

YACHT TOWER

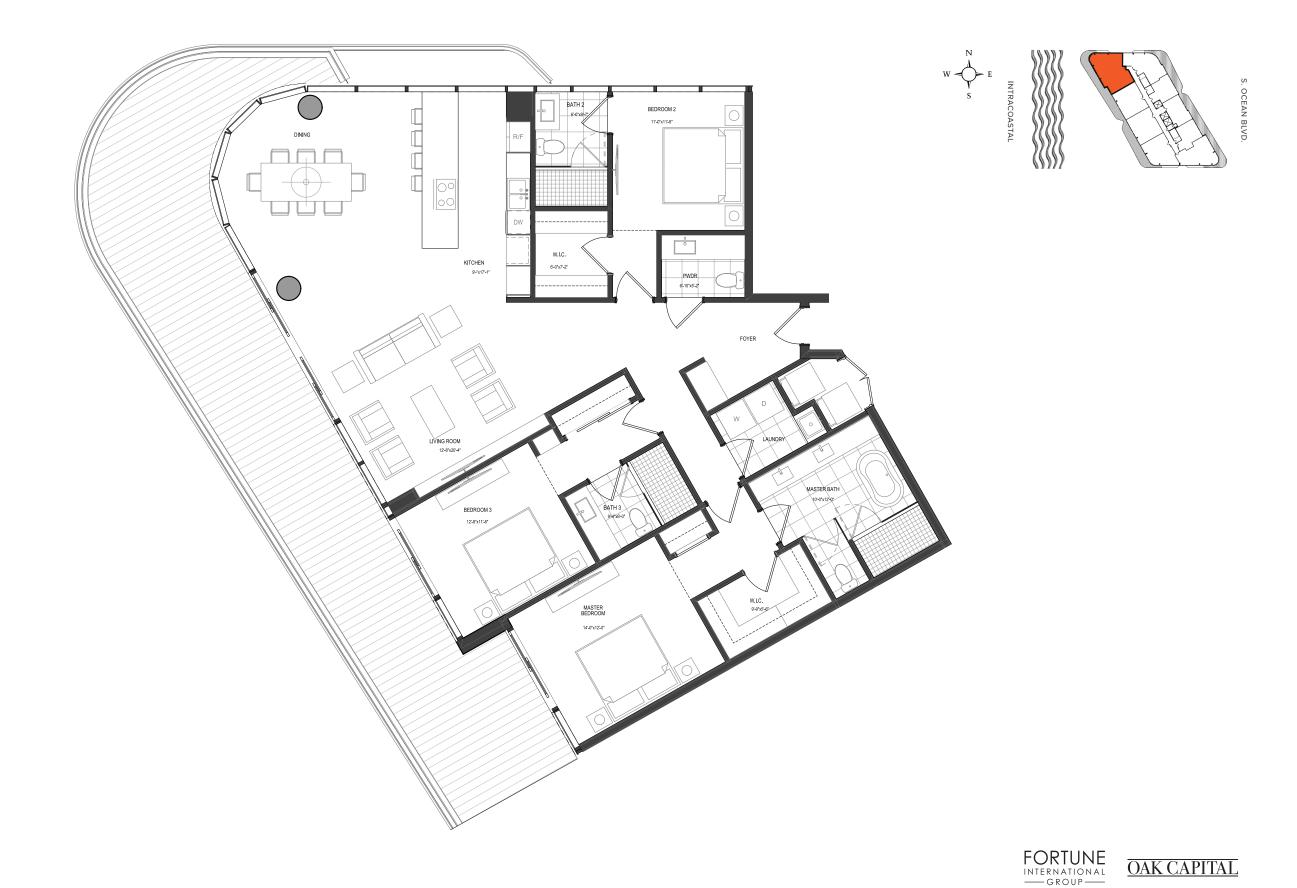
Floorplans



UNIT 01

3 Bedrooms 3.5 Bathrooms Levels 04 - 12

INTERIOR
2,074 Sq. Ft.
EXTERIOR
704 Sq. Ft.
TOTAL
2,778 Sq. Ft.



The Ritz-Carlton Residences, Pompano Beach are not owned, developed or sold by The Ritz-Carlton Hotel Company, L.L.C., or its affiliates ("Ritz-Carlton"). 1380 Ocean Associates, LLC uses The Ritz-Carlton marks under a license from Ritz-Carlton, which has not confirmed the accuracy of any of the statements or representations made herein.

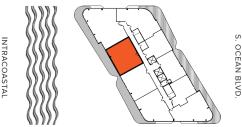


YACHT TOWER UNIT 02

2 Bedrooms + Den 3 Bathrooms Levels 04 - 12

INTERIOR
1,376 Sq. Ft.
EXTERIOR
384 Sq. Ft.
TOTAL
1,760 Sq. Ft.









