



Jim Zboril, President  
Tavistock East Holdings, LLC  
69 Tavistock Lakes Blvd. Suite 200  
Orlando, FL 32827

November 28, 2016

Dear Mr. Zboril,

The Lake Mary Jane Alliance thanks Tavistock for working with our board and our residents to put together a landmark legal document which was also reviewed by Deseret. This agreement will help to protect our Lake Mary Jane Rural Settlement from potential environmental impacts and additional traffic from the Sunbridge Development and the Sunbridge Parkway. **With this agreement in place, the LMJ Alliance supports Tavistock's plans for the Sunbridge Development.**

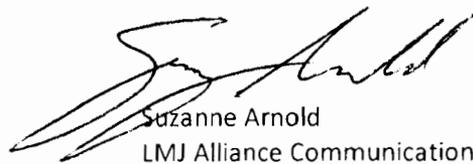
In the past, before Tavistock was the developer, the LMJ Alliance strongly opposed the two different development plans for this land: Magnolia Ranch (2006) and Innovation Way East (2010.) The LMJ Alliance has always supported the original "Scenario 5" concept for Innovation Way, but felt the previous plans were too extreme with development east of Turkey Creek and potential impacts to our Rural Settlement. After Tavistock obtained the right to purchase the Innovation Way East parcel, Richard Levey from your Tavistock team has kept us updated yearly on the plans and then worked with us very closely throughout this past year. As detailed plans rolled out, we realized that the plans had changed in the Camino South parcel where a north/south dirt road was going to grow to become a major 4 lane multi-modal transportation corridor connecting the Osceola Northeast Sector to Sunbridge. The LMJ Alliance could not find away to even consider supporting Sunbridge until we found a way to protect our rural settlement from potential environmental impacts such as discharged water flowing into our well water and into the Lake Hart Basin, and from construction, overflow, or cut through traffic onto our roads. All of these issues as well as potential future development impacts were carefully considered and together we found a way to address each item in our legal agreement to create effective and fair rules to follow for both our LMJ Rural Settlement and for Tavistock, while still respecting the existing agricultural uses by Deseret.

Beyond the legal document, we have seen Tavistock's long term commitment to the Lake Nona Community, and an interest in exploring new and innovative ways to lower the environment impact of a densely populated Sunbridge development. We realize that details on protecting the regional wildlife corridor that run through the Sunbridge and Camino South parcels are not part of the process yet, so we look forward to working with Tavistock in the future to make sure that important environmental components such as this remain a top priority.

We thank the Tavistock team for your patience and support as we navigated through this process. We hope that this legal agreement will provide a win/win situation for all involved.

Sincerely,

  
Bruce Johnson  
LMJ Alliance President

  
Suzanne Arnold  
LMJ Alliance Communications Chairperson