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ONE
OCEAN

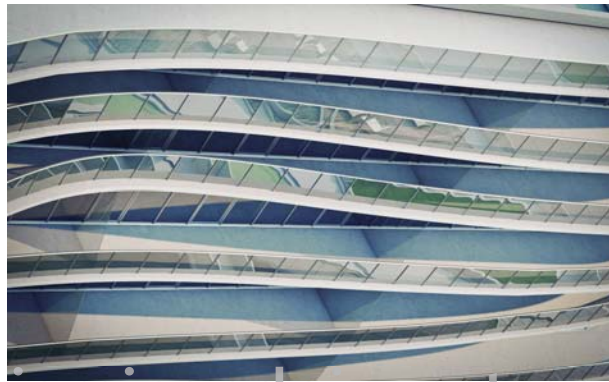
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OCEAN + ARCHITECTURE + ART



Ocean Waves by Daniel Azoulay



One Ocean Terraces by Enrique Norten



"Caminando Juntos" by Jose Bedia

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South Corner



North Corner

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Courtyard

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Entrance

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Pool Terrace

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Penthouse Terrace



Bedroom

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Living Room

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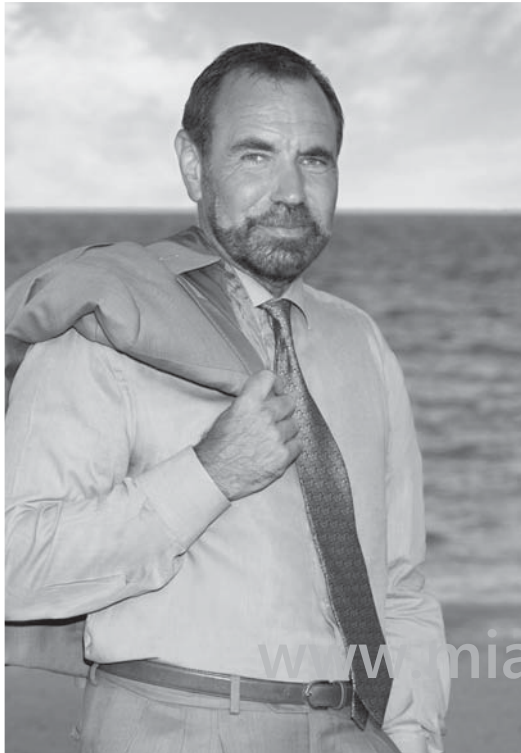


THE DEVELOPER HAS HARNESSSED
THE CREATIVITY AND INNOVATION OF
SOME OF THE GREATEST MINDS

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THE RELATED GROUP



Jorge Pérez
Chairman, Chief Executive
Officer and Founder

"Related properties are built through creative collaborations. In every building I've erected, I've brought in the best designers, artists and architects to create a noteworthy addition to the urban landscape. With great buildings, you change people's lives and leave a footprint in the physical world."

Jorge M. Pérez is the founder and Chairman of The Related Group, the nation's leading developer of multi-family residences. TIME Magazine named Mr. Pérez one of top 25 most influential Hispanics in the United States.

Under his direction, The Related Group and its affiliates have redefined the South Florida landscape. Since its inception, more than 30 years ago, the firm has developed and/or managed more than 80,000 apartments and condominium residences. The Related Group is one of the largest Hispanic-owned businesses in the United States. In 2011, the company reported sales of \$1.4 billion; its portfolio consists of assets of more than \$15 billion.

Pérez serves on the Board of Directors of Miami Art Museum, and is spearheading the capital campaign for its

new Museum Park location in Miami's Bicentennial Park. He chairs the Miami-Dade Cultural Affairs Council and is a member of the University of Miami's Board of Trustees.

Jorge M. Pérez has received numerous awards for his professional and philanthropic achievements, including Builder of the Year from Multifamily Executive; Ernst & Young's Entrepreneur of the Year; Sand In My Shoes Award from the Greater Miami Chamber of Commerce. Developers and Builders Alliance honored Mr. Pérez in 2005 with its most exalted award, the 2006 Community Advancement Award. In Cannes, France, he received The Icon in Real Estate Award of Excellence at MIPIM. Most recently, he was the recipient of The Urban Land Institute Southeast Florida Lifetime Achievement Award and The National Building Museum's Annual Honor Award for his contribution to architecture and design. Because of his long term involvement and \$40 Million contribution, the new Herzog and De Meuron Art Museum will be named The Pérez Art Museum Miami (PAMM).

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THE DESIGN ARCHITECT

Enrique Norten



Born and raised in Mexico City, Enrique Norten began his formal study of architecture at the Universidad Iberoamericana, in Mexico City, where he earned his first professional degree in 1978. He obtained his Master's degree in architecture from Cornell University in 1980. Mr. Norten founded TEN Arquitectos [Taller de Enrique Norten Arquitectos] in 1986, where he currently serves as principal. As of 2001, he has opened another location in New York. In 2011, Enrique Norten was recognized with the "International Award" by the Society of American Registered Architects [SARA], for his distinguished work in the institutional, academic and/or professional field. He was also named "Cultural Ambassador" by the Ministry of Tourism by the Federal Government for his personal and professional qualities, commitment, love and pride for Mexico. In 2010 he was recognized with the "Calli de cristal" Award by the Architects Association of Nuevo León for his extensive professional experience. In February 2008, he was presented with the "Excellence in Architecture and Design Award" by PODER - Boston Consulting Group Business Awards. In 2007 he obtained the "Legacy Award" by the Smithsonian Institution for his contributions to American arts and culture. In 2005, he received the "Leonardo da Vinci" World Award of Arts by the World Cultural Council and was the first Mies van der Rohe Award recipient for Latin American Architecture in 1993. Mr. Norten has lectured all over the world and has participated in numerous international juries and award committees such as that for the World Trade Center Site Memorial Competition in New York City and the Holcim Foundation Awards for Sustainable Construction. He is a board member of the America's Society and was recently appointed a member of the Board of Trustees of the Alfred Herrhausen Society, the International Forum of Deutsche Bank, and served as a jury member for the Urban Age Award in 2010.

Enrique Norten currently holds the Miller Chair at the University of Pennsylvania, in Philadelphia. He has held the O'Neal Ford Chair in Architecture at the University of Texas at Austin, the Lorch Professor of Architecture Chair at the University of Michigan and the Elliot Noyes Visiting Design Critic at Harvard University. He was Professor of Architecture at the Universidad Iberoamericana in Mexico City (1980-1990) and has served as a Visiting Professor at Cornell University, Parsons School of Design, Pratt Institute, Sci-Arc, Rice University, Columbia University and as Eero Saarinen Visiting Professor of Architectural Design at Yale School of Architecture.

Current commissions include the West End Library and Fire Station, two mixed-use developments in Washington, DC; The Block 1 project, a mixed-use building in Miami, FL; a mixed-use building in Lomas de Chapultepec; the Design, Film and Television Center in Mexico City; a convention center in Oaxaca Mexico; a high performance sports center in Querétaro Mexico; Galerías Serdán, a shopping Mall in Puebla, MX; The Master Plan for Xochimilco's Environmental Complex and the CIEAX [Center for Water Research and Education] in Mexico City; and a new vision for Rutgers University's Livingston Campus in Piscataway, NJ. The design for Rutgers' Business School in Livingston Campus at New Brunswick, NJ is currently being constructed as well as Eurocenter, a mixed-use building in Mexico City; The Amparo Museum at Puebla, MX; the Acapulco's City Hall in Acapulco, MX and the 1.3 million sf Mercedes House in New York, NY. Recently completed projects include Hotel Americano and One York Residential Building in New York City; The Chopo Museum in Mexico City; The National Laboratory of Genomics for Biodiversity located in Irapuato, Guanajuato, MX; MUSEVI, an elevated Museum in Villahermosa, Tab. MX; and 580 Carroll Street Residential Building situated in Brooklyn, NY



THE LANDSCAPE DESIGNER

Enzo Enea

Enea GmbH has established itself as one of the leading landscape architectural firms in Switzerland and in the world. The firm is widely recognized for its abilities to deal with complex design and construction of private gardens and terraces, restaurants, hotel and resort environments, corporate gardens, public parks, and golf courses. The strength and philosophy of Enea is in the overall execution and implementation of challenging projects, which range from the planning and construction phase to the provision of irrigation systems, garden furniture, lighting design and installation. Enea also has a garden maintenance team for the care of the newly created gardens and terraces, since customers should be able to benefit from professional garden services even after construction has been completed. Enea's distinctive designs connect landform and architecture, blending house and garden by interfacing the outside with the inside.

The foundation for this garden design firm was laid by Enzo Enea's father, who ran a garden decoration company for over 30 years. In 1990, Enzo Enea took over the business and in 1993 he founded Enea GmbH, in

Schmerikon, Switzerland. Enzo Enea has currently a staff of 140 employees in Switzerland as well as in North America where, in 2005, a Miami-based branch office was established, along with a showroom in Zurich.

In April 2008 Enea relocated its headquarters to Rapperswil-Jona on Lake Zürich. In June of 2010, Enzo Enea opened the gates of his new, unique 7.5 ha complex, featuring a park, arboretum, and tree museum. Here, spatial concepts are developed; knowledge of the plant world is expanded, thus providing inspiration. The grounds are integrated around a new building containing a showroom for outdoor furniture and a carpenter's workshop, which was designed by Oppenheim Architecture + Design and honored with the 'American Architecture Award' from the Chicago Athenaeum in 2009. The showroom is available to rent for private and corporate events.

With loving attention to detail, Enzo Enea has designed more than 800 gardens in different climate zones - from the first sketch to the final constructed garden. His work is described in detail in the book *enea private gardens*.



THE INTERIOR DESIGNERS

Yabu Pushelberg

Yabu Pushelberg has been creating timeless and artistic designs worldwide for 30 years. With studios in New York and Toronto, the design studio is divided into 6 teams comprised of design and project management personnel specializing in luxury design.

Yabu Pushelberg has been honored with being named by Town & Country magazine as two of the "101 People You Must Meet in 2011" and by Conde Nast Traveler magazine

as the "Hot Interior Design Firm" of 2011, Platinum Circle Award, for their exceptional achievement in the hospitality industry, as well as, the James Beard Foundation award for excellence in Restaurant design. Partners George Yabu and Glenn Pushelberg were named Designer of the Year by Contract magazine, and have been inducted into the Interior Design magazine Hall of Fame

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THE ARTISTS

José Bedia

Originally born in Havana, Cuba, José Bedia was trained in a traditional academic style but eventually created his own vision, combining elements of the indigenous cultures of Africa and America. His paintings are known for blurring the boundary between fantasy and reality, and reflect his experience and fascination with Afro-Cuban religion, Palo Monte 'earth-based' philosophy, and Native American culture. Often, his works represent the spiritual and primitive elements as they co-exist in today's modern

world. Bedia's works have been included in the biennials of both São Paulo and Venice. He has also participated in many of the large-scale exhibitions of Latin American art such as, the 1993 exhibition Latin American Artists of the Twentieth Century, The Museum of Modern Art, New York, and Art of the Fantastic: Latin America, 1920-1987, at the Indianapolis Museum of Art. The Miami Art Museum is presently holding a major one man show of this great artist. He currently lives in Miami.

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THE ARTISTS

Michele Oka Doner

Michele Oka Doner is an internationally renowned artist whose career spans four decades. The breadth of artistic production encompasses sculpture, furniture, jewelry, public art, functional objects and video. Oka Doner's work is fueled by a lifelong study and appreciation of the natural world, from which she derives her formal vocabulary. She is well known for creating over 35 public art installations throughout the United States and in Europe, including "Radiant Site" at New York's Herald Square subway, "Flight" at Washington's Reagan International Airport and "A Walk on the Beach" at The Miami International Airport (1995-2010), which features 9000 bronze sculptures inlaid over a mile and a quarter long concourse of terrazzo with mother-of-pearl, one of the largest public artworks in the world. She has created collections with Steuben in glass, and Christofle in silver. Oka Doner's other public art projects can be found in U.S. Courthouses, public libraries, hospitals, museums, universities, as well as in public parks and transportation centers; Michele is represented by Marlborough Gallery, New York. In addition to major one person and group exhibitions

at Marlborough, her artwork can be found in the collections of The Metropolitan Museum of Art, the Art Institute of Chicago, the Musée des Arts Décoratifs at the Louvre, the Whitney Museum of American Art, The Dallas Museum of Art, the Virginia Museum of Fine Arts, the St. Louis Art Museum, the Cooper-Hewitt National Design Museum, The University of Michigan Museum of Art and the Yale Art Gallery. Among many publications about her work are three monographs: *Natural Seduction* (Hudson Hills Press, 2003), *Workbook* (Oka Press, 2004), and *HumanNature* (Edizioni Charta, 2008). She maintains studios in New York and Miami Beach.



