

## RESIDENCE FEATURES

- All Great Rooms have expansive 8' high window walls with sliding glass doors leading to private balconies
- All Bedrooms have at least two large 7' high by 2'-8" wide windows
- 9' ceilings in Great Rooms and Bedrooms; 8' ceiling in Kitchens and Bathrooms
- Clear glass balcony railings providing unobstructed views in all units, except type A units which have custom-designed metal railings
- Wide plank (approximately 7.5" wide) engineered wood flooring in Great Room and Kitchens
- Three designer color palettes to choose from
- 7' high solid core wood doors throughout
- 5" wood baseboard throughout the living areas

## KITCHEN

- Bosch 36" wide stainless steel counter-depth refrigerator with French door bottom-freezer with filtered internal water dispenser and LED lighting
- Bosch stainless steel 5-burner gas range with built-in warming drawer
- Bosch stainless steel re-circulating exhaust hood with four-speed touch controls, LCD display and halogen lighting
- Bosch built-in stainless steel pushbutton drawer microwave
- Bosch stainless steel ultra-quiet dishwasher with built-in water softener
- GE stainless steel wine cooler with 30 bottle capacity
- Brizo Solna single handle kitchen faucet with pull-down spray wand
- 3cm quartz solid surface countertops with undermount stainless steel sinks
- Custom contemporary cabinets with plywood boxes, wood veneer doors and drawers and soft-close European hardware
- Upgraded lighting, including LED fixtures in select places

## MASTER SUITE

- Large walk-in closet with wood shelving
- Designer soaking tub and/or walk-in frameless glass shower
- Ceramic tile floor and full height ceramic wall tile at showers
- 3cm quartz solid surface countertops with undermount sinks
- Custom contemporary cabinets with plywood boxes, wood veneer doors and drawers and soft-close European hardware

## PENTHOUSES (additional features)

- 9' high by 90' long glass window wall offering spectacular water views
- Separate Family Room and Library in addition to Great Room
- Two large balconies

- 10' ceilings in Great Room, Family Room and Bedrooms; 9' ceilings in Kitchen, Library and Bathrooms
- Walk-in Laundry Room with sink

## GREEN FEATURES

- Green certified under the National Association of Home Builder's National Green Building Program (<http://floridagreenbuilding.org/high-rise-residential>, [www.nahbgreen.org](http://www.nahbgreen.org)) – the first condominium in downtown St. Petersburg to achieve green certification
- Energy Star windows and sliding glass doors
- Energy Star roofing
- High efficiency air-conditioners and water heaters
- Resident recycling program
- In-fill location with a high walkability score (86)
- All landscaping to be Florida native or adapted with low-flow irrigation system

## INDOOR COMMON AREA AMENITIES

- Two-story Lobby with concierge station
- Lobby mezzanine with Sitting Room and Meeting Room
- Controlled building access (lobby/garage) with key-fob system to provide peace-of-mind, including visitor call station
- Security system integrated into the building,
- Secure two-level parking garage; 2 parking spaces each for B, D, E, F and G units; 1 parking space each for A and C units
- Secure bicycle parking within parking garage
- Eight 5' by 5' conditioned Storage Rooms for purchase
- Ground floor retail spaces (2)
- Large, well equipped Fitness Room with yoga area
- Custom designed Clubroom with kitchen, big screen television
- Wifi in all common areas
- Climate-controlled storage areas (limited number)

## OUTDOOR COMMON AREA AMENITIES

- Expansive 11,000 square foot third floor roof deck
- Outdoor firepit conversation area
- Outdoor dining area with gas range, furniture and large umbrellas
- State of the art gated dogwalk area with cleaning station
- Outdoor yoga space on amenity deck
- Elevated pool deck with spa and heated saltwater pool
- Sculpture garden
- Ground level rock and bamboo water garden
- Custom architectural metal art screen at south wall of parking garage
- Emergency generator to operate all life-safety systems
- Professional property manager and 8-hour per day concierge staff



### Congratulations on your decision to purchase a home.

As you know, there are a lot of factors to consider before signing on the dotted line. By now, you've probably checked out the location of the home you like the best. You know how much the seller wants, how many bedrooms there are, whether your dining room table will fit, where you'll park your car and lots of other important things.

