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VIA FACSIMILE AND US MAIL

November 28, 2011

Lon T. Stephens, Esquire  
Stephens & Kray  
Attorneys and Counselors at Law  
5000 Birch Street, Suite 410  
Newport Beach, CA 92660

RE: Termination of License Agreement for use of Sully-Miller Arena ("Arena")

Dear Mr. Stephens:

We represent the Orange Park Association, Inc. ("OPA") and have been asked to respond to your letter of November 18, 2011 to Mr. Davidson terminating the above referenced License Agreement between the current owner JMI Properties/Santiago Partners LLC ("JMI") and the OPA for use of the Arena.

This letter will confirm termination of the License Agreement as of December 31, 2011 ("Termination Date"). Please be advised that as of the Termination Date, OPA will no longer maintain insurance as required in Section 7 of the License for the Arena and will no longer be responsible for any repairs, maintenance or security for the Arena. Pursuant to Section 12, the OPA will remove all personal property located in the Arena including all fencing, bleachers, equipment, tools, lighting, signage and other property installed by the OPA during the term of the License Agreement. JMI is not to remove any such personal property without the permission of the OPA. If JMI wishes for some or all of this property to remain for future use of the Arena, please let us know by December 2, 2011 and we can discuss the terms of such an arrangement. If we do not hear from you by that date, we will commence removing the OPA personal property in accordance with the terms of the License Agreement. Also, please have your client leave the OPA signs that were taken down at the Arena so we can recover them.

As you are aware, the OPA is a community of residential single family homeowners focused on equestrian activities. As of the Termination Date, the OPA shall bear no liability whatsoever for the continued use of the Arena by the community and its neighbors. It shall be the sole responsibility of JMI to insure, maintain, repair and secure the Arena. With that in mind, please confirm that you will be informing the community of its continued right to use the Arena on an

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individual basis for equestrian purposes and to reserve the Arena for any special events. If you do not intend to allow the community to use the Arena after the Termination Date, please be advised that JMI will be responsible for notifying the community of that fact and securing the Arena to prohibit use. OPA will not be responsible for any communications associated with the transition of the Arena to new ownership or the rights of individuals or the community concerning continued use of the Arena after the Termination Date. Please send all copies of any notices sent to the community from JMI or the new ownership in this regard to Mr. Davidson and myself so that we can insure such notices are posted on the OPA website as well.

As you can imagine, the community is very anxious concerning this turn of events. Any communication by JMI or the new ownership to reassure members of the community that they can continue to use and enjoy the Arena after December 31, 2011 would be greatly appreciated by the entire neighborhood. This anxiety is not simply a matter of rights between the parties or past disputes, this is a matter of animal care and exercise. Many of the horses in the OPA community are in stalls most of the day or for many days, and their only exercise, especially in light of the construction and traffic caused by the Orange Park Boulevard improvements, is a ride in the Arena. We hope that JMI can continue to give the horses and their riders this important opportunity to maintain the health, safety and sanity of all involved.

I look forward to hearing from you on these concerns. Please feel free to call me directly at the number indicated above. Thank you.

Sincerely,

Sherry M. DuPont  
Attorney for Orange Park Association, Inc.