

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	2	2
BEDROOMS	BATHS	FLEX ROOMS	PARKING SPACES

THE BALLAD FLOOR PLAN

LUXE RESIDENCES

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

SHARED LOBBY



Artist concept rendering. The improvements are not yet built, are proposed only and subject to change.

RESIDENTS-ONLY POOL



Artist concept rendering. The improvements are not yet built, are proposed only and subject to change.

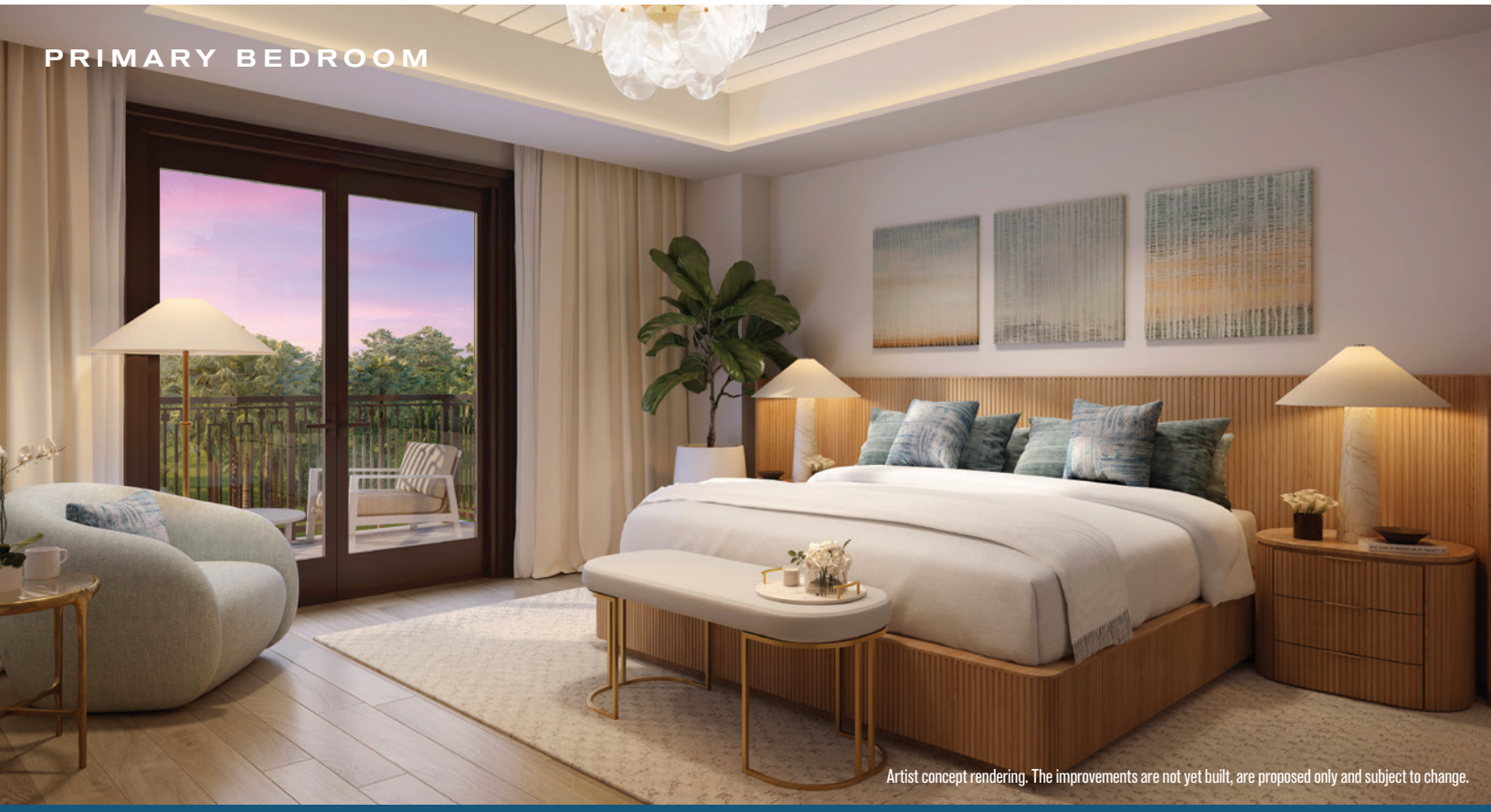
HIGHLIGHTS

- Stunning living space with custom-built shelving featuring natural stone and warm, wooden accents
- Gourmet kitchen with custom contemporary cabinetry, a large center prep island, a spacious pantry with built-in cabinetry and refrigerated wine storage
- 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 a freestanding tub along with custom vanities, marble floors, walls and shower with full-length shower bench and storage niche
- Each additional bedroom features its own private en-suite bath
- Generously proportioned laundry room with built-in cabinetry
- Two flex spaces can be tailored for personalized use
- Thoughtful balcony placement offers an outdoor respite for savoring breathtaking views

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THE BALLAD FLOOR PLAN

LUXE RESIDENCES

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.



4	4.5	2
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.



Artist concept rendering. The improvements are not yet built, are proposed only and subject to change.



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2

PARKING 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.

Developer uses the *Walt Disney World*® Resort name under a license from Walt Disney Parks and Resorts U.S., Inc. Neither Walt Disney Parks and Resorts U.S., Inc., Golden Oak Development, LLC, Golden Oak Realty nor or any of their affiliates are the developer, builder, seller, operator or manager of the proposed Condominium and make no representations, guarantees or promises regarding the proposed Condominium nor the Four Seasons services and hotel amenities access. Golden Oak Realty is the exclusive sales and marketing agent of the proposed Condominium.

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.

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.

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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