COLLABORATE CONSERVE SHARE COMMIT CONNECT INTEGRATE HEAL

INNOVATE SUSTAIN EDUCATE CONVENE INSPIRE LEARN



THE FUTURE IS OPEN



ORLANDO QUICK FACTS

• 2.1 MILLION PEOPLE

- AREA IN THE UNITED

- 176 GOLF COURSES

5 hours, 45 minutes 8 hours, 10 minutes

2 hours, 5 minutes

2 hours, 5 minutes

2 hours, 25 minutes

2 hours, 45 minutes 2 hours, 45 minutes

4 hours, 45 minutes

6 hours, 25 minutes

DRIVE TIMES -

FLIGHT TIMES >>

Atlanta

Baltimore

Chicago

San Diego

London

San Francisco

New York City

Dallas

Orlando International Airport Downtown Orlando Atlantic Coast Beaches Area Theme Parks 30 minutes Gainesville 2 hours, 10 minutes Tampa 1 hour, 30 minutes Jacksonville 2 hours, 30 minutes Naples 3 hours, 45 minute Miami Tallahassee

• 2.6 MILLION ACRES • 26TH LARGEST METRO Winter Park STATES • 5,000+ RESTAURANTS College Park • MEDIAN AGE OF 36 • 2,000+ LAKES 408 417 Orlando Windermere 528 1-4 Sea World Theme Parks To Tampa: 90 minutes

"Lake Nona is an incredible laboratory to test clean energy and affordable healthcare technology."

- Beth Comstock

SENIOR VICE PRESIDENT & CHIEF MARKETING OFFICER, GE

INTERNATIONAL **AIRPORT OFFERS DIRECT FLIGHTS** TO MORE THAN 85 U.S. AND 29 INTERNATIONAL **DESTINATIONS.**

"The UCF College of Medicine at Lake Nona has done an excellent job of showing us how global our reach is. They're not only training us to be excellent physicians but also leaders giving back to the community, whether at home or halfway across the world."

- Brittany Moscato

UCF'S COLLEGE OF MEDICINE, CHARTER CLASS OF '13

what is LAKE NONA?

"Lake Nona is a terrific example of public and private collaboration on a large scale."

> - Buddy Dyer MAYOR OF ORLANDO

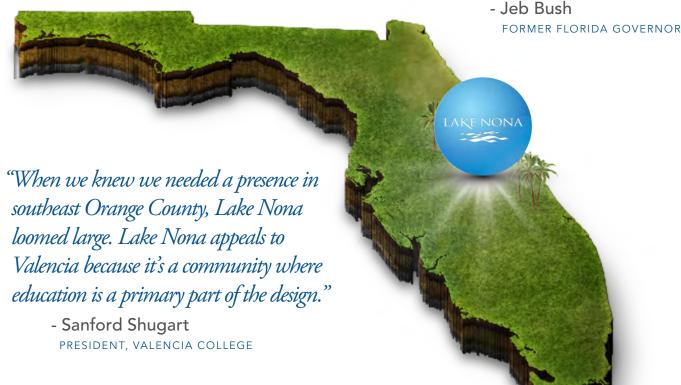
↑ new kind of community. Delivering the complete Apackage. A 7,000-acre master planned community within the city limits of Orlando, Lake Nona features world-class education, medical facilities, diverse workspaces, a mix of residential options, retail centers, entertainment choices and environmental amenities. Lake Nona has invested the best in planning principles, design practices and smart growth features through the thoughtful integration of homes, neighborhoods, schools, trails, parks, modern infrastructure and commercial development in one good-natured environment. A rare find, Lake Nona is designed to be a place that offers it all.

"In the last six years, we have had active construction of more than \$2 billion with more than 2 million square feet of clinical, education and research space completed or underway at Lake Nona. And we've just gotten started."

- Rasesh Thakkar

SENIOR MANAGING DIRECTOR, TAVISTOCK GROUP

"Lake Nona is one of the cornerstones of Florida's future." - Jeb Bush





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- **30 WELCOME HOME**
- 32 OPPORTUNITIES FOR COMMERCE



getting to know LAKE NONA

n Lake Nona, you'll live among lush landscapes, lakes, parks and paths connecting neighborhoods to nature. You'll reside near hospitals, universities, research institutions and life science companies that collectively make Lake Nona one of the nation's leading bioscience clusters. You'll be only steps from an enticing array of retail, dining and entertainment options when Lake Nona's 1-million-square-foot, open-air town center arrives. At Lake Nona, all the basics of better living are covered. For all generations.

