

**FIRST AMENDMENT TO
DEVELOPMENT AGREEMENT
SCATTERED SITE INFILL HOUSING**

THIS FIRST AMENDMENT to DEVELOPMENT AGREEMENT (this "First Amendment") shall amend that certain Development Agreement dated _____ 2021 by and among:

**FORT LAUDERDALE COMMUNITY
REDEVELOPMENT AGENCY**, a Community
Redevelopment Agency created pursuant to Chapter
163, Part III, Florida Statutes, hereinafter referred to
as "Agency";

and

WWA DEVELOPMENT, L.L.C., a Florida Limited
Liability Company, hereinafter referred to as the
"Developer".

WITNESSETH:

WHEREAS, the Developer was obligated to construct and convey single family homes to Eligible Homebuyers at Approved Purchase Prices according to the terms and conditions of the Development Agreement; and

WHEREAS, the Developer has met its current obligations and single-family homes have been conveyed to Eligible Homebuyers; and

WHEREAS, the Development Agreement provides that additional lots may be assigned to the Developer under the same terms and conditions described in the Development Agreement; and

WHEREAS, the Agency is willing to assign and convey additional lots to the Developer, provided Developer complies with the terms and conditions of the Development Agreement.

NOW, THEREFORE, for and in consideration of the mutual promises, covenants and agreements contained herein, and for other good and valuable consideration, the receipt and sufficiency of which are acknowledged by each of the parties hereto, the parties agree as follows:

1. Subject to the compliance with the terms and conditions of the Development Agreement, the parcels as described in Exhibit "A" attached hereto shall be assigned and conveyed to the Developer and Developer shall be construct and

convey the completed homes to Eligible Homebuyers in accordance with the terms and conditions of the Development Agreement and this First Amendment. The Agency, in its sole discretion, may convey the additional lots prior to the Developer closing on its construction financing.

2. The Approved Purchase Price for the homes shall not exceed the amounts listed in Exhibit "B". No additional increases in the Approved Purchase Price shall be granted.
3. For purposes of compliance with timelines and deadlines for construction and conveyance of the additional lots to Eligible Homebuyer, the Effective Date is the date that the last party signs this First Amendment.
4. The revised Project Budget, Project Development Plan and Project Schedule are attached hereto as revised Exhibits "D", "E" and "F", respectively.
5. Unless modified herein, the Development Agreement shall remain in full force and effect and is hereby ratified and confirmed by the parties.

REMAINDER OF PAGE INTENTIONALLY LEFT BLANK.

IN WITNESS WHEREOF, this First Amendment is executed the day and year set forth below.

WITNESSES:

**FORT LAUDERDALE COMMUNITY
REDEVELOPMENT AGENCY**, a body
corporate and politic of the State of Florida
created pursuant to Part III, Chapter 163

Print Name: _____

By _____
Greg Chavarria, Executive Director

Print Name: _____

Date: _____

ATTEST:

Approved as to form:
D'Wayne M. Spence, Interim General Counsel

David R. Soloman, CRA Secretary

Lynn Solomon, Assistant General Counsel

WITNESSES:

WWA DEVELOPMENT, L.L.C., a
Florida Limited Liability Company

Print Name: _____

By _____
Print Name: Robert D. McNair, Jr.
Print Title: Manager

Print Name: _____

Date: _____

STATE OF FLORIDA
COUNTY OF BROWARD

The foregoing instrument was acknowledged before me by means of ☐ physical presence or ☐ online notarization, this _____ day of _____, 2023, by Robert D. McNair, Jr. as Manager of the WWA Development, L.L.C., a Florida Limited Liability Company on behalf of the company.

Notary Public, State of Florida

Name of Notary Typed, Printed or Stamped

Personally Known _____ OR Produced Identification _____

Type of Identification Produced _____

EXHIBIT "A"
LEGAL DESCRIPTION

CRA Parcel #4

Address: 1524 NW 4 Street

Legal Description: Lot 7, Block 13, of DORSEY PARK SECOND ADDITION, according to the Plat thereof as recorded in Plat Book 23, Page 10, of the Public Records of Broward County, Florida

Property ID: 5042-04-25-1010

Valuation \$69,000.00

CRA Parcel #28

Address: 421 NW 14 Terrace

Legal Description: The South ½ of Lot 13 and the North 32.5 feet of Lot 14, Block 9, FIRST ADDITION TO TUSKEGEE PARK, according to the Plat thereof as recorded in Plat Book 9, Page 65 of the Public Records of Broward County, Florida

Property ID: 5042-04-06-2000

Valuation \$84,750.00

CRA Parcel #20

Address: 516 and 518 NW 14 Avenue

Legal Description: Lot 31 and 30, Block 4, of FIRST ADDITION TO TUSKEGEE PARK, according to the Plat thereof as recorded in Plat Book 9, Page 65 of the Public Records of Broward County, Florida

Property ID: 5042-04-06-0820 & 5042-04-06-0830

Valuation \$118,660.00

CRA Parcel #42

Address: 644 NW 12 Avenue

Legal Description: Lots 47 and 48, Block 332, of PROGRESSO, according to the plat thereof as recorded in Plat Book 2, page 18, of the Public Records of Miami-Dade County, Florida, said land lying and being in Broward County, Florida.

Property ID: 4942-34-07-9151

Valuation \$168,750.00

CRA Parcel #18

Address 2228 NW 9 Court

Legal Description: The West 50.00 feet of the East 343.09 feet of Tract B, Block 3, of FRANKLIN PARK AMENDED, according to the plat thereof as recorded in Plat Book 28, Page 50, of the Public Records of Broward County, Florida.

Property ID: 5042-05-09-0070

Valuation \$86,270.00

CRA Parcel #45

Address: 706 NW 4 Avenue

Legal Description: Lot 27, Less the South 3 feet thereof, and all of Lots 28 and 29, Block 283, of PROGRESSO, according to the plat thereof as recorded in Plat Book 2, Page 18 of the Public Records of Miami Dade County, said lying and being in Broward County, Florida.

Property ID: 4942-34-07-0390

Valuation \$243,000.00

EXHIBIT "B"
APPROVED PURCHASE PRICE

SALES PRICE	MODEL	# BEDROOMS/BATHS	SQUARE FOOTAGE	GARAGE
\$ 285,850.00	"Sanderling"	3 Bedroom / 2 Bath	1,548 SF (under air)	1 car garage
\$ 299,798.00	"Ibis"	3 Bedroom / 2 ½ Bath	1,720 SF (under air)	2 car garage
\$ 308,345.00	"Sparrow"	3 Bedroom / 2 ½ Bath	1,726 SF (under air)	2 car garage
\$ 310,241.00	"Hummingbird"	3 Bedroom / 2 ½ Bath	1,744 SF (under air)	2 car garage
\$ 325,990.00	"Heron"	4 Bedroom / 2 ½ Bath	1,949 SF (under air)	2 car garage

**EXHIBIT “D”
PROJECT BUDGET**

RFP 12385-105

Scattered Infill Site Housing

Presented By:

WWA Development LLC

1816 NW 19th Street

(954)463-0085 off / (954)463-2266 fax - deangeloinc@bellsouth.net

***deangeloinc.com**CONSTRUCTION COST ESTIMATE**DATE: 5/17/2023MODEL HUMMINGBIRD (3 BR/2.5 BA)

CITY/STATE

FORT LAUDERDALE, FL2-STORY SINGLE FAMILY HOME - SHINGLE ROOF - 1720 SQ FT

ITEMS	QUANTITY		AMOUNT
1. PERMIT FEE			\$11,000
2. ARCHITECTURAL FEE			\$5,700
3. COUNTY IMPACT FEES			\$8,500
4. WATER & SEWER IMPACT FEES			\$2,500
5. SURVEY			\$2,000
6. GRADING & FILL			\$4,000
7. TESTING & ENGINEERING			\$1,800
8. SLAB			\$13,000
9. BLOCK			\$19,000
10. ROUGH CARPENTRY			\$18,000
11. TRUSSES			\$16,000
12. ROOFING			\$17,150
13. METAL FRAME/ DRYWALL			\$14,500
14. PLUMBING			\$13,000
15. ELECTRICAL			\$12,500
16. ELECTRICAL FIXTURES			\$2,200
17. AIR CONDITIONING			\$10,000
18. WINDOWS & SIDING GLASS DOORS			\$13,000
19. INSULATION			\$3,200
20. DOORS / TRIM			\$6,000
21. PAINT			\$4,750
22. CABINETS			\$12,000
23. TILE / SILLS			\$9,000
24. CARPET / VINYL			\$3,250
25. SHELVEING			\$1,050
26. MIRRORS / SHOWER DOORS			\$1,400
27. APPLIANCES			\$4,250
28. DRIVEWAY/FLATWORK			\$8,500
29. STUCCO			\$9,250
30. STAIRS			\$3,200
31. MINI BLINDS			\$1,150
32. GARAGE DOOR			\$2,800
33. ALARM SYSTEM			\$800
34. IRRIGATION			\$2,300
35. LANDSCAPING / SOD			\$10,200
36. MAILBOX			\$147
37. CLEANING			\$810
38. TRASH REMOVAL			\$3,500
39. WATER METERS			\$2,050
SUBTOTAL			\$273,457
PROFIT & OVERHEAD 15%			\$36,788

TOTAL: \$310,245

RFP 12385-105

Scattered Infill Site Housing

Presented By:

