

**AGREEMENT
FOR TRANSFER OF REAL ESTATE AND
HOMEOWNERSHIP ASSISTANCE NEIGHBORHOOD DEVELOPMENT FUNDING
FOR THE DEVELOPMENT AND STEWARDSHIP OF AFFORDABLE HOUSING**

This Agreement for the transfer of certain real estate, and make funding available is made and entered into by and between Columbia Community Land Trust, Inc., a Missouri non-profit corporation (“Land Trust”) and the City of Columbia, Missouri, a municipal corporation (“City”), effective on the date of the last signatory noted below.

WHEREAS, City is committed to developing permanently affordable housing and expanding opportunity for home ownership; and

WHEREAS, City faces a number of housing challenges including affordability for low to moderate income residents; and

WHEREAS, as identified in the 2008 Affordable Housing Policy Task Force Report, the City has explored the community land trust model of ownership as a means to permanently controlling the resale price of subsidized houses and thus preventing loss of the affordability of these homes; and

WHEREAS, the community land trust model, allows low to moderate income individuals and families to build equity, while maximizing benefits for housing assistance, and protecting affordability for future residents; and

WHEREAS, Land Trust has been created as a non-profit corporation for the specific purposes set forth in their Articles of Incorporation:

“...to provide opportunities for lower to moderate income people to secure housing that is decent and affordable and controlled by the residents on a long term basis; to preserve the quality and affordability of housing for the future low to moderate income residents; to combat community deterioration in economically disadvantaged neighborhoods by making land available for projects and activities, including buying, selling, leasing, mortgaging and managing real estate, that improve the quality of life and assisting residents in improving the safety and wellbeing of their community and to protect and promote the ecologically sound use of land and resources for the long term health and safety of the community.”

and

WHEREAS, Land Trust, familiar with the goals and desires of the City, promises to faithfully carry out and promote those goals and needs of the City in its home stewardship programs.

NOW, THEREFORE, in consideration of the foregoing recitals, covenants and promises, and for other good and valuable consideration the sufficiency of which is hereby acknowledged, City and Land Trust agree as follows:

LAND

1. City owns unimproved real estate at 6 Fourth Avenue and 19 Third Avenue described as follows:

Lot 11 of Guitar's Subdivision City of Columbia, Missouri, Recorded in Plat Book 1 Page 16 Boone County Missouri.

The West One-Half (W1/2) of Lot Number Fifty-Eight (58) in Odon Guitar's Subdivision & Park Addition to the City of Columbia, Boone County, Missouri, according to the recorded plat thereof.

2. City shall transfer ownership in the above-described real estate to Columbia Community Land Trust in trust for the construction of two (2) single family housing units in accordance with current zoning and, pursuant to the specs as set forth on **Exhibit A** attached hereto, and subject to the Columbia Community Land Trust stewardship policies and procedures for administering a portfolio of resale restricted owner occupied homes within the low to moderate income requirements and further subject to the Housing and Urban Development sales and objections set forth in Section 24 C.F.R. Housing and Urban Development and the Fair Housing Act.
3. Columbia Community Land Trust shall place all necessary restrictive covenants on said properties at the time of sale to an income qualified buyer consistent with preserving housing affordability, promoting housing quality, protecting housing security, and calculate formula driven resale pricing to allow a seller to appreciate their equity but maintain an affordable resale price to the next qualified buyer.
4. Columbia Community Land Trust shall secure such additional financing necessary for the construction of the two (2) homes over and above the amount committed by City under this Agreement, and sufficient financing must be

demonstrated to City before drawing on the City funds provided for in paragraph 6 of this Agreement.

5. Columbia Community Land Trust shall immediately notify City of any foreclosure or default, legal action taken or threatened, against any of the Land Trust property.

FUNDING

6. City agrees to place in reserve for the benefit of Columbia Community Land Trust pursuant to all terms and conditions of their agreement ninety eight thousand dollars (\$98,000) in HOME Homeownership Assistance Neighborhood Development (HOA ND) funding and for the purpose of funding the affordability gap identified in the cost of developing the lots with two (2) single family owner-occupied housing units as specified on the plans set forth on **Exhibit A** attached hereto, and providing homeowner assistance to a low to moderate income household purchasing said property subject to all restrictions and limitations established by the Columbia Community Land Trust to comply with the purposes and goals of the Land Trust program. Funds shall be expended on HOME eligible activities as defined by HOME regulations at 24 CFR Part 92.206. The Agency shall not use these funds for the purposes of prohibited activities as defined by 24 CFR Part 92.214.
7. Columbia Community Land Trust shall maintain **Two Thousand Five Hundred Dollars (\$2,500.00)** per home under construction for a total of **Five Thousand Dollars (\$5,000.00)** of funding for the sole purpose of providing interim interest payments to construction lender bank between construction completion date and closing on the sale of each house, and any additional contingency costs.
8. The funds provided by City are subject to the rules and regulations of 24 C.F.R. et seq. and the requirements of the Fair Housing Act.
9. Payments may be made to Columbia Community Land Trust as progress payments or upon completion of each home at the City's sole discretion. Each payment request shall be supported by invoices. No payment shall be made until City has completed an inspection to verify successful and satisfactory completion of the work.
10. Columbia Community Land Trust shall satisfactorily demonstrate to City they have effective management control of the development as it progresses.