The Ritz-Carlton Residences, Pompano Beach are not owned, developed or sold by The Ritz-Carlton Hotel Company, L.L.C., or its affiliates ("Ritz-Carlton"). 1380 Ocean Associates, LLC uses The Ritz-Carlton marks under a license from Ritz-Carlton, which has not confirmed the accuracy of any of the statements or representations made herein.

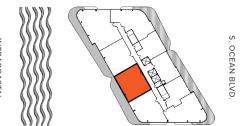


YACHT TOWER UNIT 03

2 Bedrooms + Den 3 Bathrooms Levels 04 - 12

INTERIOR
1,376 Sq. Ft.
EXTERIOR
384 Sq. Ft.
TOTAL
1,760 Sq. Ft.









The Ritz-Carlton Residences, Pompano Beach are not owned, developed or sold by The Ritz-Carlton Hotel Company, L.L.C., or its affiliates ("Ritz-Carlton marks under a license from Ritz-Carlton, which has not confirmed the accuracy of any of the statements or representations made herein.

ORAL REPRESENTATIONS CANNOT BE RELIED UPON AS CORRECTLY STATING REPRESENTATIONS OF THE DEVELOPER. FOR CORRECT REPRESENTATIONS, MAKE REFERENCE TO THE DOCUMENTS THAT ARE REQUIRED BY SECTION 718.503, FLORIDA STATUTES, TO BE FURNISHED BY A DEVELOPER TO A BUYER OR LESSEE. THIS PROJECT IS BEING DEVELOPED BY 1380 OCEAN ASSOCIATES, LLC. WHICH HAS THE RIGHT TO USE THE TRADEMARK NAMES AND LOGOS OF FORTUNE INTERNATIONAL GROUP AND OAK CAPITAL. All room sizes and floorplan measurements are approximate and may vary per unit. Floorplans and unit features are preliminary and proposed only. Developer reserves the right to modify, revise, change or withdraw any or all of same in its sole and absolute discretion and without prior notice. Depictions of furnishings, finish and decoration are conceptual only and are not necessarily included in each Unit. Consult your Agreement and the Prospectus for items included with your Unit. The renderings contained herein are an anishing and provided in the prospectus for items included with your Unit. The renderings contained herein are an anishing and provided in the prospectus for items included with your Unit. The renderings contained herein are an anishing and provided in the prospectus for items included with your Unit. The renderings contained herein are an anishing and provided in the prospectus for items included with your Unit. Developer reserves the right to make any modifications, revisions or withdrawals in its sole discretion and without prior notice. All improvements, design and construction are subject to first obtaining permits and approvals for same by the relevant authorities.

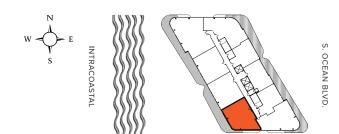


YACHT TOWER UNIT 04

2 Bedrooms 2.5 Bathrooms Levels 04 - 12

INTERIOR
1,407 Sq. Ft.
EXTERIOR
376 Sq. Ft.
TOTAL
1, 783 Sq. Ft.









The Ritz-Carlton Residences, Pompano Beach are not owned, developed or sold by The Ritz-Carlton Hotel Company, L.L.C., or its affiliates ("Ritz-Carlton"). 1380 Ocean Associates, LLC uses The Ritz-Carlton marks under a license from Ritz-Carlton, which has not confirmed the accuracy of any of the statements or representations made herein.



I OMITAINO BEAC

YACHT TOWER UNIT 05

2 Bedrooms 2.5 Bathrooms Levels 04 - 12

INTERIOR
1,492 Sq. Ft.
EXTERIOR
447 Sq. Ft.
TOTAL
1, 939 Sq. Ft.





The Ritz-Carlton Residences, Pompano Beach are not owned, developed or sold by The Ritz-Carlton Hotel Company, L.L.C., or its affiliates ("Ritz-Carlton"). 1380 Ocean Associates, LLC uses The Ritz-Carlton marks under a license from Ritz-Carlton, which has not confirmed the accuracy of any of the statements or representations made herein.



YACHT TOWER UNIT 06

1 Bedrooms 1.5 Bathrooms Levels 04 - 12

INTERIOR
898 Sq. Ft.
EXTERIOR
272 Sq. Ft.
TOTAL
1, 170 Sq. Ft.



The Ritz-Carlton Residences, Pompano Beach are not owned, developed or sold by The Ritz-Carlton Hotel Company, L.L.C., or its affiliates ("Ritz-Carlton marks under a license from Ritz-Carlton, which has not confirmed the accuracy of any of the statements or representations made herein.

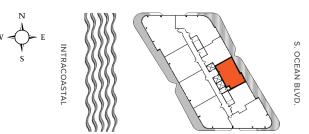


UNIT 07

1 Bedroom + Den
2 Bathrooms
Levels 04 - 12

INTERIOR
942 Sq. Ft.
EXTERIOR
349 Sq. Ft.
TOTAL
1,291 Sq. Ft.