But wait, there's still one more important thing you really ought to do.

You wouldn't buy a car without asking how many miles-per-gallon it gets, would you? So why would you even think of buying a house without knowing how much the power bills will be? That's why now is the perfect time to get an EnergyGauge® rating on the house.

Since 1994, there has been a voluntary, statewide energy-efficiency rating system for homes in Florida. Prospective homeowners just like you, all around the state, are getting their homes rated before they make their purchase.

There are several very important reasons why:

▲ Energy ratings give homebuyers a market-place yardstick that measures the benefits of energy-efficiency. You get detailed estimates of how much your energy use will cost.

▲ Energy ratings give you clear and specific information that lets you compare similar homes on their energy use. Two homes might look similar, but one may be efficient and comfortable, and the other an energy-guzzler with a very uncomfortable interior.

## Thinking About Buying a Home? Get An EnergyGauge® Rating!

### Consider the Benefits:

- ▲ More Home for Less Money
- ▲ Tested Quality Construction
- ▲ Enhanced Indoor Comfort
- ▲ Superior Energy Efficiency
- ▲ More Environmental Sustainability
- ▲ Improved Mortgage Options
- ▲ Greater Resale Value

▲ Maybe most important of all, the national Home Energy Rating System (HERS) Index on the energy rating can qualify you for a number of special mortgage programs that offer lower interest rates, lower closing costs, and other benefits. Some lenders may offer special financing.

**Before buying your next home, hire a Certified Energy Rater to do a rating.**

Your builder or Realtor can help you find a Certified Rater in your area. After the rating, you'll get an easy-to-understand Energy Guide that estimates how much it will cost to pay for energy used in that home.

For many years, buyers have had home inspectors look over a home before making their purchase. This is a great way to find out about potential house problems before you make your purchase. Smart homebuyers around the country are now also asking for a home energy rating to look specifically at the energy-use in a home and determine efficiency. Because energy costs can equal house payments, the relatively small cost of a home energy rating can easily be offset by many years of lower energy payments.

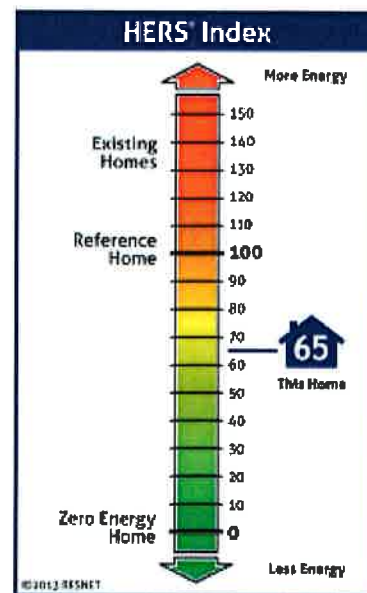
You're already familiar with the miles-per-gallon stickers on new automobiles, and the yellow Energy Guide labels on home appliances. Shoppers use this information to figure out how much that car or appliance is really going to cost them. This information gives the buyer

a good estimate of what it will cost to operate that car or use that appliance, over and above the purchase price. A car or product that is cheaper to buy can often be more expensive to operate, so this information can be very important to assure that you make the best purchase decision.

**Here's how the EnergyGauge® program works.**

After the rating, you'll get an easy-to-read form like the one on the next page. The Rating Guide has a scale that allows you to compare the specific home you're looking at with the most efficient and the least efficient homes of the same size, with the same number of bedrooms available in your part of the state today.

One of the keys to the success of this program is the uniformity of ratings, made possible by the use of the EnergyGauge® software developed by the Florida Solar Energy Center®. It has been specially designed to let Raters input the key data on the home and obtain accurate information for comparison purposes.



**Beyond a home energy rating, how can you reduce your energy use and save money?**

That's easy. While the design and construction of your home, and the efficiency of its appliances and equipment, control the most significant portion of its energy use, occupant lifestyle will still have a big effect on exactly how much energy gets used. Your comfort preferences and personal habits - the level at which you set the thermostat, whether or not you turn off lights and fans when leaving a room, how much natural ventilation you use, and other factors - will all affect your home's actual monthly energy use.