> "When we turn onto Lake Nona Boulevard, we both breathe a sigh of relief. We love all the social activities and the sense of community here."

- Laurie and Chuck Holmes, LAKE NONA RESIDENTS





destination LAKE NONA

ake Nona will be a destination within the city of Orlando where incredible amenities, dynamic neighborhoods, diverse workspaces and abundant retail and entertainment choices live harmoniously beside superb educational facilities and a medical and biotechnology cluster of monumental proportions.

Lake Nona is big. Located in the southeast quadrant of metro Orlando, Lake Nona encompasses an area equal in size to lower Manhattan, from Battery Park to Central Park.

> Central to its region and the state, Lake Nona also is perfectly positioned with optimal access to downtown Orlando, an international airport, top attractions, Atlantic coast beaches and Florida's most important metropolitan areas. Reachable from nearly all of Central Florida's major roadways, Lake Nona's prime geographic location connects the community to Florida's major cities and resources. Lake Nona proves place matters.

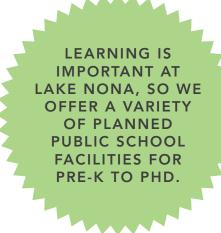


learning LAKE NONA

Discovering and developing a person's full potential begins with a few fundamentals. At Lake Nona, it starts with a thoroughly modern learning environment that places premium universities, research facilities, hospitals, and kindergarten through high school facilities close enough to one another to encourage collaboration.

The next step is bringing advanced learning tools and technology like Promethean ActivInspire Boards to the community to give Lake Nona's students and residents the ability to engage in real-time interactions with researchers, doctors, professors and even businesses in our community, as well as classrooms and other learning environments around the globe.

What you end up with is an ideal place to inspire human potential and a new model for learning.





PRESCHOOL

Lake Nona YMCA

Primrose School of Lake Nona

Primrose School of Lake Nona, which opened its new campus this year, is a private accredited school offering educational childcare for six weeks to 5 years old through full-time and part-time classes. This awardwinning early childhood education organization also offers an after-school program designed for ages 5 to 10.

ELEMENTARY NorthLake Park

Community School NorthLake Park Community School, an A-rated school for

K - 5^{th}

the past 10 years, is nestled in the heart of the NorthLake Park community and shares a building with the YMCA.

Moss Park Elementary

Moss Park Elementary offers an A-rated school curriculum while broadening young minds through the integration of fine arts, technology, character education and wellness, in partnership with the community.



6th - 8th

MIDDLE SCHOOL

opened its \$40 million campus to students in the fall of 2011. This state-of-the-art facility offers 21st-century curriculum supported and enhanced by cuttingedge instructional

Lake Nona Middle School A launchpad for

Lake Nona Middle School technologies.

HIGH SCHOOL Lake Nona High School

9 - 12th

continuing education, Lake Nona High School opened in 2009 and offers students the opportunity to get a head start on college. In partnership with Valencia College, the Collegiate Academy at Lake Nona High School offers select college-level courses and curricular options to complete the Associate of Arts (A.A.) degree. Lake Nona High School Health Academy, in partnership with Florida

Hospital, prepares

health care.

students for a future in

Valencia College

This cutting-edge facility, opened in the fall of 2012, provides students with an intimate learning teachers and staff with a range of degree programs.

University of Central Florida College of



Post - secondary

experience pairing caring







University of Florida Research and Academic Center











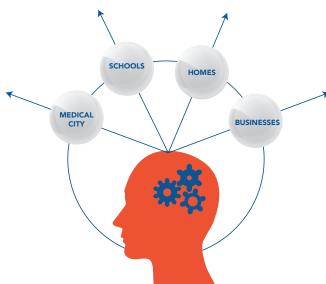




a culture of COLLABORATION

↑ t Lake Nona, the power of partnerships can be seen everywhere. In education, technology, sustainability, innovation and health and wellness, the joint impact of Lake Nona's many collaborations is working on all fronts.

