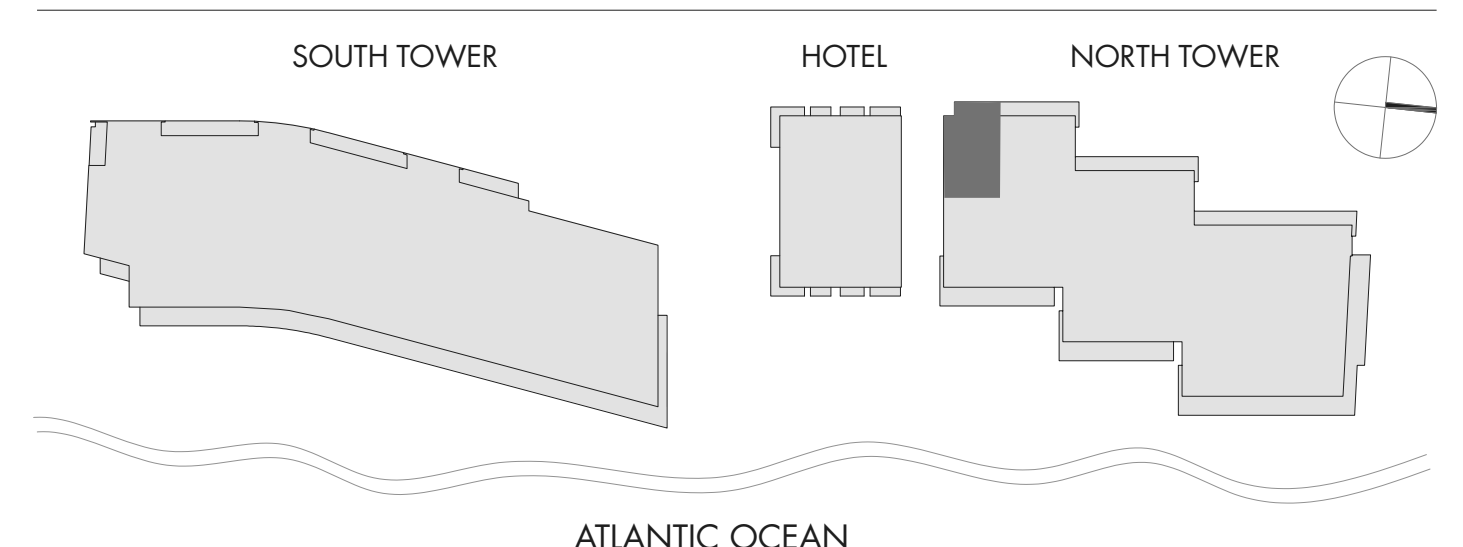


NORTH TOWER

FOUR SEASONS HOTEL RESIDENCES
(A) 512 - 612 - 712 - 812 - 912 - 1012

1 BEDROOM - 1 BATHROOM
POWDER ROOM

INTERIOR	1,411 SQUARE FEET 131 SQUARE METERS
TERRACES	198 SQUARE FEET 18 SQUARE METERS
TOTAL LIVING	1,609 SQUARE FEET 149 SQUARE METERS



Developed by SC Residences Condominiums, LLC. Architects: Richard Meier & Partners in collaboration with Kobi Karp.



All depictions of furnishings, appliances, built-ins, counters, soffits, floor coverings and other matters of detail, including, without limitation, items of finish and decoration, are conceptual only and are not necessarily included in each Unit. The Developer expressly reserves the right to make modifications, revisions, and changes it deems desirable in its sole and absolute discretion. Stated dimension are measured to the exterior face of exterior walls and to the exterior face of walls adjoining corridors or other common elements. This method of measurement varies from, and is larger than, the dimensions that would be determined by using the description and the definition of the "Unit" set forth in the Declaration (which generally only includes the interior airspace between the perimeter walls and excludes interior structural components). Note that measurements of rooms set forth on this floor plan are generally taken at the greatest points of each given room (as if the room were a perfect rectangle), without regard for any cutouts or irregularities. Accordingly, the area of the actual room will typically be smaller than the product obtained by multiplying the stated length times width. All dimensions are approximate and may vary with actual construction, and all floor plans and development plans are subject to change. FURNITURE, CLOSET BUILD OUT AND DECORATIVE LIGHTING NOT INCLUDED. PLANS NOT TO SCALE. The Surf Club Four Seasons Private Residences are not owned, developed or sold by Four Seasons Hotels Limited or its affiliates (Four Seasons). The developer, SC Residences Condominiums, LLC, uses the Four Seasons trademarks and tradenames under a license from Four Seasons Hotels Limited. The marks "FOUR SEASONS," "FOUR SEASONS HOTELS AND RESORTS," 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 (Barbados) Ltd. elsewhere.

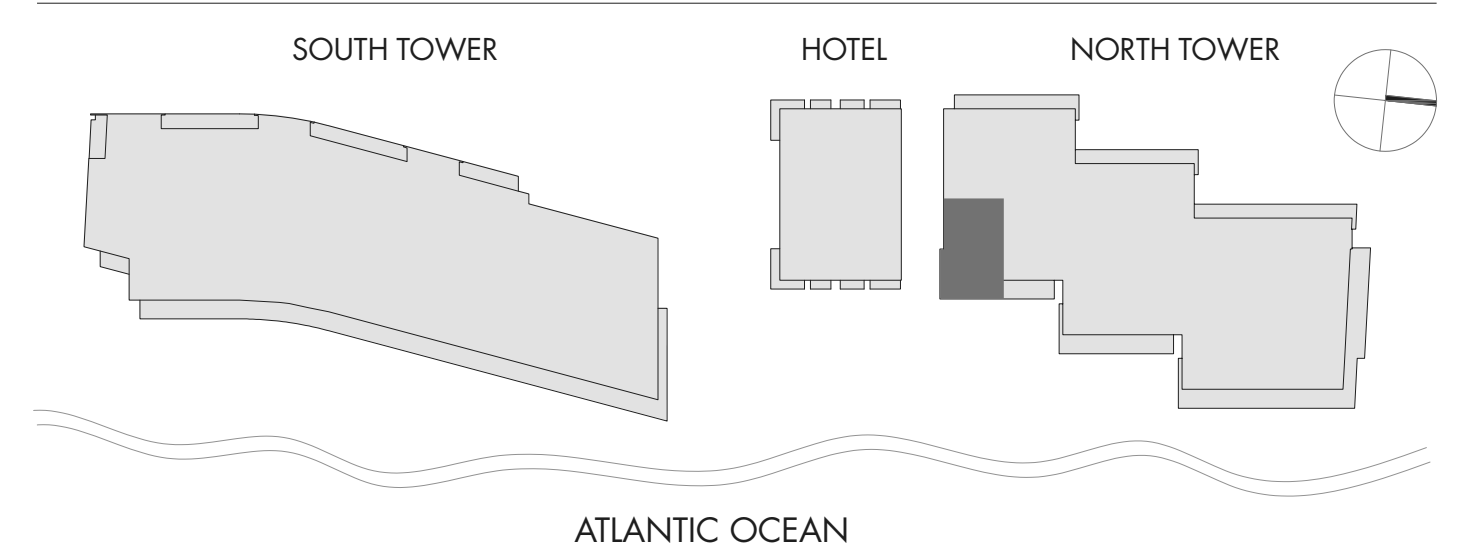


NORTH TOWER

FOUR SEASONS HOTEL RESIDENCES
(A1) 511 - 611 - 711 - 811 - 911 - 1011

2 BEDROOM - 2 BATHROOM
POWDER ROOM

INTERIOR	2,031 SQUARE FEET 189 SQUARE METERS
TERRACES	438 SQUARE FEET 41 SQUARE METERS
TOTAL LIVING	2,469 SQUARE FEET 230 SQUARE METERS



Developed by SC Residences Condominiums, LLC. Architects: Richard Meier & Partners in collaboration with Kobi Karp.



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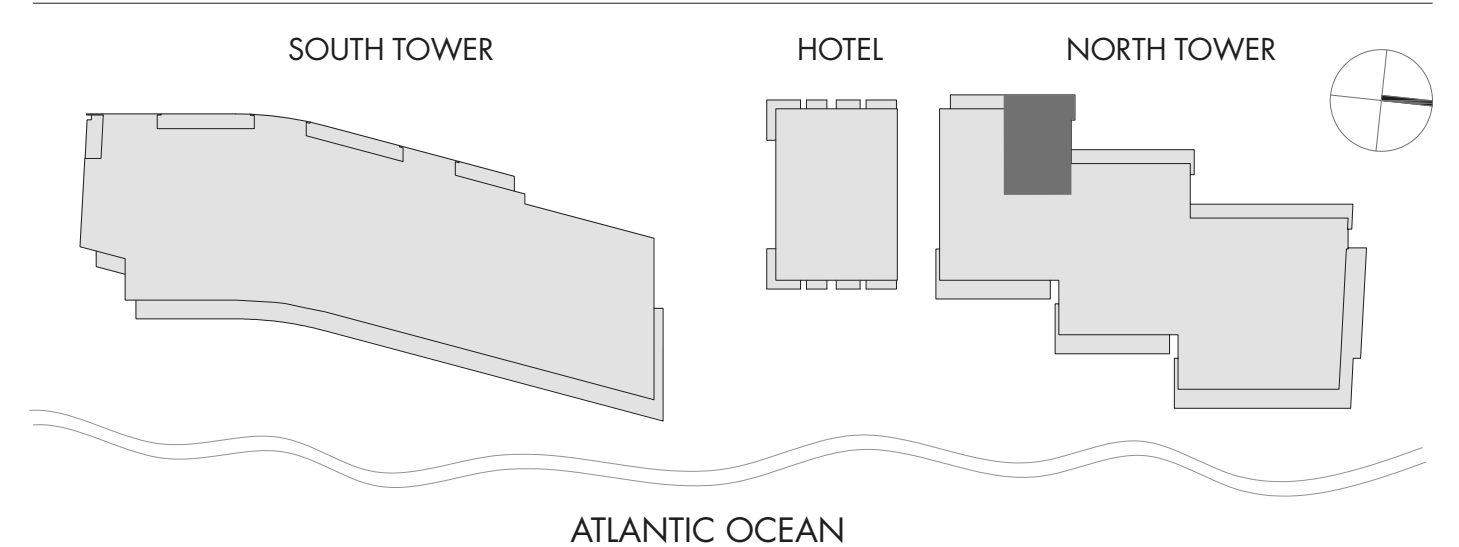


NORTH TOWER

FOUR SEASONS HOTEL RESIDENCES
(B) 514-614-714-814-914-1014

2 BEDROOM - 2 BATHROOM
POWDER ROOM

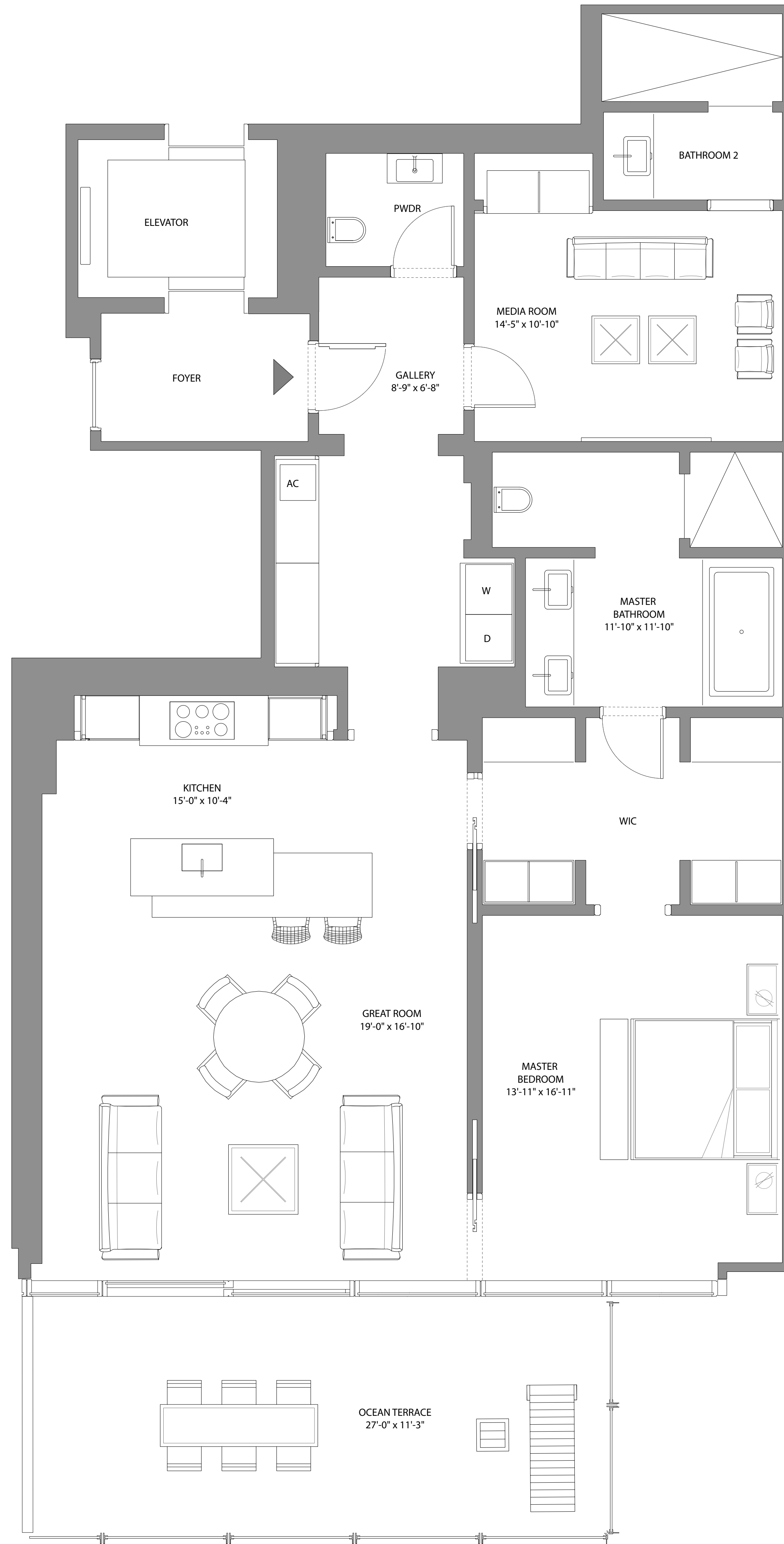
INTERIOR	1,797 SQUARE FEET 167 SQUARE METERS
TERRACES	395 SQUARE FEET 37 SQUARE METERS
TOTAL LIVING	2,192 SQUARE FEET 204 SQUARE METERS



Developed by SC Residences Condominiums, LLC. Architects: Richard Meier & Partners in collaboration with Kobi Karp.



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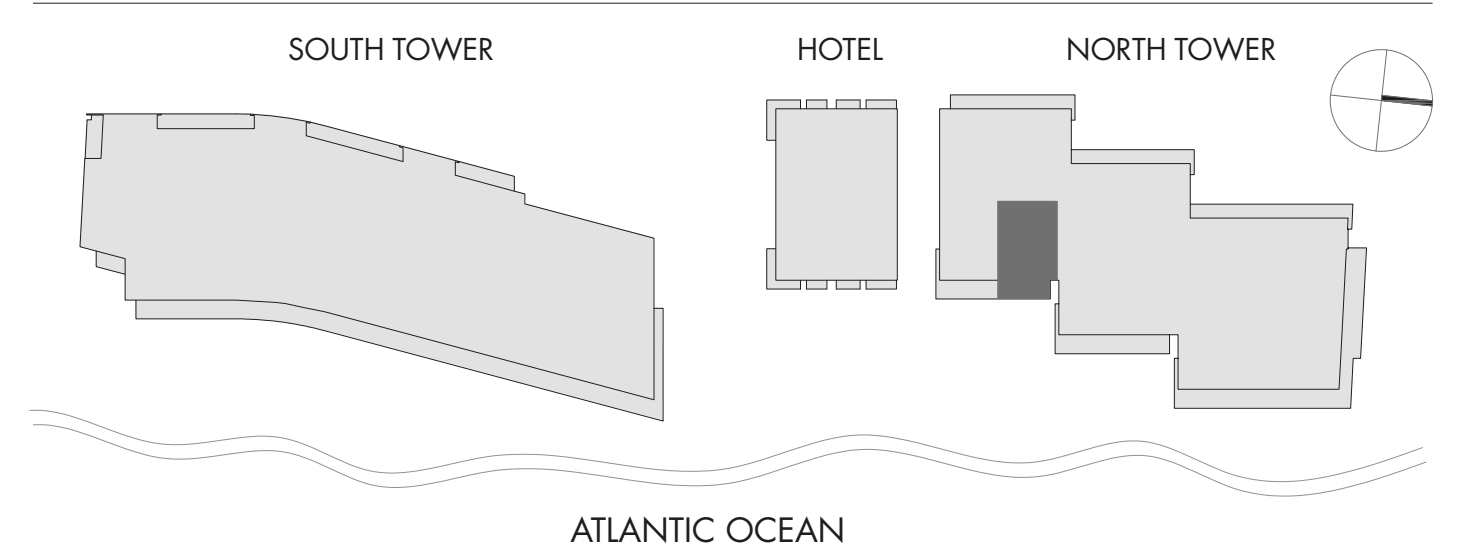