**Florida's program parallels national activities.**

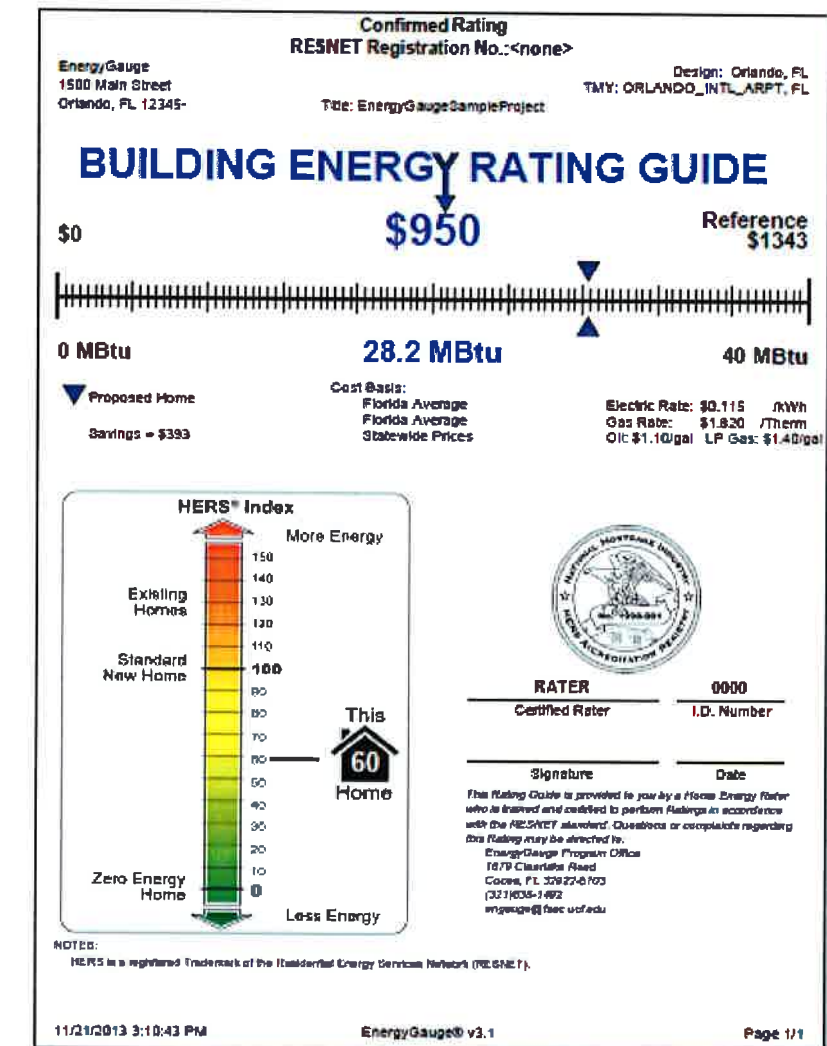
The Residential Energy Services Network (RESNET) sets the national standards for the Home Energy Rating System (HERS), and the Florida Solar Energy Center's Energy Gauge system meets these standards. The Florida Building Energy Rating Guide provides a HERS Index for the home. This national score enables homes to qualify for national mortgage financing options requiring a HERS Index. This index is computed in accordance with national guidelines, considering the heating, cooling, water heating, lighting, appliance, and photovoltaic energy uses. HERS awards stars to the rating.

**Tell your Realtor or builder that you want to get the home rated before you buy it.**

They can give you the names of Raters in your area. Additional information on the program is available from the Energy Gauge Program Office at 321-638-1422, or visit our Web site at [www.floridaenergycenter.org](http://www.floridaenergycenter.org).

**Who does Energy Ratings?**

It is important to note that only Certified Raters are allowed to perform ratings. These Raters have undergone rigorous training programs and have passed the RESNET National Core exam and the required challenge exams. They are also required to undergo continuing education classes and additional exams to keep their



certifications current. An on-going quality control program also watches over their Ratings and their work. All their Ratings are submitted to a central registry that checks them for accuracy and compiles generic building data.

