

# TREASURE COAST INTERMODAL CAMPUS

## PROPOSAL PART 2 – SECTION A DESCRIPTION OF RESPONDENT

October 2, 2009

**Description of Respondent.** Treasure Coast Intermodal Campus, LLC together with Kennedy Groves, Inc., Mabel Groves, LLLP, Southern Fruit Groves, LLLP and Bay Hill Holdings, LLC collectively constitute the "Respondent".

Treasure Coast Intermodal Campus, LLC ("TCIC") is a Florida Limited Liability Company that was formed in September 2009. Its sole purpose is to provide a structured organization for the respondent land owners of the Project Site, who are also the sole Members of the TCIC; to provide a coordinated response to the RFP on behalf of its Members; and, should the Sponsor award the Project to the Respondent, to act as the master development entity to execute the Proposal.

**Description of Each Legal Entity that Comprises the Respondent.** At date, the Respondent has the following five members:

**Treasure Coast Intermodal Campus, LLC**, a Florida Limited Liability Company  
4310 77<sup>th</sup> Street, Vero Beach, Florida 32967

**Kennedy Groves, Inc.**, a Florida Corporation  
4310 77<sup>th</sup> Street, Vero Beach, Florida 32967

**Mabel Groves, LLLP**, a Florida Limited Liability Limited Partnership  
102 West Pines Street, Suite 10, Orlando, Florida 32806

**Southern Fruit Groves, LLLP**, a Florida Limited Liability Limited Partnership  
102 West Pines Street, Suite 10, Orlando, Florida 32806

**Bay Hill Holdings, LLC**, a Florida Limited Liability Company  
1951 NW 19th Street, Suite 200, Boca Raton, Florida 33487

**Description of Future Subsidiary / Related Entities.** The Respondent will form additional single purpose entities as the Project evolves. Proposed entities and their purposes would be (1) a construction / development management entity to act as construction manager for the overall site and the Interchange Hub; (2) a master property owners association to govern the common interests of property owners and each industrial subdivision within the Property; and (3) a sales / leasing entity to handle marketing, building site sales and / or leasing and property operations.