

Starwood Land / League City

Cover Letter

This presentation & accompanying letter is to introduce Starwood Land & respectfully request action from the City Council to consent to the assignment of the Detention Facility Development Agreement between City of League City and Lakeside Bayou, LLC ("Detention Agreement") to the development entity of Starwood Land that will be developing Lakeside Bayou

We believe this project will be a benefit to League City due to the detention being constructed on a very rapid timeline, providing extra capacity to both the City and Project. Starwood Land plans to start design and development as quickly as possible prior to closing on the land before year end, and our projected construction schedule for the detention is below.

We appreciate your consideration to this matter

Detention Development Schedule	
Task Name	Date
Phase 1 Detention Start	Feb-26
Phase 2 Detention Completion	Jan-27
Initial Lot Sales to Builders	Mar-27



Starwood Land













Developer Highlights

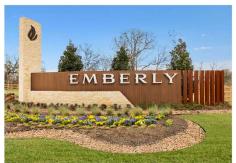
- National developer Florida, Texas, California
- Almost \$4 billion in residential land sales since 2007
- 50,000+ lots sold in over 100 communities in 11 states
- Developer of Sunterra, #1 selling master planned community in Texas for 3 years
- Investment focus is on the acquisition of large residential master-planned communities, mixed-use projects, land entitlement, and development

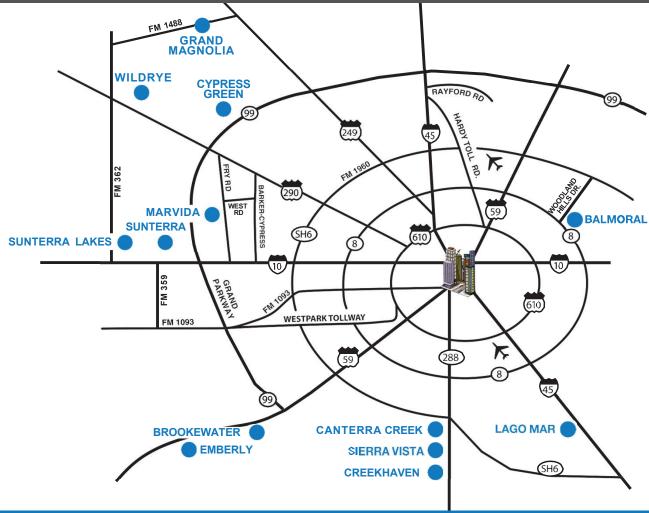


Starwood Land – Houston Experience











Starwood Land - Amenity Examples













Starwood Land – Builder Product