11. Columbia Community Land Trust shall provide all information needed for compliance monitoring purposes by the City and the U.S. Department of Housing and Urban Development. Land Trust shall permit City to inspect all housing to ensure compliance with required property standards.
12. Upon the sale of each property the Columbia Community Land Trust shall provide a copy of the closing statement and such additional information and data as requested by the City to assess and evaluate the demographics of the participants in the program.
13. Sales price and CLT base price to the buyer shall be approved by City and based on an approved CLT based appraisal obtained by the Columbia Community Land Trust. Base price shall be 80% of the CLT appraised value and assistance to buyer shall be in the form of a credit to the buyer at closing. Any sales proceeds, as calculated by City, may be retained by the Columbia Community Land Trust and used for additional HOME eligible activities. Eligible activities may include operating costs as defined in 24 CFR Part 92.208, or other HOME eligible project costs defined at 24 CFR Part 92.206 within the City limits of Columbia. Sales proceeds are defined as the sales price less superior development financing loan repayment, CCLT equity, sales and closing costs charged to CCLT. The Columbia Community Land Trust shall provide a report to the City on the receipt and use of all proceeds, including operating costs as requested by the City, and provide such supporting documents as the City may require.
14. Columbia Community Land Trust shall retain all records pertinent to the agreement and make same available for inspection to City upon request.
15. In the event Columbia Community Land Trust ceases to exist for any reason or if Columbia Community Land Trust loses its non-profit status, Columbia Community Land Trust shall transfer to City any Columbia Community Land Trust funds on hand, any accounts receivable, and any real estate then owned by the Columbia Community Land Trust.
16. The use of funds must meet the safe harbor requirement for a non-profit land trust corporation as defined by the IRS and as well as state laws for tax exemption.
17. City may in City's discretion require an audit of the Columbia Community Land Trust program by an auditor selected by the City. Columbia Community Land

Trust shall prepare and deliver to City annual reports of its activities and financial condition.

18. Expenditure of funds under this agreement is subject to the “Administrative Services” provisions of the “Agreement for Transfer of Real Estate, Establishment of Funding Account and Provision for Administrative Services” between the City of Columbia and Columbia Community Land Trust dated January 10, 2017.

[SIGNATURES ON FOLLOWING PAGE]

IN WITNESS WHEREOF, the parties hereto have set their hand on the day and year written below.

CITY OF COLUMBIA, MISSOURI

By: _____
John Glascock, Interim City Manager

Date: _____

ATTEST:

By: _____
Sheela Amin, City Clerk

APPROVED AS TO FORM:

By: _____
Nancy Thompson, City Counselor *sv*

CERTIFICATION: I hereby certify that this contract is within the purpose of the appropriation to which it is to be charged, Account No. _____, and that there is an unencumbered balance to the credit of such appropriation sufficient to pay therefor.

By: _____
Janet Frazier, Interim Director of Finance

COLUMBIA COMMUNITY LAND TRUST, INC.

By: _____

Printed Name

Date: _____

ATTEST:


By: _____

19 Third Avenue-Feasibility

| Total Dev. Costs | | Amount | Home Construction Sources | | Amount | Homebuyer Mortgage | | Amount |
|--------------------------------|---------------|-------------------|--|----|-------------------|---------------------------------|----|-------------------|
| | Cost Per Home | | CCLT Equity | \$ | 2,500.00 | Appraised Value | \$ | 130,000.00 |
| Home construction | \$ | 147,609.00 | Construction Financing up to 80% | \$ | 92,609.00 | CLT Participant Base Price | \$ | 104,000.00 |
| Less site clearance-CDBG | \$ | 5,000.00 | HOA ND Subsidy | \$ | 50,000.00 | Closing costs | \$ | 3,500.00 |
| Contingency | \$ | 2,500.00 | Total Sources | \$ | 145,109.00 | Closing Assistance buyer credit | \$ | (3,500.00) |
| Total Development Costs | \$ | 145,109.00 | | | | Mortgage Amount | \$ | 104,000.00 |
| | | | Sale Summary | | Amount | | | |
| | | | CLT Appraised Value | \$ | 130,000.00 | Loan to Value | | 80% |
| | | | Buyer Costs | \$ | 3,500.00 | | | |
| | | | Buyer Assistance | \$ | (3,500.00) | Monthly Homebuyer Costs | | Amount |
| | | | Total Buyer Costs | \$ | 130,000.00 | PI | \$ | 558.29 |
| | | | | | | Taxes | \$ | 66.67 |
| | | | CLT Participant Base Price 80% LTV | \$ | 104,000.00 | Insurance | \$ | 75.00 |
| | | | CCLT Ground Lease Subsidy | \$ | 26,000.00 | CLT Lease | \$ | 40.00 |
| | | | | | | Repair and Maintenance Reserve | \$ | 10.00 |
| | | | CCLT Sales Proceeds | | Amount | Total | \$ | 749.96 |
| | | | Participant Base Price | \$ | 104,000.00 | | | |
| | | | Realtor fees | \$ | 6,240.00 | | | |
| | | | Construction Financing Pay-off | \$ | 92,609.00 | | | |
| | | | Closing costs | \$ | 675.00 | | | |
| | | | Estimated proceeds per home to CCLT | \$ | 4,476.00 | | | |