The Lake Nona Education Initiative is ensuring that stellar learning opportunities are available to all Lake Nona residents by devising a Collaborative Learning Environment (CLE) designed to give students and residents the ability to engage in real-time interactions with researchers, doctors and professors, as well as classrooms and other learning environments around the globe. A unique partnership with Promethean, a global leader in advanced classroom technology, is making Lake Nona an educational example for how innovative learning technologies, such as the interactive whiteboard, can be leveraged to create a community where classrooms, offices and homes are able to communicate seamlessly.



LAKE NONA INSTITUTE

Lake Nona Institute (LNI) is a non-profit, communityfocused organization that incubates, activates and measures the impact of innovative technologies and programs that can become global models for building healthy, sustainable and inspired communities. LNI centers on acceleration in education, sustainability and health and wellness.

LNI's areas of interest were inspired by one local initiative that began in 1999 with the development of NorthLake Park Community School and Lake Nona YMCA, the first elementary school and YMCA pairing in the nation developed through private, non-profit and public entities.

The initial support and leadership for LNI will be provided by aligned corporate partners that include Lake Nona Management Company and GE while the anchor Lake Nona Medical City partners will be essential stakeholders.







The development of the Lake Nona YMCA Family Center, which shares a building with the A-rated NorthLake Park Community School and its local city park, created a new school model to help children succeed. Valencia's Collegiate Academy at Lake Nona High School is empowering students to earn an associate degree in time for high school graduation through an accelerated academic program and a full-blown Valencia College branch campus right next door.

As part of Lake Nona's commitment to conservation, 40 percent of the community has been reserved for open green space and lakes. With 44 miles of planned trails and 1,000 acres of lakes and waterways, Lake Nona's conservation areas provide residents with abundant recreational opportunities, neighborhood gathering spaces and natural habitats to get out and enjoy nature.

Lake Nona takes fitness one step further by sponsoring worthy events and causes including RunNona 5K, the American Diabetes Association's Tour de Cure, and the Lake Nona Athletic Club, a non-profit club made up of residents who promote amateur running, cycling and swimming in our community.

By getting the right people together, Lake Nona is building partnerships with the potential to succeed and the power to make a difference.

Wellness & Prevention, Inc.

American Diabetes Association **TourdeCure**

VALENCIACOLLEGE







CASE STUDY IN COLLABORATION

Lake Nona and GE have joined forces to put their innovation to work while promoting sustainability and healthy living.

GE's homes inspired by ecomagination™ program helped Lake Nona place more than 110 environmentally friendly products in newly built homes in Laureate Park. With GE's Nucleus™ energy manager, the entire community can monitor its power consumption and find ways to do better collectively. All homes are prewired for GE's EV car charging stations, the Wattstation™. In addition, GE's Energy Star appliances and its GeoSpring hybird heat pump water heater will be included in every home, saving homeowners more than 20 percent on energy costs.

Custom LED street lights on Lake Nona's roads increase safety and lower maintenance costs.

With GE's InBody™ device, Lake Nona residents can measure and track their overall fitness. Plus, Lake Nona Medical City is using GE technology to expand the reach of wellness to the entire community.



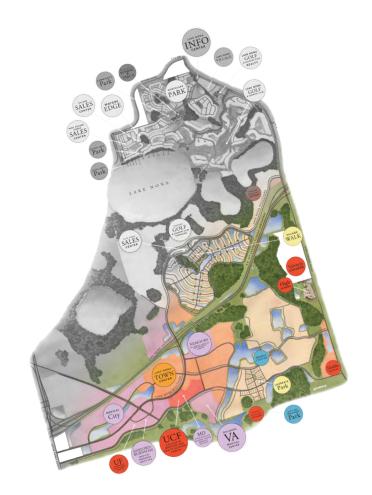
a developer's LONG-TERM VIEW

It all began with a big-think vision for smarter, more sustainable everyday living. With plenty of greenfield land, vision and patience, Lake Nona's parent company, Tavistock Group, was a leading force in the effort to turn Lake Nona into a sustainable, responsible city-within-a-city. Tavistock Group's Lake Nona team worked to put the physical and human infrastructure in place for research facilities, hospitals for veterans and children, universities, a thriving town center, and homes for more than 20,000 residents.

