STATE OF FLORIDA FLORIDA HOUSING FINANCE CORPORATION

MHP FL VIII LLLP,

Petitioner,

FHFC Case No. RFA No. 2020-205 App. No. 2021-266BSN

v.

FLORIDA HOUSING FINANCE CORPORATION

Respondent.

MHP FL VIII LLLP'S AMENDED FORMAL WRITTEN PROTEST AND PETITION FOR FORMAL ADMINISTRATIVE PROCEEDINGS

MHP FL VIII LLLP's ("MHP") petitions to protest a procurement decision made by the Florida Housing Finance Corporation ("FHFC" or "Florida Housing"). Florida Housing issued Request for Applications 2020-205 to solicit proposals for financing of affordable multifamily housing developments. MHP submitted an application in response to the RFA but was not selected for award. MHP previously filed a Formal Written Protest and Petition for Formal Administrative Proceedings. MHP now files this Amended Formal Written Protest and Petition for Formal Administrative Proceedings in order to contest Florida Housing's preliminary decision to award financing to applicants other than MHP. Support for this Petition follows:

The Parties and the RFA

1. The agency affected by this protest is the Florida Housing Finance Corporation ("Florida Housing"). Florida Housing's address is 227 North Bronough Street, Suite 5000, Tallahassee, Florida 32301-1329.

2. Florida Housing is a public corporation created by section 420.504, Florida Statutes, to administer the governmental function of financing or refinancing affordable housing. Florida Housing's statutory authority and mandates are found in Part V, Chapter 420, Florida Statutes. *See* §§ 420.501- 420.55, Fla. Stat.

3. Florida Housing administers competitive solicitations to make and service mortgage loans for new construction or rehabilitation of affordable housing through several programs, including the State Apartment Incentive Loan (SAIL) Program. *See* ch. 67-60, Fla. Admin. Code.

4. Florida Housing published Request for Applications No. 2020-205 (the "RFA") in order to solicit proposals for the development of affordable housing for Families and for the Elderly using SAIL Program funding as gap funding in conjunction with Tax-Exempt Bond Financing, Non-Competitive Housing Credits, and National Housing Trust Funds.

5. Through the RFA, Florida Housing announced that it expected to offer an estimated \$88,959,045 comprised of a part of the Family and Elderly demographic portion of SAIL funding approved by the 2020 Florida Legislature.

6. MHP is a Florida limited partnership in the business of providing affordable housing. MHP is located at 601 Brickell Key Drive, Suite 700, Miami, Florida 33131. For purposes of this proceeding, MHP's address, telephone number and email address are those of its undersigned counsel.

7. MHP submitted a proposal in response to the RFA, Application No. 2021-266BSN, as did several other applicants.

8. MHP's Application was fully responsive to the requirements of the RFA but was not selected for funding.

9. Applications filed by Fulham Terrace, Ltd. ("Fulham Terrace"), and Quiet Meadows, LTD ("Quiet Meadows") were all selected for funding, as were other applicants.

10. As set forth below, the Applications filed by Fulham Terrace and Quiet Meadows failed to satisfy material requirements of the RFA, or were deemed to be eligible for certain preferences for which the Applications did not qualify.

Notice and Authority for Petition

11. On October 15, 2020, Florida Housing issued the RFA.

12. On October 21, November 3, and November 9, Florida Housing modified the RFA.

13. Applications in response to the RFA were due November 18, 2020.

14. Florida Housing received ninety (90) applications in response to the RFA.

15. MHP is a responsible applicant that filed an application that was fully responsive to the material requirements of the RFA. MHP was deemed eligible for funding by Florida Housing, but was not selected for financing.

16. MHP received notice of Florida Housing's preliminary RFA scoring and ranking through electronic posting on January 22, 2021 at 2:55 p.m. A copy of the Notice posted on Florida Housing's website is attached as Exhibit "A".

17. On January 27, 2021, MHP timely filed its Notice of Intent to Protest, attached as Exhibit "B".

18. MHP's First Protest and Petition was timely filed on February 8, 2021, pursuant to Sections 120.569, 120.57(1) and 120.57(3), Florida Statutes, and Florida Administrative Code Chapters 28-110, 67-48, and 67-60.

19. MHP now files its Amended Formal Written Protest and Petition for Formal Administrative Proceedings.

20. Pursuant to Florida Administrative Code Rule 67-60.009(5), no bond is required for this protest.

RFA 2020-205 Goals and Criteria

21. The RFA sought proposals for affordable housing that would serve Families or the Elderly. The RFA also announced certain preferences, including preferences for proposals that met the needs of Veterans and Applicants that were "Self-Sourced."¹

- 22. The RFA provided the following funding goals:
- Two Elderly, New Construction Applications located in a Large County, with a preference for at least one Application that qualifies for the Veteran's Preference.
- Three Family, New Construction Applications located in a Large County, with a preference that at least two Applications are from Self-Sourced Applicants.
- One Elderly, New Construction Application located in a Medium County, with a preference for Applications that qualify for the Veteran's Preference.
- Two Family, New Construction Applications located in a Medium County, with a preference that at least one Application is from a Self-Sourced Applicant.

See RFA § 5, B.3.

Requirement to Submit Responsive Applications

23. The RFA contained instructions regarding what must be provided in each responsive application. In order to be selected for funding, Applications were required to meet Eligibility Requirements. *See* § 5, A.1.

24. Eligibility items included the selection of a demographic category (Family or Elderly).

¹ "Self-Sourced" meant the Applicant would be funded by self-sourced permanent financing in the amount that at least half of the Applicant's request for SAIL funding, or \$1 million, whichever is greater. *See* RFA, § 4, A.3.a.(1)(b).

25. Each applicant was also required to identify the location of its proposed development, and identify whether the location was in a small, a medium, or a large county, and evidence of site control, meaning a demonstration that the applicant controlled the land on which it proposed to construct affordable housing.

26. Each type of application had certain portions eligible for scoring and portions eligible for funding preferences. For example, an application was eligible to earn "proximity points" based on the distance between the development and points of interest to consumers, including community services such as medical facilities and pharmacies.

27. Once deemed eligible, Applications were then scored by a committee of Florida Housing, using scoring guidelines contained within the RFA.

Application Sorting Order

28. The RFA then provided a sorting order in order to select applicants for funding.

The RFA provided that the highest scoring Applications would be determined by first sorting all eligible Applications from highest score to lowest score, with any scores that are tied separated in the following order:

- a. By the Application's eligibility for the Per Unit Construction Funding Preference (which is outlined in Section Four A.11.d. of the RFA) with Applications that qualify for the preference listed above Applications that do not qualify for the preference;
- Next, by the Application's Leveraging Level number (which is outlined in Item 3. of Exhibit C) with Applications that have a lower Leveraging Level number listed above Applications that have a higher Leveraging Level number; Complete RFA reflecting 11-3-20 and 11-9-20 modifications;
- c. By the Application's eligibility for the Proximity Funding Preference (which is outlined in Section Four A.5.e. of the RFA) with Applications that qualify for the preference listed above Applications that do not qualify for the preference;
- d. By the Application's eligibility for the Grocery Store Funding Preference (which is outlined in Section Four A.5.e. of the RFA) with Applications that qualify for the preference listed above Applications that do not qualify for the

preference;

- e. Next, by the Application's eligibility for the Community Service Preference which is outlined in Section Four A.5.e. of the RFA (with Applications that qualify for the preference listed above Applications that do not qualify for the preference);
- f. By the Application's eligibility for the Florida Job Creation Funding Preference which is outlined in Item 4 of Exhibit C of the RFA (with Applications that qualify for the preference listed above Applications that do not qualify for the preference); and

g. By lottery number, resulting in the lowest lottery number receiving preference. *See* RFA § 5, B.4.a.-g.

Funding Selection Process

29. The RFA mandated a Funding Selection process for the selection of seven Medium and Large County, New Construction Applications. *See* RFA, § 5, B.5.

30. The first application was to be awarded to the highest ranking Application located in Miami-Dade or Broward County, regardless of whether the Application would serve the Family or Elderly demographic or other preferences.

31. The second Application was dependent on the first award. If the first award was for Miami-Dade Elderly, then the second award would go to a Broward Application for Family housing, with a preference awarded to a Self-Sourced Application. If the first award went to an Elderly Application in Broward, then the second award would go to a Family Application in Miami-Dade, again with a preference for Self-Sourced Applications. The RFA's Funding Selection Process went on to specify that if the first award was for Family demographic in Miami-Dade, then the second award would go to a Broward Application that either: (i) is for the Elderly and qualifies for a Veteran's preference; or (ii) is a Family Application with a preference for Self-Sourced Applications. Finally, if the first award went to a Family Application in Broward, then the second award would be made to a Miami-Dade Application that either: (i) is Elderly and qualifies for the Veteran's preference; or (ii) is a Family Application that qualifies for Self-Sourced financing.

32. The RFA's Selection process goes on to describe which applications should be selected for funding for other goals, including two Elderly and Family Applications for new construction in large and medium counties. The complete Funding Selection Process from the RFA is set forth in Exhibit "C" to this Petition.

Review Committee Scoring and Selections

33. Appointed committee members from Florida Housing independently evaluated and scored their assigned portions of the submitted applications based on mandatory and scored items. The Selection Process was carried out by the members of the Review Committee at a public meeting held January 22, 2021.

34. The following applications were selected by the Review Committee for funding:

2021-216SN	Quiet Meadows	Palm Beach	L	E <i>,</i> Non- ALF
2021-252SN	Fulham Terrace	Hillsborough	L	E, Non- ALF

2021-2215	Cutler Manor II	Miami-Dade	L	F
2021- 199BSN	University Station	Broward	L	F
2021-244BS	Princeton Crossings	Miami-Dade	L	F

2021-246BS Cadenza at Hacienda Lal	es Collier	м	E, Non- ALF
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2021-258S Nathan Ridge	Clay	М	F
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2021-222BS St. Peter Claver Place Phase I	Lee	м	F	
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Small County Application(s)

2021- 209BS*	Sweetwater Apartments Phase II	Columbia	S	F	
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Medium County Application(s)

2021-251BS	The Willows	Saint Lucie	M M M	E, Non- ALF
2021-206BS	Rosewood Pointe	Osceola	М	F
2021-255SN	Somerset Landings	Seminole	М	F

Large County Application(s)

2021-245BS	Stadium Towers Miami-Dade		L	F
2021- 203BSN	Fern Grove Apartments	Orange		E, Non- ALF
2021- 212BSN	Tallman Pines - Phase I	Broward	L	F
2021-269SN	Southwick Commons	Orange L		F
2021-2255	Island Cove Apartments	Cove Palm Beach L		F

35. However, two of the Applications selected for funding did not meet the eligibility requirements of the RFA or failed to qualify for preferences they were awarded. The Applications of Quiet Meadows, LTD. and Fulham Terrace, Ltd. should not have been selected for funding.

Quiet Meadows Failed to Demonstrate Site Control

36. Quiet Meadows also submitted an Application in response to the RFA. Quiet Meadows proposed construction of 132 apartments for the Elderly in Palm Beach County.

37. Like all applicants, Quiet Meadows was required to demonstrate site control as a mandatory requirement of the RFA. *See* RFA § 4.A.7, and § 5.A.1. The failure to demonstrate site control would render Quiet Meadows' Application ineligible for selection and funding.

38. Quiet Meadows Application failed to demonstrate site control in the manner required by the RFA.

39. At Attachment 8 of its Application (attached as Exhibit "D" to this Petition), Quiet Meadows identifies a contract between McCurdy Senior Housing Corporation ("McCurdy") and the City of Belle Glade to sell property (located at 350 S.W. 10th Street in Belle Glade) to McCurdy, dated February 11, 2019. Quiet Meadows' Application also includes another Agreement between McCurdy and McCurdy Center, Ltd. ("McCurdy Center") to sell tracts of land identified as Tracts C, D, and F of the Plat of BELLE GLADE ALF to McCurdy. Quiet Meadows' documentation of site control also includes an Assignment of those Purchase Contracts from McCurdy to the Applicant, Quiet Meadows, Ltd., dated December 1, 2019.

40. Thus, Quiet Meadows provided 3 site control documents in Attachment 8 to its Application: (1) Assignment of Purchase Contracts; (2) Contract for Sale & Purchase of a property described as "Property Control No. 04-37-43-31-01-028-0020"; and (3) Contract for Sale & Purchase of properties described as Tracts C, D, and F of the attached plat.

41. Section 3.a. of the Contract for the property described as Property Control No. 04-37-43-31-01-028-0020 included the following term:

- 3. <u>CLOSING, EXPENSES AND POSSESSION</u>: The CITY's obligation to close this sale is conditioned upon approval by the City Commission. The CITY will deliver possession of the Property to the BUYER at Closing, at which time the BUYER shall pay the balance of the purchase price. The following are additional details of the Closing:
 - a. <u>Time and Place</u>: The Closing shall take place either (1) within two (2) years after the date this Contract is last executed, contingent upon the current tenant, the Boys and Girls Clubs of Palm Beach County, Inc. ("Tenant"), vacating the Property within those two years; or (2) within sixty (60) days of the Tenant receiving a certificate of occupancy on its new location at 1101 Dr. Martin Luther King, Jr. Blvd. W., Belle Glade (PCN: 04-37-43-31-01-028-0030) provided Tenant has vacated the Property, whichever occurs first. In either case, the Closing is also contingent upon the expiration, termination or surrender of the CITY's lease with the Tenant, dated November 12, 2002 ("Club Lease"). The Closing shall take place at a time and location of mutual agreement among the CITY and the BUYER and BUYER'S lender:

42. According to this term, this Contract has a term that expires no later than two years after the date the Contract was last executed on February 11, 2019. Thus, the Contract expires by its own terms on February 11, 2021.

43. Notably, this contract for the purchase of property described as Property Control No. 04-37-43-31-01-028-0020 was signed by the Buyer and the Seller, but the Seller neglected to

provide the date of their signature. The Buyer's signature was dated February 11, 2019.

SELLER CITY OF BELLE GLADE, a Municipal corporation created and existing Under the laws of the State of Florida AR . MAYOR STEVE B. WILSON . 2019 Date: (OFFICIAL SEAL) ATTEST By

44. Setting aside questions regarding whether the undated signature is sufficient to enforce a valid contract, it is clear that the contract expires on February 11, 2021.

45. However, the RFA requires that eligible contracts must have a term that does not expire before May 31, 2021, or contains extension options solely dependent on additional payment. See RFA § 4.A.7.a.(1)(a).

46. In order to be deemed eligible, Section 4.A.7.a.(1)(a) of the RFA requires that any contract to purchase property for development must have a term that does not expire before May 31, 2021:

(1) An eligible contract must meet all of the following conditions:

- (a) It must have a term that does not expire before May 31, 2021 or that contains extension options exercisable by the purchaser and conditioned solely upon payment of additional monies which, if exercised, would extend the term to a date that is not earlier than May 31, 2021.
- (b) It must specifically state that the buyer's remedy for default on the part of the seller includes or is specific performance;
- (c) The Applicant must be the buyer unless there is an assignment of the eligible contract, signed by the assignor and the assignee, which assigns all of the buyer's rights, title and interests in the eligible contract to the Applicant; and
- (d) The owner of the subject property must be the seller, or is a party to one or more intermediate contracts, agreements, assignments, options, or conveyances between or among the owner, the Applicant, or other parties, that have the effect of assigning the owner's right to sell the property to the seller. Any intermediate contract must meet the criteria for an eligible contract in (a) and (b) above.

See RFA, § 4.A.7.(1)(a).

47. Because the contract between McCurdy and The City of Belle Glade offered by Quiet Meadows' Application expires prior to May 31, 2021 and there is no evidence of any extensions, Quiet Meadows site control documentation fails to meet the requirements of the RFA. See RFA § 4.A.7. Without documentation of site control, Quiet Meadows is ineligible for selection or funding. See RFA § 5.a.1. 48. Additionally, Quiet Meadows failed to include an intermediate agreement for the purchase of its intended property. According to Section 3.a. of the Contract for property described as Property Control No. 04-37-43-31-01-028-0020, the Closing is "contingent upon the current tenant, the Boys and Girls Clubs of Palm Beach County, Inc. ("Tenant") vacating the Property."

49. Quiet Meadows' Application did not include the City of Belle Glades' lease with the Boys and Girls Club, dated November 12, 2002 ("Club Lease"). Without it, it is impossible to know the term of the lease and whether or not the Seller has the exclusive right to terminate the lease.

50. Finally, according to Section 14 of the same Contract, the Buyer may assign the Contract with the prior written consent of the City. The applicant did not provide any such consents within the Quiet Meadows Application. If the Seller, the City of Belle Glade, never gave written consent, the Assignment would be deemed invalid.

51. Quiet Meadows attempted to demonstrate site control through contracts for several parcels of property. However, those contracts fail to meet the mandatory requirements of the RFA. See RFA § 4.A.7.a.

52. The failure to demonstrate site control renders Quiet Meadows' Application ineligible for selection and funding. See RFA § 5.A.1.

Quiet Meadows Failed to Achieve Minimum Transit Service Points

53. Like all applicants that were not eligible for the PHA or RD Proximity Point Boost, Quiet Meadows was required to achieve a minimum of 2 Transit Service Points to be eligible for funding. The failure to achieve a minimum of 2 Transit Service Points would render Quiet

Meadows' Application ineligible for selection and funding. See RFA § 4.A.5.e. p 25 of 181, and

§ 5.A.1., p 85-86 of 181.

54. Under the RFA, an applicant was entitled to six (6) Transit Service Points for three

(3) Public Bus Stops located within 0.30 miles of the Development Location Point. See RFA Exh.

C, 2.a., Transit Scoring Chart, p. 127 of 181.

55. The RFA defined what was meant by a "public bus stop":

"Public Bus Stop" A fixed location at which passengers may access one or two routes of public transportation via buses. The Public Bus Stop must must service at least one bus route that either (i) has scheduled stops at least hourly during the times of 7am to 9am and also *during the times of 4pm to 6pm* Monday through Friday, excluding holidays, on a year-round basis; or (ii) has the *following number of scheduled stops within a 24 hour period*, Monday through Friday, excluding holidays, on a year-round basis, for the applicable county size;

Large Counties: 18 scheduled stops".

See RFA, Ex. B, Definition, p. 117 of 181 (emphasis added).

56. Quiet Meadows identified three (3) Public Bus Stops in the Transit Service table in Exhibit A of its application (attached as Exhibit "E" to this Petition), all of which were located within 0.3 miles of its Development Location Point. The coordinates for Public Bus Stop 2 located at 26.682336 and -80.677780 correspond with a bus stop near the northeast corner of Southwest Martin Luther King Boulevard and Southwest 10th Street, PalmTran Bus Stop ID 5041. However, contrary to the RFA, this bus stop does not qualify as a Public Bus Stop as defined in the RFA because (i) it only serves one bus route, Route 47 Northbound, that does not stop hourly during the times of 4pm to 6pm Monday through Friday and (ii) does not have at least 18 scheduled stops within a 24 hour period, Monday through Friday. A copy of the bus route schedule for Route 47 Northbound at Bus Stop 5041 is attached as Exhibit "F".

57. The coordinates for Public Bus Stop 3 located at 26.682176 and -80.678247 correspond with a bus stop near the southwest corner of Southwest Martin Luther King Boulevard and Southwest 10th Street, PalmTran Bus Stop ID 5068. However, contrary to the RFA, this bus stop does not qualify as a Public Bus Stop as defined in the RFA because (i) it only serves one bus route, Route 47 Southbound, that does not stop hourly during the times of 4pm to 6pm Monday through Friday and (ii) does not have at least 18 scheduled stops within a 24 hour period, Monday through Friday. A copy of the bus route schedule for Route 47 Southbound at Bus Stop 5068 is attached as Exhibit "G."

58. The coordinates for Public Bus Stop 1 located at 26.683591 and -80.679125 do not correspond with any bus stop established or approved by a Local Government department that manages public transportation. A copy of the PalmTran bus stop map reflecting all of its bus stops within the surrounding areas of Quiet Meadows' Development Location Point is attached as Exhibit "H".

59. Thus, Quiet Meadows was not entitled to any Transit Service Points for the identified bus stops because Public Bus Stop 2 and Public Bus Stop 3 do not meet the definition of Public Bus Stop as stated in Exhibit B of the RFA and there is no bus stop at the location identified as Public Bus Stop 1.

60. Quiet Meadows should have been deemed ineligible for its failure to achieve a minimum of 2 Transit Service Points.

The Grocery Store Identified by Quiet Meadows Did Not Qualify for Proximity Points

61. As part of its application, Quiet Meadows identified Alabama Georgia Grocery located at 748 Dr. M.L.K. Jr Blvd W, Belle Glade, FL 33430, as a nearby Grocery Store. If the

Grocery Store qualified as one within the meaning of the RFA, it would entitle Quiet Meadows to four (4) proximity points. *See* RFA Exh. C, 2.b., Transit Scoring Chart, p. 128 of 181.

62. Per the RFA, a Grocery Store is defined, in relevant part, as "[a] *retail food store consisting of 4,500 square feet or more of contiguous air-conditioned space available to the public*, that has been issued a *food permit, current and in force* as of the dates outlined below, issued by Florida Department of Agriculture and Consumer Service (FDACS) *which designates the store as a Grocery Store or Supermarket* within the meaning of those terms for purposes of FDACS-issued food permits." See RFA, Ex. B, Definitions, p. 116 of 181.

63. Alabama Georgia Grocery does not satisfy this definition because (i) the grocery store did not have a current and in force food permit issued by FDACS as of the date that is 6 months prior to the Application Deadline and (ii) the grocery store is not designated as a Grocery Store or Supermarket within the meaning of those terms for purposes of FDACS-issued food permits. Rather, Alabama Georgia Grocery is designated as "Convenience Store Significant FS AND/OR Packaged Ice" according to FDACS. A copy of the relevant FDACS Food Safety Inspection Report dated December 28, 2020 is attached as Exhibit "I".

64. Further, Alabama Georgia Grocery does not satisfy this definition as the grocery store does not occupy "4,500 square feet or more of contiguous air-conditioned space available to the public." The building only contains, at most, 2,400 square feet of contiguous air-conditioned space available to the public, which is classified as "Convenience Store" according to the Palm Beach County Property Appraiser.

65. Consequently, Quiet Meadows should not have received any proximity points for its purported Grocery Store.

Quiet Meadows Failed to Achieve Minimum Total Proximity Points

66. All applicants under the RFA are required to achieve a minimum of 10.5 total proximity points to be eligible for funding. *See* RFA § 4.A.5.e. p 25 of 181, and § 5.A.1., p 85-86 of 181.

67. In light of the previous statements regarding Quiet Meadows Transit Service and Grocery Store deficiencies, Quiet Meadows should have only been awarded 10 proximity points. Thus, Quiet Meadows should have been deemed ineligible for funding.

Fulham Terrace Failed to Earn Community Service Points

68. Fulham Terrace also submitted an Application in response to the RFA, ApplicationNo. 2021-252SN.

69. The location of each Application's proposed development was reviewed and scored pursuant to the requirements of the RFA. *See* RFA § 4.A.5.

70. Additionally, the RFA offered Applicants the opportunity to earn proximity points that might be used to achieve a "Proximity Funding Preference." *See* RFA § 4.A.5.e. Proximity points were made available to Applications which demonstrated that the development location point was in close proximity to transit and community services, such as medical facilities. *Id*.

71. The RFA defined what was meant by a "medical facility" that might qualify for proximity points:

"Medical Facility"

A medically licensed facility that employs or has under contractual obligation at least one physician licensed under Chapter 458 or 459, F.S. available to provide general medical treatment to patients by walk-in or by appointment. Facilities that only treat specific classes of medical conditions, including, but not limited to clinics/emergency rooms affiliated with specialty or Class II hospitals, or **facilities**

that only treat specific classes of patients (e.g., age, gender) will not be accepted.

Additionally, it must have either (i) been in existence and available for use by the general public as of the Application Deadline; or (ii) been in existence and available for use by the general public as of March 1, 2020 but is not available as of the Application Deadline because of temporary closures or service suspensions due to COVID-19 or other emergency suspension based on an official emergency declaration.

RFA, Exh. B, Definitions (emphasis added).

72. In an effort to earn proximity points, Fulham Terrace identified a medical facility named "Cano Health Riverview" as proximate to the development. However, Cano Health Riverview only makes itself available to a specific class of patients, adults 18 years of age and older. Cano Health Riverview is not available to provide medical care to persons under the age of 18 whether by walk-in or by appointment.

73. According to Cano Health Riverview's website, that location is a medical provider that specializes in senior care.

74. Fulham Terrace's Application was awarded 4 proximity points for its claim that Cano Health Riverview met the definition of a "Medical Facility" for which such points were available.

75. When combined with other community service and transit service proximity points, Fulham Terrace was awarded 15.5 proximity points.

(3) Community Services

Private Transportation - 2 pts

Service	Service Name	Service Address	Distance (rounded up to the nearest hundredth of a mile):*	
Grocery Store	Save A Lot	9624-A US-301, Riverview, FL 33578	.48	3.5 pts
Medical Facility	<u>Cano Health</u> Riverview	10508 Gibsonton Dr, Riverview, FL 33578	.18	4 pts
Pharmacy	<u>cvs</u>	10623 Gibsonton Dr, Riverview, FL 33569	.31	3.5 pts
Public School	Riverview High School	11311 Boyette Rd, Riverview, FL 33569	1.25	2.5 pts

*Distance between the coordinates of the Development Location Point and the coordinates of the service. The method used to determine the latitude and Total - 15.5 pts longitude coordinates must conform to Rule 5J-17, F.A.C., formerly 61G17-6,

76. However, the applicant should have been awarded 0 points for its proposed Medical Facility because Cano Health Riverview is restricted to treating adults, especially the elderly, and is not available to provide general medical treatment to patients under the age of 18 by walk-in or by appointment.

77. If the applicant receives 0 points for Medical Facility, the applicant will have a total of 11.5 proximity points.

78. According to the RFA, the applicant must achieve 12.5 or more points to achieve the Proximity Funding Preference. *See* RFA § 4.A.5.e. Because Fulham Terrace will not achieve the Proximity Funding Preference, MHP will be ranked higher than Fulham Terrace and will be selected for funding under the Two Elderly, Large County, New Construction Applications Goal.

Recalibration and Substantial Effect

79. Once ineligible applications are removed, the Funding Selection Process must be recalibrated. Pursuant to the RFA's sorting order and funding selection process, if Quiet Meadows is ineligible because it failed to demonstrate site control or because it failed to achieve a minimum

of 10.5 total proximity points, and Fulham Terrace is not awarded the Proximity Funding Preference, then MHP would be awarded funding.

80. Thus, MHP's substantial interests are substantially affected by the evaluation and scoring of the responses to the RFA. The results of the scoring have affected MHP's ability to obtain funding through the RFA. Consequently, MHP has standing to participate in this proceeding.

Disputed Issues of Material Fact and Law

81. Disputed issues of material fact and law entitle MHP to formal administrative proceedings pursuant to section 120.57(1), Florida Statutes. Disputed facts include, but are not limited to:

- a. Whether Florida Housing's actions in determining that Quiet Meadows was eligible was arbitrary and capricious;
- b. Whether Florida Housing's actions in determining that Quiet Meadows was eligible was contrary to competition;
- c. Whether Florida Housing's actions in determining that Quiet Meadows was eligible was clearly erroneous
- d. Whether Florida Housing's decision to award proximity points to Quiet Meadows was arbitrary and capricious;
- e. Whether Florida Housing's decision to award proximity points to Quiet Meadows was contrary to competition;
- f. Whether Florida Housing's decision to award proximity points to Quiet Meadows was clearly erroneous;

- g. Whether Cano Health Riverview is restricted to serving a class of patients, those over 18 years of age;
- h. Whether Florida Housing's decision to award proximity points to Fulham Terrace was arbitrary and capricious;
- Whether Florida Housing's decision to award proximity points to Fulham Terrace was contrary to competition;
- j. Whether Florida Housing's decision to award proximity points to Fulham Terrace was clearly erroneous; and
- k. Such other disputed issues as are raised in this proceeding or identified during discovery.

Statutes and Rules Entitling Relief

82. MHP is entitled to relief pursuant to sections 120.569, 120.57(1), and 120.57(3), Florida Statutes, and Florida Administrative Code Chapters 28-106, 28-110 and 67-60.

Ultimate Statement of Facts and Law

83. Quiet Meadows' Application was ineligible for funding because it failed to demonstrate site control or failed to achieve a minimum of 10.5 total proximity points.

84. Fulham Terrace's Application did qualify for certain proximity points.

85. A correct application of the RFA's specifications would have resulted in funding of MHP's Application.

86. MHP reserves the right to amend this Petition if additional disputed issues of material fact arise during discovery.

Request for Relief

87. MHP requests the following relief:

- a. That Application funding process be halted until this protest is resolved by final agency action;
- b. That Florida Housing provide an opportunity to resolve this Protest by mutual agreement within seven days of the filing of this Petition, as provided in section 120.57(3)(d)1., Florida Statutes;
- c. If this protest cannot be resolved by agreement, that the matter be referred to the Division of Administrative Hearings for formal administrative proceedings involving disputed issues of material fact pursuant to section 120.57(1) and (3), Florida Statutes;
- d. That the assigned administrative law judge determine, as a matter of fact and law, that the Application of Quiet Meadows is ineligible for funding and that Fulham Terrace's Application did not merit certain proximity points, and that MHP's Application should be funded;
- e. That Florida Housing adopt the administrative law judge's recommendation to fund MHP's Application by final order; and
- f. Such other relief as is just and equitable.

Dated on this 10th day of March, 2021.