THE ARTISTS

Eugenio & Lautaro Cuttica

Lautaro Cuttica, son of the artist Eugenio Cuttica, was born in Buenos Aires in 1987. In 1996 his family moved to New York City where he received extensive education. At the age of 15 he decided to become an artist. In 2005 Mr. Cuttica applied and was admitted into both the Art and Architecture School at Cooper Union in NY, a full-scholarship institution. Already coming from a family background of art, Lautaro chose to attend the architecture school, seeking to amplify his disciplinary make up and to bring spacial elements into his painting. In 2011 he graduated from Cooper Union. Lautaro's work investigates the question of the Ideal; specifically, whether the Ideal is really the pursuit of the manifestation of philosophy or rather the embrace of our imperfect mortality. Lautaro's work seeks to create a bridge between these two polarities. Lautaro Cuttica now lives and works in his studio in Bushwick, Brooklyn.

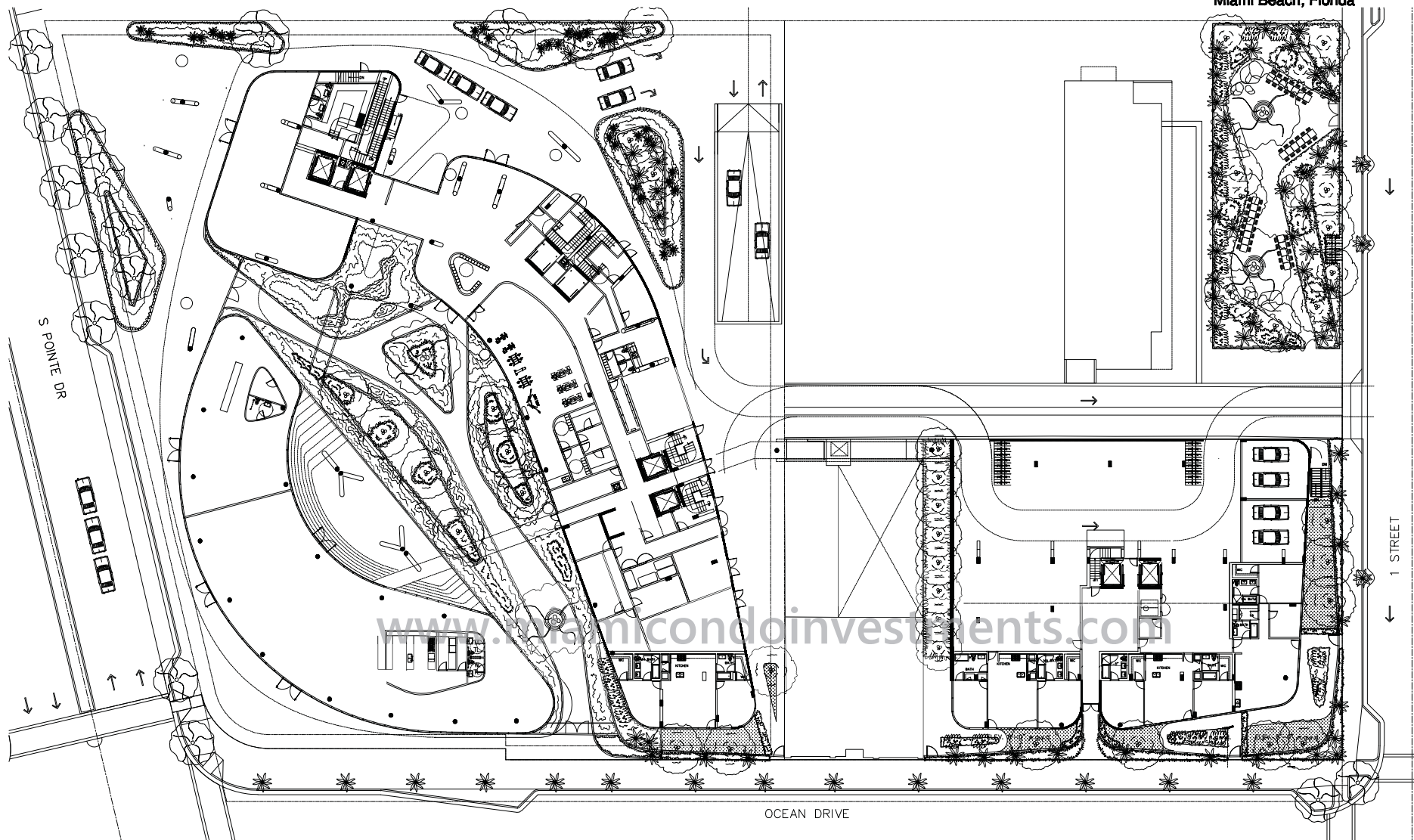
Eugenio Cuttica, contemporary artist, was born in Buenos Aires on April 3, 1957. In 1980 Mr. Cuttica graduated from the Argentinean National School of Fine Arts, where he studied Painting and Sculpture and in 1984 he completed

his studies at the University of Buenos Aires, where he majored in Architecture. At an early age Eugenio assisted painters Justo Solsona, Howard Martizez and Antono Berni, where he gained priceless experience. At 31 Mr. Cuttica was awarded the Young Painters, Amelita Fortabat grand prize and at 32 he was selected as finalist for the Biennial in Venice, Italy. Eugenio has exhibited his work in countless galleries, museums, cultural centers and international art fairs for more than 30 years throughout the world. Most recently in August 2012 he was selected to exhibit his work at the 2012 London Olympic Fine Arts Museum in London. His work is based on a strong imprint of synchronicity and connection to what he calls the dimension of the infinite frequency of no time. His works appeal to beauty, not from the intellectual construct but as something that just happens, appealing to the idea of the artist as a vehicle of energy that passes and he is foreign. During Mr. Cuttica enables viewers to rediscover a contemplative state.

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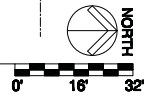
One Ocean

Miami Beach, Florida



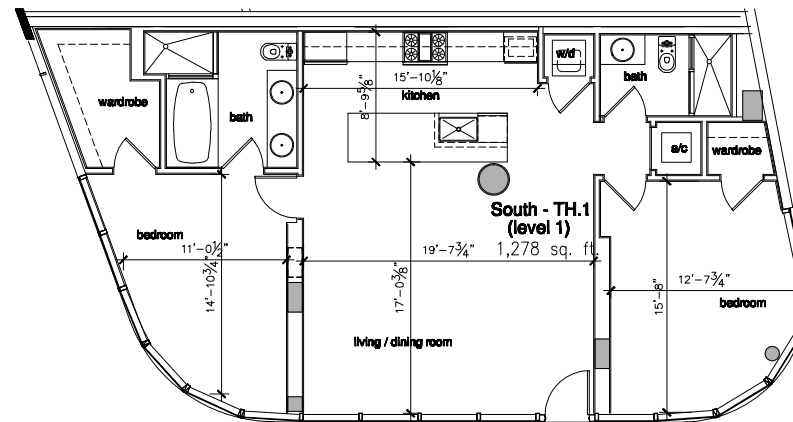
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overall
level 1



One Ocean

Miami Beach, Florida



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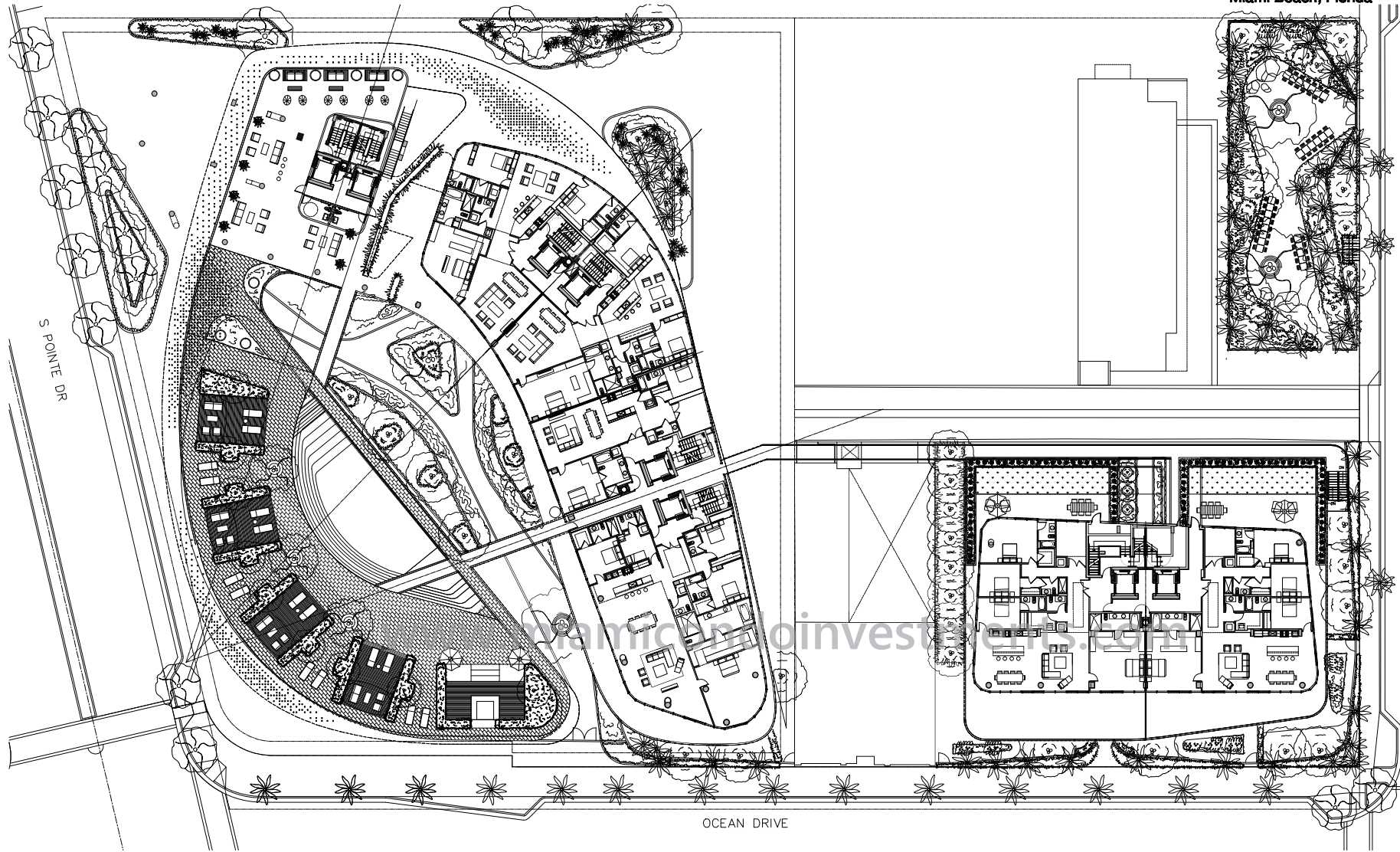
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south building - TH.1
level 1



