



**TURNBERRY**  
OCEAN CLUB RESIDENCES



TYPICAL KEY PLAN

ATLANTIC OCEAN

**RESIDENCE A & A REV**  
3 Bedrooms, 4.5 Baths, Den

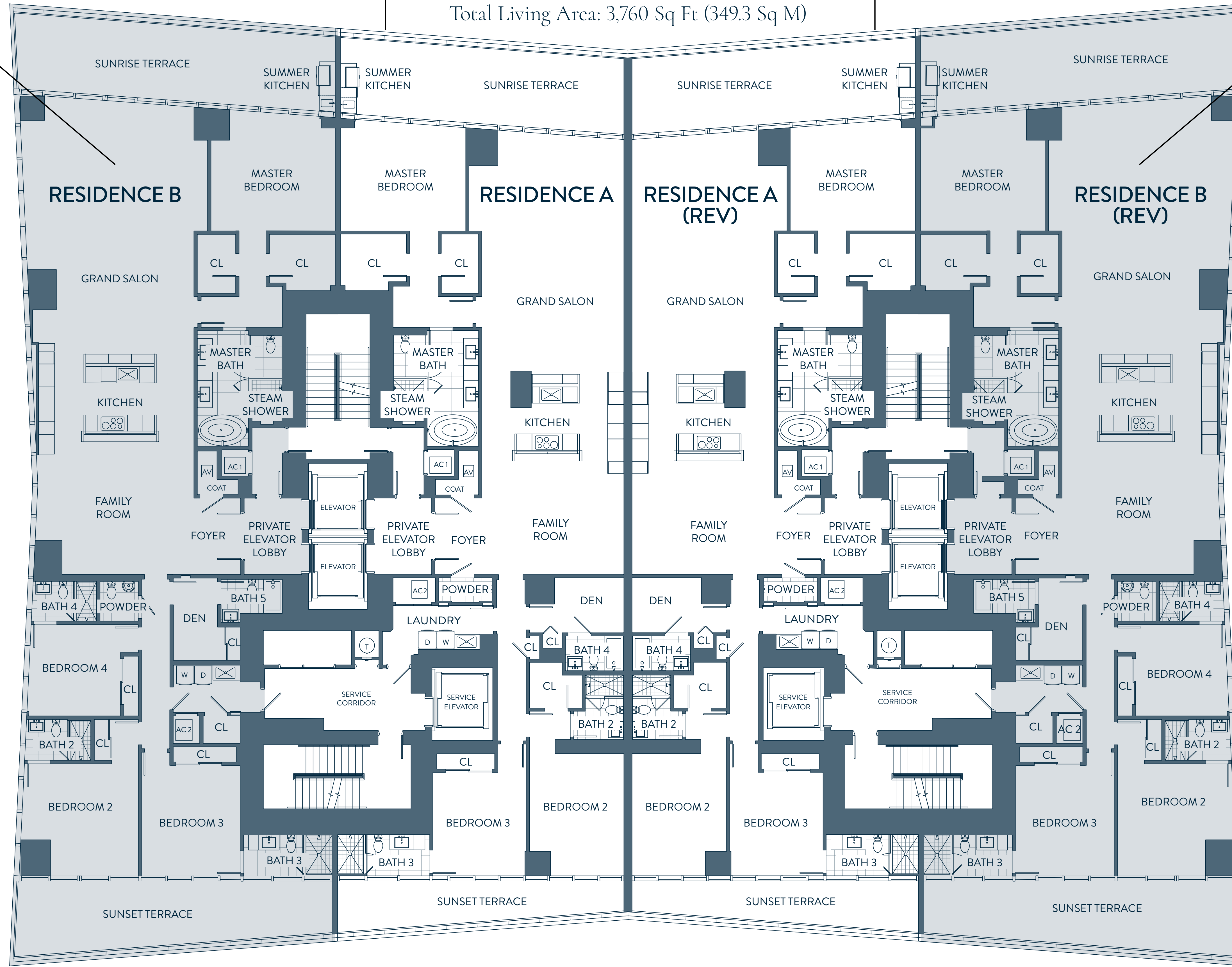
Indoor Living Area: 3,110 Sq Ft (288.9 Sq M)  
Outdoor Living Area: 650 Sq Ft (60.4 Sq M)  
Total Living Area: 3,760 Sq Ft (349.3 Sq M)

**RESIDENCE B**  
4 Bedrooms, 5.5 Baths, Den

Indoor Living Area:  
3,625 Sq Ft (336.8 Sq M)  
Outdoor Living Area:  
860 Sq Ft (79.9 Sq M)  
Total Living Area:  
4,485 Sq Ft (416.7 Sq M)

**RESIDENCE B REV**  
4 Bedrooms, 5.5 Baths, Den

Indoor Living Area:  
3,625 Sq Ft (336.8 Sq M)  
Outdoor Living Area:  
860 Sq Ft (79.9 Sq M)  
Total Living Area:  
4,485 Sq Ft (416.7 Sq M)

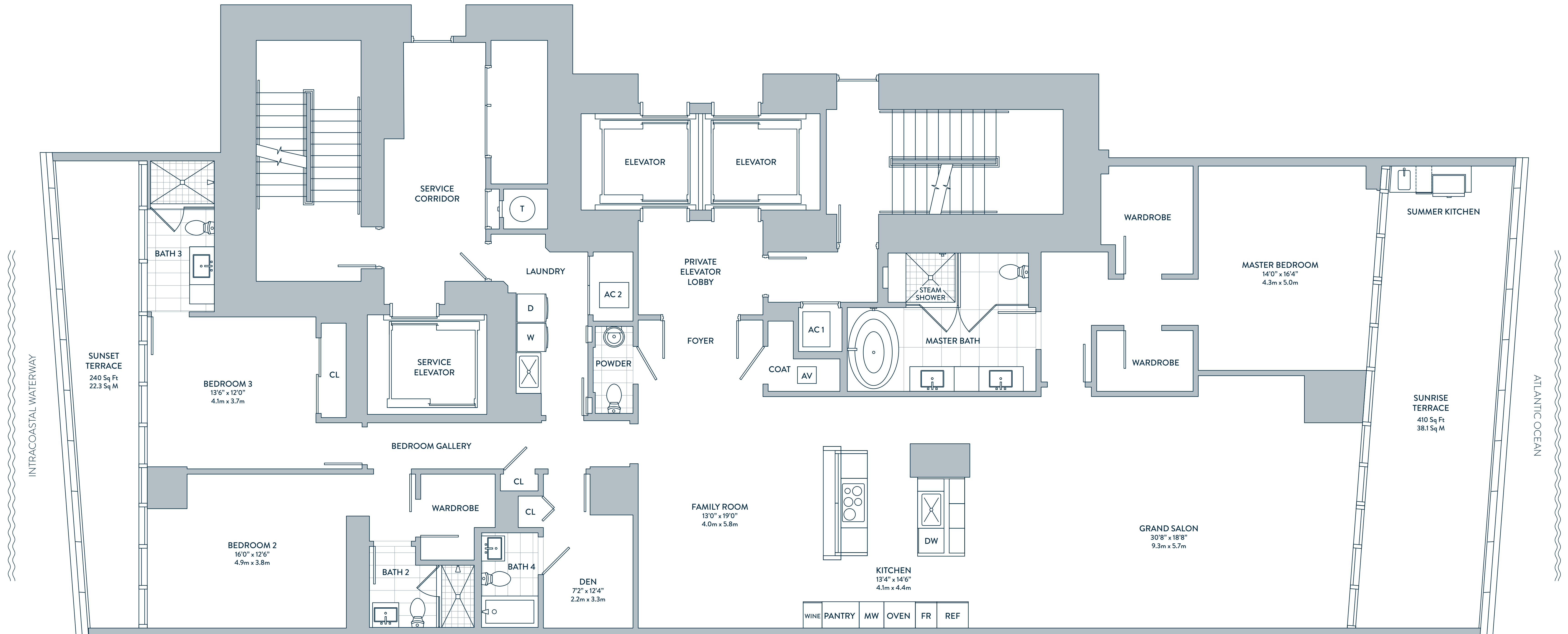
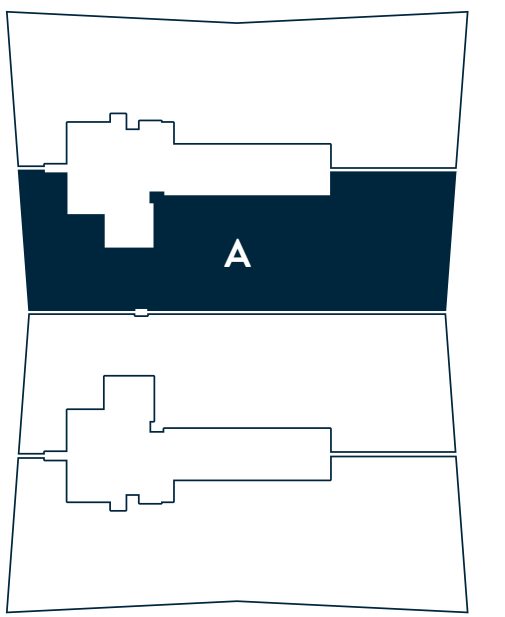


INTRACOASTAL WATERWAY

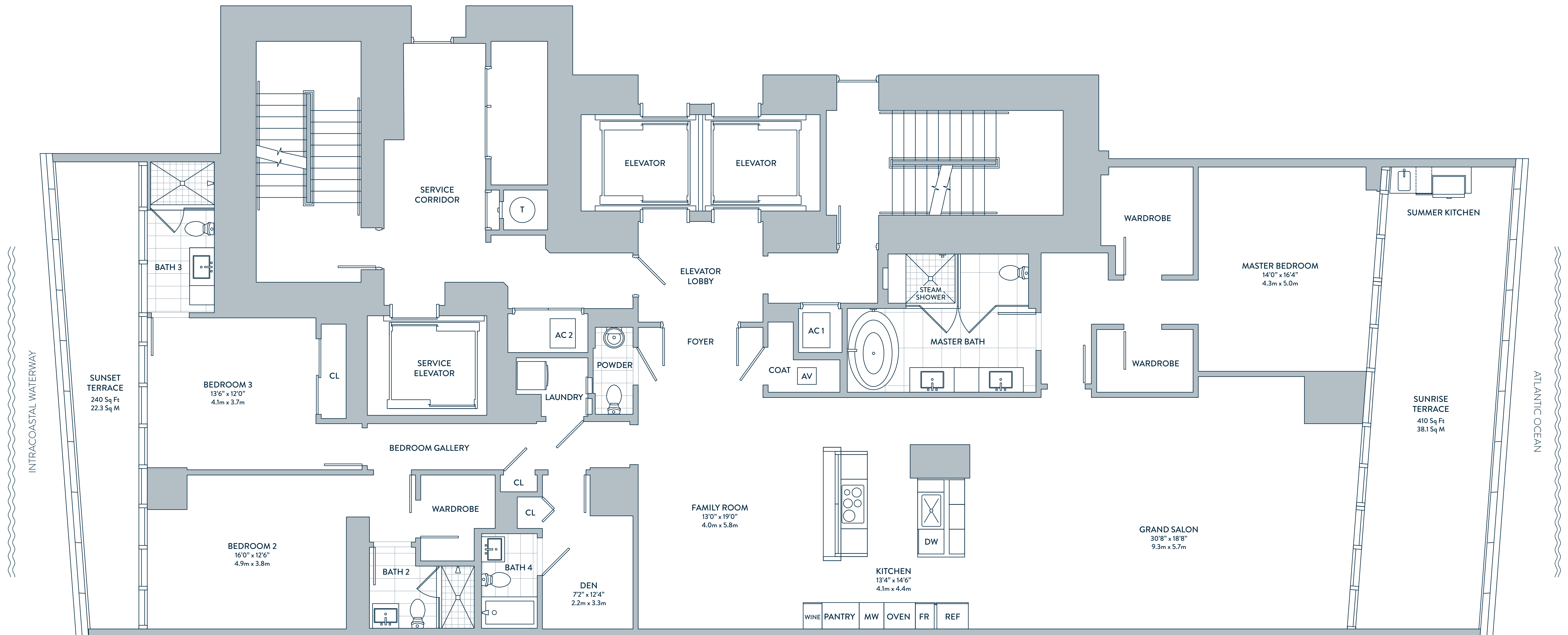
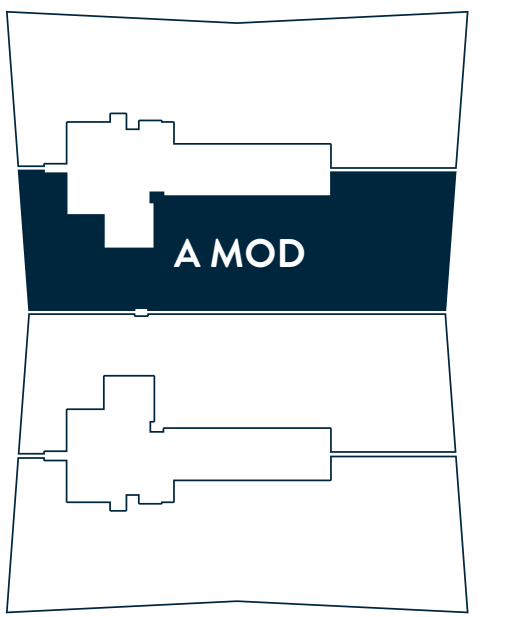
**RESIDENCE A**