PARKER, HUDSON, RAINER & DOBBS, LLP

/s Seann M. Frazier Seann M. Frazier Florida Bar No. 971200 Marc Ito Florida Bar No. 61463 215 South Monroe Street, Suite 750 Tallahassee Florida 32301 Telephone: (850) 681-0191 <u>sfrazier@phrd.com</u>; mito@phrd.com

EXHIBIT "A"

RFA 2020-205 Board Approved Preliminary Awards

SAIL Funding Balance Available 1.575.936.00 Small County Funding Balance Available Family Demographic Funding Balance Available 653.341.00 Medium County Funding Balance Available 1.575.936.00 922.595.00 Elderly Demographic Funding Balance Available Large County Funding Balance Available Self-Sourced Applicant Funding Balance MERGED Non-Self-Sourced Applicant Funding Balance MERGED NHTF Funding will be 100% allocated in accordance with Exhibit ${\rm H}$ Per Unit Construction Funding Preference Community Service Funding Preference Florida Job Creation Preference Total SAIL Request (SAIL + ELI) irocery Store Funding Preference of Authorized ant o Number vame of Developers **Jeterans Preference** otal Number of Unit Proximity Funding Leveraging Level Name of Development Lottery Number ELI Request Preference Dev Category Request Self-Sourced Total Points County Size Principal Applicant? County lication | Demo, Comm SAIL Name Iddy Two Elderly Large County New Construction Applications Quiet Meadows, LLC: McCurdy Senior Housing Corporation oseph E, Noi 1 γ 72 2021-216SN Quiet Meadows Palm Beach L Managing Member; Palm Beach NC 3.000.000 600.000 3,600,000 Y N 132 25 Y Y γ Y Glucksman ALF County Housing Authority Member E, No 2021-2525N Fulham Terrace L Terry S. Cummins Fulham Terrace Developer, LLC NC 4,000,000 600,000 4,600,000 Y N 116 25 Y 3 Y Y Y Y 18 Hillsborough ALF Three Family Large County New Construction Applications Preservation of Affordable NC F Ν 113 25 Y Y 2021 2215 Cutler Manor II Miami Dade L Aaron Gornstein 3.000.000 600.000 3.600.000 Ν 1 Y Y Y б Housing, LLC Matthew A. University Station I Developer, F γ γ Y 81 2021-199BSN University Station Broward l NC 6,309.360 600.000 6,909,360 N γ 216 25 Y Y eger RS Development Corp.; Lewis V. Princeton NC F 150 25 Y 2 Y Y Y Y 38 2021-244BS Lewis V Swezv 4.020.000 N Y Miami-Dade L 600.000 4.620.000 Crossings Swezy One Elderly Medium County New Construction Application MHP FL VII Developer, LLC; Cadenza at Christopher L E, Non 2021-246BS М NC 6,000,000 N 160 25 Y 3 Y Y Y Y 8 Callier 600,000 6.600.000 Y Hacienda Lakes Shear CORE FL Developer VII LLC ALF Two Family Medium County New Construction Applications 2021-2585 Nathan Ridge Clay M James R. Hoover TVC Development, Inc. NC F 5,675,000 5,675,000 Ň 192 25 γ 5 γ γ Y 28 γ National Development of America, Inc.; St. Peter Claver St. Peter Claver NC 136 25 Y 2 Y Y 51 2021 222BS Lee м Fric C. Miller F 4,075,000 600,000 4,675,000 N N Y Y Place Phase I Developer, Inc.; LCHA Developer, LLC

Page 1 of 2

RFA 2020-205 Board Approved Preliminary Awards

Page 2 of 2

Application Number	Name of Development	County	County Size	Name of Authorized Principal	Name of Developers	Dev Category	Demo. Commitment	SAIL Request	ELI Request	Total SAIL Request (SAIL + ELI)	Veterans Preference?	Self-Sourced Applicant?	Total Number of Units	Total Points	Per Unit Construction Funding Preference	Leveraging Level	Proximity Funding Preference	Grocery Store Funding Preference	Community Service Funding Preference	Florida Job Creation Preference	Lottery Number
Small County	Application(s)																		_		
2021 20985*	Sweetwater Apartments Phase II	Columbia	s	Matthew A. Rieger	Sweetwater Apartments II Developer, LLC: The Greater Lake City Community Development Corporation, Inc.	NC	F	5,053,949	408,800	5,462,749	N	N	84	25	Y	5	Y	Y	Y	Y	21
Medium Cou	nty Application(s)																				_
2021-251BS	The Willows	Saint Lucie	м	Clifton E. Phillips	Roundstone Development, LLC	NC	E, Non- ALF	6.000,000	600.000	6,600,000	γ	N	136	25	γ	4	Y	Y	Y	Y	16
2021-206BS	Rosewood Pointe	Osceola	м	Scott Zimmerman	BDG Rosewood Pointe Developer, LLC	NC	F	6,000,000	600,000	6,600,000	N	N	192	25	Y	3	Y	Ŷ	Y	Y	15
2021-2555N	Somerset Landings	Seminole	м	Jonathan L. Wolf	Somerset Landings Developer, LLC, SHA Development, LLC	Redev	F	2,800,000	600,000	3,400,000	N	N	84	25	Y	3	Y	Y	۲	Y	85
Large County	Application(s)	Miami-Dade	L	Lewis V Swezy	RS Development Corp., Lewis V. Swezy	NC	F	4,321,000	600,000	4,921,000	N	Y	149	25	Y	3	Y	Y	Ŷ	¥	6/
2021 203BSN	Fern Grove Apartments	Orange	ι	Scott Zimmerman	BDG Fern Grove Developer, LLC	NC.	E. Non- ALF	5,400.000	600.000	6,000,000	Y	N	138	25	Y	3	Y	Y	Y	Y	26
2021-212BSN	Tallman Pines - Phase I	Broward	ι	Matthew A. Rieger	HTG Tallman Villas Developer, LLC; Building Better Communities, Inc.	NC	F	2,320,000	600,000	2,920,000	N	N	80	25	Ŷ	1	Y	Y	Y	Y	48
2021-2695N	Southwick Commons	Orange	L	Jonathan L. Wolf	Southwick Commons Property Developer, LLC	NC	F	7,000,000	600,000	7,600,000	N	N	195	25	Y	3	Y	Y	Y	Y	32
2021 2255	Island Cove Apartments	Palm Beach	L	Darren J. Smith	SHAG Island Cove, LLC; Delray Housing Group. Inc.	NC	F	3,000,000	600,000	3,600,000	Ν	N	54	25	Y	4	Y	Y	Y	Y	2

On January 22, 2021, the Board of Directors of Florida Housing Finance Corporation approved the Review Committee's motion and staff recommendation to select the above Applications for funding and invite the Applicants to enter credit underwriting.

Any unsuccessful Applicant may file a notice of protest and a formal written protest in accordance with Section 120.57(3), Ha. Stat., Rule Chapter 28-110, L.A.C., and Rule 67-60.009, F.A.C. Failure to file a protest within the time prescribed in Section 120.57(3), Fla. Stat., shall constitute a waiver of proceedings under Chapter 120, Fla. Stat.

EXHIBIT "B"



Seann M. Frazier d (850) 629-0575 sfrazier@phrd.com

January 27, 2021

Florida Housing Finance Corporation Ms. Ana McGlamory (Ana.McGlamory@Floridahousing.org) Corporation Clerk (CorporationClerk@floridahousing.org) 227 North Bronough Street, Suite 5000 Tallahassee, Florida 32301

JAN 27 2021 11:44 AM

RECEIVED

FLORIDA HOUSING FINANCE CORPORATION

Re: Notice of Protest: RFA 2020-205 SAIL Financing Of Affordable Multifamily Housing Developments To Be Used In Conjunction With Tax-Exempt Bonds And Non-Competitive Housing Credits

Dear Corporation Clerk:

On behalf of MHP FL VIII LLLP, Application No. 2021-266BSN, this letter constitutes a Notice of Intent to Protest ("Notice") the Award Notice and Scoring and Ranking of RFA 2020-205, posted by the Florida Housing Finance Corporation on January 22, 2021 at 2:55 p.m. This Notice is filed pursuant to sections 120.569 and 120.57(3), Florida Statutes, and Rules 28-110.003 and 67.60.009, Florida Administrative Code,

This Notice is being filed within 72 hours (not including weekends and holidays) of the posting of the RFA on the Florida Housing Finance Corporation website on January 22, 2021 at 2:55 p.m. MHP FL VIII LLLP reserves the right to file a formal written protest within ten (10) days of the filing of this Notice pursuant to section 120.57(3), Florida Statutes, challenging the approval for funding, scoring and ranking of applications filed in response to RFA 2020-205.

Sincerely,

Aun M. Fin Seann M. Frazier

cc: Hugh Brown, General Counsel

Parker, Hudson, Rainer & Dobbs U.P • 215 South Monroe Street, Suite 750, Tallahassee, Florida 32301 • 1 (850) 681-0191 • phrd.com 6777863.v1

RFA 2020-205 Secting Sneets

		2021-1901SN	2023 1918SN	2021-19285N	2021-193054	2021-194 0 5N	2021 19585N	2021 195BS
Development Name	Contributor/ Reporter	The Group	Grove VIIIas	O-chid Late	Island View	Parc Tower	Crorens Ridge	Cedar Corre
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RFA 2020-205 Scoring Shoots

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RFA 2020-205 Scoring Sheets

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ll all of the above requirements are met, the Applicat Sourced Applicant	nt qualities as a Seli	Ň	N	74	N	N	N	ri

REP 2.2.2 3.5 Ing Sheets

REA 2020-200 Scoring Sheets

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REA 2020-205 Sconing Sheets

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10 # (1) Clighte SAIL Response Amount Meets Minamom Request Amount (M. art. Dade County Only)	Ŷ	v	Y	Ÿ	Y	Ŷ	Y	, ,
20 a (2) Applicant's Non-Lompetitics HC Request Amougs provided	*	r	Ÿ	Ÿ	,	r	¥	7
10.4 (3) Applean's InfiABB Rogicys America (d Carperation 6 wed Dards) or Bond Regional Amount 200 Oher Regional Information (d FrancCarperation issued Bonds) provided	v	Ŷ	Y	Ŷ	ÿ	т	Y	¥

BFA 2020-205 Scoting Streets

	2021 197851	2021-198654	2011-19965H	2021-200B\$M	2021-20185N	2021 20281	2021 10985M	202J 2048SN
Development Name	Astoria on 9th	Courtilde Apartments, Phase II	University Scalige	The Derkley	Gould Hanbor	Whispenng Oaki	Kein Garme	Qarnen Villas
10.0 Development Exit Pro Forma provided (1 story expenses or excel and Construction/Rehab analysis					1			<u> </u>
and Permanent analyses (hstorg sources) - Sources must engalise receeduses	ř	`	Y	7	,			
fotel Oevelopment Cost Per Unst Lomilation met ISocition Flog. A .J. J	Ŷ	v	r	¥	•		· · ·	· ·
Venification floot the Applicability and point end op the fast Loempt Bond financing prior to the Applicasi is Deadline (Section Oce, C)	ŕ		Ŷ	Ŷ		i.		
Verblaatsporof no provi esteptionse to an instalation (o enter credit underwriting fee the same Decel progen in eignenous RTA (section Fixe A 1)	¥,	Ŷ	Ÿ	Ŷ		-	,	
Verñeation of no recent de-obligations (Socion Fast A.1.)		Y	γ γ	¢				1
Elmancial Acrears Met (Section Five, A.1.5	Ŷ	Ÿ	Y	r				· ··· ·
All Elizability Requirements MeC	 1	x	۲	T	Ŷ	Υ	Ŷ	N
Tie-Brozkorr					•	•		1
10 d. Peo Unit Construction Funding Preference - 1 applicable (Section Flux, B.4.6.)	ï	8	Ŷ	y .				
5 e Proceduy Londing Preference	÷	ť		¥	, ,			
Sie - Gradery Store Funding Prefetence	(f	Ŷ	Y I	ч —				
Siel, Community Service Preference	Ϋ́	4	(Y	Υ				
Florida igo Creaçión Preference (Section Fixe: 6 4 d)	· ·	Ŷ	7	,		1		
Cotlery Number (Section Five, B.A.e.)	17	52	BL	53	•	· · ·		

RFA 2020-205 Scoring Sheela

	2021-19785N	2021-1908SN	2072-1 998 54	2023-200BSN	2021-20185N	1071-20205	202J-203ESN	2021-20485N
Development Name	Ástória on 9th	Courtilde Apartments, Pharell	University Station	The Saikley	Gould Harbor	Whispering Qalis	Fem Groue	Davnétt Villas
Veterans Preference			·* ·			4		· ,
2 b. If commissing to the Eliferte Gernögraphic Gernmäment, doer the Application quality for the Welarons Fraferance?	y	ы	Pi	¥	ti i	11	r	··
Seff-Sourced Applications			A		+ • ··	<u> </u>		
3 a [1)[6] Applicant clated that it was a Solf Sourced Application	พ	и	Y	М	F4	м	N	11
2.a. Demographic Commitment of Family was selected	п	N	Y	N	r4		м	14
 b. Development Estepony of New Contraction was relected. 	N	N	7	N	п	ei -	N N	rs
5 Pereloament is not an EDA Development	п	N	Y	N	ĸ	- N	N	
b di At least 5% of live resal plots were get ande below 50% AMI	н	н	Ÿ	N	n	PJ PJ	н	NI
10 b (2)(i) The SeR-Sourced Francing Communed Weitkration Form (Rev. 11-19) was provided and executed by Natural Person Principal of the Applicact station on the Principal Obclosure form	N	N	Ŷ	N	T4	•	N	۲۹
10 b (2)(1) Venitization that the Amsteri of self covered financing committed from the Principal statistican the Sulf Source of Financi vig Committeens Vendwation Form was the greature dan least half of the alighter SAD request amount or Sit matter	N		, y	N	n.	21	м	n
If all of the above requirements are not, the AppOct Sourced Applicant	*1	N	Ŷ	N	'n	N	11	N

RFA 2020-205 Sooning Sheets

	2021-105BSW	2021-20685	2021-2078514	1021-26 55N	2011-20965	2021 21085	2021-2 LLSN	2021 212 0 54
Developmant 21ama	Tivin Laber Estates - Phase III	Rosewood Pointe	7alīman Pilīgs - Pībaiz Il	The Arbois at Valhalla Pond	Sweetwater Apartments Phase II	Corret Pointe	Alinbow Village	Ta man Pines Phase I
Points awarded						•	1	
Buckmarking Attachments prior to submission	5					ſ		
(Section Three, A.7 b.) (Sicolors)	,	5	5	5				
J b [3][b] Developer Experience Withiliaws1	5	5	5	5			-	· · · · · · · · · · · · · · · · · · ·
Otreastice [Spaints]	5	, °	,	5				
3 h Bile) 67E0 20 t Disincentive [5 pp-rola)	5	5		5		1		
3 c [1] Subitivitien of Principal Sciclosure Form that						i-		1
a either (a) scentard "Approved" 23 least (d								
Calendar Days prior to the Application Deadline, or -)						
(b) stamped "Received" (in the Corporation at least	5	5	5	5				
)-I Calendar Gays prior to the Application Doubling		L						
ARD scattions "Approved" price to the opplication		•						
Ceatine								
11 Cecil Government Contribution (Up to 5 proces)	5	5	5	5				
Total Points (maximum of 25 poer	25	25	25	25	25	25	25	25
E Filblick Republicants			•	•		· · · · · · · · · · · · · · · · · · ·		. –
Submission Requirements met (section Three, A.)	× ×	۲ [¥ T	۲	l v	,		
5 Executed Applicant Certilication and	¥	Ÿ	_					
As knowledgement form submitted	1 1	i i	,	۲	۲		•	•
2.5. DemocrateAlc Continuitation solersail	N N	۲	7	۲	Ϋ́	Y		· .
3.2 (1) Reme of Applicada perioded	× ×	[Y	γ	Y	Y	7		
J = (2) Evidence Applicant is a legally formed antity	v	۲.			1			
provided	,	Ť	Υ	Ŷ	Ϋ́	7	•	•
3.6 (1) Name of Fach Developen provoded	Ϋ́	Υ Υ	Y	Y Y	<u>г</u>	,		
3.6 [2] (widence that each Developer eacity is a	× ×	Ÿ			· · · ·			
tegally for modi senity previded	,	<u> </u>	Ÿ	ŕ	r	۲	×.	r
3.6.[3][a] Bovekiper Figurium: e fleng zerzent met	Y	γ · · · · ·	7	Y	۲	4	x	Y
) e (f) Principals for Appkrant and Genelopsr(s) Cisclosure Form provided and meets requirements	×	ĩ	ŗ	Ŷ	٢	Ť	τ	Y
] d.(t) Monagement Company information provided	Ŷ	γ	i i	7	r	Ÿ	×	Ŷ
3 6 (2) Prot General Management Company Coperience requirement met	۲	Y	ŕ	۲	۲	Y	Ÿ	× *
) e (1) Authorized Function Representative provided and meets requirements	s	ř	*	۲ T	۲	Ŷ	× ···-	4
4 a Name of Proposed Development provided	v		· · · · ·	Y		Υ	• •	
4 b [1] Sevelopment Calegory Sole(Ard	×	γ		Y	Ϋ́	- '	Y	
4 5.(2) Development Category (basifying Conditions met	×	×	· · · ·	Ÿ	· · ·	Y	ч	<u> </u>
ore: 4 c. bevelapment Type provided, and to eaking single	·			<u> </u>			·	
Authorization in the president, and organized and Authorization is essentiated with each Development	Y Y	v	Ŷ	_				
type. If appricable				Ť	4	Y	Υ	Ŷ
5 a. County Identified	N	<u> </u>	۲	Y	۲	Ŷ	Ň	۲

RFA 2020-205 Scoring Sheals

	2021-205 0 5k	2023-206BS	2021-10785A	2021-2015N	2021-20903	2021-21085	2021-2115N	2021-21265N
Oevelopment Name	Twin Lakes E1371es - Phase 44	Ause-road Poirse	Tallmaan Pines Phase N	The Arbors at Valhalla Pond	Aparimenti Phine II	Cortes Points	Alimbow Village	Tallman Pines - Pisang t
5.6 Address of Development Stellar index	γ	1 7 .	Ŷ	<u>r 1</u>	۲	y .	Ŷ	Ŷ
S.c. Question whether a Scattered Siles	v	_ ۲		· ·		1	1	
Development anywered	'n		۲	_ ·	Ŷ	۲	Ϋ́	γ
5 d CEOeve opment Location P int provided	¥	(V	Ŷ	Y i	۲	Ŷ	Ϋ́	Y
Sit (2) Estitude and Long some Econditiates for any	· ·	· ·		· ·	ÿ	1	·—	
Statieren Sliespinsiden, If ann - able	r r	l '	т	r r	7	4	Ŷ	۲
5 e (2) Minimum Transil Score met pl'acci i ablet	ΥΥ	γ γ	Ŷ	r r	Y	7	۲	7
Sie Minimum T, Jal Provinsing Sc. 76 (Pass	Ÿ	(r	۲	۲	Ŷ	¥.	×	۲
5.f. Mandal, sy Distance Requirement met	Y	Y	Ŷ	r	γ	Y	Y	7
5 g. Limded Development Area (104) kond til namet, if apolicativ	Ÿ	· ·	٢	Y	۲	۲	r	Ÿ
Gis. Total Number of Units or inded and within stats	۷	e v	٧	Y	r	Ŷ	r	Ŷ
6 b. Number of new clinic ornan and and rehabilitation units provided	Ŷ	· · · ·	Y	Ÿ	¥	×	Ϋ́	¥
Gr. Orrupancy status of any existing proception ded, If Rehabilitation	Ŷ	· · ·	·ــــ ۲	Ÿ	۲	Ţ	٢	
6 ol() kin mun set-us de eke tin pro des	7	()	Ŷ	· · · · · · · · · · · · · · · · · · ·	Ŷ	Ŷ	Y	<u>ــــــــــــــــــــــــــــــــــــ</u>
G d (2) fotal Set Ande Breakdown - hair property	Ŷ							
control line test	, ,	,	Ŷ	Y	۲	۲.	и	Υ
6.n. Unit mix purvided and meets reporter wats	<u>۲</u>	Y	Ŷ	1 Y	Υ	Y	Y Y	т · —
6 i – Nurrðer of residential boldings provided and – Móetk ieu – nyrngala	Ÿ	r	ï	Y	т	x	۲	Y
7.5 Evidence of Ote Control provided	Υ	Y Y	Ŷ	7	Ϋ́	Y	γ	x
/ b {D Accirc priote Zoning domonstrated	γ	T T	· .	Y	Ϊ	Y	,	τ
7.6 (2) Available by of Water demonstrated	,	·	ï	τ <u></u> τ	x	N	Ť Ť	, ,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,
7.5 (3) Availues ty of Sewer demonstrated			· 	Ŷ	- <u> </u>	¥	Y Y	Ň
3 6 Green Building Centrication or minimum				1				· · · · ·
Addatenat Critten Building Féatures selected as applicate	γ			۲	¥	۲	Y	¥
9 Minimum number of Relident Programs wasted	γ	×	·	7	۲	r	Y	۲
10 - (1) Applicant's SAR Funding Request Amount storated	r			, <u>-</u>	¥	¥	r	۲
30 a (L. E. gible SAll Response Amount Means Alumnium Request Amount (M. amo Caste County Only)	Ϋ́.	г.	v	7	r	Y	y 1	Y
30.a (2) Applications Non-Competitive HC Recovers Anni und pri vided	r ⁿ	τ.		7	r	۲	· ·	r
10.43 App contrastMAB Request Amount (3 Corpo at an 1, poet Bondi (or Bond Request Amount) and Other Required Information (if Non Corporation (Reput B = 35) provident	¢	Ň			r	Y	Ŷ	Y
RFA 2020-205 Secting Streets

	1073-205054	2021-20685	2021-2078514	2021-2085A	2021-20985	2021-21085	2021-233514	2021-21205N
Dévélopment Name	lwin Lates Estates - #buse bi	Reserved Poince	Talinsan Pingy - Phase II	The Arbors at Valhaila Pond	Sweetwater Aparlmanis Phase II	Corta: Pointe	fainbów Vilage	Taliman Pines - Phayg I
10 c. Development Cost Pio faoma provider (history expenses of lives) and Construction/Rehab analysis	4	×	r	۰۰۰ - ۲	×	· ·	,	,
and Permanent analysis (litting provides) + Sources must equal or exceed uses								
lotal Development Cost Per Unit Lemnation over (Soction Rive, A. E.)	Ÿ	Y	Υ	Ÿ	r	¥	Y	······································
Verbruten that the Apple ant has not closed on the Tax Exempt Boost maining prior to the Apple when Develop (Society One, C.)	r	v	Ŷ	'n	٢	,	ĩ	,
Verdication of no prior acceptance to an enstation to accur traditionderwraing fai the same Development m a presozus RFA. (Section Fixe, A.1.)	Ÿ	v	v	r	Ŷ	Ŷ	Y'	¥
Verification of our recent de lobogations (Sochern Core. A 1.)	r	· ·	'n	 r	۲	······································	v	r
Financial Arivary Met 15vol on Fine Act.)	Ÿ	v	N N	Y	ň	r	۲	1
All Eligibility Roquirements Met? The Breakers	T	i r	Y	Υ	<u>ť</u>	۲	N	Y
100 Per Chil Construction Funding Preferative, II appScable (Section Five, 6.4.1)	r	r	ï	Ŷ	Ŷ	Ŷ	Ϋ́	Y
5 n. Proximity Funding Prefetence	Υ	N I	۲.	· · · · · · · · · · · · · · · · · · ·	×	Y	ň	Y
5 e - Grocery Slove Funding Preference	7	Ň		Y	Ŷ	Y	ĭ	7
Sie - Community Service Proforence	Y.	r i	х Х	r	ï	, v	4	······ · · · · · · · · · · · · · · · ·
Florida joh Creatuso Preference (Section Free, B 4 d)	7	v	N.	Ÿ	۲	9	×	Ŷ
totlery Number (Section five, Bake)	м 77	15	63	74	21	42	19	.15

RFA 2020-205 Scoring Sheets

	2021 20585N	2021 20685	2021 20785M	2023 2085N	2021-20985	2023-21005	202J-2115N	2021 212#\$N
Development Name	Twis Later Estates - Phase IX	Rosewaad Palote	Tállmárs Pines - Phasa II	The Albors at Vethelin Pond	Swactwater Apértments Phate II	Contes Poințe	Rainbow Village	Tallmon Piner Phaser
Veterana Preference								
2.6 If commuting to the Elderby Demographie		<i>.</i>		_ .				– – – – – – – – – – – – – – – – – – –
Commut whit Boys the Application quality for the Veterans Preference ³	и	te.	۲	ta .	N	м	в	и
Sett-Sourced Applications		• • • • • • • • • • • • • • • • • • • •				·		
3.a (1)[b] Applical is stated that it was a Self Sourced Application	к	tu tu	ы	ei	н	Ŋ	N	к
2.a. Comographi – cromentera of Family way referred	н	N	и	N	N	N	<u>–</u>	N
4 h. Development - alegory of New Construction was selected	N	N ·	и	N	N	fi -	<u>ч</u>	к
5 g. Development - 1 and an ICM Development	м	i 1 fi	N	N		~ >1	N	
6-1. At least 5% of the total units wore set and a below 5-18 AM	я	N	м	ti	N	61	<u>н</u>	н
JB.b [2] - J. The Self-Sour - Scipancing Commitment Verifest on Form (Rev. 12-19) was provided and acoused by Natural Pass Principal of the Applicant stated - in the Principal Disclosure Form	N	N	п	м	N	N	ม	N
10 h (2)) Ver firstion that the Amount of soft sourced initial and committed from the Poinc pa- stated to the Set 1 are of Fortiscing Committeent Vortification form was the greater of a least ball of the exprise SAHL requests amount of \$3 million	н	PI .	N	t:	N	51	ы	н
if all of the above requirements are met, the App8ca Sourced Applicant	r#	N	N	N	N	N	N	N

RFA 2020-205 Scoring Sheala

	1021-111854	2021-21405W	2021-215BS	2021-2165N	2021-21754	2011 2185N	2021 2195N	2021 22085N
Development Name	Villa Alesanziria	Dsprąy Poinąg II	Hibiscus Appruments Phase Two	Quiet Meadowr	Autumn Ridge	Citrui Gérdens	Coltonan Port Ronaistance	Oalovoad Pietenie
Points awarded				• • • • • • • • • • • • • • • • • • • •				
Bookinacking Altachments prior to submission	5	с,	5	4			· · · · · ·	
(Section Three, A.2.6.) (5 points)	,			2				
3 tr (386) Revolupor Frideriers e Withdrawal	5	5	5	5				
Didiscentine (5 points)								
J & (35k) 671 820 J Desincentive (5 points)	5	<u> </u>	. 5	5				
3 s (2) Soomission of Principal Disclosure Form that								
is either (a) stamped "Approved" at least 13								
Celer-day Days prior to the Application Deadline, pr								
[b] stainped "Received" by the Corporation at least	5	5	5	5				
14 Calerdae Days prior to the Application Depairing								
AND stamped "Approved" prior to the Application								
Disadilina								
LT Local Government Consciluouses (Up to 5 points)	5	5	5	5				
Total Points (maximum of 25 point	<u></u> В	25	25	25	25	25	20	20
Eligibility Resplicements								
Submission Registramentics then fair team Three, A §	r	7	8	N N	Y		r	r
L Electricated Applicant Certification and	Ÿ	Ŷ	۲			·	·	
Acknowledgement form rubrotowit	,	ļ		•	Ŷ	r	'	۲
2.a. Demographic Commonweat selected	r	۲ ۲	8	r	Y	1		1
3 a [3] Name of Applicant provided	- · · ·	<u>۲</u>	<u>۲</u>	Υ Υ	۲	1	1	1
3 4 (2) Devence Applicant is a legally formed onlity	r	Υ	Y	r r	ř	ì		
External grant of the second	_	· - · ·		•	·	1	(۱
3 b.(1) flame of Fach [leveloper provided	. X	×	N N	Υ	Ŷ			
3 b (2) (vidence that each Developer entry is a	r i	7	Ŷ		Y	Ŷ	'Y	
legalit formed entry prodect					-	r	r	¥
3 b (3)(4) Developer Experience Requirement met	<u> </u>	· · ·	۲ –	Y	۲	Y	Ϋ́	Ŷ
) e [1] Principals for Applicant and Drow- (por(s) Discipion a form priorited and meets requirements	ř	Ÿ	¥	•	Ÿ	Ŷ	Y	۲ –
s digt) Management Longramy of planet in provided		Υ	Ÿ	r	Υ	Ŷ	γ γ	Y
3-3-423 Piezo General Management Company Experience regulizations inst	x	۲	Y	ſ	Y	Υ	Ŷ	Y
and ments represented as a second s	ť.	Υ	۲	r	Ÿ.	Y	7	Ÿ
4 a Name of Proposed Osvolopmout provided	r	γ	¥	r —	ř	γ	· · · ·	
4 b (1) Development Category Selected	· · · · · · · · · · · · · · · · · · ·	<u>├── </u>	Ŷ	Y 1	Y	r Y		Y Y
4.6 (2) Revelopment Gategory Qualifying Conditions					•			,
met	т Т	۲	V.	×	۲	Y	Ŷ	γ
4 c. Development Type provided and breakdown of		· · · · · · · · · · · · · · · · · · ·		t ————————————————————————————————————	·	ł		
combes of colling associated with early Development	۲	Ŷ	۲	((Ŧ	ř	7	y
Type. If application			•				r	r
Sia, Econts Montheal	r	γ	v	Y Y		v	¥	,

REA 2020-205 Secring Sheets

	2021-21385N	2021-214BSN	2021-21505	2021-2165#	2021-2175N	2021-214524	2023-2195N	2021-22085N
Development Rams	Villa Alexandria	Osprey Pointe II	Hibistur Apartments Fitzie Two	Quist Meadows	Auturon Hidge	Clinus Gædens	Coleman Pask Ronalstance	Oxikwood Preterve
S.b. Andreas of Development Site provided	r	г	¥	Υ Υ	۲	۲	Ŷ	۲
S.C. Question whether a Science Stres		· ·		· ·	Y	Y	Ŷ	r
Covelopment answered Siddl3 (Levelopment Location Peint provided (······	r f						
Sol (2) tailtude and tongoode Cresidenties for one	*	ř	۲	<u>↓</u>	۲	Υ	7	۲
Surger Cancologina Conginates Cresionaries ina priy Scattered Sites provided, el applicable	x	i v	Ŷ	1 V I	۲	۲	7	Y
Se (2) Minimum Transil Score met (il applicatio)	7	k k	ř					
Sie Kinderson TatalFredursty Science in approachy	, K		r 'Y	··· ;	r r	¥	*	· · · · · ·
VI Mandalory Distance Reprisement met	, Y		· · ·		Y Y	۲ ۲	۲ ۲	<u> </u>
S p. Umvied Development Area (IDA) Londitions mat.		·		, ,		т <u>т</u>	<u> </u>	r
< applicable	*	r .		Υ ·····	r	Y	۲	Ÿ
Gal Total Number of Units provided and waldo limits.		Ň	Ŷ	· ·	Ÿ	÷	Ŷ	Ŷ
6.0. Number of new construction on () and	Ň	× ×	*	· ·	ÿ	Y	х Т	
rehabilitation units previded	`	Į 'Į	r	,	Ÿ	Ÿ	,	Ŧ
Gr. Ouropancy status of any existing tonis provided	Ŷ) r [· · ·	Ŷ	Y T	· · · · · · · · · · · · · · · · · · ·	7
€ ftshahlhtə\$lon	,	· ·			7	Ť	r	,
6 d H) Kirsmun Set Aside electri n provided		N N	Ÿ	Y	Y	7	Ŷ	Y
6 d (2) total Set Aside Breakdown - kan property completed	¥	× -		*	Ŷ	Y		Ϋ́
6 e - Urvā mis promided and meets requirements	۲		N	· ·	Ÿ	· ·		
61 Number of residentiat buildings provided and	,	} <u>·</u> -}	- 14	· · · · ·	τ			<u> </u>
mets requirements	v	۲	¥	<u>۲</u>	۲	۲	1	Ŷ
To Evidence of Ste Control provided	×		· · · ·		Y	Y	ř	Y
7.b.[L1.4psoropriato Zonnig domoni trated	Ŷ		- ·			· ·· ·	Ÿ	;
7.6 [D] Avail/blity of Water demonstrated	· γ				······································	'	·· ···································	r r
7 h [3] Availability of Sewer demonstrated	Ŷ		· · · · · · · · · · · · · · · · · · ·	× ×	÷ ·			, i
t d. Green Building Certification or minimum						·	•	· ·
Additional Green Building Features released, as	Ŷ	r	Ŷ	¥	Y	Y	Υ	x
and a subject of the							,	<u> </u>
9 Marintium munition of Rosiones Programs selected	¥	۲)	۲	Ŷ	Y	Υ	r
10 a {1} Applicant's SAN Funding Request Amount provided	γ	<u>г</u> , к	ŕ	í	Ŷ	Ŷ		4
Diverses (10.a.[])Ebgible SAI, Request Amagn; Merip		}					<u> </u>	· · ·
Minimum Request Amount (Moral Dade Cookey	Ŷ	× 1	Ŷ	ĸ		y v		
Dolyl		, ,		'	Y	Ŷ	Ŷ	۲
10.4 [2] Acold 461's Mon-Competance PC Request		}						
Amouri provided	Y	Ŷ	¥	٢	۲	Ŷ	¥	۲
10 A.[3] Appleant's NiMRB Request Amount (il		ł ————————————————————————————————————		+		}	· · · · ·	
Ecropolistion-hived Bonds or Bond Remest Amount		1						
and Other Required Information [4] Non-Corporation-	Y	x (×	Y	Ŷ	Ŷ	x	¥
iteosil Boods) providert						1		