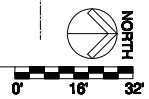
One Ocean

Miami Beach, Florida



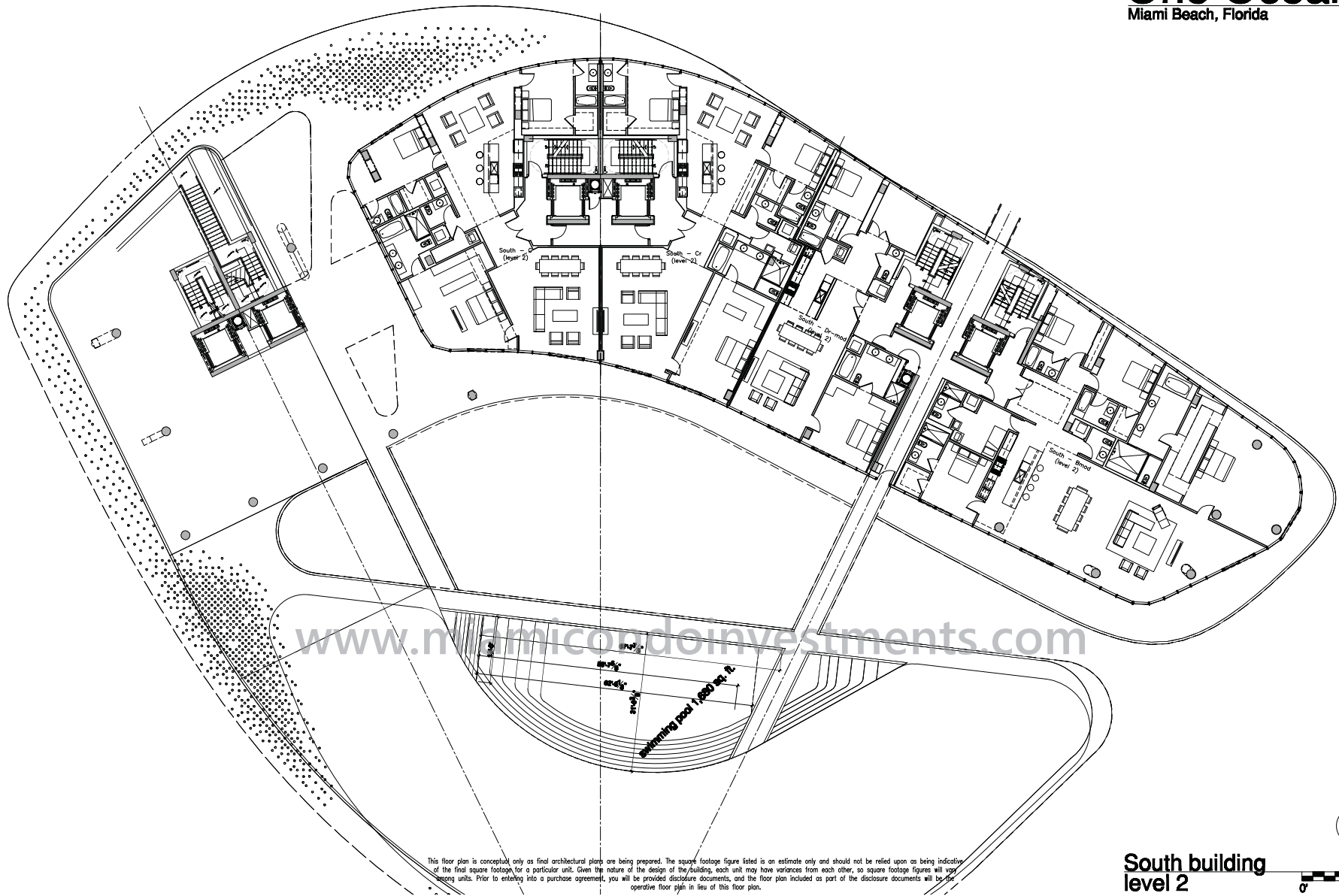
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**overall
level 2**



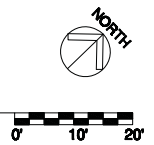
One Ocean

Miami Beach, Florida



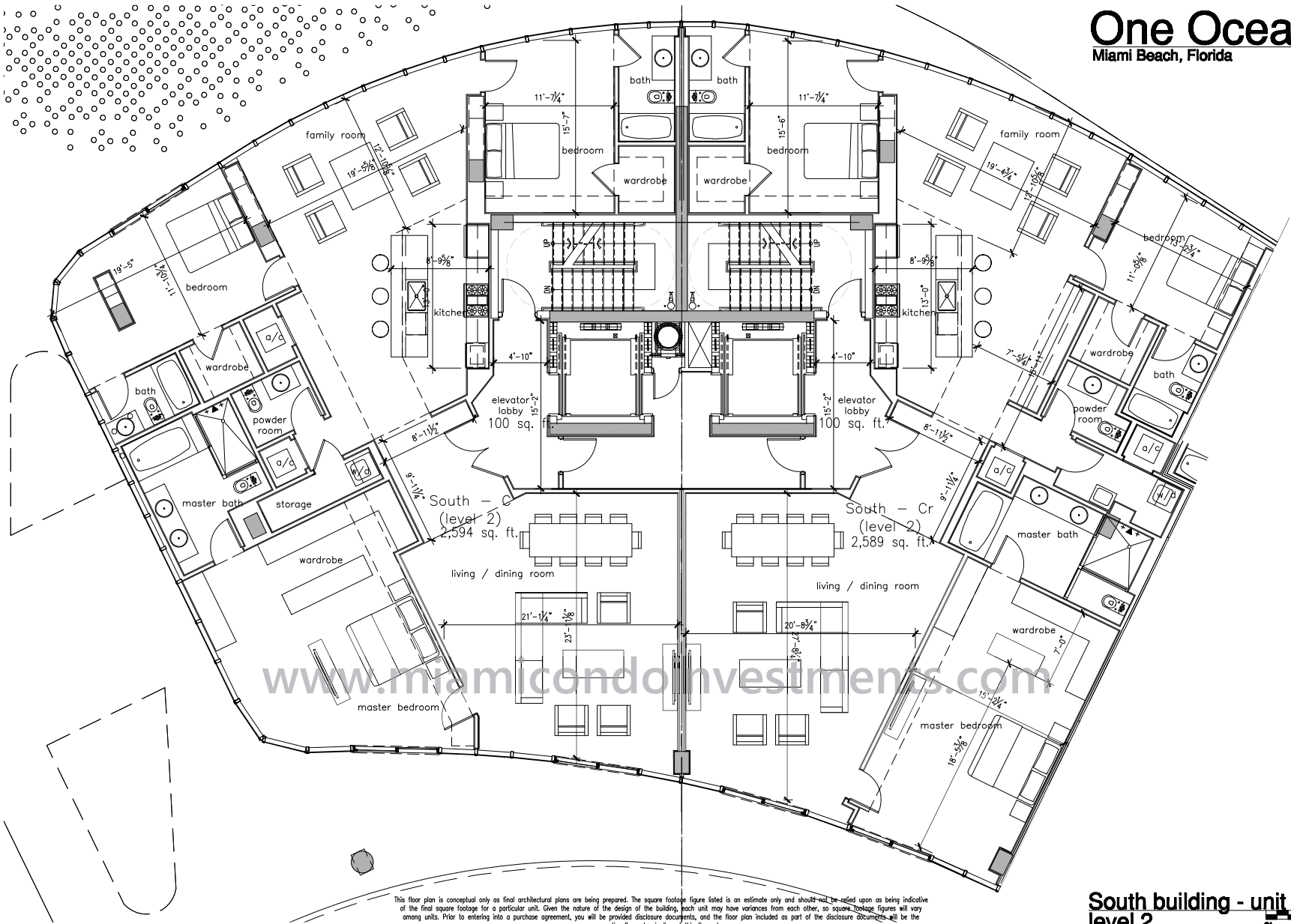
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South building
level 2



One Ocean

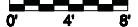
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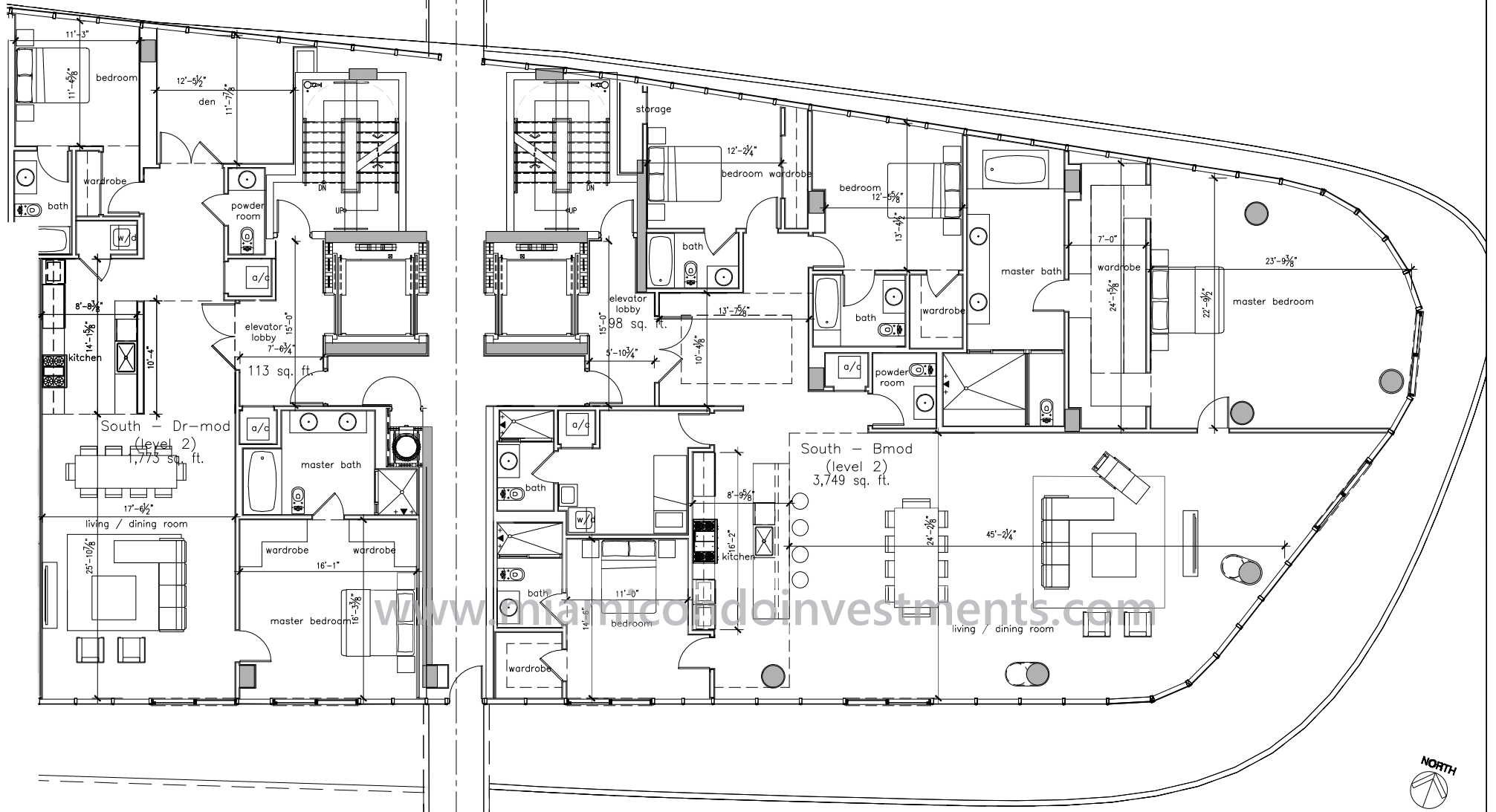
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South building - unit C / Cr
level 2



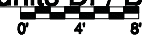
One Ocean

Miami Beach, Florida



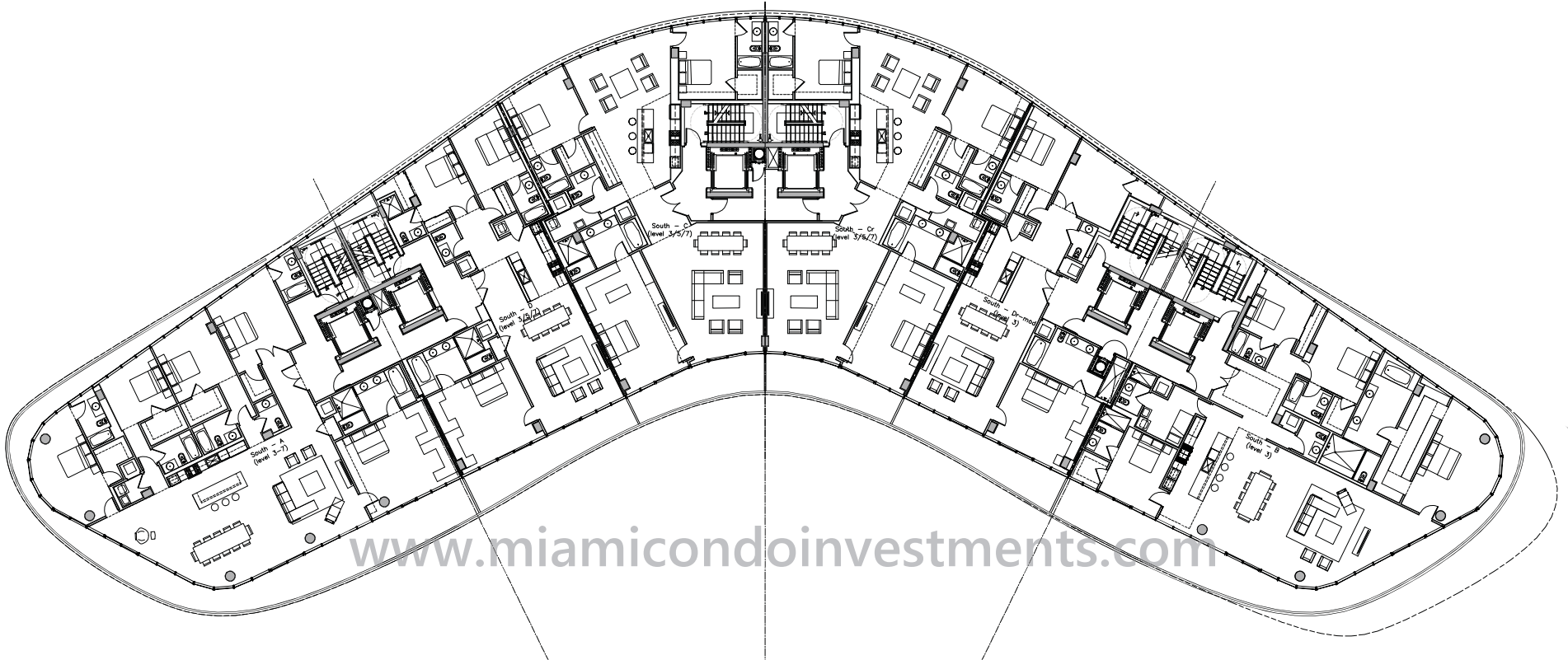
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**South building - units Dr / B
level 2**