3 Bedrooms • 4.5 Bathrooms  
Family Room and Den

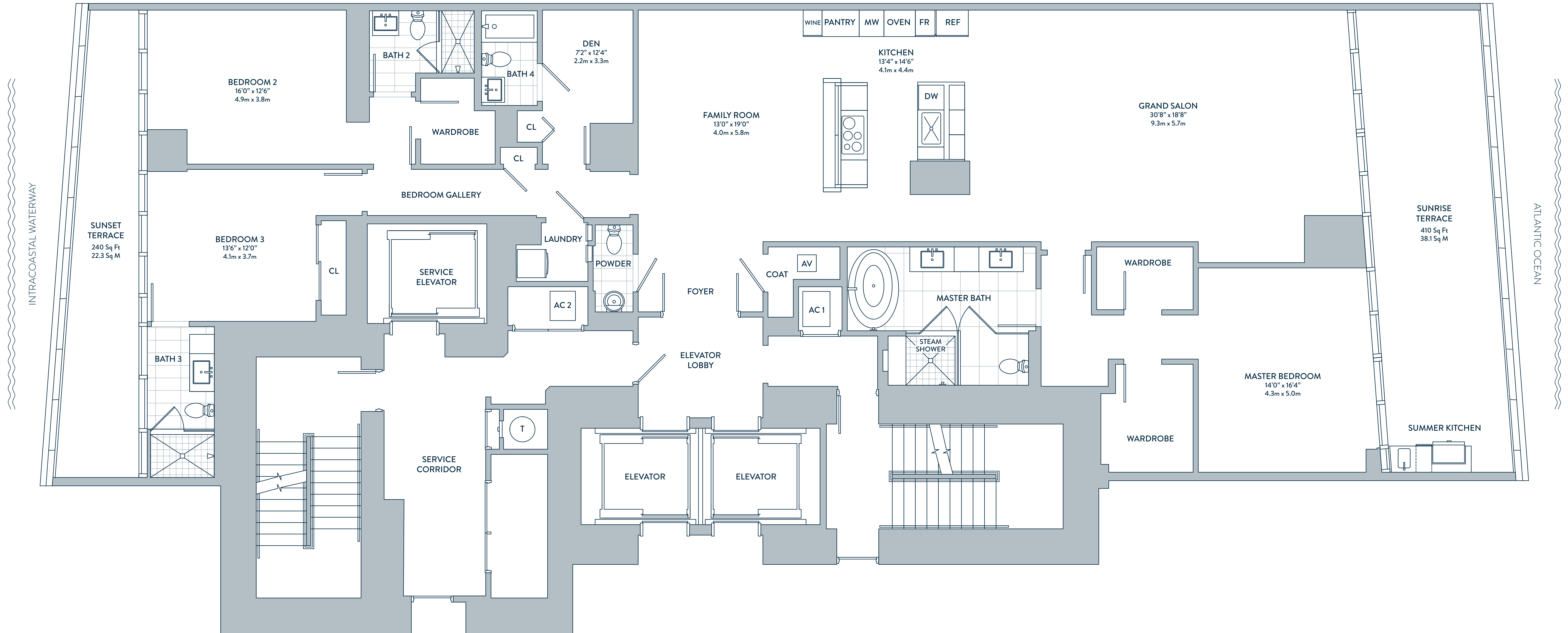
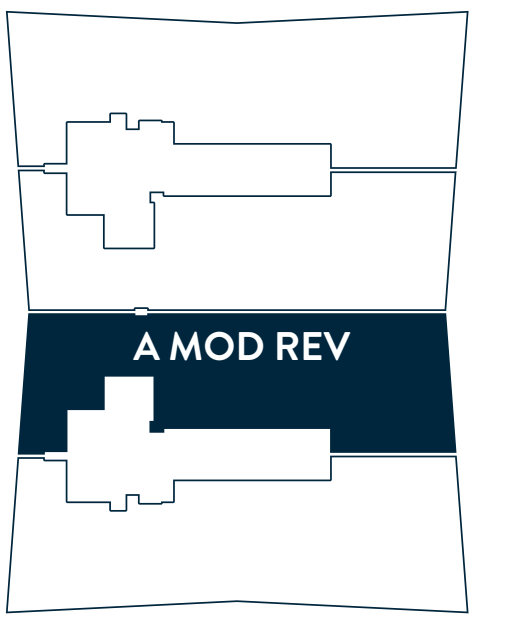
Indoor Living Area 3,110 Sq Ft / 288.9 Sq M  
Outdoor Living Area 650 Sq Ft / 60.4 Sq M  
Total Living Area 3,760 Sq Ft / 349.3 Sq M  
Paint-To-Paint 2,797 Sq Ft / 259.9 Sq M



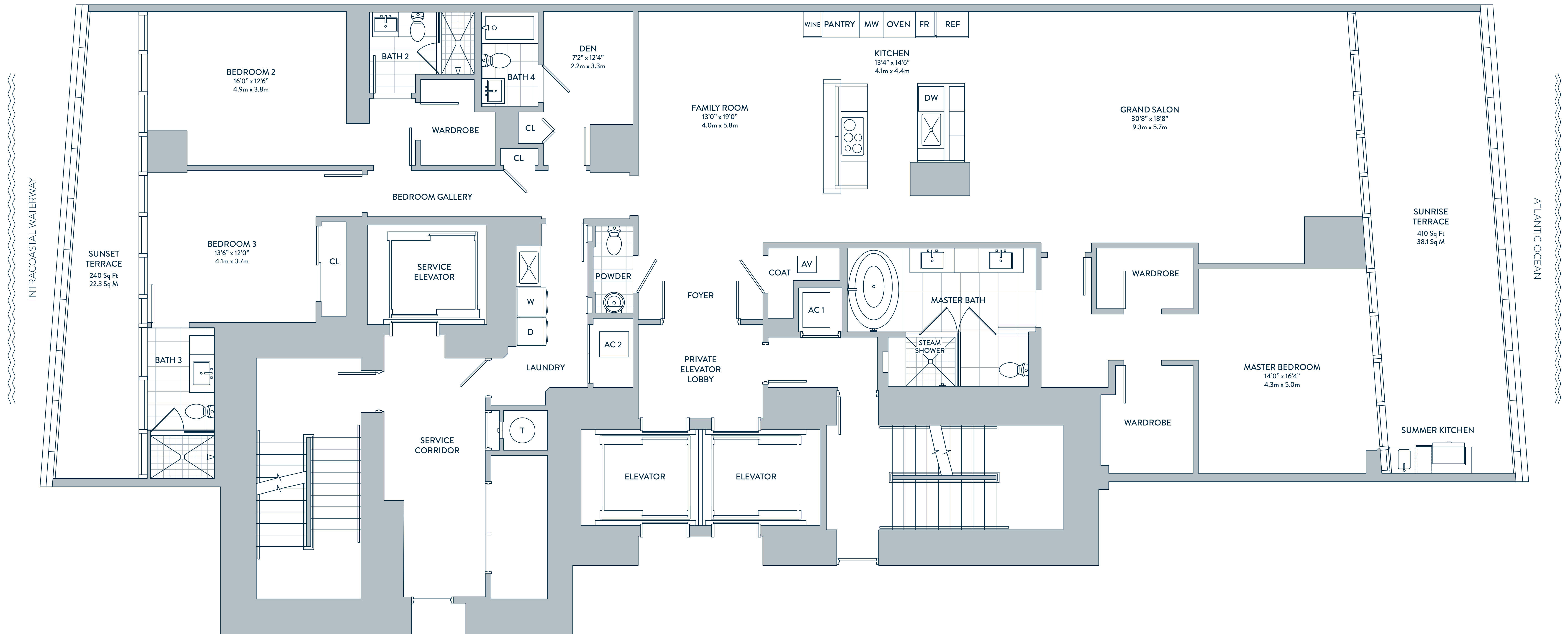
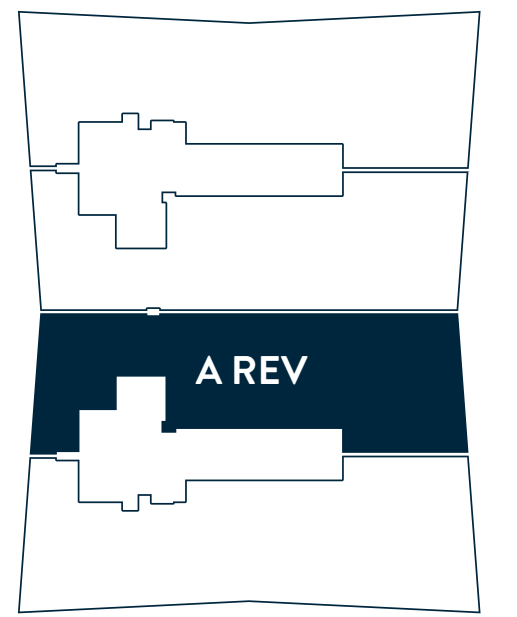
NOTE: PLAN MATERIALS AND SPECIFICATIONS ARE SUBJECT TO ARCHITECTURAL AND OTHER REVISIONS AT THE SOLE DISCRETION OF THE DEVELOPER, BUILDER OR ARCHITECT, OR AS MAY BE REQUESTED BY LAW. FLOOR PLANS MAY NOT BE TO SCALE. ANY FURNITURE, APPLIANCES OR DECORATOR READY ITEMS DEPICTED HEREIN ARE SHOWN FOR ARTISTIC AND ILLUSTRATIVE PURPOSES ONLY AND ARE NOT INCLUDED IN THE PURCHASE AND SALE OF THE RESIDENCE. STATED DIMENSIONS ARE MEASURED TO THE EXTERIOR BOUNDARIES OF THE EXTERIOR WALL AND THE CENTER LINE OF THE INTERIOR DEMISING WALLS AND, IN FACT, VARY FROM THE DIMENSIONS THAT WOULD BE DETERMINED BY USING THE DESCRIPTION AND 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. ADDITIONALLY, MEASUREMENTS OF ROOMS SET FORTH ON ANY 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 CUT OUTS. ACCORDINGLY, THE AREA OF THE ACTUAL ROOM WILL TYPICALLY BE SMALLER THAN THE PRODUCT OBTAINED BY MULTIPLYING THE STATED LENGTH TIMES THE WIDTH. ALL DIMENSIONS ARE APPROXIMATE AND ALL FLOOR PLANS AND DEVELOPMENT PLANS ARE SUBJECT TO CHANGE.