| 19 Third Avenue | | | |
|---|---------------------|---------------------------------------|----------------------|
| Acquisition & General Requirements | | Doors and Windows | |
| Lot/Land | NA | Exterior Entrance Doors | \$ 1,800.00 |
| Permits | | Interior Pre-Hung Doors | \$ 1,400.00 |
| Labor | | Garage Door(s) | \$ 1,000.00 |
| Surveys/Appraisals | \$ 500.00 | Windows | \$ 1,000.00 |
| Temporary Facil/Util | | Hardware | \$ 500.00 |
| Equipment Rental | | Total Doors / Windows | \$ 5,700.00 |
| Insurance | \$ 1,000.00 | Finishes | |
| Plans/Architect | | Drywall | \$ 7,400.00 |
| Interest/Bank Fees | | Vinyl | \$ 4,500.00 |
| Realtor Fees | NA | Tile | \$ 1,000.00 |
| Advertising & Sales | NA | Carpet | \$ 600.00 |
| Legal Fees | | Painting Interior | \$ 4,500.00 |
| Other Fees: Disbursement, HERS | \$ 1,650.00 | Painting Exterior | |
| Maint/ Clean-up | \$ 1,000.00 | Total Finishes | \$ 18,000.00 |
| Total General Req | \$ 4,150.00 | Equipment | |
| Sitework | | Appliance kitchen | \$ 3,000.00 |
| Site Preparation | \$ 4,500.00 | Appliance laundry | \$ 1,000.00 |
| Earthwork/Excavation | \$ 3,500.00 | Total Equipment | \$ 4,000.00 |
| Sewer | \$ 500.00 | Furnishings | |
| Utilities Installation | \$ 260.00 | Cabinets | \$ 4,500.00 |
| Landscaping | \$ 3,000.00 | Countertops | \$ 1,000.00 |
| Total Sitework | \$ 11,760.00 | Sinks | \$ 600.00 |
| Concrete | | Mirrors | \$ 250.00 |
| Reinforcement | \$ 2,500.00 | Total Furnishings | \$ 6,350.00 |
| Rock | \$ 1,500.00 | Mechanical | |
| Footings/Foundations | \$ 2,500.00 | Plumbing | \$ 7,900.00 |
| Flatwork | \$ 4,630.00 | HVAC | \$ 10,000.00 |
| Total Concrete | \$ 11,130.00 | ERV | |
| Carpentry/millwork | | Other exhaust fans | |
| Rough Carpentry | \$ 30,000.00 | Total Mechanical | \$ 17,900.00 |
| Trusses/Pre-Fabs | | Electrical | |
| Finish Carpentry | \$ 3,000.00 | Service & Distribution | \$ 3,900.00 |
| Total Wood | \$ 33,000.00 | Lighting | \$ 1,500.00 |
| Thermal & Moisture Protection | | Communications | |
| Insulation | \$ 3,000.00 | Fixtures | \$ 600.00 |
| Shingles/Roofing | \$ 4,000.00 | Total Electrical | \$ 6,000.00 |
| Gutters | \$ 1,000.00 | Other | |
| Siding | \$ 5,800.00 | Total Development Cost | \$ 134,190.00 |
| Soffit/Fascia | \$ 2,400.00 | Contractor Fee | \$ 13,419.00 |
| Total Thermal/Moist | \$ 16,200.00 | | |
| | | Total Bid (Dev. Plus dev. Fee) | \$ 147,609.00 |

R. Anthony Development Corp, LLC
 Company Name


 Responsible Party Signature



LEFT ELEVATION
SCALE 1/8" = 1'-0"



FRONT ELEVATION
SCALE 1/8" = 1'-0"



RIGHT ELEVATION
SCALE 1/8" = 1'-0"



REAR ELEVATION
SCALE 1/8" = 1'-0"