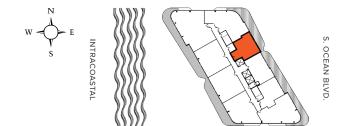
The Ritz-Carlton Residences, Pompano Beach are not owned, developed or sold by The Ritz-Carlton Hotel Company, L.L.C., or its affiliates ("Ritz-Carlton"). 1380 Ocean Associates, LLC uses The Ritz-Carlton marks under a license from Ritz-Carlton, which has not confirmed the accuracy of any of the statements or representations made herein.



YACHT TOWER UNIT 08

1 Bedroom 1.5 Bathrooms Levels 04 - 12

INTERIOR
917 Sq. Ft.
EXTERIOR
275 Sq. Ft.
TOTAL
1,192 Sq. Ft.





FORTUNE
INTERNATIONAL
GROUP

OAK CAPITAL

The Ritz-Carlton Residences, Pompano Beach are not owned, developed or sold by The Ritz-Carlton Hotel Company, L.L.C., or its affiliates ("Ritz-Carlton"). 1380 Ocean Associates, LLC uses The Ritz-Carlton marks under a license from Ritz-Carlton, which has not confirmed the accuracy of any of the statements or representations made herein.

ORAL REPRESENTATIONS CANNOT BE RELIED UPON AS CORRECTLY STATING REPRESENTATIONS OF THE DEVELOPER. FOR CORRECT REPRESENTATIONS, MAKE REFERENCE TO THE DOCUMENTS THAT ARE REQUIRED BY SECTION 718.503, FLORIDA STATUTES, TO BE FURNISHED BY A DEVELOPER TO A BUYER OR LESSEE. THIS PROJECT IS BEING DEVELOPED BY 1380 OCEAN ASSOCIATES, LLC. WHICH HAS THE RIGHT TO USE THE TRADEMARK NAMES AND LOGOS OF FORTUNE INTERNATIONAL GROUP AND OAK CAPITAL. All room sizes and floorplan measurements are approximate and may vary per unit. Floorplans and unit features are preliminary and proposed only. Developer reserves the right to modify, revise, change or withdraw any or all of same in its sole and absolute discretion and without prior notice. Depictions of finish and decoration are conceptual only and are not necessarily included in each Unit. Consult your Agreement and the Prospectus for items included with your Unit. The renderings contained herein are an artist impression, conceptual only and are not necessarily included with your Agreement and the Prospectus for same by the relevant authorities.



YACHT TOWER UNIT 09

2 Bedrooms 2.5 Bathrooms Levels 04 - 12

INTERIOR
1,507 Sq. Ft.
EXTERIOR
417 Sq. Ft.
TOTAL
1,924 Sq. Ft.





The Ritz-Carlton Residences, Pompano Beach are not owned, developed or sold by The Ritz-Carlton Hotel Company, L.L.C., or its affiliates ("Ritz-Carlton"). 1380 Ocean Associates, LLC uses The Ritz-Carlton marks under a license from Ritz-Carlton, which has not confirmed the accuracy of any of the statements or representations made herein.

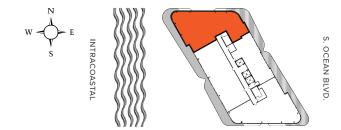


PH NORTH

Main Level

4 Bedrooms
4.5 Bathrooms
Level 14

INTERIOR
3,947 Sq. Ft.
EXTERIOR
4,414 Sq. Ft.
TOTAL
8,361 Sq. Ft.







The Ritz-Carlton Residences, Pompano Beach are not owned, developed or sold by The Ritz-Carlton Hotel Company, L.L.C., or its affiliates ("Ritz-Carlton"). 1380 Ocean Associates, LLC uses The Ritz-Carlton marks under a license from Ritz-Carlton, which has not confirmed the accuracy of any of the statements or representations made herein.



YACHT TOWER PH NORTH Roof Level

FORTUNE
INTERNATIONAL
GROUP OAK CAPITAL

The Ritz-Carlton Residences, Pompano Beach are not owned, developed or sold by The Ritz-Carlton Hotel Company, L.L.C., or its affiliates ("Ritz-Carlton"). 1380 Ocean Associates, LLC uses The Ritz-Carlton marks under a license from Ritz-Carlton, which has not confirmed the accuracy of any of the statements or representations made herein.

ORAL REPRESENTATIONS CANNOT BE RELIED UPON AS CORRECTLY STATING REPRESENTATIONS OF THE DEVELOPER. FOR CORRECT REPRESENTATIONS, MAKE REFERENCE TO THE DOCUMENTS THAT ARE REQUIRED BY SECTION 718.503, FLORIDA STATUTES, TO BE FURNISHED BY A DEVELOPER TO A BUYER OR LESSEE. THIS PROJECT IS BEING DEVELOPED BY 1380 OCEAN ASSOCIATES, LLC. WHICH HAS THE RIGHT TO USE THE TRADEMARK NAMES AND LOGOS OF FORTUNE INTERNATIONAL GROUP AND OAK CAPITAL. All room sizes and floorplan measurements are approximate and may vary per unit. Floorplans and unit features are preliminary and proposed only. Developer reserves the right to modify, revise, change or withdraw any or all of same in its sole and absolute discretion and without prior notice. Depictions of furnishings, finishes, appliances, counters, soffits, floor coverings and other matters of detail, including, without limitation, items of finish and decoration are conceptual only and are not necessarily included in each Unit. Consult your Agreement and the Prospectus for items included with your Unit. The renderings contained herein are an approvale for same by the relevant authorities.

