

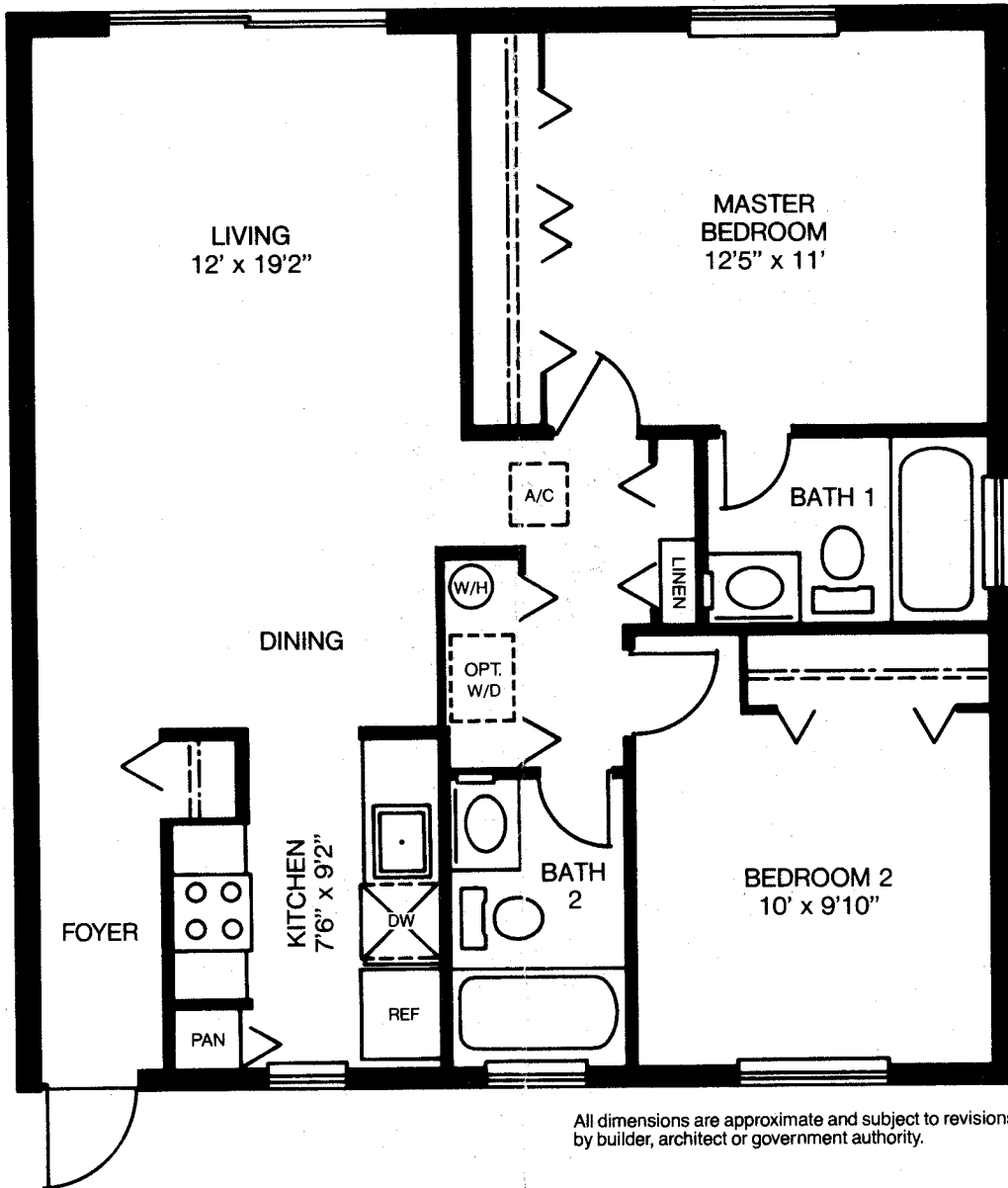


**VS**

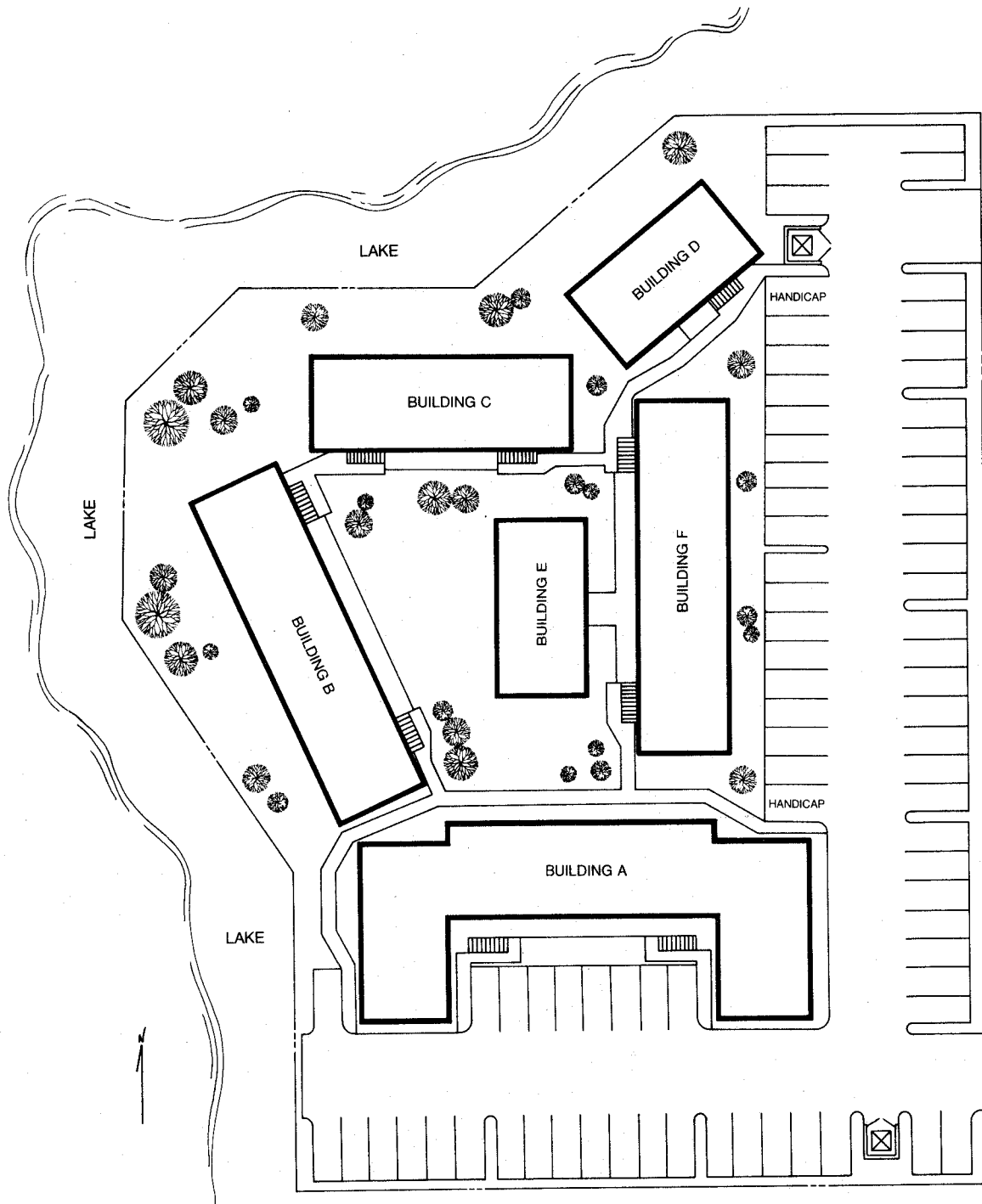
**Victoria Square**

Forty-four beautiful condominium residences.  
With a beautiful Coral Springs Country Club location.

ORAL REPRESENTATIONS CANNOT BE RELIED UPON AS CORRECTLY STATING REPRESENTATIONS OF THE DEVELOPER. FOR CORRECT REPRESENTATIONS REFERENCE SHOULD BE MADE TO THIS BROCHURE AND TO DOCUMENTS REQUIRED BY FLORIDA STATUTES SECTION 718.503 TO BE FURNISHED BY A DEVELOPER TO A BUYER OR LESSEE.




All dimensions are approximate and subject to revisions by builder, architect or government authority.



