

DEVELOPER'S STATEMENT
JULY 25, 2009

MISSION SAN MIGUEL
A COOPERATIVE NEIGHBORHOOD

San Miguel Partnership, LLP, was formed for the specific purpose of acquiring and developing a small residential neighborhood within close proximity to the City of Tallahassee. The partners envision a neighborhood that is very active and inter-active, safe, secure, child friendly, multi-generational, to some degree oriented to home schooling, with a strong faith component. Affordability of lots and finished homes within the neighborhood, allowing maximum pricing possibilities, is an essential component of the developer's vision.

Mission San Miguel has been developed into a subdivision of 84 residential lots of varying sizes including half-acre, three-quarter acre, one, two and three acre parcels. This development is located on approximately 260 acres of rolling hills in eastern unincorporated Leon County, with direct access onto Highway 90 East (Mahan Drive) about one-half mile east of Chaires Cross Road. Most of the acreage and lots contained within the immediate subdivision will be lightly wooded, with some lots heavily wooded. One large lot containing approximately 78 acres and fronting on Chaires Cross Road is essentially a cleared field.

Mission San Miguel offers a private, gated access neighborhood, with roads built to county specifications but owned and controlled by the homeowners through a private association. A central water and fire protection system as well as underground electric are provided by Talquin Electric. Underground natural gas is provided by City of Tallahassee Utilities. Underground phone service was also installed during development construction. Sewer service will be by individual septic systems which is common in the region.

Amenities within the approximately fifty-acre (50) common area include a basketball court, 2 tennis courts, a softball/baseball field, a soccer/football field, a community pool, and a 2,000 plus square foot community building that serves as a learning center, chapel, and community hall for social and spiritual gatherings. The common areas also contain two small ponds, interconnecting pedestrian pathways, picnic areas and natural areas including a wooded rosary/prayer path.

San Miguel Homeowner's Association of Tallahassee, Inc. has been established by the developer for the purpose of owning, maintaining, managing, and controlling the use of all common areas within Mission San Miguel. The homeowners' association will be controlled by the developer during the subdivision construction phase with ultimate control transferred to the homeowners as the development matures. This association will have the responsibility of architectural control for proposed construction within the neighborhood, the establishment of operating budgets and collection of homeowner assessment and dues, currently at \$360.00 annually.

A total of five different lot classifications (sizes) are offered within Mission San Miguel. A home on a half-acre lot requires a minimum structure size of 1,000 square feet and a maximum size of 1,400 square feet. A home on a three-quarter acre lot requires a minimum structure size of 1,400 square feet and a maximum size of 1,800 square feet.

The one and two acre lots have a minimum structure size requirement of 1,800 square feet with no maximum. The three acre lots have a minimum structure size requirement of 4,000 square feet with no maximum.

Each of these lot classifications has slightly different architectural control requirements so as to encourage both creative and economic designs in the individual homes while maintaining a certain harmony within the overall neighborhood.

Independent builders and contractors will build and construct all homes and related residential improvements within Mission San Miguel and are not required to be preapproved by the developer. Each individual can opt to deal through a builder to acquire a lot within the subdivision. An individual lot purchaser may also transfer their lot reservation to their builder at any time prior to closing. Otherwise, the developer will restrict the transfer or assignment of the contract for purchase of lots to others.

It is the developer's intent to construct a neighborhood and market it directly to individuals who wish to live in such an environment. It is also the developer's intent to offer lots to as many income levels as possible in order to create a certain economic vibrancy. To this end, the developer wishes to minimize land and lot speculation within the neighborhood and may restrict multiple sales to single individuals.

Finally, and perhaps most significantly, the developer's ultimate vision for Mission San Miguel is the establishment of a unique, thriving community. Throughout this document, the use of the word community has been avoided so as not to confuse the issue of a built environment, that is roads and parks and buildings, with the essential ingredients of community, people, families, children, relationships, faith and hope. The developers can offer only the framework for such a community; the residents will bear the responsibility of its formation and success.

San Miguel Partnership, LLP, can be reached through Chuck White, Post Office Box 3146, Tallahassee, 32315-3146. Contact phone numbers are office 224-3625, mobile 212-3446, fax 907-9518. Sales information, lot availability and on-site tours can also be arranged through Chuck White.

**Chuck White
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