LENNAR®

April 22, 2026

Debora Storch, NCARB, AIA Associate
Director
Development Services
100 Civic Court
Homestead, FL 33030

RE: Redland Assemblage East – Plat Application (Final Plat)

Dear Ms. Storch,

Please accept this Letter of Intent on behalf of BAAAMA, LLC and PENCO III, LLC (the "Property Owners"), in connection with the enclosed Final Plat Application for that certain property of approximately 54 acres of land comprised under folios 10-7811-002-0010 and 10-7811-000-0081, located South of SW 296th Street and East of SW 192nd Avenue (the "Subject Property").

This application is seeking approval of the Final Plat for the Subject Property referred to as "Redland Assemblage East". The Tentative Plat was previously approved by the City of Homestead City Council and by the Miami-Dade County Plat Committee at their meeting held on April 10th, 2026, under the Notice of Action/T-25319 – 4 – CORR-FEE.

The Final Plat contemplates a total of 119 single-family units and 12 tracts for the purpose of ingress and egress, landscaping, common open space, centralized mail facility areas, and private roads.

Enclosed please find the application together with other required documents, as well as a digital copy of the Final Plat drawing.

We ask for your favorable review of this application. If you should have any questions, comments, or require additional information, please do not hesitate to contact Marc Szasz at (727) 455-3680 or Juan J. Romero at (305) 582-8457

Thank you in advance for your considerate attention to this application.

Sincerely,

[Signature page on the following page]

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LENNAR HOMES, LLC
A FLORIDA LIMITED LIABILITY COMPANY

BY: _____
Print Name: Greg McPherson
Title: Vice President

The foregoing instrument was acknowledged before me by means of ☑ physical presence or ☐ online notarization, this 22 day of April, 2026, by Greg McPherson, Vice President of LENNAR HOMES, LLC. He is ☐ personally known to me or ☐ has produced — as identification.

PATRICIA LLAMA
Notary Public - State of Florida
Commission # HH 408487
My Comm. Expires Jun 28, 2027
Bonded through National Notary Assn.

_____
Notary Public, State of Florida
Name: Patricia Llama
Commission Number: HH 408487
My Commission Expires: June 28, 2027

[Notary Seal]