One Ocean

Miami Beach, Florida



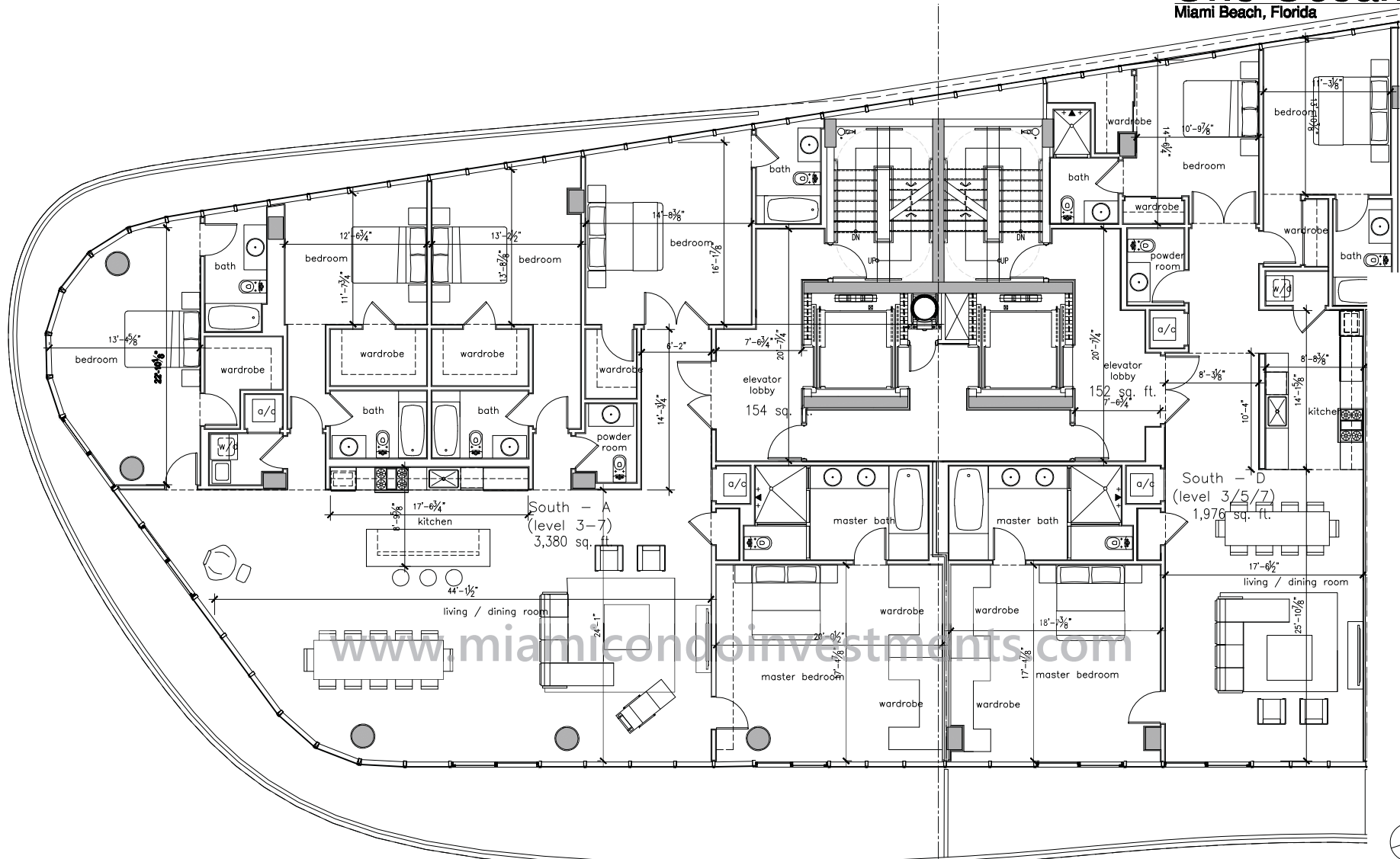
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**South building
level 3**



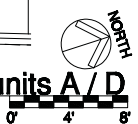
One Ocean

Miami Beach, Florida



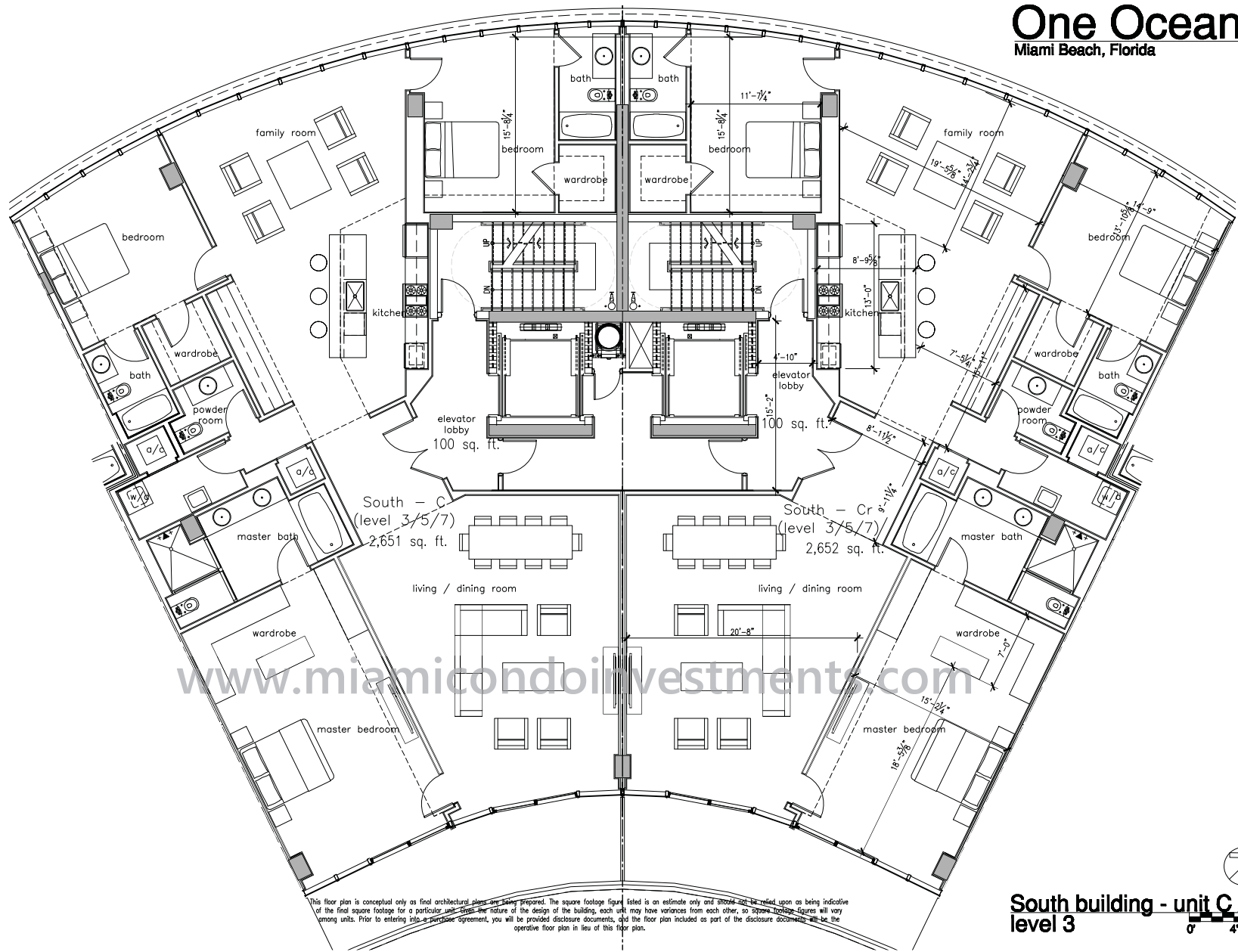
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South building - units A / D
level 3



One Ocean

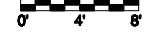
Miami Beach, Florida



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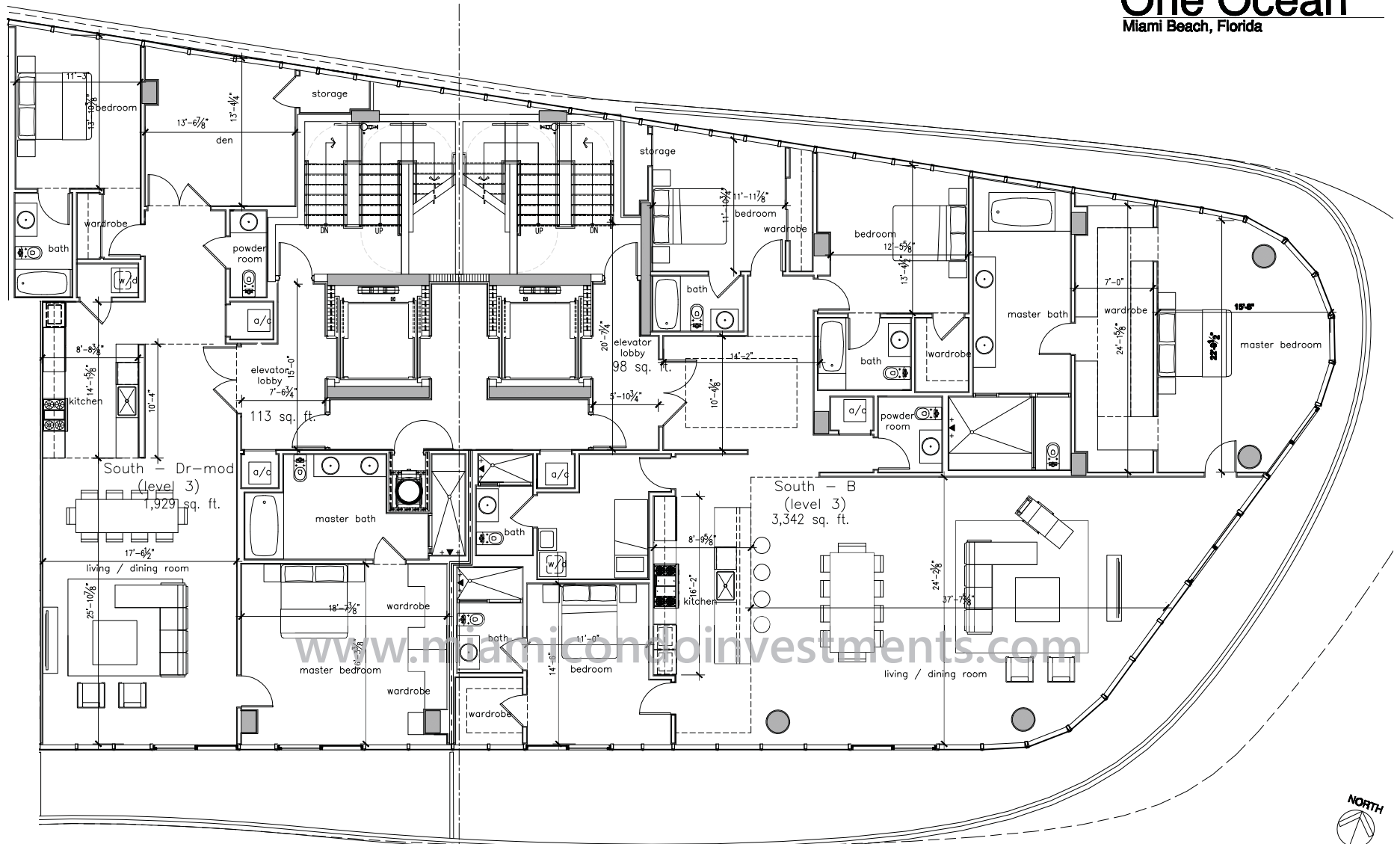
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South building - unit C / Cr
level 3