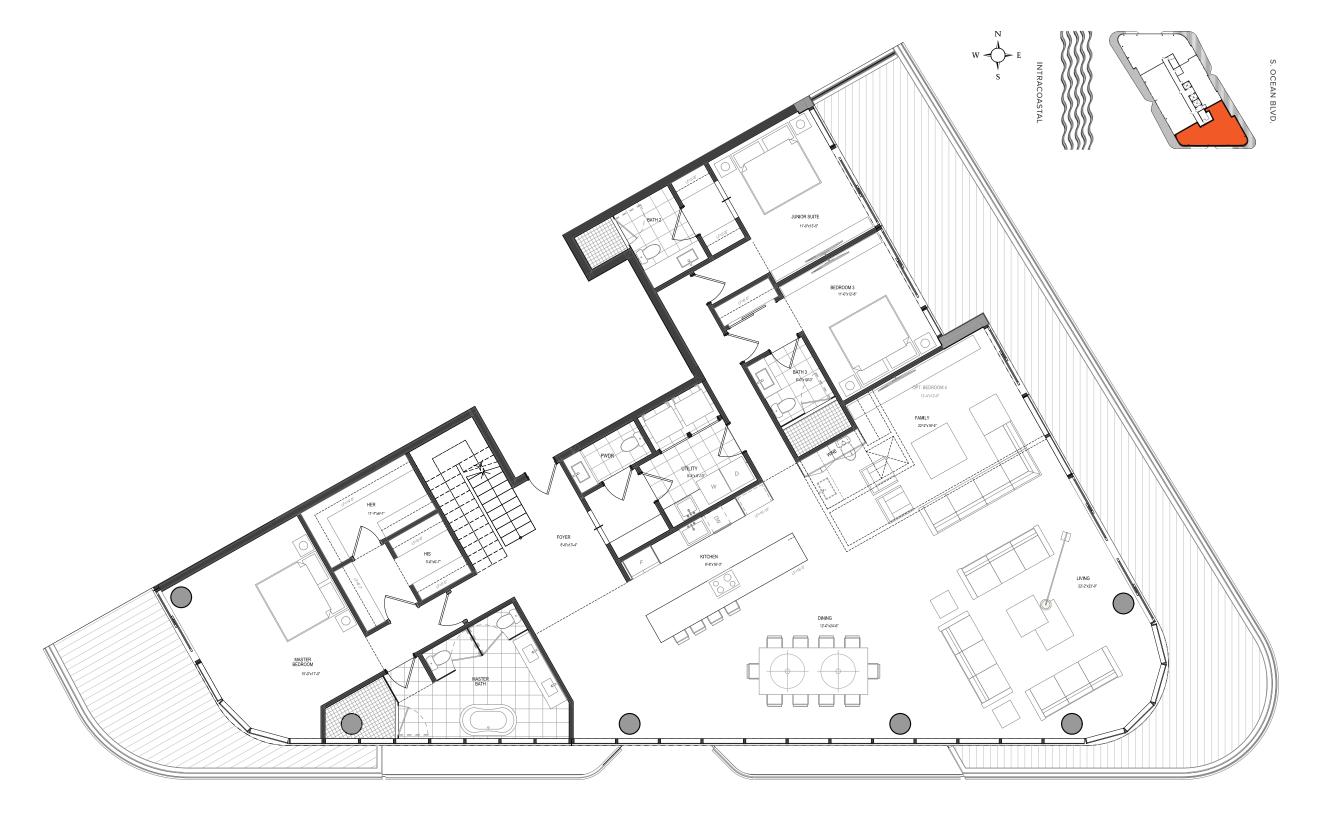


PH SOUTH

Main Level

3 Bedrooms
3.5 Bathrooms
Level 14

INTERIOR 3,051 Sq. Ft. EXTERIOR 4,033 Sq. Ft. TOTAL 7,084 Sq. Ft.







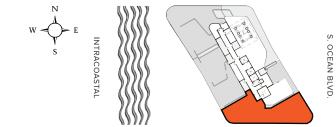
The Ritz-Carlton Residences, Pompano Beach are not owned, developed or sold by The Ritz-Carlton Hotel Company, L.L.C., or its affiliates ("Ritz-Carlton"). 1380 Ocean Associates, LLC uses The Ritz-Carlton marks under a license from Ritz-Carlton, which has not confirmed the accuracy of any of the statements or representations made herein.

