

Proposed new development by HHR Land Development LLC; artist concept rendering, not yet constructed and subject to change. Not all improvements shown are proposed as part of the proposed Four Seasons Private Residences Orlando.

5	5.5	2.5
BEDROOMS	BATHS	GARAGE SPACES

THE SPRING FLOOR PLAN

BOUTIQUE HOMES

All improvements are proposed only and subject to change, and Developer makes no guarantees or representation with respect thereto. All measurements are approximate, may vary with actual construction, are subject to change without notice.

FOUR SEASONS
PRIVATE RESIDENCES
ORLANDO AT WALT DISNEY WORLD® RESORT

A PROJECT BY HHR FSO LAND LLC



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HIGHLIGHTS

- Stunning living space with custom-built shelving crafted in natural stone and warm, wooden accents
- Welcoming two-story front entry with half bathroom for added convenience
- Gourmet kitchen with frameless contemporary cabinetry and a large prep island
- Butler's pantry directly off kitchen with walk-in pantry featuring custom-built shelving and cabinetry
- Drop zone area with custom wood cabinetry and shelving
- Luxurious primary bedroom suite boasts an expansive walk-in closet with stone-topped island and custom storage system
- Indulgent primary bath features a freestanding tub along with custom vanities, marble floors, walls and shower with full-length shower bench and niche
- Additional bedrooms, each with its own en-suite bath
- Second-floor loft space adjacent to grand, winding staircase opens to floor below
- Spacious outdoor living space and private terrace courtyard accessible from both the kitchen and primary bedroom suite
- Heated lounging pool for year-round enjoyment
- 2 garage spaces and golf cart storage space
- Beautifully landscaped property
- Access controlled entry for Four Seasons Concierge Staff

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BOUTIQUE HOMES

ORAL REPRESENTATIONS CANNOT BE RELIED UPON AS CORRECTLY STATING 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.

All improvements are proposed only and subject to change, and Developer makes no guarantees or representation with respect thereto. All depictions of furnishings, appliances, counters, lighting and other matters of detail, including items of finish and decoration, and all materials, layout and colors are conceptual only, subject to change, and are not necessarily included in a unit. Said items are only included if and to the extent provided in your purchase agreement.



FIRST FLOOR

5	5.5
BEDROOMS	**BATHROOMS**

All measurements are approximate. The units consists of the interior living area and the garage. Balconies, outdoor living area, driveway, walkways, entry porch and all other exterior areas are not part of the unit, they are limited common elements or common elements of the Condominium. All layouts and configurations are proposed and subject to change. Floor plan not to scale.



SECOND FLOOR

2.5

GARAGE SPACES

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FOUR SEASONS

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Any services that may be provided by Four Seasons to the Condominium association, any access to certain hotel amenities that may be provided to owners of Condominium units by Four Seasons, as manager of the hotel, and any permitted use by the Condominium association of the Four Seasons Marks shall, in each case be conditioned upon the Condominium association entering into written agreements with Four Seasons (collectively, the "Four Seasons Agreements") and shall be subject to the terms and conditions of such Four Seasons Agreements. The Four Seasons' Agreements shall are subject to expiration or termination, in which case any such services, access or Association right to use the Four Seasons Marks provided for in the Four Seasons Agreements shall immediately terminate, and the Condominium will no longer be known under the branded name Four Seasons Private Residences Orlando at *Walt Disney World*® Resort. Developer and its affiliates make no guarantees, representations or promises as to the availability of services or amenities, or the Condominium's continued affiliation with Four Seasons or the branded name.

The proposed Condominium is intended to be part of the existing Golden Oak community. Developer and its affiliates are not the developer, builder or seller of Golden Oak (other than the proposed Condominium), nor the developer, owner or operator of the Golden Oak Club, and do not control or operate the Golden Oak Non-residential Association, Inc. Developer and its affiliates are not affiliated with the Golden Oak developer (Golden Oak Development, LLC), the Golden Oak Club owner or operator, Golden Oak Realty, Walt Disney Parks and Resorts U.S., Inc., Four Seasons or any of their affiliates. Developer and its affiliates make no representations, guarantees or promises regarding Golden Oak, the Golden Oak Club, the Golden Oak Non-residential Association, Inc., Golden Oak Development, LLC, the Golden Oak Club owner or operator, Walt Disney Parks and Resorts U.S., Inc., Four Seasons or any of their respective affiliates.

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Purchasers of the Four Seasons Private Residences pay fees for access to and use of certain hotel amenities and services of Four Seasons Resort Orlando and must maintain membership in the Golden Oak Club. In addition to the purchase price and closing costs, Condominium and Non-Residential Association, Inc. assessments, Golden Oak Club fees and hotel amenities access fee, certain fees and charges will apply.

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These materials are not intended to be an offer to sell, or solicitation of an offer to buy, a unit in the proposed Condominium. Such an offering may only be made pursuant to the prospectus (offering circular) for the proposed Condominium, and no statements should be relied upon unless made in the prospectus provided to you by the Developer or the purchase agreement executed between you and Developer. No real estate broker or salesperson is authorized to make any representations or other statements regarding the proposed Condominium, and no agreements or other arrangements made with, or deposits paid to, any real estate broker or salesperson are or shall be binding on the Developer.

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