By donating land and contributing financial support, Tavistock Group attracted UCF's College of Medicine, Sanford-Burnham Medical Research Institute, Orlando VA Medical Center, Nemours Children's Hospital and the University of Florida Research & Academic Center, creating a whole new economic engine for the region right here in Lake Nona. The early emphasis on life science and health care fields has become the main catalyst for creating a vibrant community with all the earmarks of a progressive city of the future. The Lake Nona team's long-term view is creating long-term value for Lake Nona.



THE FUTURE LAKE
NONA CALLS FOR
MILLIONS OF SQUARE
FEET OF COMMERCIAL
SPACE, THOUSANDS
OF HOTEL ROOMS
AND HOMES FOR
MORE THAN 20,000
RESIDENTS.



integrated PLANNING & DESIGN

ake Nona has come a long way since the first development started here more than 25 years ago with a single golf course. More than just a residential community, Lake Nona's master plan has been carefully developed to make life easier. Town-centered, pedestrian-friendly, conservation-oriented and married with a diverse mix of residential and commercial development, these principles offer a convenient way to live, work, play and learn.

Walk your children to school. Ride your bike to work. Live within blocks of thousands of jobs, three on-site schools and some of the finest hospitals and research institutions in the nation. Stroll to shops, restaurants and entertainment. Connect with nature with parks, paths and preserves as far as the eye can see. Keep active in a 300-acre city park where baseball, softball and soccer fields provide plenty to do. Gather with friends and neighbors at one of several amenity centers offering fitness and aquatic complexes, cafés and salons as well as a busy calendar of social events, while saving time, energy and money.

The path to a healthier and happier life starts at Lake Nona.

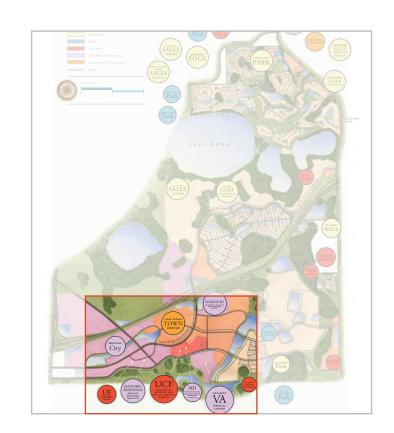


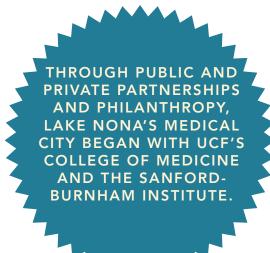


the makings of a MEDICAL CITY

It's been called a new chapter in Orlando's history. A cluster that put Lake Nona on the map as a mixed-use employment center. The 650-acre health and life sciences park known as Lake Nona Medical City is a landmark for Orlando and a premier location for medical care, research and education. Carefully planned and laid out, Lake Nona Medical City represents a deliberate strategy to create a centralized focus of sophisticated medical treatment, research and education in Central Florida.

Based on the proven theory that a cluster of health care and bioscience facilities in proximity to one another will accelerate innovation, this intellectual hub opened in a coordinated fashion with a collaborative mission. In the next decade, Lake Nona Medical City will be home to some of the nation's top hospitals, universities, research institutions and life science companies. But already, the Medical City's pioneering institutions are forming networks and synergies making Orlando a global destination for health care, research and medical education while creating an economic development and job creation engine for the region.





cluster EFFECT

M omentum comes from placing one building block on top of another. Success breeds more success. A collection of assets coming together to create an extraordinary economic and social engine.



ANNOUNCEMENT DATES:

OCT 2005



College of Medicine

The University of Central Florida announces plans for a 50-acre Health Sciences Campus in Lake Nona, anchored by a new College of Medicine.

COST: \$166 million **SIZE:** 368,000 square feet **STAFF:** 400 employees

OPENED: May 2009

MARCH 2007



The Department of Lake Nona as the location for its new Orlando VA Medical Center.

Veterans Affairs announces

COST: \$665 million

SIZE: 1.2 million square feet: **SIZE:** 175,000 square feet **STAFF:** 2,100 employees **OPENING:** 2013

AUG 2006



Sanford-Burnham Medical Research Institute announces its decision to locate an east coast research facility in Lake Nona.

COST: \$85 million **STAFF:** 300 employees **OPENED:** May 2009

DEC 2007



M. D. Anderson Cancer Center Orlando announces it will move its Cancer Research Institute to UCF's Burnett Biomedical Sciences Building in Lake Nona.

