

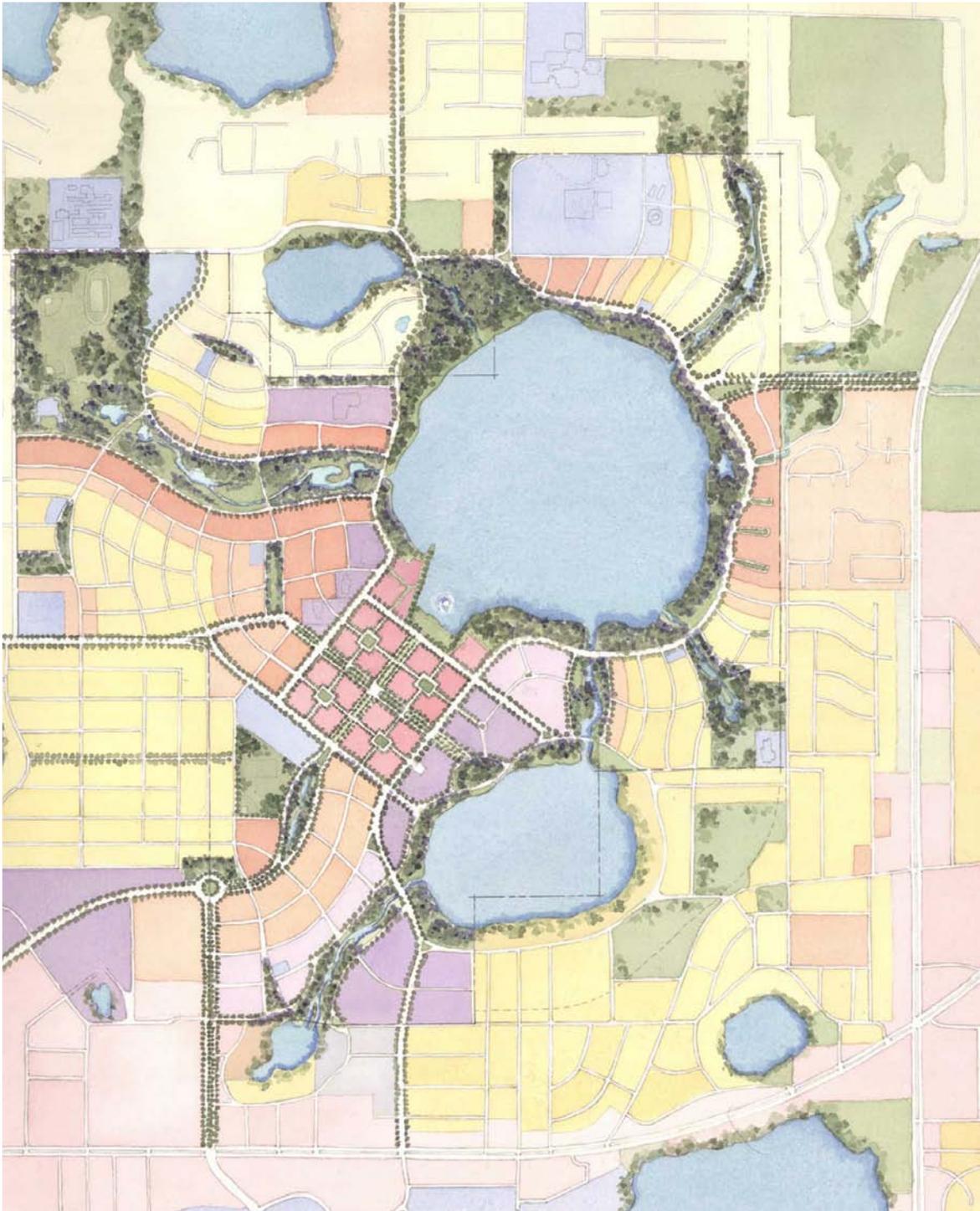


1.0 PRELIMINARY CONCEPT PLAN

The Orlando Naval Training Center is to be a new collection of neighborhoods. This large, mixed-use development will be integrated into the city's landscape and urban pattern and will respect the development traditions of Orlando. The landscape of round lakes, wetland plantings, extensive park systems, and well designed streets will create a framework for guiding new residential, office, and retail development.

Specific urban design objectives have been based upon principles related to: the environment, transportation, and the development pattern as well as earlier goals set by the City of Orlando during their Vision Plan process.

This volume describes the Orlando Naval Training Center plan, its program, character, specific land uses, the elements of the plan and recommends revisions to some of the design guidelines. It begins with a summary of the land use and development program. The urban design framework, upon which the overall plan is based, is then described.



PRELIMINARY CONCEPT PLAN

- | | | |
|---------------------------|----------------------------|------------------|
| Open Space | Single Family High Density | Swing |
| Village Center | Multi-Family Low Density | Commercial |
| Office | Multi-Family High Density | Light Industrial |
| Single Family Low Density | Civic | |

1.2 The Elements of The Concept Plan

The Naval Training Center will be a mixed-use collection of neighborhoods. Integrated into the city’s street system and open space network, it will add approximately 3,200 new housing units and 1,500,000 sq.ft. of office space. In addition, there will be over 215 acres of public open space and park lands, and 34 acres for community facilities including a school, YMCA, and other recreational centers. Street level retail will be approximately 350,000 sq.ft.

1.2.1 Recreation and Open Space

The open space system creates a “green framework” that connects to all parts of the site and will frame the new neighborhoods. Each greenway leads to Lake Baldwin. All of the lake edges are envisioned as public and part of the larger park system. The parks will house not only storm water retention and wetland plant communities, but recreation fields as well. The public schools will also address this extensive park system.

Paired with the parks are the lake boulevards and entry roads which define the park edges. Every major road touches the park system, the parks reach into each neighborhood to address the residential areas.

As the fences come down and new neighborhoods are built, the surrounding neighborhoods should become stronger. Establishing these principal connections between the new and old communities will facilitate their seamless integration.

The park system will create identity and definition for each residential neighborhood. Every house will be within a three-minute walk of the park system. The incorporation of landscaped into the neighborhood and Village Center streets will extend the park system throughout the community.



1.1 Orlando Naval Training Center Development Program

Land Use	Amount	Acreage
The Great Park		217 acres
Linear Parks	146 acres	
Sports Park	50 acres	
Neighborhood Parks	21 acres	
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Village Center		40 acres
Retail	350,000 sq. ft.	
Professional Office	200,000 sq. ft.	
Multi-Family Housing (housing number included in multi-family total)	550 units	
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Office		50 acres
Free-standing office buildings	1,300,000 sq. ft.	
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Housing	3,158 units total	265 acres
Single-family	788 units (126 acres)	
Multi-family	1,820 units (139 acres)	
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Swing Space		30 acres
Office or Multi-family housing		
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Civic Facilities		34 acres
Primary School	17 acres	
Relocated Middle School	6 acres	
Community Facilities (churches, library, etc.)	11 acres	
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Existing Facilities to Remain		79 acres
VA Clinic	44 acres	
Defense Finance & Accounting Service	9 acres	
U.S. Customs	3 acres	
Credit Union	2 acres	
Army Reserve	6 acres	
Water Supply Treatment Plant (with expansion)	14 acres	
Fire Station	2 acres	
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Infrastructure (streets)		125 acres
Total Land Area		840 acres
Lakes		253 acres
Total Site Area		1,093 acres

