

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.

4	4.5	3	2
BEDROOMS	BATHS	FLEX ROOMS	PARKING SPACES

THE SUMMIT FLOOR PLAN

LUXE PENTHOUSES

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, and do not include balconies.

FOUR SEASONS
PRIVATE RESIDENCES
ORLANDO AT WALT DISNEY WORLD® RESORT

A PROJECT BY HHR FSO LAND LLC



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HIGHLIGHTS

- Soaring two-story living room with grand staircase leading to the second level
- Gourmet kitchen with frameless contemporary cabinetry, a large center prep island, a spacious pantry with built-in cabinetry and refrigerated wine storage
- Separate dining room, perfect for gracious gatherings
- Stunning living space with custom-built shelving featuring natural stone and warm, wooden accents
- Luxurious primary bedroom suite boasts breakfast bar and a thoughtfully designed walk-in closet with quartz-top peninsula or island (per plan)
- Indulgent primary bath features marble floors and walls, wet room-style shower, freestanding tub and dual amenities including separate toilet rooms, wet vanities and dry vanities
- Spacious secondary suite upstairs with private en-suite bath, breakfast bar, walk-in closet with quartz-top island and a private balcony
- Each additional bedroom includes its own private en-suite bath
- Generously proportioned laundry room on both levels with built-in cabinetry and clothing racks
- Second story accessible by spiral stairs or in-unit lift
- Second-story sitting loft, open to gathering areas below
- First- and second-floor flex spaces can be tailored for personalized use
- Thoughtful balcony placement offers an outdoor respite for savoring breathtaking views

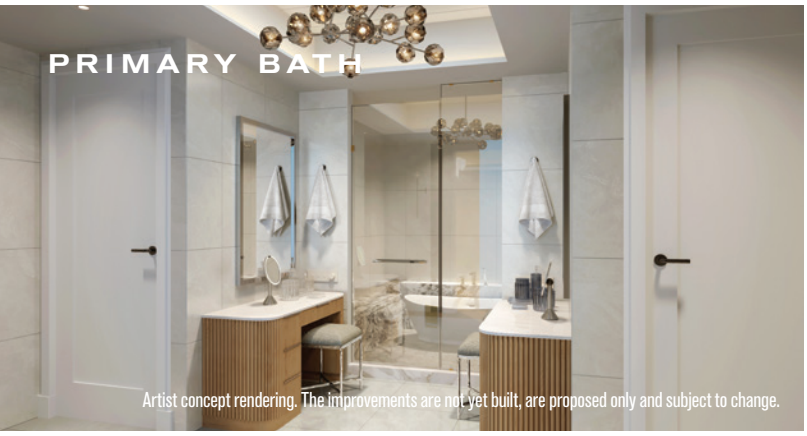


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ORAL REPRESENTATIONS CANNOT BE RELIED UPON AS CORRECTLY STATING REPRESENTATIONS OF THE DEVELOPER. FOR CORRECT REPRESENTATIONS, MAKE REFERENCE TO THIS BROCHURE AND TO THE DOCUMENTS REQUIRED BY SECTION 718.503, FLORIDA STATUTES, TO BE FURNISHED BY A 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 (LEVEL 6)

4	4.5	3
BEDROOMS	**BATHROOMS**	**FLEX ROOMS**

All measurements are approximate. Balconies are not part of the units, they are limited common elements. All layouts and configurations are proposed and subject to change. Floor plan not to scale.



SECOND FLOOR (LEVEL 7)

2

PARKING SPACES

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The new Four Seasons Private Residences Orlando at *Walt Disney World*® Resort are proposed to be developed by HHR FSO Land LLC ("Developer"), as a condominium intended to be legally named Florian Park Condominium ("Condominium"). All improvements, sales prices, facilities, features, amenities, services, finishes, furnishings, materials, plans, specifications, floor plans, sizes and layouts are preliminary, proposed only and subject to change without notice, and Developer makes no guarantees or representations with respect thereto. 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. Photographs, images and scenes are not depictions of or within the proposed Condominium or units therein, are either taken off-site or are artists or computer renderings, are only for illustration of the proposed lifestyle, and are not intended to depict the proposed project. The Condominium and units are not yet built, are proposed only and are subject to change without notice. Developer makes no guarantees or representations that the improvements, amenities, facilities and services depicted will be built or provided, or, if built or provided, that they will be the same or similar to those depicted herein. Views depicted are not, and are not intended to depict, the actual views from any unit or the Condominium, and no guarantees or representations with respect to same.

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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.

Services and amenities are subject to change and termination at any time without notice and may be subject to availability, rules and requirements. All prices are subject to change at any time and without notice. Theme park admission is not a part of the home purchase and is sold separately. Activities shown are subject to change. Some photographs or scenes depicted are not within, and will not be part of, Golden Oak at *Walt Disney World*® Resort, Four Seasons Resort Orlando or the proposed Condominium.

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These materials do not constitute an offer to sell, or a solicitation of an offer to buy to residents of any jurisdiction where prior qualification is required unless the Developer has previously met such qualifications or exemptions are available. No marketing or sales literature will be knowingly forwarded to or disseminated in such jurisdictions unless the Developer has met such qualifications. Any offering or programs contained herein are void where prohibited by law. In no event shall any solicitation, offer or sale of a residence in the Condominium be made in, or to residents of, any state or country in which such activity would be unlawful.

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