

PARCELS: Split Oak Conservation Lands
PROJECT NAME: OSCEOLA PARKWAY EXTENSION

AGREEMENT TO CONVEY CONSERVATION LANDS

THIS AGREEMENT TO CONVEY CONSERVATION LANDS (“Agreement”) is made as of its Effective Date (defined below) among **SUBURBAN LAND RESERVE, INC.**, a Utah corporation, (“SLR”) and **TAVISTOCK EAST HOLDINGS, LLC**, a Florida limited liability company (“Tavistock”), and **CENTRAL FLORIDA EXPRESSWAY AUTHORITY**, a body politic and corporate and an agency of the state, under the laws of the State of Florida, with an address of 4974 Orl Tower Road, Orlando, Florida, 32807, (“CFX”). (SLR and Tavistock are referred to below collectively as the “Owner”.) (SLR, Tavistock and CFX are sometimes collectively referred to below as the “Parties” and individually as a “Party”).

RECITALS:

CFX is conducting a re-evaluation (“PD&E”) of that certain project development and environment study (“Original PD&E”) conducted under FPID 432134-1-22-01, said project being known as FM #439193-1-38-01 and FM #439193-1-48-01, regarding a proposed expansion of CFX’s limited-access expressway system consisting of an extension of the Osceola Parkway (sometimes referred to hereinafter as the “Extension” or the “Project”). The PD&E concluded that the Extension alignment alternative depicted on **Exhibit A** (the “Split Oak Alignment”), which would traverse the Split Oak Forest Wildlife and Environmental Area through Osceola County (the “Split Oak Property”), would cause potential environmental impacts on the Split Oak Property. Owner and CFX recognize the PD&E may designate the Split Oak Alignment as the preferred alignment, and have entered into this Agreement for the purpose of mitigating the impact of that alignment on Split Oak in that event. SLR is the fee simple owner of, or controls a subsidiary that is fee simple owner of, or SLR and Tavistock have enforceable and valid rights to acquire, their respective portions of approximately 1,550 acres of land located in Osceola County and Orange County, Florida, more particularly described or depicted on **Exhibit B** attached hereto and incorporated herein (collectively, the “Conservation Lands”). The Conservation Lands are adjacent to or in proximity to the Split Oak Property. Owner believes that the donation of the Conservation Lands on behalf of the public to provide additional conservation will offset potential impacts on the Split Oak Property that may result from constructing the Extension over the Split Oak Alignment should the Split Oak alignment be selected by CFX as its preferred alignment following completion of the PD&E and the Extension ultimately be constructed. Subject to the terms and conditions set forth below, Owner desires to grant to CFX or its designee or assignee (the “Nominee”), the right to acquire the Conservation Lands or direct the conveyance of an interest in the Conservation Lands to a third-party.

NOW, THEREFORE, in consideration of the mutual covenants and of this Agreement, CFX and Owner covenant and agree as follows:

1. **Definitions.** Capitalized terms used in this Agreement (except in headings) shall have the meanings that appear where the terms are first set forth in quotation marks. In addition to all other defined terms contained in this Agreement, the terms listed below, except as the context may require otherwise, shall have the meanings provided for each:

- a. "Approvals" shall mean permits, approvals, consents, development orders, licenses, easements, agreements, acknowledgments, and other authorizations of Governmental Authorities, including but not limited to, any necessary amendments to applicable grant or other agreements relating to the Split Oak Property as may be necessary to allow portions thereof to be used for linear facility purposes.
- b. "Final Approvals" shall mean the issuance by all applicable Governmental Authorities of Approvals for design, acquisition, constructing, operating and use of the Extension and Extension Right of Way within the Split Oak Alignment, which Approvals are either (1) affirmed on administrative and judicial review by final order or judgment for which no appeal is or can be taken in accordance with applicable Law, or (2) in effect beyond the period of limitations for administrative and judicial review in accordance with applicable Law, during which period no action or other proceeding is instituted for review or challenge thereof.
- c. "Closing" shall mean the event at which the title or interest in the Conservation Lands are transferred by Owner to CFX or its Nominee in accordance with the terms and conditions of the Final Approvals.
- d. "Governmental Authority" or "Governmental Authorities" shall mean each governmental or quasi-governmental political subdivision or agency of the federal government, State of Florida or regional or local authority having jurisdiction over the Conservation Lands, the Extension or Split Oak Property, or whose approval or authorization is required in order to construct and operate the Extension within the Split Oak Alignment, including without implied limitation, Orange County, Osceola County, political subdivisions of the State of Florida, the Florida Fish and Wildlife Commission, an agency of the State of Florida ("FWC"), the Florida Communities Trust, a public body corporate and politic ("FCT"), the Florida Department of Environmental Protection, an agency of the State of Florida ("FDEP"), or the U.S. Army Corps of Engineering, a federal agency ("USACOE").
- e. "Laws" shall mean, as applicable, laws, statutes, ordinances, orders, regulations, permits, approvals, and other requirements of Governmental Authorities or quasi-governmental authorities, including without limitation courts and tribunals.

All of the defined terms contained in this Agreement, whether or not listed above in this Section may be used in the singular or the plural and, except as the context may require otherwise, shall mean when used in the plural all objects, persons, and the like included in the definition, and when used in the singular any of the objects, persons, and the like included in the definition.

- 2. **Conservation Lands.** The Conservation Lands include approximately 1,550 acres located in Orange County, Florida and Osceola County, Florida. Before Closing, CFX or the Nominee shall obtain a Survey and a certified legal description of the Conservation Lands as provided in Section 7 below, at CFX's expense. The legal description established by that Survey, subject to Owner's review and approval, shall be substituted in the instrument transferring title to the Conservation Lands at Closing. At Closing, Owner will either have acquired record fee simple title to all of the Conservation Lands, or will cause the then record fee simple owner of the Conservation Lands to transfer and convey them directly in accordance with this Agreement.

3. **Agreement to Convey Interest in Conservation Lands.** Subject to the conditions and requirements of this Agreement, Owner agrees at Closing to convey to CFX or its Nominee the right, title and/or interest in and to Conservation Lands to CFX or its Nominee as is required or allowed in accordance with the terms and conditions of any of the Final Approvals. Except as expressly set forth in this Agreement or the ROW Agreement (as defined in Section 10.a. below) there shall be no additional consideration paid for the Conservation Lands.
4. **Owner's Materials.** Within thirty (30) days of the Effective Date of this Agreement, Owner shall deliver to CFX copies of all of the following materials regarding the Conservation Lands that are listed on **Exhibit C** attached hereto and incorporated herein, to the extent they are in the possession or control of Owner (collectively, the "Owner's Materials"). Owner will deliver the Owner's Materials to CFX, without representation or warranty whatsoever, and without cost to CFX. Upon request of CFX or its Nominee, Owner will reasonably cooperate with CFX to assist in obtaining reliance letters, consents, or other approvals from the consultants preparing such studies as CFX may reasonably require so as to permit CFX to rely upon the findings of such studies should CFX or its Nominee elect to do so in its sole discretion.
5. **CFX's Right of Inspection.** CFX or any Nominee (each referred to herein as the "Inspecting Party") will have the privilege of going upon the Conservation Lands with its agents and engineers as needed to inspect, examine, survey, appraise and otherwise undertake those actions which are reasonable and necessary to determine the suitability of the Conservation Lands for the uses and activities that this Agreement permits on the Conservation Lands. The Inspecting Party and Owner shall reasonably cooperate to determine the scope, timing and location of tests needed for such inspections. The Inspecting Party shall enter the Conservation Lands at its sole risk and the Inspecting Party shall release Owner from any claims relating to the any entry thereon pursuant to the provisions of this Agreement.
 - a. **Inspections for Hazardous Substances.** An Inspecting Party may, in their sole discretion and at their sole cost and expense, conduct a Phase I Environmental Site Assessment of the Conservation Lands (a "Phase I") to determine the likelihood of the Conservation Land's containing hazardous or toxic substances, wastes, materials, pollutants or contaminants, including substances deposited by the cattle dipping vat operations referenced below.
 - i. As used herein, "Hazardous Substances" shall mean and include all hazardous and toxic substances, wastes or materials, any pollutants or contaminants (including, without limitation, asbestos and raw materials which include hazardous components), or other similar substances, or materials which are included under or regulated by any local, state, or federal Law pertaining to environmental regulation, contamination or clean-up, including, without limitation, "CERCLA", "RCRA", or state superlien or environmental clean-up statutes (all such Laws being referred to collectively as "Environmental Laws"). In the event CFX or any Nominee determines in its discretion the Phase I report is not satisfactory, CFX may terminate this Agreement, with the Parties thereby being relieved of all further obligations hereunder, excluding those obligations the Parties agree survive termination.