1.2.3 The Neighborhoods and the Village Center



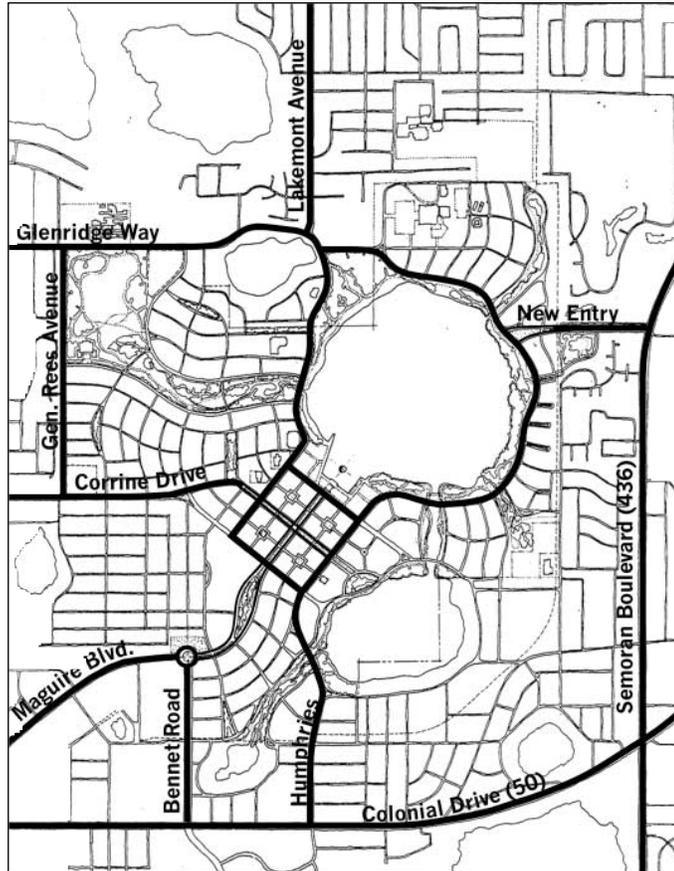
The key concept introduced by the city's vision process is that of Village Center and neighborhoods. The Village Center had been sited in a central location oriented to Lake Baldwin. The Orlando Partners have kept the Village Center in this location for the following reasons:

- It is central to the NTC site and within a 10 minute walk to most neighborhoods.
- It is the critical link between Maguire, Bennet, Colonial Drive and Lake Baldwin.
- It is where all of the principal entry roads into the site converge.
- It can take advantage of both Lake Baldwin and Lake Susannah waterfronts.

The Village Center, although reduced in size from the city's Vision Plan, will create a 1,200 foot long main street which will serve as the central commercial focus to the community. A waterfront harbor will become the focal point for the Village Center. This feature brings the lake and park system into the heart of the new community.

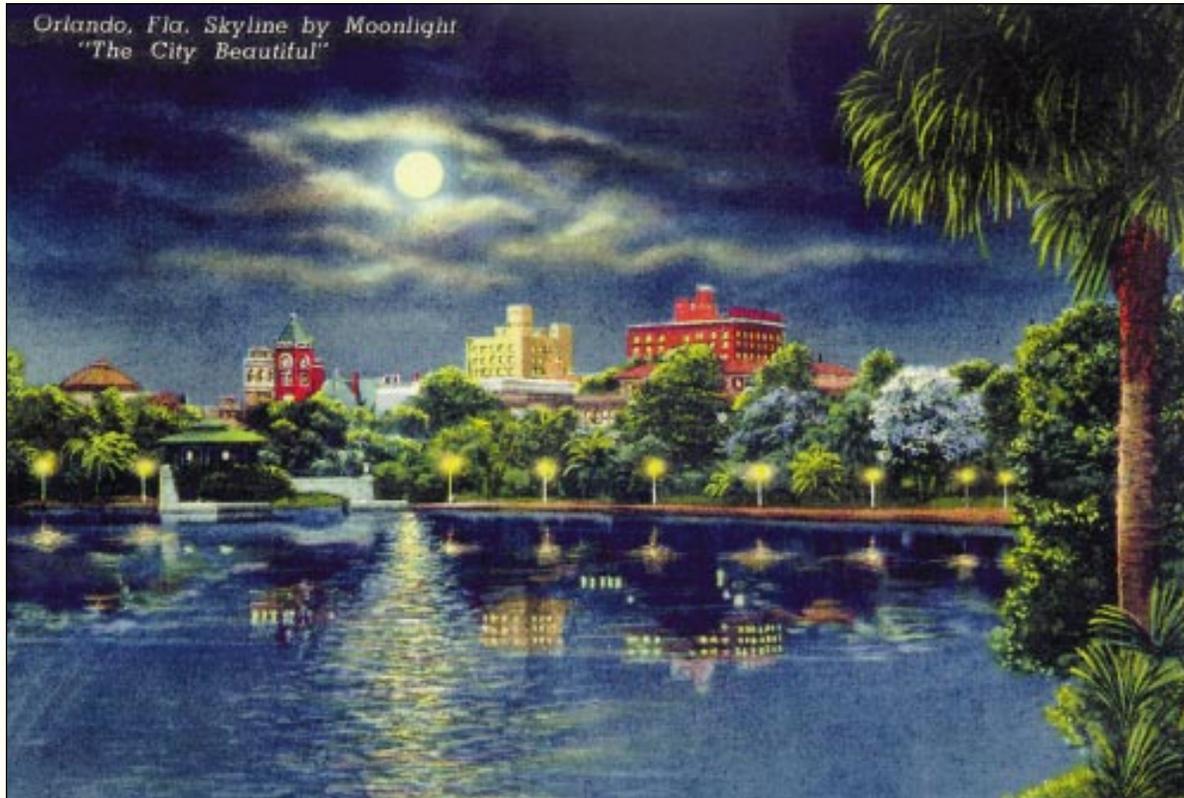
The neighborhoods, based on a 10 minute diameter walk, or one-half mile, will surround the Village Center. Seven neighborhoods have been identified in this concept plan, each with its clear center.

1.2.2 The major streets and transit



Major streets will provide the key access into the site. At least seven major entries are planned including: Bennet Road, Maguire Road, Corrine Drive, Lakemont Avenue, a new 436 entry and Humphries. These important streets will lead to the village center where traffic will slow and be dispersed. Fast moving through traffic will be discouraged as previously described in the city's vision plan. The major streets will accommodate public transportation and potential light rail connections.

Orlando—The City Beautiful



“A City of unusual distinction because of the many thousand moss covered oaks that line its streets, curving shores, and sparkling waters of nearly 30 lakes that lie within its boundaries.”

“The streets are paved with brick and every street leads to a lake. Beautiful flowering shrubs in the green parkways create emerald settings for these beauty spots, forever open for the pleasure of all people. The lakes in the center of the city have cement paths and boulevard lighting and are favorite promenades for residents and the winter visitors. Orlando, in its well rounded development, civic pride and social life, as well as for its surface charm, well deserves the name City Beautiful.”

Introduction

Orlando is not the only community to call itself the “city beautiful,” but it is one of the few that can legitimately claim the title. With its tree-lined streets, lush parks, and many lakes within its boundaries, the city offers a quality of life few towns can match, even in Florida.

When the citizens of Orlando sought a vision for the redevelopment of the in-town site known as the Orlando Naval Training Center (NTC), they turned largely to their own city for inspiration. The Vision Plan they crafted, which has been described in detail in the City’s planning documents, has been termed “traditional neighborhood development.” But the underlying message to developers is simple: “Give us the best of Orlando.”

Orlando Partners, a consortium of nationally known developers, builders, planners, and architects, proposes to build upon the city’s Vision Plan. In this document we describe a plan that will enable the citizens of Orlando to realize their vision of a community that is beautiful, sustainable, and livable—qualities that Orlando at its best has now.