RFA 2020-205 Scoring Sheets

	2021-113B\$N	1021-11485N	2011-21585	2021-2165N	2021 21754	2023 Z185N	2021 2195 N	2021 22085N
Development Name	VIIIa Mexandria	Dsprzy Polnyę la	Hibírcus Apartmenti Phasp Two	Quéet Maadows	Aultinan Ridge	Giver Gardens	Coleman Park Ronalspance	Dah wood Prei erve
10 c. Development Cast Pro-Forma previded (Being experies of taket Jahol Constitution(Being) analysis and Permanent analysis (Jahog Societas) – Sourtos must ogual provinni Sukes	*	¥	Ÿ	,				
Iotal Development (15) Peo Unit functation met Section Flive, 4.3.1	\$	· · ·	Y	4		,	1	
Verification that the Applicabilities has cleared on the Tan-Caempt Doord Intercorg provide the Application Deadline (Section One, E)	, ,	Ÿ	Ŷ	ř			ï	
Artification of the prior accurptions for an inelation to inter-second underwriting for the some Development o a pravious RFA (Section Frye, A.).)	\$	٢	'n	Y		1		,
vortheations of no recent de lobligations (Section Five A.t.)	Ŷ	T	'n	· ·			-	,
marcial Articact Met (Section Fore, 0.1.)	, Y	<u> </u>	Ÿ	,				,
an Englishity Regularements Met?	1	ĸ	N	1	т	۲	¥	Υ
ie Breakers								
iO di Per Uni Constituțiean Epinipiaș Preference, il publicable (Section Inve. 8 4 5.)	ŕ	N N	Ÿ	Ŷ	1			
e. Proximity Funding Frateration	<u>у</u> .	· · ·	Ŷ	Y Y				·
or, Encorty Stote Founding Partnerence	r	N N	Y	Y	• ,	i		. –
er. Community Service Preference	7	Ň	Y	Y	1		· · ·	
lorida tob Creation Patieterics (Section Film, 8-5 d)). 	×	N ²	Y	7			
uttery Number (Section File, Biole)	79	40	76	72	<u> </u>			

RFA 2020-205 Secring Sheets

	2021-213054	2021-23485N	2021-21585	2021-22654	2021-2175N	2021-2185N	2021-21950	2021-22005N
Development Name	VIIIa Alexandria	Disprey Politice (I	Hibtscus Apartments Phase Two	Quiel Meadowr	Autumn Ridge	Crissi Gardens	Cofeman Park Renaîstance	Daitwygd Preserve
Veterans Preference				·				
7.0. It remnissing to the fillerly Demographic								
Commitment, does the Application quality for the Vitetans Platetence?	Ŷ	N N	te	Y 1	Ŷ	м	N	¥
Self-Sourced Applications		·)		4 h		۰ <u>-</u>		
3 + (1)(b) Apperant stated that it was a Solf Sciumed Application	н	и	74	N	N	6	N	N
? a Domographic Complement of Fam-y was released	N	14		N	N	N	N	N
4 b. Development Category I New I astroction was telected	N	N	м	Г N	N	н	N	м
5 g. Development is net an LDA Development	N	и	N	N 1	М	N	N	N
6 d. At least 5%. I the fill apply were reliande below 50°, also	м	ĸ	N	N	N	H	N	гн —
10 (h [20])) The self is careed Financing (is nonconvent Verthrandon Form (Rev. 1): 19) was provided and exercised by Natural Forsien Principal of the Afgürant Stated on the Principal Disclosure Form	N	ы	н	ы	7 9	ĸ	ы	N
10.0 (2-)) Vet ficate in their the Ansaunt - Eself coursed (ware ing containtied from site Principals Listed on the Self-Support Francing - ammitteen Venitration form was site groater - Failleart half of Jupoligable SAL requests amount - this eric on	ы	н	н	<u>н</u>	~	ra	14	ri.
If all of the above requirements are road, the Applica Sourced Applicant	ħ	гн гн	14	- N	N	N	N	N

RFA 2020-205 Scaring Shoots

	2021-2215	2021-22285	2021-22385	4021-4445	2021-2255	2021-2265	2021 2275	2041 2265N
Development Name	Cutter Mariot =	51. Peter Claver Place Phase I	Crip Si 4 Jupa Diego	Westover Senior Incusing	island Cove Agaitmenti	Hillsreit Reserve	Villas at Acodemy Place	Aféadowibrocia. Senior
Pokets an anded			· · · · · ·	£		1	· · ··	·
Bookmarking Astacluments prior to submission	_						1	
Section Three, A 2 6.1 (Seconds)	5	5	5	5				
3 b.[3][b] Developer Experience Withdrawak	5	5					·	
Disinsentive [Sipoints]	`	5	5	5				
3.1. [3][c] 67EII 20-1 Distneentive (5 pecinis)	5	5	5	1 5			1	
3.c [2] Solinession of Petricipal Excepsion Form that				í			1	
is ethor (a) damped "Approved" at least (4								
Calendar Days prior to the Appéciation Beadline; or		1						
(b) stamped "Received" by the Corporation at least	5	5	5	s				
14 Colembor Boys prior to the Applycation Deadline								
GVD clamped "Approved" plats to the Apple along								
Depding				ļ				
11 Total Generativent Contribution (Op to 5 paras)	5	5	5	5	<i>.</i>		<u> </u>	
Total Points (maximum of 25 pein	25	25	25	25	5	23	25	25
Eligibility Requirements				• •				
Submittion Requirements met (section Three, A.)	7	· · · · · · · · · · · · · · · · · · ·	7	· · ·	,	· ·	(
L – Ékecülest Applicant Estrification and Acknowledgement form submitted	Ŷ	¥	¥	۲				`
2 a Demographic Commitment selected	v ···	γ	· ·	Y		• • • • • •	· · · -	
3.3.11) Name of Applicant previded	×	· · ·	7	T i		,		,
3 a [2] Foolarize Applicant is a legally loarned entity provided	Y	Y	Ŷ	r			í.	•
3.b [1] Name of Each DaveZoper (downled	r	· · · · · · · · · · · · · · · · · · ·	· · · ·		· · ·			1
3 b (2) Evidence that such Developer entity is a		}	·	+• · · · · · · · · · · · · · · · · · · ·				
lepally formed entity pri ded	۲	· ·	¥	۲	۲	Y	,	۲
3.b [3](a) Devoloper Exponence Regularment met	Ϋ́		}	۲	۲.	¥	Y	Y
3 C (1) Principals for Applicant and Excloser(s) Distionare Form provided and more range comparis	Ϋ́	Ŷ	т	Y	Y	γ	,	Y
3.4 (1) Manugement impory all mation privated	γ	i i	,	۲	Y	Y	τ	ч е ч. У
3 d' (2) Piece General Management i moine Experience requirement met	Y	i	r	۲	¥	Y Y	¥	Ŷ
1 e (1) Author 2ed Print pa?Representative get vidad	í	-		+		·] ·		·
and dients fedunements	Y 1	Y	× I	Y	Ŷ	¥	×	۲
4.5 Name of Proposed Gevelopment provided	۲	Y	r	· · · -	Ť	Y	'r	Y
4 b (1) Gevel priveral Category selor hed		ł .	;	Y	Y	y y	×	r r
4 b (2) Development Eurogery Qualifying Conduction		<u> </u>				1	1	
mel		Y I	Ň	γ	Y	Υ	¥	Ŷ
is Development type provided and breakdown of		1	1	† †	· · ·			
number of units a socialized with each (level project)	· ·		s i	т	Y	Y	Ŷ	,
Type. If app- table			· ·			1		
5 a Counteidentilied		r	v	¥ ¥	Y .	· · · · ·	Y	7

RFA 2020-205 Scoring Sheets

	2021-2215	2021-222B5	1011-22385	2021-22=5	2021-2255	2071-2765	2021-2275	2021-2285M
Development Mame	Earlier Manes II	SI. Peter Claver Place Phase I	Casa San Juan Diego	Westover Senior Housing	lsland Cove Apartments	Hillicresi Reserve	Villar at Academy Place	Merdowbrook Senior
5.6. Address of Development Site provided	x	Y	Ŷ	γ Y	- ,	r	Y .	Υ
S.C. Question whether a Scattered Stes	×.		· ·					
Development 2000avait	•	Ŷ	Ŷ	· · ·	×	۲	٢	Υ
S dijti fæmløpunist (nå storn Pomi prævided	X	N N	N N	Ÿ	· · · ·		۲.	γ
5 d (2) fattauce and Longitude Countinates for any	ĸ	Y	Ŷ	· ·	Ϋ́Υ			
Stattered Stop provided, if application	•	· ·	'n		,	۲	٢	۲
Sec(2) Minamum Transit Score met (il applicable)	Ϋ́,	Ň	Y Y	Y	¥	Y	۲. Y	Y
S.# Museum Total Provenity Score met	ť.	Ŷ	۲ ۲	Y 1	7	Y	۲	Y
5.1 Mandat: ry Distance Begallement met	r	¥	Y'	Y I	Y	٢	n N	Y
5 g. Liftilief Educiopment Area (L(14) conditions met, if acolizable	ï 	Ŷ	r	7	Ŷ	Y	Ŧ	Y
6 a - Teñal Norsber of Units provided and within kmids 	x	Y	r	۲	Ŷ	۲	Y	Ÿ
5 h. Minster of new construction wolls and rehabilities - non-reproviled	ŕ	¥ .	ň	······································	Ŷ	×	Ŷ	Y
6 el Occupanty status of any existing units provided of Rehabilitation	I	Y	Ň	4	γ –	Y	Ŷ	Y .
6 d (1) Mustolin Set Arkin elect provided	Ϋ́	Ŷ	γ <u>-</u>	Ϋ́	,	x	×	
6 d (2) Total Set Atide Breakdow: Chart property				· · · ·			·	· ··
completed	Ŷ	×	v	Y	Ŷ	Y	×	۲
6 e Un 1 mix provided and theef increasing	¥	۲.	<u>۲</u>	Υ		×	Ÿ	<u> </u>
61 Number of recidential bold on provided and	Y							
meets requirements	,	· ·	Ť	en en	7	۲	×	Y
To, Evidento of Sta Centrin provided	¥		×	۲ ۲	· · · ·	Y	Υ	v
7 b (1) And one are Zoning demonstrated		r	¥	4	· · · · · · · · · · · · · · · · · · ·	Ϋ́ Υ	Y Y	¥ T
7.5 (2) Avacability of Water demonstrated	r		- · ·	γ	Y	· · · · · · · · · · · · · · · · · · ·	Y .	Y
7.b (3) Avafability of Sower Settlemented	Ŷ	¥	Ŷ	۲	۲	Y	Υ	Ÿ
B D' Grean Building Ceinit gaista ar minimum Addistarul Green Building Featuras solocted as acçúctable	ř	, r	Υ	Ŷ	۲	ÿ	т	 ۲
9 Millionum number of Besident Programs selected	ř	×	ï	4	Ŷ	т	T.	
10 a [1] Applitant's 502 Futiding Request Amount providers	r	+	r r	т <u>т</u>	Ŷ	т.	7	Ŷ
10 a (1) Elig ble SAll Request Amount Meets Minimum Request Althount (Miami-Gase Coursy Only)	γ.	Υ	v		Ŷ	1	¥.	Ŷ
10 a (2) Applicant's Non Comessitive HE Request Ameoint provided	7	Ϋ́	ĸ	т —	۲	7	7	v
ID a (3) Applican's MARP Request Amount (d Coronal Sonssient Bond's) on Bond Request Amount and Other Required information (d Non Corporation issued Bonds) provided	r	r	r	٢	Ÿ	7	Y	Y'

REA 2020-205 Sporing Sheels

	2021-2235	2011-72785	2023-22385	2023-2245	2021-2255	1021-2265	2021-2275	2021-2285N
Development Name	1 Cutler Manor II	34: Peter Claver Place Phage I	Casa San Juan Diégo	Westowar Senia. Hausing	ttiand Cove Apartments	Hillitigia Reserve	VIIIas at Academy Pface	Aleadowbrook Senior
UP's Covelapment Lost Pro forma promoed flister expenses or dard) and Construction (Kellab-analysis and Permanent analysis (listing sources) – Secrices must equalize ascend mas	ĩ	v	Ŷ	,	Ň	¥	v.	¥
Tatal Pevelopoient Cost Per Voit Conitation met Sector Aive, A.1.)	Ÿ	Ÿ	ĩ	,	Ŷ	Υ	Ÿ	- · · · · · · · · · · · · · · · · · · ·
Verdicatem Itol the Applicant has not exclude endire Tax-Exempt Band Ensating prior to the Application Deadline (Section Dire, C.)	 T	Y	ï	Ÿ	۲	Y	Y	Y
Verdzalism of no prior acception ero vincostation to enter credit underworting for the same Development in a previous REA (Socialis Finn, A. [.]	Ÿ.	v	ÿ	ř	¥	Ÿ	Ÿ	Y
Vehilization of no recent devobligations (Section Free, 4.1.]	r	×	۲	,	×	Y	¥	Y
Fenancial Arreats Met (Section Fire, A.1.)	î î	5	Y	N	3'	Y	Υ	· · ·
All (Debility Requirements Met?	۲	т	r	N	т -	Y	Y	N
Tie Breakers				• • • • • • • • • • • • • • • • • • • •		•	· · · · · · ·	
10 d - Par Unit Caestructure Funding Preference, d opplicitée l'ection Flye, B.4,6,1	Ÿ	Ŷ	'n	4	γ	Ϋ́	۲	×
Siz. Provenally Hending Preference	Y	¥	T I	r "	7	۲	¥ · —	
5.0. Statery State Excelling Preference	7	Y	Y I	7	¥	Ŷ	Ϋ́	Y
5 n. Community Service Preference	Y	· · · · ·	м Т	Ÿ	ÿ	×	×	М
Norsia Job Eccation Preference (Section Frae, B-4-B-)	Y	Ŷ	¥	۲	Ŷ	,	Y	×
leiten/Rumber (Section File, (55 e.)	ĥ	- 51	59	77	1	45	73	7.0

RFA 2020-205 Scoring Sheets

	2021-2215	2021-22285	2021-22345	2021-2245	2021-2255	2021-2265	2021-2275	2023-228514
Development Name	Conter Afanor U	St. Pétér Claver Pface Phase I	Casa San Juan Diégo	Wessever Senior Howsing	istansi Cove Apartmenti	Hilleresi Reserve	VIIIns at Academy Place	Micadlowbrook Senéar
Velerans Preference			· · · ·			<u> </u>	11	
2.6. If committing to the Elderity Demographic								•• ••
Commitment, does the Application quality for the Veterant Preference?	н	ţ4	ы	Ŷ	н	N	ч	۲
Self-Sourced Applications		· · · · · · · · · · · · · · · · · · ·				· · · · · · · · · · · · · · · · · · ·	· 9	
3 ə (1)(b) Applicant stated (6,1) il was e Solf Sourced Application	н	н	้ห	н	ж	N	н	N
2 ж. Вегладгарлік Consmitmens of Fairiby was на інгіяс	н	ы	N	м	ы ы	N	17	PJ
4.6 Development Category of New Epositive Long was refected	н	н	ti .	м	ы		N	
5 g. Developingent is not an (DA Gevelopment	н	м	N	N	N	н	- N	N
6.6.4; least 5% of the folu? units were set aside befow 50% AM2	r:	н	N	N	N	- N	N	
20 b (2)(5) the Soll Source (Engineery Commitment Verification Form (Rev. 11: 39) was provided and exclused by National Person Principal of the Applicant stated on the Principal Disclosuro Form	ĸ	м	i N	N	Ŋ	PI	4	14
105(12)() Versication that the Ametual of soll coursed fixancing continuities from the Prinopol stated on the Solf Sources Enancing Costonities ent Verification Form was the greater of at least holf of the eleptic Solf result amount or \$1 million	k	n	(a	N	N	N	PL	ĸ
H all of the above requirements are met, the Applica Sourced Applicant	N	N	N	te .	n.	r4	N	N

REA 2020-205 Scaring Sheets

	2011-72965	2021-23085N	2021-23145N	2021-23285	2021-233BSN	2021 2345	2021 2338SM	2921 2365
Development Name	Aditty Creek Prosesso	Çaluşa Pçinje	Watewiew Presente	Residences as 50441 Part	Vista Dreese	Residences at Ope- Locka	Hermosa Port Migenti Al Evens	Magnolla Famiky II
Points awarded		•		•			·,	· · ·
Bookmarking Attachmanin prise to submission					<u>)</u>			
Section Three, 4.2 bit [5 points]	5	5	5	5	i			
3 b.[3)[b] Developer Espirismon Withdrawy	5	5	<u>}</u>					
Division (Signification)	5	2	5	5				
3 h Bblet 67ER20-1 Dismembre (5 points)	5	5	5	î s	1		,	
א ער אראשעע (אראשע פון אראשעע איז איז איז אראשע איז			í .					
is either (a) stainped? Approjyed? at lease (d								
Calendar Ozys prior to shu Application Deadline 👘								
(b) stomped "Receiver?" by the Cooperation at least	5	5	5	5				
14 Calendar Goys prior to the Application (Invadi						4		
AND stainped "Approved" prior to the Applicatio-								
(eggine	_ .			L		1		
11 total Government Levil Dealers (Up to 5 paints	5	5	5	5			· · · · · ·	1
Total Points (maximum of 25 poin	25	25	25	25	- <u>7</u>	25	25	15
Eligibility Requirements		·			· · · · · · · · · · · · · · · · · · ·	· · · · ·	· · · · -	<u></u>
Submission Requirements men (secours libber, & 3	, v	8	Y Y	· · ·	Y Y	r r	7	,
J Executed Applicant Certification and		×						
Acknowledgement form submitted	'n	,	¥.	Ŷ	۲	Y	ŕ	
2 a Demographic Commitment selected	N.	Y	8	Ŷ,	Y	*	-	,
3.2 () Name of Applicant provided	, ×	8	Y T	Y	r	,		· ,
3 - (2) Evidence Applicant is a legally formed douty	Ň	r ·	Ÿ	7	Ÿ		•	1
aranded	,	· ·	,	r	•	۲	1	•
3.2.(1) Name of Fach Developer provided	Y	R	N N	<u> </u>	<u>г</u>		· · ·	
3 to (2) Evidence that each Developer entity is a	×	r	Ÿ	y	Υ Υ			
tegally formed onsity provident		· ·		, r	•	Ŷ	Y	7
3.0.(3) (a) Doveloper Experience Requirement met	۲	¥	<u> ۲</u>	Y	1	Y	Y	1
) e (1) Principals for Applicant and Developar(s) Risclosure Form provided and meets requirements	۲	x	s.	Ŷ	· ·	Y	Y	Ŷ
) ở (t) Management Company information provided	ř	r	×	γ	ÿ	Y	γ	γ
3 842) Prior General Management Company Operience requirement met	۲	, v	Y	Y	т	Y	Ÿ	y ·
1 e (1) Authorized Principal Reply (editative provided) and orients templicments	Ň	×	Ŷ	Y	7	Y	Y	7
4.a. Name of Proposed Development provided	۲ ۲	۲	× *	· ·	y y	۲	- <u>-</u> т	Y
J n [12 Genelopment Category sewered	N N	4	× ×	Y	ï	Y	Y Y	1
4 b.(2) Devolutionent Category Qualitying Conditions met	Ň	x	Y	y	Y	۲	γ	
4 c. Development type provided, and basekrickers of sumber of outstation later with each Development Type. If applicable	- r	×	Ŷ	Ť	,	Y	ï	т.
Sa. County Identified	×	· · · · ·	i v	Υ	Y	Y	Y Y	× ×

RFA 2020-256 Sconing Streets

	2021-22945	2021-210USN	2021-23185N	2021-23285	2021-211634	2021-2345	1021-23585N	2021-2365
Development Hame	Misty Creek Preterve	Çaluşa Polnuş	Waterview Preserve	Residentes at Sonti Parc	Vista Breezg	Residences al Opa Lacia	Hermosa Fort Atpera 41 Evans	Mageolia Kamily II
S.b. Address of Development Sile provided	Y.	۲	8	i ,	r	Υ	Y	۲
5.5. Question whether a Scattered Stee	,	×		y y		y y		·
Development answered	•	<u> </u>	۲ ۲	'	۲		۲	۲
5 d [3] Development Cocasion Privil provided	Y	<u>ч</u>	Ň	r -	×	۲	Ŷ	r
5.6.[2] tatäude and Longilude Econdentes for any	ĸ	Y Y	η γ ⁷⁷	Υ Y	٦	· ·	Y	¥
Scattered Ster provided. If applicables			·	'	1	r	T	T
See [2136:remum Transit Score met (If app%cable)	Y	8	v v	(x	۲	Y	Y
S.c. All remum Total Proximity State inet	×	۲.	Ÿ	<u> </u>	Y	4	Ŷ	۲ ^۲
5.1 Matelatory Distance Renouvement met	ř.	۲	<u> </u>	<u>[ï</u>	۲	· · · · ·	Ť	. Y
5 g. Limited Development Area (LDA) conditions met,	Y	8	1 .	1 v	- 	Ŷ	4	Y
d application						<u>'</u>	,	r
6 # Fotal Number of Urats provided and within lesits	N.	Y	Y	(×	r	γ	۲	*
6.b. Rumber of new zero degree on its and	Ň	Υ	- <u>-</u>		× ·	1		
rehebilitation units provided	3	T	, r	1 *	, r	Y	۲	Y
Gir. Occupancy status of any existing units provided,	ň	ų v	Υ	·	۲	,		
II Rehabilitation	1	Ť		T	f T	'	Ŷ	Y
find [3] Minunum bet-nyde election counded	Ň	۲	- Y	Y	Υ	¥ Y	۲	Y
6 d (2) Total Set Aside Breakdown Chart property	Ň	7	· ·	ч <u>т</u>	Y	Υ	4	İ
លោព្រស់ភេទ	3	r	1	T T	T	T	· · ·	۲
6 n. Unit mu provided and meets requirements	γ	<u>к</u>	· · ·	Y	۲	Y	Y	Ŷ
G f. Number of residential buildings provided and	×	· ·	· ·		y.	r	Y	
itiliati requirements	,	Į [,]	· ·		1	•	•	۲
7.4 Evilence of Sile Control provided	<u> </u>	Г. Y	4	Y	۲	X	ï	7
2.6.11 Approcessite Zensing demonstrated	'n	<u> </u>	7	T T	Ÿ	ï	Y .	4
7.b (2 Arailability of Water demonstrated	Υ	y	Y	۲	Ŷ	r	· · · · ·	Ϋ́
7.6 (3) Availability of Sewer Gemonstrated	Y	<u> </u>	7	Y	γ	x	Y	7
R il. Green Bwötzig Cestilication of minimum. Additional Gierm Building Cesturen selected, as applicatife	Ÿ		r	Y	Ŷ	Y	r	r
9 Minimum number of Resident Programs referred	Ŷ	7	•	Y	Ÿ	4	. т	y .
10 × (1) Applicant's SAIL Funding Request Amount convided	Y	Y	r	г. ү	Υ	Y	ï	Ŧ
10 a (1) Flightle SAB, Request Astrophy Myrein			1		<u> </u>	1		
Minimum Decivest Amount (Miami Oade County Only)	٢	Y	т	Ŷ	Ŷ	۲	¥	×
Onga 30 a (2) Applitato'r New-Compsteizen HC Request Amount provided	r	r r	ť	y	γ. γ	Y	¥	Υ
10 រ (3) Applicant's MIARB Request Amount (ភ Corperation issued Bond) ថា Bend Request Amount and Other Required Information (if Ron Corperation issued Rends) provided	Y	,		Ŷ	Ŷ	Y	Ÿ	

REA 2020-205 Sporing Sheets

	2021-22985	2021-23085N	2021-2318SN	2021-23285	2021-23385N	1021-2345	2021-23585M	2021-2365
Elevelopmont flame	Mility Cr ank Preserve	Calvea Pourte	Waterview Ptétervé	Hajidances m Somi Parc	Vista Breeze	Residences at Opa- Locka	Hermous Forc Myers at Evans	Magnolas Family D
10 c. Üsverlopment Lost Pro Roema provided Listing experises of Unex) and Construction(Rebatic analysis and Permanent analysis (listing sources) – Sources must operative resentances	۲	Y	4	ĩ	٣	Y	Y	Ÿ
Total Cavelopment Cost Per Vinit Lemitstran met Section File, A.1.	S.	Y	y		۲.	Υ	۲	· ·
Verification that the Applicant has een cloved on the Live Eventsh Bond bractiong prior to the Application Deadline (Section Dear, C.)	Y Y	Ÿ	¥.	۲	۲	r	Y	7
Amifaalion of no educ at cepture e to an invitation to enter credit under arting for the same Development in a previous RFA (Section Fire, A.1.)	Ÿ	Y	Ÿ	5	Y	Y	Ŷ	Ÿ
Vent's alion of no recent de-obligations (Section Fire, 4.3.]	s	r	r r	+	Y	Y	Ŷ	· · ·
Financial Arreats Kiet (Section Five, A.1.)	Ϋ́	Y I			Υ	Y Y		,
An Eligibility Regultements Met?	. Y	ť	(Y	Y	٢	r	7	
The Breakers 10.0 – Par Unit Construction funding Preference, of applicable (Section Fixe, B.4.5.)	۲	7	r	<u> </u>	۲	(v	v ·	т
e. Provining foreding Preference	Y	Y Y	V V		· · · · · · ·		7	÷
Stototy Stille Finding Preisrence	ŕ	Y	······································	- <u>-</u> -	N N	τ		Y
in Common ty Service Preference	۲		(<u>Y</u>	<u>т</u>	r r		Y	Y
Souche Job Exection Profesence (Socition Free, 8-4 ल)	x	٧	Ÿ	•	Y	Y	Υ	Y
inten Number Bertier File Bale)	5.5	j	<u>ы</u>	35	A2	- 53	29	

RFA 2020-205 Scoung Sheets

	2011-229BŞ	7021-730Bin	202J-2918574	2021-23285	7021-2938SN	2021-2345	2021-2058SN	2021 2365
Development Name	Mhiy Creek Preserve	Сакла Робије	Watonšew Preizrve	Residences at SaMLParc	Vista Broese	Residences at Ops Locks	Hennoss Fort Myers of Evens	Magnolia Fernity I
Veterant Preference		1	`	· · · · · · · · · · · · · · · · · · ·		<u></u>		<u> </u>
2.b. If committing to the Elderly Delengraphic	<i>.</i>	í						-
Commitment, does the Application qualify for the	н	{ в	Υ	N	N	м	۲	·,
Vetorana Preference?		{						
Seff-Sources applications				•				· ·
3 a (1)(b) Applicant stated that it was a Self Sources upplication	N	l n	н	¥	ħ	N	ы	н
2.a. Oprilographic Committeer (178 Family 1985) Selected	н	ĸ	<u>н</u>	<u>۲</u>	μ	N	N	ـــــــــــــــــــــــــــــــــــــ
4.b. Development Calegory of New Construction was selected	н	t e	h.		M	н —	N	N
5 g. Gevelopment is not an LDA Development	14	N N	11	r ·	в	N	ч	
6 d. 44 least 5% of the total tonis wore set asole below 50% ARM	R	14	N	<u>۲</u>	r4	н	N	N
JO & (7)() The Self-Searce & Finances & Commitment Verification Form (Rev. 13, 19) was provided and executed by Ratural Person Principal of the Applicant stated on the Principal Disclosure Form	ĸ	H.	N	r	n	r4	بد	M
DO h [2]].) Verification that the Account of GH bourger financing committed from the Principal closed on the SHI Sourced Fouriering Commitment Verification form was the greater of at least full of the eligible SAIL (egoed an of Stimilion,	R	14	N	Υ	14	- 14	21	6 6
if all of the above requirements are met, the Applica Sourced Applicant	N	n	N	Y	м	N	N	N

RFA 2020-205 Scoring Sheets

	2021-23785M	2021-2388547	2021-23985N	2031-24005N	2021-24185	1021-14105	2021-24385	2021-24485
Gevelopment Name	River Trail Applithenis	Cuinser Apadonenis III	Culimer Apartment) (I	Quall Reast Transit Village tV	hh jmwood 21 Apirriments	Аліћиг Мауз Senikar Resildancaj	Uberty An shi tarice	Princaton Oraisings
Folniş awarded				· P				
Baokmarking Attachments prior to submission	5	5	5			[
(Section Hister, A.7.6.) (5 points)	``	5	5			i		5
3 6 (3)(0) Coveloper Experience W-Indrawal	5	5				i		
Oislecentive (Siperna)	2	2	5	5				
3 to (3Kt) 67EB20-3 Environmentary (5 point)	3	5	5	5				5
Dic (2) Submission of Principal Dividence (new (hat								
is eliber (#) stamped "Approved" at inass 1-5			1					
Calendae Days prior to the Application Deadline, or								
(b) Stamped "Received" by the Corporation at least	5	5	5	5				
14 Clencor Does prior to the Application Bradling								
ANO stamped "Approved" prior to the AppResses		i	i i					
Ovadline						1		
LT Local Coversinent Cocyclention (Op to 5 points)		5						
Total Ppims (insalmore of 25 point	B	25	25	25	23	25	15	15
Eligibility Regultements		·		. , ,		· · ·		
Submission Bogolloments met (serging libree, A)	¥	v i	(v -	۲	Ŷ	7	1	7
L. Executed Applicant Certification and	Y.	Ň						
Arknowledgement form robustmed	۰ ۱	, i	1 Y	Ŷ	Ϋ́	· ·		Υ.
2.a. Evillugrafilur. Commument refected	Y	N I	· · · · · ·	۲	Y	Y		· · · · · ·
3 e [3] Name of Applicant provided	Ŷ	Y	Y	Y	Y			¥
To (2) Enderge Apple ont is a legally formed entity	×	Ÿ	y					
provident	·	1	l r	Ϋ́	۲	4		1
3.6 (1) Kame of Each Developer provided	2	۲ -	Y.	r	Ŷ			Y
3 b (2) Evidence that each Double parameters in	v	γ	7		·			
legally formed entity provided	_ '	,	ļ	Ϋ́	۲	7	7	¥.
3 b (3kel Developer Experience Reguliremann awn	r	<u>v</u>	ί γ	۲	N	Υ	—· ,	1
3 c.(1) Principals for Applicans and Deceloper(s) Disubicitie Form provided and meets requirements	Y .	Ŷ	¥	ï	۲	Y	Y	٢
3 d (1) Manageinum Europeny information provided	× -	Ŷ	7	Ŷ	 ¥	γ	γ	γ
3 if (2) Poise General Management Company	Ŷ	Ň	۰	×	Y	y	· · · · · · · · · · · · · · · · · · ·	····-
Experiesce implifients ines			· · · ·		·			-
1 e []] Autourited Princip/2Representative provided	×.	x	ï	×	×	Y	,	
and meets requirements 4 a. Name of Proposed Development provided			ļ	<u> </u>				
	<u>×</u>	8	<u> </u>	N I	۲	<u> </u>	Y	Ϋ́
4 Is (1) Development Category selected	7	7	e P	۲	Y	Υ	۲	<u> </u>
il b (2) Development Category Obalilying Caedmans met	×	Y	×	Y	×	Ŷ	Ŷ	Y
4 C. Osvelojiment Type provided, and breakdown of reimber of units associated with each Development Type, II applicable	¥.	Ŷ		٢	Ŷ	Ť	Ŷ	Y
S 2. Exotive block theil	۲	k v	······ · ·	Y	Y	Y Y		