NORTH TOWER

FOUR SEASONS HOTEL RESIDENCES
(B1) 513 - 613 - 713 - 813 - 913 - 1013

1 BEDROOM - 2 BATHROOM
POWDER ROOM - MEDIA ROOM

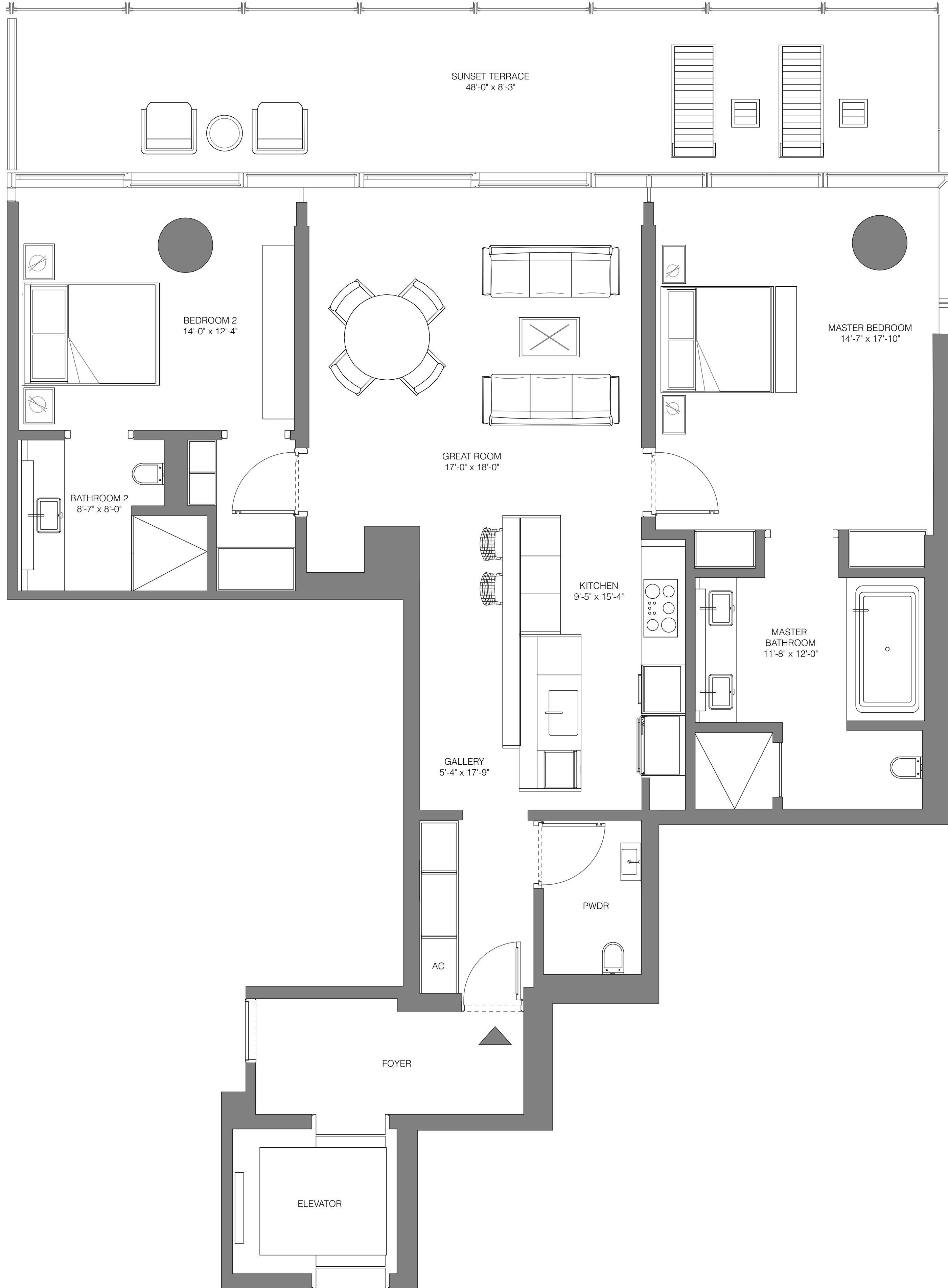
INTERIOR	1,823 SQUARE FEET 169 SQUARE METERS
TERRACES	303 SQUARE FEET 28 SQUARE METERS
TOTAL LIVING	2,126 SQUARE FEET 197 SQUARE METERS



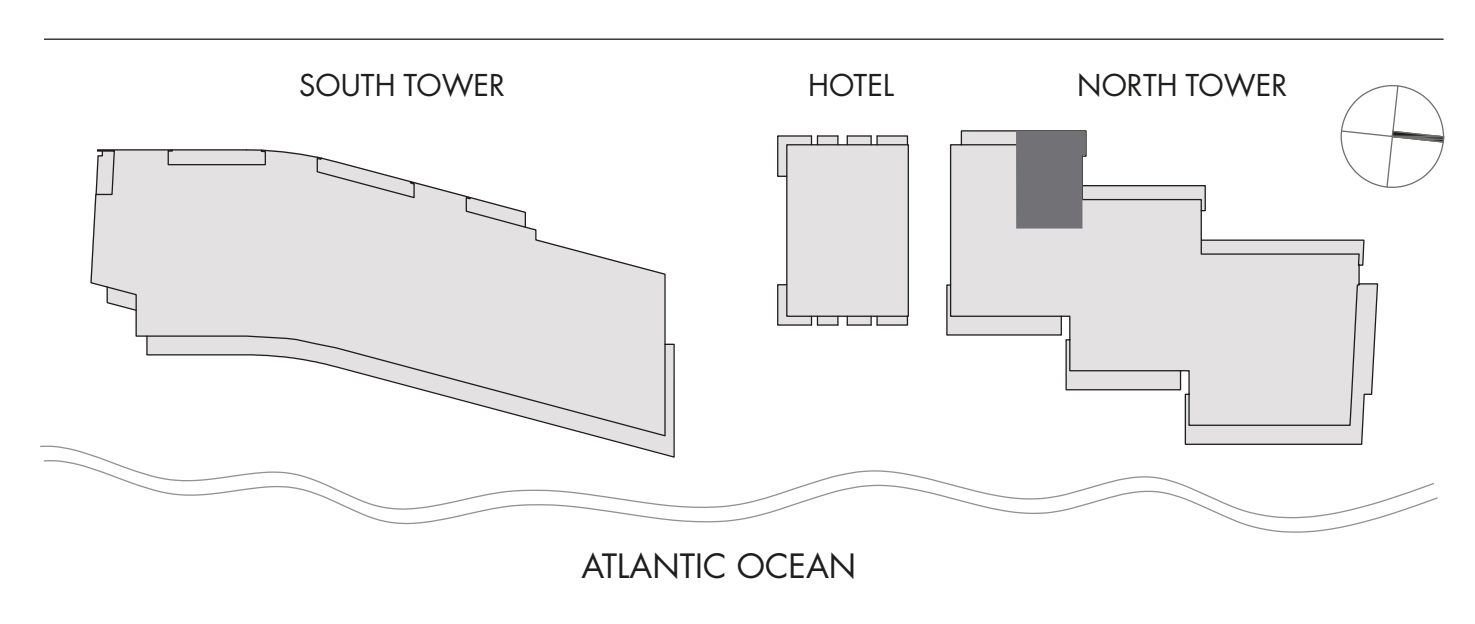
Developed by SC Residences Condominiums, LLC. Architects: Richard Meier & Partners in collaboration with Kobi Karp.

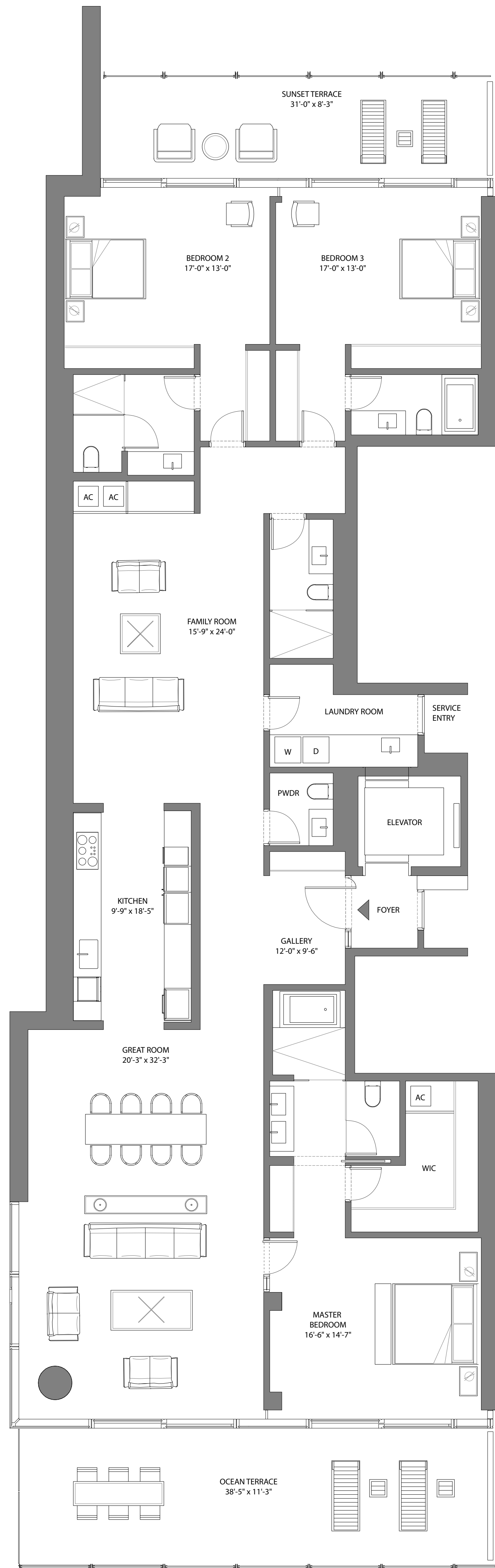
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<p>NORTH TOWER</p> <p>FOUR SEASONS HOTEL RESIDENCES</p> <p>(B2) 314 - 414</p> <p>2 BEDROOMS - 2 BATHROOMS POWDER ROOM</p>	INTERIOR	1,635 SQUARE FEET 152 SQUARE METERS
	TERRACES	395 SQUARE FEET 37 SQUARE METERS
	TOTAL LIVING	2,030 SQUARE FEET 189 SQUARE METERS



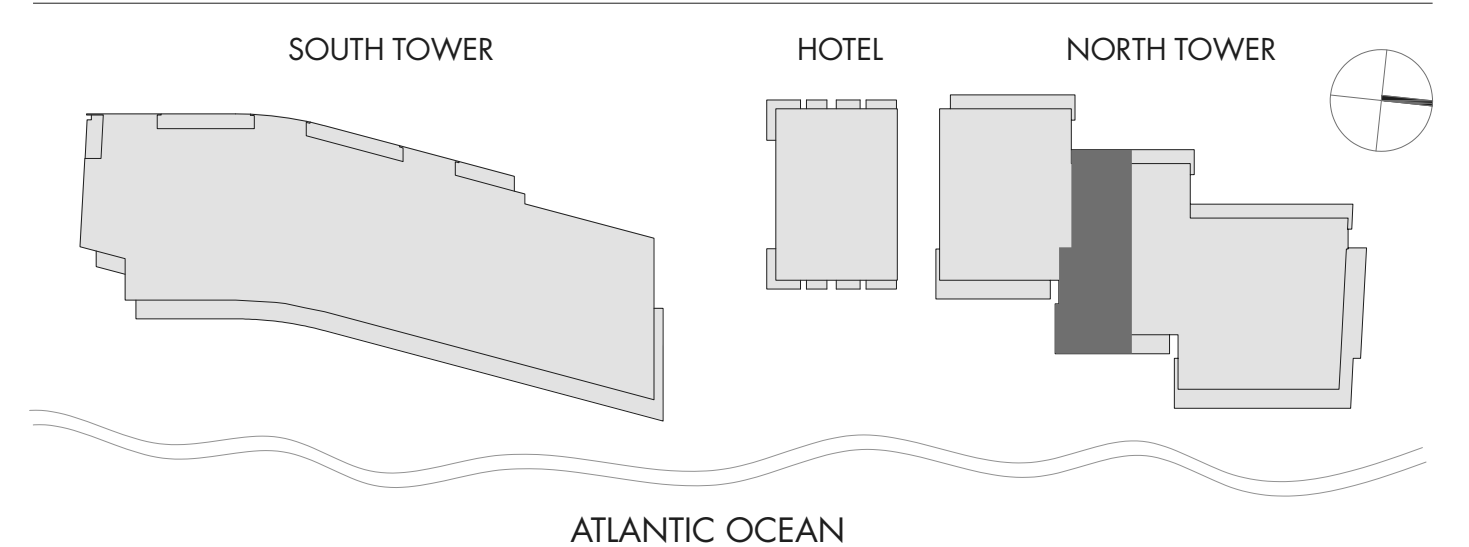


NORTH TOWER

FOUR SEASONS PRIVATE RESIDENCES
(C) 315-415-515-615-715-815-915-1015

3 BEDROOMS - 4 BATHROOMS
POWDER ROOM - FAMILY ROOM

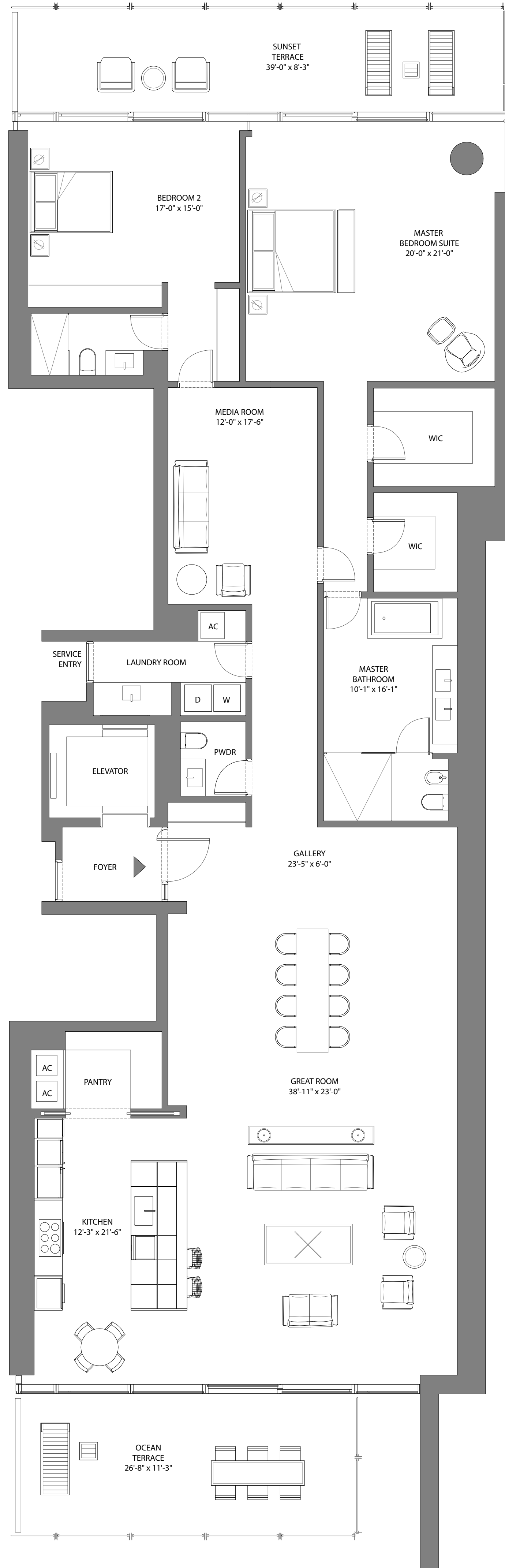
INTERIOR	3,370 SQUARE FEET 313 SQUARE METERS
TERRACES	704 SQUARE FEET 65 SQUARE METERS
TOTAL LIVING	4,074 SQUARE FEET 378 SQUARE METERS



Developed by SC Residences Condominiums, LLC. Architects: Richard Meier & Partners in collaboration with Kobi Karp.



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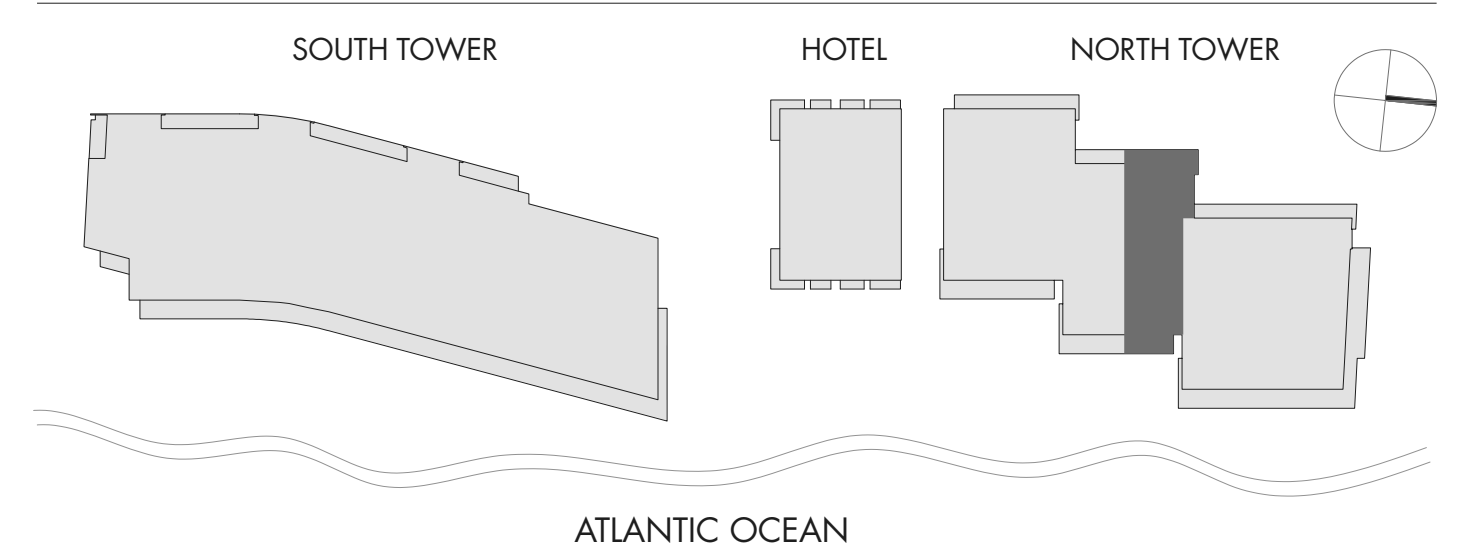