One Ocean

Miami Beach, Florida



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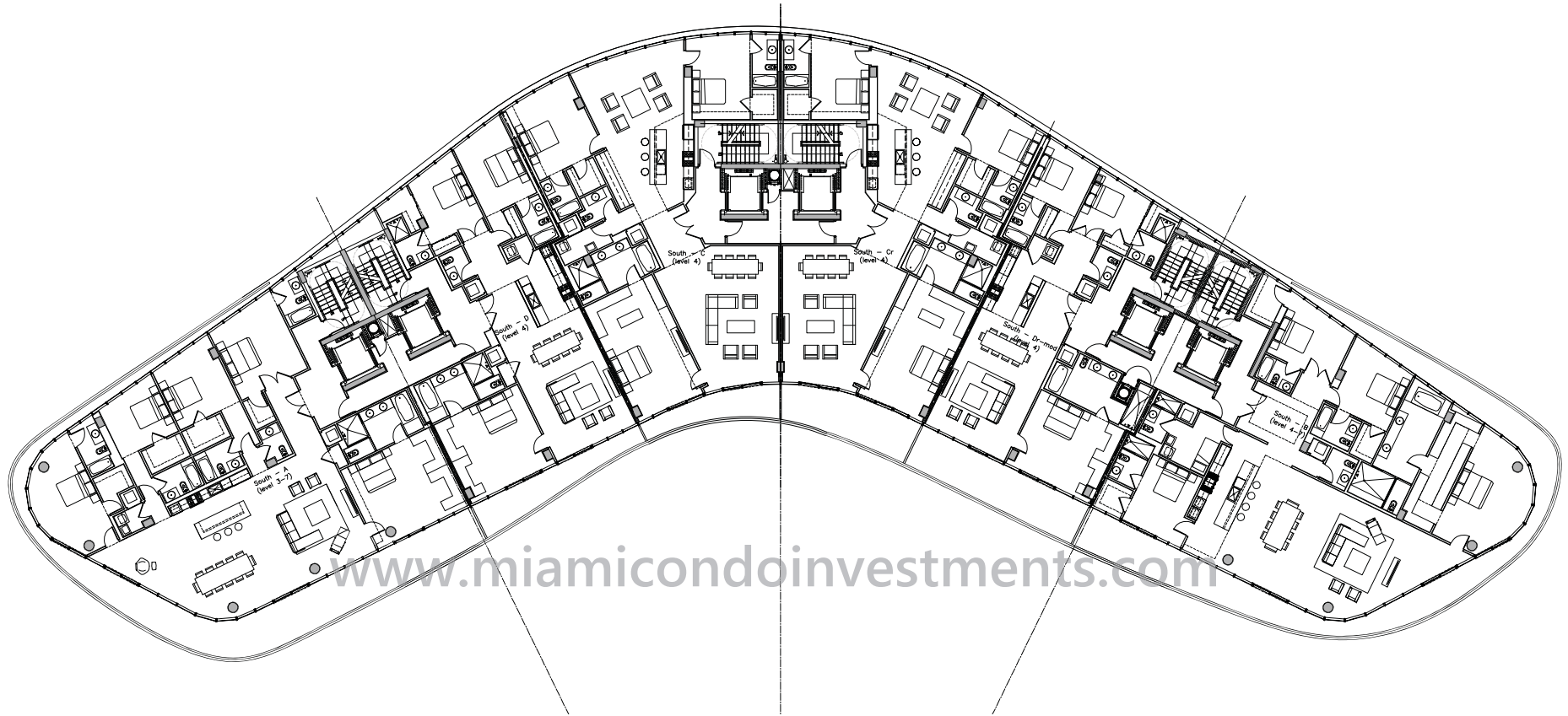
South building - units Dr / B
level 3



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One Ocean

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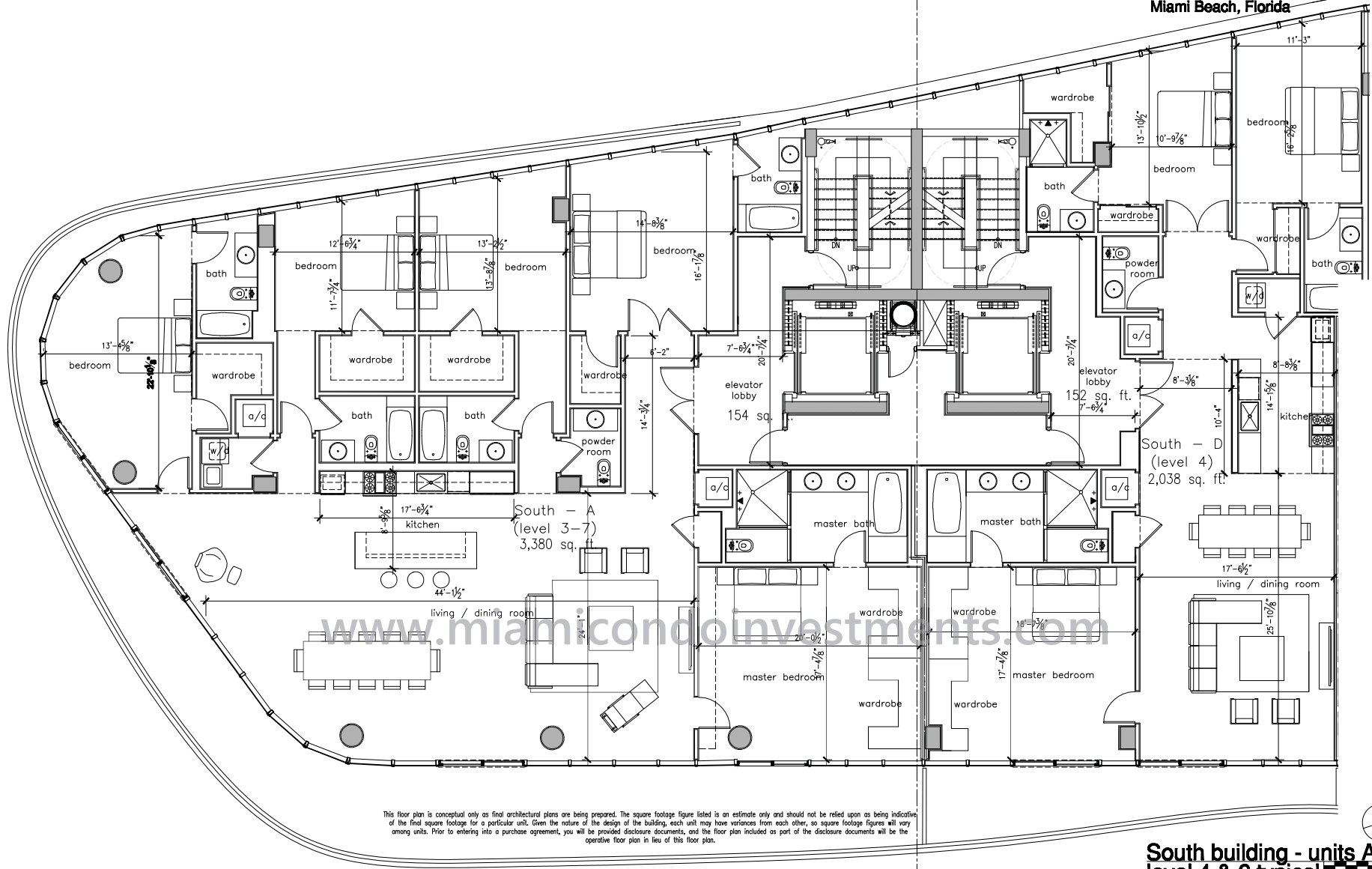
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South building
level 4 & 6 typical

One Ocean

Miami Beach, Florida



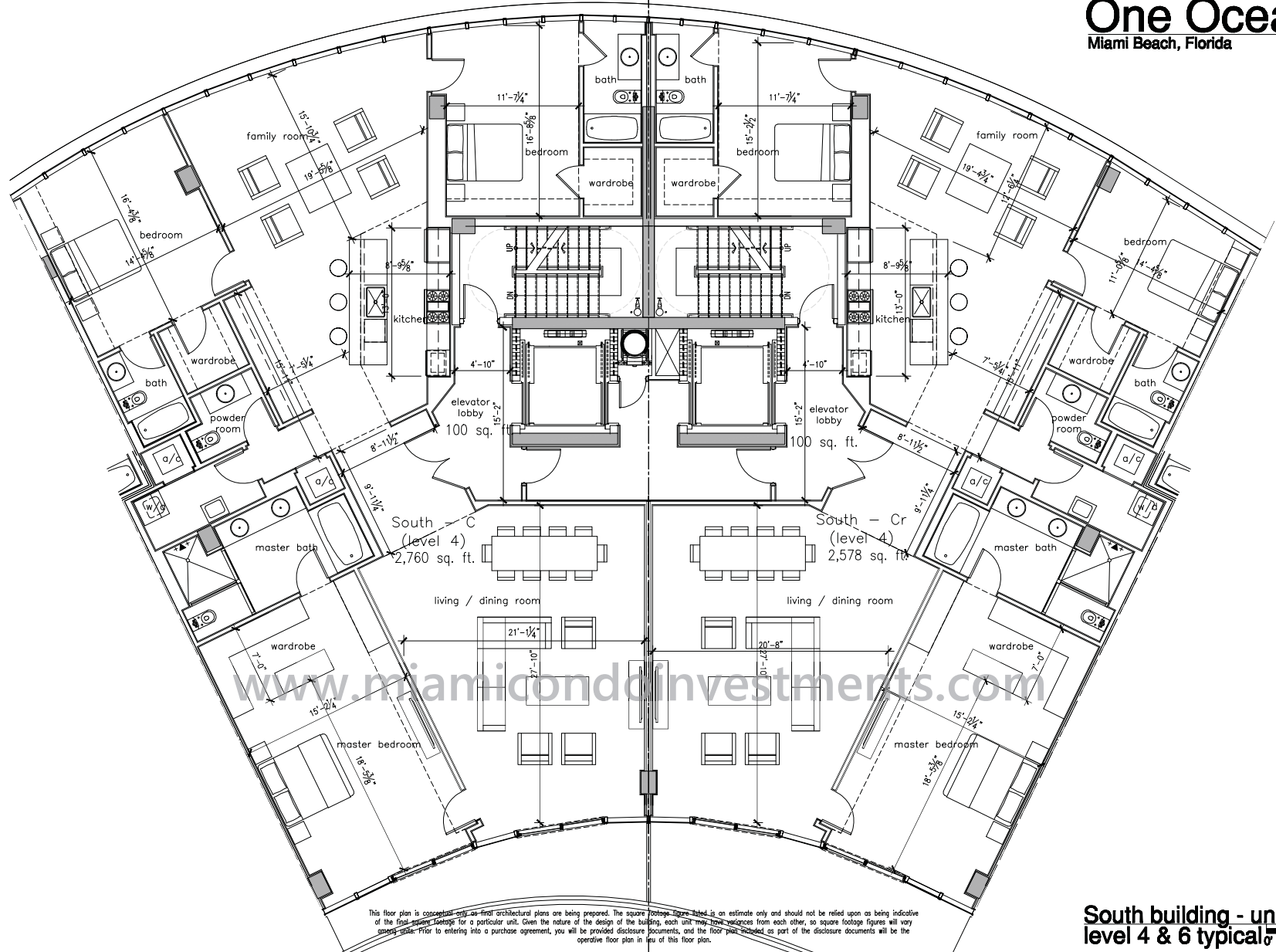
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South building - units A / D
level 4 & 6 typical