Redevelopment of the NTC site presents the City with an opportunity not only to redefine a major in-town site, but to create a model for Orlando’s future. We conceived of this project as the first step in developing a 100-year plan for the Orlando region. The goals: a great park system that is part of a regional concept; a balanced transportation system with an emphasis on walking, bikes, and transit; an array of distinctive neighborhoods each with a vibrant, accessible center; and a centrally placed Village Center which will include office, retail, and housing at water’s edge.

The Orlando Partners plan was developed by a team assembled specifically for this project. The team includes a mix of local and out-of-town professionals combining international experience and local sensibility. We conducted many meetings and charrettes and visited the site and surrounding neighborhoods frequently. As will be evident in this document, we have a commitment not just to this project but to the community.



The Concept Plan



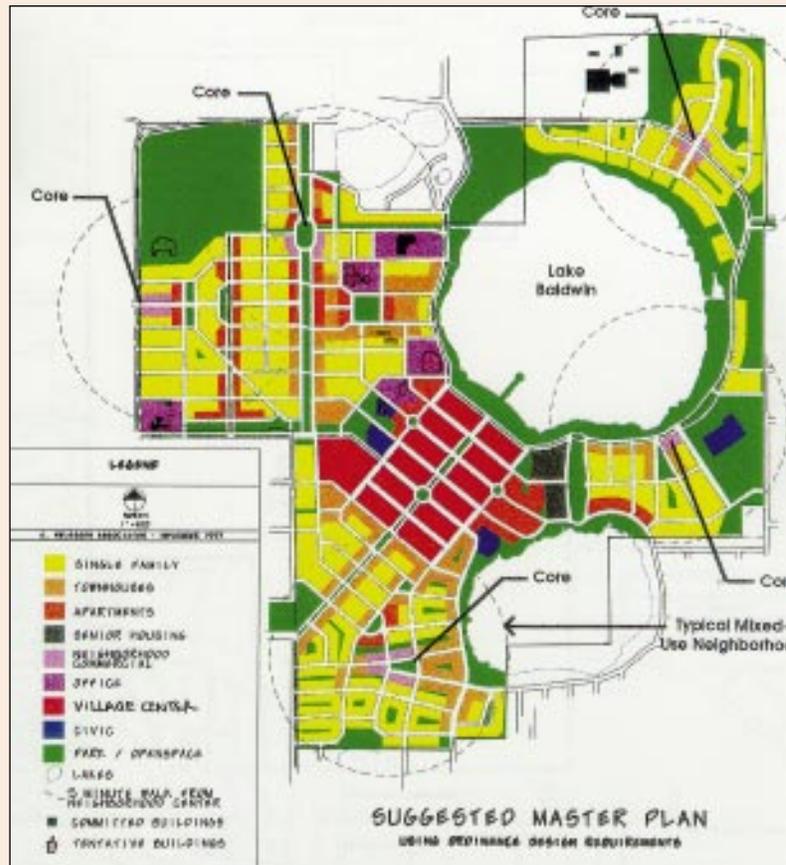
The City's Vision

Based on an extensive community planning process, the City of Orlando has developed a detailed vision for the NTC site reflecting traditional neighborhood development planning principles. This vision calls for a mixed-use Village Center adjoining Lake Baldwin surrounded by distinct residential neighborhoods. The Village Center would have significantly higher densities than is typical of modern suburban development and would include shops, offices, and multi-family dwellings.

Priority would be given to enhancing the pedestrian experience. In the Village Center, commercial facilities with ground-floor shops would be focused around a main street with a view to developing an active street life. Use of bicycles and mass transit would be encouraged.

Each residential neighborhood, based on a ten-minute walk from end to end, would have its own center with a village green, shops, civic or religious institution, and multifamily housing. Basic services would be within a short walking distance to minimize unnecessary use of the automobile and promote a sense of community. Ample open space would be provided and the site's natural features, notably the lakes, would be restored and enhanced. Every attempt would be made to harmonize the natural and built environments and create a special place reflecting the traditions of Orlando.

In keeping with the City's vision, the new community will be integrated with the surrounding neighborhoods. The local block pattern and street system from adjoining neighborhoods will extend into the site so that the new community blends seamlessly with the old, strengthening both.



Our Commitment

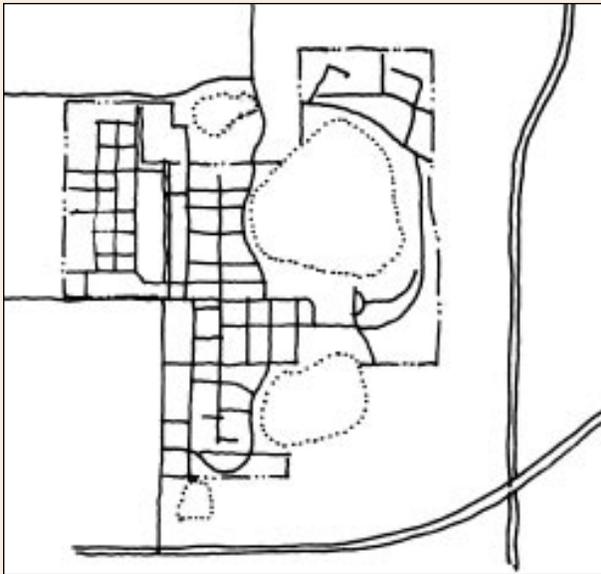
Orlando Partners strongly supports the vision the citizens of Orlando have developed for the NTC project. The principles represented in the Vision Plan are sound planning concepts.

Although developments of this type are sometimes described today as “new urbanist” or “neo-traditionalist,” in fact they reflect a return to time-tested principles of town planning that prevailed until World War II. Classic examples include Riverside, Illinois; Forest Hills, New York; and Winter Park, Florida.

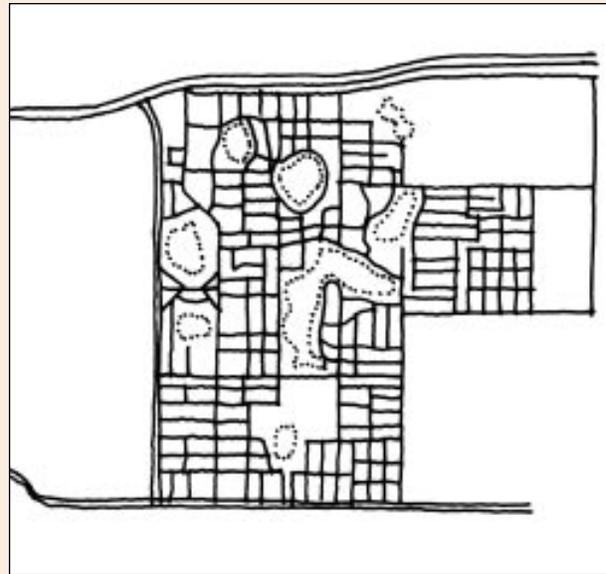
Orlando has many fine examples of traditional neighborhood planning. Neighborhoods such as Lake Davis, Lake Cherokee, Delaney Park, Thornton Park, Lake Eola, and the Washington Avenue commercial district were strong influences as we developed our plan.

Although building a “traditional town” from the ground up is not a simple undertaking, it is feasible, worthwhile, and a rare opportunity. Recognizing that our vision must be tempered with an appreciation of the realities of the marketplace, Orlando Partners is confident that the City’s goal of a sustainable, livable community is realistic and achievable.