- ii. Should any Inspecting Party require a Phase II Environmental Site Assessment or any other environmental review more intrusive than the Phase I (a "Follow-up Assessment"), the Inspecting Party shall first provide a detailed proposal for such Follow-up Assessment to Owner for Owner's review and comment. The Owner and any Inspection Party shall cooperate in good faith to coordinate such Follow-up Assessment to minimize adverse impacts to the Conservation Lands.
- b. Prohibition Against Liens. Each Inspecting Party shall pay for all work and inspections performed on or in connection with the Conservation Lands, and shall not permit the filing of any lien against the Conservation Lands (or any portion thereof) in favor of any contractor, materialman, mechanic, surveyor, architect, engineer, laborer, or any other lienor performing services or supplying materials to the Conservation Lands on the Inspecting Party's behalf or at its request. This subsection shall survive Closing and termination of this Agreement, whatever the reason for termination.
- c. Protection of Owner. Each Inspecting Party shall maintain or shall cause its contractors performing work on the Conservation Lands to maintain, a policy or policies of commercial general liability insurance, with a combined single limit of not less than \$1,000,000 and \$2,500,000 in the aggregate protecting Owner from claims, actions, losses, and liability relating to entries by or on behalf of the Inspecting Party onto the Conservation Lands. This policy shall name Owner and its officers, directors, employees, and agents as additional insureds. This policy shall be underwritten by an insurance company meeting Owner's reasonable approval. Inspecting Party or its contractors shall deliver to Owner a certificate or other evidence of such insurance before entering onto, or causing entry by another onto, the Conservation Lands. CFX, as a condition to its exercise of its right of entry, agrees to protect and indemnify Owner with respect to liens, claims, expenses, damages, losses, obligations, and liabilities resulting from the exercise by CFX, or any of its agents, of this right of entry. Nothing contained herein shall be deemed a waiver of sovereign immunity beyond the limits set forth in Section 768.28, Florida Statutes. Without waiving any right to sovereign immunity as provided in Section 768.28, Florida Statutes, CFX or any Nominee may self-insure for general liability with coverage limits as set forth in Section 768.28, Florida Statutes, and shall provide an affidavit or certificate of insurance evidencing self-insurance commercial insurance or up to sovereign immunity limits and Owner agrees to accept such insurance with regard to CFX. This subsection shall survive Closing and termination of this Agreement, whatever the reason for termination.
- d. Should CFX or any Nominee determine in its sole discretion that the Conservation Lands are not acceptable for any reason, then CFX or such Nominee shall have the right (i) to accept the condition of the Conservation Lands as-is or (ii) to terminate this Agreement by written notice to Owner. In the event of such a termination, the Parties will be relieved of their respective obligations under this Agreement other than those obligations the Parties agree survive such a termination.

6. **Evidence of Title.** CFX or its Nominee may obtain, at its expense, a commitment for a policy of Owner's Title Insurance (the "Commitment") which shall be written on a nationally recognized title insurance company chosen by CFX or its Nominee (the "Title Company").
- a. **Objection to Title Defects.** CFX or its Nominee shall, after receipt of the Commitment or the Survey (as defined below), provide written notice to Owner of any title defects, a title defect being a matter which would render title unmarketable or otherwise render the Conservation Lands unsatisfactory in the discretion of CFX or its Nominee for the purposes prescribed in this Agreement.
 - b. **Correction of Title Defects.** Owner shall have thirty (30) days from receipt of the written notice to remove such title defect(s) (if Owner in its discretion elects to undertake such removal), and if Owner is unsuccessful in removing the title defects within that time period, CFX shall have the option, as its sole and exclusive remedy, of: (i) accepting title as it then is; or (ii) terminating this Agreement, whereupon each Party shall then be released of all further obligations hereunder, excluding those obligations the Parties agree survive such a termination. Owner shall have no obligation to, and in its sole discretion may elect not to, undertake removal of any title defects identified in CFX's notice of title defects. Owner's failure to correct a defect shall not constitute a default by Owner. In the event any of the foregoing time periods extend beyond the Closing Date, the Closing Date shall extend accordingly. Any exception items set forth in the Commitment and accepted by CFX or its Nominee as set forth in this Paragraph 6.b. shall be deemed a "Permitted Exception."
 - c. After receipt of the Final Approvals, no later than thirty (30) days prior to the Closing Date CFX or its Nominee may obtain, at its cost and expense, an update of the Commitment (the "Updated Commitment") or Survey (the "Updated Survey"). If the Updated Commitment or Updated Survey reflect any items other than the Permitted Exceptions from the Commitment, such items shall be treated as title defects in the manner set forth in Paragraphs 6.a. and 6.b. above.
7. **Survey.** CFX or its Nominee may have the Conservation Lands surveyed at CFX's sole cost and expense (the "Survey"). Any Survey which CFX elects to obtain shall satisfy the requirements of Section 627.7842, Florida Statutes, and shall be performed and certified as complying with applicable Law to CFX (and/or its Nominee), Owner, their respective attorneys and to the Title Company. Any conditions appearing on the Survey which would render title unmarketable or otherwise render the Conservation Lands unsatisfactory in the discretion of CFX or its Nominee for the purposes prescribed in this Agreement, shall be treated as title defects in the manner set forth in Paragraphs 6.a. and 6.b. Upon request of CFX or the Nominee, subject to Owner's review and approval, the legal description from such Survey shall be substituted in the instrument transferring title to the Conservation Lands at Closing.
8. **Warranties and Representations.** To induce CFX to enter into this Agreement and to acquire the right to control disposition of the Conservation Lands, Owner makes the following representations and warranties as of the Effective Date which warranties shall be deemed renewed as of the Closing unless before Closing Owner notifies CFX of occurrences that do or may affect a warranty.
- a. **Pending Actions.** Owner warrants and represents that, to Owner's actual knowledge, there are no actions, suits or proceedings of any kind or nature whatsoever, legal or

equitable, affecting or relating to the Conservation Lands, or relating to or arising out of the ownership of the Conservation Lands, in any court or before or by any federal, state, county or municipal department, commission, board, bureau, or agency or other governmental instrumentality, unless such action has been commenced by CFX.