Indoor Living Area	2,900 Sq Ft / 269.4 Sq M
Outdoor Living Area	650 Sq Ft / 60.4 Sq M
Total Living Area	3,550 Sq Ft / 329.8 Sq M
Paint-To-Paint	2,589 Sq Ft / 240.5 Sq M

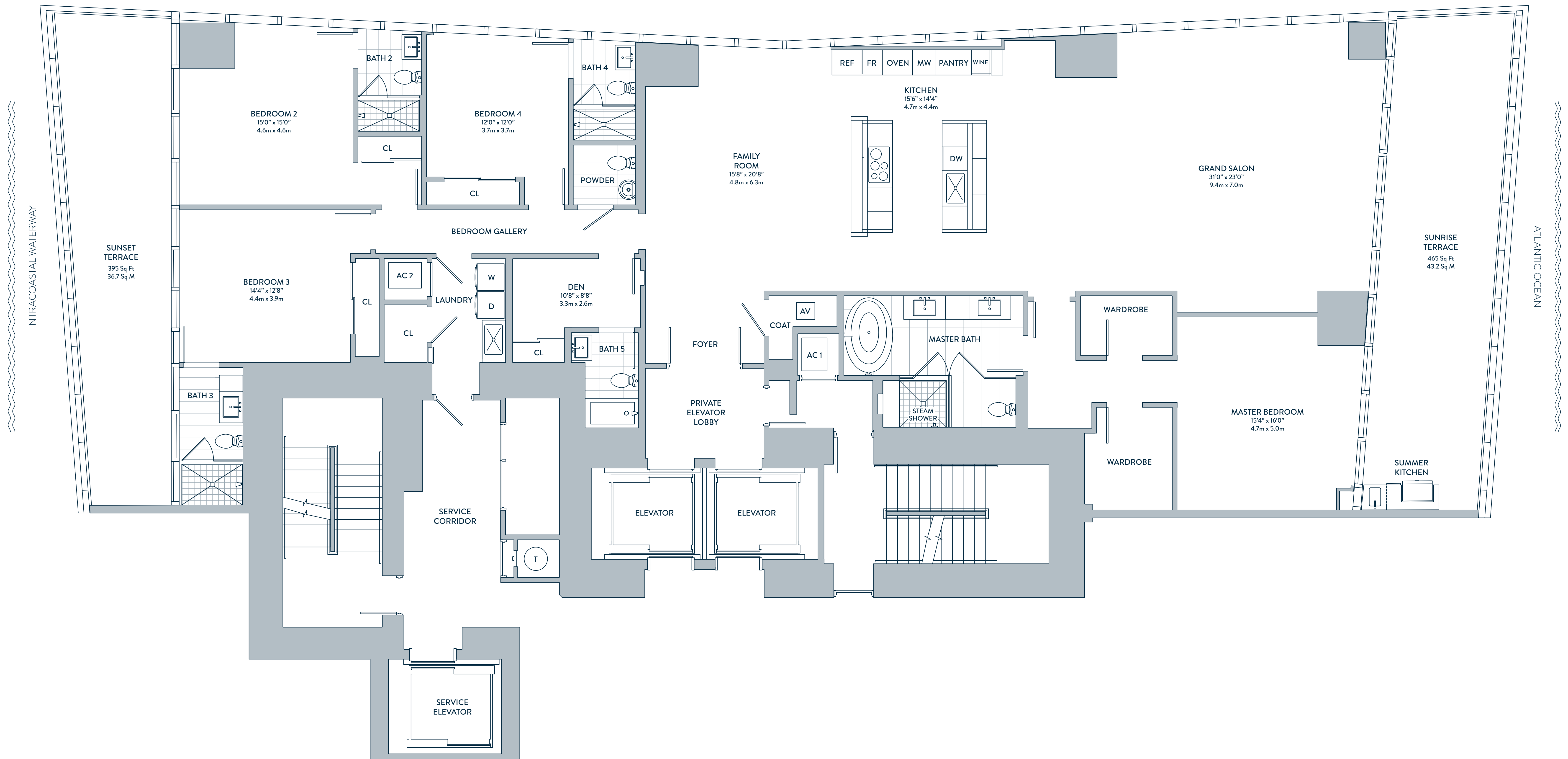
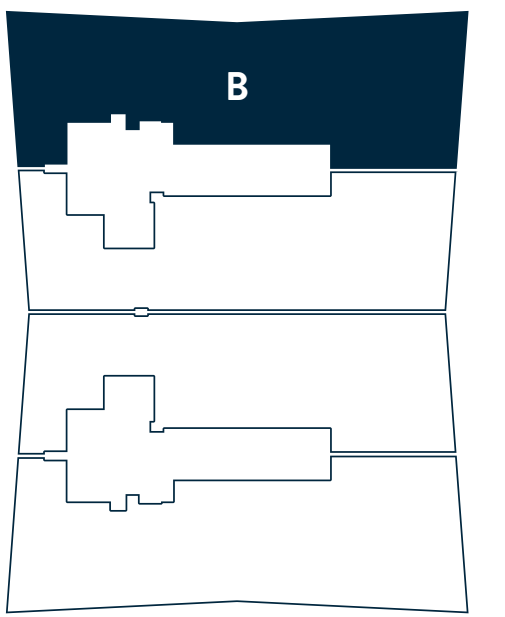


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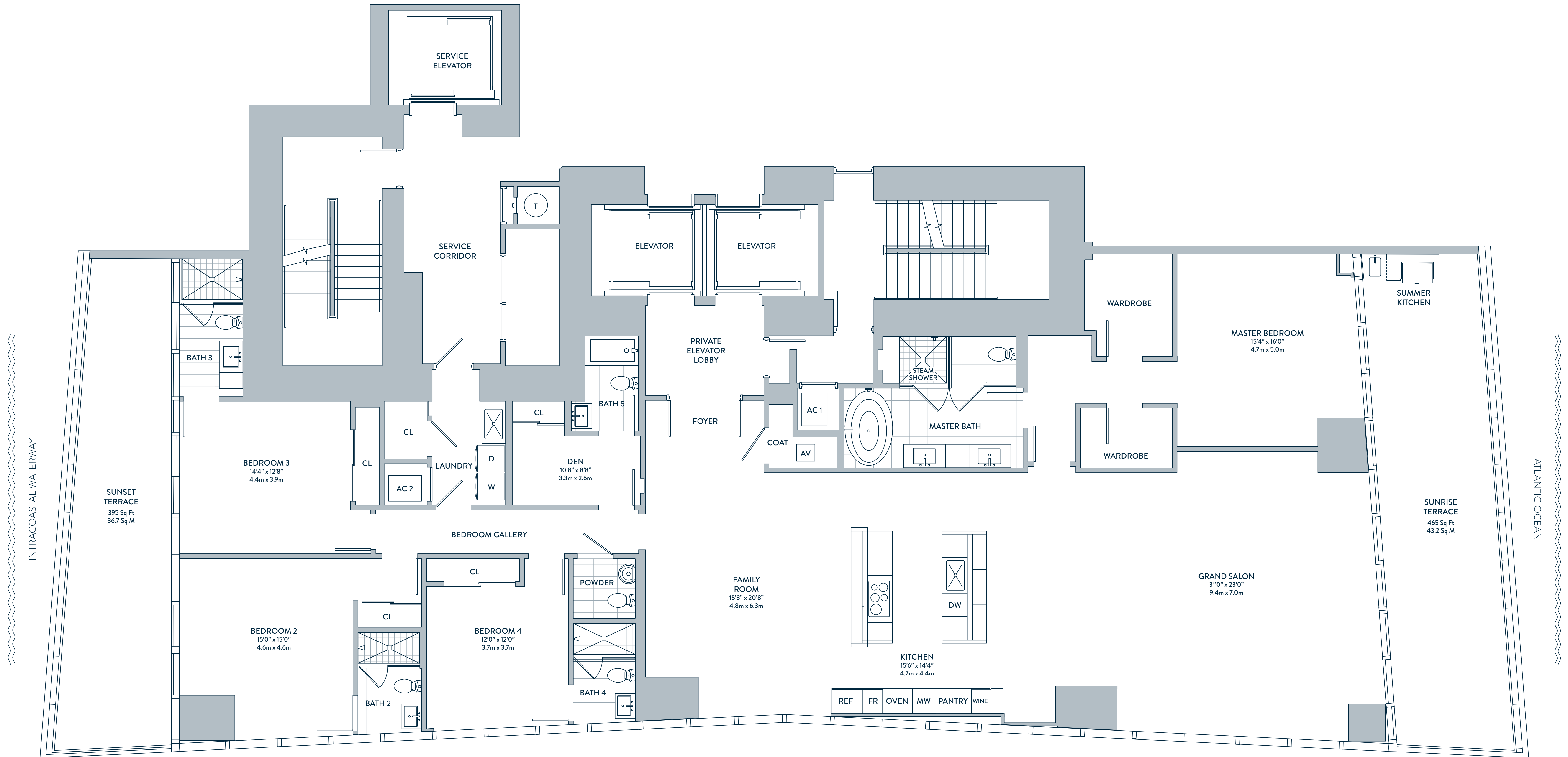
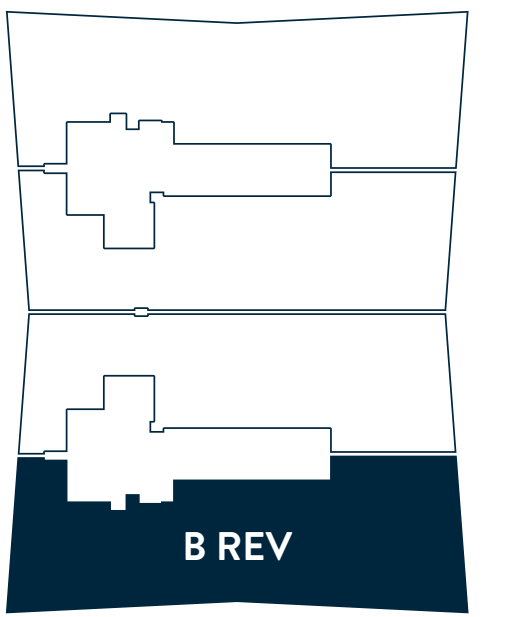




Indoor Living Area	3,625 Sq Ft / 336.8 Sq M
Outdoor Living Area	860 Sq Ft / 79.9 Sq M
Total Living Area	4,485 Sq Ft / 416.7 Sq M
Paint-To-Paint	3,252 Sq Ft / 302.1 Sq M



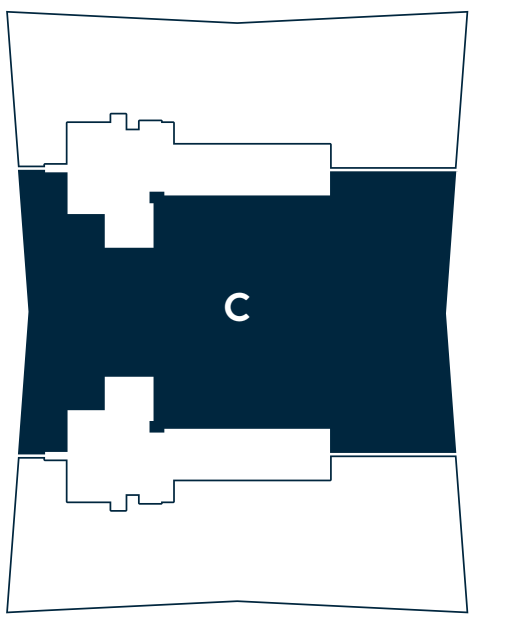
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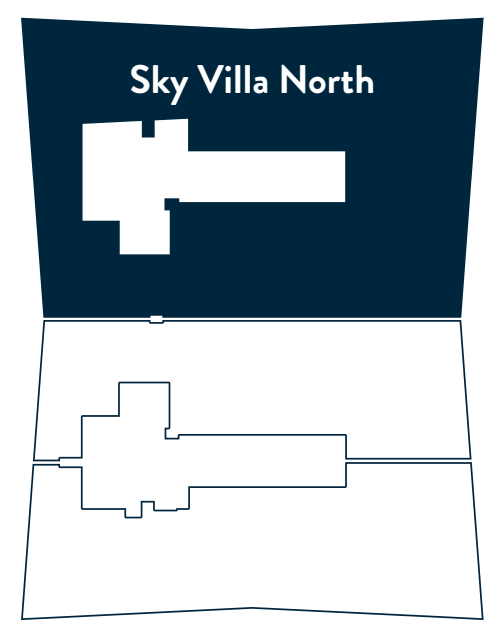
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Indoor Living Area	6,225 Sq Ft / 578.3 Sq M
Outdoor Living Area	1,305 Sq Ft / 121.2 Sq M
Total Living Area	7,530 Sq Ft / 699.5 Sq M
Paint-To-Paint	5,717 Sq Ft / 531.1 Sq M



