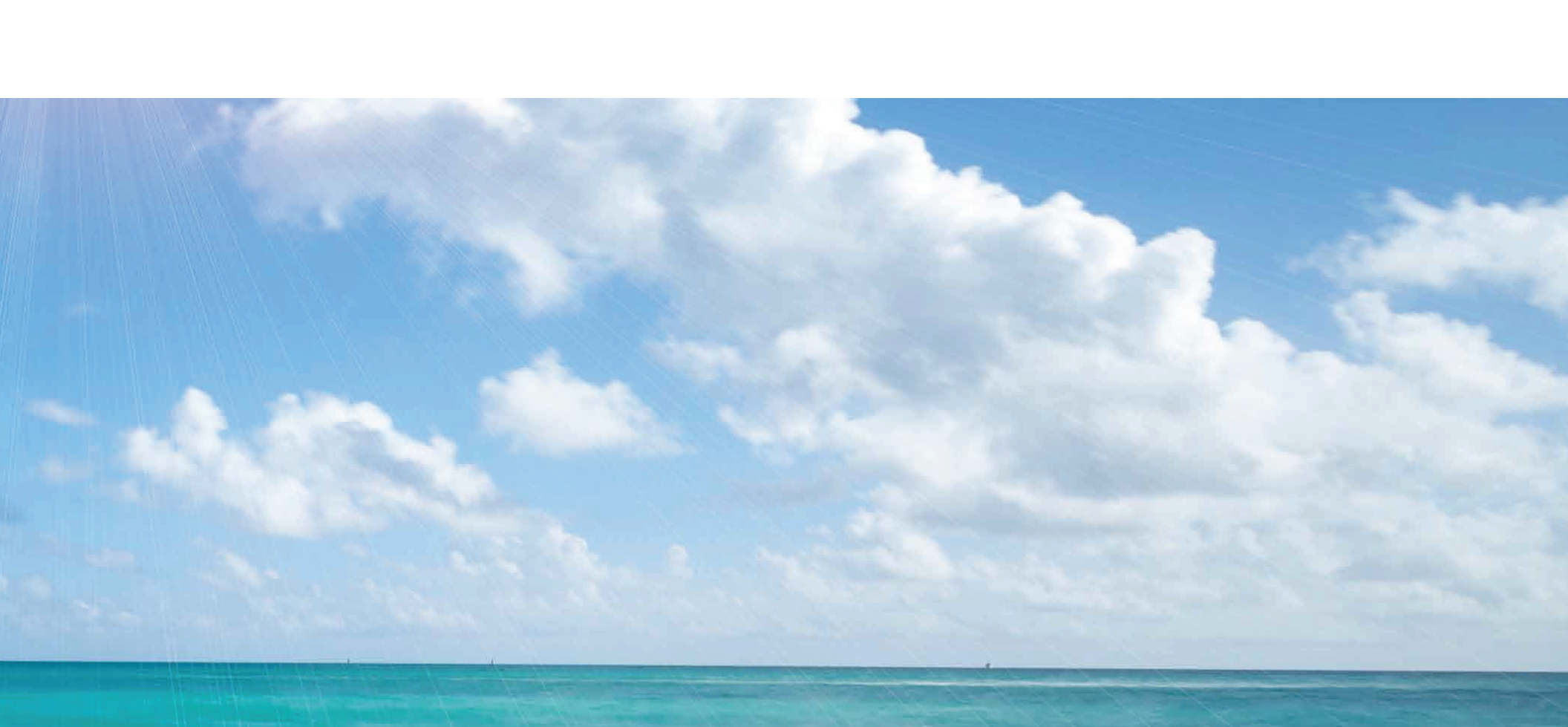
For nearly six decades, SobelCo has distinguished itself as an innovative leader in the development of commercial, residential and retail spaces nationwide. A family owned and operated business, SobelCo was founded by Sam Sobel in Southfield, Michigan in 1958. Just like its products, the company was built upon the principals of quality workmanship and top-notch service, all while upholding the highest possible standards of ethics and integrity.

SobelCo is driven to create products with optimal aesthetics, functionality and durability. That tradition of excellence continues in every SobelCo development, significantly boosting the value of the surrounding community.

With residential operations headquartered in Boca Raton, Florida, SobelCo has been recognized as a Top 25 Builder in South Florida. Its diverse and impressive South Florida residential portfolio includes Venice Harbor, Bridgewater Villas, Barefoot Beach, and Galleria Lofts; as well as Southwest Florida's large scale, luxury townhome communities of Villa Medici and The Preserve at Bristol Pines.

Renowned for developing complex projects of any scale, SobelCo's highly-regarded work also extends across the country into California, Colorado, Michigan, New Jersey, Delaware and South Carolina.

