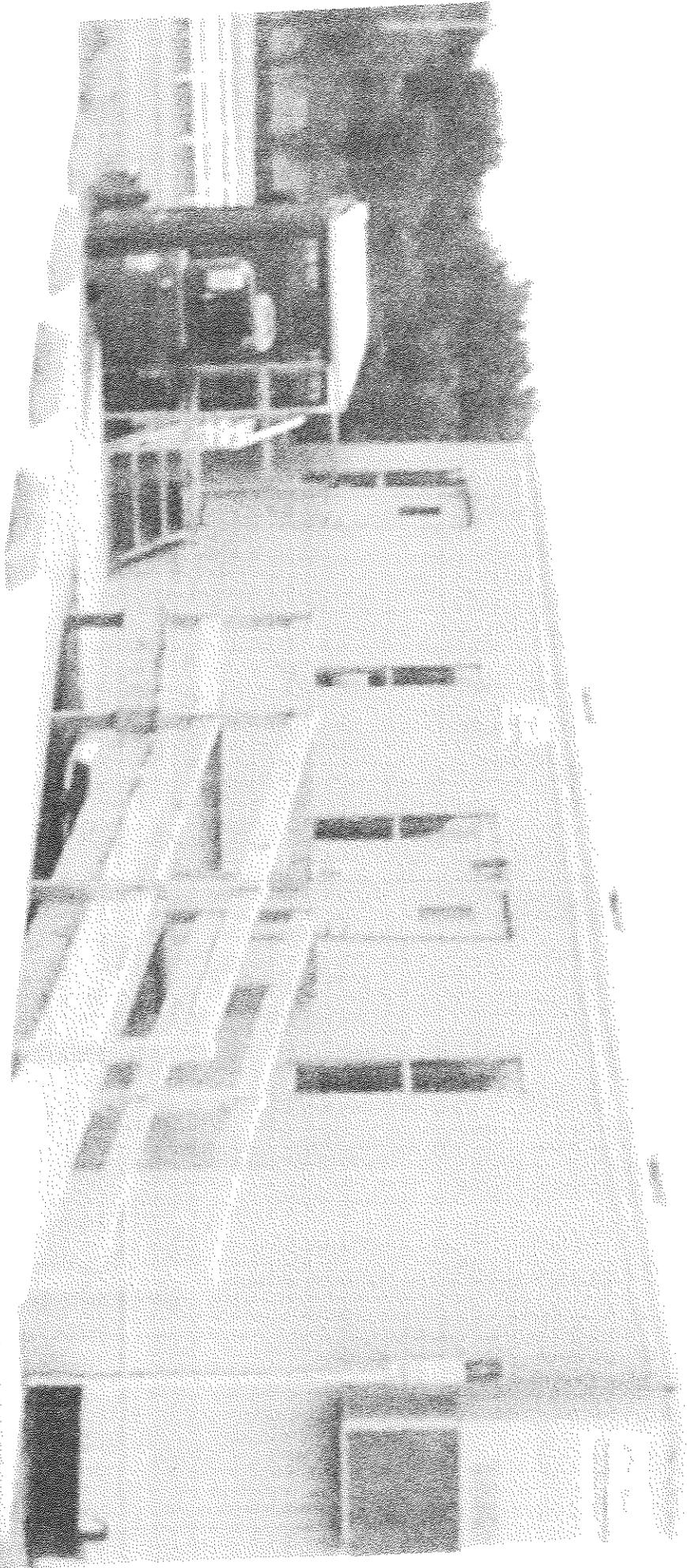


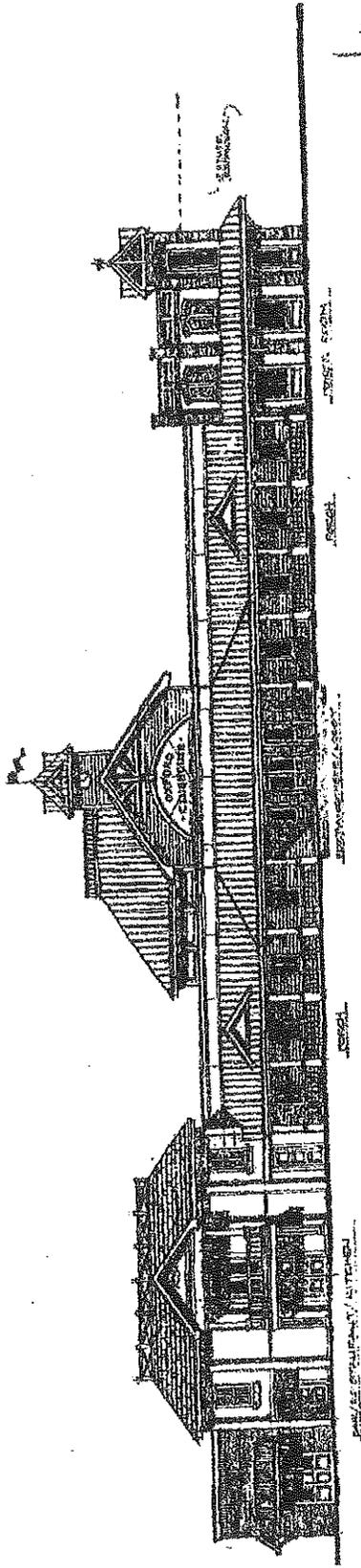
OXFORD DOVENS



OXFORD DOWNS



M



FRONT ELEVATION
 POKER ROOM & RESTAURANT FOR MARION GAMING MANAGEMENT, LLC
 WASHINGTON COUNTY

OXFORD DOWNS

by [unclear]