- b. Authority to Contract. Owner warrants and represents that, to Owner's actual knowledge, it has the full right, power and authority to enter into and deliver this Agreement and to consummate the conveyance of the Conservation Lands in accordance herewith, and to perform all covenants and agreements of the Owner hereunder.
- c. Contamination. Owner warrants and represents that, to the Owner's actual knowledge, except as disclosed below in this subsection, there are no Hazardous Substances on or beneath the surface of the Conservation Lands. Notwithstanding the foregoing, Owner has disclosed to CFX that a cattle dipping vat was operated on a portion of the Conservation Lands. Pursuant to Section 4 above, Owner has delivered (or will deliver) to CFX such information as Owner possesses concerning the location of the cattle dipping vat. Owner shall have no liability or obligation as a consequence of entering in to this agreement to remediate any contamination or other condition resulting from the historical use of a cattle dipping vat on the Conservation Lands. This provision shall expressly survive Closing. CFX expressly waives, disclaims, and releases all claims of every nature that might otherwise inure to CFX by reason of environmental contamination and other conditions arising from or relating to historical operations of a cattle dip vat.
- d. Third-Party Rights. Owner warrants and represents that, to Owner's actual knowledge, other than Owner, no person, firm or other legal entity has any right or option whatsoever to acquire the Conservation Lands.
- e. Compliance with Existing Agreements. Owner warrants and represents that, to Owner's actual knowledge, the execution and delivery of this Agreement and the consummation of the transaction contemplated herein shall not and does not constitute a violation or breach by Owner of any provision of any agreement or other instrument to which Owner is a party or to which Owner may be subject although not a party, nor result in or constitute a violation or breach of any judgment, order, writ, injunction or decree issued to Owner.

All representations and warranties made herein are based on the actual, present knowledge of James L. Zboril on behalf of Tavistock and of David Cannon on behalf of SLR (collectively, the "Named Representatives"). Neither the actual, present conscious knowledge of any other individual or entity, nor the constructive knowledge of the Named Representatives or of any other individual or entity, shall be imputed to the Named Representatives.

9. Cooperation in Securing Approvals

- a. If the Split Oak Alignment is selected as the preferred alignment, Owner and CFX will cooperate and promptly exercise continuous and diligent good-faith efforts to

perform their respective obligations under this Agreement and secure all Approvals as may be required to effectuate the construction and operation of the Extension within the Split Oak Alignment. Owner shall from time to time at CFX's request promptly join with CFX in the execution and submission of such petitions, applications, requests, and other documents or submittals (collectively, the "Submittals") that CFX may reasonably request in connection with CFX's efforts to secure the Approvals for the Extension within the Split Oak Alignment so long as such Submittals (and any Approvals arising thereunder) do not impose obligations or liabilities against Owner. Owner shall be under no obligation to incur expense in performing its obligations under this provision. CFX is responsible for obtaining all Approvals for design, permitting, constructing, operating and use of the Extension. Owner shall coordinate such efforts in good faith with CFX so as not to impair or interfere with CFX's efforts to secure Approvals for the Extension. No such land use or use restriction sought by Owner shall impose any additional obligations, liabilities, costs or expense on CFX. The Parties shall each be responsible for their own costs incurred in seeking such Approvals, including any consultants, contractors or representatives incurred by such Party. Nothing herein shall be construed or is intended as a representation, covenant or warranty on behalf of CFX that CFX will be successful in obtaining any Approvals or any specific conditions thereof. Owner acknowledges that the Split Oak Alignment is not assured and nothing in this Agreement shall be construed or is intended as an express or implied representation, covenant or warranty by CFX that the Split Oak Alignment will be selected as the preferred alignment. Notwithstanding any other provision of this Agreement, all conditions and requirements of a Final Approval that imposes obligations, liabilities, restrictions, or requirements on Owner shall be subject to Owner's reasonable approval. CFX or its Nominee, as the case may be, shall consult Owner before agreeing to any condition or requirement of a Final Approval that imposes obligations, liabilities, restrictions, or requirements on Owner.

- b. Subject to approval of the applicable Governmental Authorities in accordance with the Final Approvals, Owner shall have the right to pursue and CFX will support, certain agreements with the Governmental Authorities as to the use of the Conservation Lands, including:
 - i. Agreement(s) that use of the Conservation Lands will be restricted pursuant to the Use Restriction set forth in Section 10.d. below.
 - ii. Subject to such reasonable guidelines as the managing agency over the Conservation Lands may from time to time adopt, the general public shall be entitled to use the Conservation Lands for the limited purposes prescribed above.
 - iii. Owner and its successors' right and easement to enter onto the Conservation Lands to construct and maintain public trails and related facilities for hiking, cycling, and other purposes consistent with the foregoing use restriction ("Trails"). Owner may connect the Trails to trails on adjoining lands owned

or developed by Owner or its affiliates (as a conservation amenity for residents of those lands), and to the gates and access points installed by Owner in accordance with subsection iv. below. The Trails and use thereof shall be subject to collective approval of Owner, CFX (or its Nominee) and the applicable Governmental Authorities with jurisdiction over the Conservation Lands.

- iv. Owner and its successors will have the right and easement to construct and install, and maintain, gates and access points through which the public may access the Conservation Lands at multiple locations on the perimeter of the Conservation Lands, including through any fencing, wall, or other barrier erected along the perimeter of the Conservation Lands, which locations are subject to the collective approval of Owner, CFX (or its Nominee) and the applicable Governmental Authorities with jurisdiction over the Conservation Lands.

10. Contingencies.

- a. Contingent on ROW Agreement. Concurrently with signing this Agreement, the Parties have also executed a certain Right-of-Way Acquisition Agreement (the "ROW Agreement") whereby Owner agrees to convey to CFX such property interests in any lands owned by Owner as required by CFX for Extension construction, operation and use of the Extension within the Split Oak Alignment. The ROW Agreement is incorporated herein by reference. In the ROW Agreement, Owner has contracted to sell to CFX, and CFX has contracted to purchase from Owner, lands in Osceola County and Orange County, Florida intended as road right-of-way and stormwater ponds (and related facilities) required for constructing and operating the Extension within the Split Oak Alignment should it be selected as the proposed alignment. The ROW Agreement refers to those lands collectively as the "Property" (which term has the same meaning in this Agreement).
 - i. Each Party's rights, interests, and obligations under this Agreement are expressly contingent on the continuance and performance of the ROW Agreement. If the ROW Agreement is terminated, this Agreement shall also automatically terminate without any further action being required by the Parties. Further, a Party's default under the ROW Agreement shall also constitute a default under this Agreement; and a Party's default under this Agreement shall also constitute a default under the ROW Agreement.
 - ii. Unless otherwise subsequently agreed in writing by the Parties, the lands conveyed under this Agreement and the ROW Agreement will close concurrently. Accordingly, notwithstanding any conflicting provision of this Agreement, the Closing under this Agreement will close at the same time and place as the closing under the ROW Agreement. Neither Party shall be obligated to close on one of the agreements without closing at the same time on the other agreement.

b. Split Oak Alignment Contingencies. Owner's obligations to convey, and CFX's obligation to close this transaction for the right to control the acquisition of the Conservation Lands under this Agreement, are expressly also contingent on satisfaction on or before five (5) years after the Effective Date (the "Split Oak Contingencies Deadline") of the following (collectively referred to as the "Split Oak Contingencies"):

- i. CFX's formally designating the Split Oak Alignment as the preferred alignment for the Extension.
- ii. CFX's securing Final Approvals (as defined below) for constructing and operating the Extension within the Split Oak Alignment (and resultant impacts on Split Oak Property) from Osceola County, Florida, Orange County, Florida, Florida Communities Trust and other applicable Governmental Authorities. For purposes of this condition, "Final Approvals" shall mean the issuance by all applicable Governmental Authorities of Approvals for constructing and operating the Extension within the Split Oak Alignment, which Approvals are either (1) affirmed on administrative and judicial review by final order or judgment for which no appeal is or can be taken in accordance with applicable Law, or (2) in effect beyond the period of limitations for administrative and judicial review in accordance with applicable Law, during which period no action or other proceeding is instituted for review or challenge thereof.
- iii. Final resolution of any challenges or appeals brought against the designation of the Split Oak Alignment for the Extension.
- iv. CFX's notifying Owners in writing that CFX is prepared to proceed with design of the Extension within the Split Oak Alignment.