WWA Development LLC

1816 NW 19th Street

(954)463-0085 off / (954)463-2266 fax - deangeloinc@bellsouth.net

***deangeloinc.com**CONSTRUCTION COST ESTIMATE**DATE: 5/17/2023

MODEL HERON (4 BR/2.5 BA) CITY/STATE FORT LAUDERDALE, FL
1 STORY SINGLE FAMILY HOME, shingle roof - 1949 SQ FT

ITEMS	QUANTITY		AMOUNT
1. PERMIT FEE			\$13,000
2. ARCHITECTURAL FEE			\$6,500
3. COUNTY IMPACT FEES			\$11,000
4. WATER & SEWER IMPACT FEES			\$2,500
5. SURVEY			\$2,000
6. GRADING & FILL			\$5,000
7. TESTING & ENGINEERING			\$1,800
8. SLAB			\$17,000
9. BLOCK			\$17,500
10. ROUGH CARPENTRY			\$16,500
11. TRUSSES			\$15,060
12. ROOFING			\$20,000
13. METAL FRAME/ DRYWALL			\$17,500
14. PLUMBING			\$13,500
15. ELECTRICAL			\$13,000
16. ELECTRICAL FIXTURES			\$1,510
17. AIR CONDITIONING			\$10,000
18. WINDOWS & SIDING GLASS DOORS			\$13,000
19. INSULATION			\$4,000
20. DOORS / TRIM			\$6,500
21. PAINT			\$4,500
22. CABINETS			\$12,000
23. TILE / SILLS			\$10,000
24. CARPET / VINYL			\$2,800
25. SHELVEING			\$1,000
26. MIRRORS / SHOWER DOORS			\$1,050
27. APPLIANCES			\$4,500
28. DRIVEWAY/FLATWORK			\$8,500
29. STUCCO			\$8,000
30. MINI BLINDS			\$1,300
31. STAIRS			\$0
32. GARAGE DOOR			\$3,000
33. ALARM SYSTEM			\$800
34. IRRIGATION			\$2,300
35. LANDSCAPING / SOD			\$11,000
36. MAILBOX			\$150
37. CLEANING			\$700
38. TRASH REMOVAL			\$3,000
39. WATER METERS			\$2,000
SUBTOTAL			\$283,470
PROFIT & OVERHEAD 15%			\$42,520

TOTAL: \$325,990

RFP 12385-105

Scattered Infill Site Housing

Presented By:

WWA Development LLC

1816 NW 19th Street

(954)463-0085 off / (954)463-2266 fax - deangeloinc@bellsouth.net

[***deangeloinc@bellsouth.net](mailto:deangeloinc@bellsouth.net)**CONSTRUCTION COST ESTIMATE**DATE: 5/17/2023MODEL SPARROW (3 BR/2.5 BA)

CITY/STATE

FORT LAUDERDALE, FL2-STORY SINGLE FAMILY HOME - SHINGLE ROOF - 1726 SQ FT

ITEMS	QUANTITY		AMOUNT
1. PERMIT FEE			\$12,000
2. ARCHITECTURAL FEE			\$6,500
3. COUNTY IMPACT FEES			\$8,500
4. WATER & SEWER IMPACT FEES			\$2,500
5. SURVEY			\$2,000
6. GRADING & FILL			\$4,000
7. TESTING & ENGINEERING			\$1,800
8. SLAB			\$15,000
9. BLOCK			\$17,000
10. ROUGH CARPENTRY			\$16,500
11. TRUSSES			\$15,500
12. ROOFING			\$16,500
13. METAL FRAME/ DRYWALL			\$14,000
14. PLUMBING			\$12,000
15. ELECTRICAL			\$12,000
16. ELECTRICAL FIXTURES			\$2,200
17. AIR CONDITIONING			\$9,000
18. WINDOWS & SIDING GLASS DOORS			\$12,500
19. INSULATION			\$3,500
20. DOORS / TRIM			\$6,500
21. PAINT			\$4,000
22. CABINETS			\$11,000
23. TILE / SILLS			\$10,000
24. CARPET / VINYL			\$3,800
25. SHELVING			\$1,200
26. MIRRORS / SHOWER DOORS			\$1,250
27. APPLIANCES			\$4,000
28. DRIVEWAY/FLATWORK			\$8,500
29. STUCCO			\$8,000
30. MINI BLINDS			\$900
31. STAIRS			\$3,000
32. GARAGE DOOR			\$3,000
33. ALARM SYSTEM			\$800
34. IRRIGATION			\$2,300
35. LANDSCAPING / SOD			\$10,926
36. MAILBOX			\$150
37. CLEANING			\$750
38. TRASH REMOVAL			\$3,000
39. WATER METERS			\$2,050
SUBTOTAL			\$268,126
PROFIT & OVERHEAD 15%			\$40,219

TOTAL: \$308,345

RFP 12385-105

Scattered Infill Site Housing

Presented By:

WWA Development LLC

1816 NW 19th Street

(954)463-0085 off / (954)463-2266 fax - deangeloinc@bellsouth.net

***.deangeloinc.com**CONSTRUCTION COST ESTIMATE**DATE: 5/17/2023

MODEL IBIS (3 BR/2.5 BA) CITY/STATE FORT LAUDERDALE, FL
1 STORY SINGLE FAMILY HOME - SHINGLE ROOF - 1720 SQ FT

ITEMS	QUANTITY		AMOUNT
1. PERMIT FEE			\$12,000
2. ARCHITECTURAL FEE			\$6,000
3. COUNTY IMPACT FEES			\$8,500
4. WATER & SEWER IMPACT FEES			\$2,500
5. SURVEY			\$2,000
6. GRADING & FILL			\$4,000
7. TESTING & ENGINEERING			\$1,800
8. SLAB			\$15,000
9. BLOCK			\$15,000
10. ROUGH CARPENTRY			\$12,000
11. TRUSSES			\$14,000
12. ROOFING			\$18,000
13. METAL FRAME/ DRYWALL			\$16,000
14. PLUMBING			\$13,000
15. ELECTRICAL			\$12,500
16. ELECTRICAL FIXTURES			\$2,200
17. AIR CONDITIONING			\$9,500
18. WINDOWS & SIDING GLASS DOORS			\$12,000
19. INSULATION			\$4,000
20. DOORS / TRIM			\$6,500
21. PAINT			\$4,500
22. CABINETS			\$12,000
23. TILE / SILLS			\$9,000
24. CARPET / VINYL			\$1,700
25. SHELVING			\$900
26. MIRRORS / SHOWER DOORS			\$1,250
27. APPLIANCES			\$3,950
28. DRIVEWAY/FLATWORK			\$8,500
29. STUCCO			\$8,500
30. MINI BLINDS			\$900
31. STAIRS			\$0
32. GARAGE DOOR			\$2,994
33. ALARM SYSTEM			\$800
34. IRRIGATION			\$2,300
35. LANDSCAPING / SOD			\$11,000
36. MAILBOX			\$150
37. CLEANING			\$700
38. TRASH REMOVAL			\$3,000
39. WATER METERS			\$2,050
SUBTOTAL			\$260,694
PROFIT & OVERHEAD 15%			\$39,104

TOTAL: \$299,798

RFP 12385-105

Scattered Infill Site Housing

Presented By:

WWA Development LLC

1816 NW 19th Street

(954)463-0085 off / (954)463-2266 fax - deangeloinc@bellsouth.net

***.deangeloinc.com**CONSTRUCTION COST ESTIMATE**DATE: 5/17/2023

MODEL Sanderling (3 BR/2 BA) CITY/STATE FORT LAUDERDALE, FL
1-STORY SINGLE FAMILY HOME - shingle roof - 1600 SQ FT

ITEMS	QUANTITY	AMOUNT
1. PERMIT FEE		\$12,000
2. ARCHITECTURAL FEE		\$6,000
3. COUNTY IMPACT FEES		\$8,500
4. WATER & SEWER IMPACT FEES		\$2,500
5. SURVEY		\$2,000
6. GRADING & FILL		\$3,000
7. TESTING & ENGINEERING		\$1,600
8. SLAB		\$13,000
9. BLOCK		\$14,050
10. ROUGH CARPENTRY		\$13,000
11. TRUSSES		\$13,000
12. ROOFING		\$16,200
13. METAL FRAME/ DRYWALL		\$17,000
14. PLUMBING		\$13,000
15. ELECTRICAL		\$13,000
16. ELECTRICAL FIXTURES		\$1,800
17. AIR CONDITIONING		\$9,000
18. WINDOWS & SIDING GLASS DOORS		\$12,000
19. INSULATION		\$3,500
20. DOORS / TRIM		\$5,000
21. PAINT		\$4,500
22. CABINETS		\$11,200
23. TILE / SILLS		\$9,000
24. CARPET / VINYL		\$2,300
25. SHELVEING		\$900
26. MIRRORS / SHOWER DOORS		\$850
27. APPLIANCES		\$3,950
28. DRIVEWAY/FLATWORK		\$8,500
29. STUCCO		\$8,500
30. STAIRS		\$0
31. MINI BLINDS		\$1,100
32. GARAGE DOOR		\$2,331
33. ALARM SYSTEM		\$800
34. IRRIGATION		\$2,300
35. LANDSCAPING / SOD		\$10,500
36. MAILBOX		\$150
37. CLEANING		\$600
38. TRASH REMOVAL		\$3,000
39. WATER METERS		\$2,050
SUBTOTAL		\$251,681
PROFIT & OVERHEAD 15%		\$34,169

TOTAL: \$285,850

PROJECT PRO FORMA & COST BREAKDOWNS

SCATTERED SITE INFILL HOUSING - PRO-FORMA - PHASE TWO
(REFLECTS 2023 PRICE INCREASE)
RFP #12385-105

DESCRIPTION	MODEL SANDERLING	MODEL IBIS	MODEL SPARROW	MODEL HUMMINGBIRD	MODEL HERON	PROJECT TOTALS
NUMBER OF UNITS (PROJECTED)	0	1	0	1	4	6
UNIT TYPE	3 BR/2 BA	3 BR/2.5 BA	3 BR/2.5 BA	3 BR/2.5 BA	4 BR/2.5 BA	-
SQ FT A/C PER UNIT	1548	1720	1726	1744	1949	-
TOTAL SQ FT PER UNIT	2040	2250	2456	2333	2532	-
TOTAL EFFECTIVE SALES PRICE PER UNIT	\$285,850	\$299,798	\$308,345	\$310,245	\$325,990	\$1,914,003
CONSTRUCTION COSTS	\$251,681	\$260,694	\$268,126	\$273,457	\$283,470	\$1,668,031
CLOSING COSTS 1.5%	\$9,000	\$9,000	\$9,000	\$9,000	\$9,000	\$54,000
INTEREST RESERVE	\$7,000	\$7,000	\$7,000	\$7,000	\$7,000	\$42,000
NET PROCEEDS PER UNIT	\$ 18,169	\$ 23,104	\$ 24,219	\$ 20,788	\$ 26,520	\$149,972

