

LENNAR®

October 03, 2016

Alex Waterbury
Bay Area Division President
Lennar Multifamily Communities

Alex,

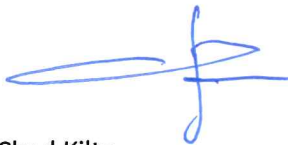
As requested please consider this letter as a summary of our discussions in regards to the Sherwin Williams project in Emeryville. As previously mentioned, my team is in the process of finalizing building permits for our 44 unit for sale project located at 989 41st street in North Oakland. We intend to start construction on these homes early next year and hope to open for sale at the community in summer 2017.

Our team is very interested in additional opportunities in this area, which includes Emeryville, North Oakland, and West Berkeley. Emeryville is high on our list for potential new projects as the city's overall demographics and dynamics are in line with our vision for new communities in the Bay Area.

As our business model is focused on finding "shovel ready" projects in these locations, we would like to keep our lines of communications open as the Sherwin Williams project approaches this stage in the process. Based on the project's current site plan there are several buildings within the project that our team could partner with you on as a for sale condominium opportunity. As these buildings receive final design review approvals, we would like to formally engage and re-evaluate the opportunity.

Thanks for keeping us in the loop and we look forward to the next steps.

Sincerely,



Chad Kiltz
Director of Land Acquisitions – Bay Area
Lennar Homes