



October 21, 2016

City Manager's Office  
201 West Palmetto Park Road  
Boca Raton, Florida 33432

***RE: Letter of Interest – Boca Raton Municipal Golf Course***

Dear Mayor Susan Haynie, City Manager Leif Ahnell  
and Honorable City Council of Boca Raton,

CalAtlantic Homes is pleased to express interest in purchasing the Boca Raton Municipal Golf Course. Proudly named 2016 Builder of the Year by Builder Magazine, our company's core values are driven by the same standards of quality and excellence the City of Boca Raton represents. We include a brief summary of "who we are" below, but most importantly, we encourage you to visit one of our highly successful nearby projects, including The Oaks at Boca Raton and Watercrest at Parkland.

**About CalAtlantic Group, Inc.**

CalAtlantic Group, Inc. (NYSE: CAA), a combination of Standard Pacific Corp. and Ryland Group, Inc., two of the nation's largest and most respected homebuilders, offers well-crafted homes in thoughtfully designed communities that meet the desires of customers across the homebuilding spectrum, from entry level to luxury, in 41 Metropolitan Statistical Areas spanning 17 states. With a trusted reputation for quality craftsmanship, an outstanding customer experience and exceptional architectural design earned over its 50 year history, CalAtlantic Group, Inc. utilizes its over five decades of land acquisition, development and homebuilding expertise to acquire and build desirable communities in locations that meet the high expectations of the company's homebuyers. We invite you to learn more about us by visiting [www.calatlantichomes.com](http://www.calatlantichomes.com)

Sincerely,

A handwritten signature in blue ink, appearing to read 'Vincent Musso'.

Vincent Musso  
Land Acquisition  
CalAtlantic Homes  
South Florida Division  
(954) 575-7327  
[vincent.musso@calatl.com](mailto:vincent.musso@calatl.com)



We thank you in advance for reviewing our offer and would be happy to meet with you to discuss our vision for the site. Please see below:

- 1) STATEMENT OF OFFER TO PURCHASE - CalAtlantic Homes is pleased to express interest in purchasing the 194 acres of land currently known as the Boca Raton Municipal Golf Course. Please see our offer terms below.
- 2) STATEMENT OF QUALIFICATIONS - As the Nation's fourth largest homebuilder in terms of revenue, CalAtlantic Homes provides the experience, expertise and sheer size required to successfully complete this deal. With a healthy balance sheet consisting of over \$256 million dollars of unrestricted cash and an additional \$636 million available under our revolving credit facility, CAA also offers the financial strength required to absorb a project of this size. Locally, our presence in the South Florida market continues to grow with twenty active communities currently open for sale and several new projects coming online soon.
- 3) STATEMENT OF CONTINGENCIES - Required county approvals (including minimum total unit approvals) as defined in the closing section below.
- 4) STATEMENT OF FINANCING CONTINGENCIES - We are not requesting any financing contingencies.
- 5) PURCHASE PRICE - An option between two scenarios: Scenario 1 - Fifty Million Two Hundred Thousand Dollars (\$50,200,000) to be paid in cash at closing, with the assumption of a minimum of 580 approved units. This would represent an offer of \$86,551 per unit. Scenario 2 - Fifty Six Million Six Hundred Fifty One Thousand Dollars (\$56,651,000) to be paid in cash at closing, with the assumption of a minimum of 912 approved units. This would represent an offer of \$62,117 per unit.
- 6) DEPOSIT - Scenario 1 - Buyer will deliver to a national title company (escrow agent) the sum of \$250,000 within five (5) business days after the mutual execution of a contract. Upon expiration of the diligence period, buyer will provide a letter of credit in the amount of \$4,770,000 to be held in escrow. Scenario 2 - Buyer will deliver to a national title company (escrow agent) the sum of \$250,000 within five (5) business days after the mutual execution of a contract. Upon expiration of the diligence period, buyer will provide a letter of credit in the amount of \$5,415,100 to be held in escrow.



- 7) DILIGENCE PERIOD - Buyer will have ninety (90) days from the execution of the contract within which to perform its diligence investigations, including title, survey, financial, legal, market, and engineering review of the property. If buyer is not satisfied with its investigations on or before the expiration of the diligence period, buyer may terminate the contract and receive a return of the deposit.
- 8) CLOSING REQUIREMENTS/OUTSIDE CLOSING DATE - The closing of the transaction described herein will occur 15 days after buyer obtains proper land use, zoning and technical compliance approval of a site plan consisting of a minimum of either 580 or 912 units (depending on the scenario pursued). Anticipated timing for approvals and closing would be approximately 18 to 24 months from the execution of a contract. Assuming a contract is signed in January 2017, we project an outside closing date of January 2019.
- 9) UNIQUE OPTIONS/ADDITIONAL CONTINGENCIES - We are not requesting any unique options or additional contingencies.