PRELIMINARY PLAN - NOT FOR CONSTRUCTION

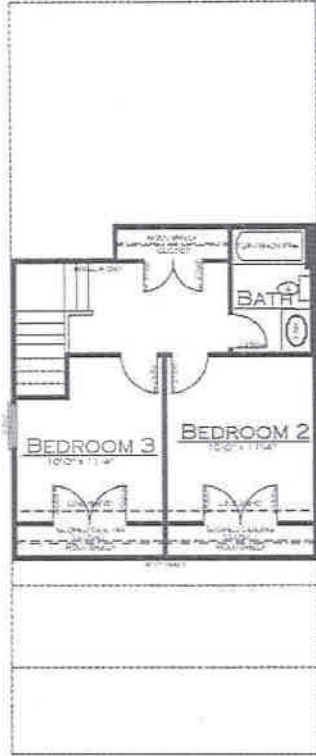
PLAN NOTES:
 1. VERIFY ALL LOCAL CODES, PERMITS, FEES, AND SITE CONDITIONS PRIOR TO CONSTRUCTION.
 2. REVIEW SUB CONTRACTOR'S LOCATION OF ALL SIZES, TYPES, HEATING, VENT, TO CONSTRUCTION.
 3. ALL DIMENSIONS UNLESS OTHERWISE NOTED.
 4. OWNER'S RESPONSIBILITY TO VERIFY ALL DIMENSIONS.

MAIN FLOOR PLAN
 A2
 DATE: 11/12/2024
 SCALE: 1/8" = 1'-0"
 SHEET: 1 OF 2

R. ANTHONY DEVELOPMENT
 573-898-6551
 CULLMORE CIVIC
 3RD AVE.

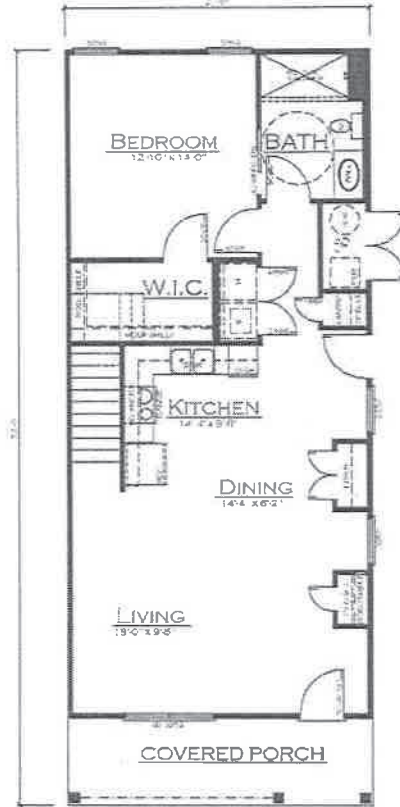
CLEAN LINE HOME DESIGN, LLC.
 800 CANTLEBURY DR. COLUMBIA, MO #65001
 CLEANLINE@GMAIL.COM
 MO#656-3333

NOTE: THIS IS A PRELIMINARY PLAN. IT IS NOT TO BE USED FOR CONSTRUCTION. THE ARCHITECT ASSUMES NO LIABILITY FOR ANY ERRORS OR OMISSIONS. THE ARCHITECT'S RESPONSIBILITY IS LIMITED TO THE DESIGN AND CONSTRUCTION OF THE PROJECT AS SHOWN ON THESE PLANS. THE ARCHITECT DOES NOT WARRANT THE ACCURACY OF ANY INFORMATION PROVIDED BY THE CLIENT OR ANY OTHER SOURCE.



3RD AVENUE - 430 SQFT

APPROXIMATE ROOM SIZES SHOWN. FOR MARKETING PURPOSES ONLY



3RD AVENUE - 966 SQFT

APPROXIMATE ROOM SIZES SHOWN. FOR MARKETING PURPOSES ONLY

PRELIMINARY PLAN - NOT FOR CONSTRUCTION

PLAN NOTES
 1. SEE ALL NOTES ON SHEETS 1-3
 2. ALL DIMENSIONS ARE TO FACE UNLESS NOTED OTHERWISE
 3. ALL DIMENSIONS ARE TO FACE UNLESS NOTED OTHERWISE
 4. ALL DIMENSIONS ARE TO FACE UNLESS NOTED OTHERWISE