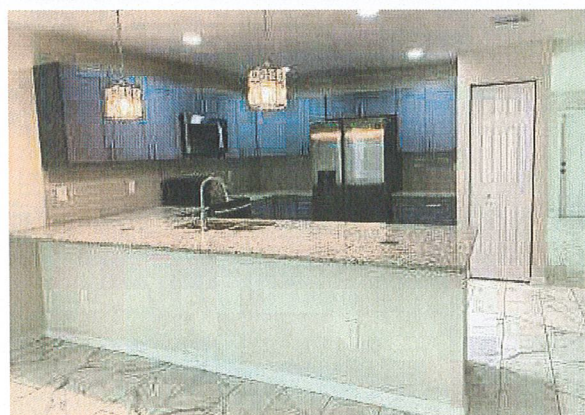
Construction Loan Amount: \$1,668,031

EXHIBIT “E”
PROJECT DEVELOPMENT PLAN

The Heron

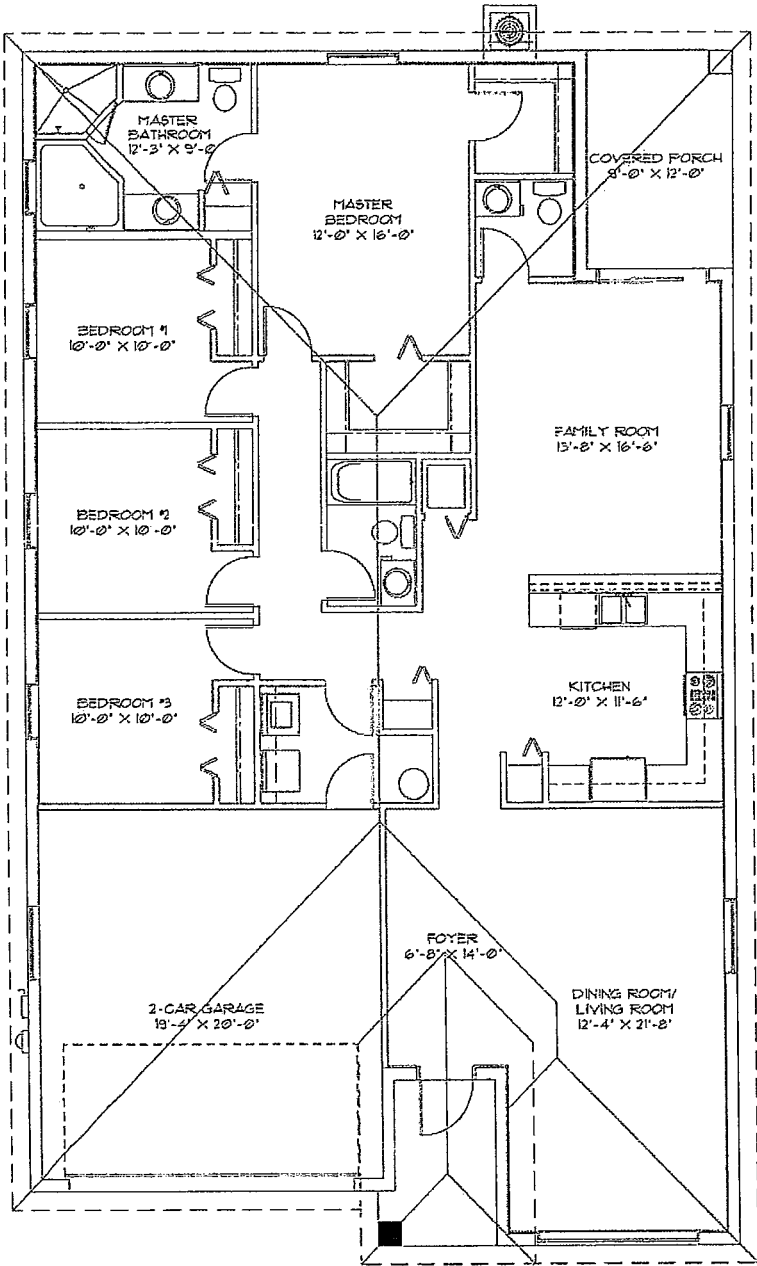
4 BR/2 ½ BA (1949 SF)

*Tile roof shown is optional upgrade.



Top clockwise - Heron exterior front; master bathroom; kitchen; living room/front door

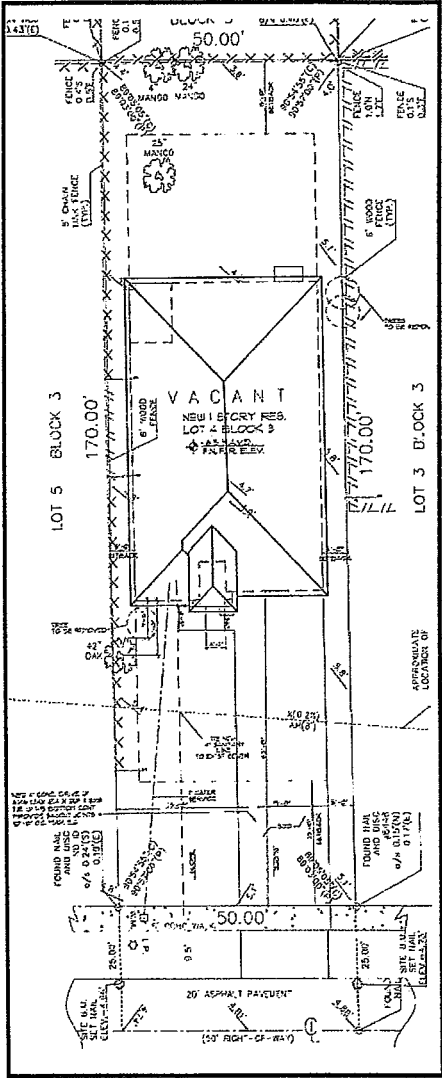
THE HERON - FLOOR PLAN



AREA CALCULATIONS:

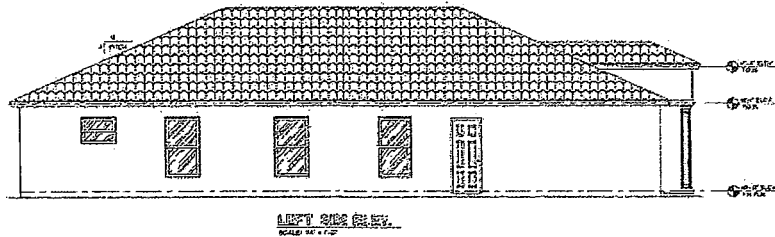
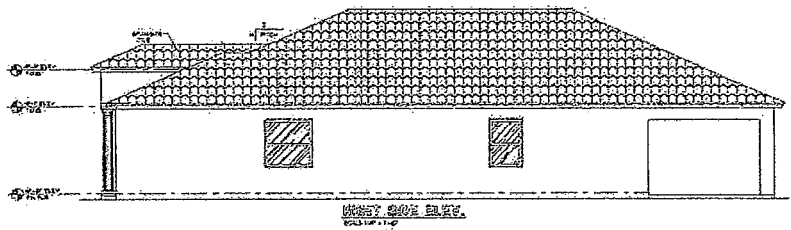
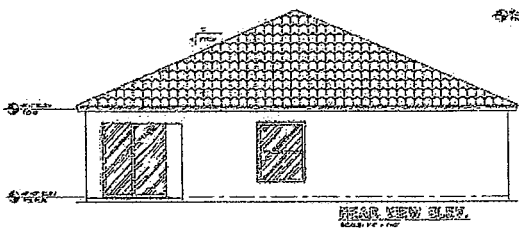
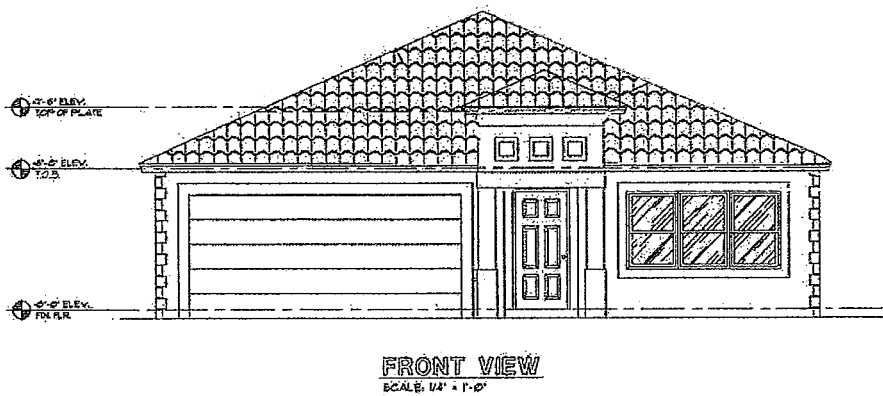
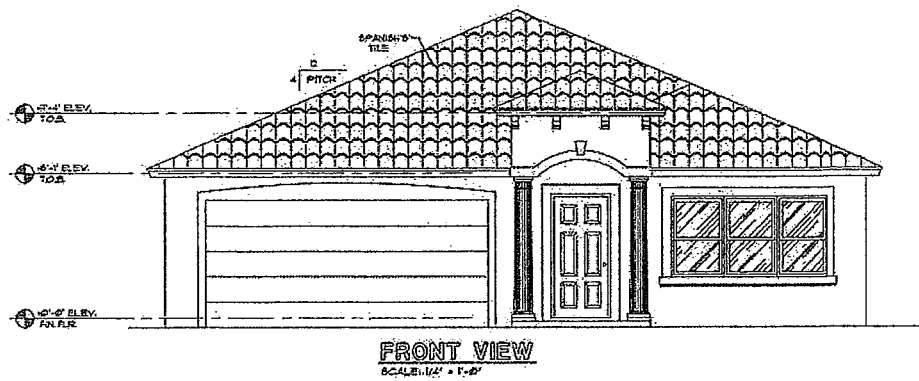
A/C AREA	1949 SQ. FT.
FRONT ENTRY	51 SQ. FT.
COVERED PORCH	108 SQ. FT.
GARAGE	+ 419 SQ. FT.
TOTAL	2532 SQ. FT.