COST: \$2.5 million **SIZE:** 30,000 square feet **STAFF:** 25 researchers **OPENED:** October 2009 **JAN 2008**



Nemours Children's Hospital announces Lake Nona as the location for its new children's hospital in Orlando.

COST: \$380 million **SIZE:** 630,000 square feet **STAFF:** 1,000 employees **OPENED:** October 2012

DEC 2009



The University of Florida announces its plan to build an academic and research center in Lake Nona to house its doctoral pharmacy program and drug development center.

COST: \$42 million **SIZE:** 100,000 square feet

STAFF: 120 employees, 200 students

19

OPENED: June 2012

UCF COLLEGE OF MEDICINE

The UCF College of Medicine is a forward-looking medical school with a culture based on partnerships and collaboration. An integral part of the growing Medical City, the UCF College of Medicine now includes a 170,000-square-foot medical education facility featuring the latest in lab and classroom technology, as well as the 198,000-square-foot Burnett Biomedical Sciences building. As UCF continues to grow, Lake Nona will be home to all of its post-graduate-level health sciences programs.

FAST FACTS

- The College is the first medical school in U.S. history to offer full four-year scholarships to an entire class.
- The College is the first medical school in the country to begin using the World Health Organization's patient safety curriculum.
- The College of Medicine will eventually produce about 120 graduates each year.
- UCF is the second largest university by enrollment in the United States.
- The UCF College of Medicine is a green institution and occupies the only silver-level LEED-certified medical school facility in Florida.

The UCF College of Medicine implemented an unprecedented scholarship program in 2009 that funded studies for the entire inaugural class of 40 students for four years. The program attracted more than 4,300 applicants for the 40 openings, making UCF's inaugural class one of the most selective in the nation. The College's medical and biomedical programs capitalize on the university's strengths in biomedical sciences, modeling, simulation, engineering, chemistry, nursing, optics and photonics, while fulfilling the community's need to develop more physicians.



"As the academic center of the emerging Medical City at Lake Nona, we had a unique opportunity and responsibility to create a building and a campus that reflects our role as Central Florida's medical school."

Dean Deborah German, M.D.

UCF Vice President for Medical Affairs

Dean of the College of Medicine

SANFORD-BURNHAM MEDICAL RESEARCH INSTITUTE

Sanford-Burnham Medical Research Institute is one of the leading scientific research institutions in the nation conducting exceptional collaborative research dedicated to finding cures for disease and improving quality of life. Sanford-Burnham's campus in Lake Nona is its first east coast facility, providing the San Diegobased non-profit organization with bicoastal operations.

Opened in May 2009, Sanford-Burnham's Lake Nona campus is home to the Diabetes and Obesity Research Center, which focuses on collaborative research to accelerate discovery in the areas of metabolism, obesity-related diabetes and cardiovascular disease. Research efforts are augmented by advanced technology platforms, including ultra-high throughput small molecule screening, disease model phenotyping, metabolomics, genomics, medicinal chemistry and pharmacology. Over the next 10 years, Sanford-Burnham plans to employ more than 300 scientists and support staff at the Lake Nona site.

"With the openings of two impressive new hospitals in 2012, thousands of residents will be traveling to Lake Nona each day to experience one of the most exciting and innovative developments in the nation's life-science and health care delivery industry, right in their own backyard. My hope is that they will also gain a better appreciation that health care innovation begins with medical research."

Dr. Daniel Kelly

Scientific Director
Sanford-Burnham Medical Research Institute at Lake Nona

FAST FACTS

- East Coast research center for Sanford-Burnham, which has campuses on both coasts.
- Headquarters of Sanford-Burnham Institute's Diabetes and Obesity Research Center, focused on diabetes, obesity, metabolism and heart disease.
- Home to two research programs for Metabolic
 Signaling and Disease and Cardiovascular Pathobiology.
- Advanced technology
 platforms include ultra-high
 throughput small molecule
 screening, metabolomics,
 genomics, medicinal chemistry,
 pharmacology and disease
 model phenotyping, part of
 a \$97 million NIH and one of
 only four in the country.
- LEED-certified facility, which includes state-of-the-art laboratories and administrative offices.