Surrounding Settlement Patterns



The Street Network of the existing Naval Training Center



The Street Network of a traditional Orlando neighborhood—Delaney Park

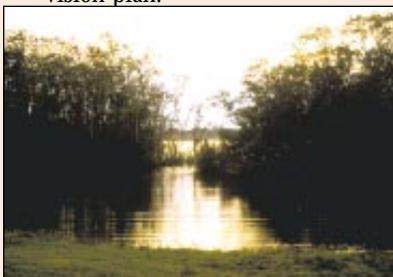
Principles of the Plan

In developing a plan for the NTC project it was the intention of Orlando Partners to be clear and comprehensive and use common-sense language and concepts. Created by a planning team lead by Skidmore, Owings & Merrill LLP, the plan takes account of economic realities and human nature without losing sight of the goal of a livable, sustainable community. The NTC redevelopment offers a once-in-a-lifetime chance to rethink development patterns and create a sensible model for Orlando's growth. The NTC project should be viewed not in isolation but rather as the first step in the development of Orlando's 100-year regional plan.

- 1 *Environment.* In order to build a sustainable community, the plan reflects a mature understanding of the local environment. Natural systems such as the lake system and watershed are viewed in their entirety rather than as a series of isolated or fragmented features. The plan promotes development that works in concert with nature (for example, by taking advantage of natural filtration and drainage for storm runoff) rather than against it. Natural features such as lakes are treated as amenities to be preserved, celebrated, and protected rather than as obstacles.

An essential goal of the plan is to restore the landscape of the 1,100-acre NTC site. Over the years the original landscape and drainage patterns have been greatly diminished. Landscape restoration will permit development of new neighborhoods whose identity and sense of place derive from the natural features of the land, an Orlando tradition of long standing.

- 2 *Transportation.* The plan promotes a balanced transportation system that provides freedom of choice and efficient use of energy. Emphasis is given to pleasant, non-polluting means of travel such as cycling and walking. The plan recognizes the importance of the automobile but strives to minimize its negative impacts. Convenient neighborhood centers plus a Village Center within a ten-minute walk of most neighborhoods are an important strategy in promoting the goal of a walkable community.
- 3 *Development Patterns.* The plan promotes a rich mix of land uses and residential densities that supports a variety of lifestyle choices and needs. It fosters active, lively neighborhoods while respecting the desire for peace and privacy. The overall density of the proposed development is significantly less than the maximums allowed under the original vision plan.



An Environmental Strategy

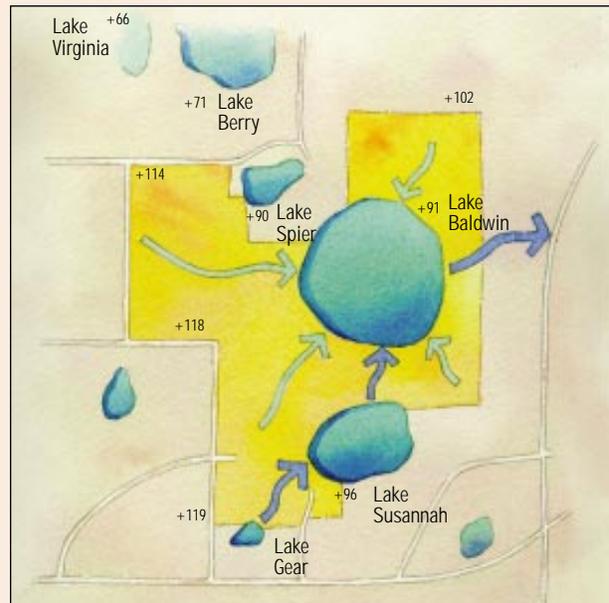
"Building A Sustainable Community"



Reconnect the lakes and the regional watershed

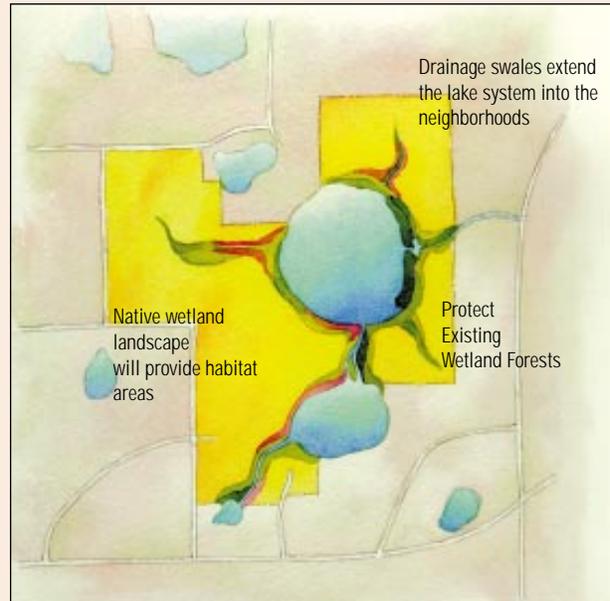
The lakes in and around the NTC site were originally connected, providing natural drainage from one lake to the next. The plan recommends that Lakes Gear, Susannah, and Baldwin be reconnected by means of soft-bottom watercourses following the natural contours of the land. In addition, watercourse greenways will extend to other portions of the NTC property to provide an effective storm drainage system and park system. Reconnecting the lakes offers several advantages:

- It will provide a less expensive, more attractive, and more fail-safe method of handling storm runoff than a complex system of storm sewers.
- The watercourses will serve as additional retention basins, helping to reduce flooding.
- The watercourses will provide wildlife habitat, support abundant native vegetation, benefit the Orlando area ecosystem, provide an amenity for residents and visitors, and enhance community identity.
- Aquatic plant life in the watercourses will help to “biofilter” storm runoff, reducing pollution of the lakes at minimal expense.
- By increasing the acreage of permeable land surface, the watercourses will help to recharge the local groundwater aquifer.



Restore wetlands and wildlife habitat

A significant portion of the shoreline of the lakes on the site will be set aside for wetlands. Existing wetlands and wetland forests will be preserved and restored where possible. The new watercourses between lakes will also create new wetland corridors. Wetlands reduce flooding and pollution, support birds and other wildlife, and provide a close-up experience of nature, another Orlando tradition.

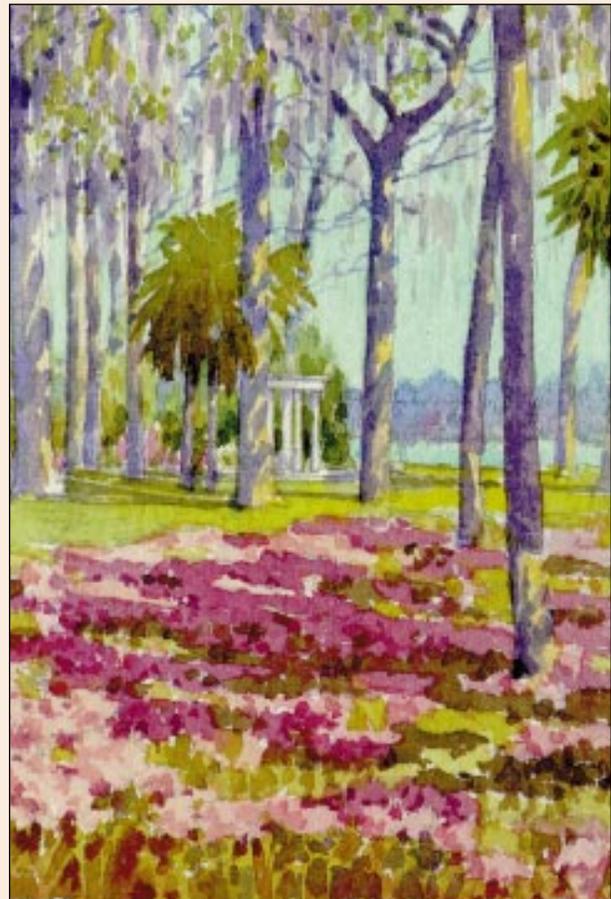
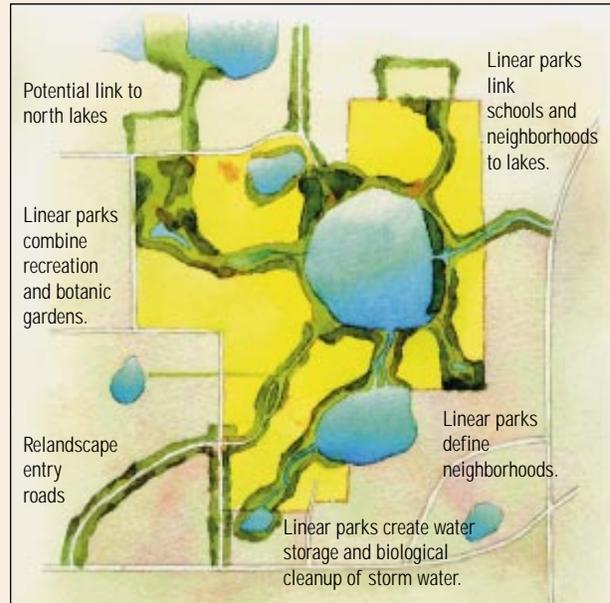