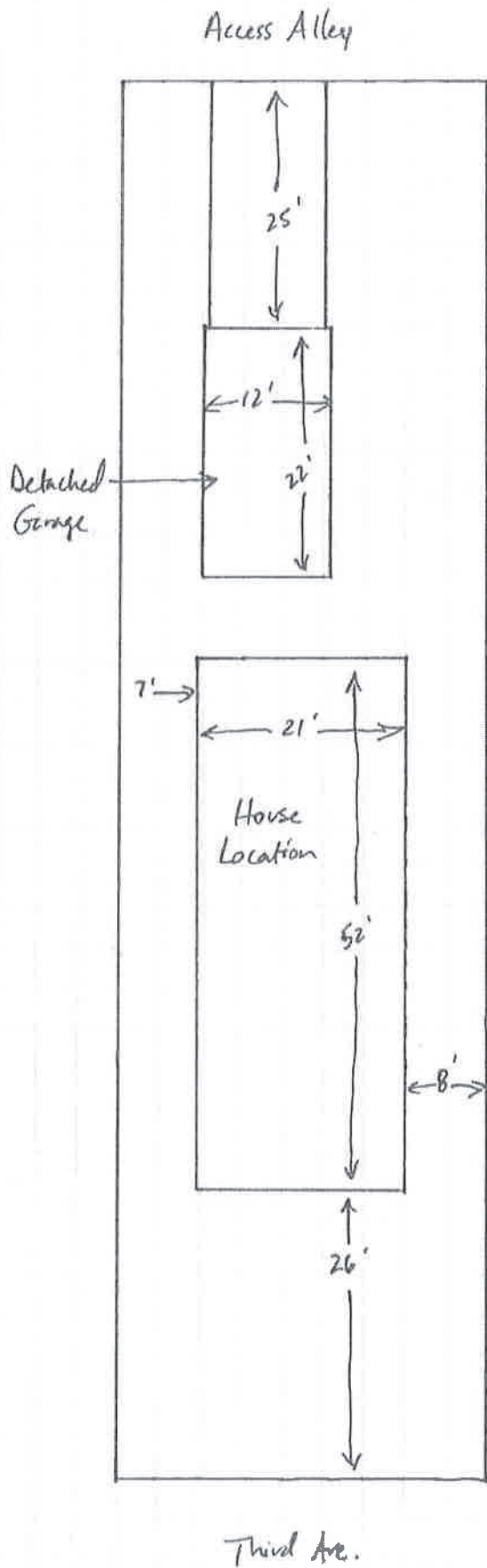
MAIN FLOOR PLAN
 AT 2

R. ANTHONY DEVELOPMENT
 573-989-6551
 CULLMORE C/MCA
 3RD AVE.

CLEAN LINE HOME DESIGN, LLC
 800 CANTERBURY DR. COLUMBIA, MD 21050
 CLEANLINEPLANS@GMAIL.COM
 MICRACV11107379190496

NOTE: THIS PLAN IS A PRELIMINARY PLAN AND IS NOT TO BE USED FOR CONSTRUCTION. IT IS THE RESPONSIBILITY OF THE CLIENT TO OBTAIN ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL GOVERNMENT. THE CLIENT SHALL BE RESPONSIBLE FOR ALL CHANGES AND REVISIONS TO THIS PLAN. THE ARCHITECT SHALL NOT BE RESPONSIBLE FOR ANY CHANGES OR REVISIONS TO THIS PLAN.

19 Third Ave.
Site Plan



19 Third Avenue, Columbia MO Timeline

If R. Anthony Development Group is awarded the bid for this job, the timeline will be as follows:

| Date | Item | Completion |
|-----------------------------------|-----------------------------|------------|
| Start Date | Footings | 1 week |
| Footing Completion | Underground Plumbing | 1 week |
| Underground Completion | Pour Slab/ patios/ driveway | 2 weeks |
| Slab/ patios/ driveway completion | Framing | 2 weeks |
| Framing completion | Mechanical rough ins | 2 weeks |
| Mechanical rough ins completion | Siding/ soffit/ fascia | 2 weeks |
| Siding/ Soffit, Fascia completion | Insulation/ Drywall | 2 weeks |
| Insulation/ Drywall completion | Hard Flooring/ Trim | 2 weeks |
| Hard Flooring/ Trim completion | Paint | 1 week |
| Paint completion | Trim outs/ Carpet | 2 weeks |
| Trim outs/ carpet completion | Landscaping/ sidewalks | 1 week |
| Landscaping/ sidewalks | Cleaning/ Punch List | 1 week |

Construction shall begin as soon as the project and lots are ready and weather permits. Some of the above items shall occur simultaneously. Completion time should be 4 months +/-.

6 Fourth Avenue-Feasibility

| Total Dev. Costs | Amount |
|--------------------------------|----------------------|
| | Cost Per Home |
| Home construction | \$ 139,850.00 |
| Contingency | \$ 2,500.00 |
| Total Development Costs | \$ 142,350.00 |

| Home Construction Sources | Amount |
|----------------------------------|----------------------|
| CCLT Equity | \$ 2,500.00 |
| Construction Financing up to 80% | \$ 91,850.00 |
| HOA ND Subsidy | \$ 48,000.00 |
| Total Sources | \$ 142,350.00 |

| Homebuyer Mortgage | Amount |
|---------------------------------|----------------------|
| Appraised Value | \$ 130,000.00 |
| CLT Participant Base Price | \$ 104,000.00 |
| Closing costs | \$ 3,500.00 |
| Closing Assistance buyer credit | \$ (3,500.00) |
| Mortgage Amount | \$ 104,000.00 |

Loan to Value 80%

| Sale Summary | Amount |
|--------------------------|----------------------|
| CLT Appraised Value | \$ 130,000.00 |
| Buyer Costs | \$ 3,500.00 |
| Buyer Assistance | \$ (3,500.00) |
| Total Buyer Costs | \$ 130,000.00 |