**Energy Ratings in Florida**

The Florida Building Energy-Efficiency Rating Act (Florida Statute 553.990) was passed by the State Legislature in 1993 and amended in 1994. It established a voluntary statewide energy-efficiency rating system for homes. The Rating System has been adopted by DCA Rule 9B-60. Modifications were made by the Legislature in 2013.



**The EnergyGauge®  
Program Building Energy  
Rating System**

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E-Mail: [info@energygauge.com](mailto:info@energygauge.com)  
[www.floridaenergycenter.org](http://www.floridaenergycenter.org)

## ADDENDUM 1

### Affiliated Business Disclosure Statement

This is to give you notice that DDA-Salvador, LLC ("Seller") has a business relationship with Landguard Title Services, LLC ("Landguard"). William T. Conroy, a member of Seller, owns a 1/25 interest as partner of Johnson Pope Bokor Ruppel & Burns, LLP, a Florida limited liability partnership, which owns 100% of Landguard. William T. Conroy is also a manager of Redington Beach – EW, LLC, a Florida limited liability company, which is the manager of Landguard. Because of this relationship, this referral may provide, William T. Conroy, as a member of the Seller, a financial or other benefit.

Set forth below is the estimated charge or range of charges for the settlement services listed. You are NOT required to use the listed provider(s) as a condition for purchase of the subject property. THERE ARE FREQUENTLY OTHER SETTLEMENT SERVICE PROVIDERS AVAILABLE WITH SIMILAR SERVICES. YOU ARE FREE TO SHOP AROUND TO DETERMINE THAT YOU ARE RECEIVING THE BEST SERVICES AND THE BEST RATE FOR THESE SERVICES.

Landguard Title Services, LLC charges (this does not include charges associated with a financing of a unit):

Title Insurance: \$5.00 per \$1,000  
Title Services: \$250.00 plus hard costs for closing  
Closing Fee: \$500.00

### ACKNOWLEDGMENT

I/We have read this disclosure form, and understand that, William T. Conroy, as a member of the Seller, is referring me/us to purchase the above-described settlement service(s) and may receive a financial or other benefit as the result of this referral.

\_\_\_\_\_  
Purchaser

\_\_\_\_\_  
Purchaser

Date: \_\_\_\_\_

## **ALTERNATIVE MEDIA DISCLOSURE STATEMENT**

Name of Condominium: **The Salvador, A Condominium**

Address of Condominium: **199 Dali Blvd., St. Petersburg, Florida**

The undersigned acknowledges and agrees in accordance with Rule 61B-17.011, F.A.C.:

1. That this Alternative Media Disclosure Statement has been received.
2. That Purchaser has access to a computer that meets the minimum system requirements listed below, in order to view the alternative media documents presented in Adobe PDF format and viewable using one of the following versions of Adobe Reader:

Adobe Reader 8.2 system requirements: Intel Pentium® III or equivalent processor; Microsoft® Windows® 2000 with Service Pack 4; Windows Server® 2003 (32-bit or 64-bit editions) with Service Pack 1; Windows XP® Professional, Home, Tablet PC(32-bit or 64-bit editions) with Service Pack 2 or 3(32-bit or 64-bit editions); or Windows Vista® Home Basic, Home Premium, Ultimate, Business, or Enterprise with Service Pack 1 or 2 (32-bit or 64-bit editions); 128MB of RAM (256MB recommended for complex forms or large documents); 170MB of available hard-disk space; Microsoft Internet Explorer 6.0 or 7.0, Firefox 1.5 or 2.0, Mozilla 1.7, AOL 9.

Adobe Reader 9.0 system requirements: Intel® 1.3 GHz processor or equivalent; Microsoft® Windows® 2000 with Service Pack 4, Windows Server® 2003, 2008 and 2008 R2; Windows XP® Professional, Home Edition, or Tablet PC Edition with Service Pack 2 or 3 (32-bit and 64-bit); Windows Vista® Home Basic, Home Premium, Business, Ultimate, or Enterprise Service Pack 1 or 2 (32-bit and 64-bit), Microsoft Windows 7 Starter, Home Premium, Professional, Ultimate or Enterprise (32-bit and 64-bit); 128MB of RAM (256MB recommended); 335MB of available hard disk space (additional space required for installation); Microsoft Internet Explorer 6.0, 6.0 with Service Pack 1, 7.0 or 8.0; Firefox 2.0, 3.0 or 3.5.