One Ocean

Miami Beach, Florida



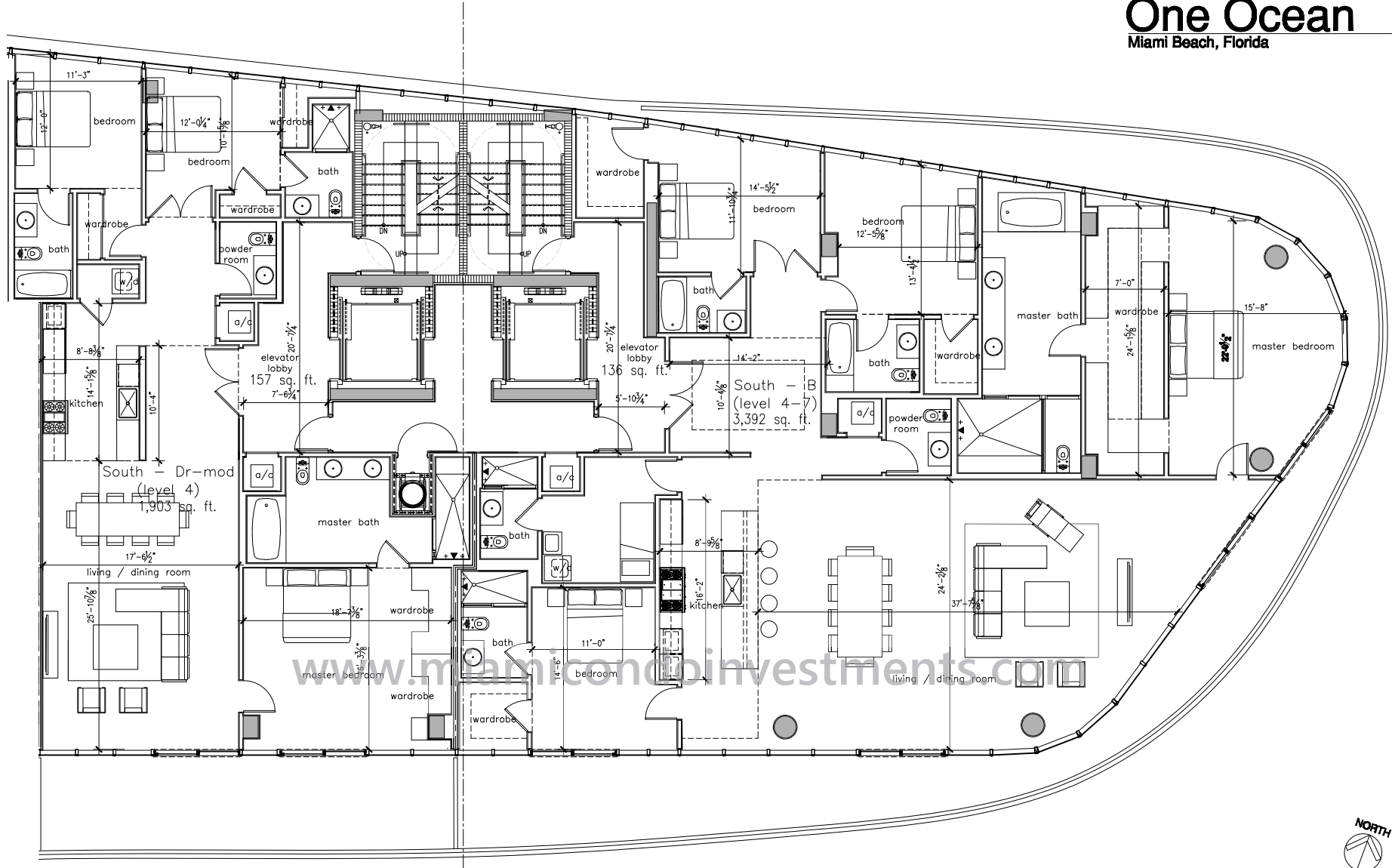
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South building - unit C / Cr
level 4 & 6 typical



One Ocean

Miami Beach, Florida



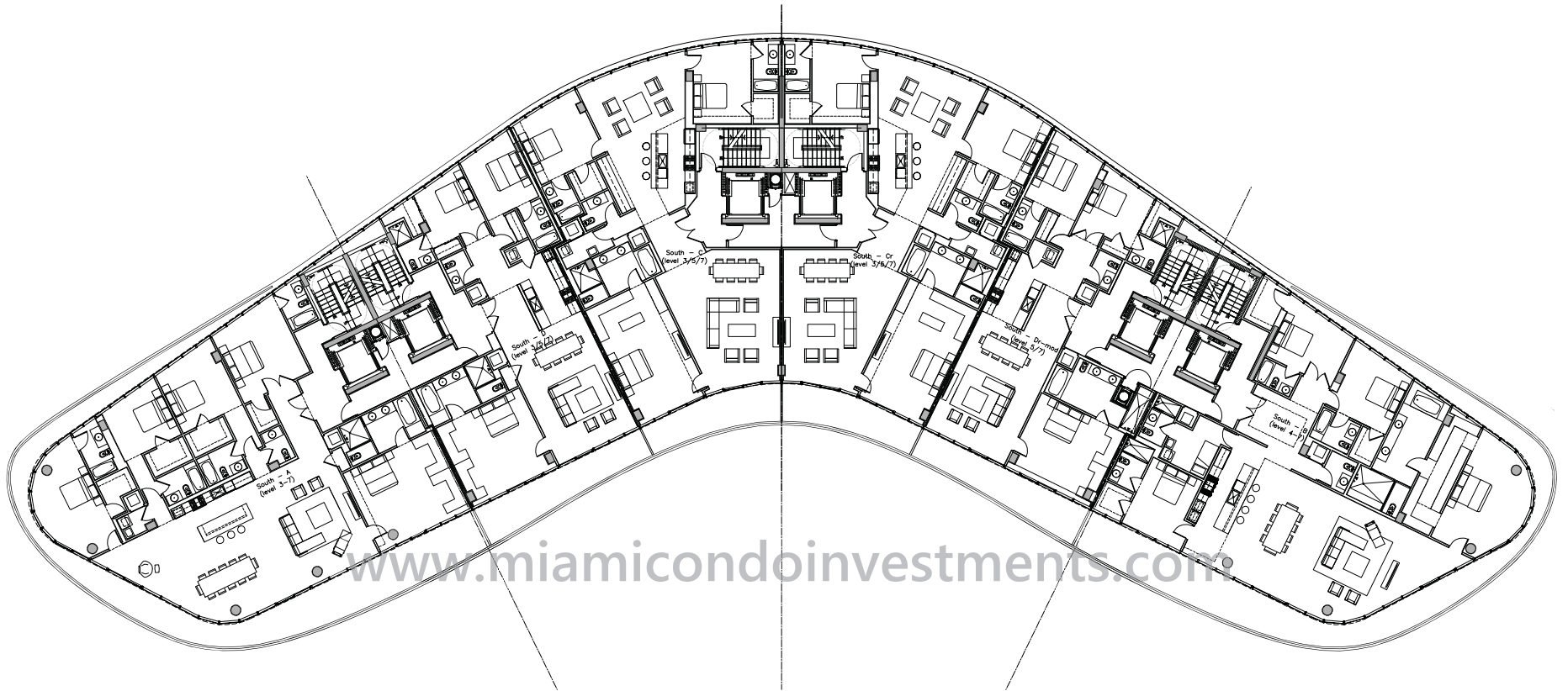
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South building - units Dr / B
level 4 & 6 typical

One Ocean

Miami Beach, Florida



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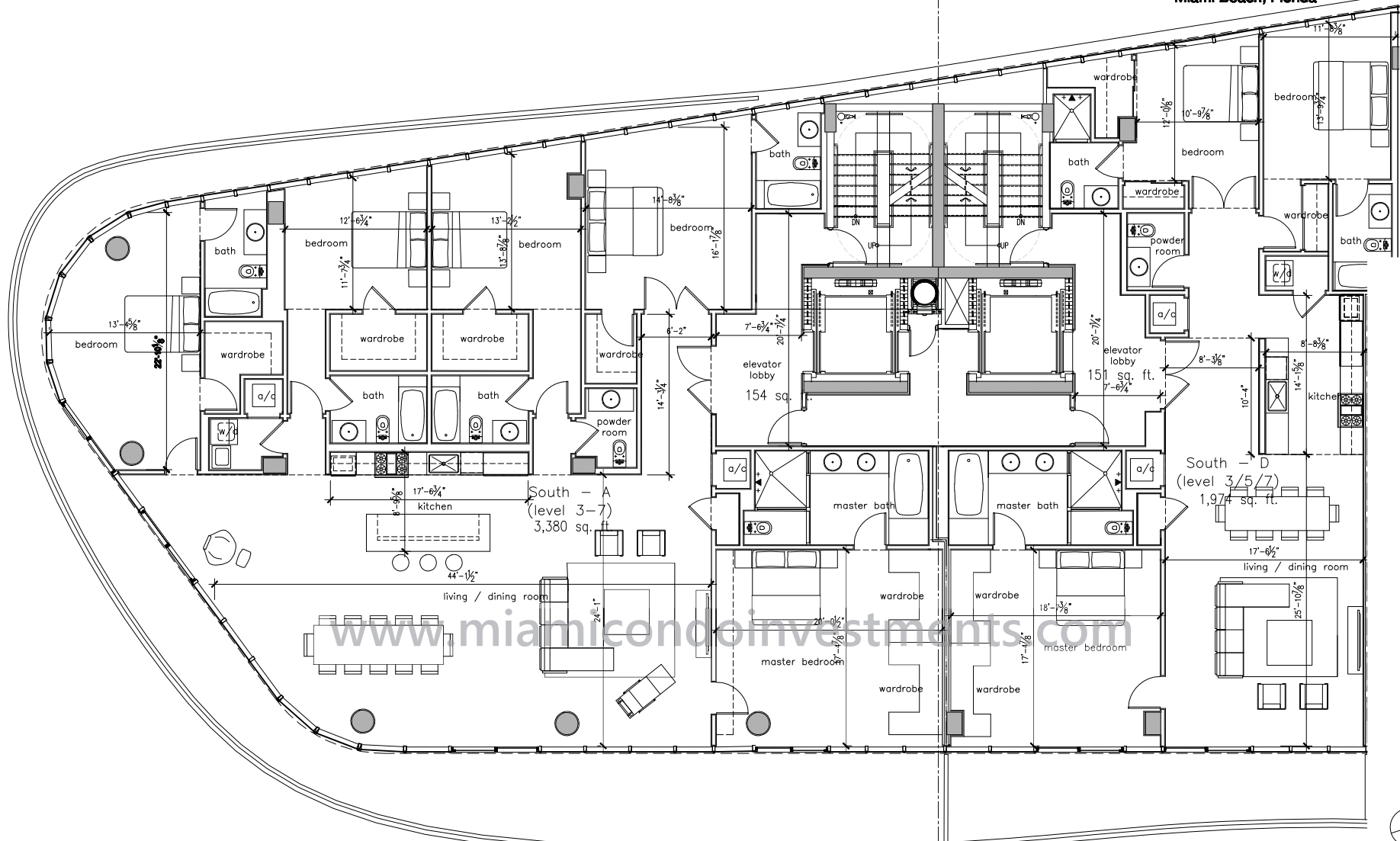
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South building
level 5 & 7 typical

One Ocean

Miami Beach, Florida



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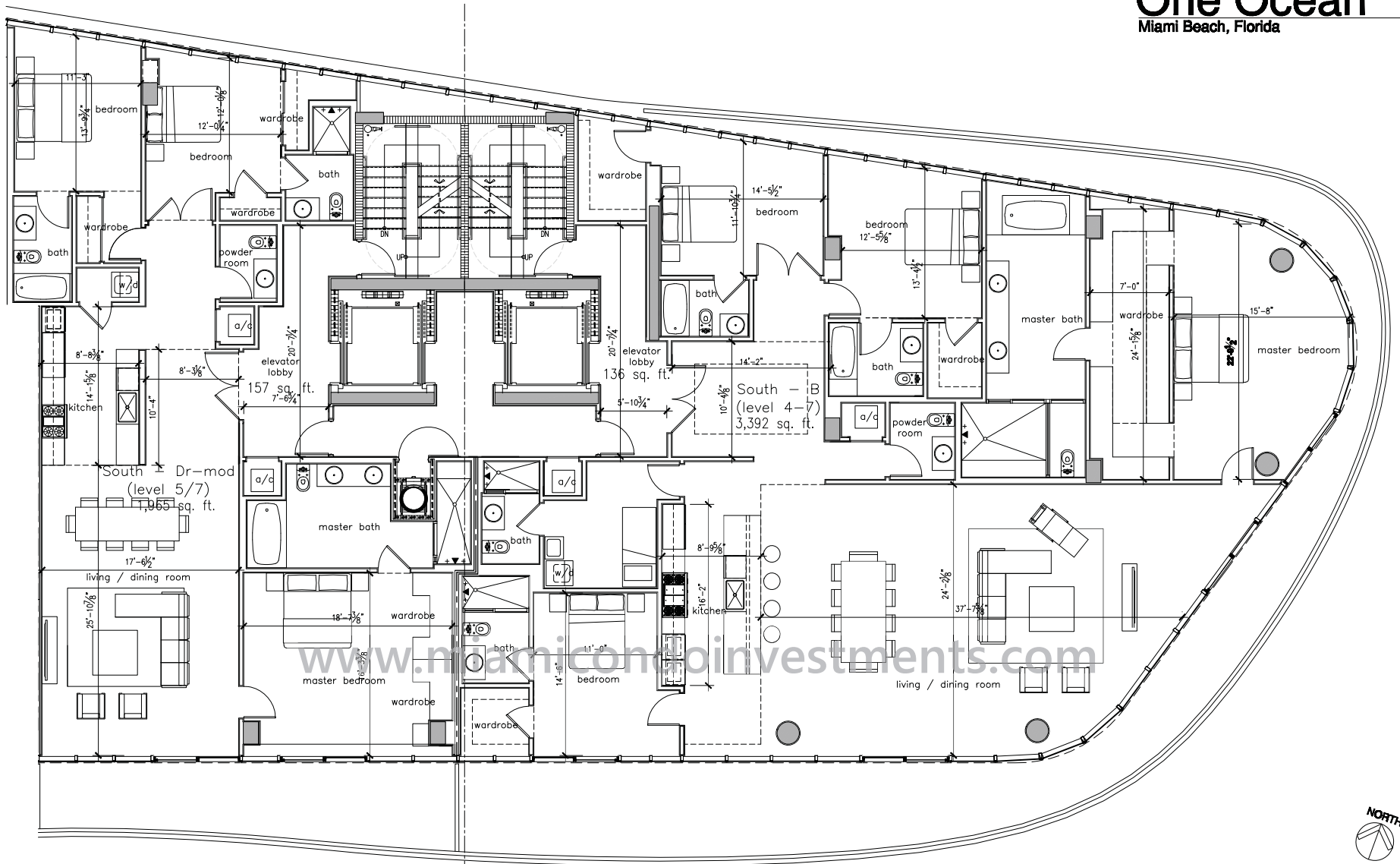
South building - units A / D
level 5 & 7 typical