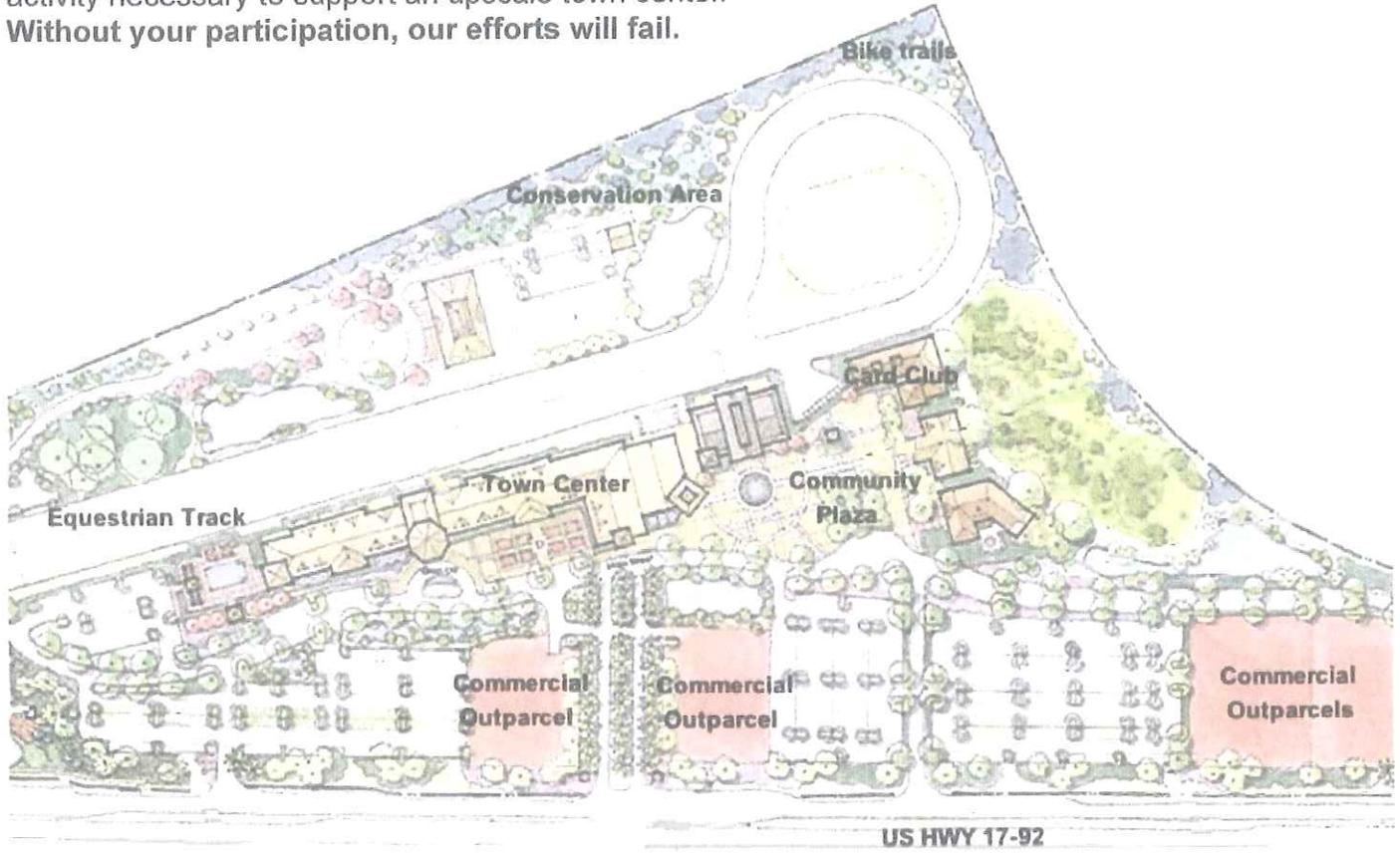
Dear DeBary Resident,

My name is Steve Costa and I grew up in DeBary on land my family has owned for nearly 100 years. Over the course of our extensive real estate dealings, we've strived to be great community partners.

One of our premier properties is located on the corner of 17-92 & Dirksen. Our vision has been to create a thriving commercial corridor that will support small business and improve property values. But after 6 years of marketing all across the country, the response has been dismal.

We are requesting the city council remove barriers that prevent us from taking advantage of an exclusive state license for an equestrian center and card room at that location which will generate the activity necessary to support an upscale town center.

Without your participation, our efforts will fail.