RFA 2020-205 Sporing Sheels

	2021-23785N	2071-238854	2021-23985N	2021-2408514	2021-24185	2021-24285	2021-24385	2021-24485
Development filame	- Kfree Tráil Apartmanti	Culm er Apanments III	Culmer Apiirtmenti II	Dual Apole Transi Village IV	Vitymwood 21 Apartmenti	Arthur Mays Senior Residences	Liberiy Renalisance	Princeton Gratsings
S.b. Addiess of Development Site provided	r	۲	Υ.	× ···	Y	4	4	· .
5 J. Question whether a Scattered Siles	x					1 1	_	
Cevelopment answered	•	N N	۲		Y	¥	¥.	; ¥
S.d. (1) Revolution in Location Point provided	x	<u> </u>	Ŷ	×	۲	¥	Y	Y
5 of I2) Cell Cune and Longnude Coordinates for any	Y	r v		· · ·		1		
Stattered Stepanovsted, id applicable	•	,	۲	r r	¥	Y	Ϋ́	¥
Se (2) Minimum Handli Kore met bi apolo (ole)	Ŷ	۲	Ŷ	×	Y	y y	۲	¥.
Sie Minimum Total Provincity Score met	Y	×	۲	Y	Y	Ŷ	Ÿ	Υ Y
5.1. Mandaloxy Distance Regulation's that	ť	N	۲	r r	Y	Y	¥ (1)	Y Y
Sigi Limited Development Area (LGA) conditioner et diacelicable	Ÿ	ň	r	· ·	۲	Ŷ	ĩ	۲
Gal Total Number of Units provided and with the sec	×	Y	¥	×	Y	Ŷ	ň	r
6.h. Number of new construction which and						†		· · · · ·
what ditation units provided		r	۲	۲	Ŷ	۲	Y	N
6 c. Occupancy states of any existing units provided,				·				
d Rehabilitation		r v	۲	۲	Ŷ	¥	٢	Y
find [1] MEDERAUD Set-Avide of extended		i v	'n	Ϋ́	Ϋ́	Y	• •• •	×
6 6 (2) Social Set - Andre Greak Boren Chart property						1		
conceleted		*	<u>у</u>	۲	Υ.	¥	۲	Y
6 e. Ur: 1 mis provided and insets requirements		۲ (Ŷ	r	ř	Y	8	
61 Number of residents) buildings provided and						· · · · · · · · · · · · · · · · · · ·		
meetskequikements		r r	Ŷ	Ť	Υ.	Y	۲	N.
7.a. Evidence of Site Centrel provolues		۲	Y 1	۲	Y	Ŷ	Y	<u></u>
7.b.(D'Appippi ate Zoning demonstrated	x	*	Ŷ	· · ·	Y	Y	÷	
7.6 D1 Availability of Water demonstrated		Ň	Y	۲	Ŷ	7	Y	
J.b.[3 Availab IIIs of Solver Join Instrated	Y III	Ň	Y 1	, Y	Y	7		Y
5 d. Green Building Cennication or minimum AddrimmeD - reen Building Fratures referred, as aspirable	Ň	Ŷ	r	Y	Ŷ	7	۲	۲
9. Minimum number of Resident Programs released	×	r.	Ŷ	۲	Y	γ	¥	۲
)	r	N I	Ÿ	Υ	Y	7	Ŷ	Y
) - # { } (ligthle SAU liegues) Amount Muurs Minimum Reguest Ain - onj [Migmi-Cade County Only]	×	٢	ř	Y	Y	7	Ŷ	۲
1 - z {2) Apcèrentis Non Competitive HC Request <u>en</u> uni provided	Y	۲	ï	Ŷ	۲	Ÿ	Ÿ	Y Y
 J. (3) Applicant's MMRR Request Amount (if Copyration issued Bonds) on Dona Acquest Amount a Optime Required Information (if Non-Copyration sued Binds) previou 	Ŷ	۲	۲	N N	Y	Y	Ŷ	Ÿ

RFA 2020-205 Scoring Sheets

	2021-23785N	2021-233-85N	2021-23985/4	3071-240 8 5N	2021-24185	2021/24285	2021-24385	2021-20405
Development Nama	Biver Trafi Apertmentin (Culmur Apartments M	Cylotei Apariments II	Quall Reast Transit Village IV	Viynwood 21 Aptrimenti	Arthur Mayı Senlor Residences	Uberty Renaksance	Prénéeran Crossings
10 c. Develo — ent Lost Pro Forma p — ideal (listing Expension on Lost Pro Formation) – that analysis and Permanent analysis (listing sour es) — Sources moutal agaatic nasced in oras	,	r	4	Ÿ	Ŷ	Y	a a	Y
Tatal Gevelopment Cost Per Unit Constation met Bection File, A.1	¥	r	ř	4	r	γ	Y	γ
Verðkal va fhaf Dæ Applkant fra ont closod als (fra Tav Everspi Pood Exancing prior ta P e Application Daadlina (Seltt ir Dre, C.)	γ 	r	Ÿ	Y	y	Y	Y	Ÿ
Verdicalaos - I no prior acceptation to an invatation to enter crentil - I derwicting for the same Duvel (pmens) ma previous - A. (Soccion free A. L.)	Ŷ	¥	Ŷ	Ÿ	Ÿ	Ŷ	۲	Ŷ
Verñastion of Forecent de-obligation (Section Frie A.1.]	r	r	v	۲	Ŷ	۲	r	r
Inancial Articath Kiel (Section True, A.L.)	Ŷ	•	Y	7	т	· · · · ·	r	7
All Ellebling Requirements Met?	۲	Y Y	Ŷ	т т т	N	Y	Y	1
le-Breakers								
Diat Fans Deut Coorenstantigen Formlang, Statia an co appütenble (Section Free, B-4, b-)	Y	у <u> </u>	×	Y	7	y	۴	Υ
Go. Provenily Funding Profession	γ	Y Y	r	Ÿ	Ŷ	Y I	¥.	· ···
an Erectory Stero Foliding Parleten e	7	y	ť	4	ï	7	۲	Ŷ
in Community Service Preference	- ·	<u> </u>	Ŷ	Ÿ	y y	Y.	۲	Ŷ
lorida Jab Creation Preforence (Section Film: B.4 & J	Ŷ	· ·	٢	¥.	v	Ŷ	۲	Y
initery fromber (Section True, (1.0 e.)	80	i u	50	24	4/	46	65	38

RFA 2020-205 Second Sheels

	2021-23385N	2021-2366549	2021-239654/	2021-240BSA	7021-94195	2023-24285	2021-24385	2021-24465
Devolopmen) Kame	Rher Trall Apartments	Calmer Aparımanı, III	Cuímor Apáriments II	Quall Apolt Transit Village IV	Wynwrad 23 Apwrraedti	Anher Mays Serifor Residences	Wbény Renalisance	Princeton Crossings
/elerans Preference		<u>.</u>		1		· · · · ·		
b. Hournmitting is the Hidesty Demographic				1				
ommiment, does the Application quality for the	7	N N	н	. N	N	Y Y	¥	74
Interans Preference?								
elf-Sourced Applications				·	·	· · · ·		
+ (1)(b) App?cant stated that it was a Solf Sourced		, i i i i i i i i i i i i i i i i i i i	í The second	7		1		•
φολατική	ы	н	и	N I	N	N	N	۲
a Domographik Commitment of Comity was						1	·	
elected	ы	н	и	N	N	N	Tel.	۲
b Development Calegory of New Construction wat								
electers	N	н	N N	N	N	N	N	Ŷ
in Development is not an IDA Sevelopmons	N	и	м	1 N	N	N	N	
d. At least 5% of the could mak were set up le		и		1				· · · · ·
wław 50% akłu	н —.	14	N	N	ы	N	ы	8
0.6 [2][·) The Self-Sourced Financing Commitsion Artification Form [Key: 13-19] was provided and executed by Ratural Person Principal of the AppGrant stated on the Principal Obclosure Form	N	ki.	N	N	N	N	ſa	Y
D b [2)[i) Verlification that the Amount of self suised financing termitted from the Erincipal tabled to the Self-Source if lowering Commitment enheating form was the gravity of all mast half of finalights SAIL requiring important Sail proba-	N	и	м	м	И	N	14	v
all of the above requirements are mot, the Applica curred Applicact	ห	N	N	N	 N	N	N	₹

REA 2022-105 Scoring Sheets

·	2021-24585	2021-24685	2021-34785N	7021-24485	7071-24985	2021-7505	2021-25185	2023-2525N
Development Name	Stadium Towners	Çadınşa ay Hacimda Lakes	Quail Roost Transli Village V	Cordova Estates	Vista at Cosonot Palm	Magnolla Senicor	The Willows	Fulhum Ferrace
Pplais #=41646			!	<u> </u>		·]		<u> </u>
Daukewasking Attachments pixes to submission (Section Three, A.2 B.) (Sign of J	\$	5	5			\$	5	
3-h [3][6] Developer Ernemence Withdrawa Dismoentrice [S-points]	5	5	5	5		5	5	·
3.6 [3][c] 67EB20 1 D (brieding (5 p. 104)	5	5	5			5	5	1
3x, [2] Submission of Principal Disc. Turk Form that in either [b]: Stamped "Approved" as least to Sakedan Davis (rich in Vie App. Lation Dradfine, pr [b]: stamped "Hearried" by the Composition as least 14 Calendar Days fields to the App. Lation Deadline ArtDatamped "Approved" prior to the application Deadline	5	5	5	s				
ມີ ໃຫ້ຜູ້ເມື່ອງການເປັນເປັນ ແລະ ເປັນ ແລະ ເປັນ	3	5						
76tal Perints Intalitism of 25 point	- 	25	25	25	25	25	25	
Eligibility Requirements				1 1		<u> </u>	*? 	43
Salihister Begulrements met (section Three, 6.)	Ň	· · · · · · · · · · · · · · · · · · ·	· · · ·	Υ.	· · · · · · · · · · · · · · · · · · ·	т	Y	7
1. Created Applicant Certification and			r					1
ិនដែលមានចំពង់ខ្លាំងចំពោះ ដែលដា ដែលដានដែលនិងខ្លាំង	Ŷ	Ŷ	y y	r	Y	x	Y	¥
7.a. Derbagruphic Commitment selected	۲		· · · ·		¥	τ	Y	7
3 • (1) Name of Applicant pr. vided	··· · ·	- ۲	۲	Υ Y	Ŷ	× ×	ý	Ý
3 a (2) Evidence Applicano is a legally locitiest entity provided	۲	Ŷ	¥	•	, r	¥	¥	7
3.6 D1 Name of Cach Developer pr	4	¥	Y	Ϊ	Y		Ŷ	Y
3.b [7] Evidion is that back Dove open withly we legally formed entity primited				r	Ϋ́	¥	Y	<u> </u>
3.6 Dila) Developer Excessence Reputertient rice			Ì	¥	Y	x	Ŷ	4
3x [3] Principals for Application and Developer(5] Professive Form provided and meets requirements	Ÿ	ŕ	r	r	τ	۲	Y	Ŷ
3.8.[3] Mahayemetit - ութեւջ ընթութն ուր։ չ մեկ		۲	Ŷ	r	ï	۲	γ	γ
3 d (21 Prior – eneral Management Company Especialités terjanation met	ř	ř	,	۲	r	Y	Ŷ	Ŷ
3 A.[1] Authors and Proceeding Representative provided and meats regulirements			r	r	т	v	,	,
4.3. Name of FY (poted Devel) prevent provided	Υ I	· · ·	Ŷ	· · · ·	~	Ŷ	7	Ŷ
4 b [3] Devel gment Category relected			i		¥.	¥	Y Y	;
 h (2) Development Categing Doubling Conditions met 	۲	r		۲	x	Y		, ,
a c. Development Type pri vided, and breakdown of number of units assoriated with each Development Type, It applicable	Y		7		×	r	Ŷ	
5.a. County stent Sied	γ		· · · · · ·	Y		×	Y	·····;

RFA 2020-205 Scoring Streets

	2021-24585	2021-24605	3021-34765N	2021-24885	2021-24985	2021-2505	2021-25185	2021-252514
Development Name	Stedlern Täwers	Cadenta at Hatiyoda Lakey	Quall Repost Transis Village V	Cordova Estates	Vista at Coconut Palm	Magnoba Senior	The William L	Fulkam Terrace
Sib. Address of Cevelopment She provided	r	· · ·	۲	Y Y	7	Ť	Y	1 7
5 C. Quastion whather a Scattered Sites	· ·			<u> </u>				
Development answered	•	,	r	Y	Ŷ	×	Y.	r
S 6 (1) Development Location Point provided	r	r	Ŷ	Y	··· ·	x	۲	1 ····
5 d (2) Lastinge and Imaginide Considerates for any	x X	1	к К	1				i
Scattered Siles provided, if applicable	,	1	i i	1 1	Ŷ	ĩ	٢	۲
5 e 12) Minimum Transill Scote ເຈຍະ (ມີ application)	× · · ·	n n	۲ (Y	т		۲	N 1
Sin Minlinum Total Provincity Score met		ï	1	۲ Y	Υ Υ	۲	۲	r
5.f. Mardatory Distance Requirement met	Y	r	r v	Y	Y	Y	Y	Υ Υ
5 g. Umsted Development Area (IDA) conditions mgs.	v	· · · 	y.	y y				1
d appicable	,		, ï	· ·	Y	ĩ	۲	r
6.a. fotalNumber of Units proceeded and waters limits	s,	r	۲	Ŷ	Y	r	Y	Y
6.b. Rumber of new construction white and					·			
rehabilitation units provided	Ň	۲	۲	Y	4	ň	¥	۲
6 c. Occupancy manus of any redshing units provided.			1			·		
If Rehabilitation	×	۲	٢	r	×	۲	Y	۲
6 of CL Minimum Set Askie election provided	· · ·	· · · · -	7	Ŷ	Y	γ	Y	Y
6 d (2) Total Set Paster Birahdgan (har) property		· · · · · · · · · · · · · · · · · · ·				fi		
completed	Ŷ	N N	7	×	Ŷ	Y	Y	۲
Ge. Unit mit perinded and meets regular modes	۲	۲	Y	Y		ÿ	Y	Υ
64 Number of residential buildings provided and	·				_		· · · · · ·	1
meets regizzements	Ŷ	۲	7	¥	۲	۲	Ŷ	Y
To Evolence of Site Control provided	Ŷ	۲. T	,	Y	Y	,	Y	1 9
7.b.(1) Appropriate Jolling dumpnitrated	Ϋ́	۲	7	7	Y	Υ		
7.5 (2) Availability of Water deministrated	Y			Y	r	<u>т</u>	Y	Y Y
2.6 (3) Availability of Sewer dem Instrated	Ň	N N		Y	× ·	Υ	¥	Y
8 G. Green Building Lenial cation or minimum	,							1
Additional Green Building Features relected as	۲	Ŷ	Y	т	۲	Y	¥	Y
acoleable			Į					
S. Minutrum Burniber of Resident Programs selected	r r	۳ ۲	Ŷ	r	r	Y	Ŷ	,
10 a (1) App. cant's SAIL Funding Reports Areautit	Y Y	۲	¥		r	Ϋ́		, ,
30 a (1) Eligia e SAIL Request Amount Meets		·	1		}	<u> </u>		ł
Minimum Regrest Amiliant [Miomi-Dade Coosty	γ	x	!,		, v	Ŷ	γ.	,
						' I		'
30 4 (2) Apply coll 5 (from propertiese IOC Request			1					ł
אמט אמון גרווכייי	Ÿ	ï	, ×	1 I	8	Ŷ	Ŷ	γ
10 + (3) App/icant's MIMEB Request Amount (if		}		-		}		ł
Corporation- river Boods) or Band Request Amount						i		
red Other Regurad Information (1 Nets (represented)	Ŷ	v	×	1 T	× ·	Y	Ŷ	Y
nsued Boods) provideut		1]		

REA 2020-205 Society Sheets

	2021-24585	2021-248BS	2021-24285N	2023-248BS	2023-24985	2021-2505	2021-231BS	2021-2525N
Development Name	SL2darm Towers	Cadenza at Kacienda Lakes :	Quad Roast Transis Village V	Cordova Estates	Viua at Cocorivi Palm	Magnolia Senior	The Willows	Fjalham Terrace
10 c. Development Cost Pro Forma powined (listing				-		r		; ·
experies or uses) and Ecostiluction/Reliab analysis and Perinkneri analysis (Pating sources) – Sources	\$	v	¥	۲	Ŷ	Ŷ	Ŷ	Υ
៣០៩1 ខណ្ឌនៅ នា ខានខេត្តនាំ សុខ៖						_		1
Rolaž Developinent East Par Urst himitation met (Sestion Erge, A.) (*	r		γ	۲	y	۲	۲
Vendeation that the Applicant has not closed on the					-			1
Tax-Exempt Rond Intercent plast to the Application Reading (Section One, E)	Ÿ	Y	×	Ÿ	۲	Ŷ	٢	۲
Verification of no prior acceptance to an invitation of		,						1
etilet tiedit underwilling for (be 14m) Development	, I	r		Ŷ	r	r	Y Y	, v
rtə previous RTA (Section Files, A.1.)		ł		·		-	'	,
Verification of the recent) de sobligations (Section Fire, A. J.)	Ÿ	· · · · ·	۲	Ÿ	r	r	Y	۲
Financial Arreats Mot (Section Fire, A.1.)	Υ Y	Ÿ	¥.	· · · · ·	Y	۲	Ŷ	r
All Eligibility Requirements Met?	ť	Y	т	Y	Ү	т	Ť	Y
TIB BIBBARYT						·		· · · · · · · · · · · · · · · · · · ·
10 d. Per Unit Construction Functing Preforence, II								I
application (Section Fire, D.4.6.)	S.	Ŷ	۲	7		ч	۲	Y
5 e Provinsty Lunding Preference	(Y	Υ	۲.	· ·		Y	7	Y
5 c. Grocery Store Funding Preforence	4	Ŷ	×	(⁷ 7	1	1	Ŷ	,
5.C. Community Source Parliametice	Y	Y	Υ Υ	Y	N	×	÷.	, v
Norida Jab Creation Preforence (Sertion Five, B.4. d.)	Ÿ	Ŷ	۲	y	т	Y	Ŷ	Y
Lottery Number (Sociality Fam. B.4 +)	67	8	41	63	65	N	iú	15

RFA 2020-205 Secring Sheets

	2021-245BS	2021-14685	2011-247854	2021-24885	2021-24985	7021-7505	2021-25185	2021-2525N
Development Name	Stadium Towert	Cadenta at Haclenda Laker	Owall Roost Transit Village V	Cordova Estates	Visia at Cotonui Palm	Magnolia Sentor i	The Willows	Fullham Terrace
Veterans Preference		·				۱ <u>ــــــــــــــــــــــــــــــــــــ</u>		
2 b If commuting to the Elderly Demographic					-			
(commitment, does the Application guality for the	н	Y	۲ (N	r+	γ	Y	4 4
Vetorans Preference								
Self-Sourced Applications				• •	·	• ~ · · · · · · · · · · · · · · · ·		· · · ··
3 a (f))b) Applicant stated that it was a Self Sourced Application	Ÿ	ei -	н	н	Y	N	ж	N
2 a Demographic Controlliment of Canaly was selected	Y	ei -	ĸ	M	¥	н	بذ	TN
 b. Development Easegory of Now Consistentiation was released 	Y	N	и		۲	N	N	. N
5 g. Development is not an LDA Development (Ŷ	*		11	· ;	Ň	24	Ň
bid. At least 3% of the Iolal units were set aves below 50% AMI	Y	N	и	N	Ŷ	м	N	м
10 b (2)()) The Self-Sourced Financing Commitment Verification Form (Bas, 11, 10) was provided and executed by National Person Principal of the Applicant stands on the Principal Onclosure Form	Y	ŧ1	F 4	ы	, y	ы	D)	N
10 b (2)(i) Verification that the Amount of (eff sourced linancing committed from the Principal stated on the Soff Sourced Ficking Commitment Verification from two the greater of at least holf of the alignMid Soft (econst Amount on S) million	Ÿ	N	и	n.		N	 بر	~
If 41 of the above requirements are met, the Applica Sourced App S cant	۲	**	N	N	۲	24	N	N

RFA 2020-205 Sporing Sheels

	2021-253BSM	2021-254654	2021-2955M	2021-2565	2021-25765N	2021 2585	2021 259854	7021 260 0 5
Development Name	Arbor Park	Princetons Grave	Somersat Widfagi	Séreniky Grave	Flats at Bald oni n Park	Nathan Al dge	Douglas Gandens rv	Azla Agaŋmeniji
Phil44 System		· · · · · · · · · · · · · · · · · · ·		• •	·		1	
Bookmarking Actachments prior to infernission					1		I	· ·
Section Three, A 2 b 1 [S points]	5	5	5	D				
1.6 (3)(b) Developer Experience Withdrawal	• •	1			<u></u>		· ·	· · ·
Cistineenuse (5 points)	5	5	5	5				
1.6 (3)(r) 67[B20-1 Concerning (5 points)	<	5 -	5	5			<u> </u>	
3 c. (2) Seculorssice of Principal Discourse Form that							···-	
is either (a) stamped "Approved" at 4234-34								
Calendal Days prior to the Analyzation Deadline or								
(b) stamped "Received" by the Expositions at the state	5	5	5					
t4 Coleman Days prior to the Application Devides	•		-					
ARR stamped "Poproved" prior to the Auglication								
Üsenling				1			ļ	
					}			
th loud Svennment Contribution (Up to 5 paints)	٢.	Ū Ū	5	5				
Fotal Points (maximum of 25 point	25	20	25	20	25	ಸ	25	25
Eligibility Regulation to				·	1			
Submission Regularments met faction three, A. [10]	ï	N 1	Y	· · · ·	Y Y	,	r. –	,
E Executed Applicant Certification and			_	· ···				<u> </u>
Adantwieilgement form symmitted	×	۲	Y.	۲	7	•	۲	۲
2 a Demographic Commitment selected	Y	× ×	۲.	Y Y	· · · ·	· · ·	· · · · · · · · · · · · · · · · · · ·	,
3 a 131 Name of Applicant provided	r	Y I		Y Y	۲	,		· · · ·
3 2 [7] Evaluate Applicant is a legally formed entity								· · ·
corvided	Y	× I	V	Ŷ	Ŷ		1	1
) b fill Nome of Each Davelaper (stevided	r .		ŕ	1 ~ , ~ [γ			
3 b (2) Evidence shat each Developer epitty is a							· · ·	· · ·
legally formed entity provided	r	×	۲	Ÿ	y y	¥	Υ.	Y
3.5 (3)(a) Developer Experience Regultement met	Y	i i	Ň	- ,	Y	Т	- Y	
		<u>├─</u> … ·	<u> </u>	ì	- '		T	· · · -
3 c (1) Provide like Apple and Developeds) Disclosure Form provided and month regularizing	r	×	۲	¥	ÿ	Ÿ	Ŷ	Y
Bid (]] Management Company information provided	ŕ	×	Y	Ÿ	Ÿ	ï	Y	ـــــــــــــــــــــــــــــــــــــ
3 if (2) Frier General Macagement Company	Y				· · ·		† 	
Erpeixove requirement met	_	1 1	Ŷ	۲	Ŷ	7	Y	Ŷ
De.()) Authorized Principal Representative previous				1				
and កាត់តាំង នៃ និងសំណាត់តាំង	Ŷ	· ·	N.	۲	۲	¥	Y	Ŷ
4.5. Nathe of Proprised Covelspment provided	r	×	۲	ÿ	γ —	Y	Y	
d b (1) Development Category selected	- Y	r	v	Ϋ́	- Y	7	, . <u> </u>	Y Y
4 b (2) Development Catogory Qualifying Conditions			•					· ·
(तेच्च)	ř	र	٢	۲	Ŷ	Ŷ	Y	Ŷ
4 c. Gevelopment Type provided, and breakdown of	-			1			├ ───	
number of units associated with each [investopment	r	ι	v	, Y	,	,	¥	×.
Type, al applicable			•	1 '	· ·	•	T	, r
5 a County Identified				¥	т	7		Y

RFA 2020-205 Secring Sheets

	1021-25385N	2021-25485N	2021-2555N	N021-2545	1011-25785N	2021-2545	2021-2398SN	2021-26085
Oeseköpment Name	Arbor Park	Printelon Grove	Someriet Landings	Serenkly Grove	Flats at Baildwin Paels	Nəthan Ridge	Douglar Gerdens IV	Arla Apartmenta
5.6 Address of Opereingment Sterprisoded	Ÿ	i v	,	Y	٢	Ŷ	y y	Y
5 c. Question whether a Scattered Silos					1			
Decelopinent entweled	Ŷ	۷	¥		Y	۲	7	Y
S R FTT Development Location Point provided	Ÿ	Î v		(T	۲	Y	Y	<u>۲</u>
5 d 12 Latilode and Longsode Coordinates for any	ï	Y Y	Y					•
Matteriol Sli41 plotoiled, if your able	· ·			т	Υ	Y	Ŷ	Ŷ
Six [3] Minimum Transit Score met [if applicable]	Y	۲.	Y Y	Υ	- T	Y	Y	7
Sie, Mosimum 1, JakProximity Score inst	۲	۲	- ¥	Y	Υ	Ť	Ÿ	Ŷ
5.f. Mandatury Distance Requirement met	Y	Y	Υ	т	Υ	Y	¥	7
5 🗶 (imited Devalupment Area (CD4) conditions met il applicable	Ÿ	Ŷ	Ϋ́.	Υ.	Ŷ	۲	۲	۲
6 a Total Romber of Bolin ar video and within smits	۷	Ÿ	Ŷ		Y	Ŷ	y	۲
6 b. Number of new const ucross once and Rehabilitation units provided	¥	γ	7	· ·		Ť	,	γ.
6.4 Occurstory status of any possing units provided, if Periodication	7	۲	'n	r	ň	Y	Y	γ
6.0 (1) Minneuro Set Aside electron provided	۲	·····	1	ł	y y		· · · · · · · · · · · · · · · · · · ·	Ŷ
6 n (2) Trad Set Avide Breakdown Chart property								
ce-mplate 3	Ŷ	۲	¥.		۲	۲	Ŷ	¥.
6.6. Unit this provided and meets requirements	٧	т	Ŷ	r	Y	4	······································	y .
0 - რლისალისა სასხილი და მანაკით ლივა დიდილისა	Ÿ	۲	Ŷ	r	Υ	ř	,	··· ·
7.a. Evidori e of 5 to Contri Lamordert	۲	γ. γ	,	· ·	۳.	·	Y Y	Y
7.6 fill App. provate 200 ng demonstrated	<u> </u>	y y	······································	-	Y	Ÿ	y y	· · ·
U.b.121 Availability of Water Seitemurveed	Υ	T Y		- r	T T	ř	, ,	
7.6 [3] Availability of Server demonstrated	۲	y y	,	×	Ϋ́		· · · · · · · · · · · · · · · · · · ·	· ·
Bill Green Bubčang Cestification of minimum Asistronal Green Bulking Features ចៅចាស់ស្ម័ _រ ស្	ï	Ÿ	Ÿ	Y	x	Y	,	··································
ajgan star 9. Minimum number of Resident Frequencies sates at	 γ	γ	· · ·	۲	r	¥	Y	······································
10.5 [1] Applicant's SAIL Funding Request Amount	Y	<u>ү</u>	ŕ	r r	r		,	y Y
provided 10.5 [1] Lighter SAR Regisest America Maars		}		+	ļ ,		· ·	
Mililinam Beijsey) Amovint (Milimi-Dade County Only)	۲	Ÿ	ï	×	۲	Ŷ	×	Y
10 a (2) Applicans's Non Compactive (#C Reduct) Amount provided	7	ï	'n	· ·	Ϋ́	۲	y	·
10 a (3) Applicant's MAKB Request Amount (if Cerporation Issued Bonds) or Bond Property Amount and Other Required Information (if Non Exception Issues Bonds) provided	r	i i i i i i i i i i i i i i i i i i i	'n	x	۲	ř	, ,	x

RFA 2:20-205 Storing Sheets

	2021-253BSN	2021-25485N	2021-25550	3021-3565	7021-2578SH	2021-2545	2021/25 565 N	2023-26085
Development Name	Arbor Path	Princeton Grove	Somersat Londings	Serenity Grove	flats at Baldwin Pari	Noihan Ridge	Douglas Gardena N	Aria Aparineents
10 - Development Cost Pro Forma provided (Issuing					}		-	
expenses or uses (and Construction/Rehalt among s and Peripanent analysis - story searces) - Sources 	×	Ŷ	Ÿ	e.	Ŷ	r	۲	٧
must equal or exceed uses Total Dave Upiliard: East Per Unit Jam (attan met		<u>∤</u>			ļ			
Section Free, 4,1 (x	Ÿ	Ŷ	¥	¥	Ÿ	Y	4
Ver feature that the Applicant basis to card on the		i 1		1	· · ·		• ••=	
Tax Exercised Boond Incargong prior to the Application	5		۲		¥	Ŷ	Y	Υ
Des meliSect in Ons. C.)								
Ver Équites of no prior acceptoncy to an extraction of								
ent i Gredit underwritingdar ti'e same Deck - oment	۲	۷		Y	· · ·	Ŷ	Y	· ·
kn a previous RSA. (Section Fixe, A.). }								
Wulf∠atict of norment de obligations {\\ t_n Five	Ÿ			· · · · ·	<u>,</u>	×	y	·
4.3.1	•	ļ		,	r	•	, r	ŕ
Financial Arreats Kiot (Sect: In File 3) [3]		(· · · · · · · · · · · · · · · · · · ·	•	r	7	N	Y	Y
AD EMPHONIN Requirements Miet?	۲	(<u> </u>	٧	N	y y	Т	۲	γ
Tie-Broskers								
10 d. Her Unit - onsorvation functing Preference of	ŕ	{]]			· ·	Y		
apple the Dector of ice, B & b.)		J			r r	3	Y	Y
5 n 👘 owned v Funding Preference		7			γ	<u>v</u>	Y	¥
S.a. r. cery Storo Ecololig P. elemente	r	Y I			Ŷ	¥	Y	Ŷ
5.1 Continuedly Service Ineference	Y	Y	γ		ы	¥.	Y	Y
Roi Ma Job Creation Profeserics (Secol: In Flice, B.4 ฮ)	Y	Ŷ	v	· · ·	Ŷ	4	۲	۲
Latini v Number (Snition Fuer, 8 4 r.)	89	82	85	61			13	34