4 8'

One Ocean

Miami Beach, Florida



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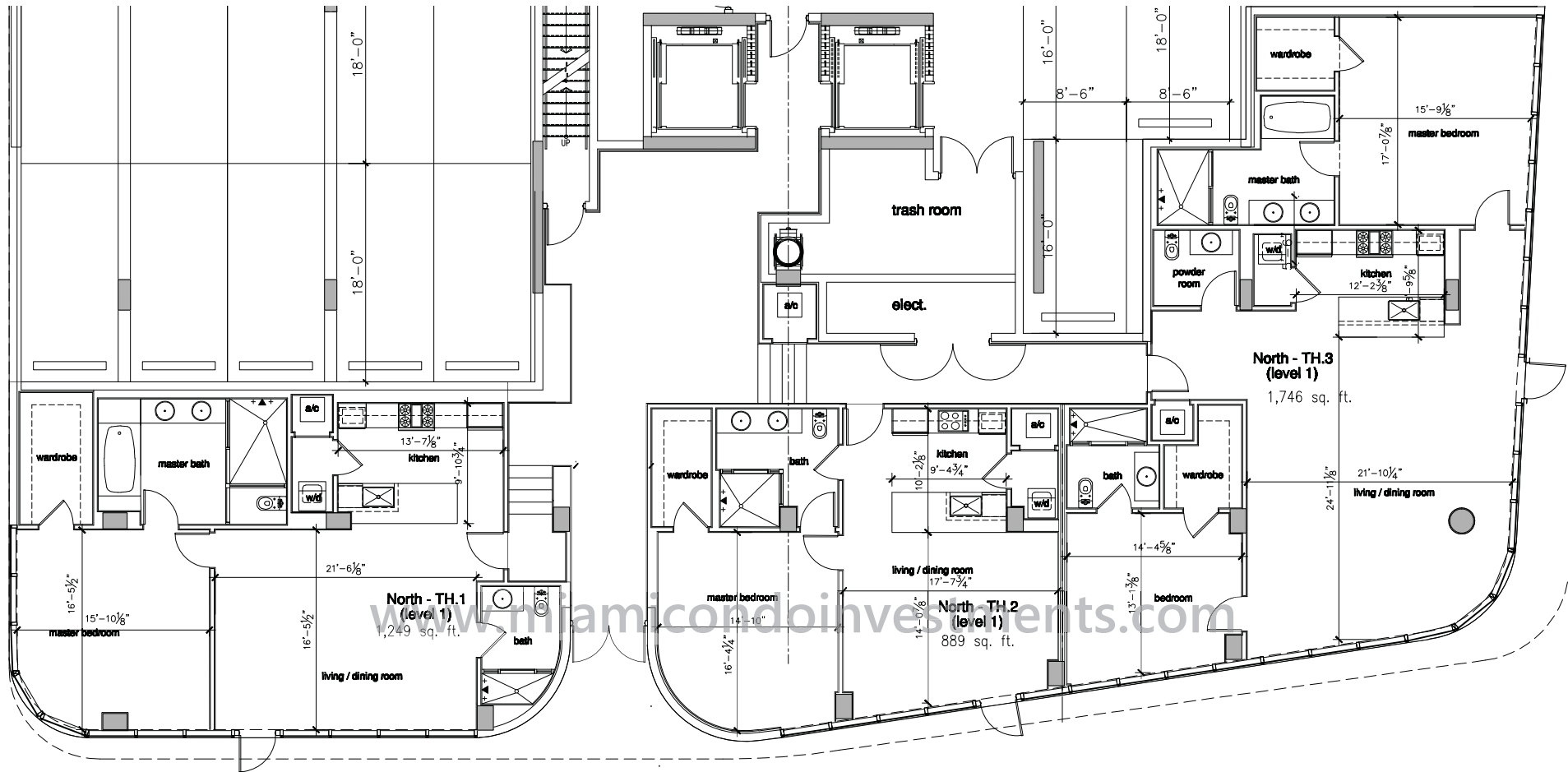
This floor plan is conceptual only as final architectural plans are being prepared. The square footage figure listed is an estimate only and should not be relied upon as being indicative of the final square footage for a particular unit. Given the nature of the design of the building, each unit may have 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

4' 8"

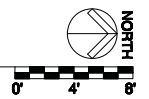
One Ocean

Miami Beach, Florida



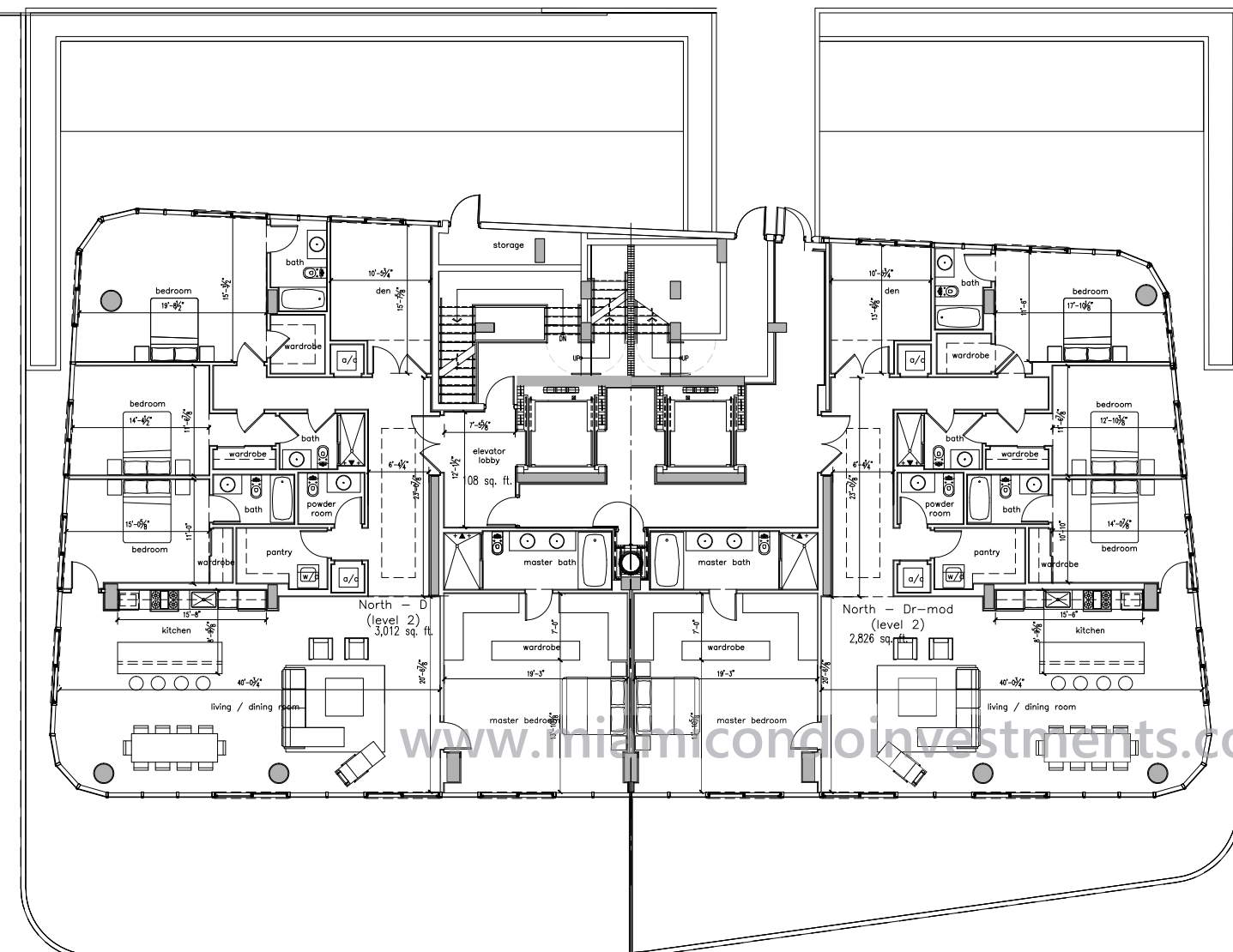
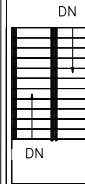
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north building
level 1



One Ocean

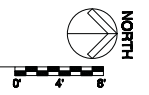
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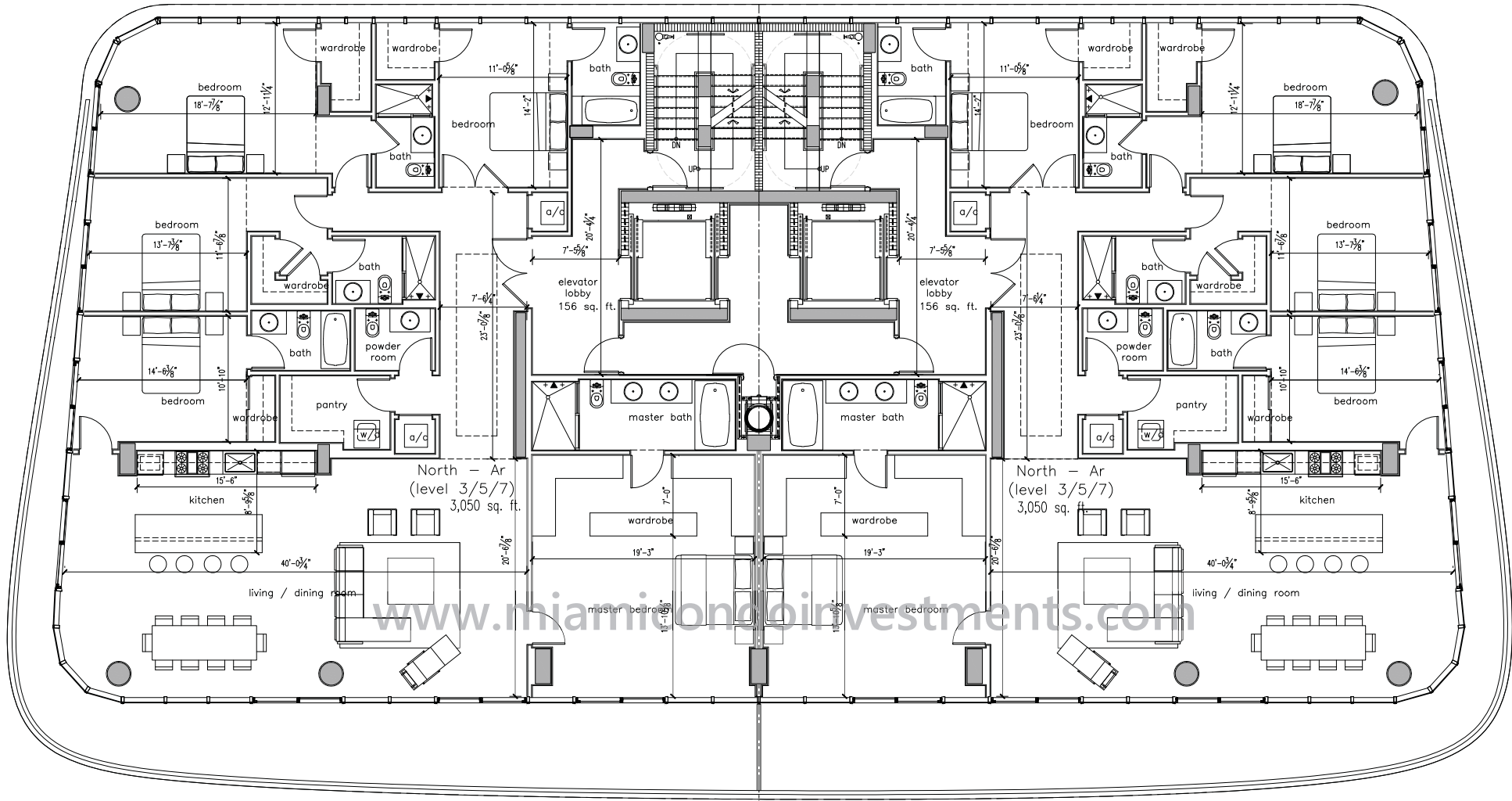
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north building
level 2