CORAL RIDGE DRIVE

6

## Victoria Square features:

- Handsome exterior of maintenance free stucco with a concrete tile hip roof.
- Lush landscaping.
- Automatic sprinkler system for lawns.
- Termite treated building foundation.
- Steel-clad entry door with window.
- Window screens.
- Wall-to-wall carpeting with padding.
- Vinyl flooring in kitchen and baths.
- Central air conditioning and heat.
- Cove lighting in kitchen and bath.
- Exterior light fixtures.
- Marble window sills.
- 30 gallon insulated water heater.
- Double tier, vinyl coated bedroom closet shelves.
- Metal bifold closet door in bedrooms.
- Functional step-saver kitchen design.
- 15 cu. ft. refrigerator.
- Enameled steel sink.
- Self-cleaning range with hood.
- Dishwasher.
- Garbage disposal.
- Custom mica kitchen cabinets.
- Ceramic tile walls around tub and shower.
- Water saving shower head.
- Medicine cabinets.
- Custom mica vanity with mirror.
- R-19 attic insulation.
- Insulated exterior walls.
- Ample parking space.
- Pre-wired phone outlets.
- Silent light switches.
- Washer/dryer connections (units not included).
- Sprayed acoustical ceilings.
- Linen shelves in utility closet.
- Ten year  warranty.



We Shape Dreams. A subsidiary of D.C.A.

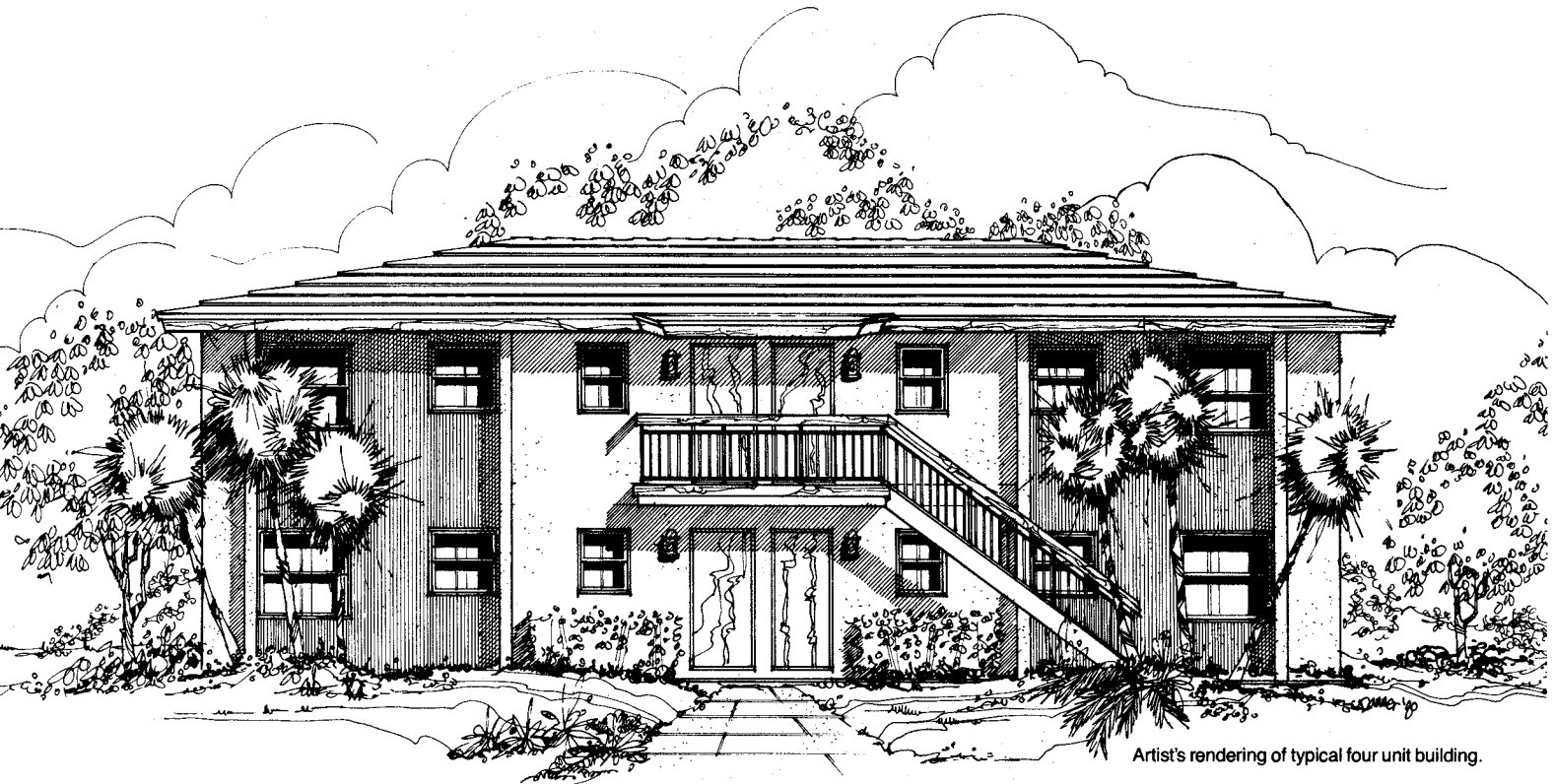
**V**ictoria Square is conveniently located in Coral Springs, the city in the country. Shopping, churches, entertainment and recreational facilities are just minutes away. And, the R&D Park and the excellent schools of the Westchester District are nearby.