If the Split Oak Alignment is not selected as the preferred alignment or any of the Split Oak Contingencies is not satisfied on or before the Split Oak Contingencies Deadline, then Owner or CFX will have the right to terminate this Agreement before the Split Oak Contingencies Deadline by delivering written notice of termination to the other Parties and the Parties will have no further rights or obligations except those the Parties expressly agree survive such a termination. Termination of this Agreement for failure of any Split Oak Contingency shall also constitute termination of the ROW Agreement.

c. Approval of Owner's and CFX Boards. Notwithstanding any apparently conflicting provision of this Agreement, although local or regional representatives of Owner may have executed this Agreement, such execution shall be conditional and shall not bind Owner until Owner's applicable governing board or body ("Owner's Board") in its sole discretion shall have ratified and approved this Agreement. If Owner's Board ratifies this Agreement, Owner shall notify CFX in writing within fifteen (15) days after the Board meeting at which this Agreement was ratified, whereupon this Agreement shall be binding on Owner in accordance with the terms hereof. Provided this Agreement is timely ratified by Owner's Board, this

Agreement shall continue in full force and effect, subject to the terms and provisions hereof. In the event Owner's Board shall fail to ratify this Agreement on or before sixty (60) days after the Effective Date, this Agreement shall be deemed rejected by Owner's Board. Within forty-five (45) days after receipt of written confirmation of all applicable Owner's Board approvals and ratifications of this Agreement, CFX shall present the Agreement for approval by the CFX Board and shall notify Owners in writing within fifteen (15) days after the Board meeting at which this Agreement was approved, whereupon this Agreement shall be binding upon all Parties. If this Agreement is rejected or deemed rejected by an Owner's Board or the CFX Board, this Agreement shall automatically be null and void and of no further force or effect and the Parties shall be released from all further obligations and liabilities hereunder.

- d. Extension of Split Oak Contingencies Deadline. If despite the Parties' good faith and diligent efforts CFX is not in a position to satisfy the Split Oak Contingencies within ninety (90) days before the Split Oak Contingencies Deadline, CFX shall have the right upon written notice to Owners to extend the Split Oak Contingencies Deadline up to, but not more than, eighteen (18) months to a date that is mutually agreeable to CFX and Owners.
- e. Use Restriction Contingency. Owner's obligation to convey the Conservation Lands to CFX or its Nominee is contingent on the Parties' mutually agreeing before Closing on a use restriction to be included in the Deed(s) that the use of the Conservation Lands shall be restricted to conservation, protection and enhancement of natural resources and for such passive, natural resource-based public outdoor uses as may be compatible with conservation, protection and enhancement of natural resources and with all Laws and Final Approvals (the "Use Restriction"). This contingency relating to the Use Restriction shall be deemed a "Split Oak Contingency".

11. Closing Date and Closing Procedures and Requirements.

- a. Closing Deadline. The Closing shall be held within thirty (30) days after satisfaction of the Split Oak Alignment Contingencies (defined below) but in any event not later than five (5) years after the Effective Date (defined below), at the offices of the Title Company, or such other location as agreed upon by the Parties, on a day and time mutually selected by the Parties (the "Closing Date"). If the Split Oak Contingencies Deadline is extended as provided above, the deadline for Closing prescribed in this paragraph shall be extended for an equal period. The Parties will effect the Closing by delivering properly executed documents and required funds to the closing agent with written escrow instructions.
- b. Nominee. It is acknowledged and agreed that the Conservation Lands are being provided and transferred to offset potential impacts of the Split Oak Alignment on the Split Oak Property and that as a condition of obtaining Final Approvals for the Split Oak Alignment the right, title or interest in the Conservation Lands may need to be transferred to another Governmental Authority or Governmental Authorities. CFX will have the right in CFX's discretion to designate one or more third-party Governmental Authorities (instead of or in addition to CFX or CFX's assignee)

(such third-party being referred to herein as a “Nominee”) to receive title to or interest in the Conservation Lands. If CFX elects to designate one or more a Nominee, then Owner will convey or transfer (or cause to be conveyed or transferred) the required interest in and to the Conservation Lands (or portion thereof) to the designated Nominee. CFX or its Nominee shall bear any additional recording and document preparation charges resulting from CFX’s designating a Nominee pursuant to this subsection. CFX shall not be required to assign, and the Nominee shall not be required to assume, any rights or interests arising from the Agreement as a condition of CFX’s exercising this right. Any Nominee shall not have any claims of any nature against Owner other than pursuant to express warranties contained in Deed(s) or documents conveying interest to the Nominee at Closing. Further, notwithstanding CFX’s designation of a Nominee, CFX shall remain liable under the Agreement for all obligations and liabilities not expressly being the responsibility of a designated Nominee. Any Nominee proposed for holding title or taking any interest in and to the Conservation Lands shall be subject to the approval of the managing agency that will oversee and operate the Conservation Lands.

- c. At the Closing, each Owner shall execute and deliver (or shall cause the then-current record owners to execute and deliver) to CFX or its Nominee a Special Warranty Deed or deeds (the “Deed(s)”) or other instrument conveying the interest in the Conservation Lands that is required under applicable Law and by the conditions of the Final Approvals. Such conveyance documents shall be in form and substance mutually acceptable to Owner and the Nominee taking title and the managing agency that will oversee and operate the Conservation Lands. Such conveyance shall be, free and clear of all liens, mortgages, outstanding general and special assessments, and any matters except the Permitted Exceptions and the Use Restriction.
- d. Deliver Possession. Owner shall surrender possession of the Conservation Lands to CFX or its Nominee at Closing. Any personal property or fixtures left by Owner after the Closing Date shall be presumed abandoned, and CFX or its Nominee will have the right to remove and destroy such property or fixtures without any responsibility or liability to Owner for any damages or claims whatsoever.
- e. Prorations. Owner shall pay all taxes, assessments and charges applicable to the Conservation Lands for all years prior to the Closing Date. At Closing, Owner will pay Owner’s prorata share of all taxes and assessments levied against the Conservation Lands for the year of Closing in compliance with the procedures of Section 196.295, Fla. Stat. Any other revenues and expenses of the Conservation Lands shall be prorated as of the day before the Closing.
- f. Costs of Closing. Owner shall pay the cost of recording the Deed(s) (or other instrument conveying interest in the Conservation Lands as required under applicable Law and all conditions of the Final Approvals) to CFX or Nominee and costs of recording documents required to clear title. CFX shall pay all costs pertaining to the Commitment, including, but not limited to, title insurance premiums for an Owner’s Policy, title search fees, and the premiums for any endorsements requested by CFX. Each Party shall pay all fees and costs for the services of the Parties’ respective

attorney. The Parties anticipate the conveyance of the Conservation Lands will be exempt from documentary stamp taxes; however, if the Parties determine documentary stamp taxes must be paid on the conveyance of the Conservation Lands, Owner shall pay the documentary stamp taxes at Closing, which obligation shall expressly survive Closing.