NORTH TOWER

FOUR SEASONS PRIVATE RESIDENCES
(D) 317-417-517-617-717-817-917-1017

2 BEDROOMS - 2 BATHROOMS
POWDER ROOM - MEDIA ROOM

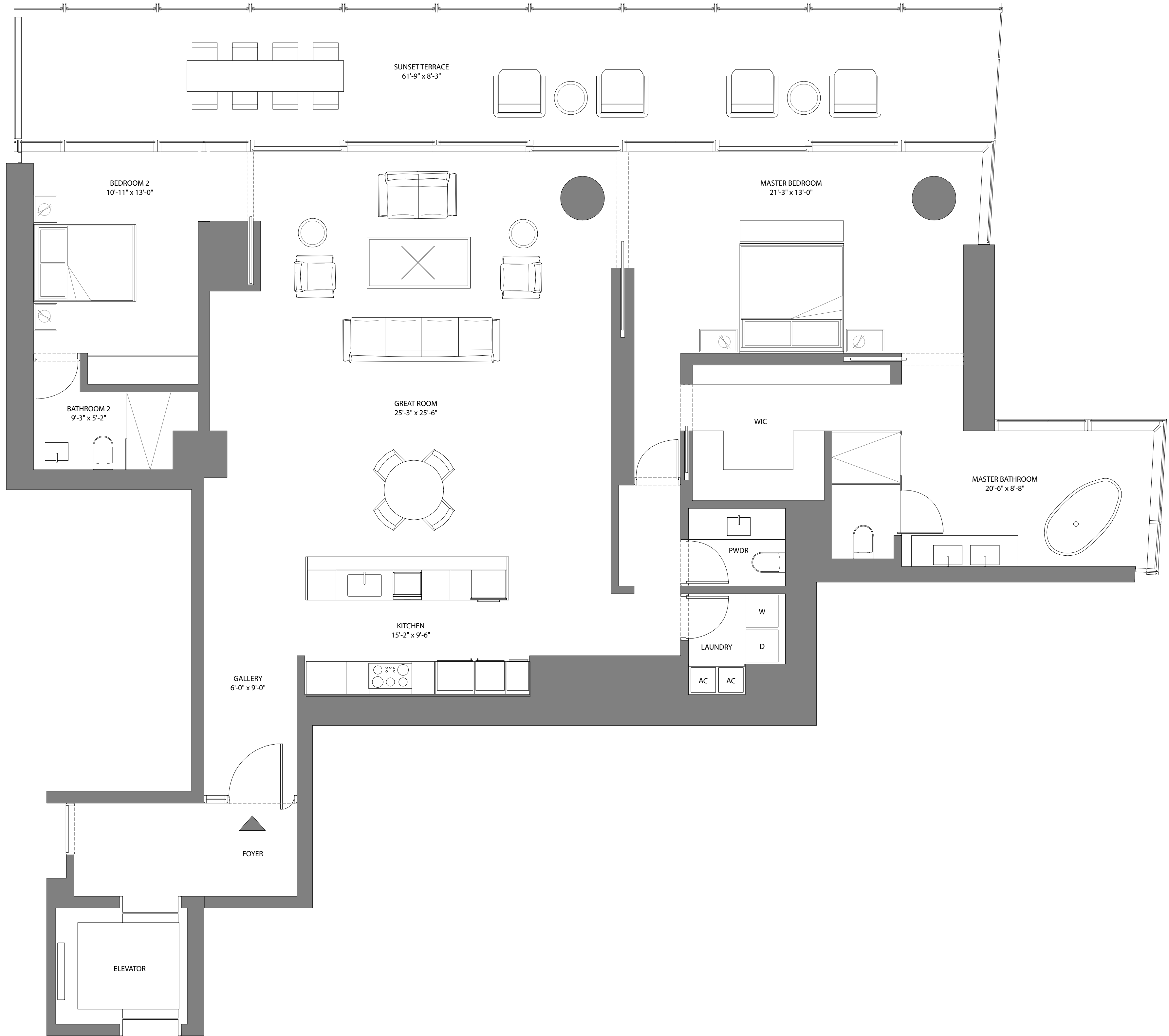
INTERIOR	3,424 SQUARE FEET 318 SQUARE METERS
TERRACES	624 SQUARE FEET 58 SQUARE METERS
TOTAL LIVING	4,048 SQUARE FEET 376 SQUARE METERS



Developed by SC Residences Condominiums, LLC. Architects: Richard Meier & Partners in collaboration with Kobi Karp.



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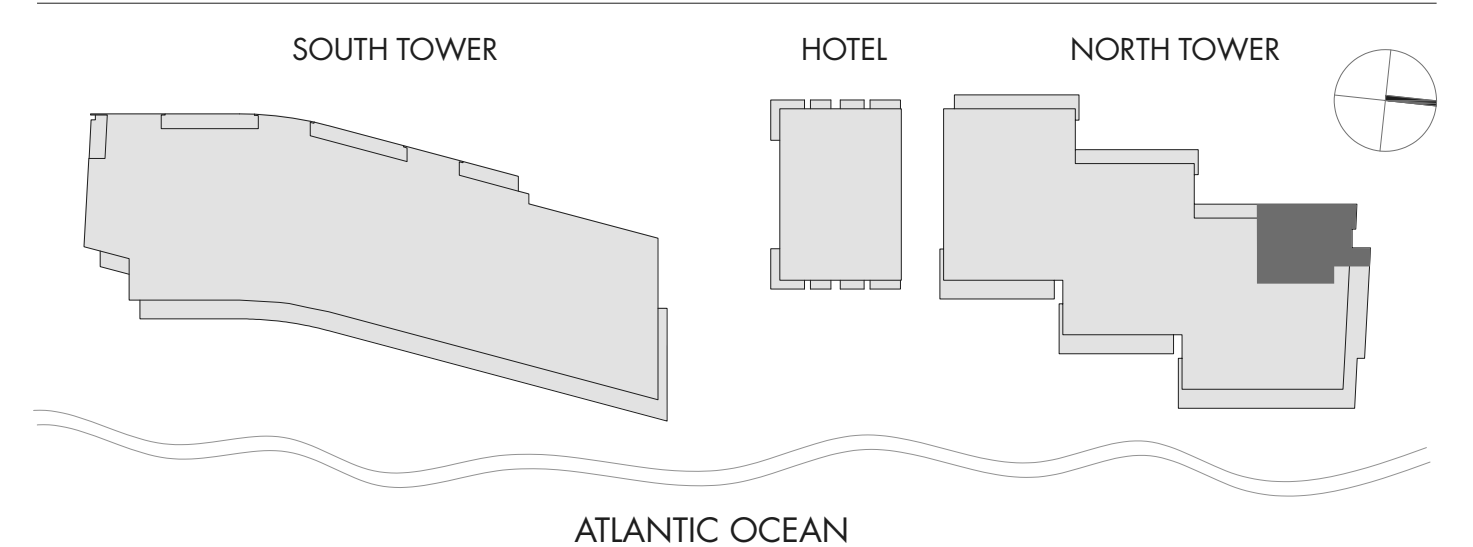
NORTH TOWER

FOUR SEASONS PRIVATE RESIDENCES

(F) 322 - 422 - 522 - 622

2 BEDROOMS - 2 BATHROOMS
POWDER ROOM

INTERIOR	2,317 SQUARE FEET 215 SQUARE METERS
TERRACES	519 SQUARE FEET 48 SQUARE METERS
TOTAL LIVING	2,836 SQUARE FEET 263 SQUARE METERS



Developed by SC Residences Condominiums, LLC. Architects: Richard Meier & Partners in collaboration with Kobi Karp.



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The SURF CLUB



FOUR SEASONS PRIVATE RESIDENCES

A PROJECT BY FORT CAPITAL MANAGEMENT

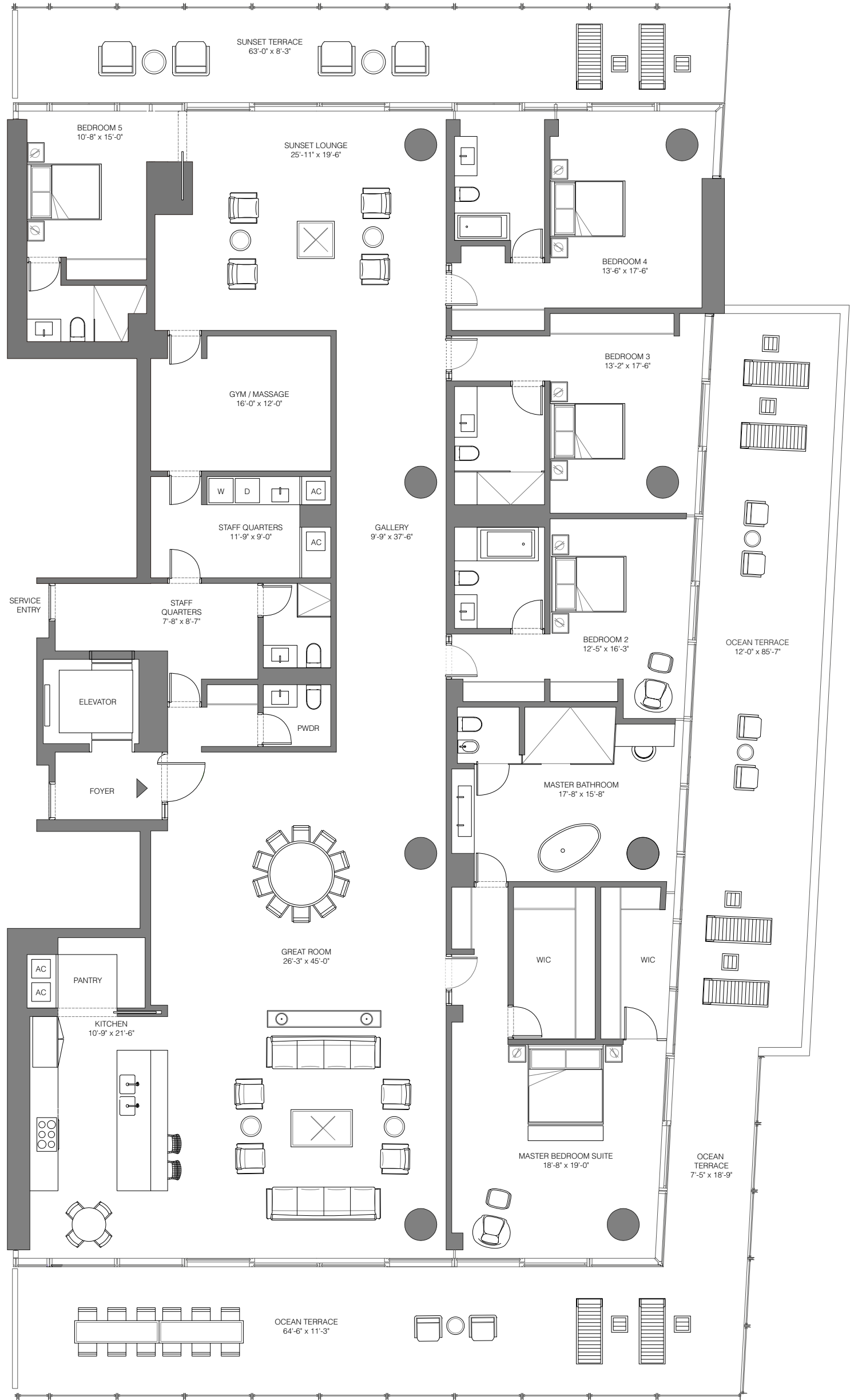
NORTH TOWER

FOUR SEASONS PRIVATE RESIDENCES

(H1) 721

5 BEDROOMS - 6 BATHROOMS
POWDER ROOM
SUNSET LOUNGE - GYM

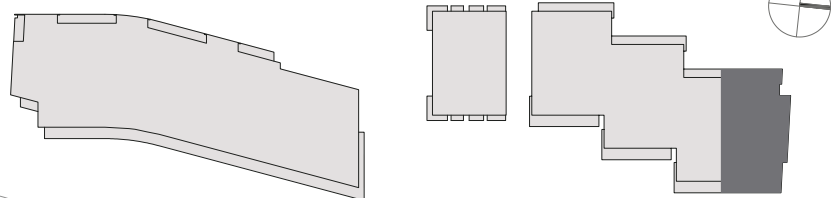
INTERIOR	5,822 SQUARE FEET 541 SQUARE METERS
TERRACES	2,188 SQUARE FEET 203 SQUARE METERS
TOTAL LIVING	8,010 SQUARE FEET 744 SQUARE METERS



SOUTH TOWER

HOTEL

NORTH TOWER



ATLANTIC OCEAN



EAST ELEVATION

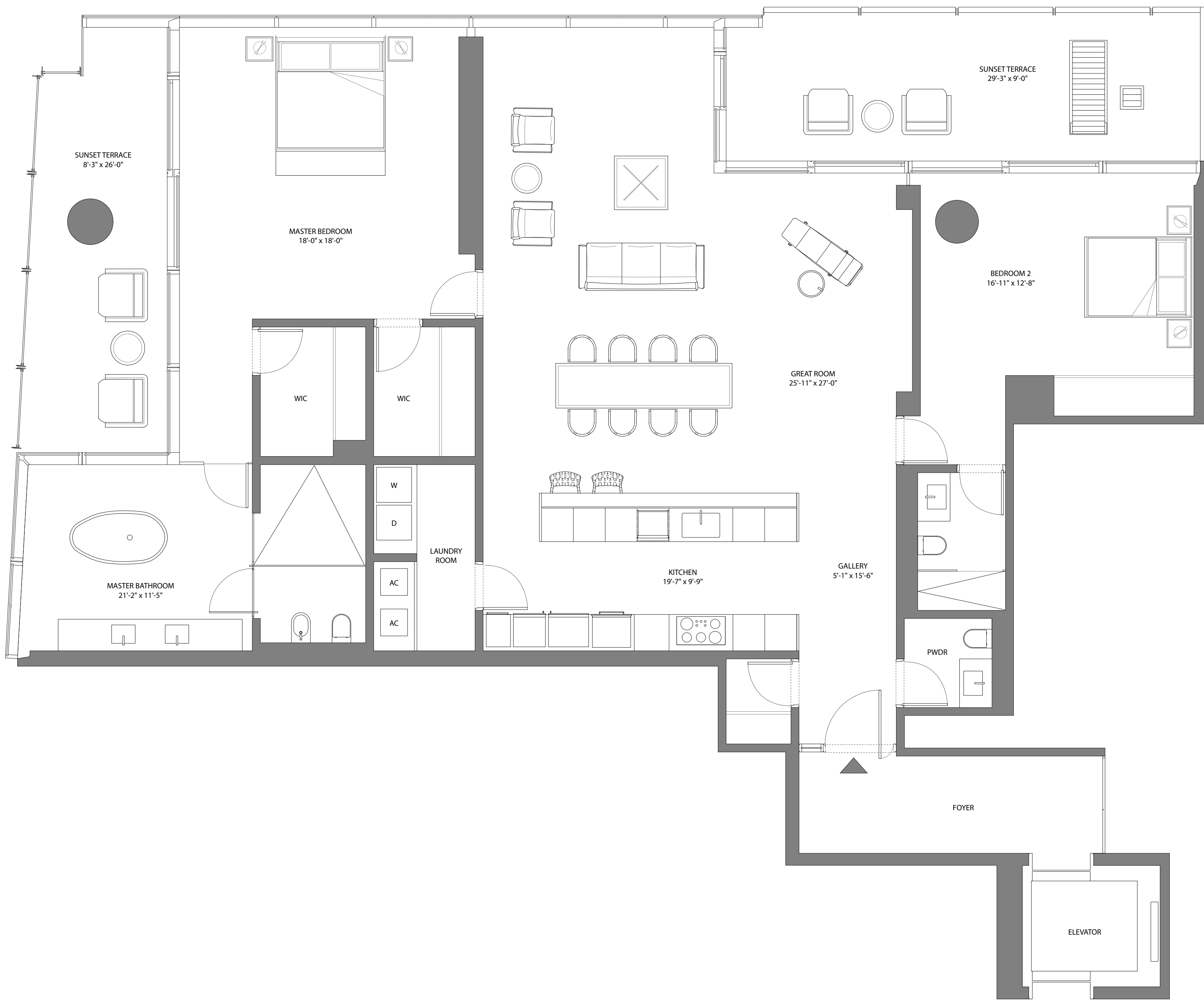
Developed by SC Residences Condominiums, LLC.
Architects: Richard Meier & Partners in collaboration with Kobi Karp.

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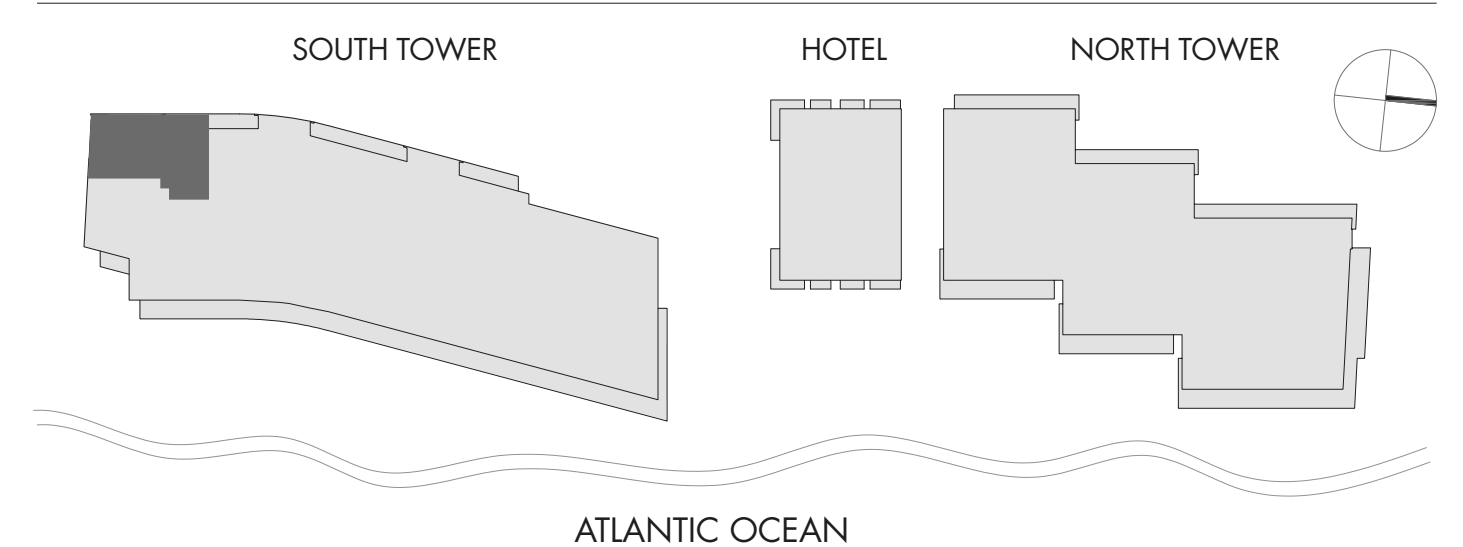
SOUTH TOWER