THE HERON - SITE PLAN



Heron sample site plan

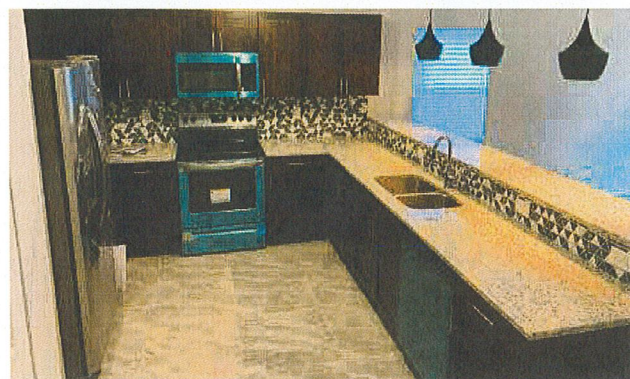
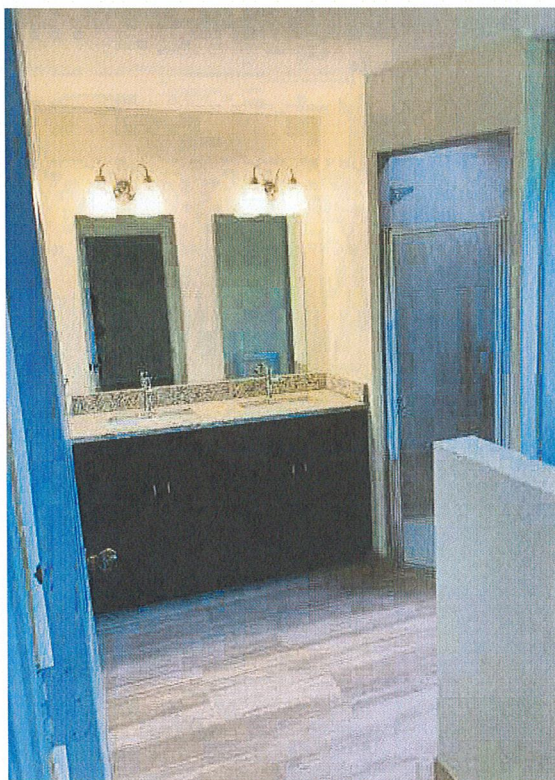
THE HERON - ELEVATIONS



The Ibis

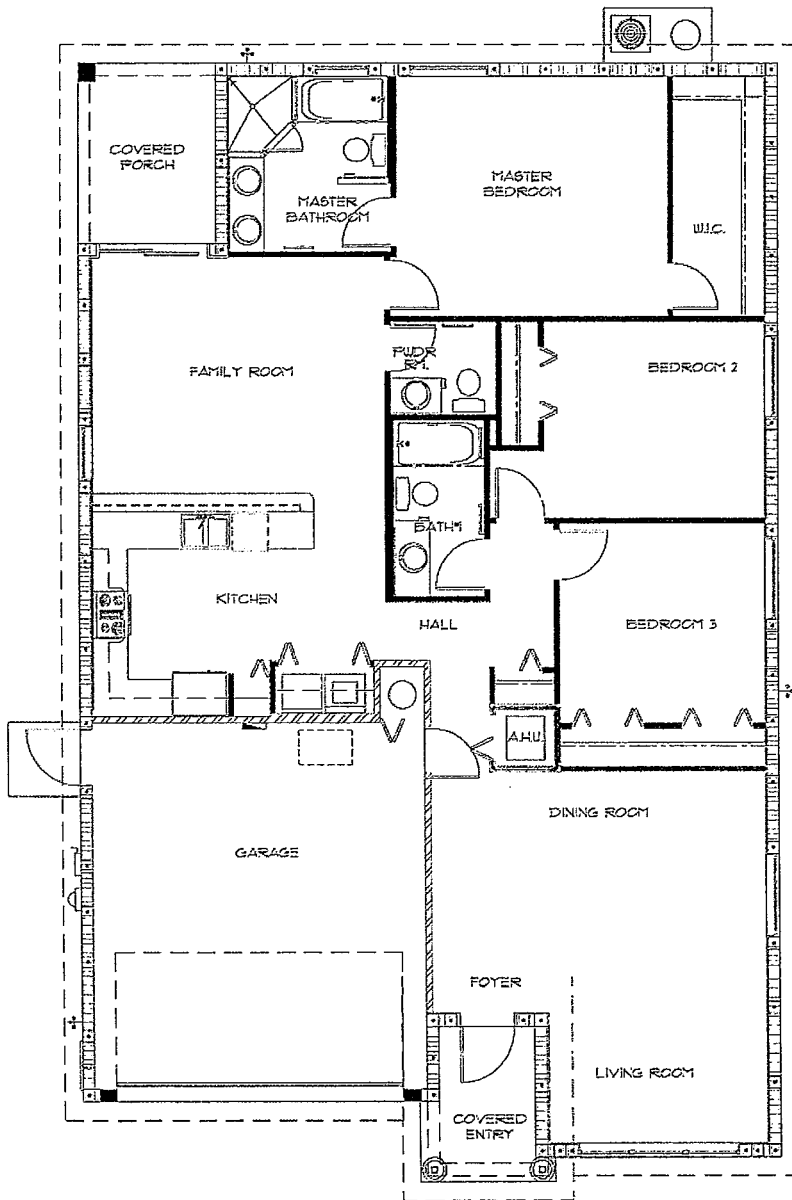
3 BR/2 ½ BA (1720 SF)

*Tile roof shown is optional upgrade.



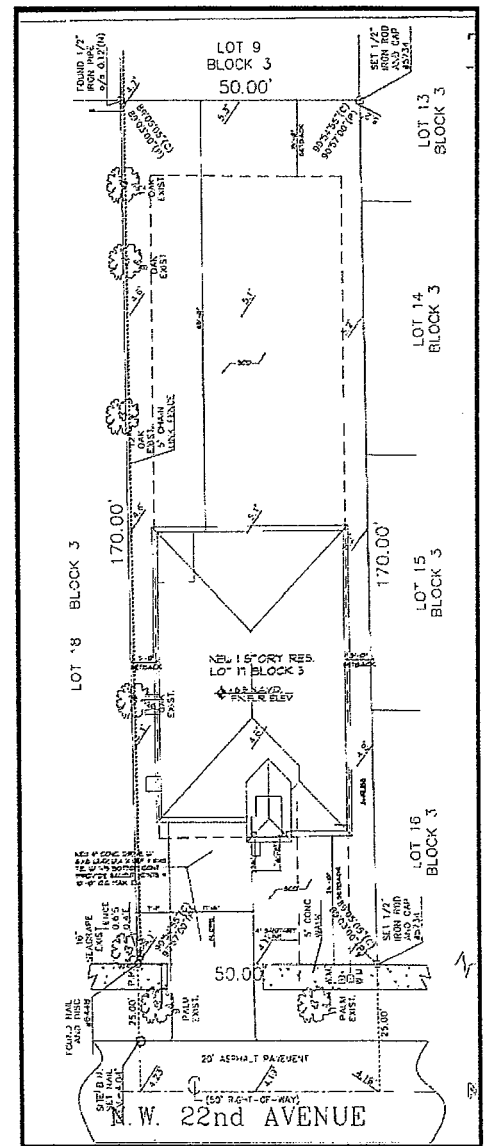
Top clockwise - Ibis exterior front; exterior back; kitchen; master bathroom; kitchen

THE IBIS - FLOOR PLAN

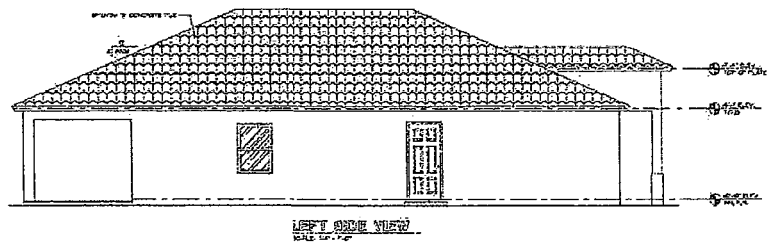
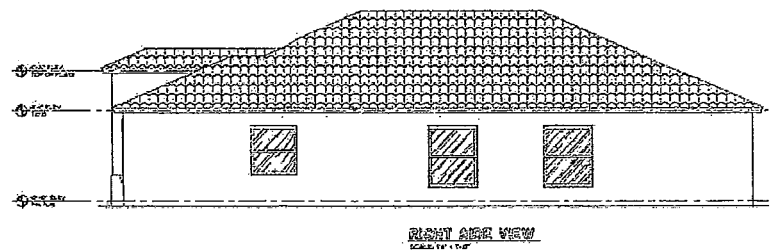
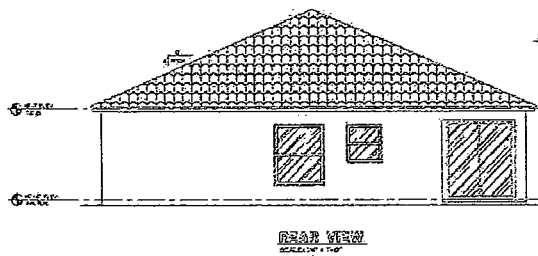
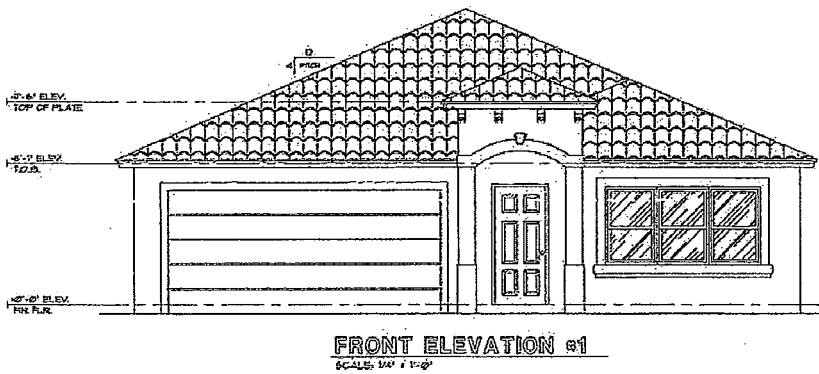
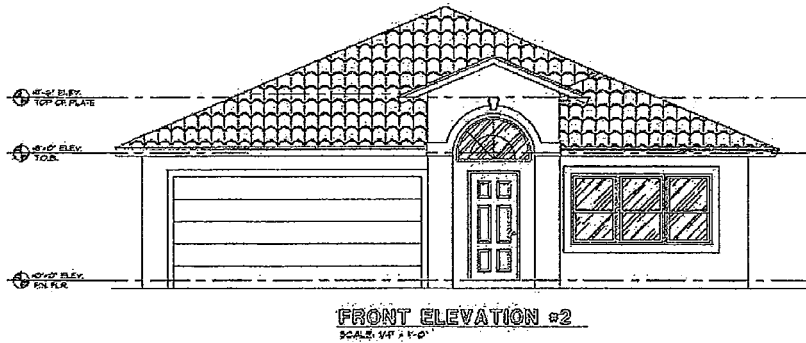