- g. **Closing Documents.** Each Owner, as applicable, shall provide CFX or its Nominee with the Deed(s) or other instrument conveying interest in the Conservation Lands as required under applicable Law and all conditions of the Final Approvals), closing statements, beneficial interest affidavit described in Section 286.23, *Florida Statutes*, as applicable, and an owner's affidavit sufficient to allow the Title Company to delete applicable standard exceptions from the title policy (including as referenced in Section 627.7842, *Florida Statutes*). Each Owner shall provide at Closing an affidavit that such Owner is not a foreign person for purposes of the Foreign Investment in Real Property Tax Act (FIRPTA), as revised by the Deficit Reduction Act of 1984 and as same may be amended from time to time, which certificates shall include the applicable Owner's taxpayer identification number and address or a withholding certificate from the Internal Revenue Service stating that Owner is exempt from withholding tax under FIRPTA on any consideration received by Owner in connection with this transaction. Each Party shall also sign and deliver such additional documents, and take such other actions, as may be reasonably necessary or appropriate to implement or perform provisions of this Agreement. Each closing document will be consistent with and will implement applicable provisions of this Agreement, and the form and content shall be subject to the reasonable approval of the Parties.

12. **Maintenance.** Owner will maintain the Conservation Lands substantially in the same condition they are currently in. Owner shall not offer to sell or donate the Conservation Lands to any other person or entity or enter into any verbal or written agreement, understanding, or contract relating to the sale or conveyance of the Conservation Lands. With the exception of any Use Restriction which may be imposed in accordance with the terms of this Agreement. Owner shall not encumber or place any restrictions on the Property after the Effective Date of this Agreement. Without limiting anything contained herein, Owner shall not make application for nor cause or allow any easements against the Conservation Lands or use the Conservation Lands to mitigate for impacts to wetlands and wildlife (such as gopher tortoises) from development performed on or off site.
13. **Acceptance AS-IS and Release.** Except as expressly set forth in this Agreement to the contrary, CFX or its Nominee is expressly acquiring interest in the Conservation Lands in its existing condition "AS-IS, WHERE-IS, AND WITH ALL FAULTS" with respect to all facts, circumstances, conditions, and defects, and, Owner has no obligation to determine or correct, or to compensate CFX or its nominee for, any such facts, circumstances, conditions, or defects. Owner has specifically bargained for the assumption by CFX and its Nominees of all responsibility thoroughly to investigate the Conservation Lands and laws and regulations applicable to it, and all risk of adverse conditions. CFX and its Nominees will be relying strictly and solely upon its inspections and examinations and the advice and counsel of its own consultants, agents, legal counsel and officers. CFX and its Nominees assume the full risk of any loss or damage occasioned by any fact, circumstance, condition or defect pertaining to the Conservation Lands, and hereby release Owner from, and

disclaims any claims relating to, conditions on or facts or circumstances affecting, the Conservation Lands that are not addressed in express warranties and representations of this Agreement. Except as expressly set forth in this Agreement to the contrary, Owner disclaims all warranties of any kind or nature whatsoever (including, without limitation, warranties of fitness for particular purposes), whether expressed or implied including, without limitation warranties with respect to the Conservation Lands. Except as is expressly set forth in this Agreement to the contrary, CFX or its Nominees acknowledge that each is not relying on any representation of any kind or nature made by Owner or any of Owner's direct or indirect members, partners, shareholders, officers, directors, employees or agents with respect to the Conservation Lands, and that, in fact, except as expressly set forth in this Agreement to the contrary, no such representations were made. Nothing in this Agreement shall be construed or deemed to mean that CFX is assuming any liability for the condition of the Conservation Lands nor to make CFX liable to any Nominee for the condition of the Conservation Lands / except as otherwise provided by applicable Law.

CFX shall not be required to take title to the Conservation Lands except as may be required by terms and conditions of the Final Approvals. If CFX does acquire title to the Conservation Lands, each Owner acknowledges and agrees that as of the date of Owner's execution and delivery of the Deed(s), Owner shall thereby remise, release, acquit, satisfy, and forever discharge CFX, of and from all, and all manner of action and actions, cause and causes of action, suits, sums of money, covenants, contracts, controversies, agreements, promises, trespasses, damages, judgments, claims and demands whatsoever, in law or in equity, which Owner ever had, then have, or which any personal representative, successor, heir or assign of Owner, thereafter can, shall or may have, against CFX, for, upon or by reason of any matter, cause or thing whatsoever, arising out of or in any way connected with Owner's conveyance of the Property to CFX or the Project, including, without limitation, any claim for loss of access, air, light or view to Owner's remaining property, or other severance damages to Owner's remaining property, business damages, consequential damages, or any other damages, all from the beginning of the world to the day thereof. A covenant shall be contained in the deed acknowledging Owner's agreement to the foregoing, in which event if there is any conflict between the terms of the covenant and the deed and the terms of this Section, the terms of the covenant in the Deed(s) shall control.

14. **Defaults.** In the event any Party fails to comply with or perform any of the conditions to be complied with or any of the covenants, agreements or obligations to be performed by such Party, whether such failure occurs or becomes known before or after Closing, the non-defaulting Party, in its sole discretion, as its sole and exclusive remedies, shall be entitled either to enforce this Agreement by specific performance or to terminate this Agreement. Upon any such termination, this Agreement and all rights and obligations created hereunder shall be deemed null and void and of no further force or effect except matters expressly surviving in accordance with the terms of this Agreement. Notwithstanding the foregoing, Owner shall have the right to enforce CFX's express covenants in this Agreement to indemnify, defend, or hold harmless Owner; and CFX's liability arising from those covenants shall not be limited by the language of this Section that limits Owner's remedies. All such covenants shall continue in full force and effect and shall not be waived or limited by this Section. All such provisions and covenants to indemnify, defend, or hold harmless Owner, and this Section, shall survive the Closing or earlier termination of this Agreement. This provision shall survive Closing.

15. **Notices.** Any notices or communications which may be permitted or required hereunder shall be in writing and shall be deemed to have been duly given as of the date and time the same are personally delivered, or transmitted electronically (provided the writing is hand-delivered to the recipient on the next following business day), or within three (3) days after depositing with the United States Postal Service, postage prepaid by registered mail, or within one (1) day after depositing with Federal Express or other overnight delivery service from which a receipt may be obtained, and addressed as follows (or to such other address as a Party may designate by notice in writing):

CFX:

CENTRAL FLORIDA EXPRESSWAY AUTHORITY
4974 Ori Tower Road
Orlando, Florida 32807
Attn: Laura Kelley, Executive Director
Telephone: (407) 690-5381
Email: Laura.Kelley@cfxway.com

Owner:

SUBURBAN LAND RESERVE, INC.
51 South Main Street, Suite 301
Salt Lake City, Utah 84111
Attn: R. Steven Romney and David Cannon
Telephone: (801) 321-7569
Email: sromney@slreserve.com and djc@slreserve.com

With Copy To:

KIRTON MCCONKIE
50 East South Temple
Suite 400
Salt Lake City, UT 84111
Attn: Robert Hyde and Loyal Hulme, Esqs.
Telephone: (801) 323-5913
Email: rhyde@kmclaw.com and lhulme@kmclaw.com

With Copy To:

BURR & FORMAN LLP
200 S. Orange Avenue, Suite 800
Orlando, Florida 32801
Attn: James R. Pratt, Esq.
Telephone: (407) 540-6655
Email: jpratt@burr.com
Owner:

TAVISTOCK EAST HOLDINGS, LLC
6900 Tavistock Lake Boulevard, Suite 200
Orlando, Florida 32827
Attn: James L. Zboril, President
Telephone: (407) 438-0207
Email: jzboril@tavistock.com

With Copy To:

HOLLAND & KNIGHT LLP
200 South Orange Avenue, Suite 2600
Orlando, FL 32801
Attn: Sara Bernard, Esq.
Telephone: (407) 244-5162
Email: sara.bernard@hklaw.com

Notice given by or to the attorney representing a Party under this Agreement shall be deemed to have been duly given in accordance with this Section by or to the applicable Party.