FOUR SEASONS PRIVATE RESIDENCES

(A1) 402 - 502 - 602 - 702

2 BEDROOMS - 2 BATHROOMS
POWDER ROOM

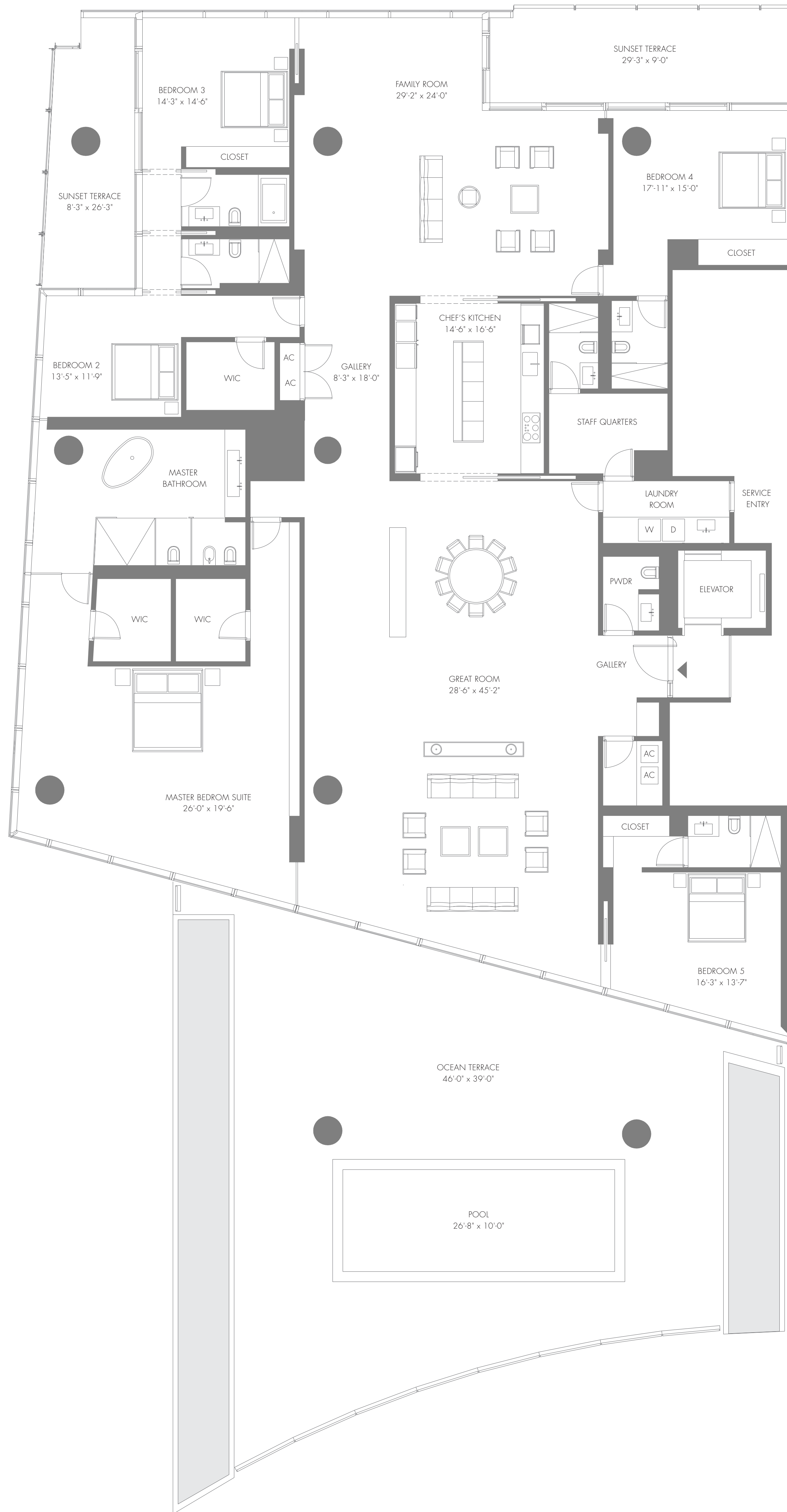
INTERIOR	2,488 SQUARE FEET 231 SQUARE METERS
TERRACES	465 SQUARE FEET 43 SQUARE METERS
TOTAL LIVING	2,953 SQUARE FEET 274 SQUARE METERS



Developed by SC Residences Condominiums, LLC. Architects: Richard Meier & Partners in collaboration with Kobi Karp.



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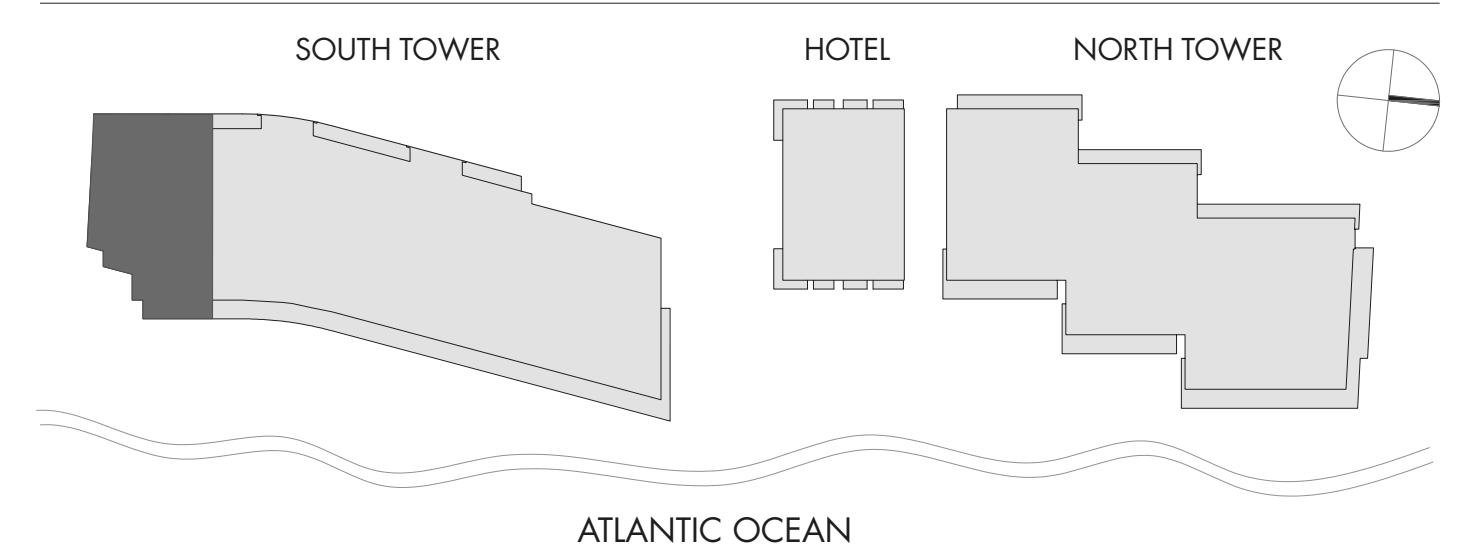
SOUTH TOWER

RICHARD MEIER SIGNATURE RESIDENCE

(A2) 201

5 BEDROOMS - 6 BATHROOMS
POWDER ROOM - FAMILY ROOM

INTERIOR	5,729 SQUARE FEET 532 SQUARE METERS
TERRACES	2,318 SQUARE FEET 215 SQUARE METERS
TOTAL LIVING	8,047 SQUARE FEET 747 SQUARE METERS



Developed by SC Residences Condominiums, LLC. Architects: Richard Meier & Partners in collaboration with Kobi Karp.



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The SURF CLUB



FOUR SEASONS
PRIVATE RESIDENCES

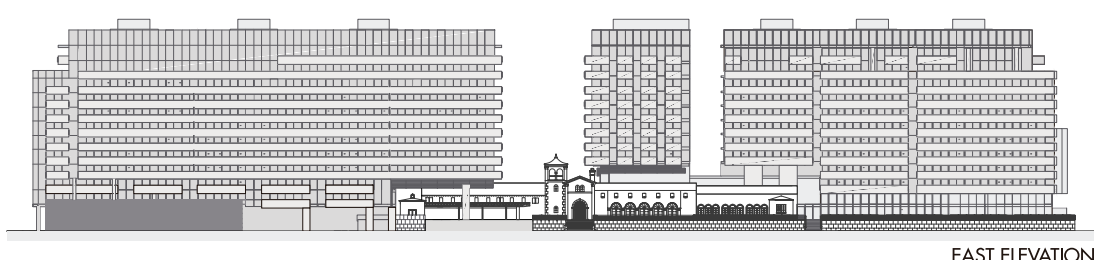
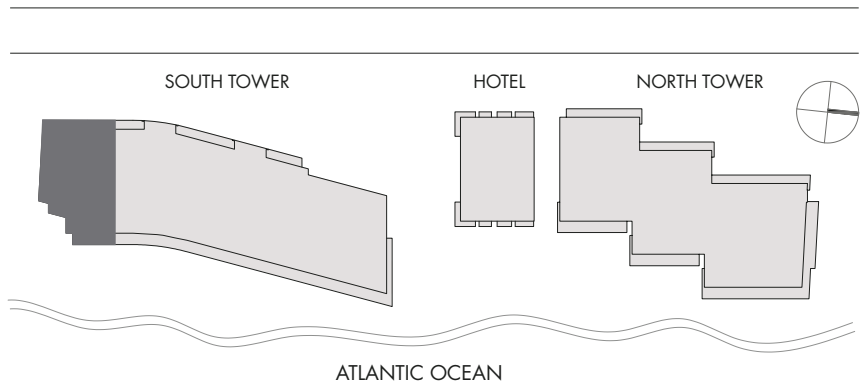
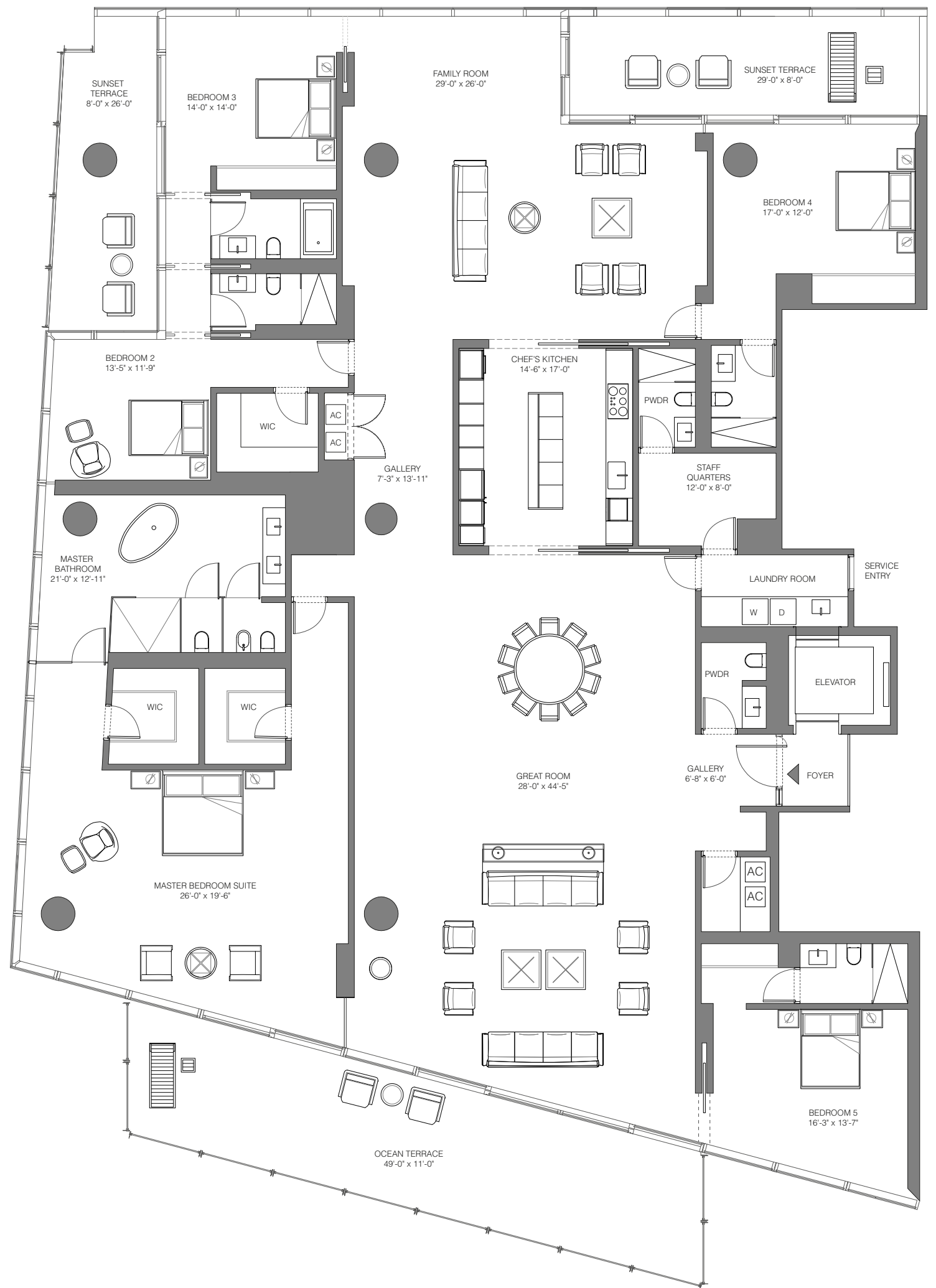
A PROJECT BY FORT CAPITAL MANAGEMENT

SOUTH TOWER

(A2) 301

5 BEDROOMS - 6 BATHROOMS
POWDER ROOM - FAMILY ROOM

INTERIOR	5,729 SQUARE FEET 532 SQUARE METERS
TERRACES	979 SQUARE FEET 91 SQUARE METERS
TOTAL LIVING	6,708 SQUARE FEET 623 SQUARE METERS



EAST ELEVATION

Developed by SC Residences Condominiums, LLC.
Architects: Richard Meier & Partners in collaboration with Kobi Karp.

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The SURF CLUB



FOUR SEASONS
HOTEL AND RESIDENCES

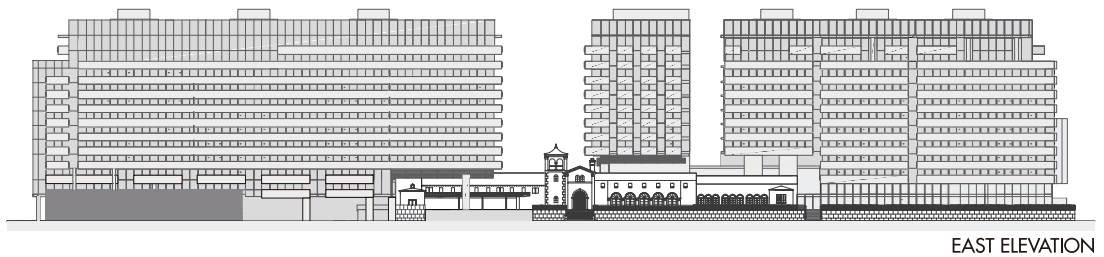
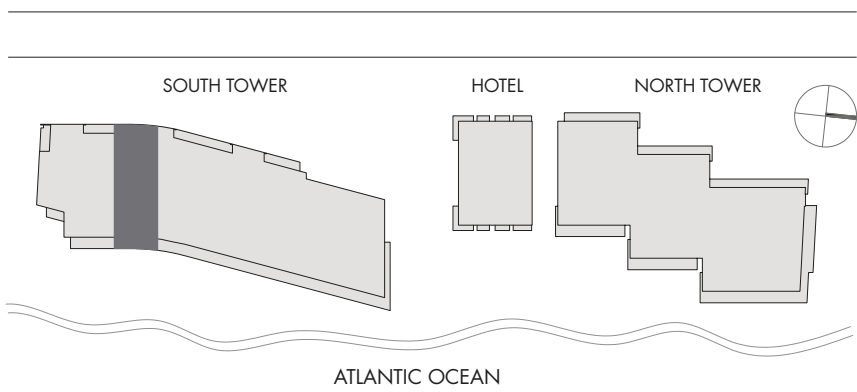
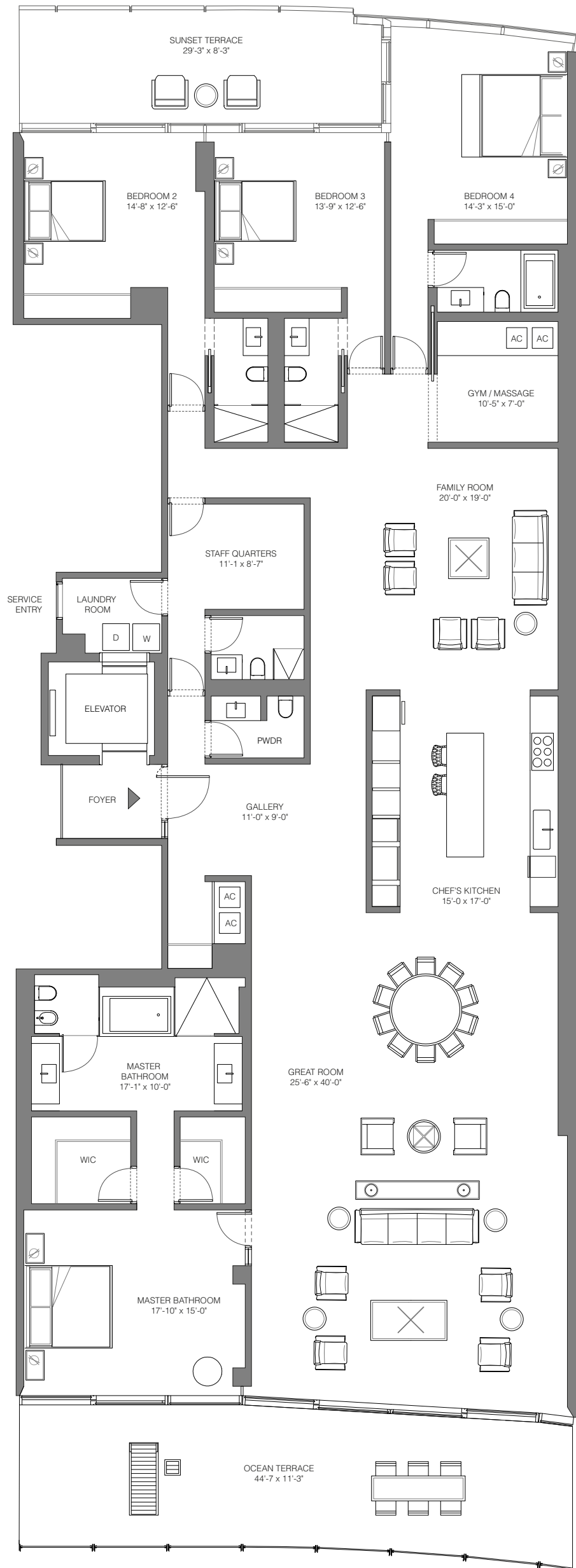
A PROJECT BY FORT PARTNERS

SOUTH TOWER

(B) 403 - 503 - 603 - 703 - 803

4 BEDROOMS - 5 BATHROOMS
POWDER ROOM - FAMILY ROOM - GYM

INTERIOR	4,379 SQUARE FEET 407 SQUARE METERS
TERRACES	753 SQUARE FEET 70 SQUARE METERS
TOTAL LIVING	5,132 SQUARE FEET 477 SQUARE METERS



EAST ELEVATION

Developed by SC Residences Condominiums, LLC.
Architects: Richard Meier & Partners in collaboration with Kobi Karp.