3. That Purchaser should not select to receive the condominium documents via alternative media unless the Purchaser will have the means to read the documents before the expiration of the 15-day cancellation period.

Executed this \_\_\_\_\_.

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Purchaser

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Purchaser

**RECEIPT FOR CONDOMINIUM DOCUMENTS**

The undersigned acknowledges that the documents checked below have been received or, as to plans and specifications, made available for inspection.

Name of Condominium: **THE SALVADOR, a Condominium**

Address of Condominium: **199 Dali Boulevard, St. Petersburg, Florida 33701**

Place a check in the column by each document received or, for the plans and specifications, made available for inspection. If a document uses a different name, substitute the correct name or place in parenthesis. If an item does not apply, place "N/A" in the column.

DOCUMENT	RECEIVED BY HARD COPY	RECEIVED BY ALTERNATIVE MEDIA
Prospectus Text		X
Declaration of Condominium		X
Articles of Incorporation		X
Bylaws		X
Estimated Operating Budget		X
Form of Agreement for Sale or Lease		X
Rules and Regulations		X
Covenants and Restrictions		X
Ground Lease		N/A
Management & Maintenance Contracts for More Than One Year		X
Renewable Management Contracts		N/A
Lease of Recreational and Other Facilities to be Used Exclusively by Unit Owners of Subject Condominium (See s. 718.503(1)(b) 7, F.S. and s. 718.504, F. S.)		N/A
Lease of Recreational and Other Facilities to be Used by Unit Owners with Other Condominiums		N/A
Declaration of Servitude		N/A
Sales Brochure		X
Phase Development Description (See s. 718.503(1)(b) 11, & s. 718.504 F.S.)		N/A
Form of Unit Lease if a Leasehold		N/A
Description of Management for Single Management of Multiple Condominiums		N/A
Conversion Inspection Reports		N/A
Conversion Termite Reports		N/A
Plot Plan		X
Floor Plan		X
Survey of Land and Graphic Description of Improvements		X
Frequently Asked Questions and Answers Sheet		X
Financial information		X
State or Local Acceptance/Approval of Dock or Marina Facilities		N/A
Evidence of Developer's Ownership, Leasehold or Contractual Interest in the Land Upon Which the Condominium is to be Developed		X
Executed Escrow Agreement		X
Other Documents		N/A
Alternative Media Disclosure Statement (See Rule 61B-17.011 F.A.C.)		X
Plans and Specifications		X

**THE PURCHASE AGREEMENT IS VOIDABLE BY BUYER BY DELIVERING WRITTEN NOTICE OF THE BUYER'S INTENTION TO CANCEL WITHIN FIFTEEN (15) DAYS AFTER THE DATE OF EXECUTION OF THE PURCHASE AGREEMENT BY THE BUYER AND RECEIPT BY BUYER OF ALL OF THE DOCUMENTS REQUIRED TO BE DELIVERED TO HIM OR HER BY DEVELOPER. THE AGREEMENT IS ALSO VOIDABLE BY THE BUYER BY DELIVERING WRITTEN NOTICE OF THE BUYER'S INTENTION TO CANCEL WITHIN FIFTEEN (15) DAYS AFTER THE DATE OF RECEIPT FROM THE DEVELOPER OF ANY AMENDMENT WHICH MATERIALLY ALTERS OR MODIFIES THE OFFERING IN A MANNER THAT IS ADVERSE TO THE BUYER. ANY PURPORTED WAIVER OF THESE VOIDABILITY RIGHTS SHALL BE OF NO EFFECT. BUYER MAY EXTEND THE TIME FOR CLOSING FOR A PERIOD OF NOT MORE THAN FIFTEEN (15) DAYS AFTER THE BUYER HAS RECEIVED ALL OF THE DOCUMENTS REQUIRED. BUYER'S RIGHT TO VOID THE PURCHASE AGREEMENT SHALL TERMINATE AT CLOSING.**

Executed this \_\_\_\_\_.

Purchaser \_\_\_\_\_

Purchaser \_\_\_\_\_