16. **ISD Exemption.** The Conservation Lands lies within the boundaries of the Sunbridge Stewardship District, a special and limited purpose independent special district established pursuant to the provisions of Chapter 189, Florida Statutes (the "ISD"). The ISD is an independent special district established for the purposes set forth in Chapter 2017-220, Laws of Florida, with the right to levy assessments in accordance with applicable Laws (whether collected by Osceola County as part of its tax rolls or by the ISD directly). Prior to Closing, Owner shall, at Owner's cost and expense, cause the ISD to adopt an amendment to the ISD's assessment methodology to reflect that the Conservation Lands shall be exempt from the payment of assessments so long as the real property is primarily used for the conservation purposes prescribed in the Deed(s) (the "ISD Exemption").

17. **General Provisions.** No failure of any Party to exercise any power given hereunder or to insist upon strict compliance with any obligation specified herein, and no custom or practice at variance with the terms hereof, shall constitute a waiver of either party's right to demand exact compliance with the terms hereof. This Agreement contains the entire agreement of the Parties hereto, and no representations, inducements, promises or agreements, oral or otherwise, between the parties not embodied herein shall be of any force or effect. Any amendment to this Agreement shall not be binding upon any of the Parties hereto unless such amendment is in writing and executed by all Parties. The provisions of this Agreement shall inure to the benefit of and be binding upon the Parties and their respective heirs, administrators, executors, personal representatives, successors and assigns. Time is of the essence of this Agreement. Wherever under the terms and provisions of this Agreement the time for performance falls upon a Saturday, Sunday, or Legal Holiday, such time for performance shall be extended to the next business day. The headings inserted at the beginning of each Section of this Agreement are for convenience only, and do not add to or subtract from the meaning of the contents of each Section. The Parties do hereby covenant and agree that such documents as may be legally necessary or otherwise appropriate to carry out the terms of this Agreement shall be

executed and delivered by each party at Closing. This Agreement shall be interpreted under the laws of the State of Florida. The Parties agree that venue for any legal action authorized hereunder shall be in the courts of Orange County, Florida.

18. **Survival of Provisions**. All covenants, representations and warranties set forth in this Agreement shall survive the Closing and shall survive the execution or delivery of any and all deeds and other documents at any time executed or delivered under, pursuant to or by reason of this Agreement, and shall survive the payment of all monies made under, pursuant to or by reason of this Agreement.
19. **Severability**. This Agreement is intended to be performed in accordance with, and only to the extent permitted by, applicable Laws. If any provision of this Agreement or the application thereof to any person or circumstance shall, for any reason and to any extent, be invalid or unenforceable, the remainder of this Agreement and the application of such provision to other persons or circumstances shall not be affected thereby but rather shall be enforced to the greatest extent permitted by law.
20. **Attorneys' Fees**. In the event of any dispute hereunder or of any action to interpret or enforce this Agreement, any provision hereof or any matter arising herefrom, the predominantly prevailing Party shall be entitled to recover its reasonable costs, fees and expenses, including, but not limited to, witness fees, expert fees, consultant fees, attorney (in-house and outside counsel), paralegal and legal assistant fees, costs and expenses and other professional fees, costs and expenses, and costs of collection, whether suit be brought or not, and whether in settlement, in any declaratory action, in mediation, arbitration or bankruptcy, at trial or on appeal.
21. **Radon Gas**. Radon is naturally occurring radioactive gas that, when it has accumulated in a building in sufficient quantities, may present health risks to persons who are exposed to it over time. Levels of radon that exceed federal and state guidelines have been found in buildings in Florida. Additional information regarding radon and radon testing may be obtained from your county public health unit.
22. **Liability of SLR and Tavistock**. Neither of SLR and Tavistock shall be liable under this Agreement except for the application of this Agreement to the portions of the Conservation Lands they respectively either own, control, or have the legal right to acquire. They are not jointly and severally liable under this Agreement. If at any time (including without implied limitation at Closing) only one or the other of SLR or Tavistock owns or has the continuing right to acquire, the Conservation Lands, then this Agreement shall remain in effect and enforceable only against whichever of them owns or has the right to acquire the Conservation Lands. The foregoing provision shall expressly survive Closing.
23. **Counterparts**. This Agreement may be executed in multiple counterparts. The signature of any party to a counterpart shall be deemed to be the signature to, and may be appended to, any other counterpart. A party shall be bound by this Contract by executing a counterpart hereof, then transmitting the executed counterpart to the other parties via email in .pdf or similar format.

24. **Recording.** CFX agrees that it will not record, or permit to be recorded, this Agreement or any memorandum hereof; violation of this covenant by CFX shall constitute a default, and at Owner's option, this Agreement shall become null and void and all of the rights of CFX hereunder shall terminate.
25. **Further Assurances.** Owner and CFX will, without additional consideration, sign, acknowledge, and deliver any other documents and take any other action necessary or appropriate and reasonably requested by the other to carry out the intent and purposes of this Agreement.
26. **Assignment of Agreement.** CFX may assign this Agreement to another Governmental Authority, without the consent of Owner, so long as the assignee jointly assumes and is obligated with CFX for all rights and obligations of CFX hereunder. CFX shall promptly notify Owner in the event of such an assignment, and shall provide to Owner a true and correct copy of the written assignment. CFX may not assign this Agreement to a non-Governmental Authority unless CFX first obtains Owner's prior written consent, not to be unreasonably withheld, conditioned or delayed; provided such assignment is in accordance with applicable Law and conditions of the Final Approvals. Notwithstanding any assignment by CFX, CFX shall remain liable and obligated, jointly and severally with the assignee, for the performance of and liability for all obligations and liabilities of CFX under or relating to this Agreement. The foregoing provision shall expressly survive Closing.
27. **Effective Date.** When used herein, the term "Effective Date" or the phrase "the date hereof" or "the date of this Agreement" shall mean the latter of the following dates: (a) the date the Owner signs this Agreement; or (b) the date CFX signs this Agreement.
28. **Indemnifications Regarding Brokers, Finders, Etc.** Each Owner represents and warrants to CFX and CFX likewise represents and warrants to Owners, that they have neither dealt with, nor negotiated with, any broker, sales person or finder in connection with the conveyance of the Conservation Lands or any interest therein, and each Party hereto agree to indemnify and hold the other Party harmless from any and all claims, demands, causes of action or other liabilities, and all costs and expenses (including reasonable attorneys' fees) incurred in defending against any claims arising from or pertaining to any other brokerage commission, fees, costs, or other expenses which may be claimed by any broker, sales person or entity arising out of any actions of CFX (as to the indemnity obligations of CFX) or arising out of any actions of Owner (as to the indemnity obligations of Owner).
29. **Schedules and Exhibits.** The following Schedules and Exhibits referenced elsewhere in this Agreement are attached hereto and incorporated by reference:

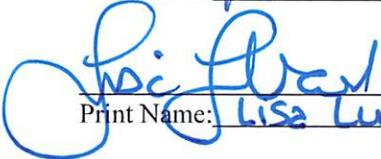
Exhibit A Split Oak Alignment;
Exhibit B Conservation Lands; and
Exhibit C Owner's Materials.

[Signatures on following page]

IN WITNESS WHEREOF, the parties hereto have caused these presents to be executed in their respective names as of the date first above written.