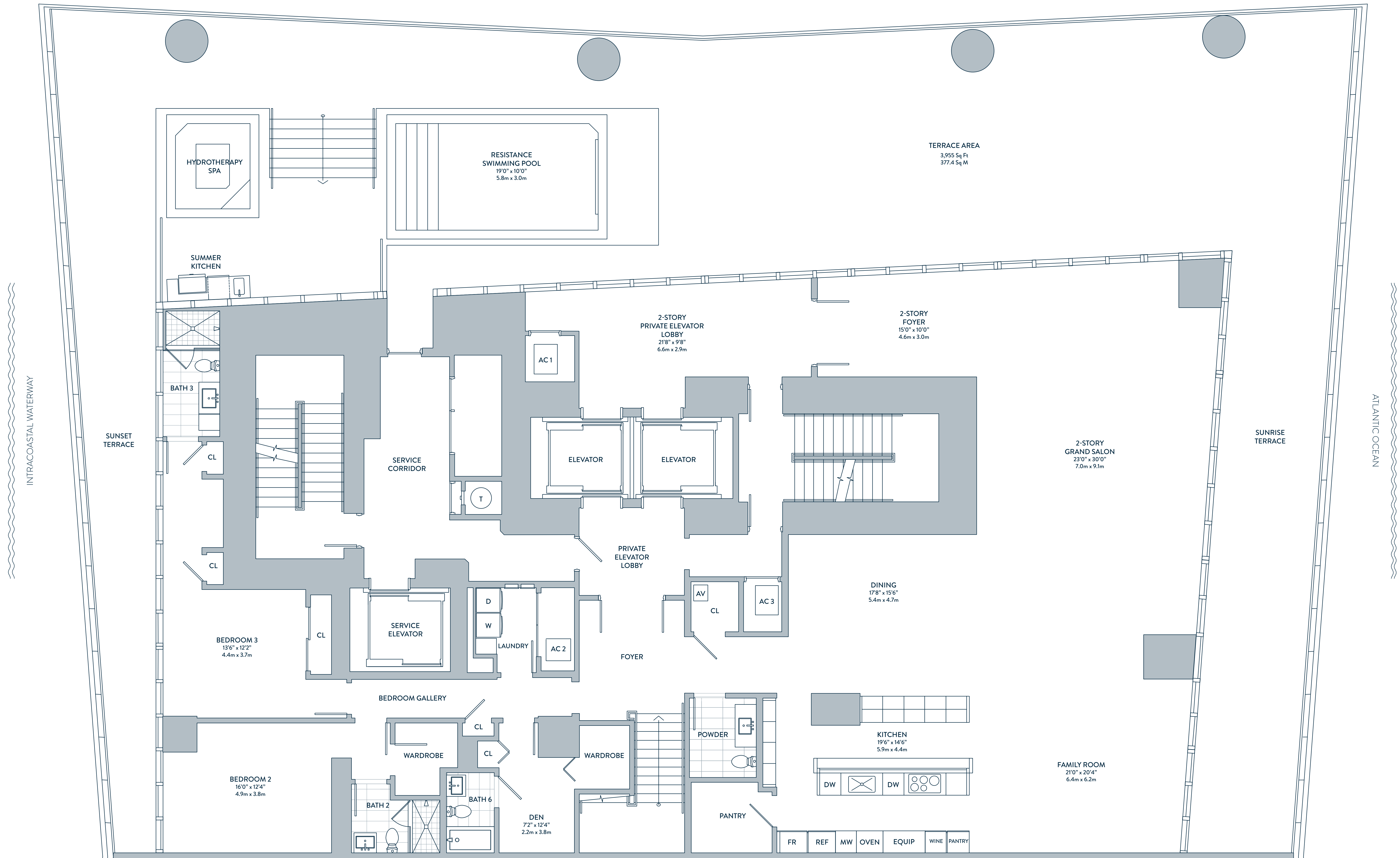
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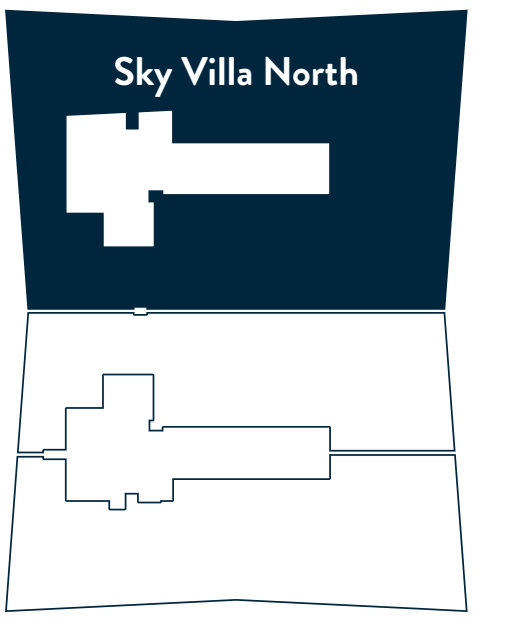
1st Level Indoor Living Area	3,970 Sq Ft / 368.8 Sq M
2nd Level Indoor Living Area	2,725 Sq Ft / 253.1 Sq M
Total Indoor Living Area	6,695 Sq Ft / 621.9 Sq M

1st Level Outdoor Living Area	3,955 Sq Ft / 367.4 Sq M
2nd Level Outdoor Living Area	385 Sq Ft / 35.8 Sq M
Total Outdoor Living Area	4,340 Sq Ft / 403.2 Sq M

<b>Total Living Area</b>	<b>11,035 Sq Ft / 1,025.1 Sq M</b>
<b>Paint-To-Paint Area</b>	<b>5,921 Sq Ft / 550.1 Sq M</b>



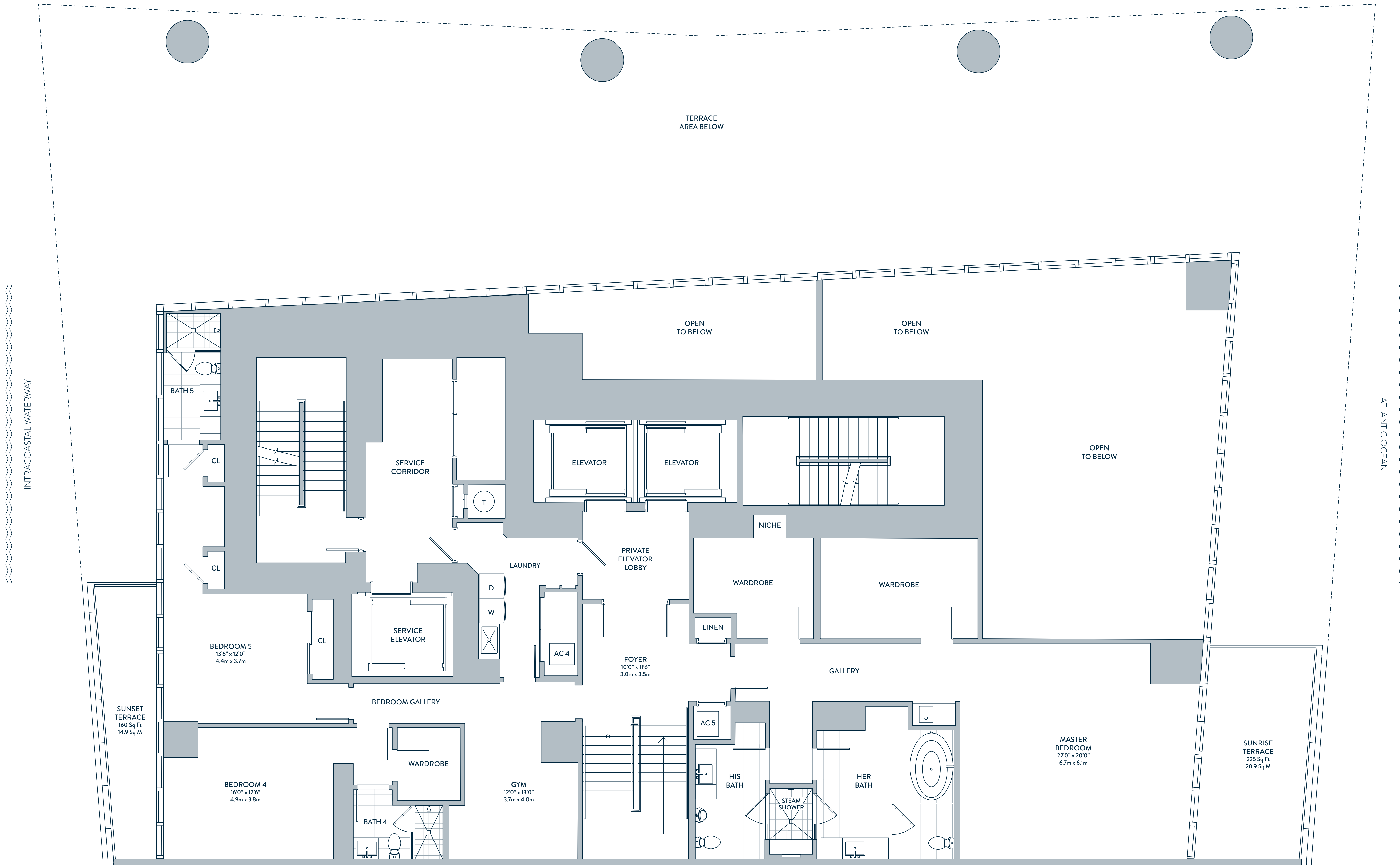
ORAL REPRESENTATIONS CANNOT BE RELIED UPON AS CORRECTLY STATING REPRESENTATIONS OF THE DEVELOPER. FOR CORRECT REPRESENTATIONS, MAKE REFERENCE TO THIS BROCHURE AND TO THE DOCUMENTS REQUIRED BY SECTION 78.02, FLORIDA STATUTES, TO BE FURNISHED BY A DEVELOPER TO A BUYER OR LESSEE. WE ARE PLEDGED TO THE LETTER AND SPIRIT OF THE US POLICY FOR ACHIEVEMENT OF EQUAL HOUSING OPPORTUNITY THROUGHOUT THE NATION. WE ENCOURAGE AND SUPPORT AN AFFIRMATIVE ADVERTISING AND MARKETING PROGRAM IN WHICH THERE ARE NO BARRIERS TO OBTAINING HOUSING BECAUSE OF RACE, COLOR, RELIGION, SEX, HANDICAP, FAMILIAL STATUS, OR NATIONAL ORIGIN. ALL REAL ESTATE ADVERTISED HEREIN IS SUBJECT TO THE US FEDERAL FAIR HOUSING ACT OF 1968 WHICH MAKES IT ILLEGAL TO MAKE OR PUBLISH ANY ADVERTISEMENT THAT INDICATES ANY PREFERENCE, LIMITATION, OR DISCRIMINATION BASED ON RACE, COLOR, RELIGION, SEX, HANDICAP, FAMILIAL STATUS, OR NATIONAL ORIGIN. PLEASE CHECK WITH YOUR LOCAL GOVERNMENT AGENCY FOR MORE INFORMATION. NOTE: PLAN MATERIALS AND SPECIFICATIONS ARE SUBJECT TO ARCHITECTURAL AND OTHER REVISIONS AT THE SOLE DISCRETION OF THE DEVELOPER, BUILDER OR ARCHITECT, OR AS MAY BE REQUESTED BY LAW. FLOOR PLANS MAY NOT BE TO SCALE. ANY FURNITURE, APPLIANCES OR DECORATOR READY ITEMS DEPICTED HEREIN ARE SHOWN FOR ARTISTIC AND ILLUSTRATIVE PURPOSES ONLY AND ARE NOT INCLUDED IN THE PURCHASE AND SALE OF THE RESIDENCE. STATED DIMENSIONS ARE MEASURED TO THE EXTERIOR BOUNDARIES OF THE EXTERIOR WALL AND THE CENTER LINE OF THE INTERIOR DIVIDING WALLS AND, IN FACT, VARY FROM THE DIMENSIONS THAT WOULD BE DETERMINED BY USING THE DESCRIPTION AND DEFINITION OF THE "WALL SET FORTH" IN THE DECLARATION (WHICH GENERALLY ONLY INCLUDES THE INTERIOR SURFACE OF THE INTERIOR WALLS AND EXCLUDES INTERIOR STRUCTURAL COMPONENTS). ADDITIONALLY, MEASUREMENTS OF ROOMS SET FORTH ON ANY 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 CUT-OUTS. ACCORDINGLY, THE AREA OF THE ACTUAL ROOM WILL TYPICALLY BE SMALLER THAN THE PRODUCT OBTAINED BY MULTIPLYING THE STATED LENGTH-TIMES THE WIDTH. ALL DIMENSIONS ARE APPROXIMATE AND ALL FLOOR PLANS AND DEVELOPMENT PLANS ARE SUBJECT TO CHANGE. NOT AN OFFER WHERE PROHIBITED BY STATE STATUTES. THE COMPLETE OFFERING TERMS ARE IN A FLORIDA PROSPECTUS AVAILABLE FROM DEVELOPER. A CFS-12 APPLICATION HAS BEEN ACCEPTED IN NEW YORK AS FILE NO. CFS-051A, A COPY OF WHICH SHALL BE PROVIDED TO ANY PURCHASER WITH RESPECT TO WHOM THE OFFERING IS DEEMED MADE IN OR FROM THE STATE OF NEW YORK PURSUANT TO NEW YORK LAW.