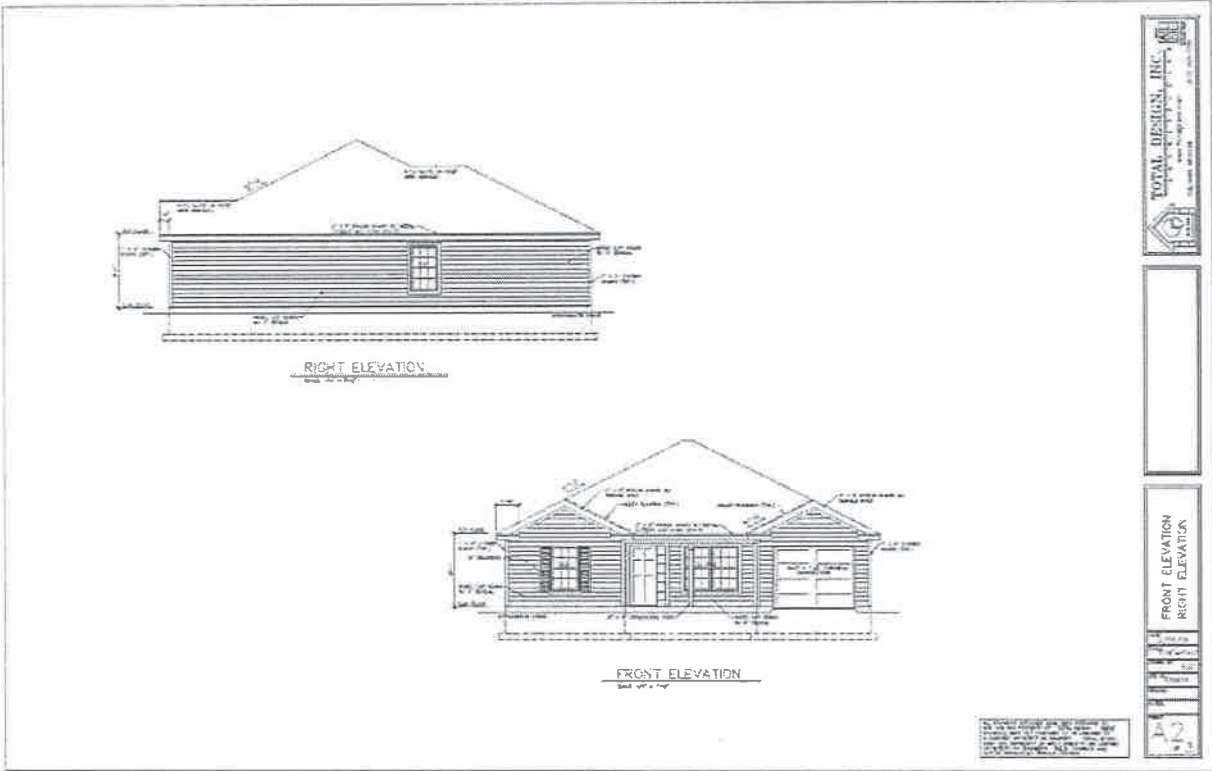
| Monthly Homebuyer Costs | Amount |
|--------------------------------|------------------|
| PI | \$ 558.29 |
| Taxes | \$ 66.67 |
| Insurance | \$ 75.00 |
| CLT Lease | \$ 40.00 |
| Repair and Maintenance Reserve | \$ 10.00 |
| Total | \$ 749.96 |

| | |
|------------------------------------|---------------|
| CLT Participant Base Price 80% LTV | \$ 104,000.00 |
| CCLT Ground Lease Subsidy | \$ 26,000.00 |

| CCLT Sales Proceeds | Amount |
|--|--------------------|
| Participant Base Price | \$ 104,000.00 |
| Realtor fees | \$ 6,240.00 |
| Construction Financing Pay-off | \$ 91,850.00 |
| Closing costs | \$ 675.00 |
| Estimated proceeds per home to CCLT | \$ 5,235.00 |