AREA CALCULATIONS:	
A/C AREA	1,720 SQ. FT.
FRONT ENTRY	48 SQ. FT.
COVERED PORCH	76 SQ. FT.
GARAGE	+ 405 SQ. FT.
TOTAL = 2,250 SQ. FT.	

THE IBIS - SITE PLAN



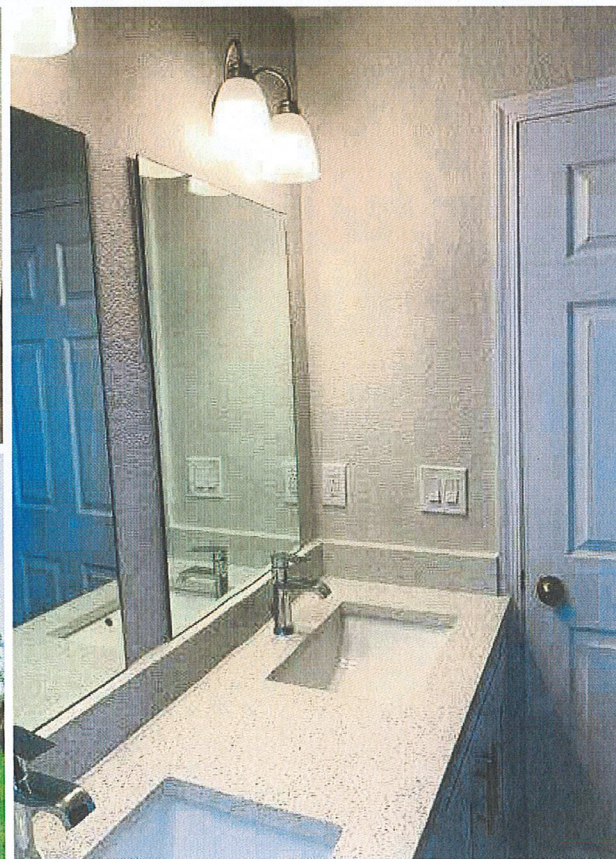
Ibis sample site plan



The Sparrow

3 BR/2 ½ BA (1726 SF)

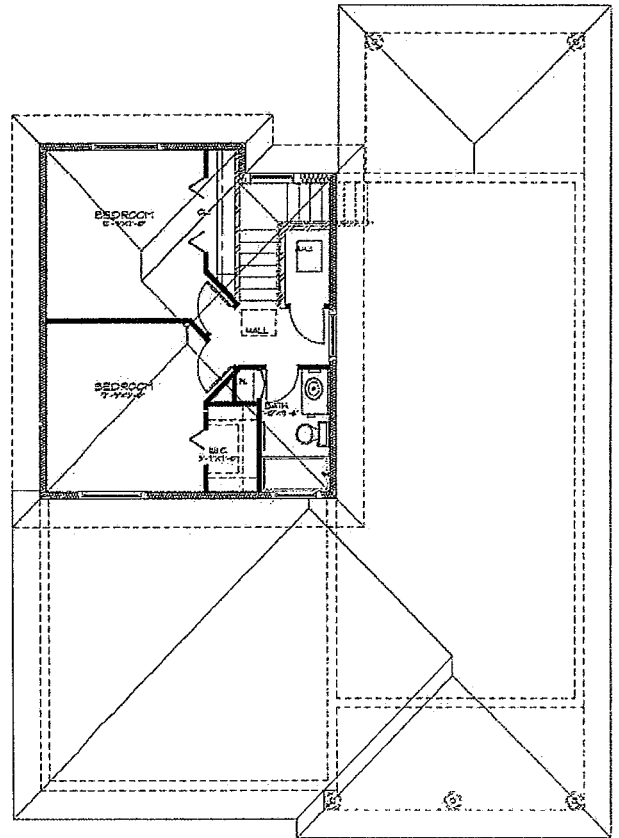
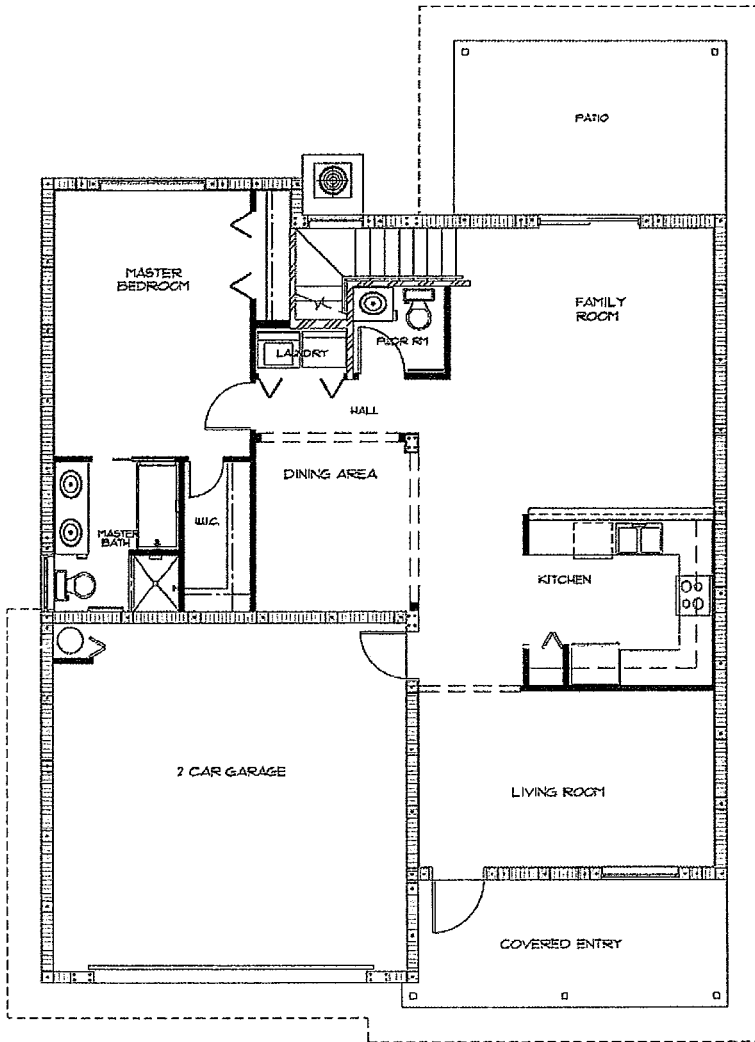
*Tile roof shown is optional upgrade.



Top clockwise - Sparrow exterior front; master bathroom; exterior back; kitchen/family room

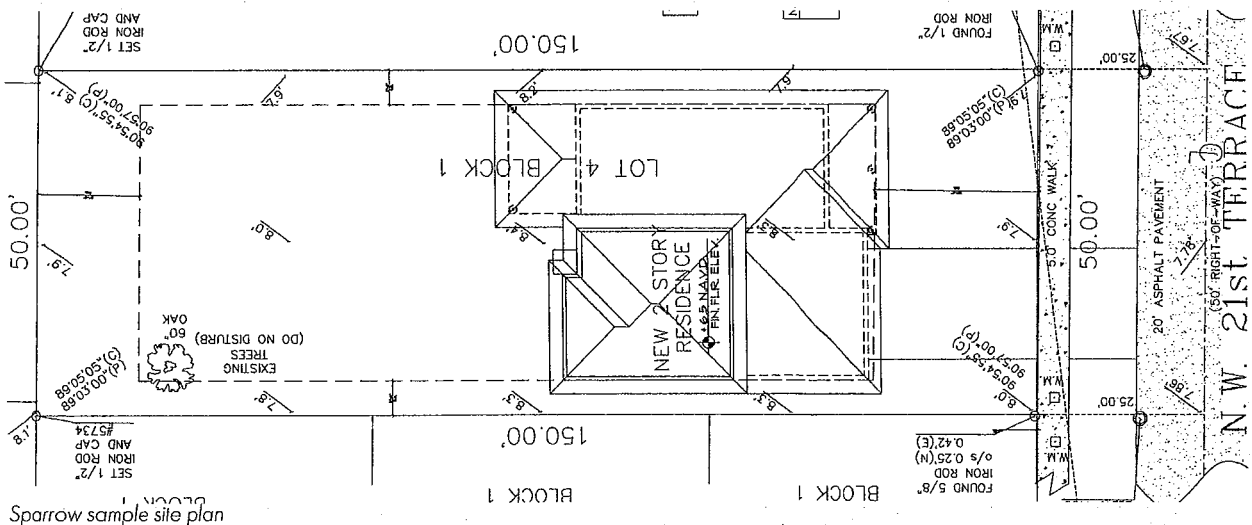
THE SPARROW - FLOOR PLAN

DESIGN INFORMATION	
CALCULATED FLOOR AREAS	
1st FLOOR CONDITIONED AREA	1316 SQ. FT.
2nd FLOOR CONDITIONED AREA	480 SQ. FT.
COVERED ENTRY AREA	101 SQ. FT.
COVERED PATIO AREA	83 SQ. FT.
2 CAR GARAGE AREA	440 SQ. FT.
TOTAL FLOOR CONDITIONED AREA (660753)	2,456 SQ. FT.