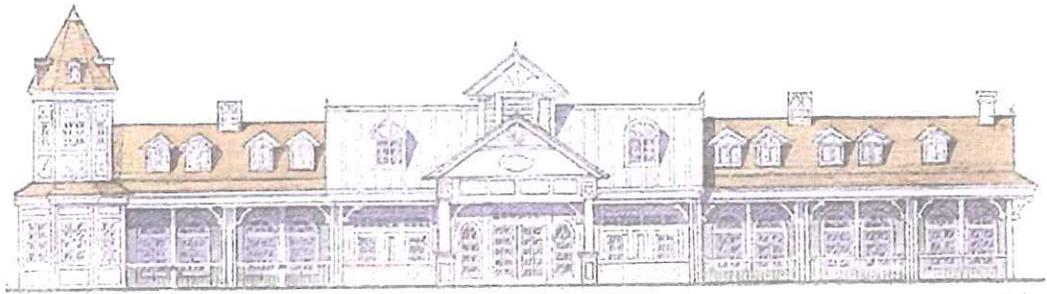


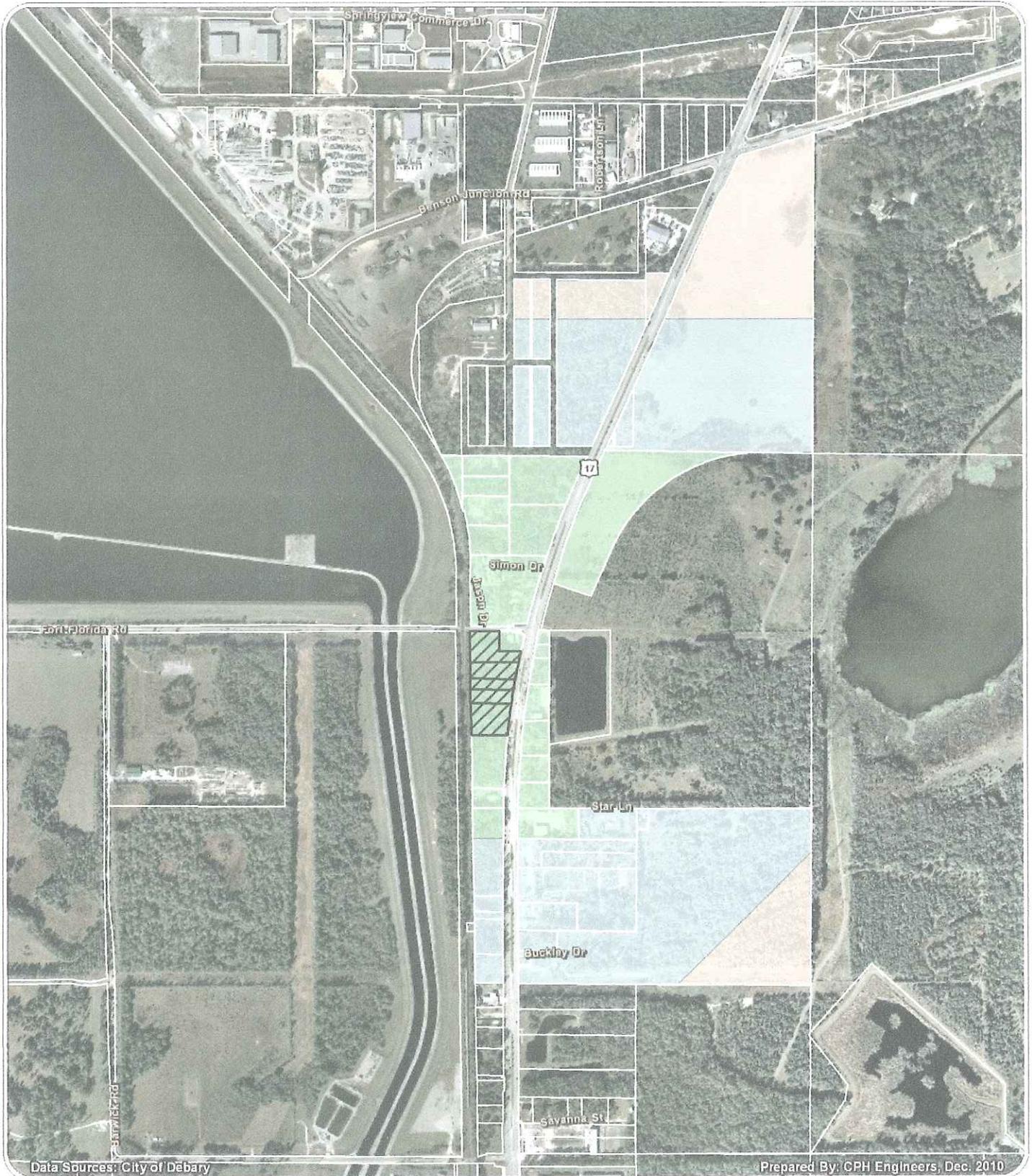
If you support the vision for 'Destination DeBary', now is the time to stand up for it!
Please join us this Wednesday, May 6th at 6:30pm at the DeBary City Hall
 (16 Colomba Rd - Directly behind the fire department and new police station)

Thank you for your support. Together we will build something DeBary can be proud of.

Sincerely,

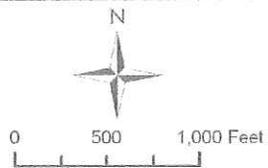

 Steve Costa





Data Sources: City of DeBary

Prepared By: CPH Engineers, Dec. 2010



-  DeBary Station
-  TOD Core
-  Outside Core
-  Transitional Area

**City of DeBary
Transportation
Overlay District (TOD)
Exhibit A**