REA 2020-205 Sporing Shoets

	2021-2538514	2023-254 8 5N	2021-2555M	2021-2365	2011-25785N	2021-2535	2021-25905N	2021-160BS
Development Name	Arbor Park	Princeton Growe	Somersat Landings	Serenity Grove	Plais at Baloheve Plink	Nathan Aidge	Douglas Gardeen IV	Arla Apaqımqınış
Veterans Preference	~~~~~		•	1				
3.6 If committing to the Effectly Gemographic				-	- · · ·			
Committeent, dues the Agold store grafify for the	۲	N N	te -	- N	N	N		н
Velerans Preferenco?								
Self-Sourced applications		•		•		• =•	······································	
3 a (J)(b) Appacasi states that it was a Self Separces	N							
Applyston	14	н	11	ł	м	Ŷ	ы	н
2 a Demographic Consmitment of Family was	N				1	, , ,,	1	
selocied	11	м	n -	м	м	۲	м	н
4.b. Development Collegray of New Ecosite (1 on was							· · · · · · · · · · · · · · · · · · ·	
selected	ы	N N	м	N	м	۲	N	N
Sig. Development is not an UDA Gevelopment	N	И	N	N	N	Ŷ	N N	N
6 (FAt Shant 5% of the total units were set as ids before 50% AMI	н	ŀ,	N	N	N	Y I	N	N
10 b (2)() The Self Scorent Emanding Connectivent Venification Form (Rev. 11-19) was provided and executed by Natural Parson Processed of the Applicant stated on the Principal Disclosura Form	Ŋ	м	N	N	N	Y	ы	M
10 h (2)() Verification that the Amount of self concept financing consistent financing consistent stated on the Self Soviet of Amoriting Commission Verification Form was the greater of at least had of the eligible SAU request amount or \$1 minory	N	rq.	R		พ	Y	N	N
ti all of the above regolverneess are met, the AppAca Sourced Applicant	h	n+	N	મ	N	۲	21	N

RFA 2020-205 Scoling Streets

	2021-2618549	2021-26285N	2021-2635	2021-264B\$	2021-2655N	2021-266051	2021 26785	2021 2500SN
Oexebapment Name	Lincola Gərdens Eldiniy	Sigra Bay	Oakburnt Trace	Pinnacle Gardens	Dunedin Senior	The Avalan	Pharta del Sal	Anyride Breeze
Points exercied	·			· -/			1	
Deptimanting Attachments prior to submission							i	1
Secon These, A 2 h 15 points]	5							
3 h (3)(b) Developer Caperlence Withdrawal			+ •				·	·
Disintantity (5 points)	5	1		5 1				
3.b (3)(4) 676820 3 Distanting (5 provid)	· · · ·	3					1	}
3 c (2) Substassion of Priceipal Disclosure Forto that			1	f				ł
is either (a) stamped "Appropried" at least 14								
Calendar Days price to the Apple of the Genifane of								ļ
[b] stamped "Received" by Die Corporation at least								
14 Colorida Days plass to the Apple align Ceasion								l
ARD stamped "Approved" price to the Application								1
with stamped ingoing a provide to the application. Orabling								
UP#DIINR	}	·		<u> </u> .			}	
Lt. Local Socientitient Consellection (ປອ (ອຸ5 ອຸລາການ)								
Total Points (maximum of 25 poin	25	25	25	25	25	25	25	25
Eligibility Requirements								
Submission Berguliuments met (rection Three, A.)	<u>ү</u> ү	×	5	(Y	,	1	(, , , , , , , , , , , , , , , , , , ,	
L. Executed Applicant Centifications and							î	† ·-
Atknowledgement for in rubcelited	Ŷ	*	r	Y Y	,			Y
2.5 Demographic Controlment referried	· · · · ·	۲.		1 v	·····	1	· · ·	<u> </u>
) a []] Name of Applicant provided	Ϋ́		×	1 ,		Y		<u> </u>
3 a [7] Exidence Applicant is a legally formed entry			1		•	-	· · · · ·	
իթենթո	Y	Ň	y v	,	т	,	· ·	•
1.6 (1) Nome of Each Developer provided			¥ ***	ί γ	Ϋ́	,		· · · · ·
3 b (2) Evidence that each Dovalegor antity is a	•		1			· · · · ·	ł	
legally formed entity provided	Y	Ň	Y Y	r r	r	Y	. 7	¥
16 (Sila) Developer Experience Deautremens mes	r	v	· · · · -	Y	¥		7	
	<u>├───</u>	•		· · ·	·	r	+ · · · · ·	T
3.c.(1) Principals for Applicana and Developer(3)	· ·	Ÿ	1 v	,	x	Y	,	
Costonice form provided and meets requirements		, ,	l '		,	'	r	'
3 մ.(1) հետշջորտի Հայությունների թուրորվում։		۲	Ÿ	ï	Y.	Y	·	Ÿ
1 d.[J] Prior Ceneral Management Company			i				+ -	
tagatiendi tegiatagati met	r	r	۲	C C	Ŷ	Ŷ	7	Y
3 = { } Authorited Principal Representations provided	·		<u> </u>	-				+
and meets requirements	r	v	*	· · · ·	¥	Ŷ	7	Y
4.2. Name of Proposal Devicement provided		۲	Y .	· · ·	Y	······ · · · · · · · · · · · · · · · ·	,	·
4 b [3] Development Gategory selected	· ·			· · · · -		-		Y
4.b.(2) Development Category Dualifying Conditions	· · · · · · · · · · · · · · · · · · ·	•	<u>├ ′</u>	•	× v	. 7	· · -	Y
	r	Y	۲	×	۴		Ŷ	Y
niet 4 < Dev≰⊇othera Type pionidad, voit biet,kdowo of			ļ	·				
number of units associated walk each Development	۲	ï	Ŷ	۲. ۲	<u>к</u>	Ŷ	т	Y .
Type, If applicable	- <u>-</u>		ļ	ļ]	ļ	↓. _	ļ
5.4. Experty identified	x	<u> </u>	4 Y	× .	Υ	Ϋ́	•	τ .

RFA 2020-205 Scoring Streets

	2021-26185M	2021-262BSN	2021-2635	2021-26485	2021-2655N	2021-26605N	2021-26785	2021-268BSN
Development Name	Lincolo Garde ns Liferiy	Steva Bay	Oakhursk Trace	Pincacle Gardens	Dunedin Seniar	The Avalan	Puerta del 501	Baylide Breeze
Sib. Address of Development Sile on Aded	7	• v	N N	Γ γ	Y	x	۲	4
5 c. Question whether a Scattered Stres			i					
Sevelupment antwered	7	Ť	× ·	Ŷ	۲	Y	7	۲
Sid (t) Development til ation Point provided	Y .	Ň	Y	۲	7	Ŷ	Ϋ́	- ,
5 of (2) Califordia and Lingilude Calo, Beares for any	7		e e					
Scattered Ster provided, if applicable	r	ĩ	, r	۲	٢	۲	Ŷ	۲
5 e (2) Minimum Tranult Score met (Tappillable)	¥	Y	Î Υ	۲	7	Y	7	· · ·
5 el Minimum Total Productory Score mer	Ŷ	×	8	· · · ·	· · · ·	¥	y	Y
3.4. Mandalory Dittands Registrament met	Ŷ	¥	8	· · · · · · · · · · · · · · · · · · ·	٢	Y	Y	Y
Sigi Umited Development Area (LDA) conditions mes, Piocolicable	Ŷ	×		Ÿ	r	Ŷ	7	Y
6 al Tesal Nomber of Units prije ded and with in limits	Ŷ	۲			Ŷ	¥	γ	Ŷ
GB_NUMBER OF NEW CLASS UP TO A DO IS A MAL (#1946/fiteto:counting) - polycy	Ŷ	Ň	×	Ŷ	Ŷ	Y .	y	7
δ.ς. Ο(ζυρκουγ status - Γ any existing μη is provident) of Rehabilitations	Ŷ	Ŷ	۲.	Y		Ϋ́	γ.	۲
6 d (D Minenum Ser Alide election provided	ï	Ŷ	×	Υ	4	Y	,	
6 d (2) fotal Set Aude Dreatidown Chart process y	 							
comeletad	n	×	¥ .	¥	v	Y	Ŷ	۲
6 n - Ulth I firs plauded and meets requirements	γ	- Y	N N	Y Y	Ŷ	Ŷ	٢	Y
6 f – Number of resident af build ogs prim dad and meet sequicitients	γ	۳	۲	Y	Ŷ	۲	Ŷ	Y
Zia Evidence of Ste Control provided	Ϋ́	Y.	N N	۲	······································	x -	Ϋ́	· · · ·
2.6 (1) Appropriate Zoning demonstrated	· 7	Ŷ	Ϋ́	Y	Ŷ	- Y		Ý
/ b (2) AvaGabdite of Wales demonstrated	γ ΄	¥.	· · ·	γ			· · · · · · · · · · · · · · · · · · ·	¥ Y
7.6 (3) Avadability of Mover demonstrated	Ϋ́	Ŷ	N N	۲ ۲	Ŷ	n Y	r	7
ä uti Ginen Roilding Gert ficktisen or minimum Add tiona? Green Building Features (elected) as applicable	Ÿ	Ŷ	۲	Ÿ	Ŷ	Y	Ŷ	Y
9 Minimum number of Resident Programs referenced	Y.	Y	×	Y	γ	Y	Ÿ	Y
tülə (1) Applicani'ş ŞAğ Fonding Request Amsont Duroided	ŕ	Ŷ	Y	۲	Ŷ	¥ "	7	y
10 a (1) Éligíble SAIL Request Arrziona Maers Shitamoth Request Arrzonni (Aliam-Dade Counsy Onli)	ř	Ŷ	*	Y	Ý	x	Ÿ	Ÿ
20 a (2) Applicant's Non-Compension HC Request Amount provided	ř	Ň	×	γ γ	7	r	Y	y
SU 4 (3) Applicant's ASTARD Request Amount (d Corporation is used Bondif) as Bond Request Amount and Cluber Anguland Information (d Mon Corporation assued Bonda) previolat	'n	v	x	Y	Ÿ	T	Y	Ŷ

RFA 2020-205 Scinng Sheets

	2021-26185N	2021-2628514	2021-2635	2021-264BS	2021-265521	2021-266654	2021-26785	2021 268BSN
Development Nams	Uncolo Gardens Elderty	Slerra Bay	Dakhurst Trase	Pinnacia Gardens	Dumedin Seniar	The Avalan	Puerta del 501	Baysida Breeze
ID C. Perwingenent Cost Pro Forma provided (listra) expenses or uses) and Construction/Reliab analysis all d'extension (amérysis (listing contres) – Souscer must equal or excend uses	,	'n	*	Ŷ	Y	Ŷ	т	, , , , , , , , , , , , , , , , , , ,
fotal Development Cast Per Unit Constation met (Section Frye, A.).)	Ÿ	т	s	Y	Ť	ř	r	
Verilication that the Applicant fracion closed on sto Far-Exempt flored Sinancing prior to the Application Deadline (Section One, C.)	r	Y	ř	Y	Y	ï	ň	
Verification of no prior acceptance to an invitation to econf truth conferencing for the same Development : In a previous RFA (Soction Five, A.).)	Υ	x	Ŷ	ř	Y	¥		
Verification of on lettent de-stågations (Section Fixe 4.1.)	,	r	× *	Ÿ	Ŷ	т	۲	·
Financial Arears Met (Section Size, A. J. S.	y	x	1	γ	γ	Ŷ		t
All Eligibility Report Freens Men7	N	Ŷ	Y	7	۲	 1	Ť	r r
Ne-Breckers							•	•
lD G. Per Unit Construction Forning Preference of applicable (Section Free, 行主長う	Y	Ŧ	4	Ŷ	Y	v	[
5 n. Proximite Fundare Preference	v i	y	······································	¥	¥	· · · · ·	Υ	
à el Gresely Steve Fanding Findmanne	Ŷ	1		Y Y	۲ –	Ŷ	1	
S.e., Economy Service Preference	Υ	N.	Y	Y	Y	¥	Y	<u> </u>
Florida Ich Creation Preference (Section Flor, B.4 & J	Ÿ		T T	Ÿ	Y	r	¥	,
Lotiony Number (Socies Ave, 64 e	55	86	63	35	L		4.4	14

R: A 2020 205 Scolling Streets

	2021-14285N	2021-26285M	2D2J 2635	2022-26485	2021-2655N	2021-26685N	2021-26785	2021-26881/4
Development Mane	Clouelo Gardeos ElGerig	Sleira Bay	Ophhumit Proce	Pinnacie Gardens	Dussedin Sprüge	The Arallan	Puèrté del Sol	Mayside Breeze
Veterans Preference			<u> </u>	·			1	
2.5. Closenmitting to the Eidenly Demographic Communities dury the Application gradide for the Vectorian Preference?	Y		,	ta .	Ŷ	¥	N	ł4
Self-Sourced Applications			· · · · · · · · · · · · · · · · · · ·	·4	•			<u> </u>
3-а (1)(6) Applicant stated (5-атн жедар Self Springed) Аррбарарт	м	и	и	4	И	N	N	N
Civil Ostmographic Commonwing of Fairly was whethed	h	н	14	. N	r)	N	N	N
4.5. Development Category of New Consistention was velected	н	н	п	11	ы	N	N	п
Sig Cosolopment is not an 14 A Development	к	н	14	i n "	N	N	N	н
ति तो तो त्या के कि of the Total units were set as vio action 5034 AMI	н	n	N	N	N	м	м	N
CC 0 (7][0] The Self Squicked Financing Compatinent Verification Form (Rev. 10-19) was provided and enounced by Reducal Person Principal of the Applicant stated on the Frincipal Disclosed Form	N	н	м	ta -	زه	N	14	N
(4) bit (2) of Versitation that the Amount of self sources limits of committed from the Procept satisfies on the Self Sourced Francing Committees Versitation Form was the greater of at least half of the eighted Sources tainsource of \$1 process.	N		N .	N	N	•••	75	r¢
If all of the above requirements are met, the AppAca Sourced Apple ant	N	N	N	N	• •	N	N	N

REA 2020-205 Searing Shaets

	2021-2695N	2021-2705	2021-27185N	2021-272854	2023-2735	2021 27485N	2021 275850	2021 27655N
Development Name	Sauthwick Common	Metro Grande II	Aoya) Pointe	Parti Ridge (I	The Villages Aparimenti, Phase II	Bethany Gardyns Apariments	Hermota North Fort Myurt	Orange on 14th Street
Points awardod					1	<u> </u>	· ···	
Bortentasking Attechmenin prior to submission	5	5			_ .	1	[
(Section Three, A.2.6.] [5 points]	7	2	5	5				
3 b.[3][b] Dowsopet Experience (Withdrawa)	5	5	5	5				
Deventure (5 points)	•			,				
3.6.[1][c] 67ER/20_F_DisInterview (5 paorts)	5	5	5	5				
3 κ. [2] Submation of Frincips? Disclosure Form (San								
is wither (a) stamping "Approved" at least 10				Ì				
Calendar Days prior to the Application Deadling, or				i				
(0) stomped "Received" by the Corporation at least	5	5	5	1 2				
14 Calendar Coys prior to the Application Deadline				!				
ARD Monned "Approved" prior to the AppAcation								
Deadare				l				
11 Tocal Severnment Contribution (Up to 5 print)	5	3	5	5				
Total Petints (maximum of 25 point	25	25	25	25	75	10	210	25
(ligibility Requirements								
Submission Requirements men (section Three, A.)		Y I	Ŷ	(v ⁽	Ϋ́	Y	· · ·	•
 Executed Apply on Certification and 	ř	8	r	Г <u>ү</u>	,			
Acknowledgement form submitted	,	· · ·	r	, ,	1	N	`	
Za Demographic Commitmont volected	¥ Í	Ÿ,	V.	V	¥ .	Y		
3.a (I) Itame of Applicant provided	<u> </u>	Y 1	7	<u> </u>	Ϋ́	×		,
3 + (2) Cvidence AppArant is a legally formed activy	r	Y Y	V	, ,	Ŷ			,
provided				ļ′	·	1		
3 b.[3] Name of Each Developer provided	<u> </u>	<u> </u>	¥	<u> </u>	٢			-
3-b [2] Exdence that each Developer entrayssia	r		Ÿ	1,	r		Y	
Reality for Bod and ty provided				,	<u> </u>	۲	ŗ	Y
3.6.1312) Developer Expenses & Requirement met	<u> </u>	Y I	¥	(<u> </u>	۲	Ŷ	Y	۲
3 c 12) Principals for Applicant and Develops(s) Disclosion Form previded and meets requirements	r	۲	ŕ	· ·	r	N	Ŷ	Y
5 d.[1] Managemont Company Information provide:1	•	- ۲	'n	· · ·	¥	Y	Ŷ	ř
3-6 [2] Print General Management Company Experience roguitement mot	r	Y	r	y y	Υ	Y	۲	Y
3 e. [1] Authorated Practical Representative proceed and meets requirements	¥.	Ÿ	7		¥	Y	Y	٧
4.2. Name of Priliposed Development provided	π Υ	Y Y	Y	, ,	r	Y	· · ·	
4 b.[31 Devel piters Dategory telested	Y T	1 v 1				Y	y	y y
4.6 DI Development Gelegory Qualifying Londitions	Y		 Y	<u>г</u>	Y	× ×	Y	'
met	•	· · · · ·	۱ 		<u> </u>	'	Ŷ	Ŷ
4.c. Development Type provided, and burahilowings								
humlier of good associated with each Development	•	1 Y 1	r	· · · ·	i i	Y	Y	Y
Type, if any stable					<u> </u>			
5.a. Courdy identified	r	<u> </u>	۲.	T	Υ.	۲	Ϋ́	Υ

REA 2020-205 Sconing Sheers

	2021 2695M	3021-2705	202J-271BSM	2021-27205N	2071-2735	2023-27485%	2021-27505N	2021-27685N
Development Name	Southeack Commony	Matro Grande II	Royal Painte	Park Aldge II	The VIII re Apartments Phose R	Bothany Gardens Apartments	Hermosa North Fort Myari	Orange on 14th Street
5.6 Address of ave opniews in ps indext	ĸ	,	ï	Ϋ́Υ	Y Y	Ŷ	r	Y
52. Borslien whether a Scattered Sites			· · · -					-
Development answered	,	l í	•	,	۲	۲	٣	r
Sid.[1] Devel. priorit Excernin Perior intervalient	*	(r	Ŷ	Y Y	۲	Ŷ	r	;
5-0.[2] Jatitude and tongitude Contributes for any	x	· · ·					·	
Scatteren Sites provided, if application	•	· ·	¥	Ϋ́	Ÿ	۲	۲	Ý
5.e.(2) Bloomuns Transit Sc. (e-met (il appl: 451-)	r	Y	ŕ	7	Ÿ	Y Y	r	7
S.v. Musimum Tistal Proximity Score met	¥	1 × ·	7	Ÿ	۰ ۲	Y	Y	· · ·
5.1 Mandati ne Distance Regulerment mat	Г Г	7	Y	,	γ	Y	Ϋ́	· · · ·
5 g_Limited Development Area (LCA) conditions me), 6 applicable	γ	· ·	r	ÿ,	ų.	Y	ï	y
Star Fodal Number of Units of video and without to the free da	r			Ŷ	Ÿ	y	× *	e
6 h. Norder of pewic instruction works and			_			+		· · · ·
etablitati nun tupicoided			¥)	Y	۲	т	۲
6 C Occupancy status of any existing upit provided					<u> </u>	•		
Skehslu laji n	•		¥.	1 F	Ϋ́	۲	¥	Ŷ
6 d H1 M+ muin Set-Asido electron preu ded	N	· · ·	<u> </u>	<u>,</u>	Ÿ	Y	r	
6 d.(2) Tobl Set Aude fire Hildren (bart poper y				,			·	<u>γ</u>
completed	Y		,	· ·	Y	۲	r i	¥
6 el Unit mix pri la ded and meets regulaements	N	<u> </u>	— ·	y	۲	y	<u> </u>	Y
61 Nutsibet of testdent albu it no puly ded and	<i>,</i>	· · ·	· · · · · · · · · · · · · · · · · · ·		· · ·		·	- ^T
meets leg vements	Ŷ	'	•	l i		۲	ï	Y
J - Eviden e of Ste C ptr - provided	ŕ	· · ·	7	<u>.</u>		N	ř	γ
7.b.[1] Appropriate Zinning diamonstraters	,		· · · · · · · · · · · · · · · · · · ·			N		
7 h [] (Availability of Water demonstrated		· · · ·			Υ	N		· · · ·
7.6.131.Availability of Sewer Gemonstrated	r			7	ř	(N		Y Y
5 d. Green Building Certification of monimum				· · · · · · · · · · · · · · · · · · ·		1		/
Aulonumat Green Duilding Features selected las acolyable	ï	Ŷ	r	Ŷ	Ŷ	Y	ì	Y
9 Minonbulk Koniker of Kesisjent Programs selected					, ·	+ т		
10 + 11 AppRiant's S43 Funding Record Company			~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~	· · · · · · · · · · · · · · · · · · ·				
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10 a {I} Eligible SAIL Bequest Amount Meets								
Masamum Request Amount (Ations) Data (coasty Onic)	r	۲	۲	۲	۲	y .	r	Y
39 + (2) Apply and a Non-Competitive HC Regurat		<u> </u>		· · · · · ·		+		
יישניק ריועה מא	r	Ŷ	۲	· ·	Y	Y	ч	Y
10 + (3) Applicani 's MMBB Regionst Astrony (4				<u> </u>	<u>} • </u>	<u> </u>		
Surger step-inwed Bonds) to Bond Request Amount						1		
and Other Required Information (if Non-Corporation invest Bords) provided	1	۲	7	· ·	۲	Y	¥	Y

RFA 202 205 Scc- ng Sheets

	2021-2693N	2021 2705	2021-27185N	2021-27285H	2021-2715	2021-27485M	2023-2758514	2021-27605/9
Ωevelopment Marne	Southweck Cortemon (Metro Grande II	Royal Pointe	Park Redge II	The Villages Apartmonts Phase II	Bethany Garderog Agartments	Hermosa North Fork Myers	Orbrige on 1416 \$1reet
10 c. Disvelopiners Cost Pro Forma proexted filster experient of uses J and Construction/Reliable analysis and Perimanent analysis (biling sources) – Sources must equal or eaced ass	x	v	'n	4		Y	ï	``````````````````````````````````````
Tolla) Davelopingen Eust Per Unit Limitalischmet Sestian Frei, N.J.	ĸ	۲		Ÿ		y	Y	τ
Verification that the Apparant has not closed on the Tax-Exempt Bond Intercting prize to the Application Deadline (Section One, E.)	y y			Y		Y	ĩ	'n
Verification of no prior acceptance to an instalash to eniet cireda underskifting for the same (Jevel, proent In a previous REA, (Section Filo, A.D.)	v	y y	ir.	r		¥		Ŷ
Variheation of the recent de-obligations () clips five a. ()	'n	Ÿ		r r		Ŷ	Ŷ	r
Financial Arreats Mint (Setsion Five, A.3.1	٣	v	¥.	۲	· .	y	۲	4
All Eligibility Requirements Met?	т	۲	۲	7	T	N	N	N
lie Britsbilert			-					
00 d. Per Unit Construction Funding Protection et d. applicable (Section Fixe, B.4.6.)	Ň	r		r		y y	ï	,
5 e. Provintav Junding Preference	Y	v		<u> </u>		γ	¥	¥
S.E. Grocery Store Fusiding Preliminan	ň	(Y				Y	N	,
S.E. COIP-TIOUSLY SALAKA Preference	x	Ţ.	Ŷ	r		Υ	۲	พ
Rooma Job Exection Preference (Section Five B.4.0.)	Ŷ	(v	¥	4			×	- T
Lestery Nethbor (Soctours Fire, B.4 e.)	32	43	39		51	4	23	7

RFA 2020-205 Scoting Sheets

	2021-2695%	2021-2705	1021-27185N	2031-27285M	2021-2715	2021-2748574	2021-17585N	2021 37685N
Development Name	Sauthwird. Commons	Motro Grande II	Royal Pointe	Park Ridge H	The Villages Aparimoniu, Phase II	Bethany Gard ens Áphriments	Heirogia Norih Fort Myeis	Oraelge on 14th Stragt
Veterars Profesence						1		
2.5. Il (converting to the [65es]y - emegraphic - minimena, devisiti = Applican - gnabily (- the Veterains Preference -	н	•.	н	:	þ	ы	N	Y
Se#-Sourced Applications				· <u></u>		1		
) - (1)(b) Applicant stated that it was a Sulf Sourced Application	н	N	н	N	N	ы	м	
 Gemagraphic Commitmens of Family was rected 	ħ	Ń	M	N		N	<u>-</u> N	بر
4.6 Devallopment Calegory of New Consttn. was 	ы	ŕ		N	N		بر	21
Cevelopment a tot all 1. A Georgeoment	н —	N	te .	N	N	N	N	۰۰۰ پز
6 d. At least ዓ/5 of the total units were set as de alow 50% AfAi	н	NI NI	ĥ	м	N	N	N	N
(d,b) (2)(2) The Self Sobroad Financing Consolutionent, Verofication Form (Rev. 12-19) was provided and executed by Nasural Person Providual of the Applicant Hated on the Principal Circlosere Perm	н	Ň	м	N	N	N	EN .	ม
10 IF (2)() Sectors in that the Amount of set sourced financing commuted in an tip Proximal water on the Self Sourced Pracking Communication Vortification Form was the graviter of at least ball of the engine SML request amount of S1 million.	и	้ม	(9	R	N	ti.	ы	พ
If all of the above coovingments are met, the Applics Sourced Applicant	N	ĸ	N	N	N	ei 		Ň

REA 2020-209 Scoring Sheets

	2021-2775	2021-2785	2021-27951	• of Application:
Development Name	361 L/3623 Cănețiană Avenue	Edison Towers Apärtmenis	Semengrilleid Semior Aparimenti	- that bid not meet requirement
Points awarded				
Bookmarking Attachments prove to submission	5	5		
(Section Three, 4.2.6.1 (Separate)			· · · · · ·	-
1.6 (1)(b) Pereinpe: Experience Withdrawal	5	5		
Disincenties (Slookids)				
3.6.[3][c] 67FB20-1 Dismogrative (5 ppm;g)	5	5		1
3.c (7) Szbmission ol Principal Diszlatura Team (Eg)				
Heather (a) stamped "Approved" at least 14				
Ealendar Days prior to the Application Develope: or		ĺ		
(b) storoped. Received' by the Corporation at least	5	5		L
14 Calendar Dayr prior to the Application Deadline				
MD stamped "Approved" prior to the Application				
Le adizer	·			_
11 Least Gos rolland Contribution (Up to 5 points)	5	Ð		,
Total Pointy (my writigh of 15 point	75	M	25	,
Eileollity Requirements		~ ~ ~ ~		• ••
Submission Requirements met (region Three, a.)	5	ł.		
1 Electriced Applicant Certification and	×			
Acknowledgement form submitted	Ŷ	٢	'	t
7.a. Bomographic Commitment selected	¥.	Υ .		,
3 a 11) Name of Applicant provided	¥ .	Ŷ		
3 a.[2) Evidence Applicant Is a legally formul serior				
րւծձղանեն	¥.	Y	'	
3 b (1) Name of Coch Developer provided	S.	Ŷ		
3 b [7] Evidence that each Developer Autory is a	ï	Ÿ		•
legally formed analty provided	1	ĩ		
3.6 (Bila) Developer Experience Requirement met	8	Ŷ		t
3 c () Principals for Applicant and Penninger(s)	ř	Y	,	
Disclosure Form provided and meets requirements	,		,	•
3 d (1) Management Company information provided	۲	Y		
3.6 (2) Prior General Management Company	X			
Eigerimster industriett met	× ·	۲		1.
3 is [3] Authorited Provipal Depresentative provided	Y			
and meets requirements	ĩ	Ŷ	•	
4 p. Name of Proposal Development por tried	Y	Y		
4 b (1) Development Getegore wiel ted	Υ	Ŷ		
d b (2) Development Estegary Quality of Eenditions	Ţ.	¥		
<u> Pre </u>				·
4.0 Baselopment Type provided, and breakdownol.) [
reamber of units associated with each Drimic penetric	8	Ŷ	'	
Type, d applicable				

REA 2020-205 Sconing Stores

	2021-2775	2021-3745	2021-2795N	A of Applications
Development Namı	3611/3621 Cleveland Avenue	Edition Towert Apartments	Summerfletd Senior Agustreenti	That did not meni regulterbents
Site Address of Development Site provided	N	γ		ņ
S.c. Question which for a Startened Sites Development answered	۲	¥	×.	ů
S.d. LS Gevelopment Excation Permiprevided	7	, , , , , , , , , , , , , , , , , , , ,	,	ņ
S.d.(2) Tataudu and Longbude Comdinates for any	ب	Ŷ	Y	ŭ
5 e (2) Nonimum Transit Score met (il applo 18 (i	'n		γ	a
5 c. ASIC-multi-Total Providents' Scine met	· · · · · · · · · · · · · · · · · · ·		Ŷ	
S.I. Mendetony Distance Reputement met	ř		,	ú
5 g. Lended Development Area (10A) conditions own, 3 applicable	'r	r	Ŷ	
G + Total Number of Brits provided and within firms	Ÿ	r -	,	1
fi hi Nambér ol terv constructors anti sand rehabération units provided	γ	s.	r	0
6.c. Decupancy status of any estimation units provided, if Rebuildington.	¥	r "	7	J
6 d (2) Minimum Set-Aside election provided	7	٢	¥	्र
6.6 [7] Total Set: Askie Brezhilizari Chart proprety propleteri	Ÿ	Ÿ	۲	2
Fig. Unit more provided and meets requirements	N	Ŷ	¥	· · · · · · · · · · · · · · · · · · ·
6.f. Number of residential buildings arounded and invests requirements.	y	Ÿ	۲	1
The lattence of Site Exhibition provided	,	ŕ	r r	1
7.b (D1 Appropriate Zaming disconstrained		<u> </u>	Y	1
2 lo [2] Avai zhi i sy si Watan dem instrated		Y	۲	· · · · · ·
7 b (3) Availability of Sewer deministrated		×	r	
Bidl Green Building Certékation or ny - muin Politi - na - ruun Poléging Festures selected, ac app. cabia		Y	Y	,
 Mite more comber of Redbloch P - grams selected. 	×	٢		
10 u (b) App cant's SAR Funding Request Arrivans provided	× ·	Ŷ		:
Doa (S) E. go: or SAD, Request Alm, ont Alents Minimum Request Am, uni (Max) - Dade County Only)	Ÿ	Ÿ		
t0 a [2] Applicant's Non- impetitive HillRequest Amo intia - des	x	Ť		
10 a (N) Applicantis MIARB Request Amount (af Corporation — meet Bonds) or 6 mot Broggest Amount and Other Required Information - 170 million opportuges (cound Bondh) proverled	v	Y		
REA 2020-205 Sconing Sheets

