

Exhibit “A”

Standard Features	Upgrades
General Unit Features	
<ul style="list-style-type: none"> Private elevator foyer Lutron lighting control <ul style="list-style-type: none"> Foyer Primary suite Kitchen Multi-zone climate control with smart thermostats Lacquer finish interior doors Porcelain flooring Lanai/Rooftop Pool (All Intracoastal Units + Limited Oceanfront Units) Outdoor Summer Kitchen (All Intracoastal Units + Limited Oceanfront Units) 	<ul style="list-style-type: none"> Wood or stone flooring Wine Bar and Island, with Sub Zero appliances: <ul style="list-style-type: none"> 24” wide fridge 24” refrigerator 15” ice maker Dornbracht plumbing fixtures Lutron lighting control for additional rooms Wall mounted TVs with recessed brackets Integrated speakers Wired Wi-Fi access points throughout the unit Motorized Shades/ Drapery tracks RCP Plans with Lighting for each Unit
Foyer	
<ul style="list-style-type: none"> Wood veneer solid core double entry doors Base molding Recessed lighting 	
Living Room	
<ul style="list-style-type: none"> Base molding Linear diffusers 	<ul style="list-style-type: none"> Dropped ceiling with recessed lighting
Kitchen	
<ul style="list-style-type: none"> Stone counter and backsplash Sub-Zero/ Wolf Type M appliances <ul style="list-style-type: none"> 48” Gas Cooktop with Vented Hood 30” Refrigerator 30” Freezer 30” Wall Oven 30” Steam Oven 30” Coffee system 30” Drawer Microwave 30” Warming Drawer Italian, wood veneer cabinets with integrated lighting Recessed ceiling lighting Dornbracht plumbing fixtures Linear diffuser USB-C Outlets 	
Primary Bedroom	
<ul style="list-style-type: none"> Midnight bar, finishes to match kitchen selection Linear diffusers Base molding 	<ul style="list-style-type: none"> Dropped ceiling with recessed lighting
Primary Closet	
<ul style="list-style-type: none"> Base closet millwork Painted drywall finish Recessed lighting 	<ul style="list-style-type: none"> Additional modular closet options available Closet upgrades available (Sales Center closet is an upgrade)
Primary Bathroom	
<ul style="list-style-type: none"> Stone flooring Stone counters and sink Stone shower walls and niche Freestanding bathtub Medicine cabinets Toto washlet Dornbracht plumbing fixtures Recessed ceiling lights USB-C Outlets 	<ul style="list-style-type: none"> Custom mirror and stone at makeup vanity (as shown in the Sales Center)
Laundry Room	
<ul style="list-style-type: none"> Full-size Washer and Vented Dryer Utility sink Full-height cabinetry/millwork 	
Secondary Bedroom	
<ul style="list-style-type: none"> Linear diffusers Base molding 	<ul style="list-style-type: none"> Dropped ceiling with recessed lighting
Secondary Closet	
	<ul style="list-style-type: none"> Closet millwork
Secondary Bathroom	
<ul style="list-style-type: none"> Porcelain flooring Stone counters Porcelain wet walls Mirrors Recessed ceiling lights USB-C Outlets 	
Powder Room	
<ul style="list-style-type: none"> Porcelain flooring Stone counters Porcelain wet walls Mirrors Dornbracht plumbing fixtures Recessed ceiling lights USB-C Outlets 	