Create a great park system

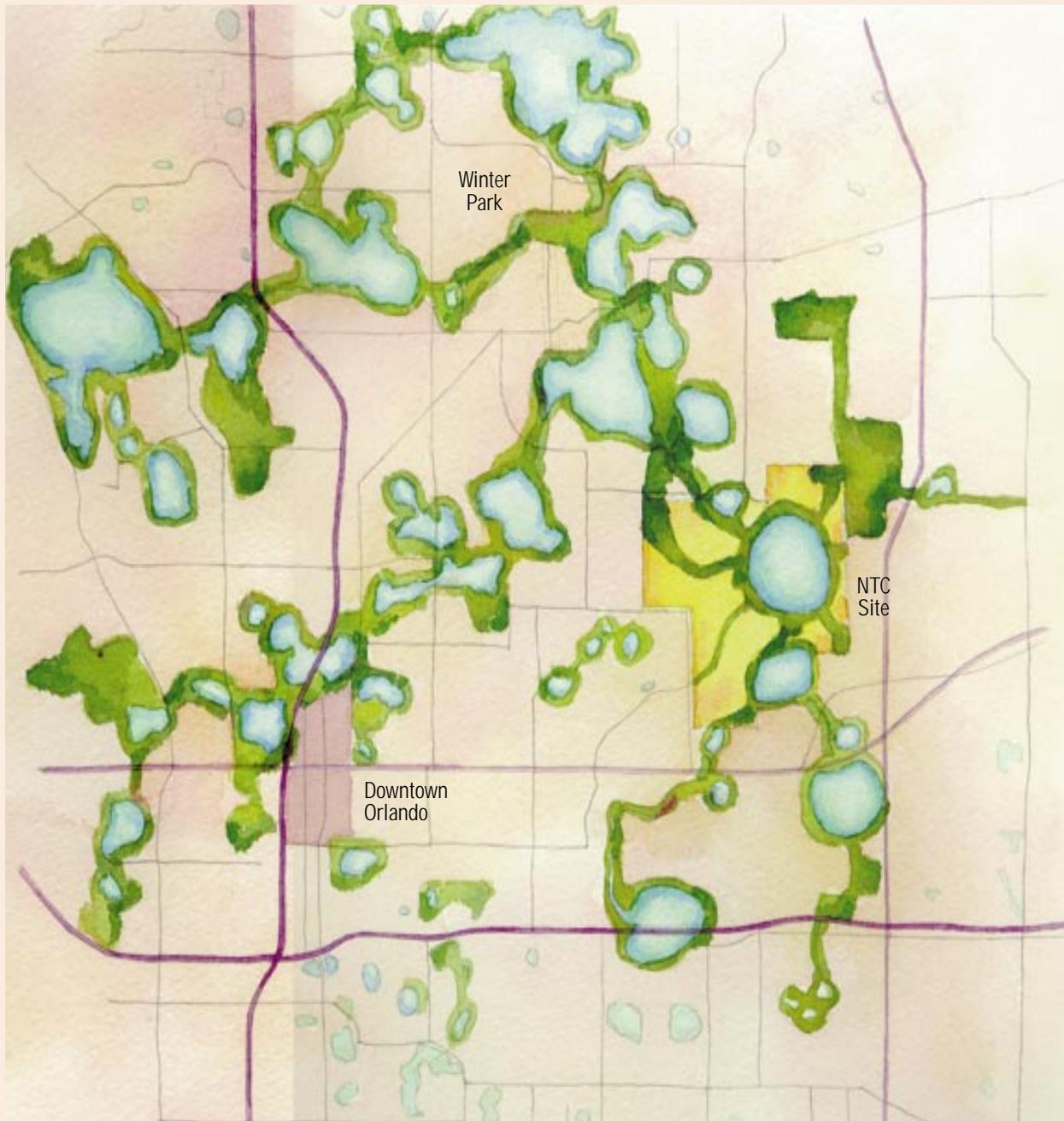
The watercourses and wetlands provide the basis for an outstanding park system. This park system will provide a high-profile amenity that will give Orlando a special character and from a practical standpoint greatly enhance its value. By providing attractive bicycle and pedestrian trails linking the neighborhoods with the Village Center and schools, the linear parks will encourage the use of non-polluting means of transportation for short trips.

The approach to environmental design described above is far from radical. On the contrary, it is an adaptation of landscape techniques that were pioneered in the United States in the 19th and early 20th centuries and produced many classic towns and city neighborhoods that remain valued urban assets to this day.

The connected lake concept, if expanded, will provide an outstanding regional park system throughout the Orlando/Winter Park region.



A Regional Park System—a 100 year plan



The Naval Training Center site offers the opportunity to create the first increment of a regional park system which would eventually connect the lakes. This vast park system would be distinct and unique in the country. The meandering greenways and lakes would touch many of the neighborhoods in the Orlando area. It will organize an extensive bike and path system as well as establish a wonderful wetland/botanic garden.

A Transportation Strategy

"Building an Accessible Community"



A balanced transportation system is key if the goal of a sustainable, livable community is to be achieved.

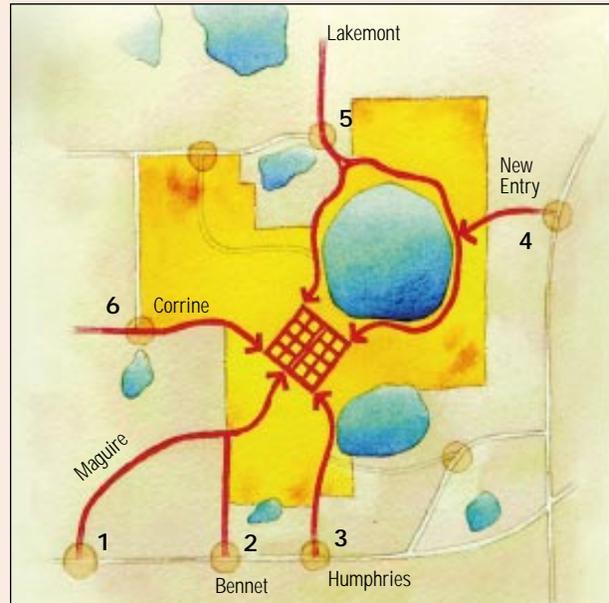
Implement a regional response to traffic

In keeping with the City's vision, the plan maximizes points of entry from surrounding neighborhoods. All major streets entering the community lead to the Village Center. Incoming traffic is then dispersed by the Village Center street grid. The plan will avoid through streets likely to bring high-speed traffic through the site. Two-lane streets are preferred.

