

Scope of Work Letter

Repainting the shopping center: Upon approval of our color choices, we will repaint the building to enhance and modernize the look of the center

Metal Roof: We will be replacing the failing metal roof with a new metal roof to enhance the look of the center.

Parking Lot: We will be sealing and restriping the parking lot to its approved configuration

Partial resurfacing of the north parking lot by the Latin Market: We will be resurfacing this area due to the thin asphalt layers, pot holes, and to repair where the repaired sink hole was.

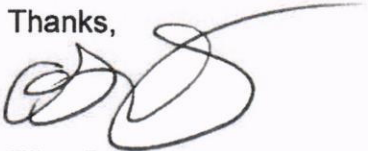
Curbing: We will be repairing all the broken curbing on the property

Dumpster gates and railings: We will be replacing the dumpster enclosure gates and the railing on both sides of the building

Doors: We will be replacing the storefront doors with hurricane impact metal doors to increase security and to limit damage to the center.

Please note that a few years ago we worked with Joseph Jimenez, Chief Landscape Inspector, to improve the landscaping on the Property. We updated the foliage on the property which included adding Palms and Orange Geigers.

Thanks,



Elias Porras
As agent for Varsity Square, LLC

Project Criteria

This project meets the criteria because the repairs and renovations are designed to enhance the property to the current standard being established along the CRA corridor. The lighting improvement will also increase the look and safety of the center. The new paint colors will give the center a more modern feel and will blend in with the new projects that are surrounding the center. The replacement of the walkway to a new tile as well as the restriping and sealing of the parking lot will also increase the eye appeal of the center. The new dumpster enclosure gates will also help the look of the center and will also help with illegal dumping. The replacement of the rusted metal roof will also help with the look of the center and from any potential hazards to the customers.