| 6 Fourth Avenue | | | |
|--|---------------------|-----------------------------|---|
| Acquisition & General Requirement | | | Doors and Windows |
| Lot/Land | NA | | Exterior Entrance Doors \$ 1,800.00 |
| Permits | | | Interior Pre-Hung Doors \$ 1,250.00 |
| Labor | | | Garage Door(s) \$ 1,200.00 |
| Surveys/Appraisals | \$ 500.00 | | Windows \$ 1,050.00 |
| Temporary Facil/Util | | | Hardware \$ 500.00 |
| Equipment Rental | | | Total Doors / Windows \$ 5,800.00 |
| Insurance | \$ 1,000.00 | | Finishes |
| Plans/Architect | | | Drywall \$ 7,400.00 |
| Interest/Bank Fees | | | Vinyl \$ 4,500.00 |
| Realtor Fees | NA | | Tile \$ 1,000.00 |
| Advertising & Sales | NA | | Carpet \$ 500.00 |
| Legal Fees | | | Painting Interior \$ 4,700.00 |
| Other Fees: Disbursement, HERS | \$ 1,650.00 | | Painting Exterior |
| Maint/ Clean-up | \$ 1,000.00 | | Total Finishes \$ 18,100.00 |
| Total General Req | \$ 4,150.00 | | Equipment |
| Sitework | | | Appliance kitchen \$ 3,200.00 |
| Site Preparation | \$ 1,500.00 | | Appliance laundry \$ 1,100.00 |
| Earthwork/Excavation | \$ 1,000.00 | | Total Equipment \$ 4,300.00 |
| Sewer | \$ 500.00 | | Furnishings |
| Utilities Installation | \$ 260.00 | | Cabinets \$ 4,500.00 |
| Landscaping | \$ 3,000.00 | | Countertops \$ 1,000.00 |
| Total Sitework | \$ 6,260.00 | | Sinks \$ 600.00 |
| Concrete | | | Mirrors \$ 250.00 |
| Reinforcement | \$ 1,800.00 | | Total Furnishings \$ 6,350.00 |
| Rock | \$ 1,200.00 | | Mechanical |
| Footings/Foundations | \$ 3,000.00 | | Plumbing \$ 5,500.00 |
| Flatwork | \$ 6,000.00 | | HVAC \$ 9,500.00 |
| Total Concrete | \$ 12,000.00 | | ERV |
| Carpentry/millwork | | | Other exhaust fans |
| Rough Carpentry | \$ 31,400.00 | | Total Mechanical \$ 15,000.00 |
| Trusses/Pre-Fabs | | | Electrical |
| Finish Carpentry | \$ 2,500.00 | | Service & Distribution \$ 4,000.00 |
| Total Wood | \$ 33,900.00 | | Lighting \$ 1,500.00 |
| Thermal & Moisture Protection | | | Communications |
| Insulation | \$ 2,900.00 | | Fixtures \$ 600.00 |
| Shingles/Roofing | \$ 4,300.00 | | Total Electrical \$ 6,100.00 |
| Gutters | \$ 1,100.00 | | Other |
| Siding | \$ 4,800.00 | | Total Development Cost \$ 127,136.00 |
| Soffit/Fascia | \$ 2,076.00 | | Contractor Fee \$ 12,714.00 |
| Total Thermal/Moist | \$ 15,176.00 | | |
| | | | Total Bid (Dev. Plus dev. Fee) \$ 139,850.00 |
| | | | |
| | | | |
| <i>R. Anthony Development Group, LLC</i> | | <i>[Signature]</i> | for RADG |
| Company Name | | Responsible Party Signature | |

Lynn Street Cottages
 Front Entry Garage Front Elevation



TOTAL DESIGN, INC.
 10000 W. 10th Ave. Suite 100
 Denver, CO 80202
 (303) 751-1111