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Total Indoor Living Area 6,695 Sq Ft / 621.9 Sq M

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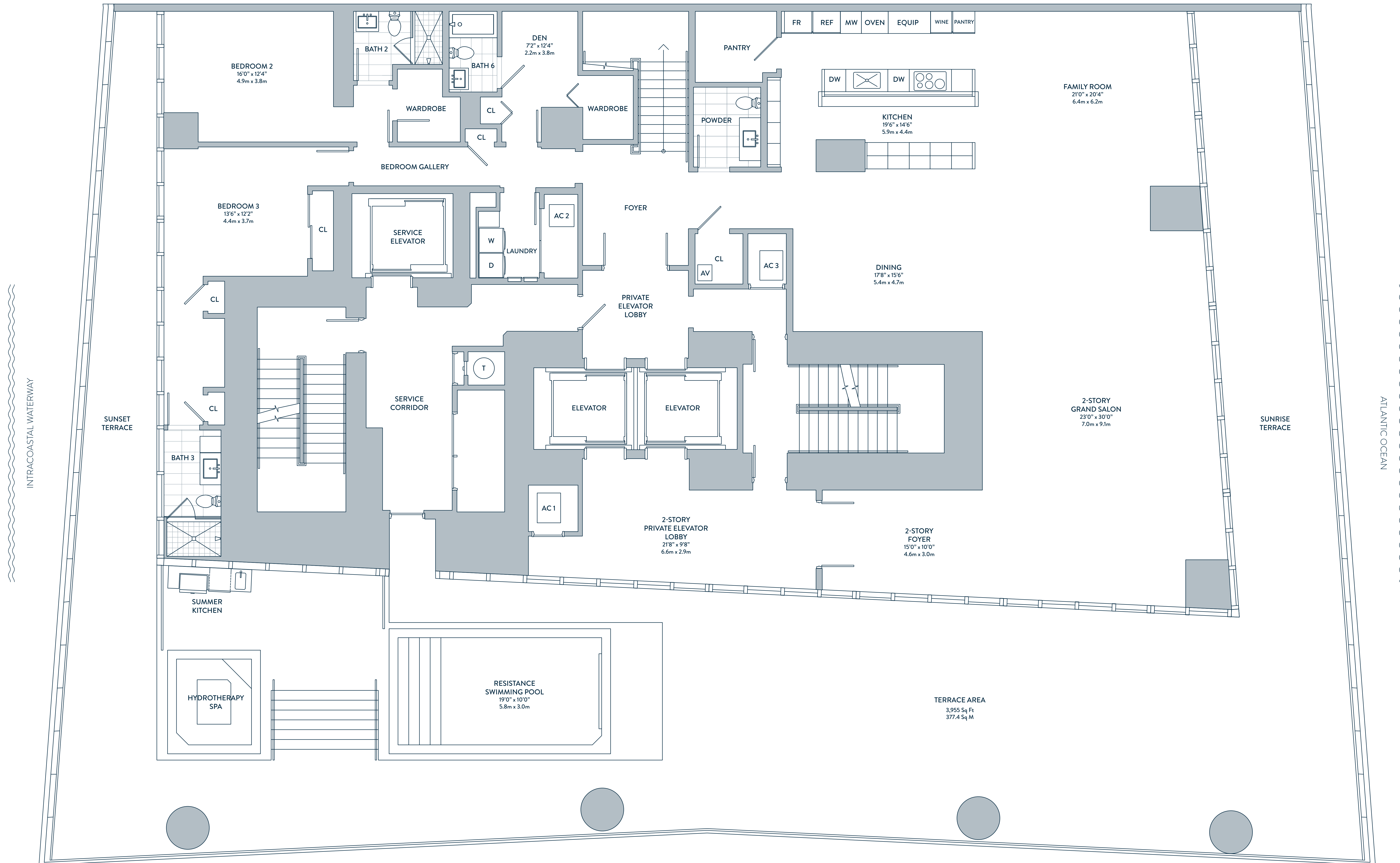
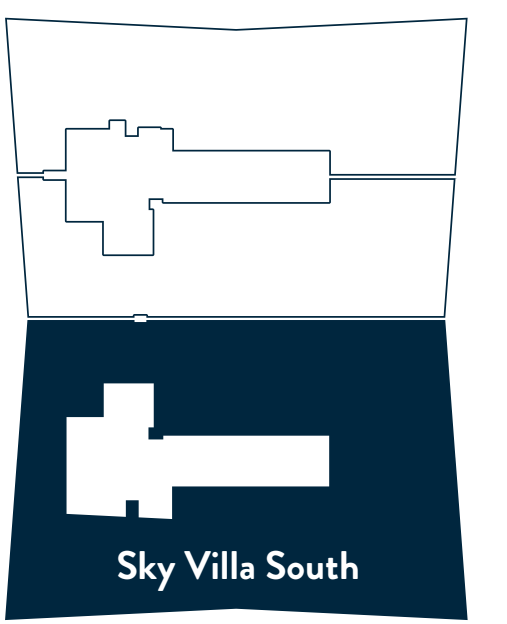
**Total Living Area 11,035 Sq Ft / 1,025.1 Sq M**  
**Paint-To-Paint Area 5,921 Sq Ft / 550.1 Sq M**



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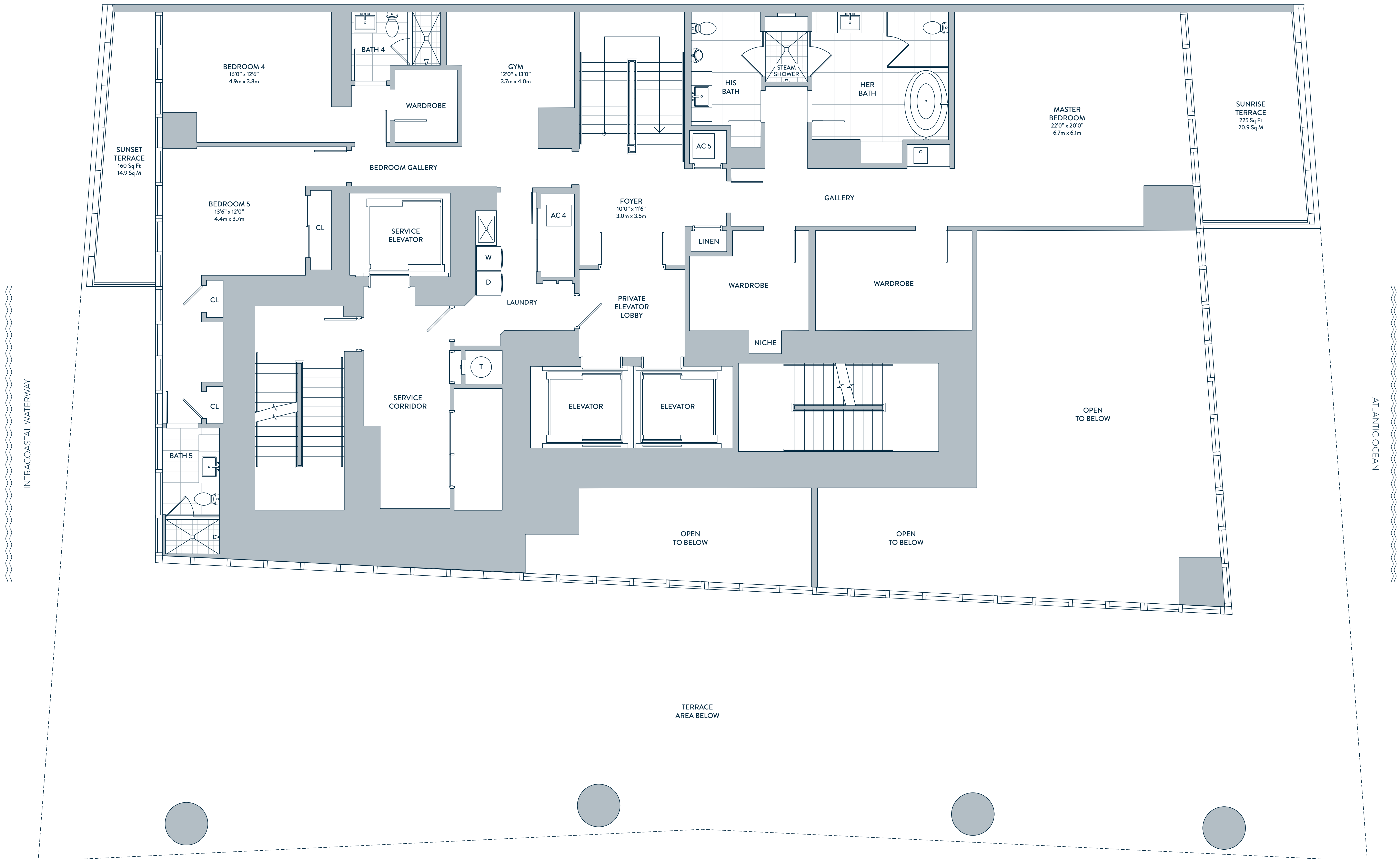
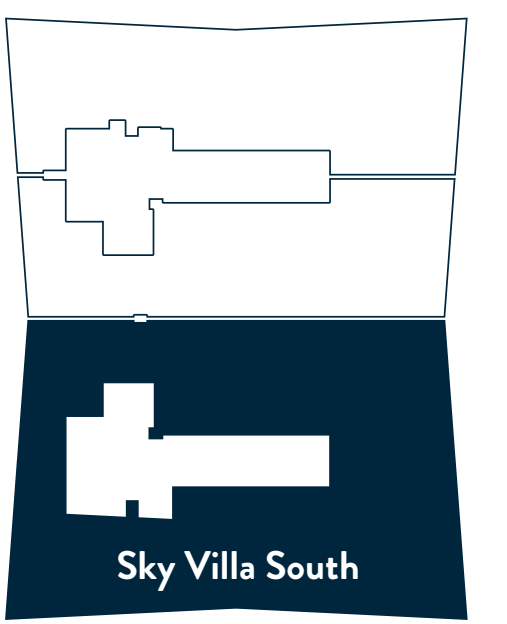
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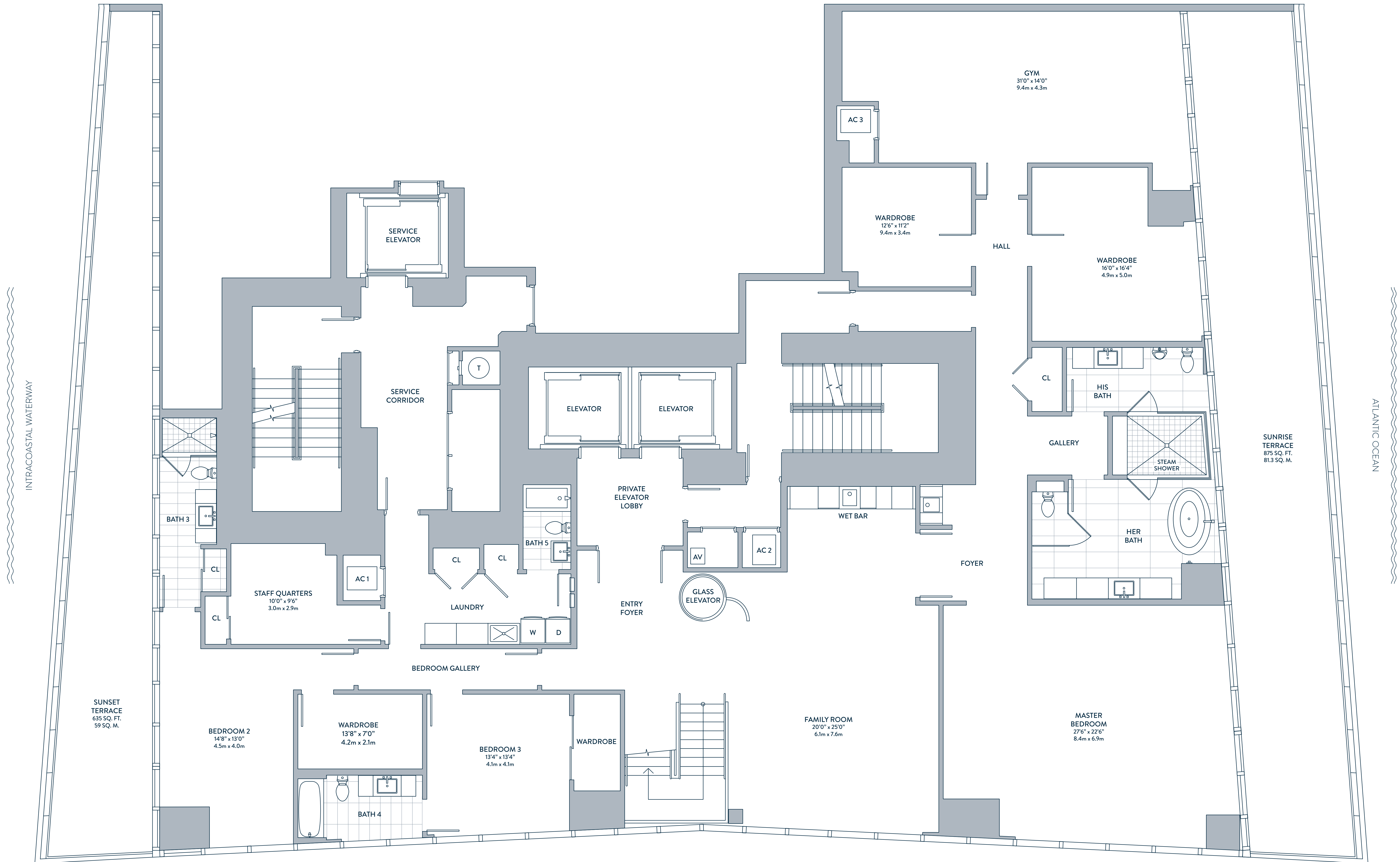
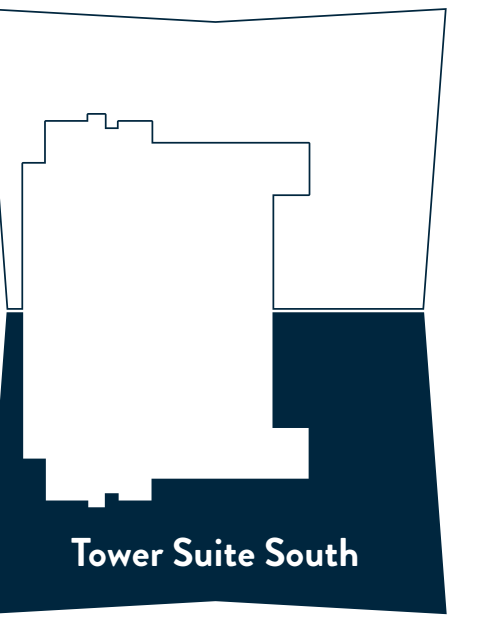
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**TOWER SUITE SOUTH - 1ST LEVEL**