Victoria Square is a condominium, which means that you'll enjoy all the benefits of homeownership such as deductions for taxes and interest while you build equity in a home of your own. But, you won't have to worry about lawn and exterior building maintenance, which is provided for in the nominal monthly maintenance fee. Of course, there is no

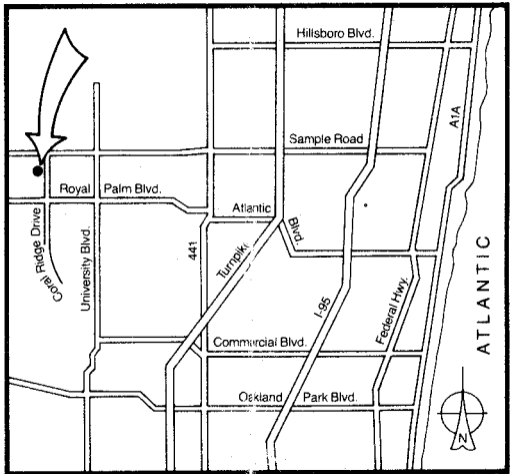
land or recreation lease at Victoria Square.

The developer of Victoria Square is M.A.P. Builders, Inc., a subsidiary of Development Corporation of America, a public company for more than 18 years. M.A.P. has established a solid reputation throughout Broward and Palm Beach Counties for excellence in building. Since its formation in 1973, the firm has established itself as the leading builder of single-family homes in Coral Springs having constructed more than 1,000 custom homes in the city.

The M.A.P. tradition of quality and value continues at Victoria Square.



Artist's rendering of typical four unit building.



Hillsboro Blvd.

Sample Road

Royal Palm Blvd.

Atlantic Blvd.

Commercial Blvd.

Oakland Park Blvd.

Coral Ridge Drive

University Blvd.

441

Turnpike

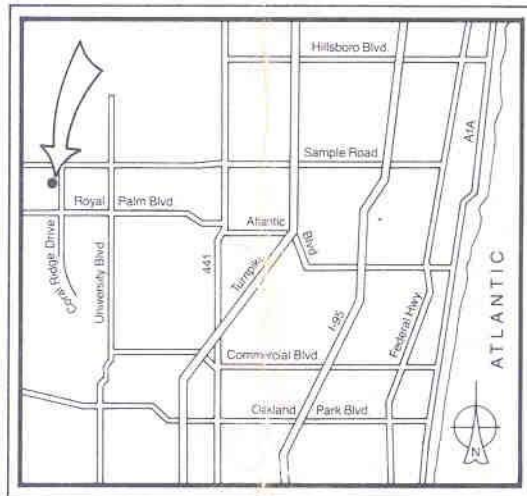
I-95

Federal Hwy.

A1A

ATLANTIC





**VS**  
**Victoria Square**

Condominium residences on Coral Ridge Drive immediately south of Sample Road in Coral Springs Country Club.

By M.A.P. Country Club Apartments, Inc., a subsidiary of M.A.P. Builders, Inc.  
Corporate Office: 10212 West Sample Road, Coral Springs, Florida 33065,  
Telephone (305) 753-1050.  
Represented by Superic Realty & Marketing, Inc.,  
Registered Real Estate Broker,  
Telephone (305) 753-8281.