	2041-2775	2011-2765	2021 2795N	■ of Applic∔tions ■ bag did nog	
Development Name	Cleveland Avenue Adartments Apart				
10 Clovelopitiens Cost Pro Torring provided (listing expenses or used) and Construction/Reliab Arranges and Permanent analysis (listing sources) – Sources must coust or exceed uses.	s.	Ÿ		1	
Total Development Exist Per Unit Entritation met (Sestion Free, 6-1.)	¥	۲		Î	
Verdication shof the Applicant has not closed on the Tax-Frampt Bond finanting prior to the Application Deadline (Section Dire, C.)	Ŷ	Y	-		
Verification of no prior acceptance to an Instance to unior (certific onderwriting for the same Development in a previous 614 (Section Flve, 4-1.)	¥	Ÿ			
Verification of no recent de soligistions (Section Fixe, a.j.)	r		z		
Financial Airpart Met ISection Five, A.3.3	7	γ		1	
All Eligibility Reputrements Met?	N .	Ŷ	Y	17	
Tie-Breakart				•	
10 dil Per Unit Construction Fondung Professione, d Applicable (Section Jive, 0 d b 1	· · · · ·	r		:	
Sie - Proximity Funding Eveletence	Ϋ́	۲	· · ·	•	
Se. Groven Sons Fund or Protection	'' 'r	7		1	
S.e., Commutory Setulia, Preference	Y Y	Y		7	
florida tob Creation Preference (Section five, BH.d.)	Ÿ	۲			
Lottesy Number (Section Free, 8.4 e.5	30	в?	75		

RFA 2020-205 Scoring Sheets

	2021-2775	2021-2735	2021-27 45 N	¥ of Application,		
Development Name	361 L/3623 Cleveland Avenue	Edison Towgry Apartments	Summerfähld Senior Aparamerus	- Iftat dki not meet réquientente		
Veterant Preference	·					
2 to 18 committing to the Elderly Demographic						
Commitment does the Application goably for the	н	۲	Y	n		
Veterans Freierence?						
Self-Sourced Applications						
3 a (1)(b) Applicant stated that it was a Self 5 or led.	и	ы	N	-		
նքներկող	14	"	14	Б		
7.> Demographic Commension of Fanilly was	н					
relegiad	11	"	14			
4. h. Development Calegory of New Construction was	И	н	N			
us les land	11	1	14			
5 🐒 Gyvelöjiment is not an 104 Development	N	N	М			
Aid. At least 5% of the total units were set away below 50% AMI	н	ы	м			
20 b [2][i The Self-Sourced Crain ing Control Intent Venification Form (Rev. 12: 15) was possibled and exocologic by Neture Person Prior put of the Applicant stated on the Fritoup/2005/Goviet Corro	н	N	N			
10 b 12(1) Verification than the Amateri of self contrast Giumong committed form the Arms pa- stated on the Self Seats of Enaturing Committings) Verification Form was the greater of at Seast half of the sightle CALL request amendus of \$1 on tion	te	ы	N			
if all of the above requirements are met, the Applica Sourced Applicant	N	N	N	б		

RFA 2020-205 Board Approved Preliminary Awards

Schall Courts: Funding Balance Amilates Medise Courte forsiling Balance Amilatia SAU Funding Balance Available 1575,000,000 SAU Funden fi Bullener Avaal state fanne Derroepster Funding Batance Avendatte Uden fi Derroepster Funding Batance Avendatte Vett Soorseet Aspatisen Funding Balance Hen Sell-Sovried Aspatisent Funding Balance ert 11 1 100 177.945.40 1.575,9 JL.00 Lings County funding Balance Presidents MIRGIO MHBI (writing well be 190% allocated as econtance with Estilbajie الحالية المسلمان المحاسبة المسلمان المسلمان المسلمان المسلمان المسلمان المسلمان المسلمان المسلمان المسلمان الم المسلمان الم נפואות (בידע ב פוסו ושינה בידע ב מנסו ושינה G excry Score Funding Erretonic e Latteranity Service Fundery Preference Ŗ דיירין ציון איקטאל ניזע א נון: 1.1 Commentary מילו היאלישא גר Horda we Geraldon Parkmanar Totterer Humber P MAN r of Authors Treated tere Name Pu Cline EN Proven County New International States i vite Ĕ Į Ì ۶ Two Lidenig Large County New Croastraction Applications Онн Малан IE, Маласк Ф. (18.3) (- Юлбай Изад д От (- № Лбайск) Сабу - д2, бара l:oruh Au 1653 Dough Manadismo aler - J b_{i}^{*} 1.550 000 bro-tu 1632.030 ĸ ħ. 122 ι , • 99.060° 111 Nem e City to an out time are eveloped by t t Yor att - 535 (E. Hamley Re-127 4,000 020 47 000 т •• ۲ ι 000(0) 115 , . . These Family Large County New Construction Applications Persenado si of Alfordable . . 115 fotter Manael III y I e e e una Geogre RÉ. t 2,000 00st MAN AN 1,602,000 ч N 111 25 ٦ | L [, , energi sol eranen one en Dewroen 647,11-27, 6 , ٠ı -193854 test 1 140 ŧ ٢ GAN THE VISION н 214 ĸ , . 6.169.363 600.002 6.503 160 25 L 1.7K*..... Proteina. 13 Deliver og mær til berom messere 44. e ... Level Sec. • 40.000 $\delta(r, n_{\rm e})$ ь, ٢ ٠ . • ۲ . -1 - e. One Elderh, Madium Councy New Constantion Application ndennar am sanapo ине силониовол. 1987 Г. Хнинском с П ent. 1**4**99 .. ••• nar be $K \cap X$ Hot Xu ` - 10 - 14 -1 . Two Family Medium County New Construction Applications 1200 KANGMANI NG 1.121,00 T. 4 353 XU • , 11 Υ. isi sana Germanister (Resellationella) Pare Darm Cambrar (Kojulark Charinger (Kojulark - Pers Cher ч 1.12.2004 **K** is ye . . . 201 I S 44.500 . ы an Shini

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RFA 2020-205 Board Approved Preliminary Awards

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EXHIBIT "C"

- c. By the Application's eligibility for the Proximity Funding Preference (which is outlined in Section Four A.5.e. of the RFA) with Applications that qualify for the preference listed above Applications that do not qualify for the preference;
- d. By the Application's eligibility for the Grocery Store Funding Preference (which is outlined in Section Four A.5.e. of the RFA) with Applications that qualify for the preference listed above Applications that do not qualify for the preference;
- e. Next, by the Application's eligibility for the Community Service Preference which is outlined in Section Four A.5.e. of the RFA (with Applications that qualify for the preference listed above Applications that do not qualify for the preference);
- f. By the Application's eligibility for the Florida Job Creation Funding Preference which is outlined in Item 4 of Exhibit C of the RFA (with Applications that qualify for the preference listed above Applications that do not qualify for the preference); and
- g. By lottery number, resulting in the lowest lottery number receiving preference.

5. The Funding Selection Process

- a. Goals to fund seven Medium and Large County, New Construction Applications
 - (1) Goal to fund one New Construction Application located in Miami-Dade County and one New Construction Application located in Broward County
 - (a) First Application

The first Application selected for funding will be the highest ranking eligible New Construction Application that is located in Miami-Dade County or Broward County, regardless of the Demographic Commitment, the Application's qualifications for the Veterans Preference, or the Applicants' status as a Self-Sourced Applicant or Non-Self-Sourced Applicant.

- (b) Second Application
 - If the first Application selected for funding was an Elderly Application located in Miami-Dade County, the second Application will be the highest-ranking Family Application located in Broward County, with a preference that it be a Self-Sourced Application located in Broward County.
 - If the first Application selected for funding was an Elderly Application located in Broward County, the second Application will be the highest-ranking Family Application located in Miami-Dade County, with a preference that it be a Self-Sourced Application located in Miami-Dade County.

- If the first Application selected for funding was a Family Application located in Miami-Dade County, the second Application will be the highest-ranking Application located in Broward County that either (i) is an Elderly Application that qualifies for the Veterans Preference; or (ii) is a Family Application that qualifies as a Self-Sourced Application. If there are no eligible Elderly Applications that qualifies for the Veterans Preference or Family Application that qualifies as a Self-Sourced Applications located in Broward County, then the second Application located for funding will be the highest-ranking Application located in Broward County, regardless of the Demographic Commitment, the Application's qualifications for the Veterans Preference, or the Applicants' status as a Self-Sourced Applicant or Non-Self-Sourced Applicant.
- If the first Application selected for funding was a Family Application located in Broward County, the second Application will be the highest-ranking Application located in Miami-Dade County that either (i) is an Elderly Application that qualifies for the Veterans Preference; or (ii) is a Family Application that qualifies as a Self-Sourced Application. If there are no eligible Elderly Applications that qualifies for the Veterans Preference or Family Application that qualifies as a Self-Sourced Applications located in Miami-Dade County, then the second Applications selected for funding will be the highest-ranking Application located in Miami-Dade County, regardless of the Demographic Commitment, , the Application's qualifications for the Veterans Preference, or the Application's sa a Self-Sourced Applicant or Non-Self-Sourced Applicant.
- (2) Goal to fund two Elderly, Large County, New Construction Applications

This goal will be met under the following circumstances:

- If neither of the Applications selected to meet the goal described in (1) above are Elderly Applications, the two highest-ranking eligible Elderly, Large County, New Construction Applications that meets the Veterans Preference will be selected for funding, subject to the County Award Tally and both Funding Tests. If the goal could not be met because there were not enough eligible Applications that meets the Veterans Preference and this goal, the two highest-ranking eligible Elderly, Large County, New Construction Applications will be selected for funding, subject to the County Award Tally and both Funding Tests.
- (b) If one of the Applications selected to meet the goal described in (1) above is an Elderly Application, the highest-ranking eligible Elderly, Large County, New Construction Application that meets the Veterans Preference will be selected for funding, subject to the County Award Tally and both Funding Tests. If the goal could not be met because there were no eligible unfunded Elderly, Large County, New

Construction Applications that meets the Veterans Preference, the highest-ranking eligible Elderly, Large County, New Construction Application will be selected for funding, subject to the County Award Tally and both Funding Tests.

(3) Goal to Fund Three Family, Large County, New Construction Applications

This goal will be met under the following circumstances:

- (a) If one or both of the Applications selected to meet the goal described in
 (1) above is a Family Application, that Application(s) will count towards this goal. To meet this goal, the highest-ranking Family, Large County, New Construction Self-Sourced Application(s) will be selected, subject to the County Award Tally and both Funding Tests, until this goal is met. If the goal could not be met because there were not enough eligible unfunded Self-Sourced Applications that could meet this goal, then the highest-ranking Family, Large County, New Construction Non-Self-Sourced Application(s) will be selected, subject to the County Award Tally and both Funding Tests, until this goal is met.
- (4) Goal to Fund one Elderly, Medium County, New Construction Application

The Application selected for funding will be the highest ranking eligible Elderly, Medium County, New Construction Application that meets the Veterans Preference, subject to the Funding Tests. If the goal could not be met because there were no eligible unfunded Elderly, Medium County, New Construction Applications that meets the Veterans Preference, the highest-ranking eligible Elderly, Medium County, New Construction Application will be selected for funding, subject to the Funding Tests.

(5) Goal to Fund two Family, Medium County, New Construction Applications

The first Application selected for funding will be the highest-ranking eligible Family, Medium County, New Construction Application from a Self-Sourced Applicant, subject to the County Award Tally and Funding Tests.

After the selection of the Application from a Self-Sourced Applicant or if there are no Applications from a Self-Sourced Applicant that can meet this goal, the additional Application(s) selected to meet this goal will be the highest-ranking Family, Medium County, New Construction Application(s), regardless of whether the Application(s) is from a Self-Sourced Applicant, subject to the County Award Tally and both Funding Tests.

b. Family or Elderly (ALF or Non-ALF) Small County Applications

The highest ranking eligible unfunded Family or Elderly (ALF or Non-ALF) Small County Applications, regardless of the Development Category, the Application's qualifications for the Veterans Preference, or the Applicants' status as a Self-Sourced Applicant or Non-Self-Sourced Applicant, will be selected for funding, subject to the Geographic and Demographic Funding Tests and the County Award Tally.

If funding remains and none of the eligible unfunded Small County Applications can meet both of the Funding Tests, or if there are no eligible unfunded Small County Applications, the remaining Small County Geographic funding will be allocated to the Medium County Geographic Category and to the Large County Geographic Category on a pro-rata basis based on the geographic distribution adjusted to meet the requirements of Section 420.5087, F.S.

- c. Family or Elderly (ALF or Non-ALF) Medium County Applications
 - (1) Self-Sourced Applications

First, the highest ranking eligible unfunded Family Medium County Self-Sourced Applications will be selected for funding, subject to the Geographic and Demographic Funding Tests and the County Award Tally.

If funding remains and none of the eligible unfunded Family Medium County Self-Sourced Applications can meet both of the Funding Tests, no further Family Medium County Self-Sourced Applications will be selected for funding.

(2) One Application that meet the Veterans Preference

Next, the highest ranking eligible unfunded Elderly Medium County Application that meet the Veterans Preference will be selected for funding, subject to the Geographic and Demographic Funding Tests and the County Award Tally.

(3) Remaining Medium County Funding

If funding remains, the highest ranking eligible unfunded Family or Elderly (ALF or Non-ALF) Medium County Applications, regardless of the Development Category, will be selected for funding, subject to the Geographic and Demographic Funding Tests and the County Award Tally.

If none of the eligible unfunded Medium County Applications can meet both of the Funding Tests, or if there are no eligible unfunded Medium County Applications, the remaining Medium County Geographic funding will be allocated to the Large County Geographic Category.

- d. Family or Elderly (ALF or Non-ALF) Large County Applications
 - (1) Self-Sourced Applications

First, the highest ranking eligible unfunded Family Large County Self-Sourced Applications will be selected for funding, subject to the Geographic and Demographic Funding Tests and County Award Tally. If funding remains and none of the eligible unfunded Family Large County Self-Sourced Applications can meet both Funding Tests, all remaining Self-Sourced Applicant Family Funding and Non-Self-Sourced Applicant Family Funding will be merged ("Family Funding Merge"). No further Self-Sourced Applications will be funded.

(2) One Application that meet the Veterans Preference

Next, the highest ranking eligible unfunded Elderly Large County Application that meet the Veterans Preference will be selected for funding, subject to the Geographic and Demographic Funding Tests and the County Award Tally.

(3) Remaining Large County Funding

If funding remains, the highest ranking eligible unfunded Family or Elderly (ALF or Non-ALF) Large County Applications, regardless of the Development Category, will be selected for funding, subject to the Geographic and Demographic Funding Tests and the County Award Tally.

If funding remains and no eligible unfunded Large County Applications can meet the Funding Tests, then no further Applications will be selected for funding and the remaining funding will be distributed as approved by the Board.

6. Returned Funding

Funding that becomes available after the Board takes action on the Committee's recommendation(s), due to an Applicant withdrawing, an Applicant declining its invitation to enter credit underwriting or the Applicant's inability to satisfy a requirement outlined in this RFA, and/or provisions outlined in Rule Chapter 67-48, F.A.C., will be distributed as approved by the Board.

SECTION SIX AWARD PROCESS

Committee members shall independently evaluate and score their assigned portions of the submitted Applications, consulting with non-committee Corporation staff and legal counsel as necessary and appropriate.

The Committee shall conduct at least one public meeting during which the Committee members may discuss their evaluations, select Applicants to be considered for award, and make any adjustments deemed necessary to best serve the interests of the Corporation's mission. The Committee will list the Applications deemed eligible for funding in order applying the funding selection criteria outlined in Section Five above and develop a recommendation or series of recommendations to the Board.

The Board may use the Applications, the Committee's scoring, any other information or recommendation provided by the Committee or staff, and any other information the Board deems relevant in its selection of Applicants to whom to award funding. Notwithstanding an award by the Board pursuant to this RFA, funding will be subject to a positive recommendation from the Credit

EXHIBIT "D"

Date Submitted: 2020-11-16 16:45:34.217 | Form Key: 7505

Attachment 8

FLORIDA HOUSING FINANCE CORPORATION Site Control Certification Form

As of the Application Deadline for this RFA, the Applicant entity

Quiet Meadows, LTD

has control of the Development site and all Scattered Sites, if applicable. Control of the site means that by Application Deadline the Applicant can establish one or more of the following requirements that include the terms set forth in Section Four Λ .7.a. of the RFA:

- Eligible Contract
- Deed or Certificate of Title
- Lease

To be considered complete, documents demonstrating that site control pursuant to the terms set forth in Section Four A.7.a. of the RFA are attached.

Under the penalties of perjury pursuant to Section 92.525, F.S., and of material misrepresentation pursuant to Section 420.508(35), Fla. Statutes, and Fla. Admin. Code Section 67-21.003(6) and/or 67-48.004(2), I declare and certify that I have read the foregoing and that the information is true, correct and complete.

Signature of Authorized Principal Representative

Pres. of Managing Member of General Partner

Title (typed or printed)

Joseph Glucksman Name (typed or printed)

This form must be signed by the Authorized Principal Representative stated in Exhibit A.

ASSIGNMENT OF PURCHASE CONTRACTS

(CITY OF BELLE GLADE & QUIET WATERS DEVELOPMENT PROPERTIES)

from

MCCURDY SENIOR HOUSING CORPORATION, A FLORIDA NOT FOR PROFIT CORPORTAION

in favor of

QUIET MEADOWS, LTD., A FLORIDA LIMITED PARTNERSHIP

This ASSIGNMENT OF PURCHASE CONTRACTS executed as of December $Ol_{,2019}$ (the "Assignment") from MCCURDY SENIOR HOUSING CORPORATION, a Florida not for profit corporation (together with its successors and assigns, "MSHC") to QUIET MEADOWS. LTD., a Florida limited partnership together with its successors and assigns, ("QUIET MEADOWS").

WITNESSETH:

WHEREAS, MSHC executed a purchase contract with the City of Belle Glade to purchase certain property owned by the City of Belle Glade located at 350 SW 10th Street, Belle Glade, Florida as more particularly described in the contract attached hereto as Exhibit "A" (the "City Property"); and

WHEREAS, MSHC executed a purchase contract with MCCURDY CENTER, LTD., a Florida limited partnership ("MCCURDY CENTER") to purchase certain property owned by MCCURDY CENTER contiguous to the City Property located at 350 SW 10th Street, Belle Glade, Florida as more particularly described in the contract attached hereto as Exhibit "B" (the "McCurdy Center Property"); and

WHEREAS, QUIET MEADOWS intends to respond to an RFA issued by the Florida Housing Finance Corporation and MSHC has formed QUIET MEADOWS to be the applicant for the RFA; and

WHEREAS, MSHC intends to transfer to QUIET MEADOWS site control of the City Property and the McCurdy Center Property for the development of an affordable housing project for elderly and disabled residents.

NOW THEREFORE, in consideration the further development and operation of the City Property and the McCurdy Center Property for an affordable housing facility and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, and intending to be legally bound hereby, the parties hereby agree as follows:

Section 1. <u>Assignment</u>. MSHC sells, assigns and sets over and transfers to QUIET MEADOWS all the right, title and interest of MSHC in the contracts to purchase the City Property and the McCurdy Center Property attached hereto as Exhibit "A" and Exhibit "B". QUIET MEADOWS hereby accepts all right, title and interest of MSHC with respect to the contracts for the City Property and the McCurdy Center Property and agrees to be bound by and perform all of the obligations, restrictions and covenants contained therein.

Section 2. <u>Representations.</u> MSHC hereby represents and warrants to QUIET MEADOWS that it has the full right and authority to transfer and assign its rights under the City Property and McCurdy Center Property contracts to QUIET MEADOWS.

Section 3. <u>Miscellaneous</u>. In case any one or more of the provisions contained in this Assignment are invalid, illegal or unenforceable in any respect, the validity, legality and enforceability of the remaining provisions contained herein will not be affected or impaired thereby.

Section 4. <u>Counterparts: Electronic Signatures</u>. This Assignment may be executed in any number of counterparts, each executed counterpart constituting an original, but all counterparts together constituting only one instrument. To the fullest extent permitted by applicable law, electronically transmitted or facsimile signatures shall constitute original signatures for all purposes under this Assignment.

Section 5. <u>Governing Law</u>. It is the intention of the parties hereto that this Assignment and the rights and obligations of the parties hereunder shall be governed, construed and enforced in accordance with the laws of the State of Florida, without reference to its conflicts of laws and principles.

IN WITNESS WHEREOF, the parties have caused this Assignment of to be executed by their duly authorized representatives as of the date first written above.

ASSIGNOR:

MCCURDY SENIOR HOUSING CORPORATION, a Florida not for profit corporation

By: Name: Voseph Glucksman Title: President

ASSIGNEE:

QUIET MEADOWS, LTD., a Florida limited partnership

By: QUIET MEADOWS, LLC a Florida limited liability company, its sole general partner

By: MCCURDY SENIOR HOUSING CORPORATION, a Florida not for profit corporation. its Managing Member

ેસ્ટ્રો By: Name: Joseph Glucksman

Title: President

WITNESSES TO BOTH SIGNATURES

Signature Page to Assignment of Contracts

EXHIBIT A

(EXECUTED COPY OF CITY PROPERTY CONTRACT)

- ----

Assignment of Contracts

RESOLUTION NO. ______

A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF BELLE GLADE, FLORIDA, APPROVING THE SALE OF CITY PROPERTY LOCATED AT 350 S.W. 10TH STREET, BELLE GLADE, TO MCCURDY SENIOR HOUSING CORPORATION; AUTHORIZING THE MAYOR TO EXECUTE THE PURCHASE AND SALE AGREEMENT AND OTHER RELATED DOCUMENTS; PROVIDING FOR CONFLICTS, SEVERABILITY, AN EFFECTIVE DATE, AND FOR OTHER PURPOSES.

WHEREAS, the City of Belle Glade, Florida, is a duly constituted municipality having such power and authority conferred upon it by the Florida Constitution and Chapter 166, Florida Statutes; and

WHEREAS, the City of Belle Glade owns property located at 350 S.W. 10th Street, Belle Glade (the "Property"); and

WHEREAS, the Property was part of a larger parcel (19.77 acres) originally sold by the Board of Trustees of the Internal Improvement Trust Fund of the State of Florida (the "Trustees"), and the School Board later transferred the Property and another larger parcel to the City; and

WHEREAS, the Property is located adjacent to the Quiet Waters Senior Housing Complex developed by McCurdy Senior Housing Corporation ("McCurdy"), a Florida not-for-profit organization; and

WHEREAS, the City previously sold McCurdy the land for the development of the senior housing complex; and

WHEREAS, McCurdy wishes to purchase the Property and further develop the complex by adding approximately 120 one-bedroom and three-bedroom residential units with common areas for socialization and the delivery of supportive services; and

WHEREAS, the City Commission finds that the sale of the Property to McCurdy will provide affordable housing and supportive services to residents of the community and others and finds that such sale is in the best interest of the City.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COMMISSION OF THE CITY OF BELLE GLADE, FLORIDA, THAT:

Section 1. Recitals. The foregoing recitals are hereby incorporated herein.

Section 2. The City Commission approves the sale of 350 S.W. 10th Street, Belle Glade to McCurdy Senior Housing Corporation. The City Commission authorizes the Mayor to execute

Date Submitted: 2020-11-16 16:45:34.217 | Form Key: 7505

Resolution No. 2019-3500 Continued

the Purchase and Sale Agreement attached hereto as Exhibit "A" (incorporated herein by this reference) and any other documents required by the Agreement or otherwise.

Section 3. All Resolutions or parts of Resolutions in conflict herewith are and the same are repealed to the extent of such conflict.

<u>Section 4</u>. Should any section or provision of this Resolution or portion hereof, any paragraph, sentence or word be declared by a court of competent jurisdiction to be invalid, such decision shall not affect the remainder of this Resolution.

Section 5. The provisions of this Resolution shall become effective immediately upon adoption.

DONE and RESOLVED at Regular Session of the City Commission of the City of Belle Glade, Florida, this <u>18</u> day of <u>Marck</u>. 2019.

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Vice Mayor Wilkerson	<u> </u>	Fran Pic 40 Wangeser
Commissioner Burroughs	<u>√</u>	hung Mandan
Commissioner Martin		411
Commissioner Underwood	<u></u>	Sarry and actured

[MUNICIPAE SEAL]

Attest: Débra R. Buff, MMC, C

QUDGCS/RESOLT/TE2019/Approving McCurdy Putchase and Sale Agant doex

CITY OF BELLE GLADE, FLORIDA CONTRACT FOR SALE AND PURCHASE AND DEPOSIT RECEIPT

THIS CONTRACT is made as of the date last executed below ("Effective Date"), by and between the CITY and the BUYER, and in consideration of the mutual promises contained herein and other good and valuable consideration of which the parties hereto acknowledge receipt of the same, the parties agree as follows:

- **SELLER:** The City of Belle Glade (the "CITY"), a municipal corporation created and existing under the laws of the State of Florida
- ADDRESS: City of Belle Glade Attn: City Manager's Office 110 Dr. Martin Luther King, Jr. Blvd, West Belle Glade, FL 33430-3900
- **<u>BUYER:</u>** McCurdy Senior Housing Corporation, (the "BUYER"), a not for profit corporation created and existing under the laws of the State of Florida.

Address: 306 S.W. 10th Street Belle Glade, FL 33430

Attn: Mr. Joseph Glucksman, President

1. **AGREEMENT TO SELL:** The CITY hereby agrees to sell and the BUYER hereby agrees to buy in accordance with this Contract all that certain real property, together with all improvements, casements and appurtenances, more particularly described as follows (the "Property"):

Property Control No. 04-37-43-31-01-028-0020 Street address: 350 S.W. 10th Street, Belle Glade, Florida

It is the intent of the parties that the Property be the "Not Included" property adjacent to S.W. 10th Street as shown on the Plat of Belle Glade ALF recorded in Plat Book 111, pages 47-48 of the Public Records of Palm Beach County (the "Plat") and that the north, west and south boundaries of the Property be — contiguous to the boundaries on the Plat adjacent to the Property. Any revised legal description shall be determined by a survey acceptable to both CITY and BUYER.

 <u>PURCHASE PRICE; FINANCING</u>: BUYER hereby agrees to pay the CITY One Hundred Thirty-Six Thousand Dollars (\$136,000.00) which shall be paid in the form of a Certified or Cashier's Check in the following manner:

- a. <u>Deposit</u>: BUYER has deposited with the CITY the sum of **Ten Thousand Dollars** (\$10,000.09) in the form of a Certified or Cashier's Check, made payable to The City of Belle Glade. Said deposit shall be credited to the BUYER at the time of closing. Should the BUYER default, the deposit shall be released to the CITY and shall cover all liquidated damages relating to said default.
- b. <u>Balance:</u> The balance of the purchase price in the amount of **One Hundred Twenty Six Thousand Dollars (\$126,000.00)** shall be paid by Certified or Cashier's Check at the time of closing. In addition to the purchase price, any costs of sale incurred by the CITY as more particularly described in Section 3 c. below ("Seller's Costs") shall be paid by the BUYER by Certified or Cashier's Check made payable to the City of Belle Glade at the time of closing.
- c. Financing: This Contract is contingent on BUYER obtaining a written loan commitment which confirms loan approval for a loan to purchase the Property or other proof of financing acceptable to the CITY (collectively, the "Loan Approval") within 30 days after the date this Contract is last executed. If BUYER does not deliver to the CITY written notice of Loan Approval within the time given herein, CITY may thereafter cancel this Contract by delivering written notice (the "Cancellation Notice") to BUYER, but not later than five (5) days prior to closing. CITY's Cancellation Notice must give the BUYER three (3) days to deliver to the CITY the Loan Approval, or the Contract shall be cancelled and the full amount of BUYER'S deposit shall be returned to BUYER upon said notice.
- 3. <u>CLOSING, EXPENSES AND POSSESSION</u>: The CITY's obligation to close this sale is conditioned upon approval by the City Commission. The CITY will deliver possession of the Property to the BUYER at Closing, at which time the BUYER shall pay the balance of the purchase price. The following are additional details of the Closing:
 - a. <u>Time and Place</u>: The Closing shall take place either (1) within two (2) years after the date this Contract is last executed, contingent upon the current tenant, the Boys and Girls Clubs of Palm Beach County. Inc. ("Tenant"), vacating the Property within those two years; or (2) within sixty (60) days of the Tenant receiving a certificate of occupancy on its new location at 1101 Dr. Martin Luther King, Jr. Blvd. W., Belle Glade (PCN: 04-37-43-31-01-028-0030) provided Tenant has vacated the Property, whichever occurs first. In either case, the Closing is also contingent upon the expiration, termination or surrender of the CITY's lease with the Tenant, dated November 12, 2002 ("Club Lease"). The Closing shall take place at a time and location of mutual agreement among the CITY and the BUYER and BUYER'S lender;
 - b. <u>Conveyance</u>: At Closing, the CITY will deliver to the BUYER a fully executed quit claim deed (the "Deed") conveying the Property and any improvements in "AS IS, WHERE IS CONDITION," without warranties or representations. The form of the Quit Claim Deed shall substantially comply with the form attached hereto as **Exhibit "A"**; and

- c. Expenses: The BUYER shall pay all costs of closing including, but not limited to, all costs incurred through appraisal of the property and survey costs. The normal SELLER customary and reasonable real estate closing expenses, including documentary stamp tax on the deed, recording fees, abstract or title insurance fees, or title attorney's fees ("Seller's Costs"), shall also be paid by the BUYER. SELLER shall provide BUYER with copies of all Seller's Costs at least two weeks before Closing and BUYER shall have the right to dispute Seller's Costs and Closing shall be delayed until all Seller's Costs are resolved and agreed upon. The BUYER shall choose the title company to close this transaction and provide all title services. BUYER shall pay any costs charged by such company or agent for this closing service. If BUYER obtains a survey, nothing contained therein shall affect the purchase price or terms of this contract.
- d. <u>Title:</u> CITY shall convey to BUYER insurable title to the Property, subject only to the Permitted Exceptions set forth on **Exhibit "B"** attached hereto. BUYER'S title company shall have until sixty (60) days after this Agreement is last executed to obtain and examine a title commitment for the Property and to notify CITY as to any exception which is unacceptable to Buyer ("Objections"). CITY shall have the right, but not the obligation, to take the actions necessary to have the Objections deleted or insured over by the title company, or transferred to bond so that the Objections are removed from the Title Commitment. If CITY notifies BUYER that it is unwilling or unable to cure the Objections, BUYER shall have the option, to be exercised at any time before Closing to either (a) proceed to Closing and accept the title in its existing condition, or (b) terminate the Contract by sending written notice to CITY and obtain a refund of the BUYER'S deposit. The BUYER shall not be entitled to the return of the BUYER'S deposit, if the Objections are related to the Deed Restrictions, as modified, or to the right of reverter.
- e. Survey. BUYER shall until sixty (60) days after this Agreement is last executed to, at its expense, obtain and examine a survey of the Property. If the Survey shows any encroachment on the Property, or that any improvement located on the Property encroaches on the land of others, or if the Survey shows any other defect which would affect either the insurability of BUYER'S intended use of the property for affordable housing, BUYER shall notify CITY and such defect shall be treated in the same manner as title defects are treated under this Contract.
- 4. <u>**REAL ESTATE TAXES, EASEMENTS, ENCUMBRANCES, RESTRICTIONS,</u></u> <u>RIGHT OF REVERTER AND PAYMENT IN LIEU OF TAXES:** CITY agrees to pay all outstanding real estate taxes, if any, prorated up to the day of closing. The BUYER agrees to take title to the Property subject to any special liens or assessments, zoning and other governmental restrictions, plat restrictions and qualifications, public utility easements, restrictive covenants and all other easements, restrictions, reservations or matters of record.</u></u>
 - a. <u>Deed Restrictions; reverter</u>: The BUYER understands that the Property is subject to the "Board of Trustees of the Internal Improvement Trust Fund of the State of Florida Modification of Restrictions Deed No. 18599" as modified

on May 28, 2002, March 17, 2005, and May 31, 2006, (all of which are incorporated as if set forth in full herein and collectively the "Restrictions") and the reverter clause set forth in Exhibit "A" and otherwise of record (collectively, the "Deed Restrictions"). The BUYER and CITY understand and agree that in order to facilitate the sale of the Property and in connection with the funding of the development of the Property, a mortgage or lien may be placed upon the fee simple title to the Property, but any such mortgage or lien shall be subordinate to the Deed Restrictions, and the Deed Restrictions shall survive any foreclosure of any mortgage or lien upon the fee simple title to the Property. The BUYER understands and agrees that if the Property is not used in accordance with the Deed Restrictions, the Property and any improvements shall revert in fee simple title to the CITY. On the date of such reversion of title to the CITY, BUYER agrees to immediately take any and all actions necessary to vest in the CITY marketable and insurable title subject only to the matters of record on the date of the sale of the Property to the BUYER and any subsequent matters of record expressly approved by the CITY. The BUYER also agrees that in the event that title to the Property reverts or is conveyed to the CITY, the BUYER shall immediately remove and/or satisfy any and all liens, claims, liabilities, obligations and encumbrances on the Property not expressly approved by the CITY no later than the date of reversion.