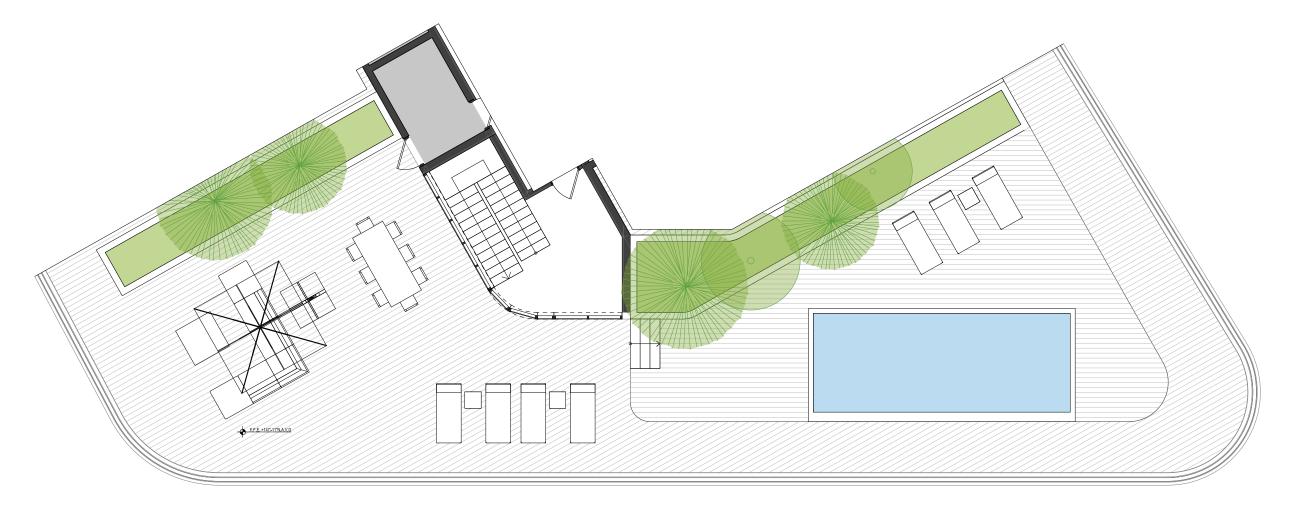
ORAL REPRESENTATIONS CANNOT BE RELIED UPON AS CORRECTLY STATING REPRESENTATIONS OF THE DEVELOPER. FOR CORRECT REPRESENTATIONS, MAKE REFERENCE TO THE DOCUMENTS THAT ARE REQUIRED BY SECTION 718.503, FLORIDA STATUTES, TO BE FURNISHED BY A DEVELOPER TO A BUYER OR LESSEE. THIS PROJECT IS BEING DEVELOPED BY 1380 OCEAN ASSOCIATES, LLC. WHICH HAS THE RIGHT TO USE THE TRADEMARK NAMES AND LOGOS OF FORTUNE INTERNATIONAL GROUP AND OAK CAPITAL. All room sizes and floorplan measurements are approximate and may vary per unit. Floorplans and unit features are preliminary and proposed only. Developer reserves the right to modify, revise, change or withtoraw any or all of same in its sole and absolute discretion and without prior notice. Depictions of furnishings, finishes, appliances, counters, soffits, floor coverings and other matters of detail, including, without limitation, tems of finish and decoration are conceptual only and are not necessarily included in each Unit. Consult your Agreement and the Prospectus for items included with your Unit. The renderings contained herein are an approval for same by the relevant authorities.



YACHT TOWER PH SOUTH Roof Level









The Ritz-Carlton Residences, Pompano Beach are not owned, developed or sold by The Ritz-Carlton Hotel Company, L.L.C., or its affiliates ("Ritz-Carlton"). 1380 Ocean Associates, LLC uses The Ritz-Carlton marks under a license from Ritz-Carlton, which has not confirmed the accuracy of any of the statements or representations made herein.

ORAL REPRESENTATIONS CANNOT BE RELIED UPON AS CORRECTLY STATING REPRESENTATIONS OF THE DEVELOPER TO A BUYER OR LESSEE. THIS PROJECT IS BEING DEVELOPED BY 1380 OCEAN ASSOCIATES, LLC. WHICH HAS THE RIGHT TO USE THE TRADEMARK NAMES AND LOGOS OF FORTUNE INTERNATIONAL GROUP AND OAK CAPITAL. All room sizes and floorplan measurements are approximate and may vary per unit. Floorplans and unit features are preliminary and proposed only. Developer reserves the right to modify, revise, change or withdraw any or all of same in its sole and absolute discretion and without prior notice. Depictions of finish and decoration are conceptual only and are not necessarily included in each Unit. Consult your Agreement and the Prospectus for items included with your Unit. The renderings contained herein are as preliminary and construction are without prior notice. All improvements impression, conceptual tongored features, services, amenities or facilities will be available or built. Developer reserves the right to make any modifications, revisions or withdrawals in its sole discretion and without prior notice. All improvements, design and construction are subject to first obtaining permits and approvals for same by the relevant authorities.