The proposed street grid will link to existing streets in the surrounding communities. Traffic calming devices such as traffic circles, staggered intersections, and stop signs will be utilized to discourage "cut-through" vehicular traffic. The gentle curve of the local street is based on the concept of "all streets lead to the lakes." The curve breaks the long view corridors and distinguishes this new community as one oriented to the lakes.

Minimize Traffic Volume Impact

The land use program developed by Orlando Partners is substantially less intense than the maximum densities allowed under the Vision Plan. In fact, total traffic generation is only ten percent greater than the traffic levels produced at the height of NTC operations. In addition, the planned street system includes a new, direct connection to Semoran Boulevard (SR 436) to the east. When combined with a planned, integrated multi-modal transportation system, the off-site impact of the Orlando Partner's proposed reuse plan will actually be less intense and more dispersed than under peak NTC operations.



Create streets as great as the parks

Orlando has a long tradition of green and shaded streets. Large canopy trees and extensive flowering shrubs provide a beautiful street character, and provide desirable shade in

the warmest months. The plan for the NTC will continue this tradition of well landscaped shaded streets, visually extending the park system into every block and creating an extensive green framework.



Create a walkable community

By encouraging residents to walk, the plan will reduce the number of car trips and promote interaction among neighbors. Blocks will be relatively small to provide a multitude of pedestrian paths. Typical homes will feature front porches and modestly-scaled front yards, offering residents an opportunity to interact with passing neighbors while providing privacy for those desiring it.

To encourage walking for routine errands, all residences will be within a five-minute walking distance of a neighborhood center, and most will be within a ten-minute walk of the Village Center.

Pedestrian paths will be provided in the parks to afford access to the lakes and Village Center.

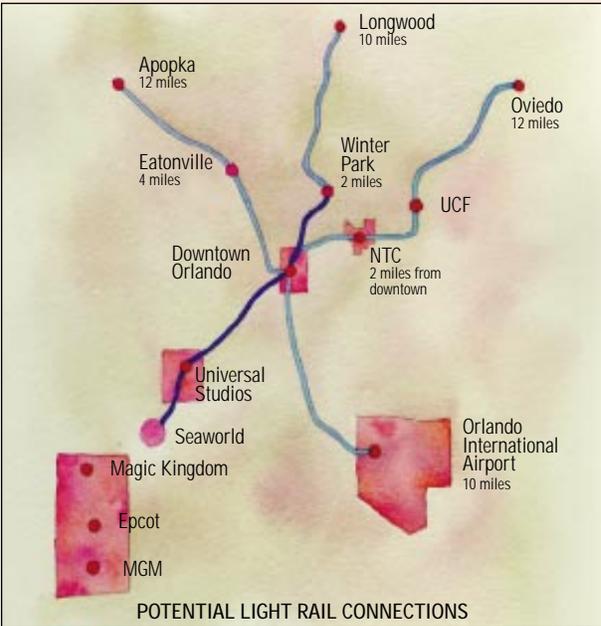
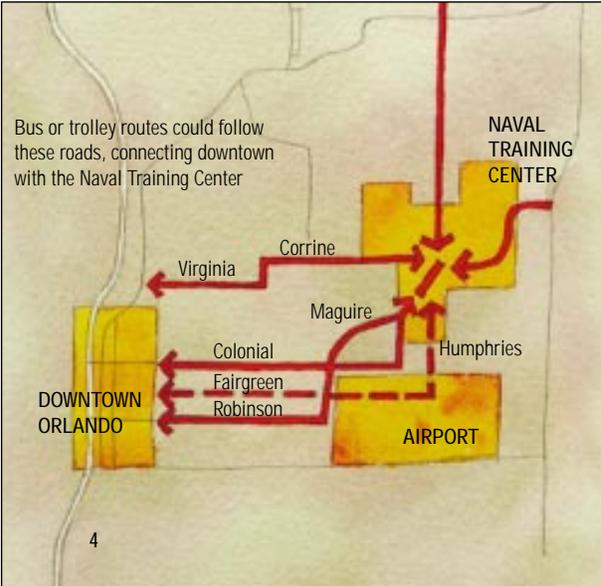


Expand the community bike trail system

Using the linear parks, the community bike trail system will connect the residential neighborhoods to the lakes and to the Village Center. The trail system will also connect to existing and future regional bicycle trails such as the Cady Way Bike Trail. This Trail can be rerouted through the site past Lake Baldwin and become an integral component of the park system.

Accommodate current and future transit facilities

Efficient transit is an important element of the proposed plan. Transit remains essential if over-dependence on the automobile is to be avoided. The plan will provide for an expeditious routing of buses (the Lynx System) through the community that will connect to downtown Orlando. Rubber wheel trolleys or buses can connect to downtown from the NTC site by using east-west streets, such as: Corrine Drive, Colonial, Fairgreen, and Robinson. Fairgreen offers the opportunity to connect into the emerging business park at the Orlando Executive Airport. The trolley and bus system can also link to the neighborhood centers as well as the Village Center. The plan will also make provisions for a future regional light-rail system which will connect the Village Center with downtown Orlando, the airport, and major tourist venues.



The Framework Plan



A “green” framework is established by combining the parks, lakes and greenways with the boulevards and major streets. This is the long range framework that will guide future growth, define distinct neighborhoods and link this new community with the surrounding neighborhoods.

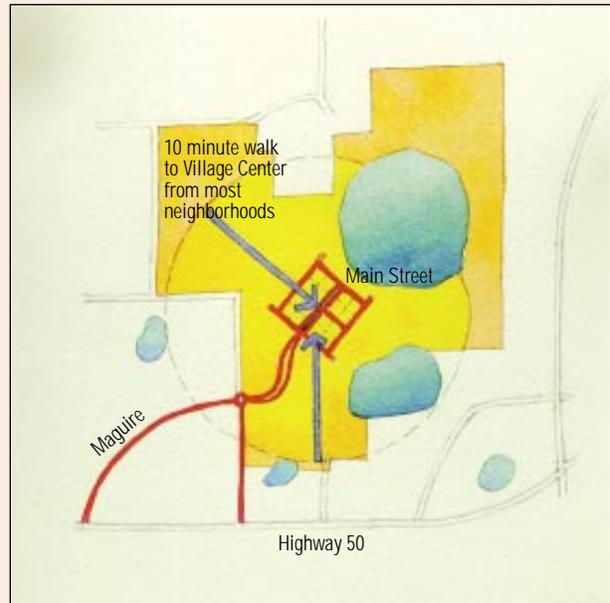
A Development Strategy

"Building a Livable Community"



Create a clear center for the community

As specified in the guidelines, the Village Center adjacent to Lake Baldwin will be the community's commercial hub and principle public gathering place. Emphasis will be placed on the creation of a high-quality pedestrian environment by means of attractive storefronts and a pleasant streetscape. Restaurants and entertainment venues near the waterfront coupled with traditional "main street" retailing will help generate a lively street scene in both day and evening hours. A close-grained mix of retail, commercial and multifamily housing will further enhance the Village Center's vitality. "Main Street" is envisioned as an extension of Maguire, which will connect the Village Center to Highway 50 and the Fashion Square Mall.



Define distinct neighborhoods

Each residential district will have its own neighborhood center and identity. The neighborhood centers will be intimate in scale, featuring small shops and perhaps a church or other religious or civic institution centered around a neighborhood green or square. Higher density housing will cluster around the center together with special community amenities such as swimming pools and health clubs. Each center will be located within a five-minute walk of a residential neighborhood.