- b. Improvements; reverter: The BUYER agrees to construct a facility on the Property that complies with the uses set forth in the Deed Restrictions that are specific to the BUYER (the "Improvements"). The BUYER agrees that in the event the BUYER fails to secure a certificate of occupancy for the Improvements to the Property on or before five (5) years from the date of the closing, or a later date agreed to in writing by the CITY, the Property shall revert in fee simple title to the CITY. On the date of such reversion of title to the CITY, BUYER agrees to immediately take any and all actions necessary to vest in the CITY marketable and insurable title subject only to the matters of record on the date of transfer of the Property to the BUYER and any subsequent matters of record expressly approved by the CITY. The BUYER also agrees that in the event that title to the Property reverts or is conveyed to the CITY, the BUYER shall immediately remove and/or satisfy any and all liens, claims, liabilities, obligations and encumbrances on the Property not expressly approved by the CITY no later than the date of reversion. The BUYER agrees that the transfer of the Property back to the CITY shall be by **Ouit Claim Deed.**
- c. <u>Payment in lieu of taxes (PILOT)</u>: The BUYER agrees that this Agreement is contingent upon the BUYER entering into the PILOT Agreement in a form substantially similar to the form attached hereto as Exhibit "C" and incorporated herein. The BUYER hereby covenants with the CITY to enter into the PILOT Agreement on or before the date of closing. If the BUYER

refuses to timely execute the PILOT Agreement, the CITY may terminate this Agreement, and the BUYER shall not be entitled to a return of its deposit.

The parties acknowledge and agree that this covenant is to run with the land and is binding on the successors and assigns of the parties hereto and shall be appurtenant to and shall run with the title to the property and shall inure to the benefit of subsequent owners of the Property.

5. **BUYER CERTIFICATION: INDEMNIFICATION:**

- a. <u>Buver Certification</u>: Within nincty (90) days of the date this Contract is last executed, the BUYER shall deliver to the CITY an Assignment of Certain Rights under Modification of Restrictions recorded in Official Records Book 20575, Page 0671 of the Public Records of Palm Beach County which assigns to Buyer any and all of the rights of McCurdy Center, Ltd. to purchase the Property, in the form attached hereto as **Exhibit "D"**.
- b. Indemnification: BUYER, its officers, employees, agents, contractors, successors and assigns (collectively, the "Releasors") hereby releases the CITY, its officers, attorneys, employees and agents (collectively, the "Released Parties") and shall indemnify and hold harmless the Released Parties, from and against all claims, liabilities, damages, losses, costs and expenses, including but not limited to, reasonable costs, collection expenses, attorneys' fees, fees and charges of engineers, architects and other professionals, construction labor and material costs, and all court, arbitration or other dispute resolution costs, which may arise directly or indirectly due to a challenge of or otherwise related to the right of the BUYER/Releasors to enter into this Contract, purchase, own, possess, or otherwise use the Property, including if the same is due in whole or in part to the negligence of the Released Parties. The BUYER/Releasors recognize the broad nature of this provision and voluntarily make this covenant and expressly acknowledge the receipt of such good and valuable consideration provided by the CITY in support of this covenant.
- c. These provisions shall survive the closing and will otherwise survive the termination or expiration of this Contract.
- 6. **PERMITTING:** The Property may be subject to the permitting requirements of the DEP or the South Florida Water Management District, or any other applicable government agency, with which the BUYER shall comply.
- 7. <u>CONDITION OF THE PROPERTY</u>: The BUYER agrees to accept the Property and any improvements in "AS IS, WHERE IS CONDITION." The CITY makes no representations regarding its authority to sell the Property to the BUYER under the Deed Restrictions. Additionally, the CITY makes no promises or representations related to the current or future assignment on the Property by the CITY of any future land use designation or zoning district designation; or related to any implied or express approvals for specific permitted uses or special exception uses allowed on the Property in the future. CITY and

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BUYER acknowledge that the Property may only be used in a manner consistent with the Restrictions. Furthermore, the CITY makes no warranties or representations whatever as to the condition of the property or any improvements located thereon, or the fitness of either for any particular uses or purpose.

- PROPERTY INSPECTION: RIGHT TO CANCEL: BUYER accepts the physical 8. condition of the Property (including all improvements) in an "AS IS, WHERE IS CONDITION" and accepts any violation of governmental, building, environmental, and safety codes, restrictions, or requirements, and BUYER shall be responsible for any and all repairs and improvements required by BUYER'S lender. BUYER shall have the right to enter the Property and to make all inspections and investigations of the condition of the Property which it may deem necessary, including but not limited to, soil borings, percolation tests, engineering and topographical studies, environmental audits, wetland jurisdictional surveys, and investigations of the availability of utilities, all of which inspections and investigations shall be undertaken at BUYER'S cost and expense. Upon its completion of inspections and investigations, BUYER shall repair all damage to the Property resulting from BUYER'S inspections and investigations and return the Property to its pre-inspection condition. The investigation period shall commence the day after the Tenant vacates the Property and shall terminate thirty (30) days after the Tenant vacates the Property. If BUYER requires access to the Property prior to the investigation period described above, it shall notify the CITY and the CITY will make reasonable efforts to arrange for such access with the Tenant; however, the CITY makes no promises as to the Tenant's approval of such access. BUYER may elect to terminate this Contract at any time before the end of the investigation period by written notice to CITY. In this case, the BUYER shall not be entitled to a refund of any deposits.
- 9. <u>RISK OF LOSS</u>: In the event of any substantial damage to the Property (in excess of \$5,000) between the date of this Contract and the date of closing, the CITY shall have the option of restoring the damaged Property to its condition immediately prior to the occurrence causing the damage, in which event, BUYER shall complete the transaction as originally planned. If these repairs are not completed prior to Closing Date, closing will be extended until such time as the repairs are completed. If the CITY elects not to repair the damaged Property, the BUYER'S sole remedy shall be the right to rescind this contract by giving written notice to the CITY and to receive a refund of the earnest money deposit or, alternatively, to proceed to closing on the Property, as damaged, without adjustment in the purchase price. In the event of any lesser damage, the parties shall proceed to closing as though no damage had occurred.
- 10. **DEFAULT:** If BUYER fails to perform any covenants of this Contract, the CITY may retain the earnest money deposit without waiving any action for damages resulting from BUYER'S default. If the CITY fails to perform any covenants of this Contract other than a failure to convey the Property, the deposit shall be returned to BUYER (in which event, all parties shall be released of their rights and obligations under this Contract). This is BUYER'S sole remedy except for a failure to convey the Property in which event BUYER shall have the right of specific performance.

- 11. **DEVELOPMENT ORDER:** The BUYER acknowledges that the CITY has the right to enter a development order prior to issuing a permit to develop the Property. BUYER agrees to comply with the terms of said development order. BUYER represents that the Property will be developed for a public purpose that is affordable housing consistent with the Restrictions.
- 12. <u>SUCCESSORS</u>: Upon execution of this Contract by the BUYER, this Contract shall be binding upon and inure to the benefit of the BUYER, its heirs, successors or assigns.
- 13. **<u>RECORDING</u>**: This Contract may be recorded in the Public Records for Palm Beach County, Florida, at the sole discretion and expense of the CITY.
- 14. <u>ASSIGNMENT</u>: The BUYER may assign this Contract to an entity controlled by Buyer with the prior written consent of the CITY which shall not be unreasonably withheld, provided that the assignee agrees to comply with all of the terms and conditions of this Agreement, including but not limited to the right of reverter and the separate PILOT Agreement. The CITY's consent to any assignment shall not be construed as a representation by the CITY that such assignment is in accordance with the Deed Restrictions. The BUYER agrees that any assignment shall be made at the BUYER'S sole risk, and the BUYER shall defend, indemnify and hold the CITY harmless for any assignment made by the BUYER.
- 15. TIME OF ESSENCE: Time is of the essence in the performance of this Contract.
- <u>AMENDMENTS</u>: This Contract contains the entire agreement and all representations of the parties. No amendment will be effective except when reduced to writing and signed by all parties.
- 17. CONTRACT DOCUMENTS AND CONTROLLING PROVISIONS: This Contract consists of all exhibits thereto, all of which are incorporated herein by this reference, including, but not limited to, the Special Warranty Deed form, the Deed Restrictions, the Club Lease, and the PILOT Agreement. The BUYER agrees to be bound by all the terms and conditions set forth in the aforementioned documents. Wherever possible, the provisions of such documents shall be construed in such a manner as to avoid conflicts between provisions of the various documents.
- 18. <u>SURVIVAL</u>: The covenants of this Contract will survive closing, delivery and recording of deed, and possession of the property.
- 19. <u>ACCEPTANCE OF OFFER</u>: This contract shall not bind the CITY in any manner unless or until it is approved by the City Commission and legally executed.
- 20. NOTICES: Any notice, request, demand, instruction or other document to be given hereunder shall be in writing and shall be (a) delivered personally, or (b) sent by a reputable overnight delivery service (such as FedEx), prepaid and specifying next day delivery, or (c) sent by United States registered or certified mail, return receipt requested, postage

prepaid, and in each case addressed to the parties at the respective addresses set forth in the introductory paragraph hereof, and the same shall be effective, as the case may be (i) upon receipt if delivered personally, (ii) one business day after deposit with a reputable overnight delivery service, or (iii) two business days after deposit in the mail if mailed, or (iv) upon the facsimile transmission thereof to the number shown below. A party may change its address for receipt of notices by service of a notice of such change in accordance herewith.

21. **BROKERAGE**: The parties represent and warrant to one another that they have not dealt with any broker.

22. DISCLOSURES.

- a. **RADON GAS:** Radon is a naturally occurring radioactive gas that, when it is accumulated in a building in sufficient quantities, may present health risks to persons who are exposed to it over time. Levels of radon that exceed federal and state guidelines have been found in buildings in Florida. Additional information regarding radon and radon testing may be obtained from your county health department.
- b. PERMITS DISCLOSURE: Except as may have been disclosed by CITY to BUYER in a written disclosure, CITY does not know of any improvements made to the Property which were made without required permits or made pursuant to permits which have not been properly closed.
- c. **MOLD**: Mold is naturally occurring and may cause health risks or damage to property. If BUYER is concerned or desires additional information regarding mold, BUYER should contact an appropriate professional.
- d. FLOOD ZONE; ELEVATION CERTIFICATION: BUYER is advised to verify by elevation certificate which flood zone the Property is in, whether flood insurance is required by BUYER'S lender, and what restrictions apply to improving the Property and rebuilding in the event of casualty. If Property is in a "Special Flood Hazard Area" or "Coastal High Hazard Area" and finished floor elevation is below minimum flood elevation, BUYER may terminate this Contract by delivering written notice to CITY within 20 days after Effective Date, failing which BUYER accepts existing elevation of buildings and flood zone designation of Property.
- e. ENERGY BROCHURE: BUYER acknowledges receipt of Florida Energy-Efficiency Rating Information Brochure required by section 553.996, F.S.
- f. **LEAD-BASED PAINT**: If Property includes pre-1978 residential housing, a leadbased paint rider is mandatory.

- g. PROPERTY TAX DISCLOSURE SUMMARY: BUYER SHOULD NOT RELY ON THE CITY'S CURRENT PROPERTY TAXES AS THE AMOUNT OF PROPERTY TAXES THAT THE BUYER MAY BE OBLIGATED TO PAY IN THE YEAR SUBSEQUENT TO PURCHASE. A CHANGE OF OWNERSHIP OR PROPERTY IMPROVEMENTS TRIGGERS REASSESSMENTS OF THE PROPERTY THAT COULD RESULT IN HIGHER PROPERTY TAXES. IF YOU HAVE ANY QUESTIONS CONCERNING VALUATION, CONTACT THE COUNTY PROPERTY APPRAISER'S OFFICE FOR INFORMATION.
- h. SELLER DISCLOSURE: The CITY makes no representations regarding its authority to sell the Property to the BUYER under the Deed Restrictions. CITY knows of no facts materially affecting the value of the Real Property which are not readily observable and which have not been disclosed to BUYER. The CITY is not involved in any lifigation regarding the Property and has not been threatened with any litigation regarding the Property.

IN WITNESS WHEREOF, the parties have caused this Contract for Sale and Purchase to be executed on the day and year written below.

SELLER

CITY OF BELLE GLADE, a Municipal corporation created and existing Under the laws of the State of Florida

By: <u>A Y Y</u> MAYOR STEVE B. WILSON

Date:

Print/Type Witness Nan

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(OFFICIAL SEAL) ATTES I. By: ITY CLERK DEBRA

, 2019

STATE OF FLORIDA

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PALM BEACH COUNTY

The foregoing instrument was acknowledged before me this ______ day of ______. 2019, by Steve B. Wilson, as Mayor and Debra R. Buff, as Clerk of the City of Belle Glade, Florida. They are personally known to me.

Notary Public, State of Florida

Print/Type Name

BUYER:

McCurdy Senior Housing Corporation

Witness Name ype. Pru Vituess. nostina. Print Type Witness Name

STATE OF FLORIDA PALM BEACH COUNTY By: Jes-phalandan JOSERII GLUCKSMAN Title: Presklent Date: <u>2</u>[11, 2019

The foregoing instrument was acknowledged before me this _____ day of ______ 2019, by Joseph Glucksman, as President on behalf of McCurdy Senior Housing Corporation, who is personally known to me or who has provided the following identification: Flonda Dover UCME

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Notary Public, State of Florida thre 12 lance Print/Type Name

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EXHIBIT "A"

Record & Return to: Torcivia, Donlon, Goddeau & Ansay, P.A. 701 Northpoint Parkway, Suite 209 West Palm Beach, FL 33407

Property Control No. 04-37-43-31-01-028-0020

QUIT CLAIM DEED WITH RIGHT OF REVERTER

THIS QUIT CLAIM DEED, made and executed this _____ day of _____. 2014. by the CITY OF BELLE GLADE, a Florida municipal corporation, 110 Dr. Martin Luther King, Jr. Boulevard West, Belle Glade, Florida 33430, Grantor, to _______, 306 SW 10th Street, Belle Glade, Florida 33430, Grantee.

WITNESSETH:

That the said Grantor, for and in consideration of the sum of TEN DOLLARS (\$10.00) and other valuable consideration to it in hand paid by the said Grantee, the receipt and sufficiency of which are hereby acknowledged, does hereby grant, bargain, and quitclaim unto the said Grantee forever, all the right, title, interest, and claim which Grantor may have in and to the following described lands, situate, lying and being in the County of Palm Beach, State of Floridu (the "Property") to-wit:

[INSERT LEGAL DESCRIPTION FROM CERTIFIED SURVEY SECURED BY BUYER] Property Control No. 04-37 43-31-01-028-0020 Street address: 350 SW 10th Street, Belle Glade, Florida

To have and to hold the same together with all and singular the appurtenances thereunto belonging or in anywise appertaining, and all the estate, right, title, interest, lien, equity and claim whatsoever of Grantor, either in law or equity, for the use and benefit of said Grantee forever.

SUBJECT TO all covenants, restrictions, easements, matters of record and taxes for the current and subsequent years, and

SUBJECT TO THE FOLLOWING REVERTER CLAUSE:

"The Property, and any improvements thereon, shall revert in fee simple title to the City of Belle Glade in the event that it is not used for a public or community purpose, including for 'affordable housing,' which shall mean that the units therein are rented substantially in accordance with the income and rent restriction requirements of Section 42 of the Internal Revenue Code: more specifically, that 100% of the housing units therein will be rented to persons earning no greater than 60% of area median income in Palm Beach County, Florida, and that the annual rent charged with respect to 100% of the housing units therein will be no greater than 30% of the foregoing income limitation."

On the date of reversion of title to the City of Belle Glade (the "City"), Grantee shall immediately take any and all actions necessary to vest in the City marketable and insurable title subject only to these matters of record on the date hereof and any subsequent matters of record expressly approved by the City. In the event title to the Property reverts to or is conveyed to the City, Grantee shall be obligated to immediately remove and/or satisfy any and all liens, claims, liabilities, obligations and encumbrances on the Property no later than the date of reversion.

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SUBJECT TO THF FOLLOWING REVERTER CLAUSE: The Property, including all improvements thereon, shall revert in fee simple title to the Grantor in the event the Grantee fails to secure a certificate of occupancy for the Improvements (as defined in the Sale and Purchase Agreement) to the Property on or before five (5) years from the date of the closing, or a later date agreed to in writing by both parties. On the date of reversion of title to the Grantor, Grantee shall immediately take any and all actions necessary to vest in the Grantor marketable and insurable title subject only to those matters of record on the date hereof and any subsequent matters of record expressly approved by the Grantor. In the event title to the Property reverts to or is conveyed to the Grantor, Grantee shall be obligated to immediately remove and/or satisfy any and all liens, claims, liabilities, obligations and encumbrances on the Property, including improvements, unless expressly approved by Grantor no later than the date of reversion. The transfer of the Property back to the Grantor shall be by Quit Claim Deed.

This conveyance is made subject to the following matters:

(1) taxes subsequent to the date of the recording of this deed;

(2) any and all restrictions, covenants, conditions, and easements relating to the above-described property shown of record in the County and State above-mentioned; and

(3) all zoning laws, regulations, and ordinances of municipal and/or other governmental authorities, if any, relating to the above-described property.

IN WITNESS WHEREOF, Grantor has executed this deed at Belle Glade, Palm Beach County, Florida on the date first above written.

CITY OF BELLE GLADE, a municipal corporation created and existing under the laws of the State of Florida

Witness

By: MAYOR STEVE B. WILSON

Print/Type Witness Name

Witness

(OFFICIAL SEAL)

ATTEST.

Print/Type Witness Name

STATE OF FLORIDA PALM BEACH COUNTY

The foregoing instrument was acknowledged before me this ______ day of ______. 2019. by Steve B. Wilson, as Mayor and Debra R. Buff, as Clerk of the City of Belle Glade, Florida. They are personally known to me.

Notary Public. State of Florida

Print/Type Name

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EXHIBIT "B" (PERMITTED EXCEPTIONS)

- 1. Taxes and for the year of closing.
- Rights of Reversion contained in Official Records Book 14264, Page 58, Official Records Book 14436, Page 738, as corrected in Official Records Book 15192, Page 1125, Official Records Book 20575, Page 802, and as corrected in Official Records Book 20629, Page 301.
- 3. Easement in favor of City of Belle Glade in Official Records Book 658, Page 532.
- Modification of Restrictions of Deed No. 18599 recorded in Official Records Book 14151, Page 0999, Official Records Book 19574, Page 1275 and Official Records Book 20575, Page 671
- Note: All recording references refer to the Public Records of Palm Beach County

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EXHIBIT "C"

PAYMENT IN LIEU OF TAXES (PILOT) AGREEMENT

THIS AGREEMENT, made as of the ______ day of ______, 2019, by and between the City of Belle Glade, a municipal corporation created and existing under the laws of the State of Florida (as "City"), and , a Florida not for profit corporation (the "Owner");

RECITALS

WHEREAS, pursuant to Resolution No. _____, adopted by the City Commission on ______, 2019, the City has agreed to enter into a Purchase and Sale Agreement with McCurdy Senior Housing Corporation for the purchase of property located at 350 S.W. 10th Street, Belle Glade, Florida (the "Property") for the development of an affordable housing facility (the "Project") (the "Purchase Agreement"); and

WHEREAS, the Owner has advised the City that, under Florida law, the Owner is entitled to an exemption from ad valorem taxes resulting from its status as a 501(c)(3) organization as well as its intention to operate the Project as an affordable housing development as required by Florida Statutes providing for such ad valorem exemption; and

WHEREAS, the Owner has voluntarily agreed to make payment to the City of the City's proportionate share of ad valorem taxes to the extent it is not otherwise required to do so in connection with payment by the Owner of ad valorem taxes applicable to the Project generally; and

WHEREAS, the parties to this Agreement agree that Florida law permits the payments described herein and that each is voluntarily entering into this Agreement; and

NOW, THEREFORE, for good and valuable consideration, the receipt and sufficiency of which are acknowledged by the parties and in consideration of the mutual covenants and agreements herein contained. City and Owner agree:

- 1. <u>Recitals</u>. The recitals set forth above are true and correct and hereby incorporated by this reference.
- <u>Consideration</u>. The consideration for this Agreement is the City's agreement to transfer the Property at the price agreed to in the Purchase Agreement referenced above in exchange for the Owner's compliance with this Agreement.
- 3. Payments. Payments under this Agreement shall be made as follows:
 - a. Commencement. The Owner shall make an annual payment to the City, on or before December 31st of each year commencing (a) twenty-four (24) months from the issuance of the building permit or when occupancy of the Project reaches 95% of the units, whichever occurs sooner.
 - b. Amount. The annual payment shall be in an amount equal to the portion of ad valorem taxes to which the City would otherwise be entitled to receive for the Property as if the Project were fully taxable in accordance with standard taxing procedures implemented in Palm Beach County, Florida, plus the fire/rescue assessment levied by Palm Beach County for services provided to the City. This amount shall be less any such ad valorem taxes otherwise paid by the Owner pursuant to tax bills received by the Owner from the Palm Beach County Property Tax Collector. By way of example, in the event it is determined that the Property is entitled to an 80% exemption from ad valorem taxes pursuant to Florida law, and the portion of ad valorem taxes that would be received by the City of Belle Glade absent such exemption is \$10,000.00, the Owner would remit to the City \$8,000.00 on or before December 31st of the year in question calculated as follows: \$10,000.00 (based upon a full payment with no exemptions) minus \$2,000.00 (based upon 20% of the Project being decined taxable and which the City would receive under standard Palm Beach County taxing procedures). For purposes of determining the annual payment to be made by the Owner, the Property's assessed value as determined by the Palm Beach County Property Appraiser shall be multiplied by the millage rate established by the City each year.
 - e. *Early, late payments*. If the Owner makes the annual payment by November 30 in any year, the Owner shall be entitled to the discount provided by state statute on real property taxes paid on or before November 30. Any late

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payment made by the Owner after April 1 in any year shall bear interest at the rate charged by the Palm Beach County Property Appraiser for the late payment of taxes.

- d. Lien. In the event the City does not receive any payment when payable, the City may provide the Owner five (5) business days' prior written notice of the Owner's time to cure. If the Owner fails to pay the outstanding balance of payments then owing within the five business days, the Owner hereby authorizes the City, without further notice required, to record a lien against the Property in the amount of the outstanding payments plus interest at the rate charged by the Palm Beach County Property Appresiser for the late payment of taxes. Notice and a time to cure shall only be required when the City wishes to record a lien against the Property for a late payment(s). The Owner agrees that the City may pursue this remedy and any other remedy available at law or in equity to enforce this provision or to otherwise collect any outstanding payments plus interest.
- 4. <u>Successors</u>. This Agreement shall be binding on the Owner's successors and assigns and shall remain in effect only so long as the Project is owned by a qualified 501(c)(3) organization which qualifies for the exemption provided by Florida law. In the event of: (i) a transfer to a non-qualified organization; or (ii) a discontinuance of the use of the Project in a manner which qualifies as affordable housing under the applicable Florida Statutes; or (iii) a change in Florida law which discontinues the exemption from ad valorem taxation currently applicable to the Project, this Agreement shall be of no further force and effect. Thereafter the owner of the Property shall timely pay all ad valorem real property taxes and assessments, general and special, levied or assessed by a lawful authority against all or any portion of the Property.
- 5 <u>Memorandum of Agreement</u>. The Owner shall cause a memorandum of agreement to be recorded in the public records for Palm Beach County, Florida.
- 6. <u>Covenant not to sue</u>. The Owner agrees and covenants not to sue or claim in any legal proceeding or otherwise that this Agreement and specifically the payments the Owner is required to make to the City under this Agreement are illegal, void, or unconstitutional except if state statutes are amended or adopted making the payment illegal. Owner shall utilize its best efforts to defend the validity of this Agreement and specifically the payments to be made by the Owner under this Agreement in any and all legal or other proceedings. The Owner understands the waiver made above, acknowledges the receipt of adequate consideration for the same, and makes such waiver with the assistance of legal counsel.
- 7. <u>Run with the land</u>. The parties acknowledge and agree that this Agreement and its covenants run with the land, and are binding on the successors and assigns of the parties hereto and shall be appurtenant to and shall run with the title to the Property and shall inure to the benefit of subsequent owners of the Property.
- 8. Inducement. The parties acknowledge and understand that this Agreement induced the City to enter into the Purchase Agreement for the Property and to agree to transfer the Property at the price agreed to therein. The parties also acknowledge and understand that the Purchase Agreement is conditioned upon the continuing validity of this Agreement. The parties' acknowledge that the City has and will provide services to the Owner as a result of the Owner's status as a tax exempt entity. If it is ever determined by a court of competent jurisdiction or by amendment to state statute(s) that the method of determining the payment to be made by the Owner under this Agreement is invalid, illegal and/or unenforceable, the Owner shall pay to the City an amount determined by an alternative method reasonably agreed to by the parties, which shall not exceed that amount the Owner would pay annually as determined under the above Payments paragraph of this Agreement. If the parties cannot agree to an alternative method, they shall participate in good faith in mediation to agree to an alternative method. If the parties are unable to agree to an alternative method after mediation, the matter shall be submitted to a panel of three arbitrators. (one selected by each party and these two arbitrators selecting the third) for a final and binding decision.
- 9. <u>Authority: binding effect</u>. The undersigned hereby represent that they are duly authorized to execute this Agreement on behalf of the respective parties to this Agreement. This Agreement is intended to be, and shall be, binding upon the City and the Owner and its successors, assigns, transferces and grantees except as specifically provided herein.
- 10. <u>Severability</u>. If any provision of this Agreement or part thereof as to any person or circumstance shall, to any extent, held invalid by a court of competent jurisdiction, the remainder of this Agreement or the application of such provision to circumstances other than those as to which it is held invalid shall not be affected thereby and each provision of this Agreement shall be valid and enforceable to the fullest extent permitted by law.

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- 11. <u>Applicable law</u>. This Agreement shall be governed by and construed and interpreted in accordance with the laws of the State of Florida without regard to the principles of conflicts of law.
- 12. Attorneys' Fees and Waiver of Jury Trial. If any legal action or other proceeding is brought for the enforcement of this Agreement, or because of an alleged dispute, breach, default or misrepresentation in connection with any provisions of this Agreement, the parties agree that each party shall be responsible for its own attorney's fees. TO ENCOURAGE PROMPT AND EQUITABLE RESOLUTION OF ANY LITIGATION, EACH PARTY HEREBY WAIVES ITS RIGHTS TO A TRIAL BY JURY IN ANY LITIGATION RELATED TO THIS AGREEMENT.
- 13. <u>Headings and Schedules</u>. Paragraph headings are inserted solely for ease of reference and shall not be construed to enlarge, modify or limit the provisions hereof.
- 14. <u>Construction of Agreement</u>. The parties agree that this Agreement was prepared jointly by each of them and shall be construction of a parity as between the parties. There shall be no canon of construction for or against any party by reason of the physical preparation of this instrument.
- 15. <u>Waiver</u>. Failure of either party to enforce or exercise any right(s) under this Agreement shall not be deemed a waiver of either party's right to enforce or exercise said right(s) at any time thereafter.

IN WITNESS WHEREOF, this Agreement has been executed as of the day and year set forth above.

CITY OF BELLE GLADE:

	By: Steve B. Wilson, Mayor
	Steve B. wilson, Mayor
Witness #1 Signature	Attest: (Municipal Seal)
Print Witness #1 Name	
Witness #2 Signature	Debra R. Buff, MMC City Clerk
Print Witness #2 Name	
	OWNER:
	By:
Witness #1 Signature	Title:
Print Witness #1 Name	
Witness #2 Signature	
Print Witness #2 Signature	

STATE OF FLORIDA COUNTY OF

The foregoing instrument was acknowledged before me this _____ day of _____, 2019, by ______, as ______ of the Owner. He/She is personally known to me or has provided the following identification ______

Notary Public, State of Florida

Print/Type Name

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- ---
EXHIBIT "D"

THIS INSTRUMENT PREPARED BY, RECORDED AND RETURN TO: Kenneth A. Treadwell, Esquire 2305 Seaford Drive Wellington, Florida 33414

_ ___.