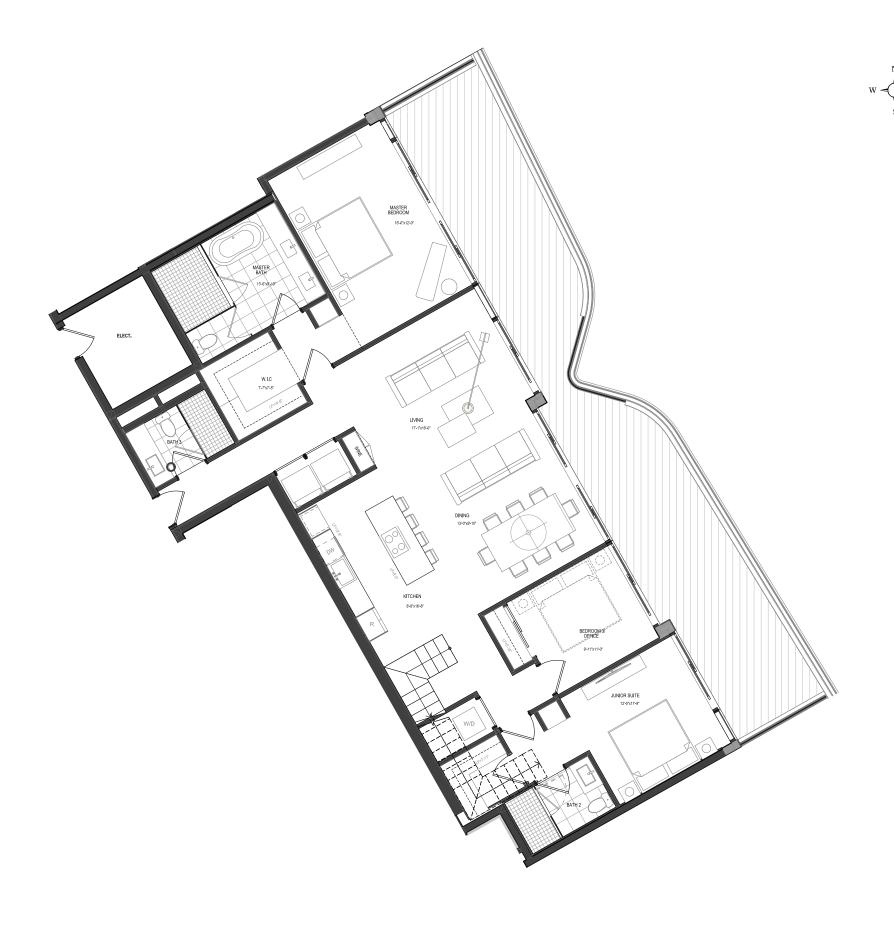


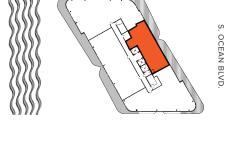
PH EAST

Main Level

3 Bedrooms
3 Bathrooms
Level 14

INTERIOR
2,084 Sq. Ft.
EXTERIOR
2,044 Sq. Ft.
TOTAL
4,128 Sq. Ft.