Sanford Burnham

NEMOURS CHILDREN'S HOSPITAL

VA MEDICAL CENTER

ne of the nation's largest pediatric health systems, Nemours Children's Hospital delivers comprehensive and integrated children's health care, research and preventive services with medical facilities in Delaware, Florida, New Jersey and Pennsylvania. Designed with the help of patient families and health care professionals, Nemours' state-of-the-art children's hospital and outpatient clinic in Lake Nona offers a unique approach to patient care with healing gardens, pet therapy areas, water features, a family concierge service, a colorful and interactive way-finding system in multiple languages, and private rooms with space for inroom dining and sleep accommodations for parents.

Strategically placed within walking distance of the other notable institutions, facilities and companies within Lake Nona Medical City, Nemours is increasing the potential for beneficial collaborations. With a hospital, ambulatory diagnostic center and extensive research and education facilities, Nemours' Lake Nona campus will help expand its comprehensive pediatric sub-specialty medical care, research, education and advocacy in Central Florida and beyond.

"I fully expect that the world-class health care provided at Nemours will lead to people coming to Orlando for pediatric health care, making Orlando a destination for medical tourism and treatment."

FAST FACTS

- Family friendly features include healing gardens with nature trails and an amphitheater.
- Patient rooms include bathroom and laundry facilities and large expanses of natural light.
- Built-in amenities include a color-coded way-finding system and a clinical concierge's desk.
- Award-winning Electronic Health Record (EHR) system.
- LEED-certified facility built with environmentally friendly and sustainable design concepts.





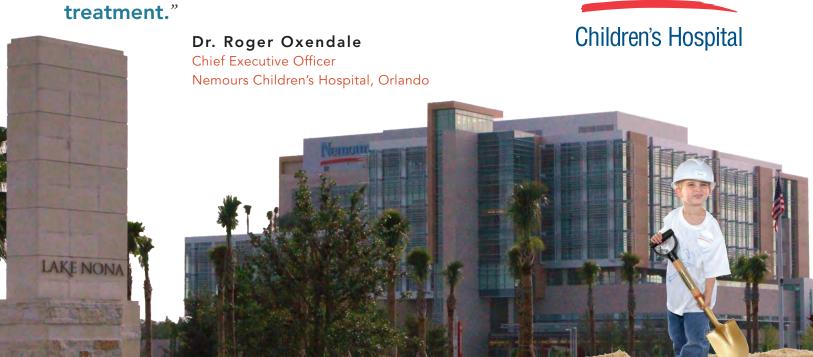
FAST FACTS

- Pioneering cutting-edge technology in prosthetic limbs and bionic technologies for arms, legs and eyes.
- Specializes in brain injury treatment, post-traumatic stress disorder research and treatments in suicide prevention.
- Home to the nationwide teaching site SimLEARN: National VA Center for Medical Simulation
- Planned million-dollar veterans memorial to be located beside the new VA hospital.
- A silver-level LEED-certified facility with LED lighting and efficient systems to heat and cool.

The VA Medical Center at Lake Nona offers the highest quality health care available to Central Florida's 400,000 veterans. For the first time, acute care, complex specialty care and advanced diagnostic services are available to veterans in one facility that will employ more than 2,000 people.

The first VA hospital to be built in the United States since 1995, Lake Nona's VA Medical Center includes a 134-bed inpatient diagnostic and treatment hospital, a 118-bed nursing home, a 60-bed domiciliary, an outpatient clinic, a veterans benefit service center and generous patient and visitor parking. Veterans will have access to the top providers of research, health care and education from Lake Nona Medical City's surrounding education, hospital and research facilities.

THE VETERANS
MEMORIAL AT LAKE
NONA MEDICAL CITY
WILL BE THE ONLY
MEMORIAL IN THE
COUNTRY TO BE
LOCATED BESIDE A
VA MEDICAL CENTER.



M.D. ANDERSON CANCER RESEARCH INSTITUTE

UF RESEARCH AND ACADEMIC CENTER

ne of the world's most respected cancer care and research centers, the Cancer Research Institute of M.D. Anderson Cancer Center Orlando has been bringing the expertise and resources of a world-class cancer center to Central Florida residents since 1991.