6 Bedrooms • 9.5 Bathrooms, Family Room, Gym, Staff Quarters, Roof Kitchen & Swimming Pool

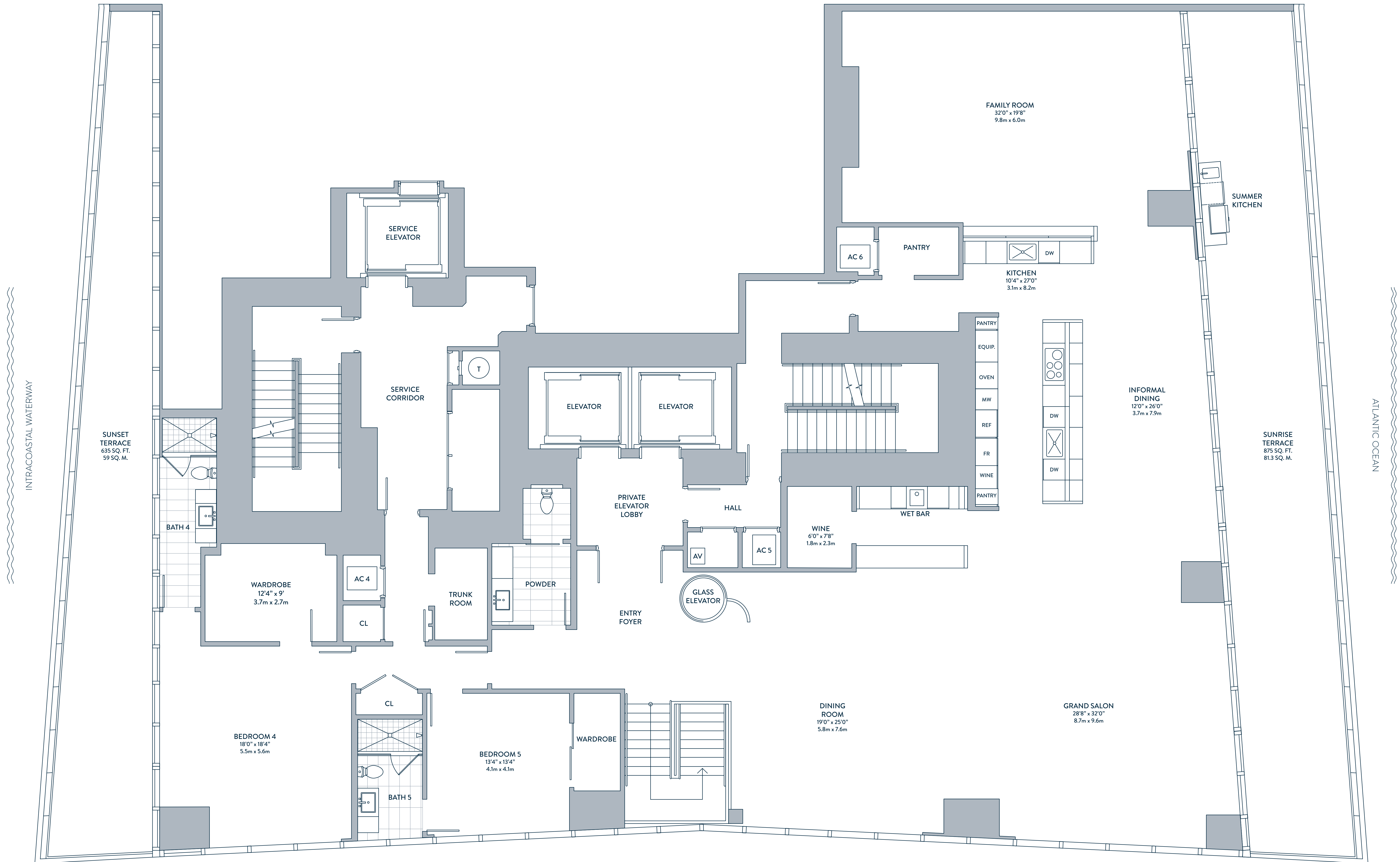
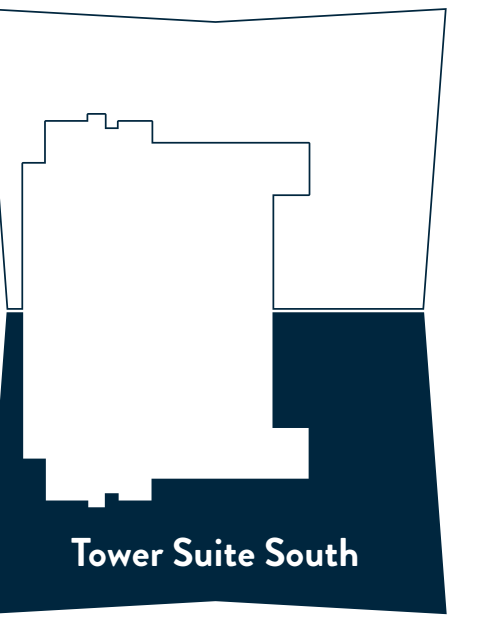
1st Level Indoor Living Area	4,850 Sq Ft / 450.6 Sq M	1st Level Outdoor Living Area	1,510 Sq Ft / 140.3 Sq M
2nd Level Indoor Living Area	4,730 Sq Ft / 439.4 Sq M	2nd Level Outdoor Living Area	1,510 Sq Ft / 140.3 Sq M
3rd Level Indoor Living Area	1,170 Sq Ft / 108.7 Sq M	3rd Level Outdoor Living Area	5,595 Sq Ft / 519.8 Sq M
Total Indoor Living Area	10,750 Sq Ft / 998.7 Sq M	Total Outdoor Living Area	8,615 Sq Ft / 800.4 Sq M
		Total Living Area	19,365 Sq Ft / 1,799.1 Sq M
		Paint-To-Paint Area	9,609 Sq Ft / 892.7 Sq M



