



Tradition, Florida
Port St. Lucie, Florida
A Core Communities Master Planned Community

Key Initiatives & Accomplishments

1) **Tradition, Fl - Nucleus of Job Growth**

- Tradition, Fl, which opened in 2003, is a 8,200 acre fully entitled master planned community that provides for the creation of more than 15,000 jobs.
- Core Communities' is spearheading a plan to increase the commercial entitlements that would double the number of jobs from 15,000 to 30,000 in Port St. Lucie.
- With five miles of prime I-95 frontage, Tradition, Fl is a high growth employment corridor that serves as a major attraction to businesses and residents.
- "Core's properties encompass the largest holding of fully entitled land along I-95 in the U.S.;" a quote from a leading Florida economist.

2) **Bio Tech/Jobs - Florida Center for Innovation at Tradition (FCI)**

- Tradition's 120 acre Biotech park, Florida, is a burgeoning life sciences cluster that has attracted scientist and life science companies from around the world.
- Tradition has closed land transactions for approx. 1.6 million sf of office and R&D space with the following world class biotech/medical/research firms:
 - Torrey Pines for Molecular Studies - 100,000 sf - 229 jobs (opened 1/31/09)
 - OHSU Vaccine Gene Therapy Institute - 100,000 sf - 300 jobs
 - Mann Research Center - 400,000 sf - 1,020 jobs
 - Martin Memorial Health Systems - 700,000 sf - approx. 1,000 jobs
- Combined, Torrey Pines & VGTI are expected to generate 500 jobs immediately ramping up to more than 6,000 jobs, generating \$3.2 billion in labor compensation and \$6 billion in gross state product (Source: Enterprise Florida).
- Core continues to build on its existing and early successes of attracting Biotech industry/companies to Tradition, providing the groundwork and a strong impetus for current economic development and for Florida's long term growth.

3) **\$150M Bond Issue- One of the Largest Municipal Infrastructure Initiatives Underway in Florida**

- Core and the city of Port St. Lucie have funded and commenced construction on over \$150 million in roadway and utility improvements to serve Tradition. This includes 2 new interchanges on I-95, one at Becker Road & the other at Cross-town, which are targeted to open in 2009.
- This is one of the largest municipal infrastructure programs underway in Florida.



4) **Core Communities – Proactive in working with EDC, City & State to Bring Businesses & Jobs to the Area**

- QVC in St. Lucie West
- St. Lucie West-200 Businesses & 7,000 jobs created; home of Mets Spring Training at Tradition Field Stadium
- Tradition, FL – DRIs/Entitlements – provides for creation of more than 30,000 jobs
- Torrey Pines & VGTI – creation of 500 jobs immediately, ramping up to 6,000 jobs

5) **Tradition's Retail Centers**

Tradition's retail centers are the largest retail destination in St. Lucie County serving the largest critical mass in western Port St. Lucie county and PGA Village. Tenants and investors benefit from ongoing developer and community sponsored events held in the village square (i.e. Beach Boys concert, Circus, festivals such as West Fest, etc).

a. **Tradition Square:**

Tradition Square, the "heart" of Tradition, with its unique design and charming architecture unlike any in the region, was completed in 2006 and is currently 99% leased. The 112,420 sf Village Center, which is anchored by a 45,600 SF Publix Supermarket, also features unique shops, restaurants, offices, and a 191 space parking garage. Tradition Square is surrounded by a 45 acre lake, an interactive water fountain, distinctive Town Hall meeting/event space, green open spaces, a tot lot, and various outdoor parks (including a butterfly park).

b. **The Landing:**

The Landing, which is 92% occupied, is a 498,332 sf multi-tenant super-power center anchored by Target, featuring LA Fitness, Bed Bath & Beyond, Babies R Us, and other national credit retailers and restaurants. Shoppers gravitate to the restaurants at The Landing after shopping- Olive Garden, Longhorn and McDonalds. With 5 miles of I-95 frontage, the Landing is strategically and uniquely positioned to capture the unmet and increasing retail demand and growth of Port St. Lucie, with more than 90,000 cars travelling on I-95 every day (2008 census count).

6) **HGTV**

- Core Communities recently spearheaded the construction of HGTV's Platinum LEED certified Green Home in Tradition, the first platinum Green Home ever for HGTV.
- National TV coverage of the HGTV Green Home promotion is scheduled to air April 19th with tens of thousands of visitors expected to tour HGTV's Green home and visit Tradition's community. Hundreds of thousands are expected to register for the sweepstakes to win the Green Home on the HGTV website.
- Core had also achieved national acclaim when it completed construction of HGTV's first ever LEED gold certified Green Home in Tradition Hilton Head in Dec '07; only 24 Gold certified homes exist nationally.



7) **Homewood Suites Hotel**

- Opening targeted for 11/09- plans for 111 rooms to be built, 2 restaurant sites and a future full service hotel/convention center.

8) **Abingdon at Tradition** – Senior Living Communities(ALF-Assisted Living Facility)

- **30 Acre Facility** – Broke ground in 7/31/08; opening late summer '09. Within only 3 weeks of the ground breaking, we obtained 6 contracts for homes in this community. See attached concept plans.

9) **Palm Pointe Charter Lab School**

- Opened in August '08
- One of only three Charter Lab schools in Florida; unique partnership with Florida Atlantic University (FAU).
- Provides innovative teaching methods; cooperative research programs designed by university /college faculty and lab school faculty/staff; a model of public/private cooperation.

10) **Builders**- In 2008, Minto was recognized as # 1 JD Powers award Treasure Coast and ranked # 3 nationally. Core Communities is working with builders to rollout a “Green Home Program”.

11) **Lifestyle & Soft Programming - Year Round Events**

- Westfest- Monthly outdoor festival, attracting thousands of people.
- Grass Roots Concert –Free concert Feb 20th
- Beach Boys Concert – last year 3/08 attracted over 6,000 people. (See attached photo).
- Italian Festival – more than 35,000 in attendance – Feb 6th – 8th
- 5K Runs
- Triathlon – March 22nd
- Lake Tradition – Kayaking & Swan Boat Rentals (Only rental opportunity on Treasure Coast)
- Antique Car Shows
- Holiday Lights- A new holiday in Tradition
- Fright Night- Halloween Festivities for kids!
- Yappy Hour – Tradition’s Dog & Owner Social Hour
- Wedding Bookings Strong
- Walker Club
- Sunday a.m. Football League