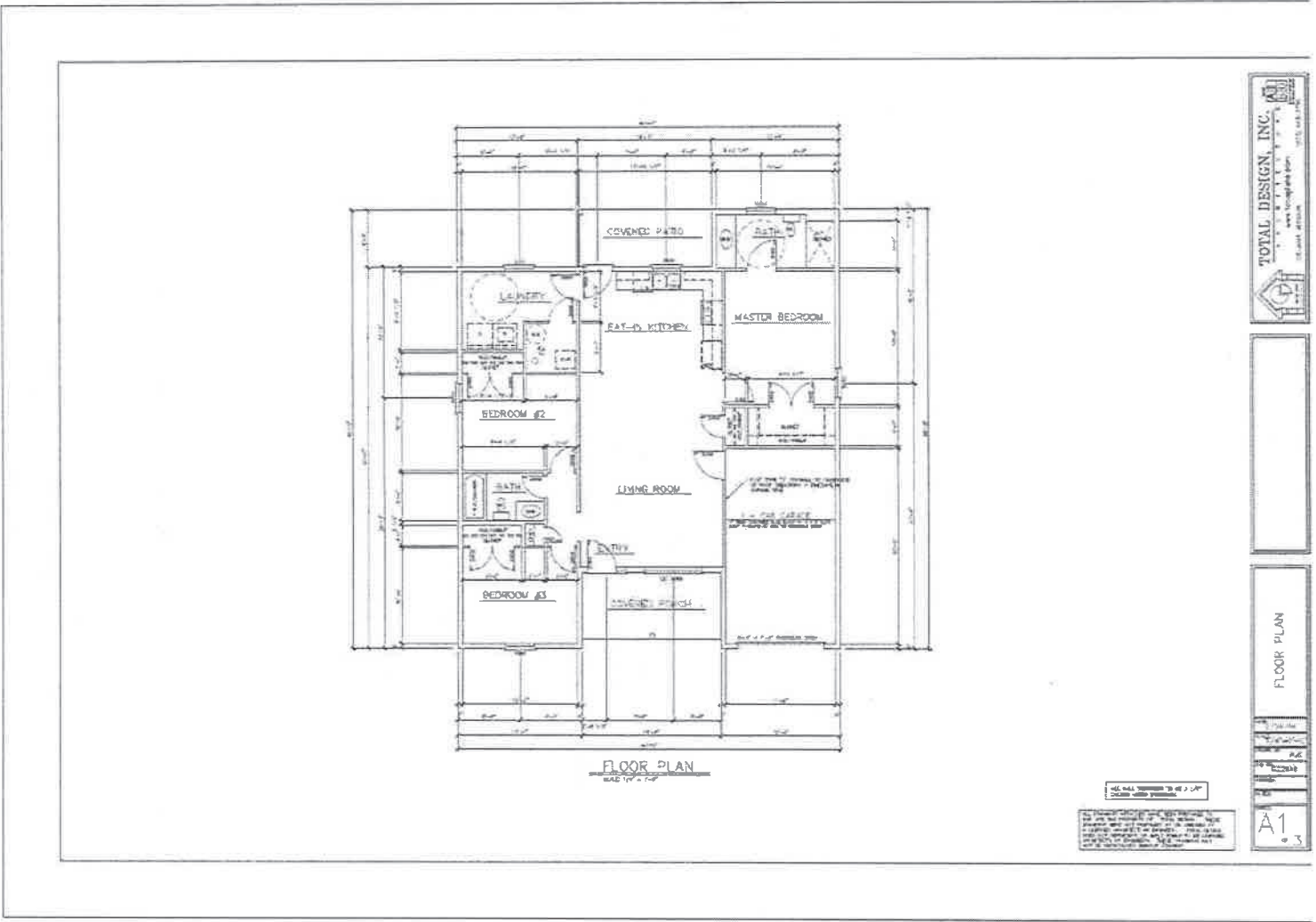


FRONT ELEVATION
 RIGHT ELEVATION

DATE: 10/10/10
 DRAWN BY: [Name]
 CHECKED BY: [Name]
 PROJECT: [Name]
 SHEET: A2

NOT TO SCALE
 FOR INFORMATION ONLY
 THIS DRAWING IS THE PROPERTY OF TOTAL DESIGN, INC.
 AND IS NOT TO BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, WITHOUT THE WRITTEN PERMISSION OF TOTAL DESIGN, INC.

Lynn Street Cottages
 Front Entry Garage Floorplan



6 Fourth Avenue, Columbia MO Timeline

If R. Anthony Development Group is awarded the bid for this job, the timeline will be as follows:

| Date | Item | Completion |
|-----------------------------------|-----------------------------|------------|
| Start Date | Footings | 1 week |
| Footing Completion | Underground Plumbing | 1 week |
| Underground Completion | Pour Slab/ patios/ driveway | 2 weeks |
| Slab/ patios/ driveway completion | Framing | 2 weeks |
| Framing completion | Mechanical rough ins | 2 weeks |
| Mechanical rough ins completion | Siding/ soffit/ fascia | 2 weeks |
| Siding/ Soffit, Fascia completion | Insulation/ Drywall | 2 weeks |
| Insulation/ Drywall completion | Hard Flooring/ Trim | 2 weeks |
| Hard Flooring/ Trim completion | Paint | 1 week |
| Paint completion | Trim outs/ Carpet | 2 weeks |
| Trim outs/ carpet completion | Landscaping/ sidewalks | 1 week |
| Landscaping/ sidewalks | Cleaning/ Punch List | 1 week |

Construction shall begin as soon as the project and lots are ready and weather permits. Some of the above items shall occur simultaneously. Completion time should be 4 months +/-.

6 Fourth Avenue, Columbia, MO
CCLT

Other Energy Saving Options

The following are other energy saving options that can be provided with an additional investment as shown.

| <u>Option</u> | <u>Additional Investment</u> |
|-------------------------------------|--------------------------------|
| R-50 Attic Insulation | Included in bid |
| Blown Cellulose Insulation in Walls | Included in bid |
| LED Lighting | Included in bid |
| Heat Pump Water Heater | \$800 Additional Investment |
| Tyvek Insulating House Wrap | \$1,500 Additional Investment |
| Zip Wall Construction | \$2,500 Additional Investment |
| Triple Pane Windows | \$2,500 Additional Investment |
| Closed Cell Foam Attic Insulation | \$2,500 Additional Investment |
| Ground Source Heat Pump HVAC | \$6,000 Additional Investment |
| 4kw Solar Panels | \$11,500 Additional Investment |

Other Security Measures

| <u>Option</u> | <u>Additional Investment</u> |
|------------------------------------|------------------------------|
| Perimeter LED Soffit Lighting | Included in bid |
| Battery Operated Front Door Keypad | Included in bid |