WITNESSES:


Print Name: Mimi Lamante


Print Name: Lisa Lombard

“AUTHORITY”

CENTRAL FLORIDA EXPRESSWAY AUTHORITY, a body politic and corporate and an agency of the state, under the laws of the State of Florida

By: 
Title: CHAIRMAN

Date: 12/12/19

APPROVED AS TO FORM FOR EXECUTION BY A SIGNATORY OF THE CENTRAL FLORIDA EXPRESSWAY AUTHORITY

Legal Counsel: Nelson Mullins

By: 
Date: 12/12/2019

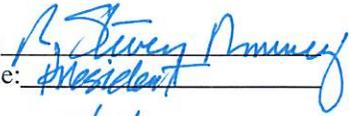
WITNESSES:


Print Name: Adam Mauchley


Print Name: JANET P. CHRISTENSEN

“SLR”

SUBURBAN LAND RESERVE, INC., a Utah corporation

By: 
Title: President

Date: 10/29/19

1947

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WITNESSES:


Print Name: Robert Adams


Print Name: K. B. Tilton

"TAVISTOCK"

**TAVISTOCK EAST HOLDINGS, LLC, a
Florida limited liability company**


By: _____
Print Name: James Zhenic

As its: President

Date: 10/28/19

WITNESSES:

Print Name: _____

Print Name: _____

“SLR”

SUBURBAN LAND RESERVE, INC., a Utah corporation

By: _____

Title: _____

Date: _____

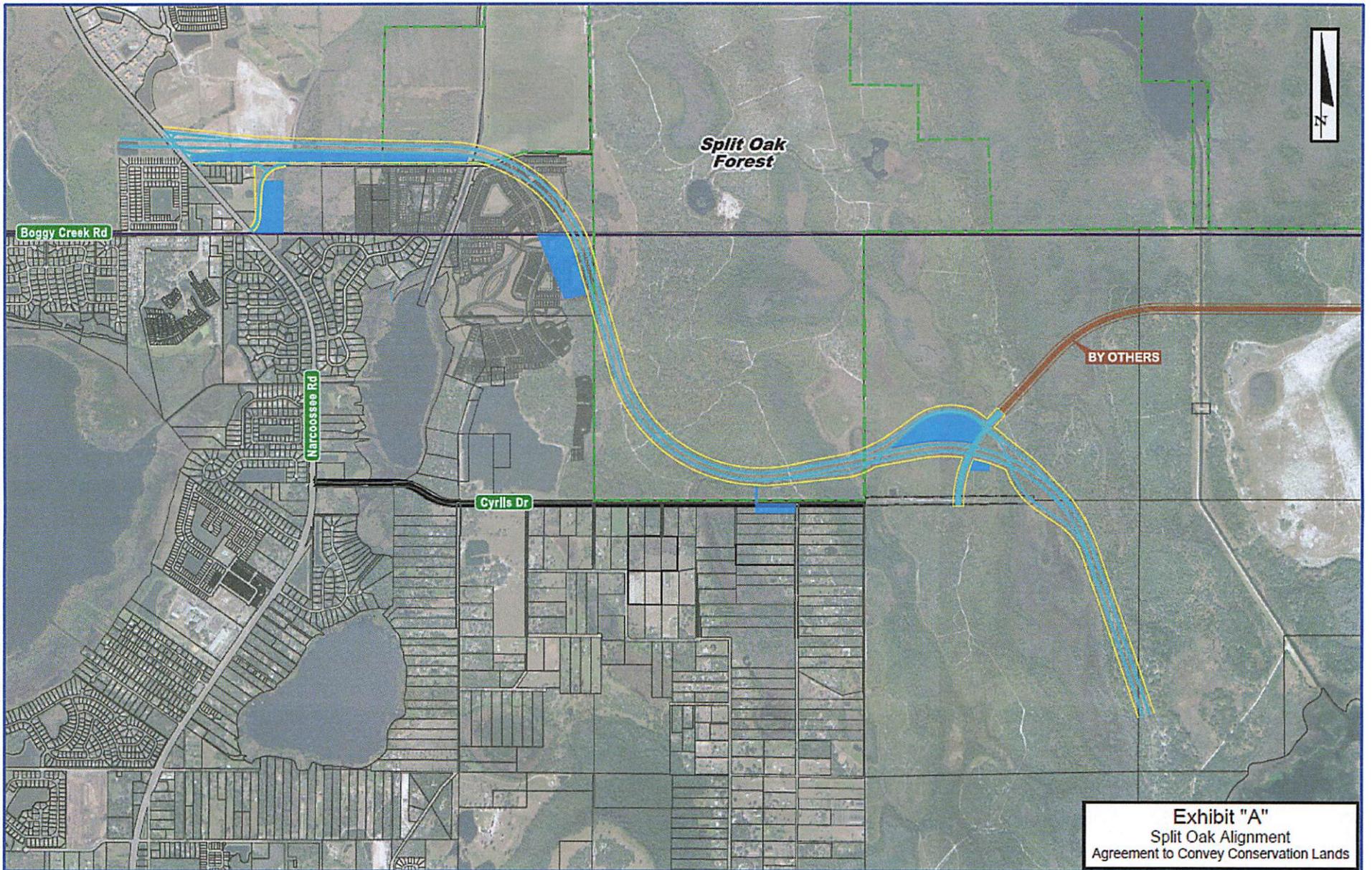
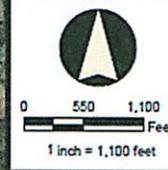


Exhibit "A"
Split Oak Alignment
Agreement to Convey Conservation Lands

EXHIBIT "B"
Conservation Lands
 Agreement to Convey Conservation Lands (page 1 of 2
 pages)

BDA BREEDLOVE, DENNIS & ASSOCIATES, INC.
 Environmental Consultants
 330 W. Canton Ave., Winter Park, FL 32789 • 401-677-1882



- Legend**
- Parcel 1 (Osceola County)**
 - Uplands (219.02 ac)
 - Wetlands (326.47 ac)
 - Surface Waters (1.83 ac)
 - Parcel 2 (Osceola County)**
 - Uplands (34.02 ac)
 - Wetlands (0.81 ac)

