



October 20, 2016

Leif Ahnell, City Manager
City of Boca Raton
201 West Palmetto Park Road
Boca Raton, FL 33432

RE: Non-Binding Letter of Intent to Purchase the 194+/- acres Boca Raton Municipal Golf Course Located in Boca Raton, Palm Beach County, Florida.

Dear Mr. Ahnell,

NVR, Inc. is pleased to present this letter of intent to purchase the Boca Municipal Golf Course property for your review. This letter will outline the business points and obligations of each party. Below we have included a brief description of our company.

NVR, Inc. (NYSE: NVR) DBA Ryan Homes

NVR Inc. operates in two business segments: homebuilding and mortgage banking. Homebuilding was founded in 1948 in Pittsburgh, Pennsylvania and since then has constructed more than 400,000 homes. NVR Homebuilding operations serve 28 metropolitan areas in 14 states as Ryan Homes, NV Homes and Heartland Homes offering housing styles to suite a wide range of consumer needs, including single-family, townhomes and condominiums.

NVR also has a Building Products operation which supports the construction operation with manufacturing facilities throughout the Mid-Atlantic States. Building Product supplies structural components, produced to exacting standards in a controlled environment and then delivered to the job sites, to reduce waste and improve efficiency. We have an unwavering commitment to building. Not just building new homes, but building trust. We are both knowledgeable and passionate about every aspect of what we do, and we do all we can to communicate that knowledge and passion to our homebuyers..

We appreciate your consideration and are available to meet and discuss our vision for the future of this project with the City of Boca Raton. Please see attached page.

Sincerely,

A handwritten signature in blue ink, appearing to read "BA", with a horizontal line extending to the right.

Barbra A. Roqueta
Land Manager
Ryan Homes



Boca Raton Municipal Golf Course Property Deal Points

Seller: City of Boca Raton

Buyer: NVR/Ryan Homes of Florida, Inc., and/or its assignee / nominee

Property: Boca Municipal Golf Course, one hundred and ninety four (194) acres in Boca Raton, Palm Beach County, Florida. Parcel number #00-42-43-27-05-076-0010 and 00-42-47-17-00-000-1010.

Purchase

Price: The purchase price will be Forty-Five Million Dollars (\$45,000,000) cash at closing. The purchase price is based on 582 approved units.

Deposit: Initial deposit of One Hundred Thousand Dollars (\$100,000) will be required five days after the execution of a Purchase and Sale Agreement. Upon the expiration of the Inspection Period Buyer will post a Letter of Credit for an additional Four Million Dollars (\$4,000,000) ten days after the end of the inspection period.

Inspection

Period: Buyer shall have until the ninety (90th) day following the full execution and delivery of the Purchase and Sale agreement to conduct such examinations as it deems necessary with respect to the land. Buyer shall have the right to terminate the Purchase and Sale Agreement for any reason prior to the expiration of the Inspection Period and receive the return of the entire Deposit.

Required

Approvals: Within 18 months of contract execution Buyer shall have obtained the following required approvals that are necessary to develop and build. Buyer at buyer's expense shall obtain all approvals including land use change, rezoning, site plan (non-appealable), and plat, Palm Beach engineering and utility approvals. Permit approvals will also include SFWMD, LWDD, ACOE, and FDEP.

Closing : Closing will occur 30 days after receiving approvals.