Now, through a strategic partnership with the UCF College of Medicine, M.D. Anderson's Cancer Research Institute has positioned itself to collaborate with some of the best medical minds within Lake Nona Medical City. Occupying 30,000 square feet of space within the new UCF Burnett Biomedical Sciences Building, M.D. Anderson's clinical research team is focused on developing new therapies for pancreatic, kidney, head and neck, lung and breast cancers.

FAST FACTS

- Develops new therapies for pancreatic, kidney, head and neck, lung, breast and brain cancers.
- Discoveries made here could translate into more Phase I clinical trials for patients in Central Florida.
- Affiliated with the University of Texas M.D. Anderson Cancer Center in Houston.

M.D. ANDERSON CANCER
RESEARCH INSTITUTE'S HOME
WITHIN THE UCF BIOMEDICAL
SCIENCES BUILDING TRIPLED
THE CANCER RESEARCH
INSTITUTE'S WET LAB SPACE
AND PROVIDED THOUSANDS
OF ADDITIONAL SQUARE
FEET OF WORK SPACE.

MD ANDERSON CANCER CENTER

ORLANDO

FAST FACTS

- Home to the UF College of Pharmacy doctoral program.
- Houses a unique Comprehensive Drug Development Center.
- Received more than \$619 million in research awards in 2010-11.
- Headquarters for the UF Institute of Therapeutic Innovation, offering researchers from UF and the Sanford-Burnham Institute a collaborative way to develop new therapies for cancer, cardiovascular disease and brain disorders.

The University of Florida's Research and Academic Center at Lake Nona houses a drug development center, the College of Pharmacy's professional degree program, and biomedical research laboratories supporting research in cancer, diabetes neuroscience and new drugs.

The UF Research and Academic Center includes a spacious research unit for the university's Institute on Aging and research space to help the College of Pharmacy expand its pharmacometric research program, as well as classrooms, administrative and faculty offices. Florida's oldest and largest public university, UF built its research center next to Sanford-Burnham Medical Research Institute to facilitate direct collaboration opportunities with top scientists.

"The Lake Nona center is arguably UF's most ambitious research facility. Collaboration between UF and other doctors, scientists, academics and technicians in the Medical City creates the potential for greatness."







welcome HOME

With a broad collection of housing choices, the neighborhoods of Lake Nona offer wide appeal for all walks of life.

Choose from the refined waterfront homes and natural beauty of Waters Edge, the resort-style living and canalfront landscape of VillageWalk, or the neo-traditional design and amenity-rich neighborhood of NorthLake Park. Or live at Laureate Park, one of the nation's most environmentally friendly communities where some of Orlando's most intelligent minds are your neighbors.

For those seeking a more exclusive experience, Lake Nona Golf & Country Club offers a private sanctuary of luxury homes complemented by a highly acclaimed championship golf course. Live the Nona life – exactly the way you dream it.



"We were impressed with the mixture of townhomes and single-family homes all connected by miles of bridged walkways."

Lenny and Maryanne Kravitz, VILLAGEWALK RESIDENTS













Lake Nona Golf & Country Club

One of the most inviting private golf and country club communities in the world, Lake Nona Golf & Country Club is an exclusive 600-acre community offering a wealth of world-class amenities that includes a highly acclaimed Tom Fazio-designed championship golf course, Clubhouse, Lodge and Bath & Racquet Club with fitness center. A splendid array of luxury residences and neighborhoods showcase the south's leading custom builders.

Laureate Park

Featuring homes with modern transitional architectural styles and high levels of technology and sustainability, Laureate Park is an altogether wired-in, future-evoking community located beside Lake Nona Medical City. Townhomes, cottage homes, urban bungalows and garden homes sit among landscaped green belts, connecting parks, amenity centers, trails and gardens. Residents enjoy easy access to the planned Laureate Park Village Center.

Village Walk

Bringing a new concept in living to Lake Nona and Central Florida, Pulte's VillageWalk offers resort-style homes in a unique neighborhood design. Streets are connected by quaint bridges forming a walkway to a town center providing an excellent neighborhood gathering place with such conveniences as a café, salon, post office, bank, gas station and fitness center with a full-time activities director.

Waters Edge at Lake Nona

Waters Edge at Lake Nona is a gated community within NorthLake Park offering the very rare opportunity for true waterfront living on the shores of the pristine, crystal clear lake that is Lake Nona. A lakefront park, boat dock and boat storage areas enhance this exceptional neighborhood featuring charming residences and townhomes from Park Square Homes and Ryland Homes.