**TOWER SUITE SOUTH - 2ND LEVEL**

6 Bedrooms • 9.5 Bathrooms, Family Room, Gym, Staff Quarters, Roof Kitchen & Swimming Pool

1st Level Indoor Living Area	4,850 Sq Ft / 450.6 Sq M	1st Level Outdoor Living Area	1,510 Sq Ft / 140.3 Sq M
2nd Level Indoor Living Area	4,730 Sq Ft / 439.4 Sq M	2nd Level Outdoor Living Area	1,510 Sq Ft / 140.3 Sq M
3rd Level Indoor Living Area	1,170 Sq Ft / 108.7 Sq M	3rd Level Outdoor Living Area	5,595 Sq Ft / 519.8 Sq M
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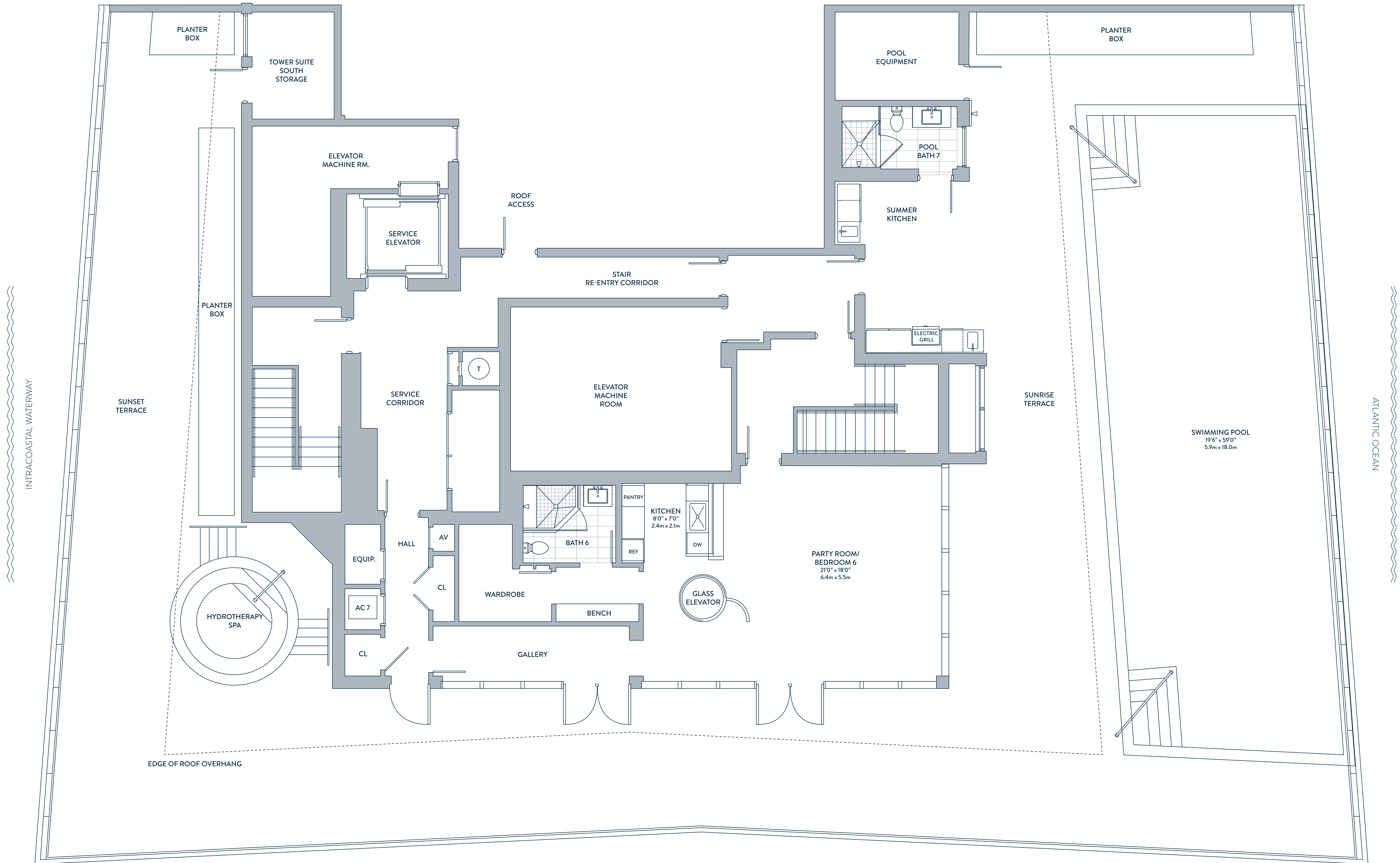
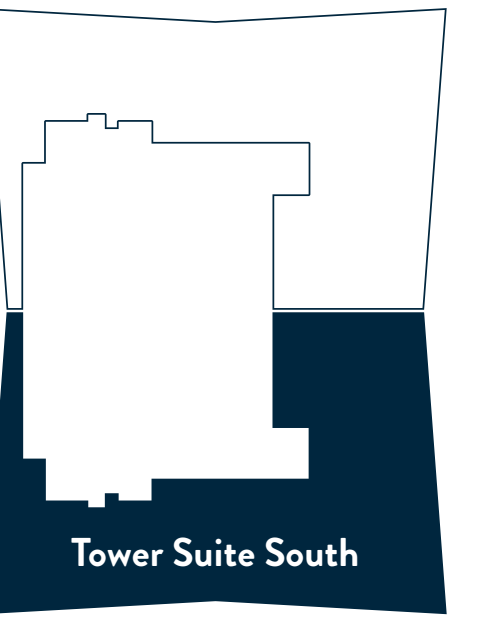
**TOWER SUITE SOUTH - 3RD LEVEL**

6 Bedrooms • 9.5 Bathrooms, Family Room, Gym, Staff Quarters, Roof Kitchen & Swimming Pool

1st Level Indoor Living Area	4,850 Sq Ft / 450.6 Sq M
2nd Level Indoor Living Area	4,730 Sq Ft / 439.4 Sq M
3rd Level Indoor Living Area	1,170 Sq Ft / 108.7 Sq M
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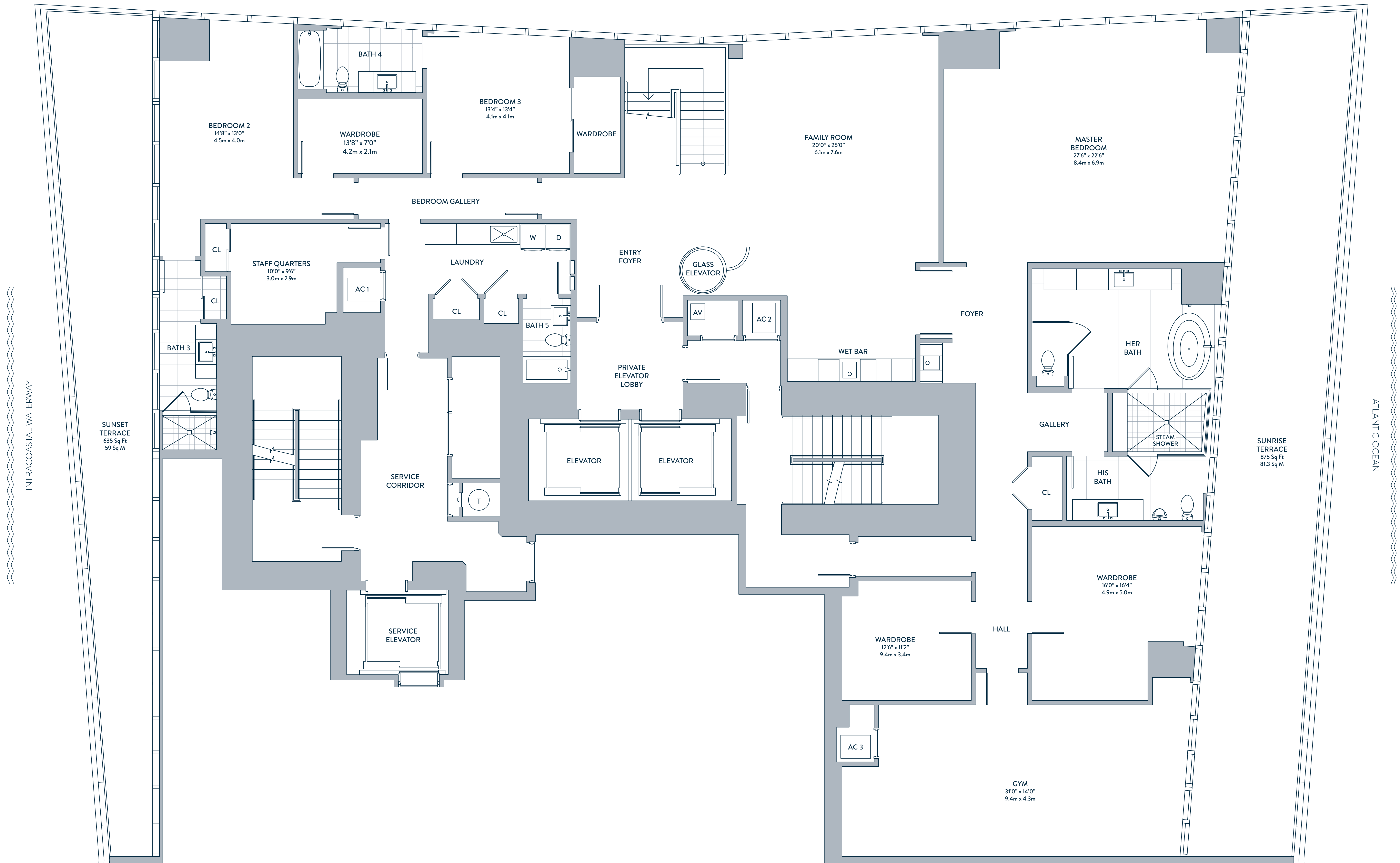
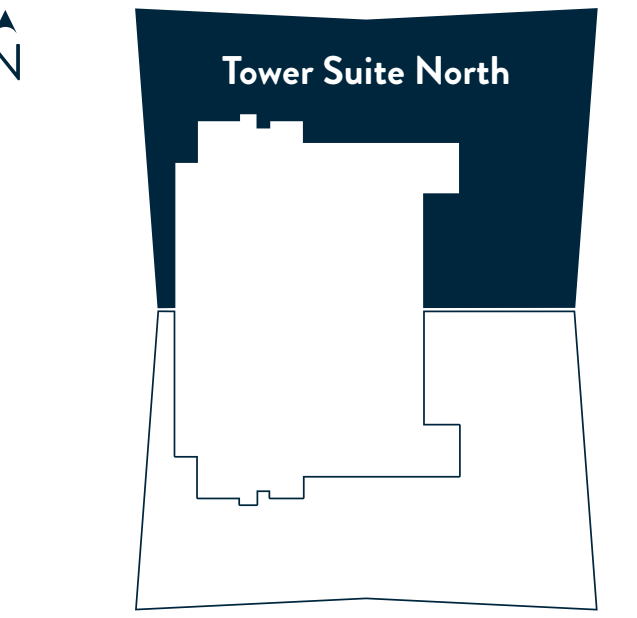




**TOWER SUITE NORTH - 1ST LEVEL**

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Total Indoor Living Area	10,750 Sq Ft / 998.7 Sq M	Total Outdoor Living Area	8,615 Sq Ft / 800.4 Sq M
		Total Living Area	19,365 Sq Ft / 1,799.1 Sq M
		Paint-To-Paint Area	9,609 Sq Ft / 892.7 Sq M



**TOWER SUITE NORTH - 2ND LEVEL**

6 Bedrooms • 9.5 Bathrooms, Family Room, Gym, Staff Quarters, Roof Kitchen & Swimming Pool

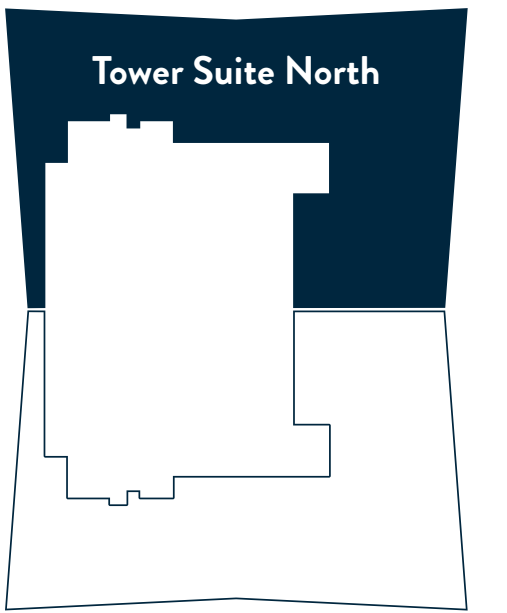


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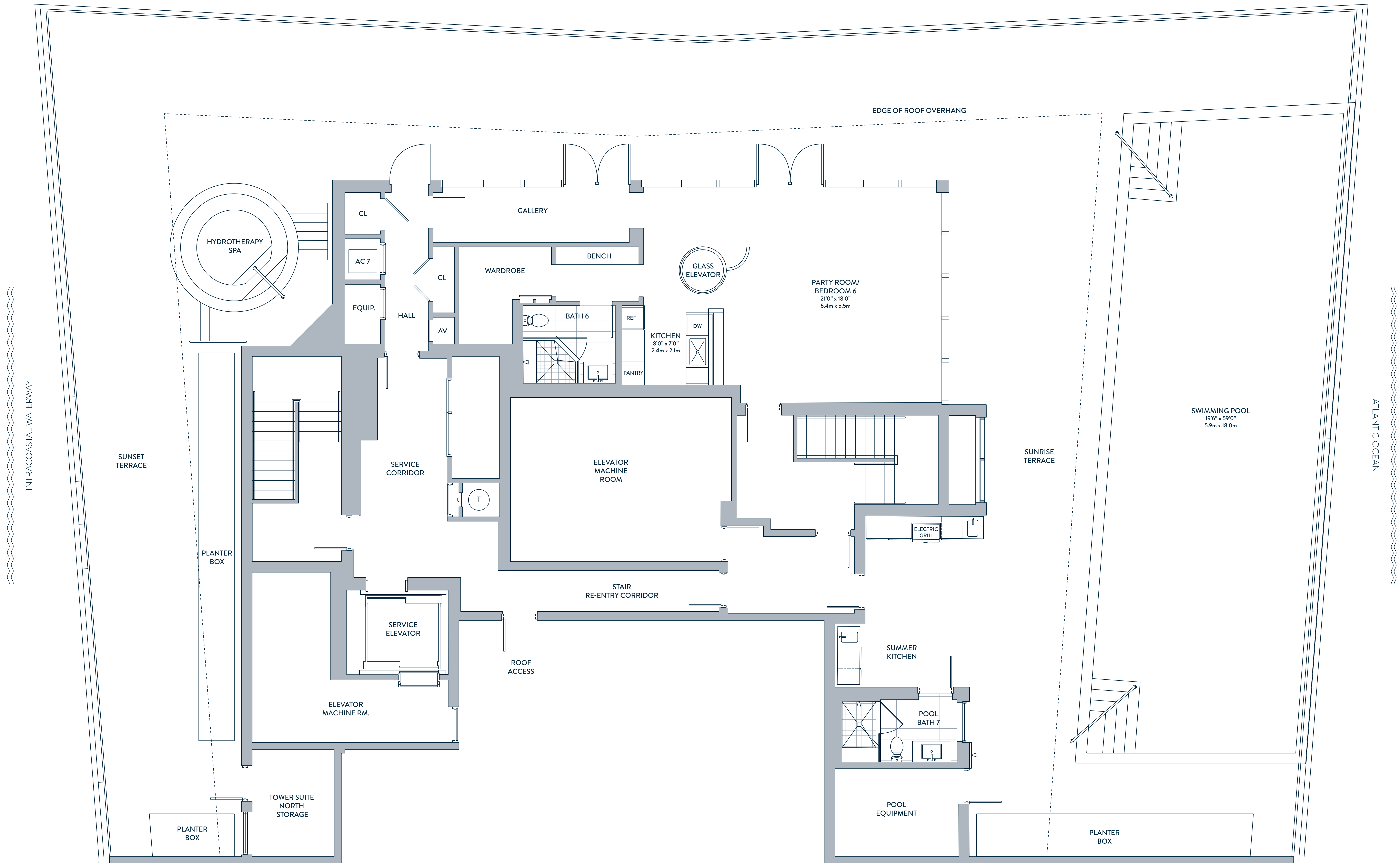
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1st Level Outdoor Living Area	1,510 Sq Ft / 140.3 Sq M
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3rd Level Outdoor Living Area	5,595 Sq Ft / 519.8 Sq M
<b>Total Outdoor Living Area</b>	<b>8,615 Sq Ft / 800.4 Sq M</b>