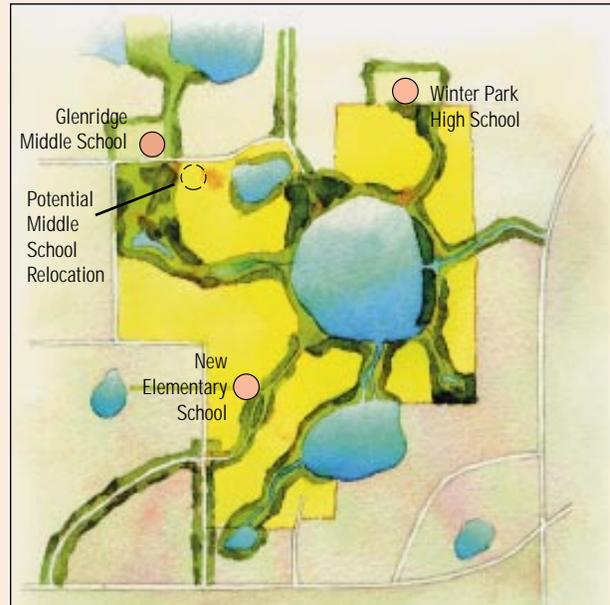
Provide housing for a broad spectrum of ages, incomes, and backgrounds

As recommended in the Vision Plan, a broad variety of housing types will be provided, including townhomes and multifamily dwellings in addition to single-family homes. Higher-density housing will be placed closer to the town and neighborhood centers, but in other respects, integration of housing types will be encouraged. Multifamily housing will be located around or adjacent to a green, square, courtyard, or other public gathering place to foster social interaction among residents. Large, isolated garden apartment complexes will be avoided.



Develop a centralized and walkable public school

A local public elementary school within walking distance of most homes in the community will be an invaluable civic asset and a strong selling point. The school will be built in a central location in an early phase. As an important civic institution that may serve on occasion as a town meeting hall or community center, the school will be carefully integrated into planning for the Village Center. The auditorium will have a community orientation and will serve as the “community playhouse.” The design of the school, including its integration with the community, will reflect traditional Orlando practice, as seen, for example, at the Cherokee School.



Identify a development sequence that will enable the community to grow, one neighborhood at a time

The project's first phase will include development of the community core plus the link from Bennet and Maguire to the Village Center and lake edge. This new entry road will extend into the site from the Maguire/Bennet intersection, framing one of the first "green fingers" of the park system and will serve a multifamily community and the elementary school. The street will and continue to form the "main street" of the Village Center and will terminate at a new harbor edge for Lake Baldwin. Retail, housing, and some professional offices will be built in the Village Center, establishing the character of the main street.

Additional portions of the community will be developed on a neighborhood-by-neighborhood basis in subsequent phases. The park system will be developed in increments as the neighborhoods are built.



Development Approach

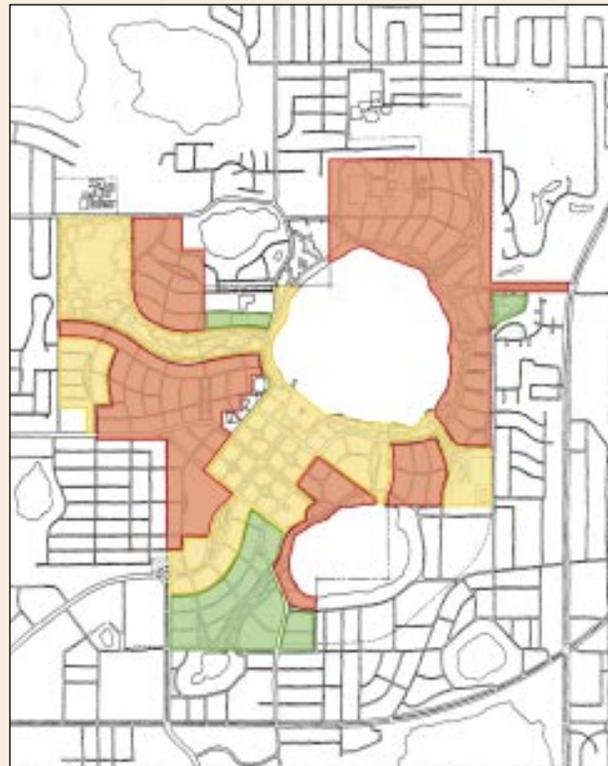
Orlando NTC Partners will serve as master developer to plan, zone, acquire and direct land and vertical development of Orlando Naval Training Center - Main Base. Orlando Partners will also manage site activities, marketing and maintenance during the development period. The plan proposed by Orlando Partners has established an approach to development that creates integrated infrastructure, open space and stormwater management, which Orlando Partners will construct.

As land developer, Orlando Partners will be responsible for:

- Financing of acquisition, site demolition, infrastructure development, site management and marketing
- Demolition of existing infrastructure and utilities per City requirements
- Provision of interim utilities and road access during the construction period
- Environmental remediation of asbestos prior to demolition activities
- Demolition of buildings in phases per a City-approved schedule
- The construction of core infrastructure and utilities in phases per a City-approved schedule
- Construction of a site-wide stormwater management system integrated with an open space and parks planned in cooperation with the City of Orlando
- Construction and maintenance of landscape along major roadways, open space and parks

Orlando Partners will demonstrate its commitment and resources to perform demolition and infrastructure development by providing:

1. Performance bonds and insurance for all environmental remediation and major infrastructure construction
2. Letters of Credit in the amount of 110 percent of infrastructure improvements to be built and dedicated back to the City of Orlando
3. A completion schedule for phased demolition and infrastructure construction with penalties



Phase 1: yellow
Phase 2: red
Phase 3: green

DEMOLITION PHASING

Development Approach

Orlando Partners will conduct vertical development on the ONTC site by the delivery of improved parcels to vertical developers. In order to address key vertical development sites that will define important quality aspects of the community, Orlando Partners will also manage and participate in:

- Village Center development
- Mid-rise Village Center residential development
- Certain multi-family for-sale and unique rental developments in partnership with builder/developers
- Build-to-Suit Office development
- Design/build/lease/finance of a new elementary school (if desired by Orange County School Board)
- Design/build/lease/finance of a new middle school (if desired by Orange County School Board and the Cities of Orlando and Winter Park).

Orlando Partners will manage a comprehensive merchant builder program for single and multi-family residential development, which includes:

- Single-Family Housing
 - David Weekley Homes
 - Morrison Homes
- Multi-Family Housing
 - Gables Residential

Other single and multifamily developers will be added to the team during the development process and will be selected based on Orlando Partners/City guidelines and with City approval.

Finally, Orlando Partners will develop many of the commercial, retail and office buildings. Urban Retail Properties, a wholly-owned subsidiary of Urban Shopping Centers, will provide the expertise to create high quality retail in conjunction with Orlando Partners to ensure the success of the Village Center, a critical component of this community. Carter & Associates, as a member of the master developer team, will develop an aggressive program with the support of Orlando Partners to construct, lease and manage office buildings, both freestanding and integrated into retail or residential.

The development of the property will occur on improved development parcels completed by Orlando Partners and sold to Vertical Developers.



Phase 1: yellow
Phase 2: red
Phase 3: green

DEVELOPMENT PHASING

The Concept Plan



The concept plan proposed by the Orlando Partners represents the goal of a community that is beautiful, sustainable and livable. The plan offers a great park system that is part of a regional concept, a balanced transportation system, an array of distinct neighborhoods and a vibrant Village Center. This new community will include 3200 housing units, 1,500,000 square feet of office, approximately 350,000 square feet of retail, and over 215 acres of parklands.