SobelCo



ORAL REPRESENTATIONS CANNOT BE RELIED UPON AS CORRECTLY STATING THE 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 is not an offering for the purchase of a unit. An offering is made only by the prospectus and its exhibits (the "Condominium Documents") for 321 at Water's Edge, a Condominium (the "Condominium"), and no statements should be relied upon unless made in the Condominium Documents furnished by 321 Birch LLC, a Florida limited liability company (the "Developer") pursuant to applicable law. This is not intended to be an offer to sell, or solicitation to buy, a unit in the Condominium in any jurisdiction where prohibited by law. In no event shall any solicitation, offer or sale of a unit in the Condominium be made in, or to residents of, any state or country in which such activity would be unlawful. Broker participation is welcomed. No real estate broker or salesperson is authorized to make any representations or other statements regarding the Condominium, and no agreements with, deposits paid to or other arrangements made with any real estate broker are or shall be binding on the Developer. The information contained herein, including, without limitation, any and all artist's or architectural conceptual renderings, plans, floor plans, specifications, features, facilities, dimensions, measurements and amenities depicted, or otherwise described herein, are based upon current development plans, which are subject to change or abandonment without notice, and may not be relied upon. No guarantees or representations whatsoever are made that any renderings, plans, floor plans, specifications, features, facilities, dimensions, measurements or amenities depicted, or otherwise described herein, will be provided, or, if provided, will be of the same type, size, quality, location or nature as depicted or otherwise described herein. If developed, the development of the Condominium is expected to occur over many years and the development plan will likely be modified from time to time to respond to varying market conditions and changes in circumstances. Any stated square footages, dimensions and other measurements reflected herein are based on preliminary pre-construction plans, which are subject to change without notice and will vary with actual construction. Any stated square footages, dimensions and other measurements of units are measured to the exterior boundaries of the exterior walls and the centerline of interior demising walls between units and will vary from the dimensions of the unit that would be determined by using the description and definition of the "Unit" as set forth in the Declaration of Condominium (the "Declaration") for the Condominium (which generally only includes the interior airspace between the perimeter walls and excludes all interior structural components and other common elements). This method of measurement is generally used in sales materials and is provided to allow a prospective purchaser to compare the units in the Condominium with units in other condominium projects that utilize the same method. Terraces, patios, balconies, rooftop terraces and cabanas are not part of the "Unit" as set forth in the Declaration. Measurements and dimensions of rooms 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 and width. For the square footage of the units based on the definition of "Unit" in the Declaration, refer to Exhibit "2" to the Declaration included in the Condominium Documents. All depictions or descriptions of furniture, appliances, fixtures, counters, floor coverings and other matters of detail, including, without limitation, items of finish and decoration, are conceptual only and are not included in the unit unless expressly indicated in a buyer's purchase agreement. Interior photos shown may depict options and upgrades and are not representative of standard features and may not be available for all model types. The Developer reserves the right, without notice to or approval by the buyers, to make changes or substitutions of equal or better quality for any fixtures, appliances, furniture and other items of finish and decoration which are included with the unit. All prices are subject to change, and price changes may occur that are not yet reflected herein. Buyers should check with the sales center for the most current pricing. Renderings depict proposed views, which are not identical from each unit. Any view from a unit or from other portions of the Condominium may in the future be limited or eliminated by future development or forces of nature. No guarantees or representations whatsoever are made that existing or future views of the Condominium and surrounding areas depicted by artist's conceptual renderings or otherwise described herein, will be provided or, if provided, will be as depicted or described herein. All images and designs depicted herein are artist's conceptual renderings, which are based upon preliminary development plans, and are subject to change without notice. All such materials are not to scale and are shown solely for illustrative purposes. The photographs contained herein may be stock photography or have been taken off-site and are used to depict the spirit of the lifestyle to be achieved rather than any that may exist or that may be proposed, and are merely intended as illustration of the activities and concepts depicted therein. All improvements, designs and construction are subject to first obtaining the appropriate federal, state and local permits and approvals for same. These drawings and depictions 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 units. The Developer expressly reserves the right to make modifications, revisions and changes it deemed desirable in its sole and absolute discretion. Any and all references to and/or renderings, depictions or descriptions of other proposed projects or nearby facilities depicted or described are proposed only, are not constructed, and are not being developed by the Developer. The Developer has no control over those projects or facilities, and there is no guarantee that they will be developed, or if so, when and what they will consist of. Any information provided regarding any such projects or facilities was obtained from public information, including, without limitation, newspaper articles, and the Developer makes no representations as to same. All depictions or descriptions of a marina, and all references to boat slips, docks and related facilities, are based on potential development plans, which are subject to change without notice. The Developer, or its designee, may (in its sole and absolute discretion and without creating any obligation) construct a marina, including boat slips, docks and related facilities along the waterway adjacent to (and not within) the Condominium. Construction of a marina requires numerous permits and approvals from various governmental authorities, and the issuance of permits and/or approvals for a marina is at the discretion of, and shall be subject to the terms and conditions set forth by, the applicable governmental authorities. No representations or warranties are being made by the Developer regarding the development, construction, operation or use of the Marina, or the nature, type, quality, size or completion date of the Marina if, and to the extent, it is constructed. Furthermore, no representations or warranties are being made by Developer regarding: (i) the duration of the term of the Marina Licenses, (ii) the costs or other terms related to the Marina Licenses, or (iii) the availability, nature, type, quality, duration or other terms for the use rights to any boat slips or other facilities within the Marina (if and to the extent constructed, that any such marina, or any boat slips, docks or related facilities, will be available to the Condominium or its owners). The Condominium is being developed by the Developer, which was formed solely for such purpose and has a limited right to use the trademarked name and logo of SobelCo, Inc. pursuant to a license and marketing agreement with each entity. SobelCo, Inc. is affiliated with the Developer, but is not the developer of this Condominium. Any and all statements, disclosures and/or representations shall be deemed made by the Developer and not by SobelCo, Inc. or any other party, and each buyer shall look solely to Developer (and not to SobelCo, Inc. or any of its affiliates) with respect to any and all matters relating to the development and construction of the Condominium and with respect to the marketing and sales of units in the Condominium. This [brochure/website] is an overview of the Condominium and in no way whatsoever should the information be relied upon for financial, tax, accounting, investment, business, architectural design, interior design or legal advice.