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SOUTH TOWER

FOUR SEASONS PRIVATE RESIDENCES

(C1) 406 - 506 - 606 - 706 - 806

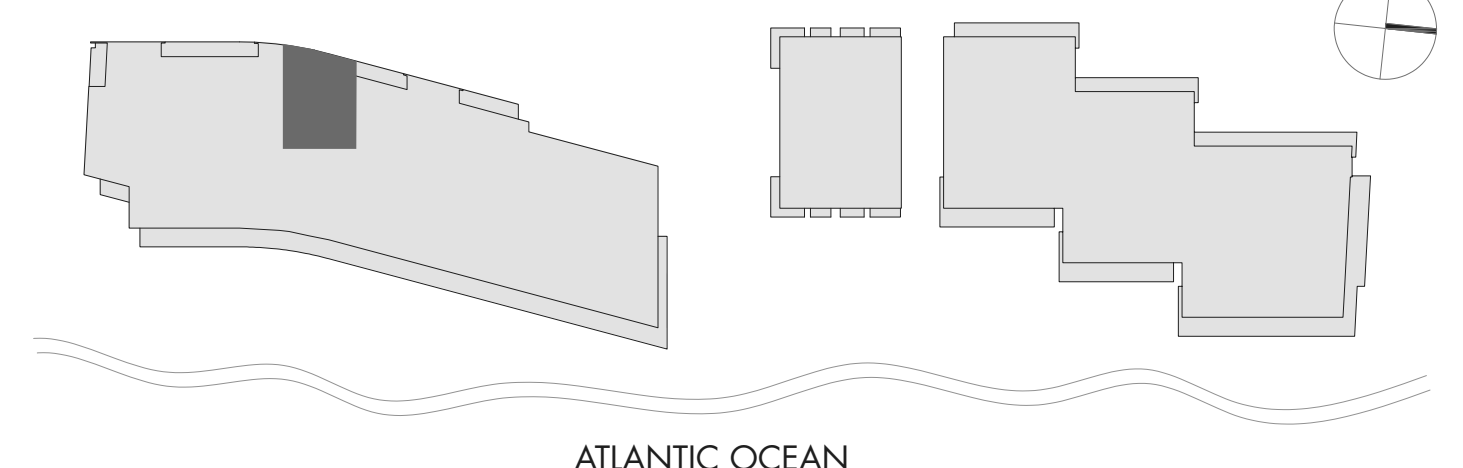
2 BEDROOMS - 2 BATHROOMS
POWDER ROOM

INTERIOR	1,960 SQUARE FEET 182 SQUARE METERS
TERRACES	253 SQUARE FEET 24 SQUARE METERS
TOTAL LIVING	2,213 SQUARE FEET 206 SQUARE METERS

SOUTH TOWER

HOTEL

NORTH TOWER

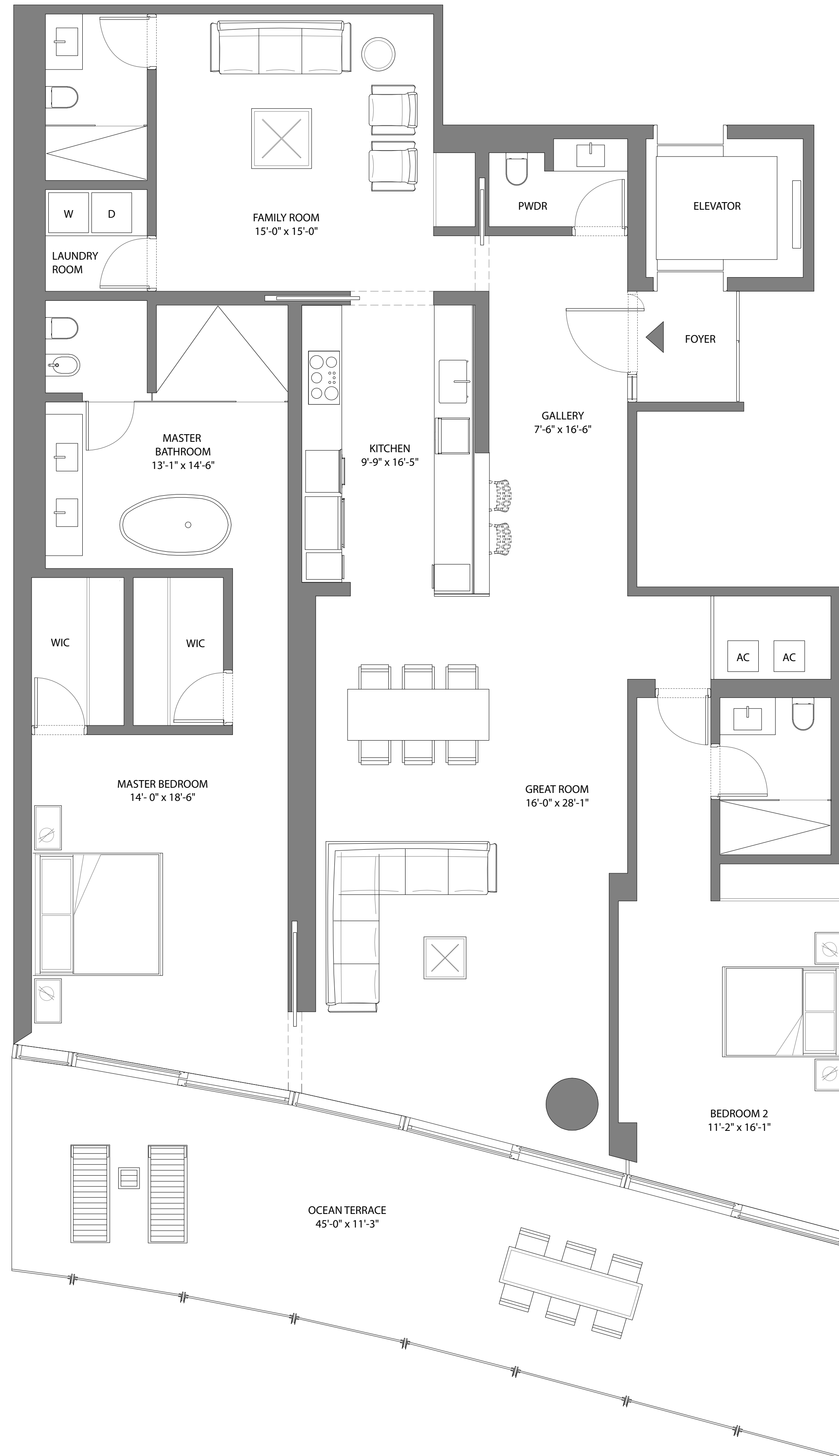


ATLANTIC OCEAN

Developed by SC Residences Condominiums, LLC. Architects: Richard Meier & Partners in collaboration with Kobi Karp.



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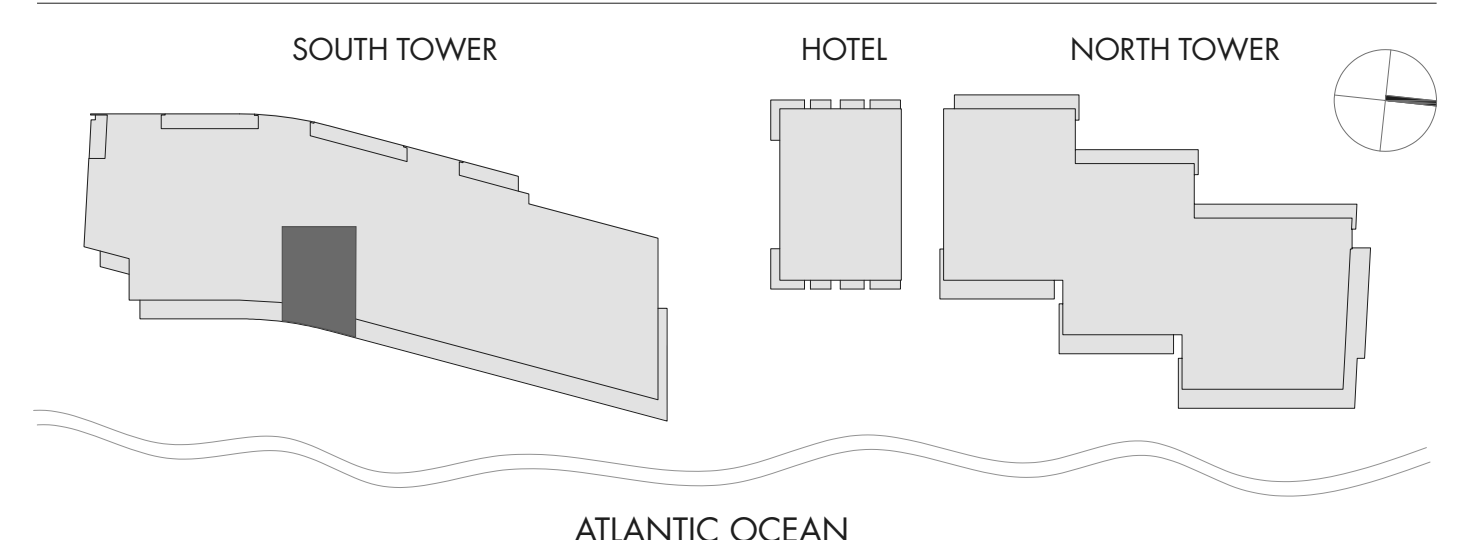
SOUTH TOWER

FOUR SEASONS PRIVATE RESIDENCES

(C2) 405 - 505 - 605 - 705

2 BEDROOM - 3 BATHROOM
POWDER ROOM - FAMILY ROOM

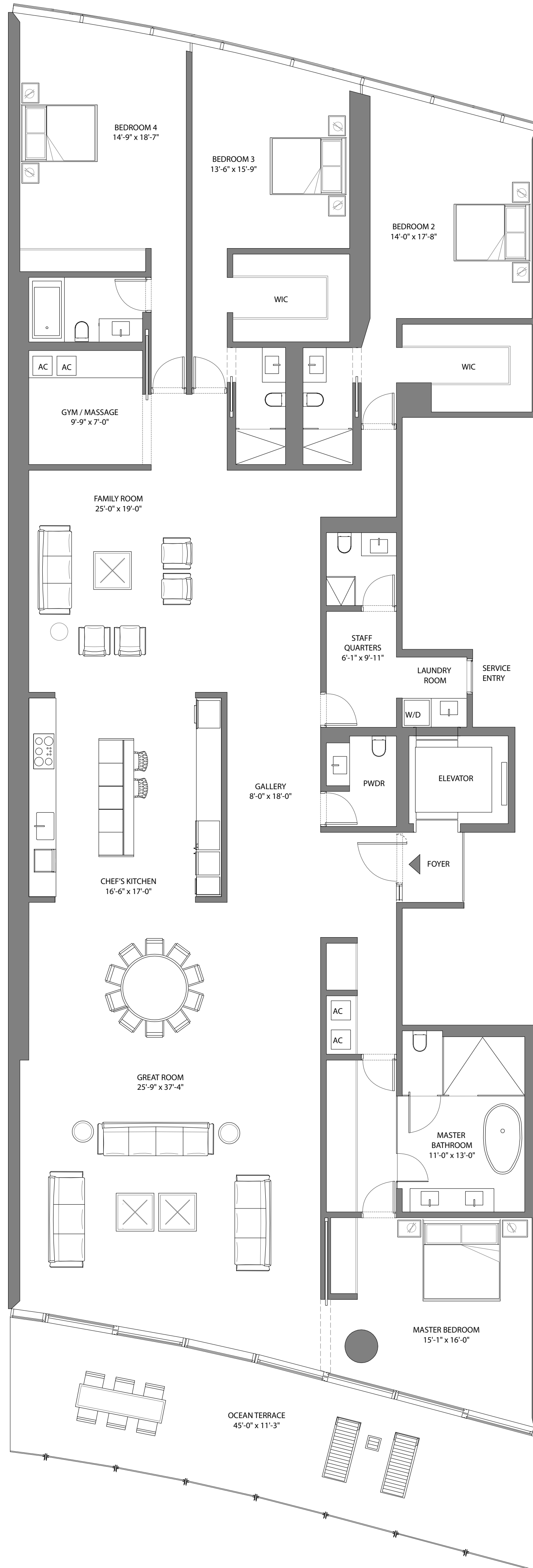
INTERIOR	2,404 SQUARE FEET 223 SQUARE METERS
TERRACES	499 SQUARE FEET 46 SQUARE METERS
TOTAL LIVING	2,903 SQUARE FEET 269 SQUARE METERS



Developed by SC Residences Condominiums, LLC. Architects: Richard Meier & Partners in collaboration with Kobi Karp.



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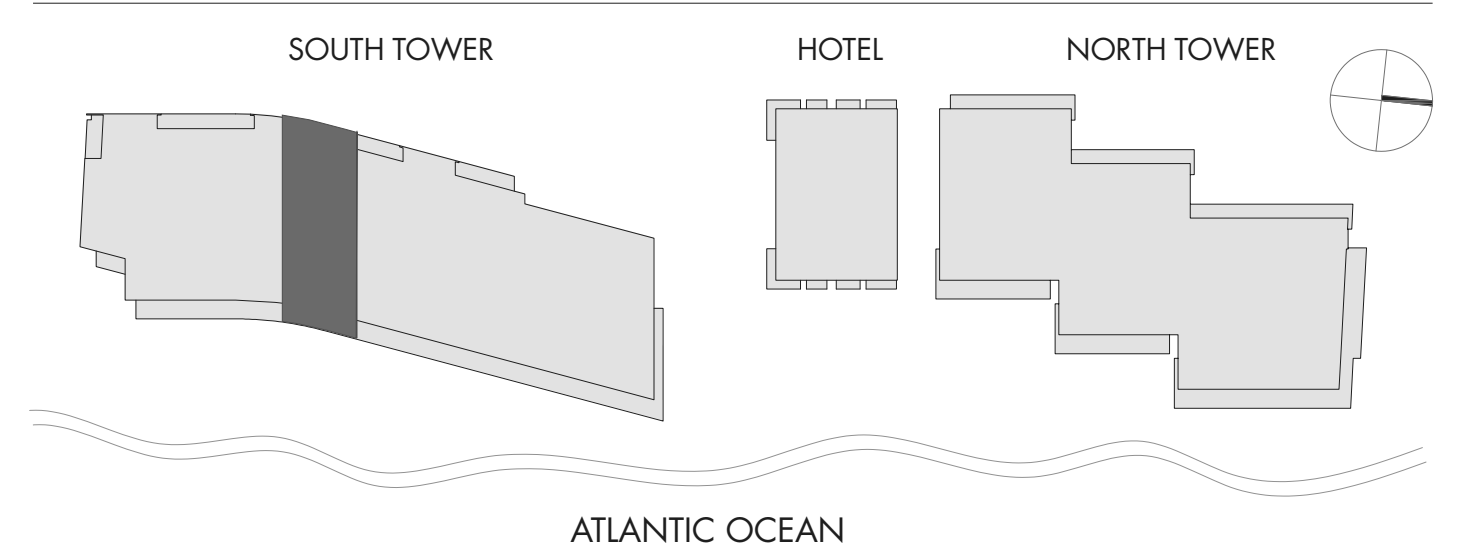


SOUTH TOWER

FOUR SEASONS PRIVATE RESIDENCES
(C4) 1005

4 BEDROOMS - 5 BATHROOMS
POWDER ROOM - FAMILY ROOM

INTERIOR	4,602 SQUARE FEET 428 SQUARE METERS
TERRACES	499 SQUARE FEET 46 SQUARE METERS
TOTAL LIVING	5,101 SQUARE FEET 474 SQUARE METERS



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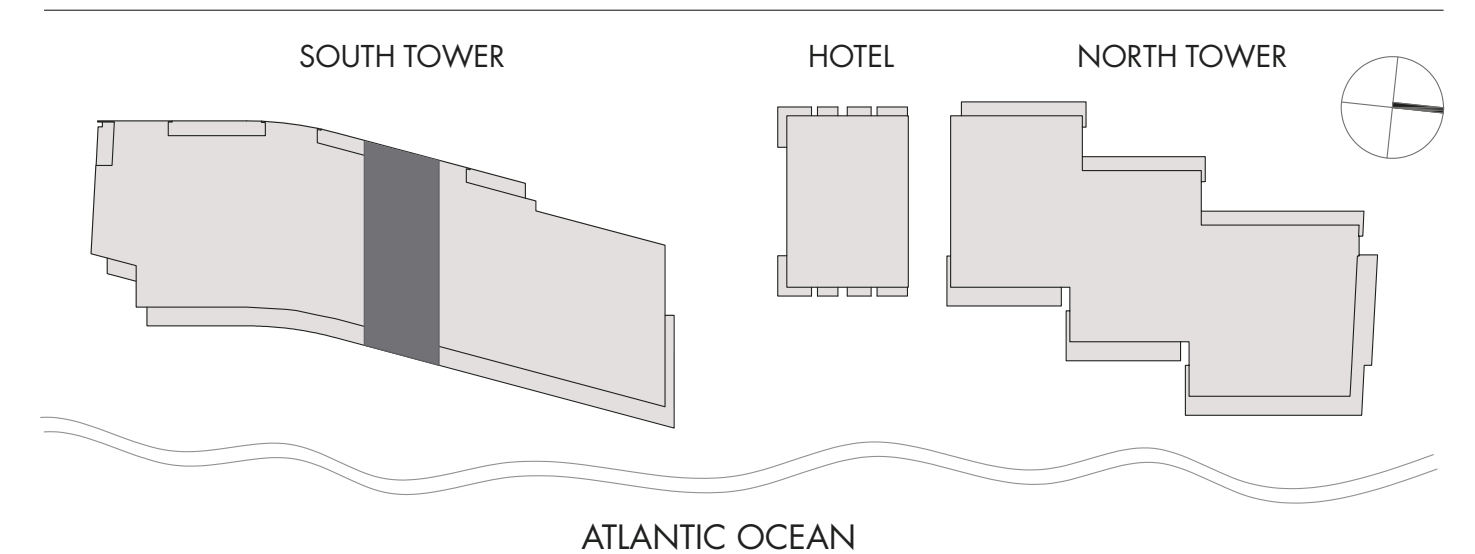


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SOUTH TOWER
FOUR SEASONS PRIVATE RESIDENCES
(D) 407 - 507 - 607
4 BEDROOMS - 5 BATHROOMS
POWDER ROOM - FAMILY ROOM - GYM

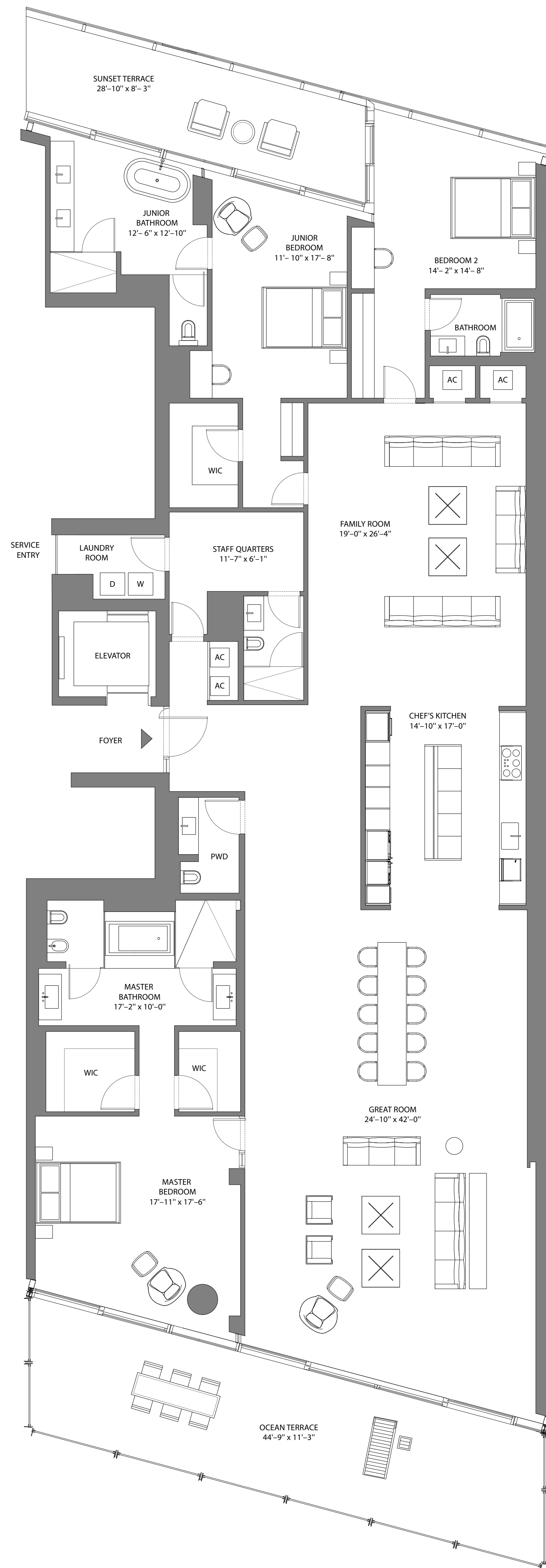
INTERIOR	4,351	SQUARE FEET
	404	SQUARE METERS
TERRACES	758	SQUARE FEET
	70	SQUARE METERS
TOTAL LIVING	5,109	SQUARE FEET
	474	SQUARE METERS



Developed by SC Residences Condominiums, LLC. Architects: Richard Meier & Partners in collaboration with Kobi Karp.