One Ocean

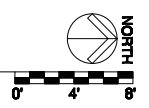
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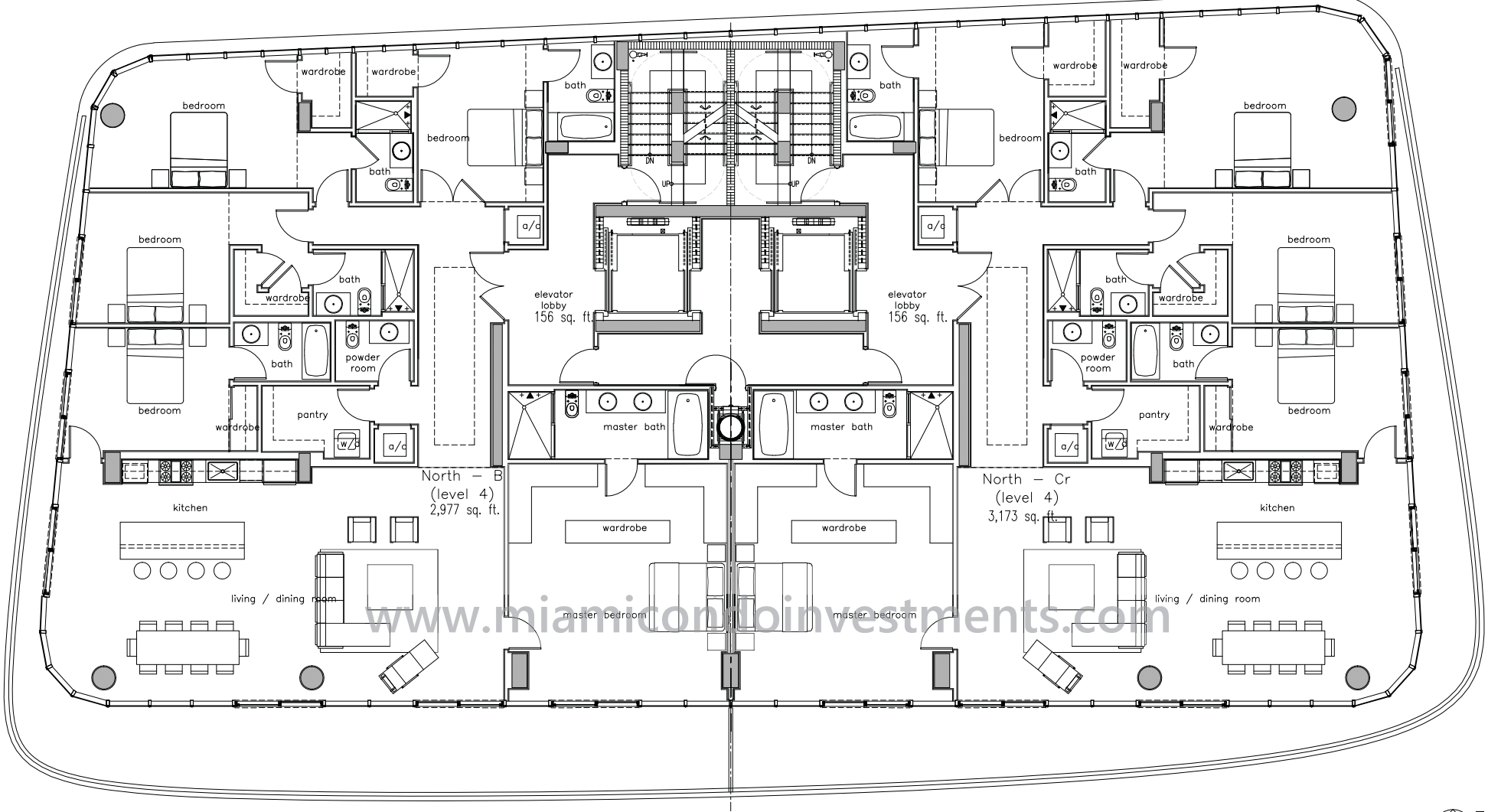
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north building
level 3



One Ocean

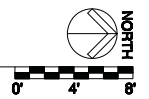
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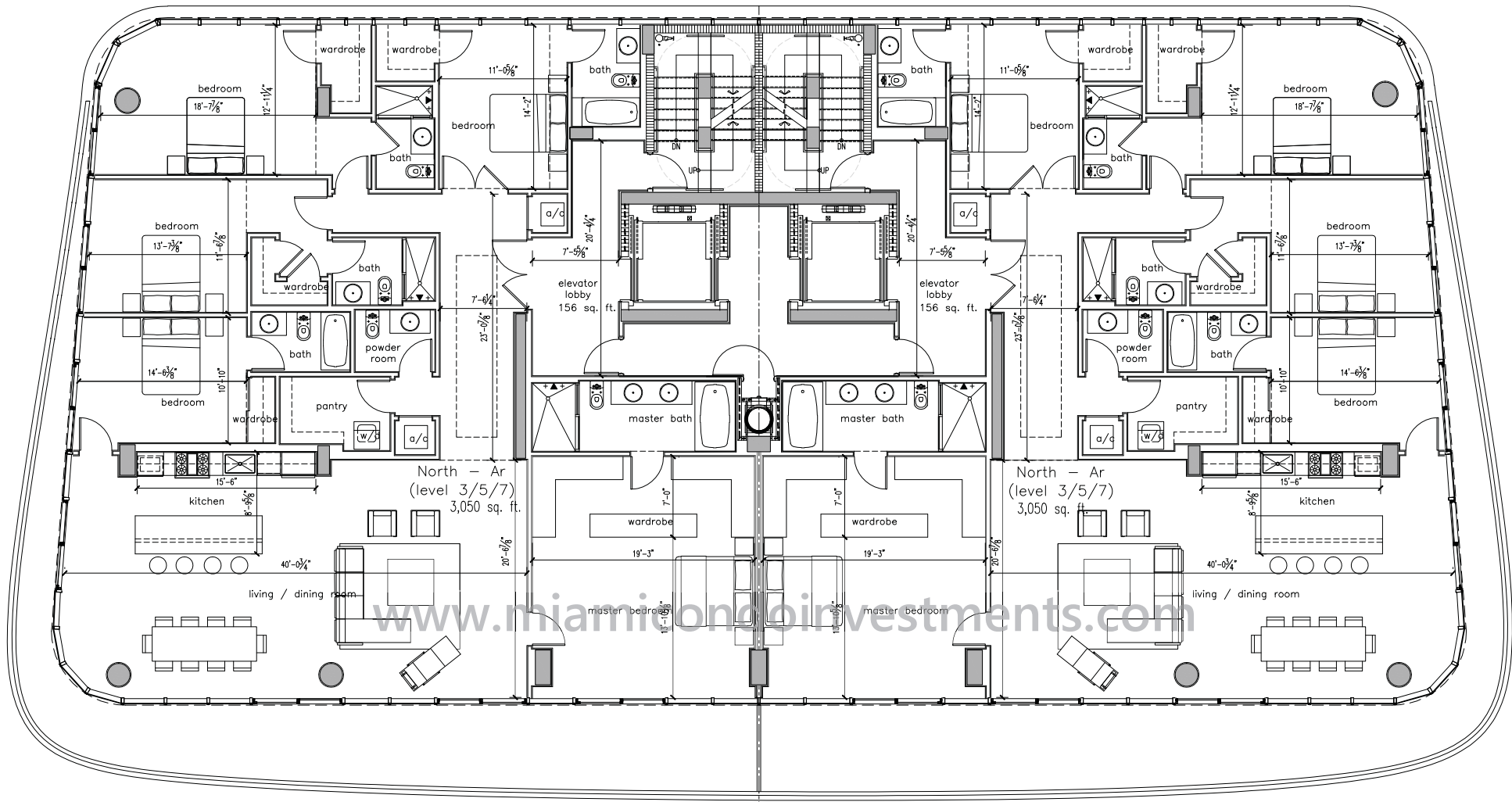
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north building
level 4 & 6 typical



One Ocean

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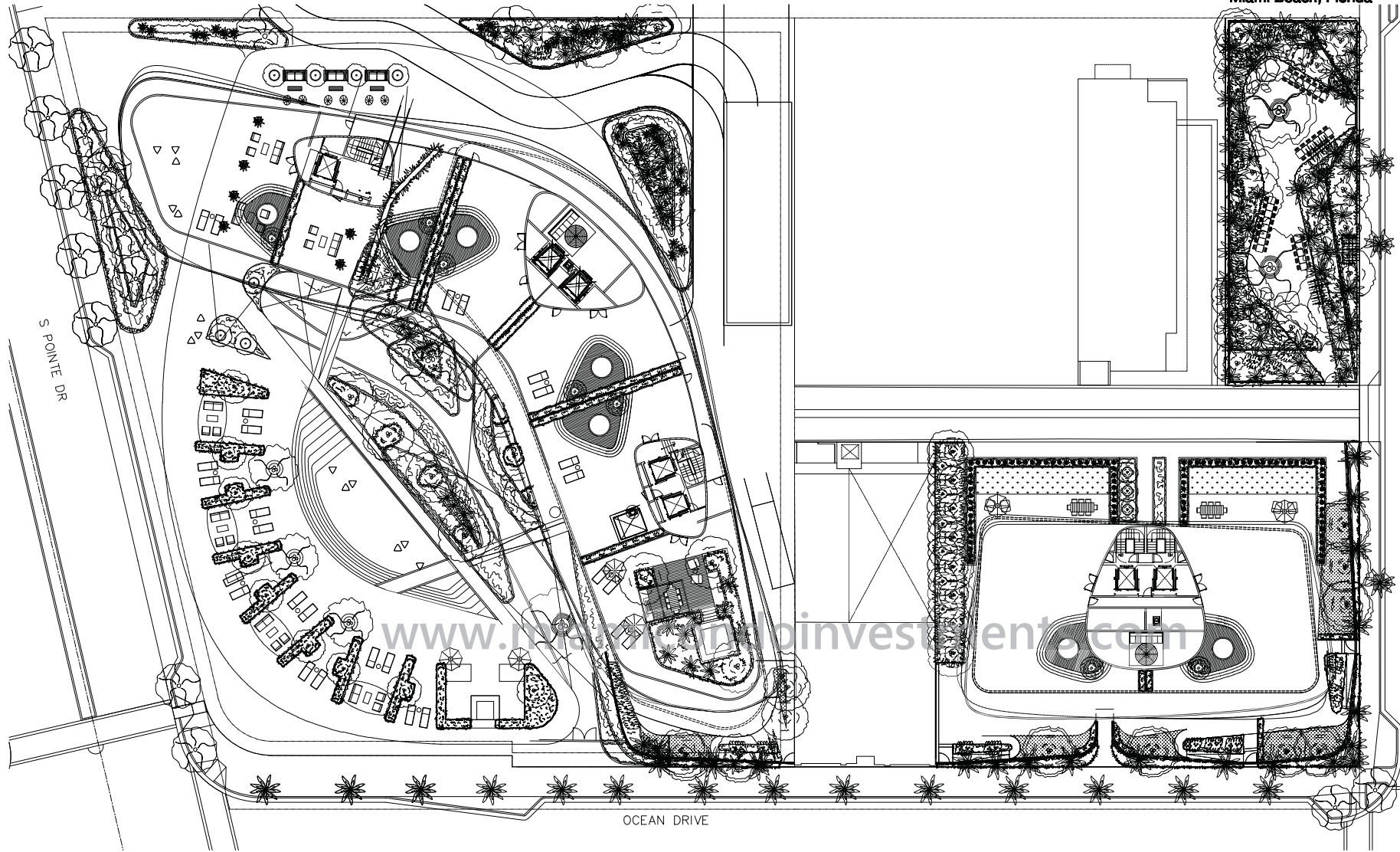
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north building
level 5 & 7 typical



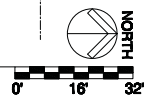
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Miami Beach, Florida



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**overall
level 8 roof**



C R E D I T S

The Related Group
TRG-Block One, Ltd.

Enrique Norten - TEN Arquitectos
Sieger Suarez - Architectural Partnership
Project Director - Oswaldo P. Betancourt

Art by José Bedia
Interior Design by Yabu Pushelberg
Landscape Design by Enzo Enea
Art Photography by Daniel Azoulay
Marketing and Design by Bridger Conway

L E G A L

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