



TANGERINE BAY CLUB

On an island known for its elegance and incredible natural beauty, Tangerine Bay Club stands as the crown jewel of Longboat Key. Overlooking the shimmering waters of Sarasota Bay, Tangerine Bay Club's southern neighbor is an unspoiled 34-acre nature preserve. The community's special natural beauty has been enhanced for future generations through the efforts of a distinguished environmental consulting firm, involved in the community's design since its inception.

The essence of the Tangerine Bay community is its originality, from its complex architectural design elements and magnificently appointed interiors, to the heart of the community, a lavishly landscaped center island, complete with clubhouse and enormous free-form pool, tropical waterfalls and palm-shrouded coral stone walkways.

This is Tangerine Bay Club, a community of 90 exquisite condominium homes bounded by glorious tropical gardens and the shimmer of Sarasota Bay.



GATEWAY TO LONGBOAT KEY

A truly grand entrance beckons you to Tangerine Bay Club. Surrounding the guarded entry are landscaped trellises bursting with a profusion of tropical flora. Waterfalls and reflecting pools are enveloped by colorful orchids, bromeliads and majestic palm trees welcoming you home.

Located at the southern tip of Longboat Key, Tangerine Bay Club is just moments from the world-class shopping and restaurants of St. Armands Circle and the Sarasota mainland.





Bayside perspective.



View across sparkling Sarasota Bay.



IRRESISTIBLY INVITING

Sailing, power boating, wind-surfing, fishing, — water sports of all kinds are at your doorstep — to enjoy as a spectator from your balcony or as an activity. Berths for your boat are available in the dry-slip marina adjacent to the community. The marina offers sailing and yachting charters year-round, and its casual seafood restaurant affords spectacular Bay and city views.



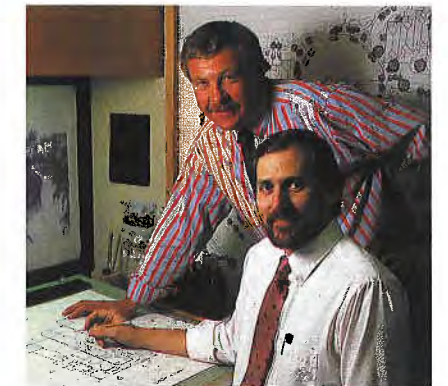
James E. Clabaugh, President of Tangerine Bay Company.



Pamela A. McCullough, Director of Sales and Marketing, Tangerine Bay Company; Mr. and Mrs. Don Laughlin, Tangerine Bay Club residents.



Scott A. Clark, Vice President/Construction, Tangerine Bay Company.



D. John Knudson, Principal and Project Architect and Rick L. Morton, Tangerine Bay Club Project Manager, Knudson & Gloss, Architects.



Andrew Bush and Russell Moore, Design Studios West, Inc.



Tim Boudreau, North Face Management.

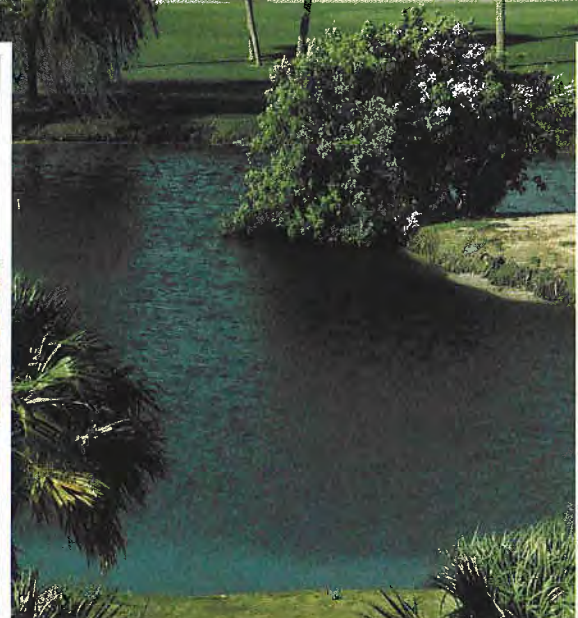
THE DEVELOPMENT TEAM

James E. Clabaugh, President of Tangerine Bay Company, has assembled a team of professionals who are dedicated to making Tangerine Bay Club the outstanding residential community on Longboat Key. The architect, Knudson & Gloss of Colorado, is a national award-winning architectural firm which is currently designing residential developments in California and Nevada, and has designed other luxury developments in Sarasota. Design Studios West, Inc. of Florida and Colorado, has been engaged to design the tropical Island Pool Setting. The management company is North Face Management, Inc., whose president, Tim Boudreau, formerly headed the property management division of the area's largest resort community. The developers of Tangerine Bay Club have created quality commercial and residential communities in the United Kingdom, Colorado and Florida, as well as other Longboat Key properties.





Beautiful Islandside Golf course across from Tangerine Bay Club.



THE LONGBOAT KEY CLUB

Tangerine Bay Club residents are eligible for membership in the Longboat Key Club, the exclusive island resort that is home to two waterfront championship golf courses, extensive tennis complexes, a marina, and Four-Star, Four-Diamond hotel and resort accommodations. Longboat Key Club's high standards, combined with its lush tropical setting amidst the sparkling waters of Sarasota Bay and the Gulf of Mexico, have made it one of the most prestigious country club communities in the country.



Peaceful morning views at Tangerine Bay Club.

THIS IS SARASOTA

Surrounded by the turquoise waters of Sarasota Bay and the Gulf of Mexico, Sarasota boasts sugar white beaches, excellent boating, a wealth of shopping, fine restaurants, and a cultural calendar unparalleled for a city its size. This is the home of the Ringling Museum of Art, with its renowned collection of baroque paintings; the Asolo Center for the Performing Arts, which houses the state theater of Florida; the Van Wezel Performing Arts Hall, host to everything from Broadway musicals to ballet to the nation's best classical and popular musicians; and the Sarasota Opera, whose lavishly scaled productions have made national headlines.



The John & Mable Ringling Museum of Art.



Asolo Center for the Performing Arts.





Scale model representation of Tangerine Bay Club.



Tangerine Bay Club landing and viewing dock.

REFRESHINGLY DIFFERENT

Here, one celebrates a truly unprecedented approach to condominium living. Each residence has its own fully-enclosed, two-car garage, with automatic garage door and ample room for storage. There are only three residences per floor, served by semi-private elevators. A gated, front entry courtyard leading to each home ensures your privacy. And within each residence, spacious floor plans have been designed to include every magnificent appointment. Soaring ceilings,



Tropical waterfalls surrounding Island Pool.



eight-foot mahogany doors, marble fireplaces, glass block accents, tiled wet bars — these are just a taste of the carefully planned amenities. Skylights, sliding glass doors and extensive walls of ultra energy-efficient glass in each residence provide expansive views of this beautiful tropical environment, poised at water's edge.

Here, you'll enjoy the Clubhouse: relax in the social area, complete with TV, tiled wet bar and separate kitchen, or work-out in the

exceptional fitness facility, as you overlook the pool and beach area, and sparkling Sarasota Bay. Observe the yachts and sailing regattas while you lounge in the pool or gaze upon the shimmering Bay waters from the docking facility. Stroll along the half mile walkways that meander past the shoreline and around the Island Pool Setting. Two tennis courts with trellis-covered seating areas are located within the community for your enjoyment, as well.