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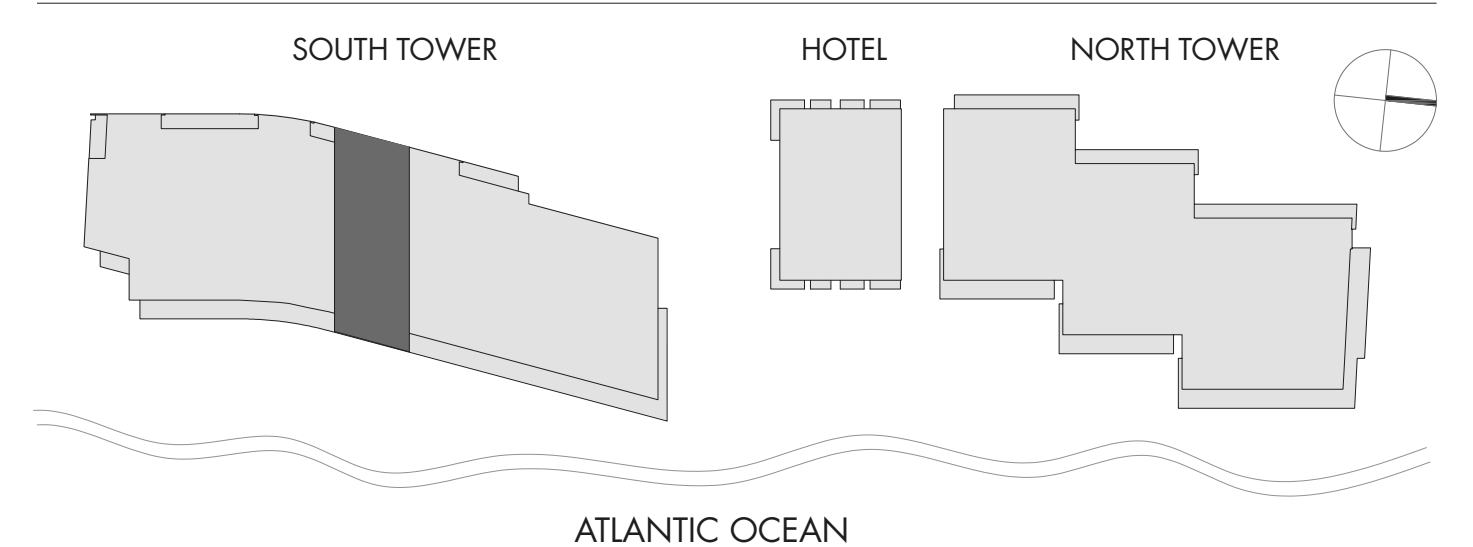


SOUTH TOWER

FOUR SEASONS PRIVATE RESIDENCES
(D ALTERNATE) 407 - 507 - 607

3 BEDROOMS - 4 BATHROOMS
POWDER ROOM - FAMILY ROOM - GYM

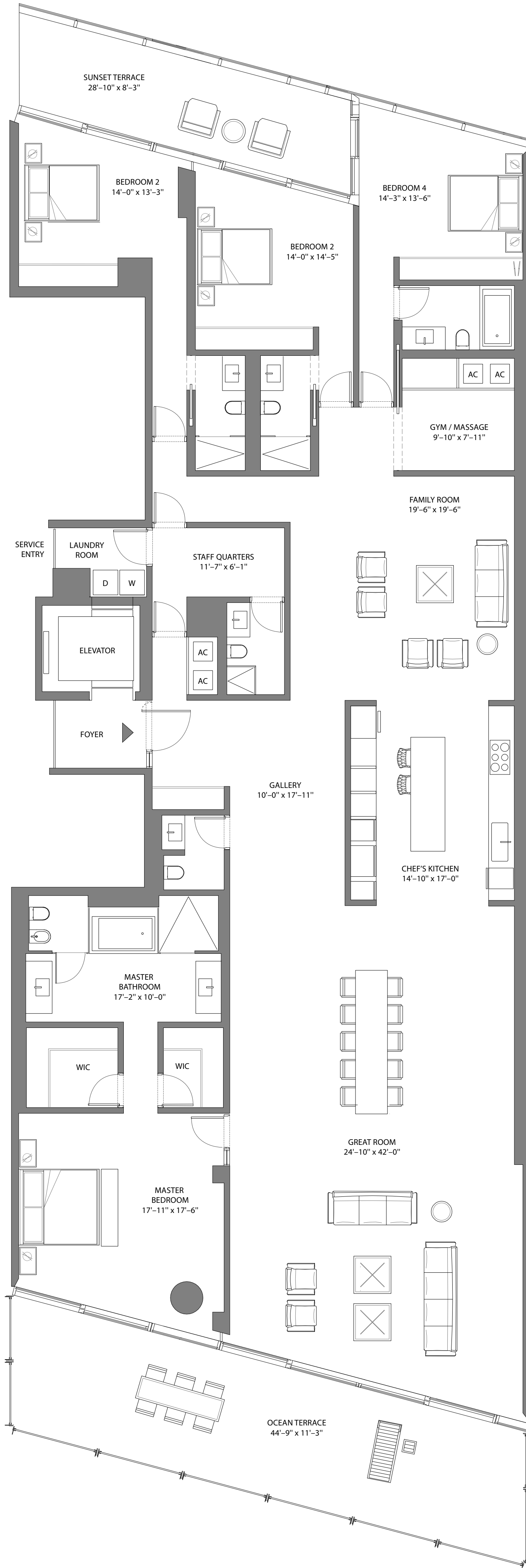
INTERIOR	4,375 SQUARE FEET 406 SQUARE METERS
TERRACES	586 SQUARE FEET 54 SQUARE METERS
TOTAL LIVING	4,961 SQUARE FEET 460 SQUARE METERS



Developed by SC Residences Condominiums, LLC. Architects: Richard Meier & Partners in collaboration with Kobi Karp.



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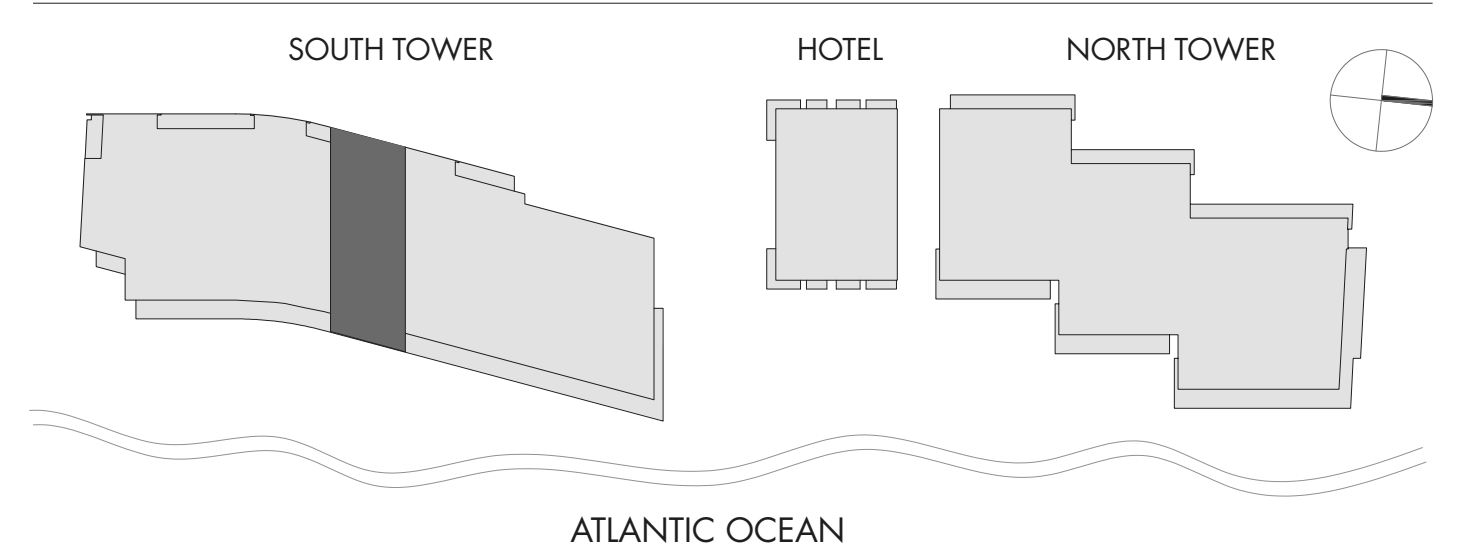


SOUTH TOWER

FOUR SEASONS PRIVATE RESIDENCES
(D1) 207 - 307

4 BEDROOMS - 5 BATHROOMS
POWDER ROOM - FAMILY ROOM - GYM

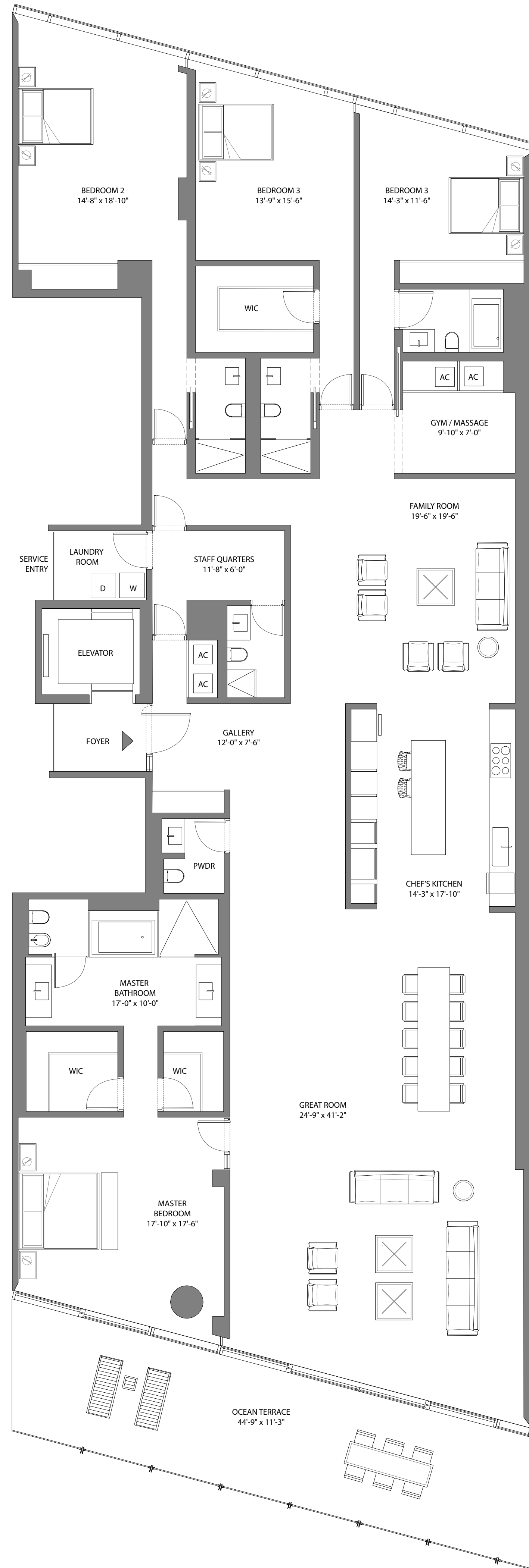
INTERIOR	4,375 SQUARE FEET 406 SQUARE METERS
TERRACES	586 SQUARE FEET 54 SQUARE METERS
TOTAL LIVING	4,961 SQUARE FEET 460 SQUARE METERS



Developed by SC Residences Condominiums, LLC. Architects: Richard Meier & Partners in collaboration with Kobi Karp.



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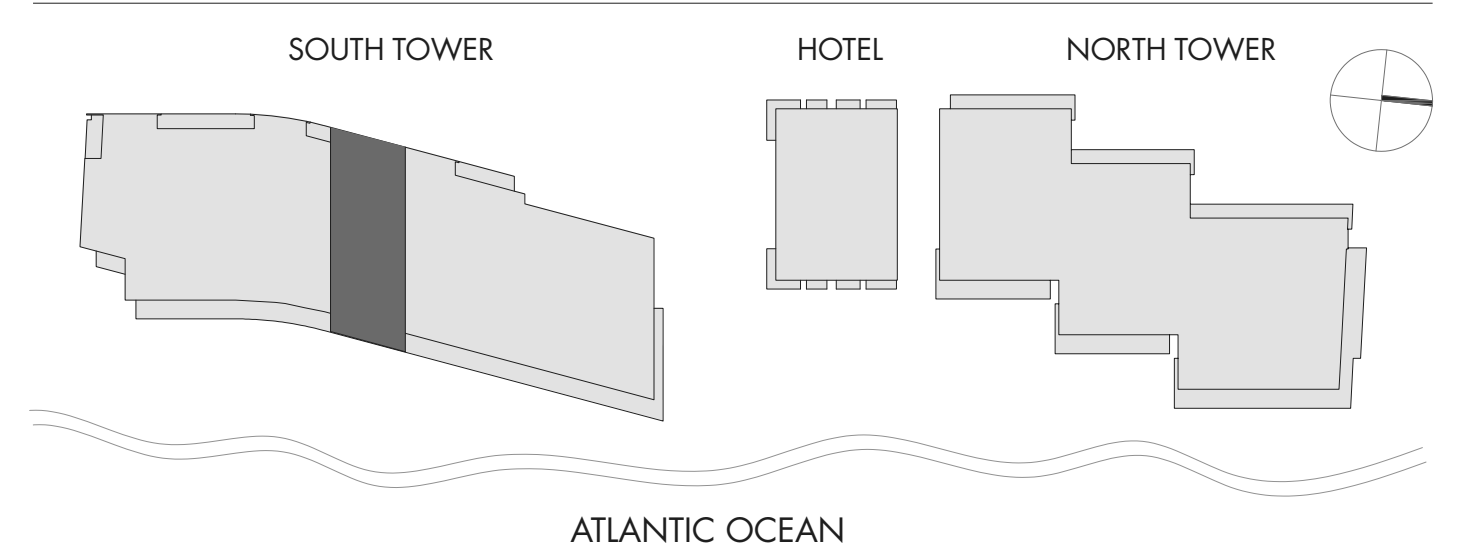


SOUTH TOWER

FOUR SEASONS PRIVATE RESIDENCES
(D2) 1007

4 BEDROOMS - 5 BATHROOMS
POWDER ROOM - FAMILY ROOM - GYM

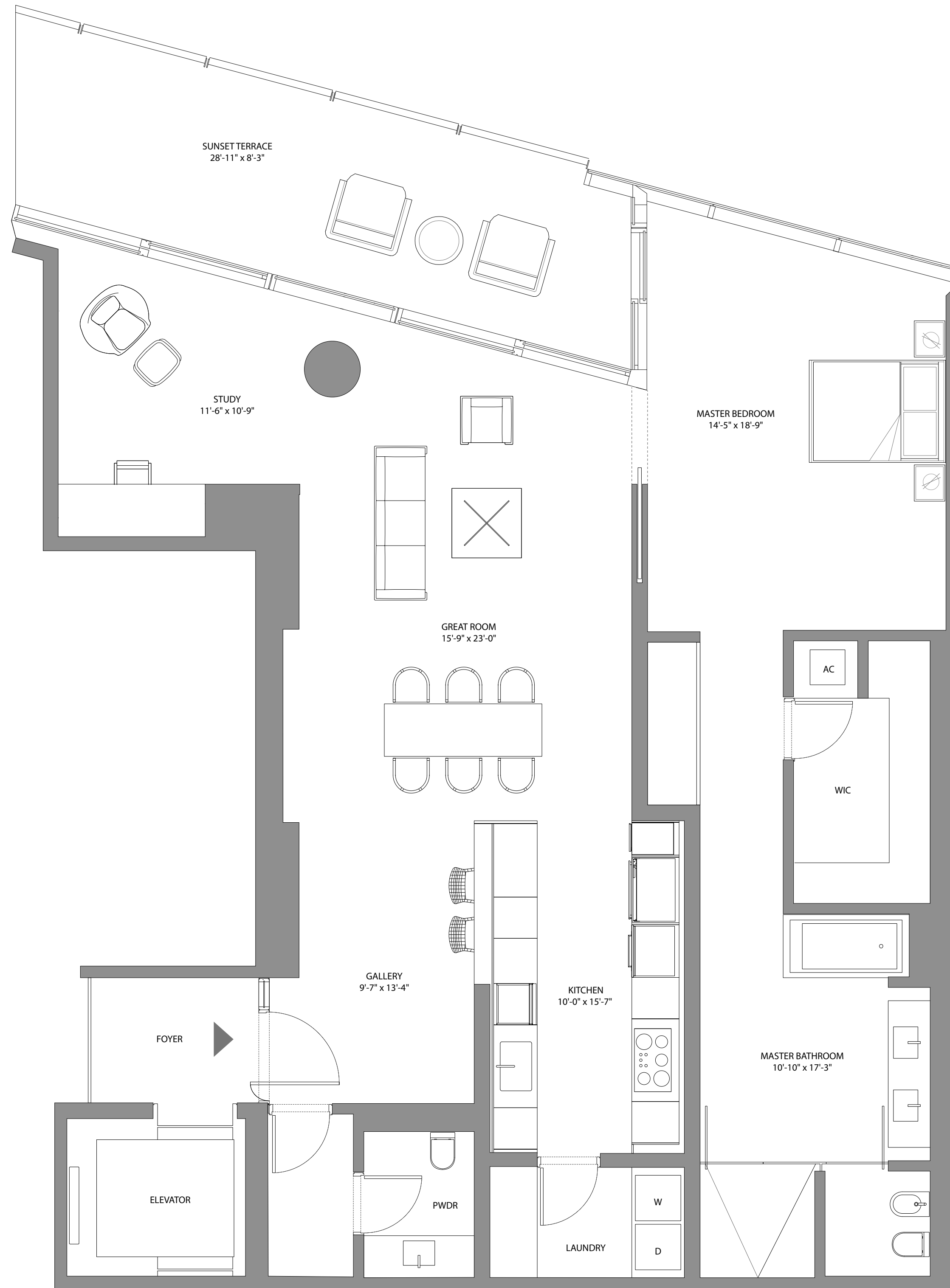
INTERIOR	4,638 SQUARE FEET 431 SQUARE METERS
TERRACES	509 SQUARE FEET 47 SQUARE METERS
TOTAL LIVING	5,147 SQUARE FEET 478 SQUARE METERS



Developed by SC Residences Condominiums, LLC. Architects: Richard Meier & Partners in collaboration with Kobi Karp.