FORTUNE
INTERNATIONAL
GROUP

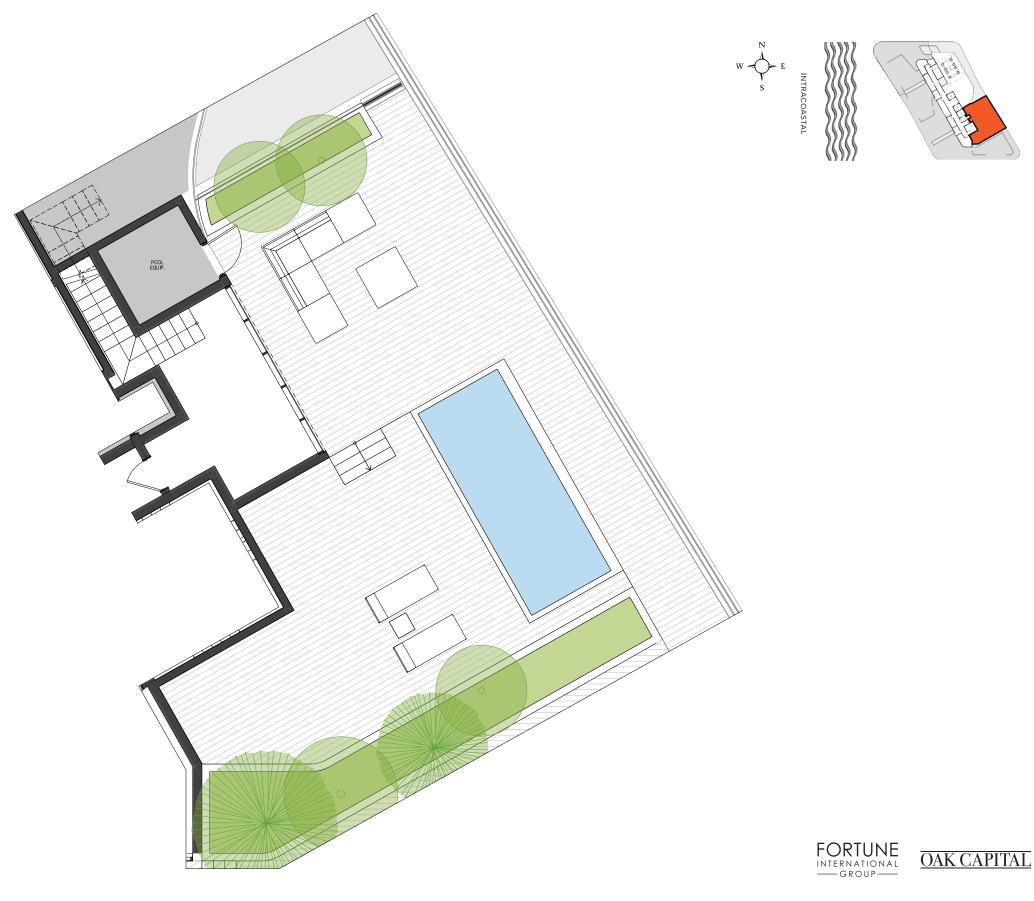


The Ritz-Carlton Residences, Pompano Beach are not owned, developed or sold by The Ritz-Carlton Hotel Company, L.L.C., or its affiliates ("Ritz-Carlton"). 1380 Ocean Associates, LLC uses The Ritz-Carlton marks under a license from Ritz-Carlton, which has not confirmed the accuracy of any of the statements or representations made herein.



PH EAST

Roof Level



The Ritz-Carlton Residences, Pompano Beach are not owned, developed or sold by The Ritz-Carlton Hotel Company, L.L.C., or its affiliates ("Ritz-Carlton"). 1380 Ocean Associates, LLC uses The Ritz-Carlton marks under a license from Ritz-Carlton, which has not confirmed the accuracy of any of the statements or representations made herein.

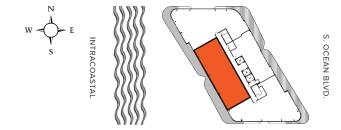


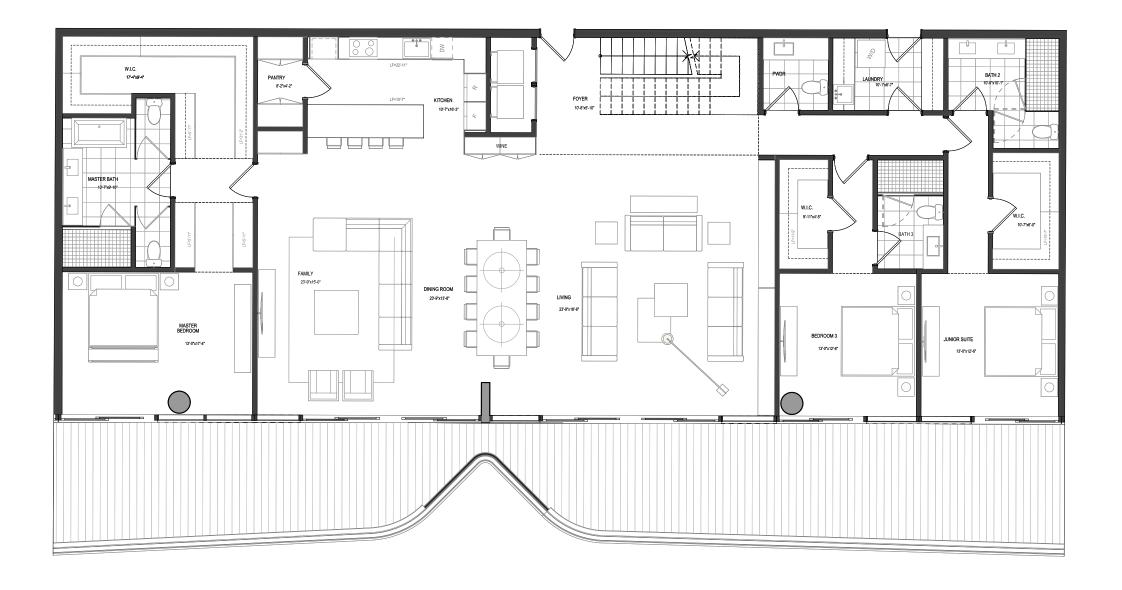
YACHT TOWER PH WEST

Main Level

3 Bedrooms
3.5 Bathrooms
Level 14

INTERIOR 2,963 Sq. Ft. EXTERIOR 3,503 Sq. Ft. TOTAL 6,466 Sq. Ft.





