

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	1	2.5
BEDROOMS	BATHS	FLEX ROOM	GARAGE SPACES

THE WINTER 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



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



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

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 second-floor bedrooms, each with its own en-suite bath, granting added privacy for the first-floor primary suite
- Second-floor loft space adjacent to grand, winding staircase opens to floor below
- Flex space can be tailored for personalized use
- 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

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.



FIRST FLOOR

4	4.5	1
BEDROOMS	BATHROOMS	FLEX ROOM

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

FOUR SEASONS
PRIVATE RESIDENCES
ORLANDO AT WALT DISNEY WORLD® RESORT

A PROJECT BY HHR FSO LAND LLC

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.



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



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

THE WINTER FLOOR PLAN

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.

FOUR SEASONS

PRIVATE RESIDENCES

ORLANDO AT WALT DISNEY WORLD® RESORT

A PROJECT BY HHR FSO LAND LLC

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.

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.

Four Seasons Private Residences Orlando at *Walt Disney World*® Resort are not owned, developed or sold by Four Seasons Hotels Limited or its affiliates (Four Seasons). Developer uses the Four Seasons trademarks and tradenames under license from Four Seasons Hotels Limited. The marks "FOUR SEASONS," "FOUR SEASONS HOTELS AND RESORTS," "FS" or any combination thereof and the Tree Design are registered trademarks of Four Seasons Hotels Limited in Canada and U.S.A. and of Four Seasons Hotels (Netherlands) Ltd. elsewhere. Such marks described in the immediately preceding sentence, together with any other marks, logos or other trademarks, service marks, trade names, symbols, emblems, logos, insignias, indicia of origin, slogans and designs used in connection with "FOUR SEASONS", "FOUR SEASONS HOTELS AND RESORTS" or "FS" constitute the "Four Seasons Marks" and belong to Four Seasons.

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.

NEW YORK RESIDENTS: THE COMPLETE OFFERING TERMS ARE IN A CPS-12 APPLICATION AVAILABLE FROM THE OFFEROR. FILE NO. CP24-0068. CALIFORNIA RESIDENTS: WARNING: THE CALIFORNIA DEPARTMENT OF REAL ESTATE HAS NOT INSPECTED, EXAMINED, OR QUALIFIED THIS OFFERING. MASSACHUSETTS RESIDENTS: THIS CONDOMINIUM HAS BEEN REGISTERED WITH THE MASSACHUSETTS BOARD OF REGISTRATION OF REAL ESTATE BROKERS AND SALESPERSONS F-1297-01-01. Equal Housing Opportunity. ©Disney