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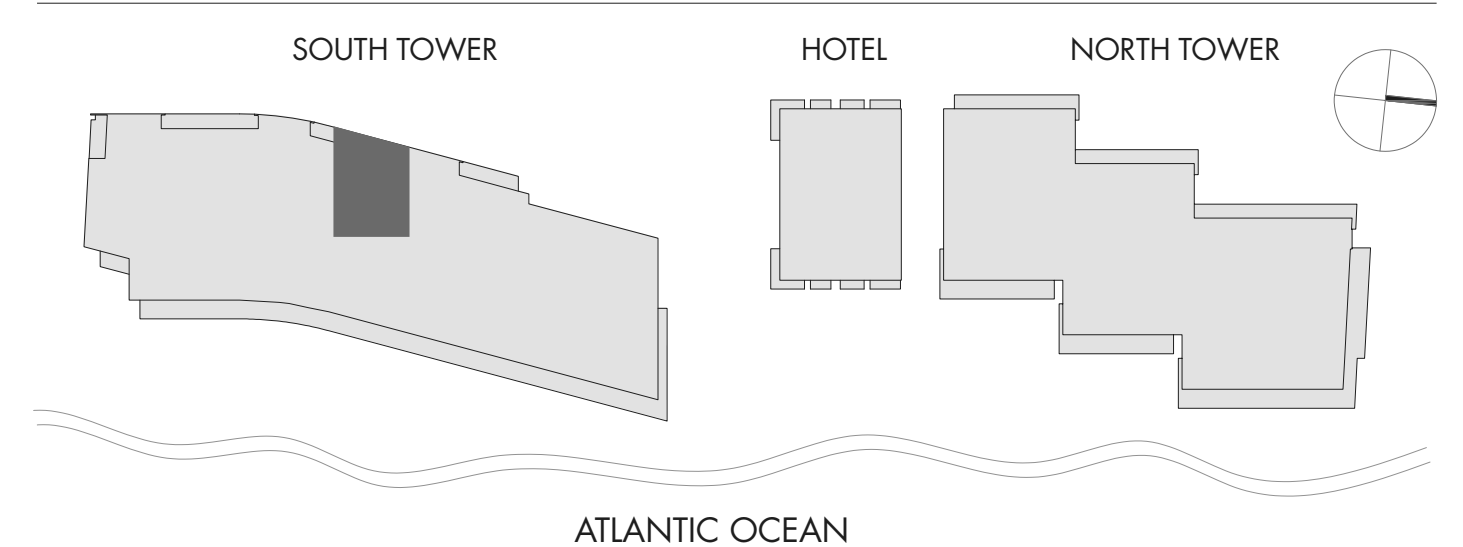


SOUTH TOWER

FOUR SEASONS PRIVATE RESIDENCES
(D3) 708 - 808 - 908

1 BEDROOM - 2 BATHROOM
STUDY - POWDER ROOM

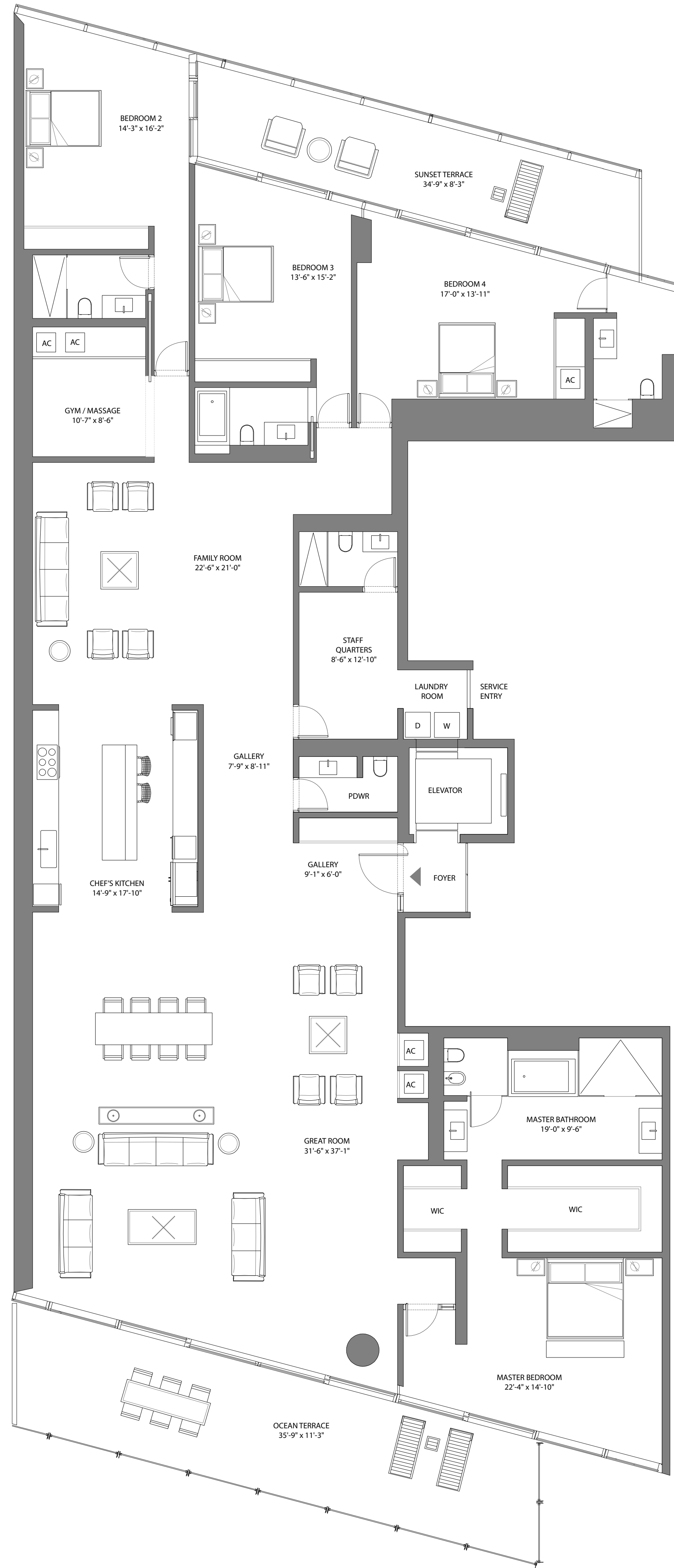
INTERIOR	1,845 SQUARE FEET 171 SQUARE METERS
TERRACES	254 SQUARE FEET 24 SQUARE METERS
TOTAL LIVING	2,099 SQUARE FEET 195 SQUARE METERS



Developed by SC Residences Condominiums, LLC. Architects: Richard Meier & Partners in collaboration with Kobi Karp.



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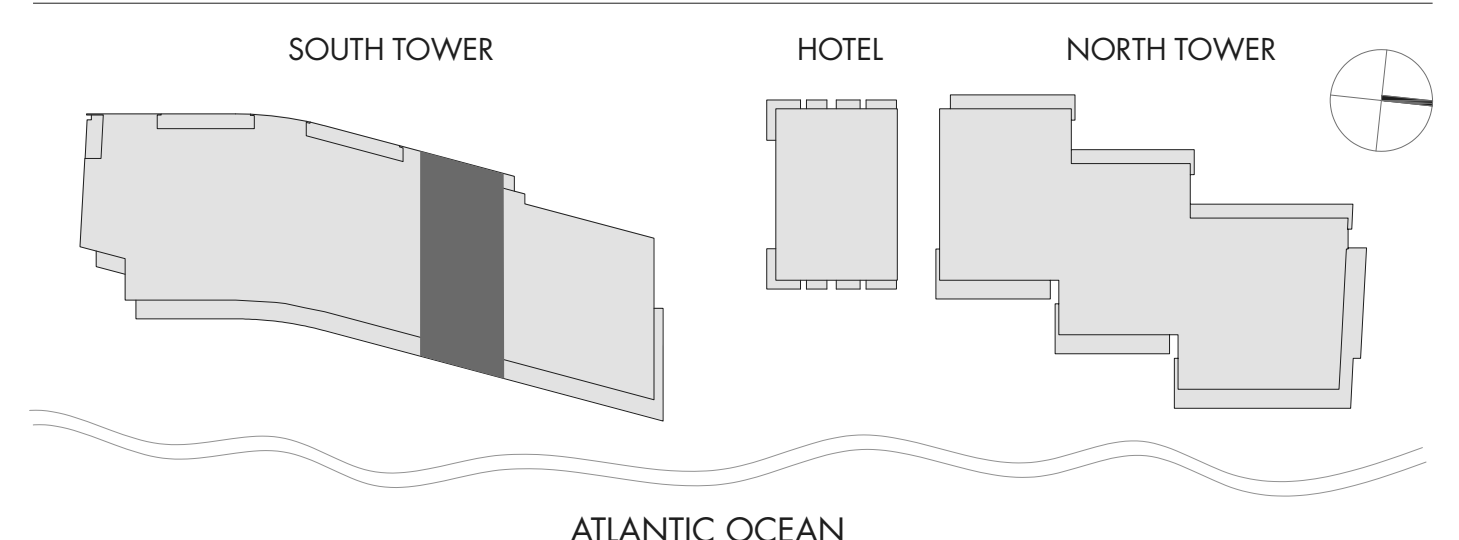


SOUTH TOWER

FOUR SEASONS PRIVATE RESIDENCES
(E) 209 - 309

4 BEDROOMS - 5 BATHROOMS
POWDER ROOM - FAMILY ROOM - GYM

INTERIOR	5,004 SQUARE FEET 465 SQUARE METERS
TERRACES	637 SQUARE FEET 59 SQUARE METERS
TOTAL LIVING	5,641 SQUARE FEET 524 SQUARE METERS



Developed by SC Residences Condominiums, LLC. Architects: Richard Meier & Partners in collaboration with Kobi Karp.



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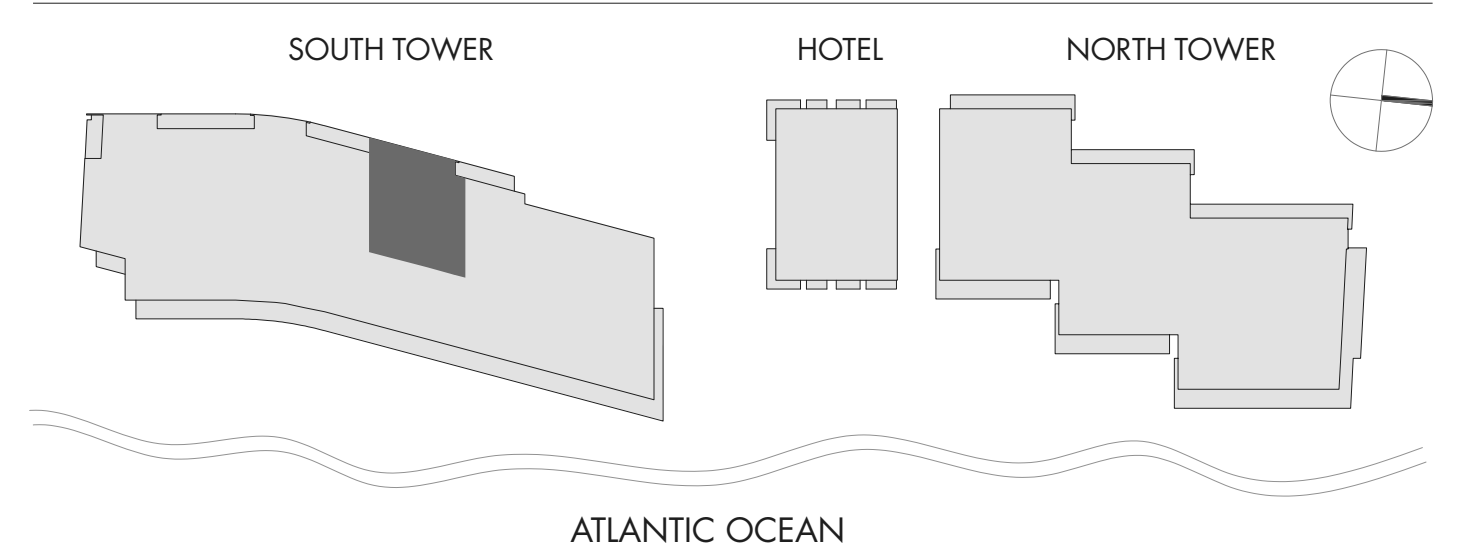


SOUTH TOWER

FOUR SEASONS PRIVATE RESIDENCES
(E1) 410 - 510 - 610 - 710 - 810 - 910

2 BEDROOMS - 2 BATHROOMS
POWDER ROOM

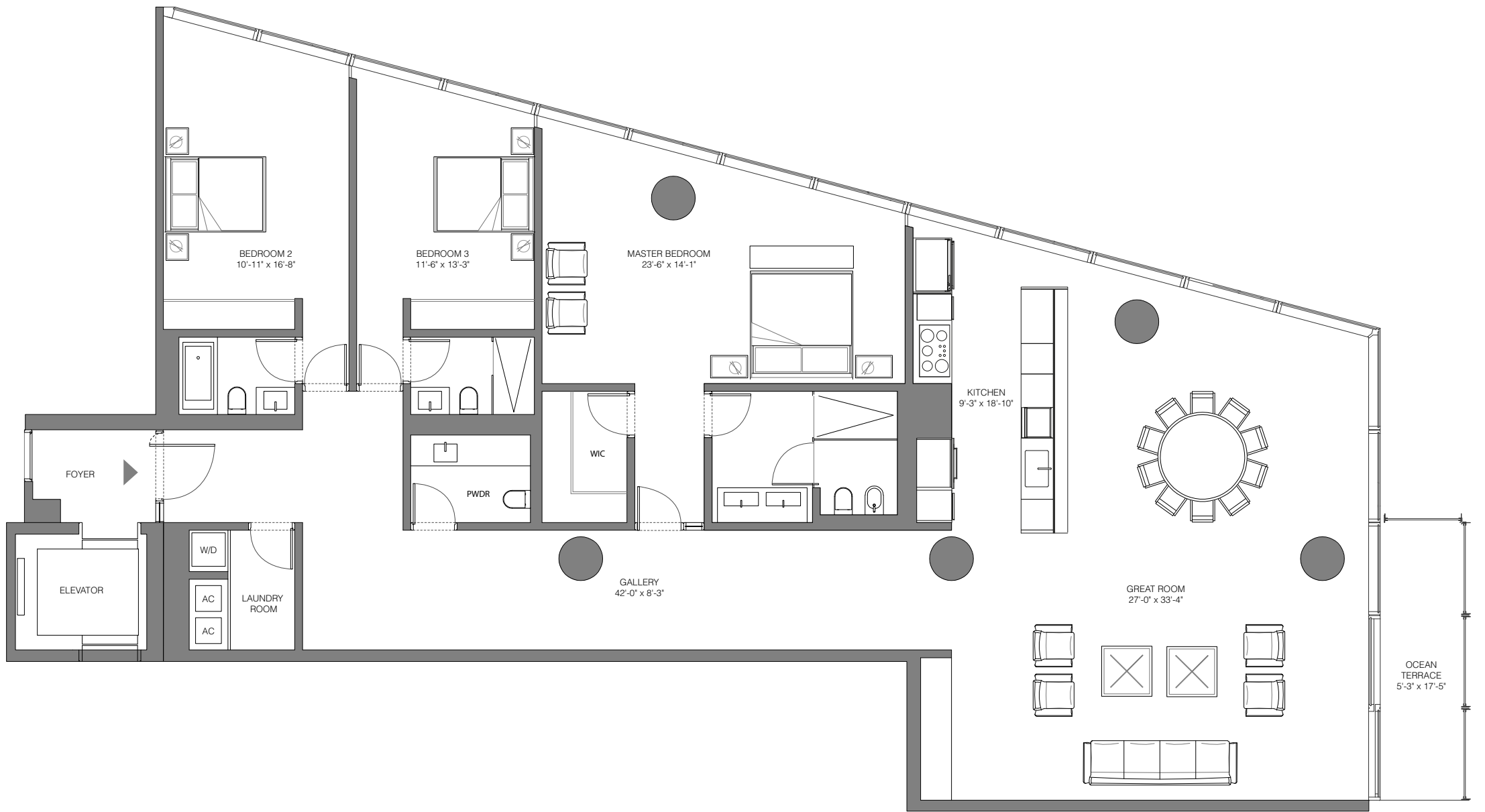
INTERIOR	2,136 SQUARE FEET 198 SQUARE METERS
TERRACES	307 SQUARE FEET 29 SQUARE METERS
TOTAL LIVING	2,443 SQUARE FEET 227 SQUARE METERS



Developed by SC Residences Condominiums, LLC. Architects: Richard Meier & Partners in collaboration with Kobi Karp.