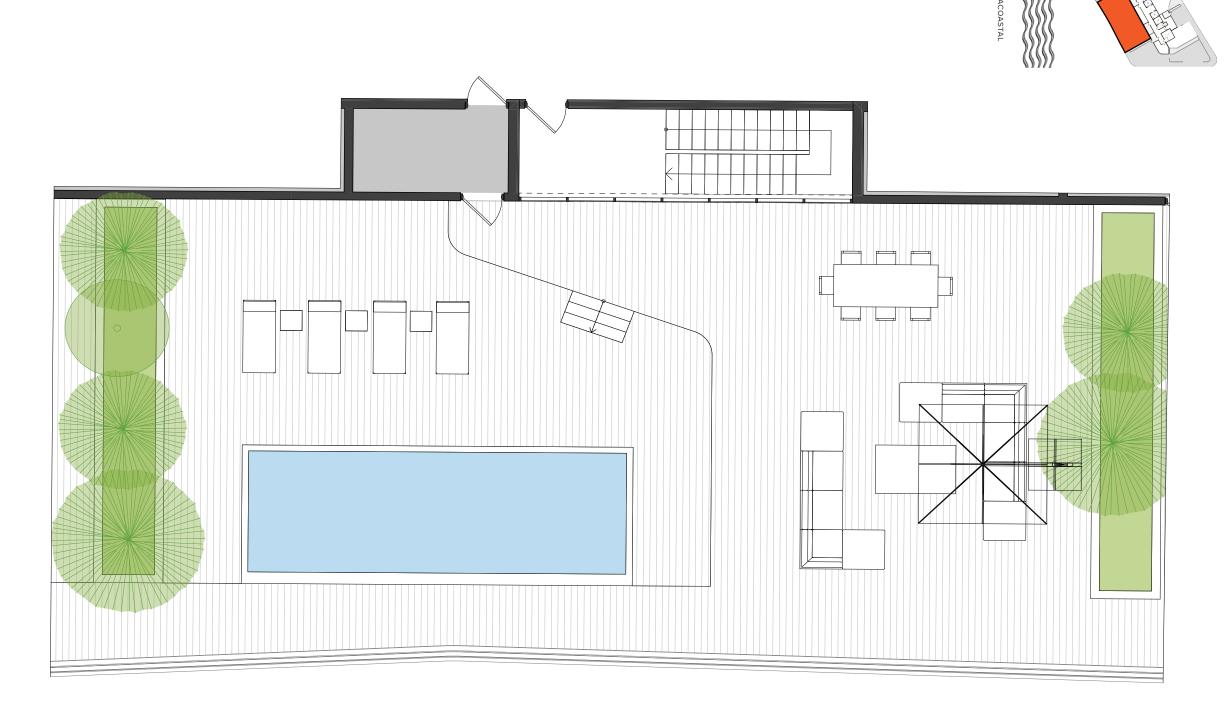




The Ritz-Carlton Residences, Pompano Beach are not owned, developed or sold by The Ritz-Carlton Hotel Company, L.L.C., or its affiliates ("Ritz-Carlton"). 1380 Ocean Associates, LLC uses The Ritz-Carlton marks under a license from Ritz-Carlton, which has not confirmed the accuracy of any of the statements or representations made herein.



YACHT TOWER PH WEST Roof Level





The Ritz-Carlton Residences, Pompano Beach are not owned, developed or sold by The Ritz-Carlton Hotel Company, L.L.C., or its affiliates ("Ritz-Carlton"). 1380 Ocean Associates, LLC uses The Ritz-Carlton marks under a license from Ritz-Carlton, which has not confirmed the accuracy of any of the statements or representations made herein.

ORAL REPRESENTATIONS CANNOT BE RELIED UPON AS CORRECTLY STATING REPRESENTATIONS OF THE DEVELOPER TO A BUYER OR LESSEE. THIS PROJECT IS BEING DEVELOPED BY 1380 OCEAN ASSOCIATES, LLC. WHICH HAS THE RIGHT TO USE THE TRADEMARK NAMES AND LOGOS OF FORTUNE INTERNATIONAL GROUP AND OAK CAPITAL. All room sizes and floorplan measurements are approximate and may vary per unit. Floorplans and unit features are preliminary and proposed only. Developer reserves the right to modify, revise, change or withdraw any or all of same in its sole and absolute discretion and without prior notice. Depictions of finish and decoration are conceptual only and are not necessarily included in each Unit. Consult your Agreement and the Prospectus for items included with your Unit. The renderings contained herein are as preliminary and construction are without prior notice. All improvements impression, conceptual tongored features, services, amenities or facilities will be available or built. Developer reserves the right to make any modifications, revisions or withdrawals in its sole discretion and without prior notice. All improvements, design and construction are subject to first obtaining permits and approvals for same by the relevant authorities.