NorthLake Park

Located in the northernmost section of Lake Nona, the neotraditional NorthLake Park community is home to a host of excellent amenities including an award-winning A-rated elementary school and YMCA all under one roof, an outdoor Olympic pool, soccer fields, basketball and tennis courts and a neighborhood dog park. Single-family and multi-family homes, as well as apartments, are planned throughout this region.

opportunities for COMMERCE

The opportunities for commercial development at Lake Nona are simply staggering, with millions of square feet of commercial space currently or soon-to-be filled with businesses, shops, restaurants, medical offices and

Destined to become one of the premium shopping destinations in the region, the Lake Nona Town Center will be an upscale, open-air mall located in the southern region of the community. The first phase of the more than 1-million-square-foot town center will include restaurants and hotels.

Currently offering a generous mix of retail space, Lake Nona Village is a neighborhood mixed-use development between the entrances to Lake Nona Golf & Country Club and NorthLake Park. Lake Nona Plaza is a 65,000-square-foot Publix Super Market-anchored shopping center adjacent to Lake Nona Middle School that will offer more than 15,000 square feet of restaurant and retail space available for lease.

Office centers throughout Lake Nona offer a countless variety of for-lease and build-to-suit options designed with professionals in mind.

More than just living and learning, Lake Nona is a place for working.

FAST FACTS

Lake Nona Town Center

- 1 MILLION SQUARE FEET OF SPACE
- WILL INCLUDE RESTAURANTS AND HOTELS
- FIRST PHASE BREAKS GROUND IN 2012

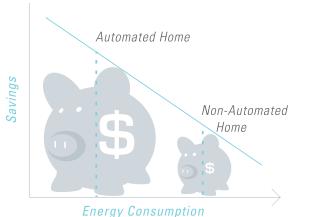
Lake Nona Village

- 70,000 SQUARE FEET OF RETAIL, RESTAURANT AND OFFICE SPACE
- CURRENTLY LEASING

Lake Nona Plaza

- 65,000-SQUARE-FOOT GROCERY-ANCHORED RETAIL PLAZA
- 15,000+ SQUARE FEET OF RESTAURANT AND RETAIL SPACE
- OFFICE SPACE
- FOR-LEASE AND BUILD-TO-SUIT OPTIONS

DAIS AND THE LAKE
NONA COMMUNITY ARE
ONE OF 100 GROUPS
PARTICIPATING IN U.S.
IGNITE, A WHITE HOUSELED INITIATIVE TO SPEED
THE DEVELOPMENT OF
ULTRA-FAST BROADBAND
NETWORKS THAT RUN
100 TIMES FASTER THAN
TODAY'S INTERNET.



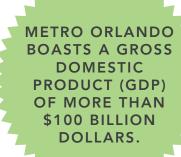
magine a place where technology is simple and actually makes life easier. Lake Nona has teamed with Dais Technologies, Inc., to bridge the gap by making complex technology simple for life, work, education and play. Dais Technologies offers high bandwidth capacity combined with connected and simplified environments for our community's homes, businesses, education facilities, health care settings and hospitality and retail venues.

simplified & integrated TECHNOLOGY

Residents live more comfortably with communication and entertainment solutions to keep them connected, enable them to entertain in style, and empower them to live more energy efficiently. Lake Nona's academic institutions benefit from the most up-to-date technology and teaching tools with connected and collaborative learning environments. State-of-the-art simulation, training, distance learning and telemedicine systems in Lake Nona's hospitals, research labs and science centers allow health care professionals to focus on patients and medicine.

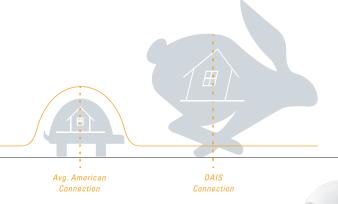
Streamlined business technologies give Lake Nona businesses the power to control lights, drapes, screens, thermostats and equipment in their boardrooms, conference rooms or throughout their facility, while interactive content and digital signage enhances the customer experience for Lake Nona's consumers.

Dais Technologies delivers simplified technology that's integrated and intuitive. With total control at your fingertips.











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