Additional information regarding this plan is elaborated in Volume 1 of our proposal. The Orlando Partners' team look forward to public review and comment to further refine this plan consistent with the aspirations of the City of Orlando and surrounding communities.

Why Orlando Partners?

Orlando Partners' combination of experience, financial strength, and marketing and planning expertise makes it the clear choice for this important project. The team's advantages include:

- Proven record of successful large-scale development. The Orlando Partners team represents unmatched experience in creating and executing projects.
- Expertise in site-sensitive urban planning and design. The team's planning and design partners have been engaged in major urban design projects in cities throughout the world including San Francisco, London, Chicago, Washington (DC), Miami, Boca Raton, and most importantly, Orlando. These projects have been widely praised for their attention to detail and sensitivity to local issues. Many, including Mizner Park in Boca Raton and the State Street renovation in Chicago, have been enormously popular and financial successes and have spurred community-wide revitalization efforts.
- Experience in redeveloping former military sites. The partners have been major participants in the redevelopment of several military installations affected by the Base Closure Acts, including Glenview Naval Air Station in Glenview, Illinois and Fort Sheridan in Highland Park, Illinois.
- Commitment to a public/private partnership approach for planning, developing and maintaining the development.
- Dedicated team focused solely on the successful redevelopment of the Orlando Naval Training Center.



Experienced Master Developer Team

As Master Developer, Orlando NTC Partners, LLP has assembled a Master Developer team that has an exceptional record of accomplishment in residential, office, public and infrastructure development. The team is formed by the joining of:

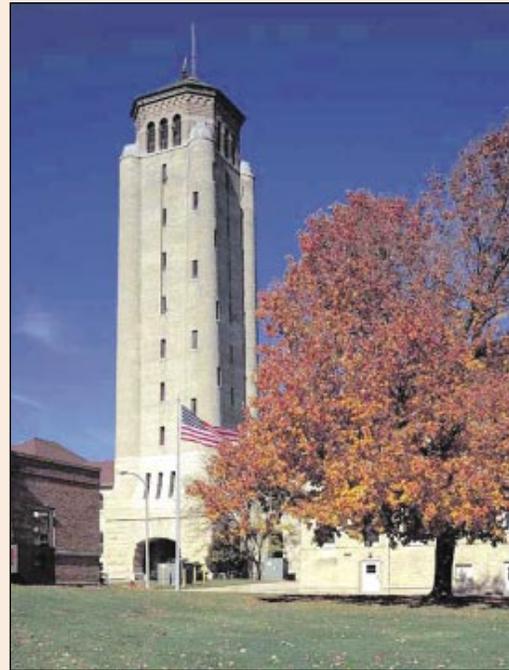
- Mesirow Stein Real Estate, Inc.,
a Division of Mesirow Financial
- Carter & Associates, LLC
- Atlantic Gulf Communities Corporation

Orlando Partners has been established as a dedicated development organization with the ability to access the full resources and commitment of each of the member firms. The members have a substantial and successful track record of participation in developments and projects of critical importance to communities around the nation. In their efforts to create a new community at the NTC site, Orlando Partners offer the following:

- Local, regional and national leadership in all areas and markets of real estate development;
- A record of public development unmatched in the nation;
- Experience in the development of over 50 million square feet of commercial office/retail and public facilities valued over \$12 billion;
- Land development today of over 17,000 residential home sites/units and predecessor holdings under management and maintenance over 30,000 acres and 20,000 home sites;
- Directly relevant development experience in all areas of residential, office, Village Center, retail and public infrastructure and leadership in the redevelopment of former military installations from members' experiences at Glenview Naval Air Station and Fort Sheridan Historic Landmark District.

- Annual development project history of performance that exceeds \$1 billion under development annually by the members; and
- A commitment to work in a collaborative relationship with the City of Orlando and the stakeholders of the City as a steward to the Vision Plan.

Mesirow Stein Real Estate will serve as managing venturer for Orlando Partners, Ltd. Mesirow Stein Real Estate's exceptional depth, abilities, comprehensive services and commitment to excellence have earned the confidence of leading owners, public officials, users and investors in real estate. Through strategic alliances, the firm services client portfolios of more than 1,000 properties totaling in excess of 44 million square feet and provides design, construction and program management for an additional 3,600 locations comprising 50 million square feet. Last year the firm completed more than 25 million square feet of commercial/industrial transactions valued at \$340 million.



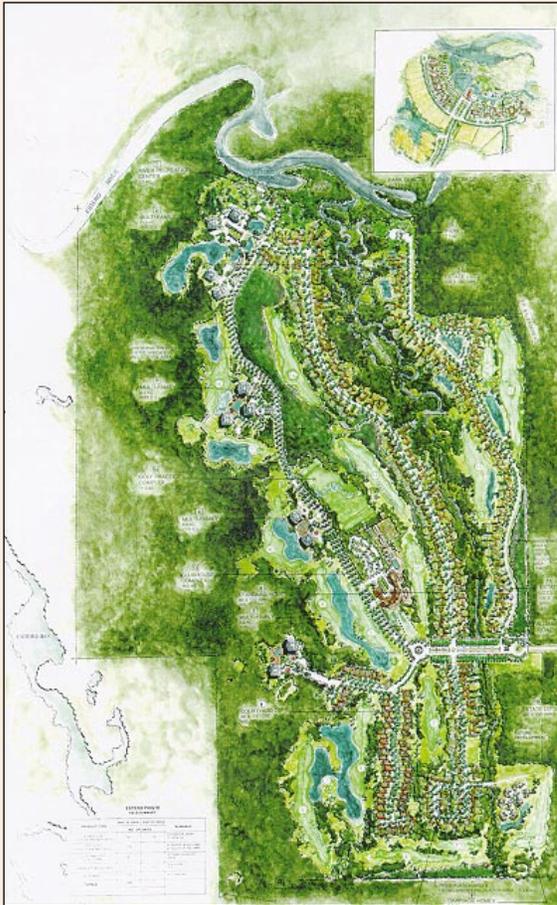
Fort Sheridan, Highland Park, Illinois

Carter & Associates is an Atlanta-based firm that maintains 11 offices in Atlanta, Orlando, Tampa, Jacksonville, Ft. Meyers, Tallahassee, Birmingham, Nashville, Charlotte, Greensboro, and Winston-Salem. Carter has become one of the most active and productive real estate firms in the region. Carter's record and reputation reflect the training, capability, and commitment of the people within the organization to perform in the best interests of their clients. In 1996, Carter transacted 14 million square feet in leases and sales, with a total volume of \$800 million. Recognizing the value of corporate client relationships has enabled Carter to assemble a management portfolio totaling over 18 million square feet of office, industrial, and retail space and to develop in excess of \$2 billion of real estate. The firm has completed over 31 million square feet of office development valued over \$8 billion.

Atlantic Gulf Communities Corporation is a Florida-based public real estate development and asset management company. The company's primary lines of business are acquisition, development and sale of new subdivision and scattered developed homesites, and the sale of land tracts. Additional lines of business that contribute to the firm's operations include portfolio management of mortgages and contracts receivable and environmental services. Atlantic Gulf is one of the Southeast's largest residential real estate developers and currently develops residential lots for homebuilders in many of Florida's most active markets, including Orlando, South Florida, Tampa, Jacksonville, and Naples. New projects are underway in Raleigh-Durham, North Carolina and Dallas, Texas.



Bell South Headquarters at Colonnade, Birmingham, Alabama



West Bay Club, Lee County, Florida