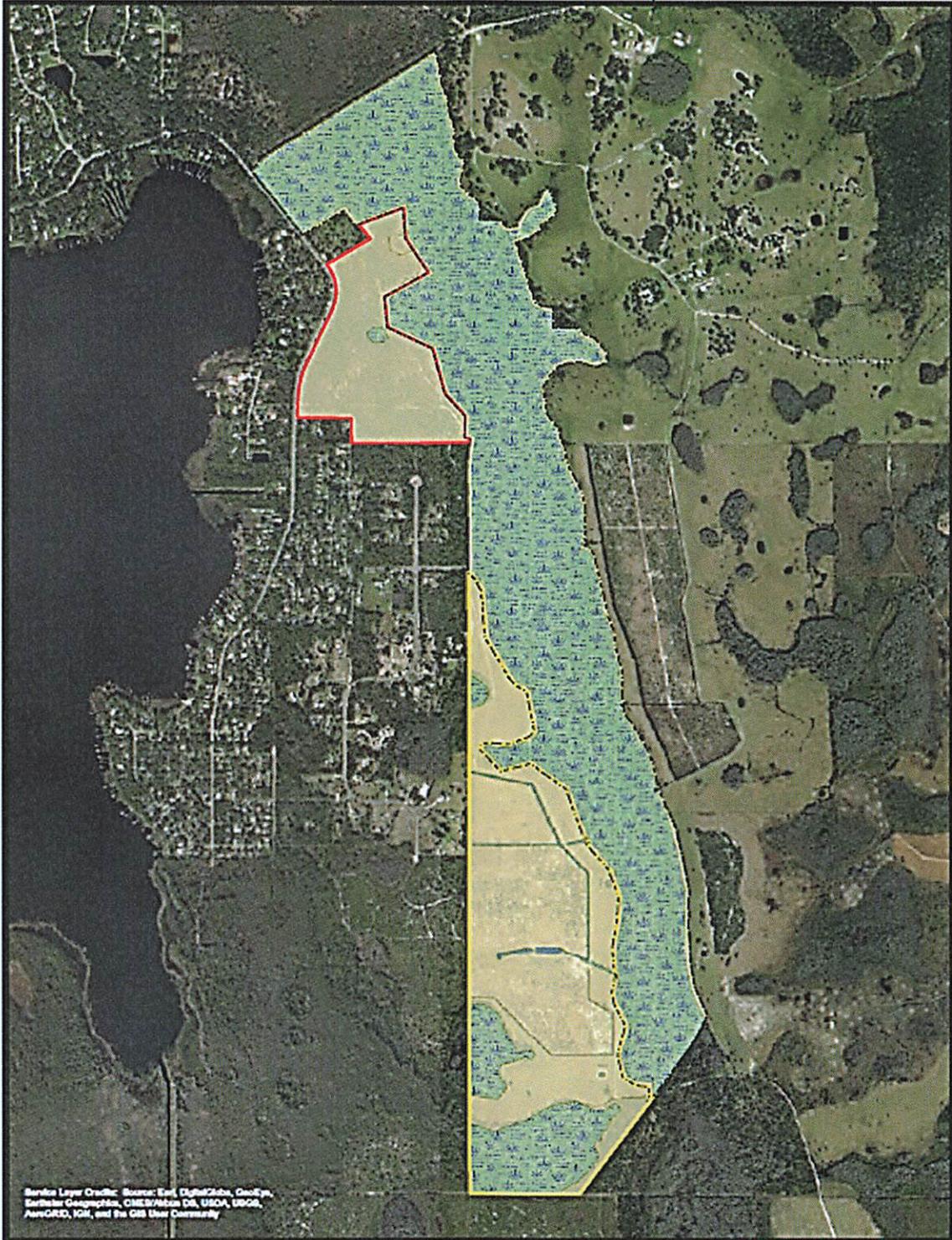
Source: Breedlove, Dennis & Associates, Inc.

EXHIBIT "B" Conservation Lands
UPLAND AND WETLAND AREAS
IN THE DONATION LANDS,
OSCEOLA COUNTY, FLORIDA.

Source: Esri, DigitalGlobe, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AeroGRID, IGN, and the GIS User Community

ATG - 1/25/2019 - C:\BDA\PROJECTS\OSCEOLA\MAPS\OSCEOLA_201902.FXD

EXHIBIT "B"
Conservation Lands
 Agreement to Convey Conservation Lands (page 2 of 2)



Basemap Layer Credits: Source: Esri, DigitalGlobe, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AeroGRID, IGN, and the GIS User Community

Legend

Roberts Island Slough	Roberts Island Slough (Orange County)	Uplands (42.18 ac)	CS-2 (Orange County)
CS-1	Wetlands (507.69 ac)	Surface Waters (6.23 ac)	Uplands (239.97 ac)
CS-2	CS-1 (Orange County)	Wetlands (64.63 ac)	Uplands (101.65 ac)
	Uplands (101.65 ac)	Wetlands (1.13 ac)	

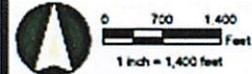


EXHIBIT "B" Conservation Lands*
UPLAND AND WETLAND AREAS IN THE DONATION LANDS,
ORANGE COUNTY, FLORIDA.

BDA BERKELOFF, DICKINSON & ASSOCIATES, INC.
 Environmental Consultants
 381 N. Central Ave., Winter Park, FL 32789 • 407-497-7400

Exhibit C

Owner's Materials

Orange County Lands

- 1) Maps
 - a) Zoning Map – 12/3/09
 - b) FLUCC Soils Map – 12/3/09
 - c) FLUM – 12/3/09
 - d) FEMA Flood Map – 12/3/09
 - e) Quad Map – 12/3/09
- 2) Studies
 - a) Phase I & Limited Phase II Environmental Site Assessment, EP3 – 11/19/09
 - b) Phase I Cultural Resources Survey, Southeastern Archaeological Research, Inc., - December 2009
 - c) Ecological Constraints Review, BDA – 11/24/09
 - d) Due Diligence Level Geotechnical Engineering Report, Devo Engineering, November 2009
- 3) Survey
 - a) Alta Boundary Survey, DWMA – 12/1/09
- 4) Permits
 - a) Conservation Area Determination, CAD-13-10-058 (expires 3/21/2020)
- 5) Agreements
 - a) Lake Mary Jane Alliance Agreement – 11/28/2016
- 6) Roadways
 - a) Sunbridge Parkway

Osceola County Lands

- 1) Entitlements
 - a) Concept Plan CP18-000002 Approval Letter – 12/18/18
 - b) Habitat Conservation Management Plan, Osceola County, HCP-19-0001 – May 2019
 - c) Habitat Conservation Management Plan, Osceola County, HCP-18-00001 – May 2018
 - d) Northeast District Element, Osceola County – 8/16/2010
 - e) Northeast District Ordinance, Osceola County – 9/6/10
 - f) Conceptual Master Plan – 9/8/10
 - i) Table of Contents
 - ii) Chapter 1 – Introduction
 - iii) Chapter 2 – Planning Context
 - iv) Chapter 3 – Master Plan
 - v) Chapter 4 – Implementation
 - vi) Technical Appendix 1 – Economic Analysis
 - vii) Technical Appendix 2 – Transportation Analysis
 - viii) Technical Appendix 3 – Infrastructure Analysis
 - ix) Technical Appendix 4 – Educational Analysis
 - x) Technical Appendix 5 – Ecological Analysis
 - xi) Technical Appendix 6 – Parks Analysis
 - xii) Technical Appendix 7 – Public Involvement Summary

- 2) Studies
 - a) Phase 1 Environmental Site Assessment, Professional Services Industries, Inc., PSI – 11/8/18
 - b) Osceola Parkway Extension Analysis, BDA – 4/29/19
 - c) Ecological Constraints Report, BDA – 5/7/18
 - d) Sunbridge Phase 1 and Northeast District Habitat Conservation and Management Plan, Osceola County – 7/19/18
- 3) Survey
 - a) NED Boundary Survey, DWMA – 12/15
 - b) Concept Plan Phase 1 Sketch of Description, DWMA – March 2017
- 4) Permits
 - a) NED Phase 1 Jurisdictional Determination, ACOE, SAJ 2016-01807 – August 2017
 - b) Sunbridge Utility Site Individual Permit, ACOE, SAJ 2017-01897 – May 2018
 - c) Formal Wetland Determination, SFWMD, No. 49-00019-F - 8/12/16
 - d) West Canal Conceptual Environmental Resource Permit, SFWMD, No. 49-02650-P – July 2018
 - e) East Canal Conceptual Environmental Resource Permit, SFWMD, No. 49-100647-P – October 2018
 - f) Cyrils Drive Phase 1 Construction Environmental Resource Permit, SFWMD, 49-02681-P – February 2018
 - g) West Canal Conceptual Environmental Resource Permit, SFWMD, No. 49-02650-P – August 2019
- 5) ISD
 - a) Sunbridge Independent Special District Act, House Bill #1333,
 - b) Sunridge ISD legal description map