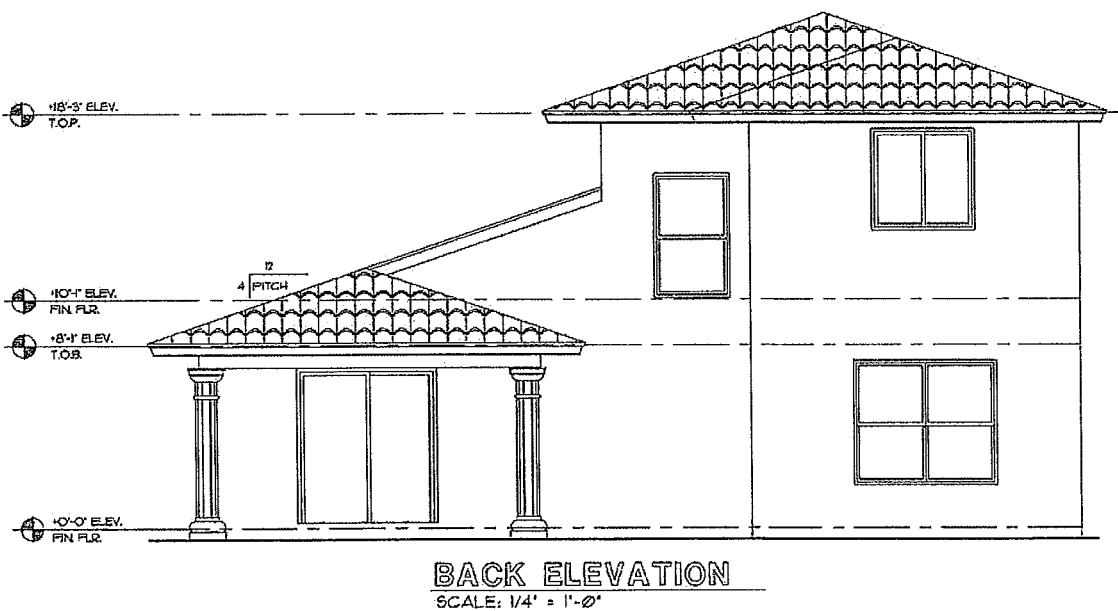
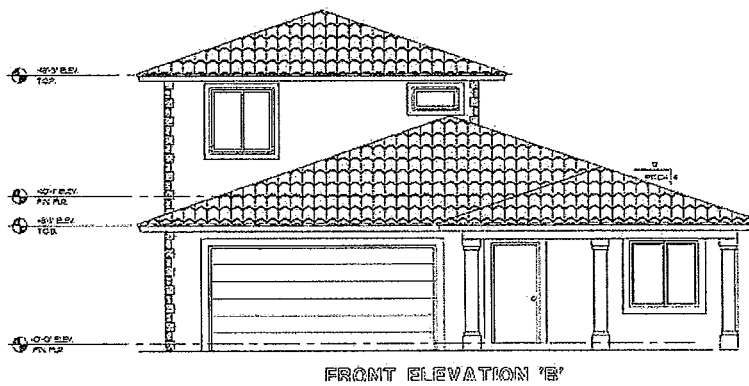
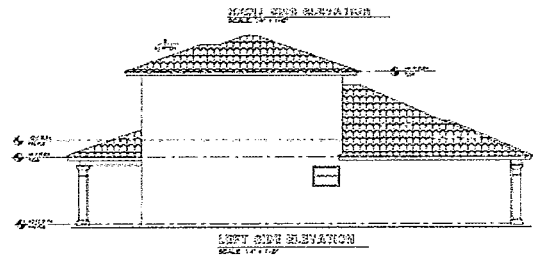
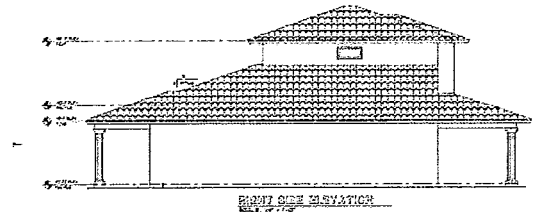
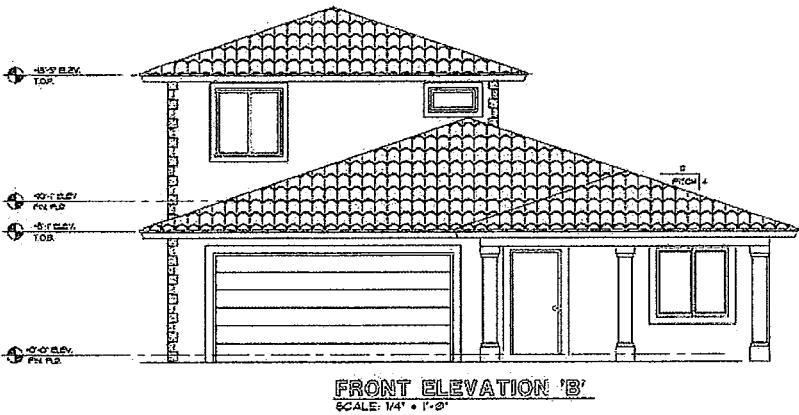


SECOND FLOOR PLAN
SCALE: 1/4" = 1'-0"

THE SPARROW - SITE PLAN



THE SPARROW - ELEVATIONS



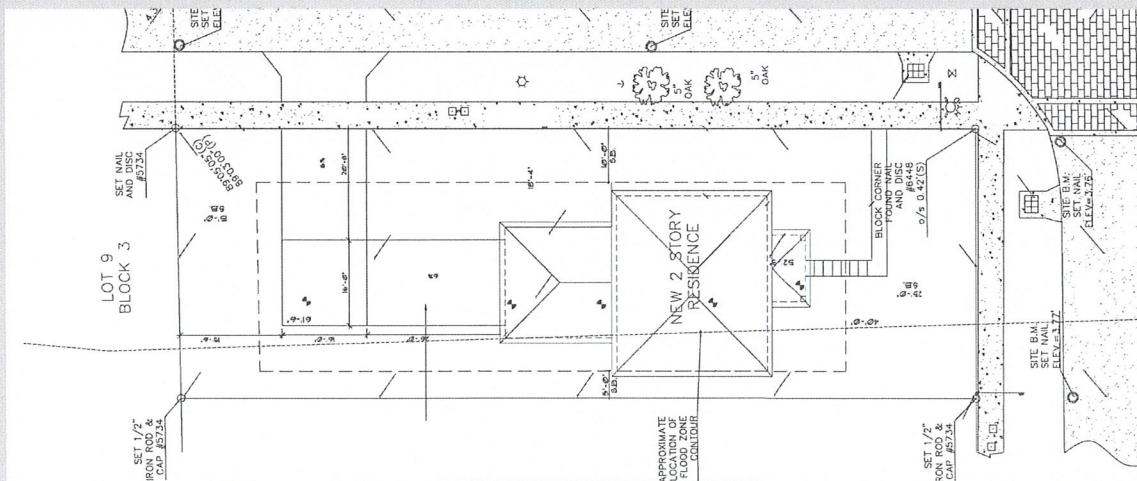
The Hummingbird

3 BR/2 1/2 BA (1744 SF)

*Tile roof shown is optional upgrade.