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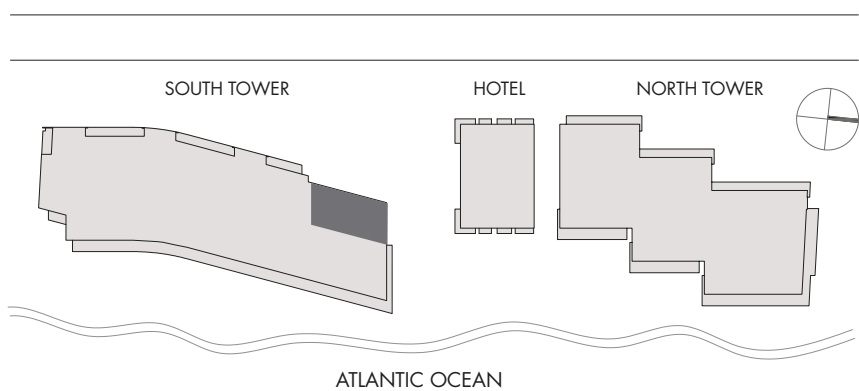


SOUTH TOWER

(F1) 412 - 512 - 612

3 BEDROOMS - 3 BATHROOMS
POWDER ROOM

INTERIOR	2,869 SQUARE FEET 287 SQUARE METERS
TERRACES	93 SQUARE FEET 9 SQUARE METERS
TOTAL LIVING	2,962 SQUARE FEET 296 SQUARE METERS



EAST ELEVATION

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The SURF CLUB



FOUR SEASONS PRIVATE RESIDENCES

A PROJECT BY FORT CAPITAL MANAGEMENT

SOUTH TOWER

(F2) 411 - 511 - 611

4 BEDROOMS - 4 BATHROOMS
POWDER ROOM - FAMILY ROOM

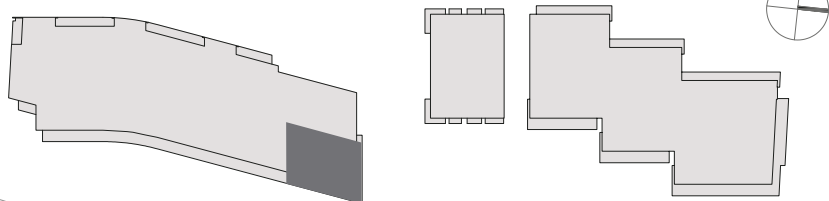
INTERIOR	5,008 SQUARE FEET 465 SQUARE METERS
TERRACES	1,314 SQUARE FEET 122 SQUARE METERS
TOTAL LIVING	6,322 SQUARE FEET 587 SQUARE METERS



SOUTH TOWER

HOTEL

NORTH TOWER



ATLANTIC OCEAN



EAST ELEVATION

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Architects: Richard Meier & Partners in collaboration with Kobi Karp.

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The SURF CLUB



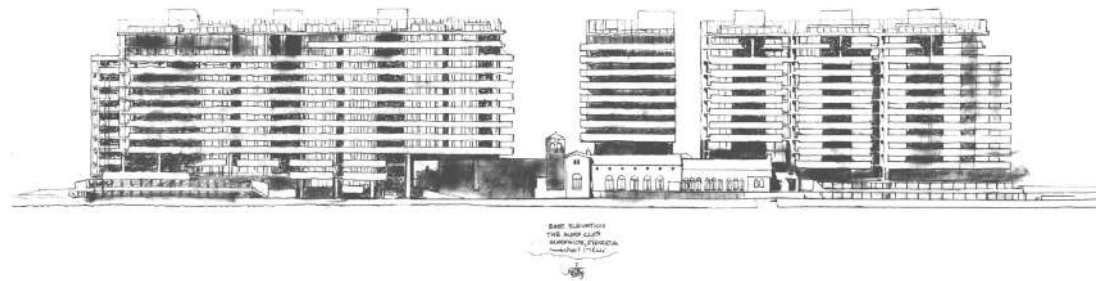
FOUR SEASONS
PRIVATE RESIDENCES

A PROJECT BY FORT CAPITAL MANAGEMENT

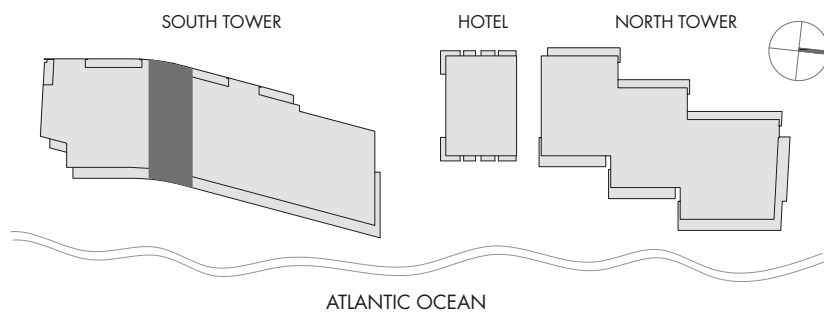
RICHARD MEIER SIGNATURE PENTHOUSE COLLECTION

SOUTH PENTHOUSE 3

4 BEDROOMS • 6 BATHROOMS • POWDER ROOM
DINING ROOM • LIBRARY • FAMILY ROOM
MEDIA ROOM • ROOF TOP GARDEN • POOL
SUMMER KITCHEN



INTERIOR	6,041 SQUARE FEET 562 SQUARE METERS
TERRACES	1,874 SQUARE FEET 174 SQUARE METERS
ROOF	2,836 SQUARE FEET 263 SQUARE METERS
TOTAL LIVING	10,751 SQUARE FEET 999 SQUARE METERS



OCEAN TO BAY FLOW-THROUGH TRIPLEX PENTHOUSE

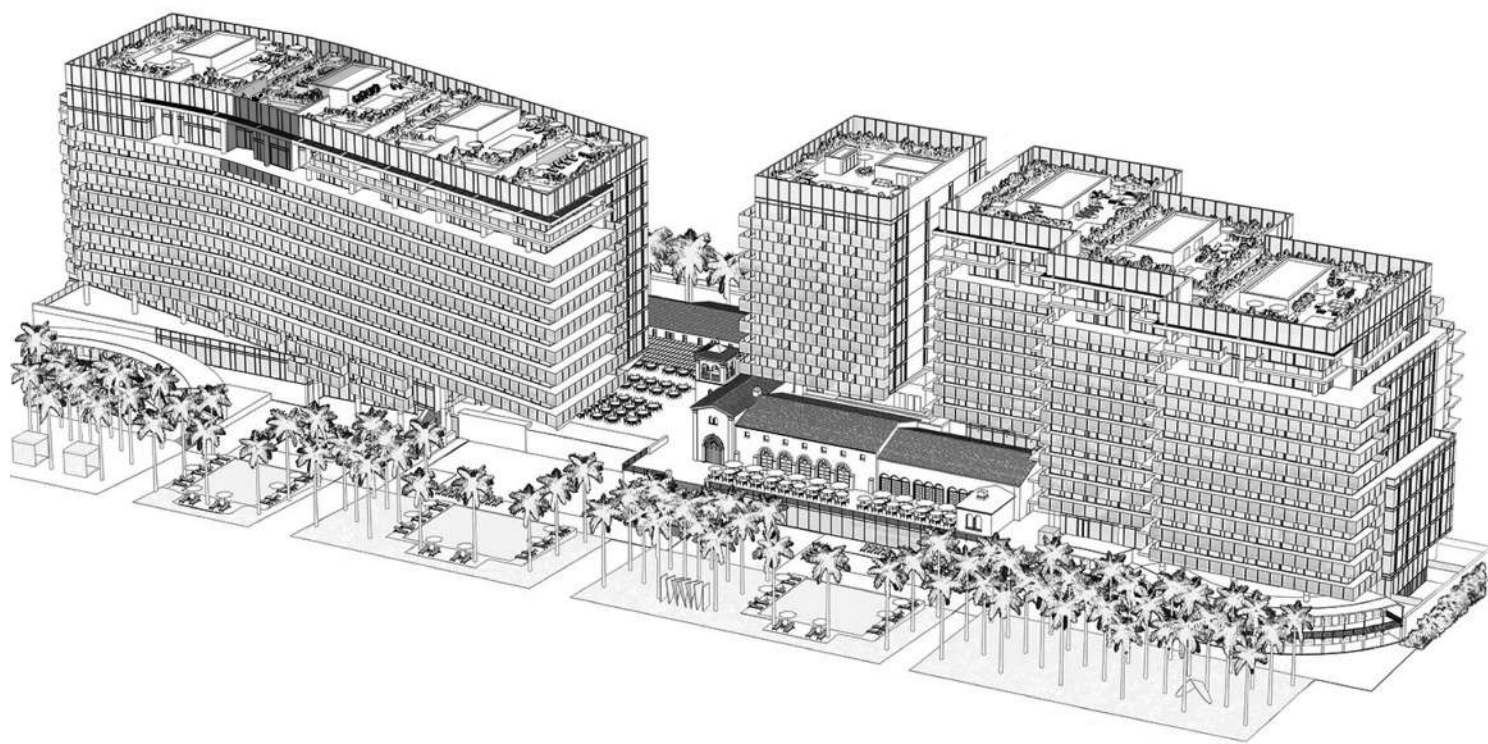
46 FOOT LONG AND UP TO 26 FOOT DEEP OCEAN FRONT TERRACES WITH BAY FRONT TERRACES UP TO 14 FOOT DEEP AND 45 FOOT LONG

UNLIMITED OCEAN AND BAY VIEWS

ROOF TOP GARDEN WITH PRIVATE SWIMMING POOL

DESIGNATED PRIVATE BEACH FRONT CABANA

AIR CONDITIONED PERSONAL PRIVATE PARKING



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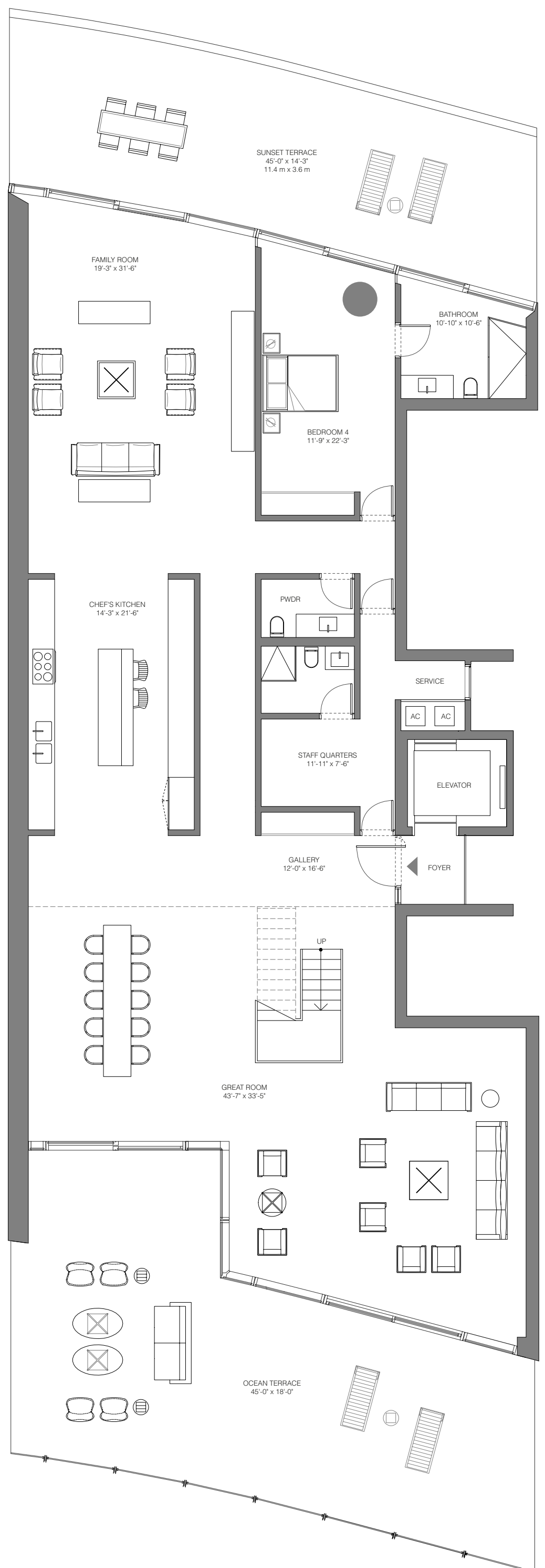
Equal Housing Opportunity
Oct 2nd 2014

SOUTH PENTHOUSE 3

11th FLOOR

INTERIOR 3,450 SQUARE FEET
321 SQUARE METERS

TERRACES 1,603 SQUARE FEET
149 SQUARE METERS



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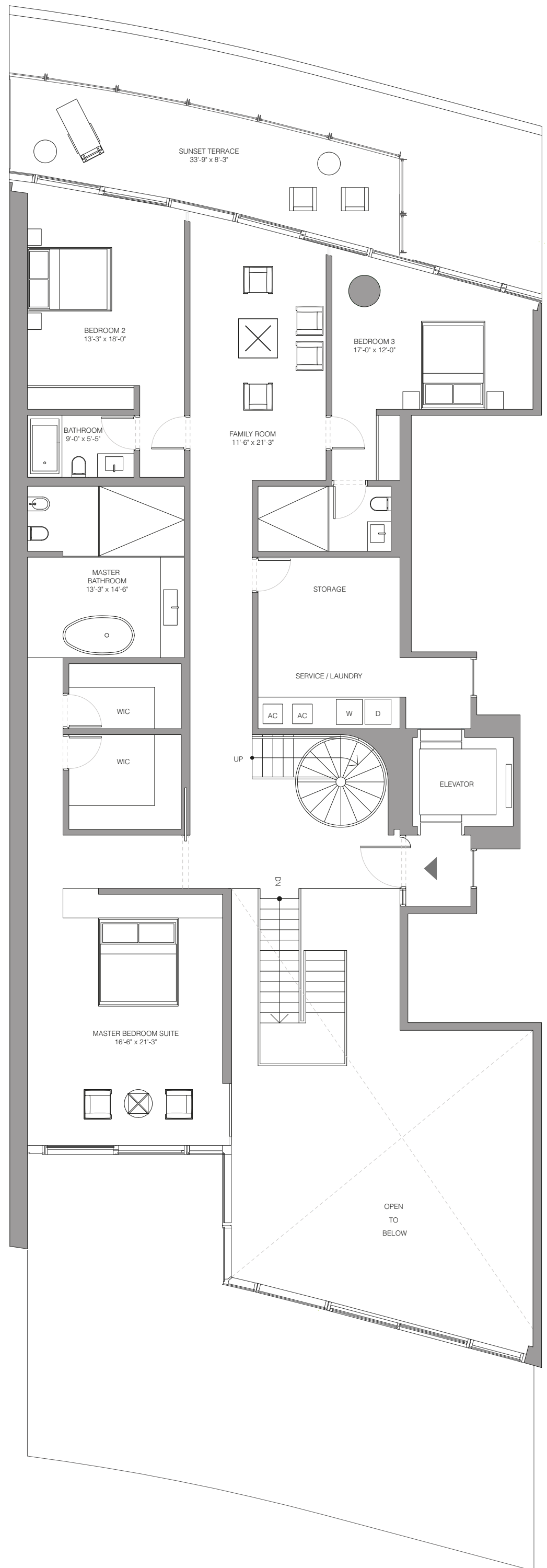
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EQUAL HOUSING
OPPORTUNITY
Oct 2nd 2014



SOUTH PENTHOUSE 3

12th FLOOR

INTERIOR 2,591 SQUARE FEET
241 SQUARE METERS

TERRACES 271 SQUARE FEET
25 SQUARE METERS

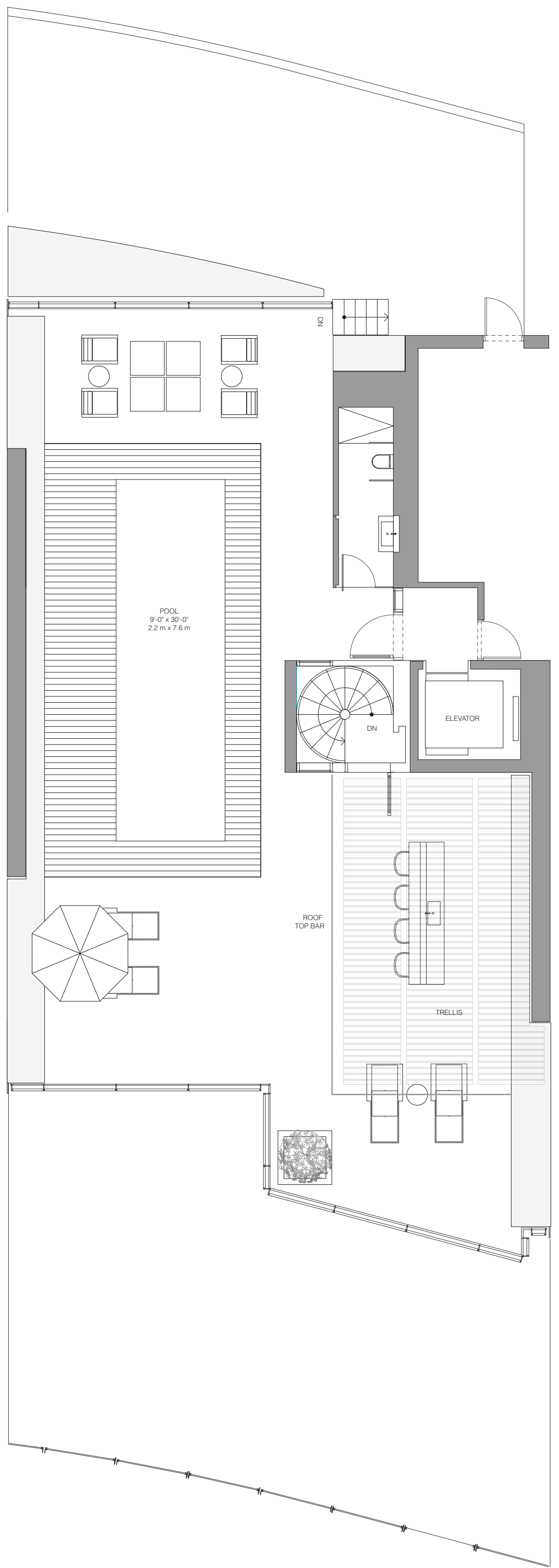
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Oct 2nd 2014



SOUTH PENTHOUSE 3

ROOF TOP GARDEN

INTERIOR 2,836 SQUARE FEET
263 SQUARE METERS

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EQUAL HOUSING
OPPORTUNITY
Oct 2nd 2014