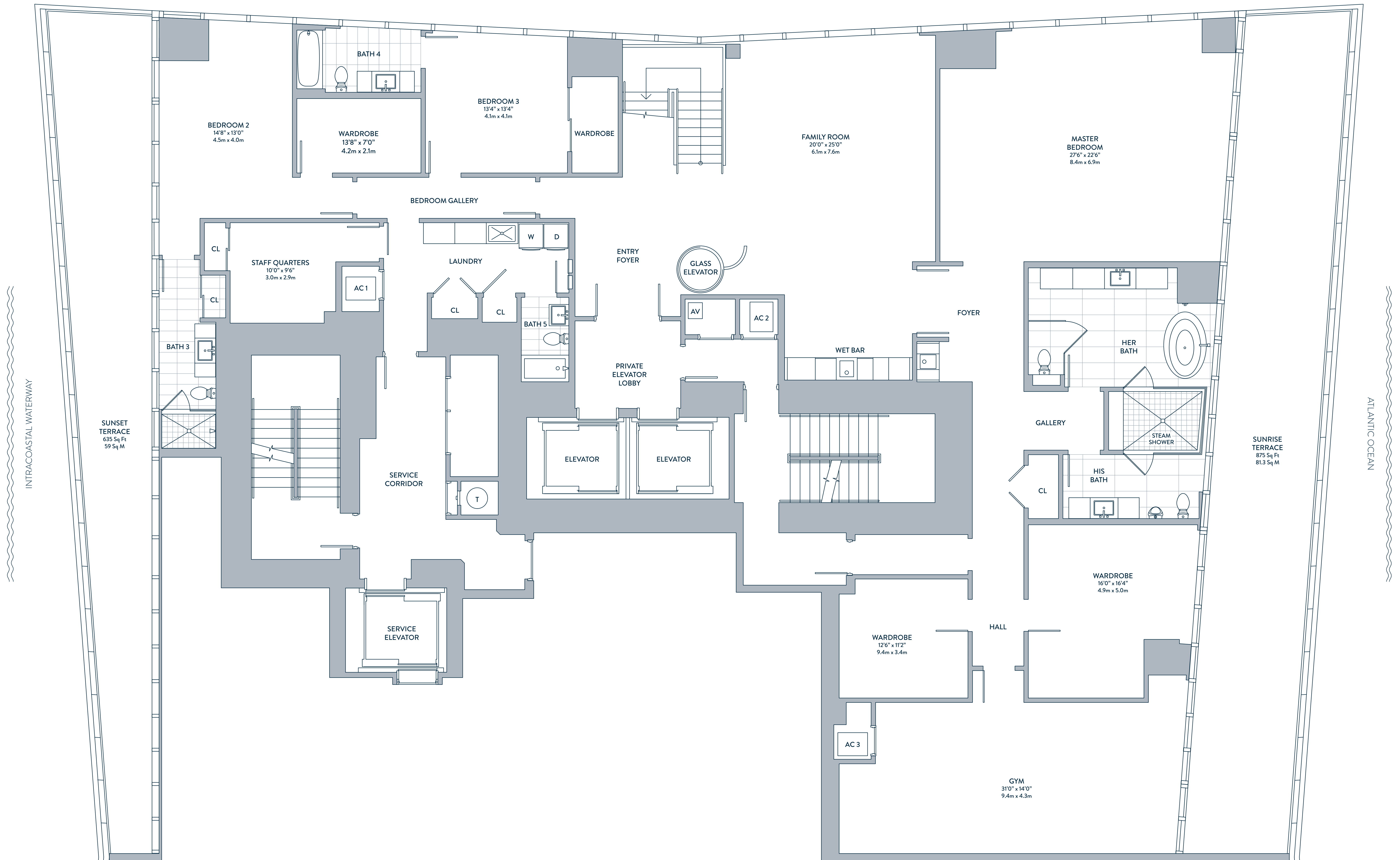
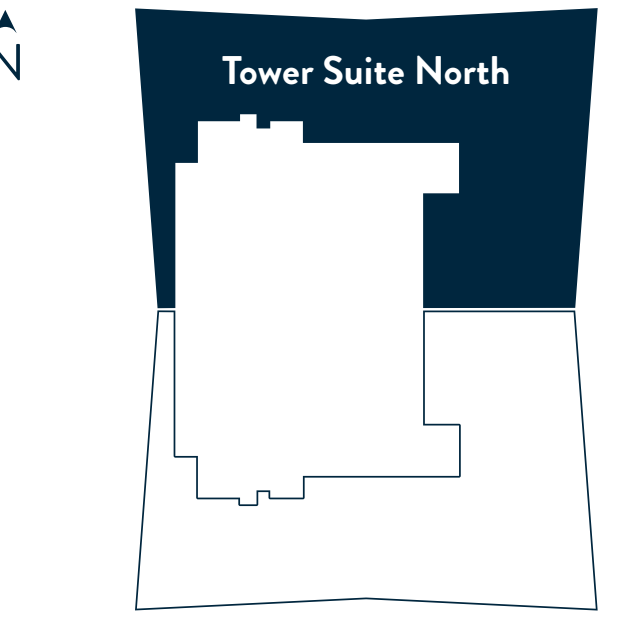
<b>Total Living Area</b>	<b>19,365 Sq Ft / 1,799.1 Sq M</b>
<b>Paint-To-Paint Area</b>	<b>9,609 Sq Ft / 892.7 Sq M</b>



**TOWER SUITE NORTH - 1ST LEVEL**

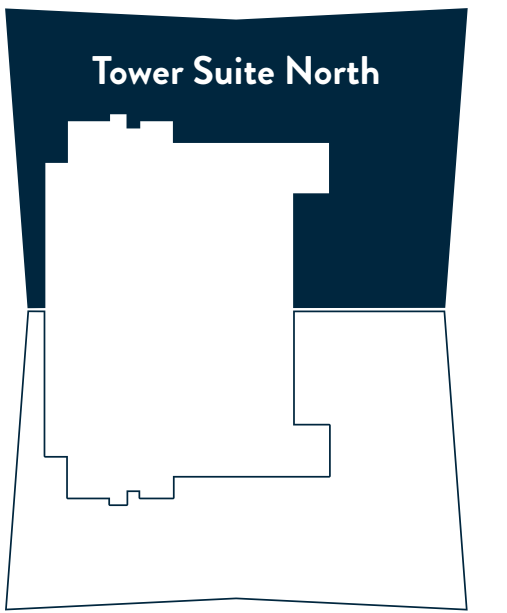
6 Bedrooms • 9.5 Bathrooms, Family Room, Gym, Staff Quarters, Roof Kitchen & Swimming Pool

1st Level Indoor Living Area	4,850 Sq Ft / 450.6 Sq M	1st Level Outdoor Living Area	1,510 Sq Ft / 140.3 Sq M
2nd Level Indoor Living Area	4,730 Sq Ft / 439.4 Sq M	2nd Level Outdoor Living Area	1,510 Sq Ft / 140.3 Sq M
3rd Level Indoor Living Area	1,170 Sq Ft / 108.7 Sq M	3rd Level Outdoor Living Area	5,595 Sq Ft / 519.8 Sq M
Total Indoor Living Area	10,750 Sq Ft / 998.7 Sq M	Total Outdoor Living Area	8,615 Sq Ft / 800.4 Sq M
		Total Living Area	19,365 Sq Ft / 1,799.1 Sq M
		Paint-To-Paint Area	9,609 Sq Ft / 892.7 Sq M



**TOWER SUITE NORTH - 2ND LEVEL**

6 Bedrooms • 9.5 Bathrooms, Family Room, Gym, Staff Quarters, Roof Kitchen & Swimming Pool

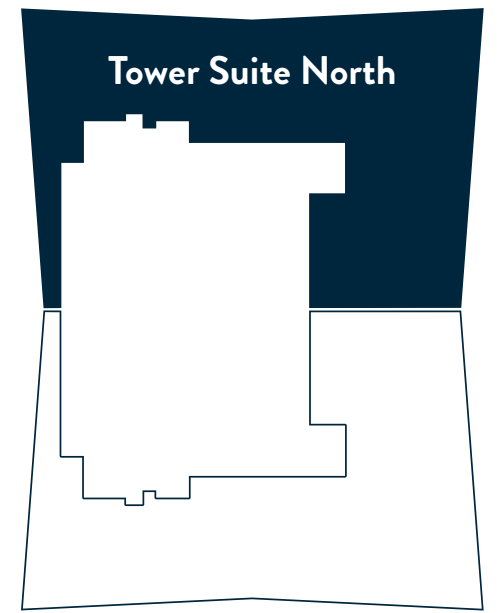


1st Level Indoor Living Area	4,850 Sq Ft / 450.6 Sq M	1st Level Outdoor Living Area	1,510 Sq Ft / 140.3 Sq M
2nd Level Indoor Living Area	4,730 Sq Ft / 439.4 Sq M	2nd Level Outdoor Living Area	1,510 Sq Ft / 140.3 Sq M
3rd Level Indoor Living Area	1,170 Sq Ft / 108.7 Sq M	3rd Level Outdoor Living Area	5,595 Sq Ft / 519.8 Sq M
Total Indoor Living Area	10,750 Sq Ft / 998.7 Sq M	Total Outdoor Living Area	8,615 Sq Ft / 800.4 Sq M
		Total Living Area	19,365 Sq Ft / 1,799.1 Sq M
		Paint-To-Paint Area	9,609 Sq Ft / 892.7 Sq M



**TOWER SUITE NORTH - 3RD LEVEL**

6 Bedrooms • 9.5 Bathrooms, Family Room, Gym, Staff Quarters, Roof Kitchen & Swimming Pool



1st Level Indoor Living Area	4,850 Sq Ft / 450.6 Sq M
2nd Level Indoor Living Area	4,730 Sq Ft / 439.4 Sq M
3rd Level Indoor Living Area	1,170 Sq Ft / 108.7 Sq M
<b>Total Indoor Living Area</b>	<b>10,750 Sq Ft / 998.7 Sq M</b>

1st Level Outdoor Living Area	1,510 Sq Ft / 140.3 Sq M
2nd Level Outdoor Living Area	1,510 Sq Ft / 140.3 Sq M
3rd Level Outdoor Living Area	5,595 Sq Ft / 519.8 Sq M
<b>Total Outdoor Living Area</b>	<b>8,615 Sq Ft / 800.4 Sq M</b>

<b>Total Living Area</b>	<b>19,365 Sq Ft / 1,799.1 Sq M</b>
<b>Paint-To-Paint Area</b>	<b>9,609 Sq Ft / 892.7 Sq M</b>