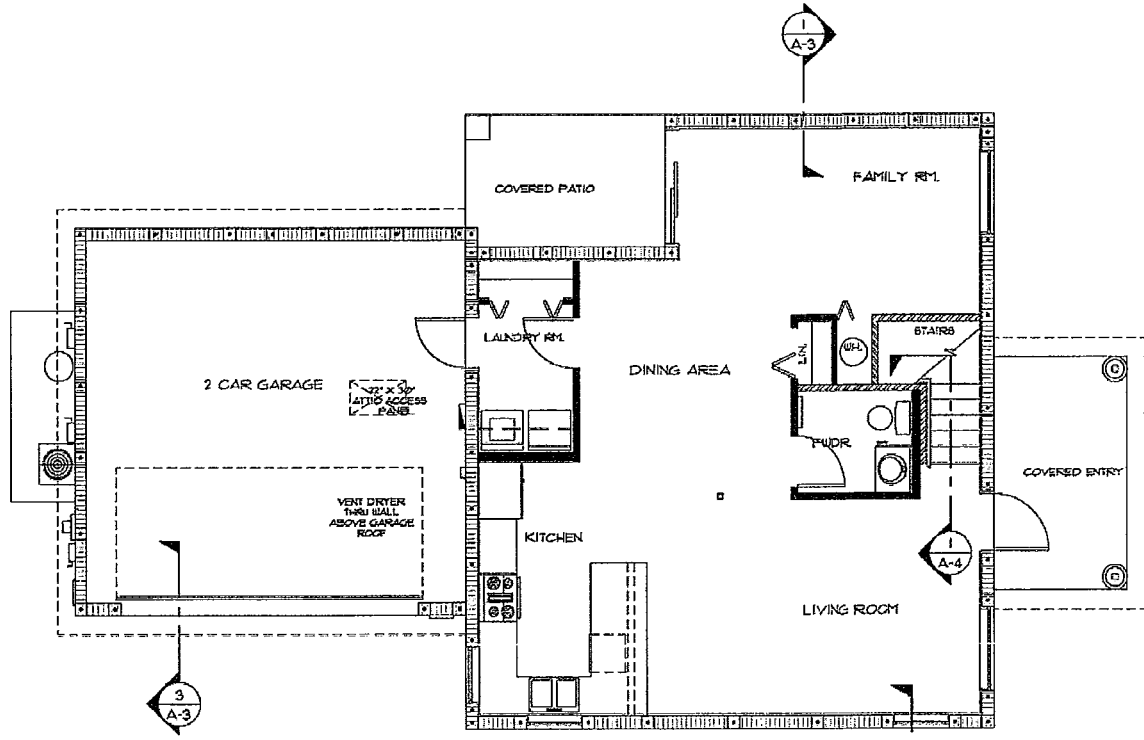


THE HUMMINGBIRD - SITE PLAN

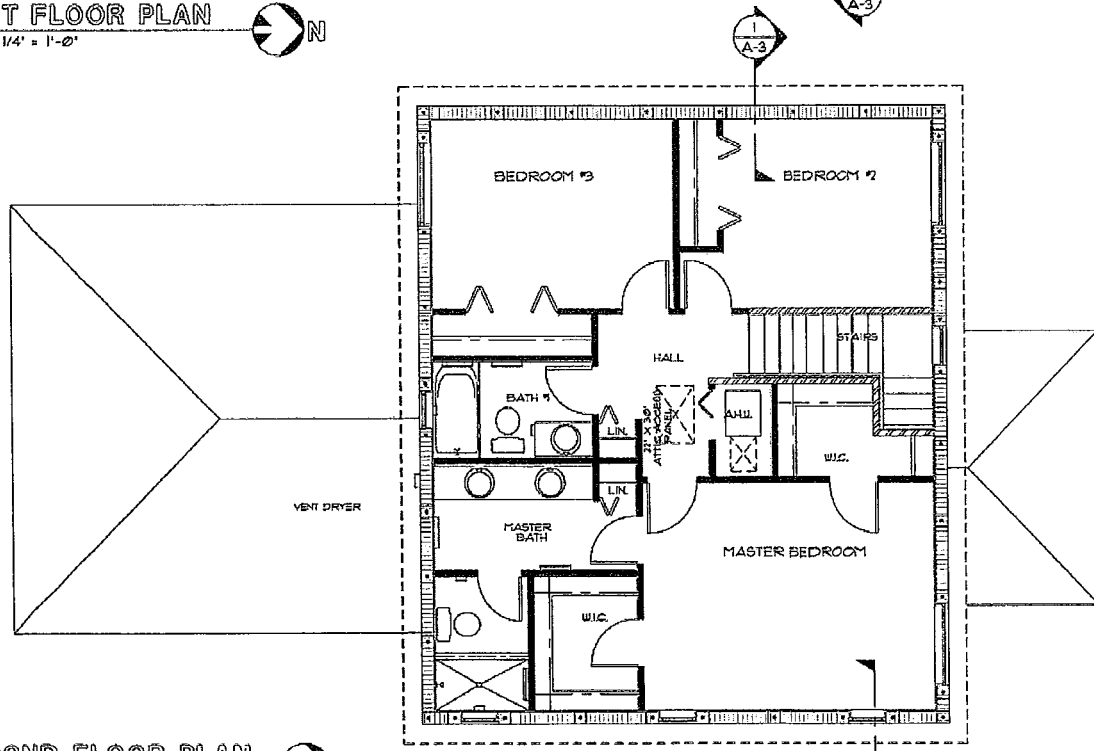


Hummingbird sample site plan

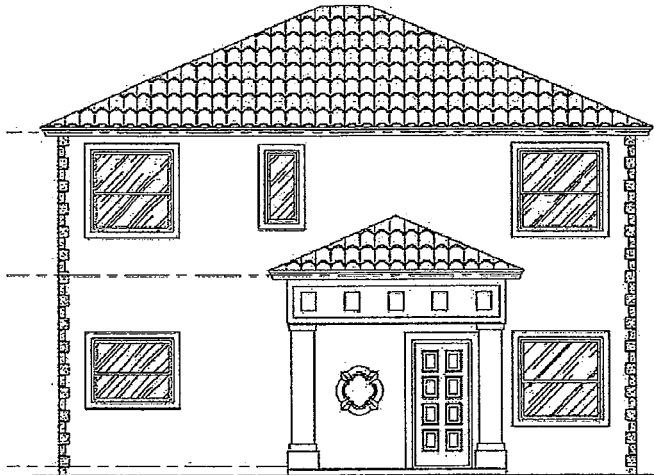
THE HUMMINGBIRD - FLOOR PLAN



FIRST FLOOR PLAN
SCALE: 1/4" = 1'-0"

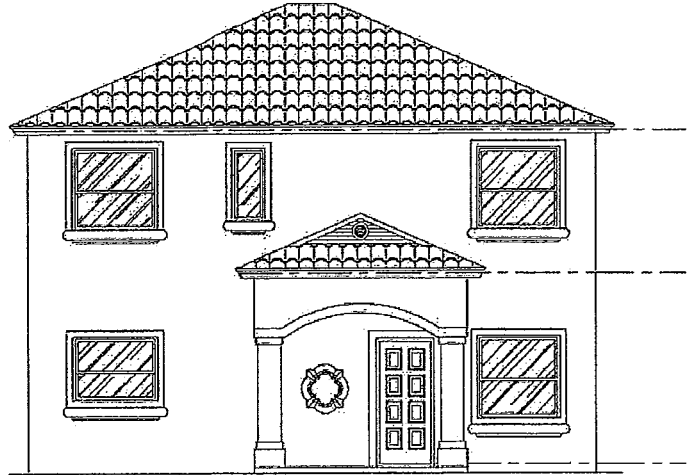


SECOND FLOOR PLAN
SCALE: 1/4" = 1'-0"



FRONT ELEVATION 'B'

SCALE: 1/4" = 1'-0"



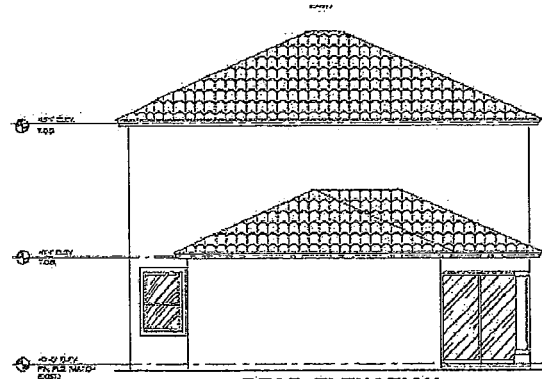
FRONT ELEVATION 'A'

SCALE: 1/4" = 1'-0"

DESIGN INFORMATION

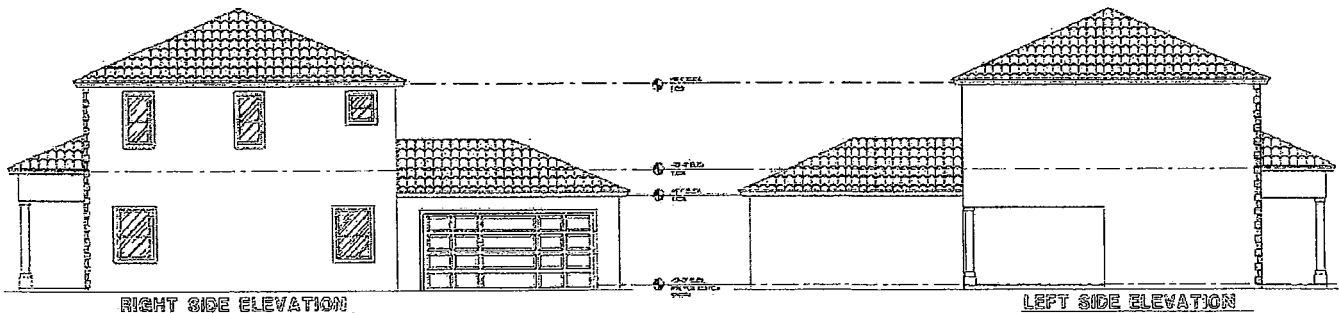
CALCULATED FLOOR AREAS

1st. FLOOR CONDITIONED AREA *	836 SQ. FT.
2nd. FLOOR CONDITIONED AREA *	884 SQ. FT.
COVERED ENTRY AREA *	18 SQ. FT.
COVERED PATIO AREA *	56 SQ. FT.
2 CAR GARAGE AREA *	430 SQ. FT.
TOTAL FLOOR CONDITIONED AREA (GROSS) *	2324 SQ. FT.



REAR ELEVATION

SCALE: 1/4" = 1'-0"



