



October 28, 2021

Ms. Betty Argue, President  
Indian Trail Improvement District  
13476 61<sup>st</sup> Street  
West Palm Beach, FL 33470

Re: Incorporation / Indian Trails Grove

Dear Betty:

I wanted to take this opportunity to thank you for the assistance provided by ITID, your staff and lawyers, relative to the on-going efforts of this Incorporation and how it impacts our property. While we had various concerns, our main objective was to protect the investment we had made in this land and the entitlements we had received. Specifically, with only a portion of our property being part of the new Municipality and the balance being within unincorporated Palm Beach County, concerns arose about who was the governing authority over our Development Order. It is not unusual for us to amend existing approvals, as market trends change over time. The possibility of having two sets of Land Development Regulations, one from the new Municipality and the other from the County, would have compounded an already complicated situation.

With the help of your team, we were able to amicably resolve our differences by inserting certain provisions into your proposed Charter. We further addressed the balance of our concerns by amending an existing Developers Agreement between ourselves and ITID, which the new Municipality, if created, will inherit and be bound by. Consistent with the aforementioned actions, in the event that property owners within the ITID service boundary are asked to vote on or consent to the potential incorporation of lands located within the ITID service boundary as a municipality, we will consent to such incorporation.

Once again, thank you for your help and we wish you the best of luck with your Incorporation efforts.

Sincerely,

Palm Beach West Associates I, LLLP

A handwritten signature in black ink, appearing to read "Larry Portnoy". The signature is fluid and cursive, with a large initial "L" and "P".

Larry Portnoy

Cc: G.L. Homes of Florida

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