RIGHT SIDE ELEVATION

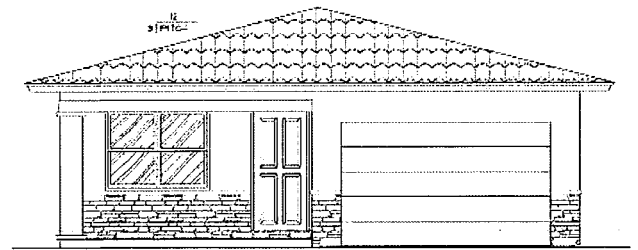
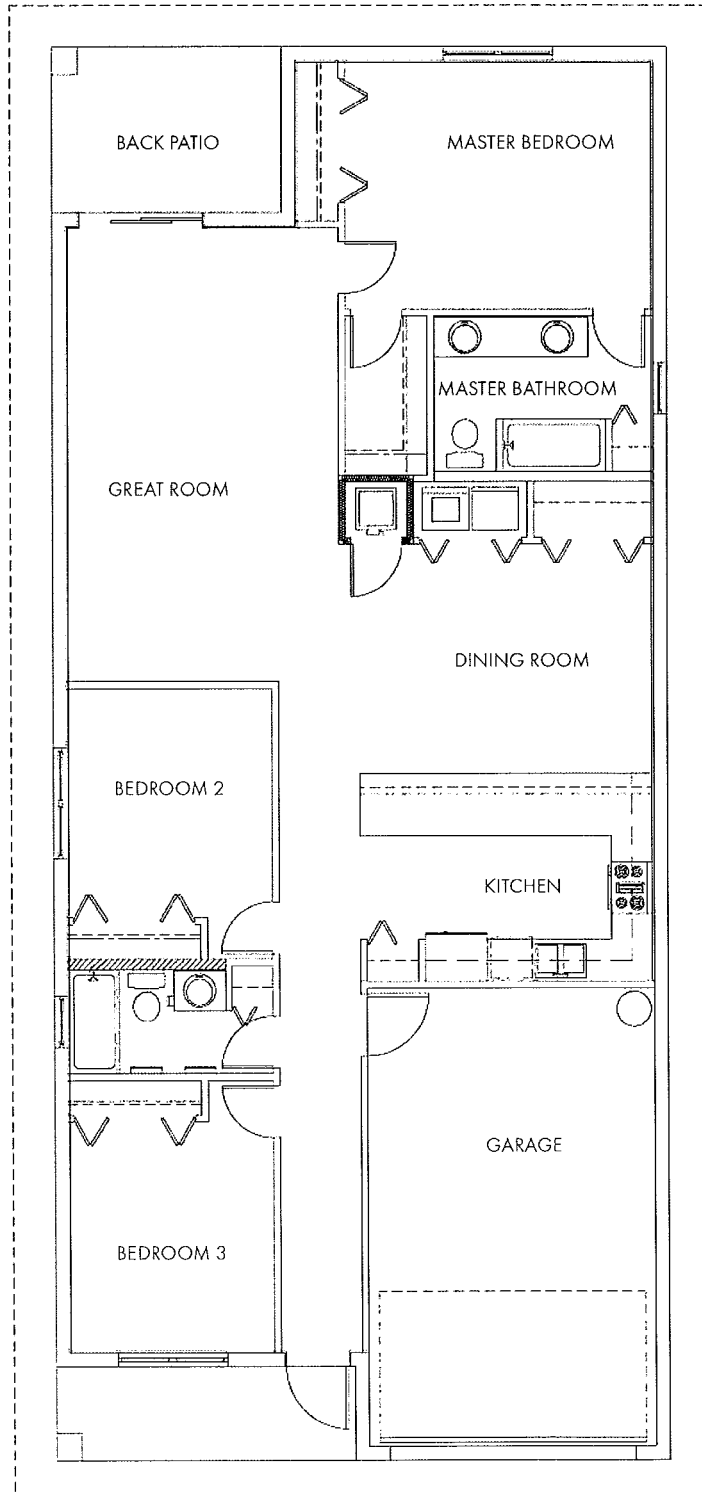
LEFT SIDE ELEVATION

The Sanderling

3 BR/2 BA (1548 SF)

*Tile roof shown is optional upgrade.

FLOOR PLAN



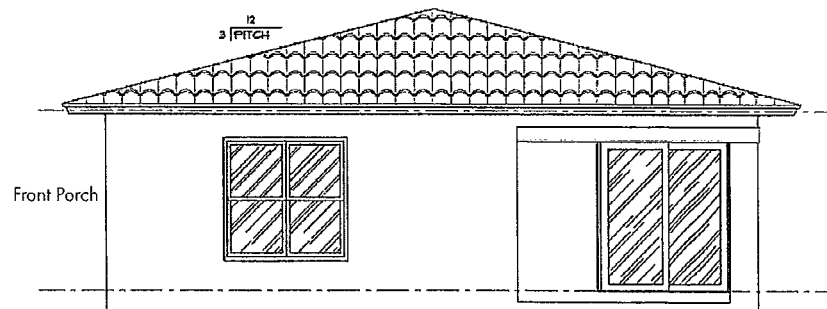
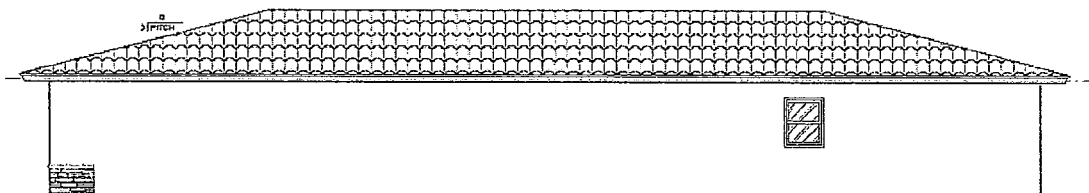
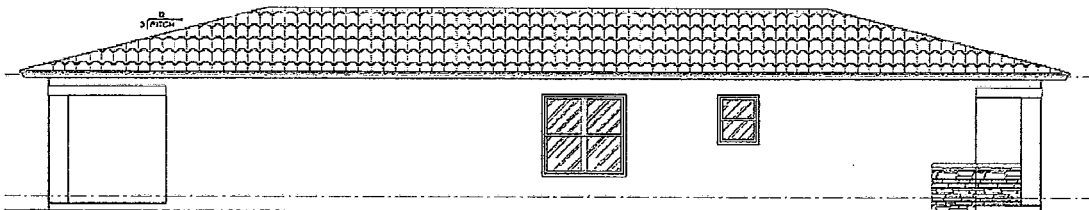
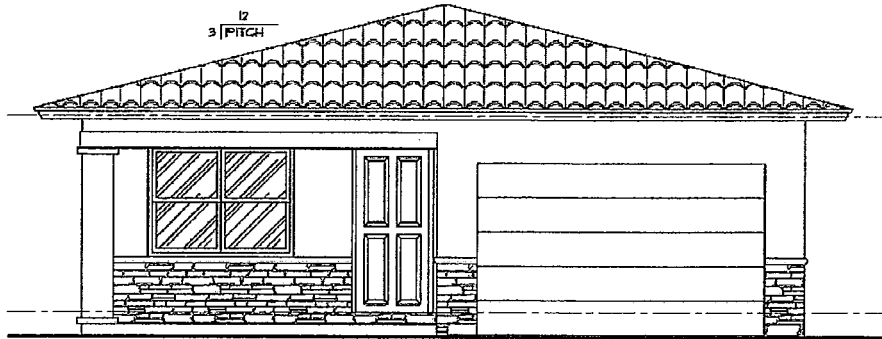
SQUARE FOOTAGE

A/C = 1,548 SQ. FT.

GARAGE = 336 SQ. FT.

PORCH/ENTRY = 156 SQ. FT.

TOTAL = 2,040



Standard Features and Options

WWA Development LLC offers the homebuyer a comfortable, turnkey experience when they buy from us. All features listed are standard to each home in the Scattered Site Infill Housing project:

STANDARD FEATURES

Exterior:

- CBS Construction
- Sidewalks
- Sod/automated in-ground sprinkler system
- Lush landscaping package
- One & Two-car garage
- High Efficient Impact windows and doors
- R-30 Insulation or better
- Covered porches and patios
- Underground power utilities
- Shingle Roofs
- Stamped, solid concrete driveway

Interior:

- Energy efficient hot water heater
- High Efficiency Central A/C system (minimum SEER rating 14)
- 2 & 2.5 bathrooms (varies per model)
- Interior and exterior lighting package
- Granite Counter Tops in Kitchen and Bath (*includes undermount sinks in bathrooms*)
- Stainless Steel Double Kitchen Sink
- Wood Cabinetry
- Interior knockdown finish
- Ceramic/Porcelain tile (entryway, kitchen, living room, family room and baths)
- Berber carpet (bedrooms)
- Full appliance Packages: Stainless steel Side-by-side Refrigerator with Ice maker, Range, Dishwasher, Microwave Hood
- Washer and Dryer
- Mini-blinds
- Wiring for alarm system, cable, internet, phone & smoke detectors
- Kitchen Pantry
- Linen Closets

Other:

2-10 Builders Warranty

AVAILABLE UPGRADES/OPTIONS:

All prices of options offered are based on pricing as of 11/1/2020 (prices are subject to change in event of rate increases).

- **Fencing:**
Wooden privacy fence \$28.50 per linear ft.
- **Tile Roof Upgrade:**
Heron - \$7,405
Hummingbird - \$7,815
Sparrow - \$8,100
Ibis - \$6,620
Sanderling - \$6,310
- **Flooring Upgrades:**

Laminate Flooring	begins at \$4.50 per sq ft
Porcelain Wood Plank Tile	begins at \$5 per sq ft
Wood Flooring	begins at \$7 per sq ft

Other personalization upgrades/options may be available and are priced upon request of the homebuyer.

SUSTAINABLE AND ENERGY EFFICIENT FEATURES:

- Low flow plumbing fixtures/Dual flush toilets
- Energy Star fixtures and appliances
- Vegetation and trees for shading & wind breaks
- Impact Windows PGT
- R-30 value Insulation
- Programmable Thermostat
- High efficiency Central A/C system

EXTENDED WARRANTY

WWA Development offers an extended structural warranty for our homebuyers from 2-10 Warranty.

3.6.20 Extended Roof Warranty - While the CRA has requested an inclusion of an "extended Roof Warranty", there is no current option offered by any warranty company or roofing contractor.

*Letter of Good Standing from 2-10 Warranty, for
WWA Development LLC (2020)*



11/03/2020

Robert McNair
WWA Development LLC
1816 NW 19th St
Fort Lauderdale, FL 33311

RE: WWA Development LLC (HBW Member # FL-8804-1879-HW-P)

Dear Member:

Please accept this letter as confirmation that WWA Development LLC, is currently an active member in good standing in the 2-10 Home Buyers Warranty® program, under account number FL-8804-1879-HW-P.

As an approved builder member of the 2-10 Home Buyers Warranty® program, WWA Development LLC, can offer the full One-Year Workmanship, Two-Year Systems and Ten-Year Structural Coverage.

2-10 Home Buyers Warranty® is an approved FHA/VA/RHS warranty program.

If you have any further questions or require additional information, please feel free to contact our office toll free at (800) 488-8844.

Respectfully,

2-10 HBW New Home Operations

cc: WWA Development LLC
Member File # FL-8804-1879-HW-P

P.O. Box 441525 • Aurora, Colorado, 80044-1525
Email: 210@HBW.com • Toll Free (800) 488-8844 • Fax (303) 306-2222

EXHIBIT "F"
PROJECT SCHEDULE

Effective Date of Agreement	Date on which the last party executes this Agreement
Closing Date with Lender	180 days after the Effective Date
Secure All Development Approvals	180 days after the Effective Date of this Agreement
Commencement Date of Construction	Start within 60 days after issuance of all developmental approvals
Completion Date	Two (2) years after the Effective Date