(Reserved)

ASSIGNMENT OF CERTAIN RIGHTS UNDER MODIFICATION OF RESTRICTIONS RECORDED IN OFFICIAL RECORDS BOOK 20575, PAGE 0671 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA

from

MCCURDY CENTER, LTD., A FLORIDA LIMITED PARTNERSHIP

In favor of

MCCURDY SENIOR HOUSING CORPORATION, A FLORIDA NOT FOR PROFIT CORPORTAION

with the consent of

THE CITY OF BELLE GLADE, FLORIDA, A MUNICIPALITY OF THE STATE OF FLORIDA

And with the consent of

THE LIMITED PARTNERS OF MCCURDY CENTER, LTD.

Dated as of _____, 2019

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ASSIGNMENT OF CERTAIN RIGHTS UNDER MODIFICATION OF RESTRICTIONS RECORDED IN OFFICIAL RECORDS BOOK 20575, PAGE 0671 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA

This ASSIGNMENT OF CERTAIN RIGHTS UNDER MODIFICATION OF RESTRICTIONS RECORDED IN OFFICIAL RECORDS BOOK 20575, PAGE 0671 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA executed as of _______, 2019 (as the same may be amended, modified or supplemented from time to time, "Assignment") from MCCURDY CENTER, LTD., a Florida limited partnership (together with its successors and assigns, "MCCURDY CENTER"), to MCCURDY SENIOR HOUSING CORPORATION, a Florida not for profit corporation (together with its successors and assigns, "MCCURDY SENIOR HOUSING CORPORATION, a Florida CORPORATION"),

WITNESSETII:

WHEREAS, the Board of Trustees of the Internal Improvement Trust Fund of the State of Florida ("Trustees") conveyed certain property located in Palm Beach County, Florida in Deed No 18599, recorded in Deed Book 624, Page 534, of the Public Records of Palm Beach County, Florida ("Property") which contained therein certain deed restrictions ("Restrictions"); and

WHEREAS, on May 21, 2002 the Trustees approved certain modifications to the Restrictions as set forth in that certain Modifications of Restrictions instrument recorded in Official Records Book 14151, Page 0999, of the Public Records of Palm Beach County, Florida ("First Modification"); and

WHEREAS, on November 13, 2003, the City acquired a portion of the Property as more particularly described in Exhibit "A" attached hereto, pursuant to that certain Warranty Deed With Right of Reverter recorded in Official Records Book 14436, Page 0738, of the Public Records of Palm Beach County, Florida and that certain Corrective Warranty Deed With Right of Reverter recorded in Official Records Book 15192, Page 1125, of the Public Records of Palm Beach County, Florida (the "1.950 Acre Property"): and

WHEREAS, on March 17, 2005, the Trustees approved certain modifications to the Restrictions as set forth in that certain Modification of Restrictions instrument recorded in Official Records Book 19574, Page 1275 of the Public Records of Palm Beach County, Florida ("Second Modification") to allow the City to sell or lease certain of the Property to MCCURDY SENIOR HOUSING CORPORATION; and

WHEREAS, on May 31, 2006, the 1 rustees approved certain further modifications to the Restrictions as set forth in that certain Modification of Restrictions instrument recorded in Official Records Book 20575, Page 0671 of the Public Records of Palm Beach County, Florida ("Third Modification") to allow the City to convey a portion of the Property to MCCURDY CENTER for the development and operation of an affordable housing facility: and

WHEREAS, on June 19, 2006, the City conveyed to MCCURDY CENTER a portion of the Property pursuant to Special Warranty Deed recorded in Official Records Book 20575, Page 0806 of the Public Records of Palm Beach County, Florida (the "Quiet Waters Property"); and

WHEREAS, McCurdy Senior Housing, LLC is the current general partner of MCCURDY CENTER, and MCCURDY SENIOR HOUSING CORPORATION is the sole managing member of McCurdy Senior Housing, LLC; and

WHEREAS, the Limited Partners of MCCURDY CENTER are CITY LIII TAX CREDIT FUND III, LLC, an Indiana limited liability company and NATIONAL CITY COMMUNITY DEVELOPMENT CORPORATION, an Ohio corporation (the "LIMITED PARTNERS"); and

WHEREAS, the City desires to sell to MCCURDY SENIOR HOUSING CORPORATION the remaining portion of the 1.950 Acre Property retained by the City as more particularly described in Exhibit "B" attached hereto

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(the "Remaining Property") for the further development and operation of an affordable housing facility adjacent to and contiguous with the Quiet Waters Property as more particularly described in the Third Modification; and

WHEREAS, MCCURDY CENTER desires that the City sell to MCCURDY SENIOR HOUSING CORPORATION the remaining portion of the 1.950 Acre Property retained by the City for the further development and operation of an affordable housing facility as more particularly described in the Third Modification and the LIMITED PARTNERS are willing to consent thereto, and

WHEREAS, MCCURDY CENTER desires to assign and transfer to MCCURDY SENIOR HOUSING CORPORATION all its right, title and interest in and to the Remaining Property under and pursuant to the Third Modification, and MCCURDY SENIOR HOUSING CORPORATION desires to acquire MCCURDY CENTER'S rights, title and interest in and to the Remaining Property under and pursuant to the Third Modification in accordance with the terms hereof, and the CITY and the LIMITED PARTNERS are joining in the execution of this Assignment in order to evidence their consent and acceptance hereof.

NOW THEREFORE, in consideration the further development and operation of the Remaining Property for an affordable housing facility as more particularly described in the Third Modification and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, and intending to be legally bound hereby, the parties hereby agree as follows:

Section 1. <u>Definitions</u>. All words and phrases defined in the First Modification, the Second Modification and the Third Modification have the same meanings in this Assignment, which definitions are incorporated herein by reference, unless a different definition is set forth in this Assignment.

Section 2. <u>Assignment</u>. MCCURDY CENTER sells, assigns and sets over and transfers to MCCURDY SENIOR HOUSING CORPORATION all the right, title and interest of MCCURDY CENTER with respect to the Remaining Property in, to and under the Third Modification. This Assignment is made and shall be without recourse, warranty or representation of MCCURDY CENTER. MCURDY SENIOR HOUSING CORPORATION hereby accepts all right, title and interest of MCCURDY CENTER with respect to the Remaining Property in, to and under the Third Modification and agrees to be bound by and perform all of the obligations, restrictions and covenants contained therein with respect to the Remaining Property.

Section 3. <u>Miscellaneous</u>. In case any one or more of the provisions contained in this Assignment are invalid, illegal or unenforceable in any respect, the validity, legality and enforceability of the remaining provisions contained herein will not be affected or impaired thereby.

Section 4. <u>Counterparts: Electronic Signatures</u>. This Assignment may be executed in any number of counterparts, each executed counterpart constituting an original, but all counterparts together constituting only one instrument. To the fullest extent permitted by applicable law, electronically transmitted or facsimile signatures shall constitute original signatures for all purposes under this Assignment.

Section 5. <u>Governing Law</u>. It is the intention of the parties hereto that this Assignment and the rights and obligations of the parties hereunder shall be governed, construed and enforced in accordance with the laws of the State of Florida, without reference to its conflicts of laws and principles IN WITNESS WHEREOF, the parties have caused this Assignment of to be executed by their duly authorized representatives as of the date first written above.

ASSIGNOR:

MCCURDY CENTER, LTD., a Florida limited partnership

By: MCCURDY SENIOR HOUSING, LLC a Florida limited liability company, its sole general partner

By: MCCURDY SENIOR HOUSING CORPORATION, a Florida not for profit corporation, its Managing Member

By:_

Name: Joseph Glucksman Title: President

ACKNOWLEDGMENT

)

STATE OF FLORIDA)

COUNTY OF PALM BEACH)

The foregoing instrument was acknowledged before me this ______day of ______, 2019, by JOSEPH GLUCKSMAN, as President of MCCURDY SENIOR HOUSING CORPORATION, a Florida corporation as the Managing Member of MCCURDY SENIOR HOUSING, LLC a Florida limited liability company, the sole general partner of MCCURDY CENTER, LTD., a Florida limited partnership, on behalf of the corporation and the limited liability company and the limited partnership. Said person is personally known to me or has produced a valid driver's license as identification.

- -

Notary Public's Signature

My commission expires:

(SEAL)

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ASSIGNEE:

MCCURDY SENIOR HOUSING CORPORATION, a Florida nonprofit corporation

By: Name: JOSEPH GLUCKSMAN Title: PRESIDENT

ACKNOWLEDGMENT

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)

STATE OF FLORIDA)

COUNTY OF PALM BEACH

The foregoing instrument was acknowledged before me this ______ day of _______, 2019, by JOSEPH GLUCKSMAN, President of MCCURDY SENIOR HOUSING CORPORATION, a FLORIDA nonprofit corporation, on behalf of said corporation. Said person is personally known to me or has produced a valid driver's license as identification.

Notary Public's Signature

My commission expires

(SFAL)

The undersigned, being the LIMITED PARTNERS referred to in the foregoing Assignment, hereby acknowledges receipt and acceptance thereof and consent and agree to the Assignment made therein and to the terms and provisions thereof of such Assignment.

LIMITED PARTNERS:

CITY LIII TAX CREDIT FUND III, LLC an Indiana limited liability company

By: CITY REAL ESTATE ADVISORS, INC. an Indiana corporation, its Managing Member

By:	 _	 	
Name:			
Title:			

ACKNOWLEDGMENT

COUNTY OF

IN WITNESS WHEREOF. I have hereunto set my hand and official seal.

))

Notary Public's Signature

My commission expires:

(SEAL)

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NATIONAL CITY COMMUNITY DEVELOPMENT
CORPORATION, an Ohio corporation

Ву: _____

Name: _____

Title: ______

ACKNOWLEDGMENT

STATE OF OHIO

COUNTY OF _____

The foregoing instrument was acknowledged before me this _____ day of _____, 2019, by ________ of NATIONAL CITY COMMUNITY ________ of NATIONAL CITY COMMUNITY ________ DEVELOPMENT CORPORATION, an Ohio corporation, on behalf of the corporation. Said person is personally known to me or has produced a valid driver's license as identification.

IN WITNESS WHEREOF. I have hereunto set my hand and official seal.

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Notary Public's Signature

My commission expires:

(SEAL)

The undersigned, being the CITY OF BELLE GLADE, FLORIDA referred to in the foregoing Assignment, hereby acknowledges receipt and acceptance thereof and consent and agree to the Assignment made therein and to the terms and provisions thereof of such Assignment.

CITY OF BELLE GLADE, FLORIDA

A municipal corporation of the State of Florida

By:_____

Name: ______

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Title, Mayor

By: _____

Name: _____ _ _ _ _ _ _ _ _ _

Title: City Clerk

APPROVED FOR LEGAL FORM AND SUFFICIENCY

Name Pamala H. Ryen____

Title, City Attorney

ACKNOWLEDGMENT

)

)

STATE OF H ORIDA

COUNTY OF PALM BEACH

The foregoing instrument was acknowledged before me this ______day of _______. 2019, by _______, as Mayor and by _______, as City Clerk of _______, as City Clerk of the City of Belle Glade, Florida, a municipal corporation of the State of Florida. They are personally known to me or have produced a valid driver's license as identification.

Norary Public's Signature

My commission expires -

EXHIBIT A

LEGAL DESCRIPTION OF 1.950 ACRE PROPERTY ACQUIRED BY CITY OF BELLE GLADE IN WARRANTY DEED RECORDED IN OFFICIAL RECORDS BOOK 15192, PAGE 1125 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA

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EXHIBIT B

LEGAL DESCRIPTION OF REMAINING PROPERTY

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EXHIBIT B

(EXECUTED COPY OF MCCURDY CENTER, LTD. PROPERTY CONTRACT)

Assignment of Contracts

CONTRACT FOR SALE AND PURCHASE AND DEPOSIT RECEIPT

THIS CONTRACT is made as of the date last executed below (") theetive Date"), by and between the SELLER and the BUYER, and in consideration of the mutual promises contained herein and other good and valuable consideration of which the parties hereto acknowledge receipt of the same, the parties agree as follows.

- SELLER: McCords Center, 1 td., (the "SELLER"), a limited partnership created and existing under the laws of the State of Horida.
- ADDRESS: e o CREA SEP. EEC Attry: General Counsel Brian Villa, Esg. 36 South Meridian Street, Strite 800 (indianapolis, IN 46204)
- BUYER: Medurdy Senior Housing Corporation, the 'BUYER's, a not for profit corporation created and existing under the laws of the State of Florida.

Address: 306 S W 10⁶ Street Belle Giade, FT 33430

Attic Mr. Joseph Glacksman, President-

1 AGREEMENT TO SELL: The SELLUR hereby agrees to sell and the BUAFR hereby agrees to may in accordance with this Confract all that certain roal property, together with all improvements, cases ents and apparteeu new, more particularly described as follows (the "Property"):

IRACIS C. D and T of the Plat of BELLET GEADE ALE, according to the Plat thereof, as recorded in Plat Book 111, Page 47, of the Public Records of Palm Beach County Florida.

Street address, 350 S.W. 10⁹ Street, Belle Giade, Florida,

- PURCHANF PRICE: FINANCING: BUYER hereby agrees to puy SEELER Thirty Five Thousand Dollars (\$35,000.00) which shall be paid in the form of a Certified or Cushier's Check in the following manner.
 - a. Deposit: BUYER has deposited with SULEER the sum of One Thousand Dollars (\$1,000.00) in the form of a Certified or Cashier's Check made payable to SELLER. Said deposit shall be credited to the BUYER at the time of closing. Should the BUYER default, the deposit shall be released to SELLER and shall cover all liquidated damages relating to said default.

- b Balance: The balance of the purchase price is the amount of Thirty Four Thousand Dollars (\$34,000,00) shad be paid by Certified or Cashier's Check at the time of closing. In addition to the purchase price, any costs of sale incurred by the SELLER as more particularly described in Section 3 c. below 1 Sector's Costs") shall be paid by the BUYER by Certified or Cashier's Check made payable to the SELLER at the time of closing.
- c. Financing: This Contract is contingent upon BUYLR having freen lowarded an allocation of federal tix credits, multitanily mortgage revenue bonds or similar public tunds made by or through a governmental authority in an amount sufficient, in BUYFR'S sole and absolute discretion, to complete the construction of BUYFR'S contemplated improvements of atfordable bonsing whose rents meet the requirements of Section 42 of the Internal Revenue Uode.
- 3 CLOSING, EXPENSES AND POSSESSION: The SELLUR'S obligation to close this sale is conditioned upon approval by the limited partners of SELLER. SELLER, will deliver possession of the Property to the BUYER at Closing, at which time the BUYER shall pay the balance of the purchase price. The following are additional details of the Closing:
 - In Time and Place: The Closing shall take place within two (2) years after the date this Contract is last executed ("Closing Date"), and is contingent upon BL YER having been awarded an altocation of federal tax credits, obtained multitanuity mortgage revenue bonds and or similar public funds made by or through a governmental authority, and or private funding in an amount sufficient, in BTYER'S sole and absolute discretion, to complete the construction of BUYER'S contemplated interviewments of attendable housing whose relationed the requirements of Section 42 of the internal Revenue Code. The Closing shall take place at a time and location of mutual agreement among SELLER and BUYER'S lender.
 - 5. Conveyance: At Closing, SELLER will deliver to the BUYFR a fully executed special warranty claim deed (the 'Deed') conveying the Property and any improvements. The form of the Special Warranty Deed shall substantially comply with the form attached hereto as Exhibit "A"; and
 - c. Expenses: The BUYER shall ray all costs of closing including, but not limited to: all costs incurred through appraisal of the property and survey costs. The corrual SELLER castomary and reasonable real estate closing expenses, including documentary stanip tax on the deed, recording tees, abstract or title insurance fees, or title attorney's fees ("Selfer's Costs"), shall also be paid by the BUYER SELLER shall provide BUYER with copies of all Selfer's Costs at least two weeks before Closing and BUYER shall have the right to dispute selfer's Costs and Closing shall be delayed antiful. Selfer's Costs are resolved and agreed apon the BUYER shall choose the title company to close this transaction and provide all title services. BUYER shall pay any costs charged by such company or agent for this closing service. It BUYER obtains a sarvey, nothing contained therein shall affect the parchase price or terms of this contract.

- d. Title: SELLER shall convey to BUYER insurable title to the Property, subject only to the Permitted Exceptions set forth on Exhibit "B" attached heret: BUYER'S title company shall have until sixty (60) days after this Agreement is last executed to obtain and examine a file communitient for the Property and to notify SELLER as to any exception which is unacceptable to Buyer ("Objections"). SELLER shall have the right, but not the obligation, to take the actions necessary to have the Objections are removed from the Title Communent. If SELLER neurols BUYER that it is anwalling or unable to care the Objections. BUYER shall have the option, to be extraised at any time before Closing to either (a) proceed to Closing and accept the title in its existing condition, or (5) terminate the Contract by sending written notice to SELLER and obtain a return of the BUYER'S deposit.
- 2 Survey. BUYER shall have until sixty (6f) days after this Agreement is last executed to, at its expense, obtain and examine a survey of the Property. If the Survey shows any eneroachment on the Property, or that any improvement located on the Property eneroaches on the land of others, or if the Survey shows any other defect which would affect either the insurability of BL VER's intended use of the property for affordable housing. BLVER shall notify SE(1)ER and such defect shall be treated in the same manner as title defects are treated under this Contract.
- REAL ESTATE TAXES, EASEMENTS, ENCUMBRANCES, RESTRICTIONS, RIGHT OF REVERTER AND PAYMENT IN LIFU OF TAXES: SETUER agrees to pay all outstanding real estate taxes, if any, prorated up to the day of closing. The BUYER agrees to take title to the Property subject to any special llens or assessments, zoning and other governmental restrictions, plat restrictions and qualifications, public utility etsements, restrictive coverants and all other cusements, restrictions, reservations or matters of record.
 - Beed Restrictions: BUYER understands that the Property is subject to the "Board of Trustees of the Internal Improvement Trust Fund of the State of Florida Modification of Restrictions Deed No. 18599" as modified on May 28, 2002, March 17, 2005, and May 31, 2006, (all of which are incorporated as if set forth in full herein and otherwise of record (collectively, the "Deed Restrictions"). The BUYER and SELLER understand and agree that in order to facilitate the sale of the Property and in connection with the funding of the development of the Property, a mortgage or lien may be placed upon the fee simple title to the Property, but any such mortgage or lien shall be subordinate to the Deed Restrictions, and the Deed Restrictions shall survive any foreclosure of any mortgage or lien upon the fee simple title to the Property.
 - b Improvements: The BUYER agrees to construct affordable housing and aneillary direct support facilities on the Property (1) which meet the income and rent restriction requirements of Section 42 of the Internal Revenue

Code, and (2) which comply with the use restrictions set forth in the Deed Restrictions (the "Contemplated Improvements").

c. Easements: BUYER and SELLER agree to cooperate with each other and the City of Belle Glade and other governmental authorities with jurisdiction over the Property and agree to grant to each other mutual non exclusive easements for ingress, egress, parking, retention and public utilities to serve their respective properties which are adjacent to each other. The final terms and conditions of any casements shall be mutually satisfactory to both BUYER and SELLER.

BUYER INDEMNIFICATION:

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- a. Indemnification: BUYER, its officers, employees, agents, contractors, successors and assigns (collectively) the "Releasors") hereby releases the SFUER. its officers, automeys, employees and agents (collectively) the "Released Parties") and shall indemnify and hold harmless the Released Parties from and against all claims, habilities, damages, losses, costs and expenses, including out not limited to, reasonable costs, collection expenses, attorneys) tees, tees, and charges of engineers, architects and other professionals, construction labor and material costs, and all coart, arbitration or other dispute resolution costs, which may arise directly or indirectly due to a challenge of or otherwise related to the right of the BUYER Releasors to enter into this Contract, purchase, own, possess, or otherwise use the Property. The BUYER Releasors to cognize the broad pather of this provision and voluntarily make this covenant and expressly acknowledge the receipt of such good and valuable consideration provided by the SELLER in support of this covenant.
- b. Survival: These provisions shall survive the closing and well otherwise survive the termination of expiration of this Contract.
- 6. PERMITTING: The Property may be subject to the permitting requirements of the State of Elorida Department of Environmental Protection or the South Forda Water Management District, or any other applicable government agency, with which the BUYER shall comply.
- 2 CONDITION OF THE PROPERTY: The BUVER agrees to accept the Property and any improvements in "AS IS, WHERE IS CONDITION." SELLER makes no warranties or representations whatever as to the condition of the property or any improvements located thereon, or the fitness of either for any particular uses or purpose.
- 8. PROPERTY INSPECTION: RIGHT TO CANCEL. BUYER accepts the physical condition of the Property fincluding all improvements) in an UAS IS. WHI RI IS CONDITIONT and accepts any violation of governmental, building, environmental, and suffity codes, restrictions, or requirements, and BUYER shall be responsible for any and

all repairs and improvements required by BL YER'S lender. BLYER shall have the right to enter the Property and to make all inspections and investigations of the condition of the Property which it muy deem necessary, including but not limited to, soll borings, periodation tests, engineering and topogrammical studies, environmental audits, welland jurisdictional surveys, and investigations of the availability of utilities, all of which inspections and investigations of the availability of utilities, all of which inspections and investigations and all surgestigations. BEYER'S cost and expense. Upon its completion of inspections and investigations, BEYER shall repair all damage to the Property resulting from BUYER'S inspections and investigations and return the Property to its pre-inspection condition. The investigation period shall commence the effective offer of this contract day and shall terminate one hundred eighty (180) days thereafter BUYER may elser to terminate this Contract at any time before the end of the investigation period by written notice to SETTER. In this case, the BUYER shall not be entitled to a refund of any deposits.

- 9. RISK OF LOSS: In the event of any substantial damage to the Property (in excess of \$5,000) between the date of this Contract and the date of closing. SET UR shall have the option of restoring, the damaged Property to its condition immediately prior to the occurrence causing the damage, in which event, BUYER shall complete the transaction as originally planned. If these repairs are not completed prior to Closing Date, closing will be extended until such time as the repairs are completed. If SETUEER elects not to repair the damaged Property, the BUYER'S sile remedy shall be the right to rescind this contract by giving written onlice to SETUEER and to receive a refund of the earnest money deposition, alternatively, to proceed to closing on the Property, as damaged without adjustment in the purchase price. In the event of any lesser damage, the parties shall proceed to closing as though no damage had occurred.
- 10 DEFAULT: If BUYER tails to perform any covenants of this Contract, SELER may retain the earnest money deposit without waising any action for damages resulting from BUYER'S default. If SELERR tails to perform any covenants of this Contract other than a fulfure to convey the Property, the deposit shall be returned to BUYER in which event all parties shall be released of their rights and obligations under this Contract. This is BUYER'S sole remedy except for a failure to convey the Property in which event BUYER'S sole remedy except for a failure to convey the Property in which event BUYER shall have the right of specific performance.
- 11 DEVELOPMENT ORDER: BUYER represents that the Property will be developed for a public purpose that is afterdable bousing consistent with the Deed Restrictions BUYER agrees to comply with the terms of any development order required by an applicable governmental authority.
- 42 SUCCESSORS: Upon execution of this Contract by the BUYER, this Contract shall be binding upon and inare to the benefit of the BUYER, its heirs, successors or assigns.
- 13. RECORDING: This Contract may be recorded in the Public Records for Palm Beach County. Florida, at the sole discretion and expense of the BUYER.
- 14. ASSIGNMENT: The BUYER may assign this Contract to an entity controlled by Buyer with the prior written consent of SULIER which shall not be someosonably withheld.

provided that the assignee agrees to comply with all of the terms and conditions of this Agreement

- 15 TIME OF FSSENCE: June is of the essence in the performance of this Contract.
- 10 AMENDMENTS: This Contract contains the entire agreement and all representations of the parties. No amendment will be effective except when reduced to writing and signed by all parties.
- CONTRACT DOCUMENTS AND CONTROLLING PROVISIONS: This Contract consists of all exhibits therein, all of which are memorated herein by this reference.
- SURVIVAL: The covenants of this Contract will survive closing, delivery and recording of deed, and possession of the property.
- 19 ACCEPTANCE OF OFFER: This contract shall not bind the SETUER in any manner until it is approved by the limited partners of SEULER and legally executed.
- 21 NOTICES: Any notice, request, demand, instruction or other document to be given bereander shall be in writing and shall be an delivered personally, or this sent by a reputable overnight delivery service (such as FedEx), prepaid and specifying next day delivery or (c) sent by it nited States registered or certified mail, return receipt requested, postage prepaid, and in each case addressed to the parties at the respective addresses set forth in the introductory paragraph hereof, and the same shall be effective, as the case may be (i) upon receipt if delivered personally, (ii) or a basiness day after deposit with a reputable overaight delivery service, or (fil) two basiness days after deposit in the mail of mailed, or (iv) upon the the simile transmission thereof to the number shown below. A party may change its address for receipt of notices by service of a notice of such change in accordance herewith.
- 24. BROKERAGE. The parties represent and warrant to one another that they have not dealt with any broker.

22. DISCLOSURES.

- a RADON GAS Radon is a naturally occurring radioaetive gas that when it is accurrulated in a building in sufficient quantities may present health risks to pursons who are exposed to it over time. I evers of radon that exceed federal and state guidelines have been found in buildings in Florida. Additional information regarding radon and rudon testing may be obtained from your county health department.
- b MOLD: Mold is naturally occurring and may cause health risks or damage to property. If BUYER is concerned or desires additional information segarding mold, BUYER should contact an appropriate professional.

- c. FLOOD ZONF; EUFVATION CERTIFICATION BUYER is advised to verify by elevation certificate which flood zone the Property is in whether flood insurance is required by BUYER'S lender, and what restrictions apply to improving the Property and rebuilding in the event of casualty.
- d ENERGY BROCHURE: BUYER acknowledges receipt of Plorida Energy-Lifficiency Rating Information Brochure required by section 553,996, F.S.
- LEAD-BASED PAINT If Property includes pre-1978 residential housing, a lead-based paint rider is mandatory.
- L. PROPERTY TAX DISCLOSURE SUMMARY BUATR SHOULD NOT RELY ON THE CURRENT PROPERTY TAXES AS THE AMOUNT OF PROPERTY TAXES THAT THE BUYER MAY BE OBLIGATED TO PAY IN THE YEAR SUBSEQUENT TO PURCHASE. A CHANGE OF OWNERSHIP OR PROPERTY IMPROVEMENTS TRIGGERS REASSESSMENTS OF THE PROPERTY THAT COULD RESELL IN FEGHER PROPERTY TAXES. IF NOT HAVE ANY QUESTIONS CONCERNING VALUATION. CONTACT THE COUNTY PROPERTY APPRAISER'S OFFICE FOR INFORMATION.
- h. SELLER DISCLOSURE. SHELLER knows of no facts materially affecting the value of the Real Property which are not readily observable and which have not been disclosed to BUYER. The SELLER is not involved in any litigation regarding the Property and has not been threatened with any litigation regarding the Property.

IN WITNESS WHEREOF, the parties have caused this Contract for Sale and Purchase to be executed on the day and year written below

SELLER

MUCURDY CENTER, L1D., a clonda limited partnersing

By MCCURDY SENIOR HOUSING, ETC. a Florida limited Bability company. its sole general partner By: MCCURDY SENIOR, HOUSING CORPORATION, a Florida not for profit corporation, its Manacing Member

Joseph Gluckshan, President

Witnesses

Summer Producell

STATE OF FLORIDA PAUM BEACH COUNTY

The foregoing instrument was acknowledged before the first of the day of The going 2019, by Joseph Glacksman, as President of McCurdy Senior Housing Corporduors, the managing member of McCurdy Senior Housony, LTC, a Lorida limited liability company and the sole general partner of McCurdy Center, Etd., a Florida limited partnership. He is personally known to me.

Notary Public. State of Florida

Print Type Name

BUYFR:

NERRED A READWELL MY COMMISSION # GG 102285 EXFIRES January 13, 2022

andod Tori, Notary Public Universities

Witness

Tressiel

STATE OF FLORIDA PALM BEACH COUNTY McCuidy Senior Housing Corporation

BU VILLAN LETTER CRIMAN Litic. Presigient Date: 7 76 2014

The toregoing instrument was acknowledged before me this 154 day or 79.4 . 2019, by Joseph Glacksman, as President on behalt of McCurdy Senior Housing Corporation, who is personally known to me or who has provided the following identifications

KENNETHA TREACHELL MY COMMISSION # GG 172296 EXPRES. Jonuary 13, 2022 rdid Thu hotary Public Uncommittee

Notar Public, State of Horida _____

.

Print Lyne Name

EXHIBIT "A"

Record & Return to:

stroperty Control Ne.

SPECIAL WARRANTY DEED

THIS SPECIAL WARRANDY DIFED, made and executed this order and executed the second responses of SW 167 Street. Belle Guade Elementa 13430, construct to Metured Senior Housing Corporation, a Florida notice profit corporation whose address is 596 NW 167 Street. Belle Guade, Elementa 53430, Grantiac

WIINFNNETH:

That the base Granton for and in considerations of the sension HN DOCULARS (\$10.00 namplother valuable consideration to it in hand paid by the land Granteu, the receipt and sufficiency of which are hereby acknowledged, does hereby minit bergain, and outclaim onto the land Grantee brever, all the report title, altered and chair which Granton may have to und to the following described, hards, solute, lyttle and being in the Chaoty of Pairs Beach State of Florida (the "Property") to solution.

TRACTS C. D and F of the Plat of BELLE GLADE ALE involved by the Physhereoil as recorded in Plat. Block UL, Page 47 of the Public Records of Path Block County, Electica.

Stoperty Control Network Street, Belle Glace, Elorida

the Cland (

To have and to note the same together with a condoungular tae apparementees thereasts belonging or an anywose annertaning, and all the estate oright tales a receiver or coulty accurate what sever of Grantot, either he sew of eauly, for the use and benefit of same Grantee forever.

TOKIA (11) R. WITH al. of Granton's ment, title and interest 'at and to a base physic structures and other improvements located on the Earth and any and all fixtures anothed to on incorporated within such purlaines structures and other improvements, collectively me (improvements).

All of the property and property rights described above shall be referred to before as the "Property".

To have and to hold the Propenty, and all the estate ingent, take interest, cont and county whatsoever of orientor with respect to same, either in law or in equily, to the proper use and hereth of Grantee, its successors and usualist, become node simple.

8) BHECE TO all a venants, restrictions, rosements, matters of reactif and taxes for the current and subsequences sense, and

Final for does hereby covenant with Granies that the forme of the delivery of this Deco, the Property was free from any encloshrance made by Granfor, and that Granfor with specially warrant title to the Property and will prefered it against the lawfor claims claims chaining by correspond to the Grant rest against users other.

IN WITNESS WEITREOF. Grandor mus executed this deed on the date first move written

		MCCURDY CENTER, LIEU, 2 Chirdlin (Edmannership)	
		By: MCCF FDY SUNDER HOUSING LECTE 1 orad traited models company, its solutioneral partner 10: MCCF RDY NENIOR LE RISING CORPORATION 2 10: radienet for professorperation, basile Managin, Memory	
Witnes .	-	Iss ememti Celauxustusa Utaesenant	
Print Type Witness Name			
Date.	' fr' 9		
W these			
Prist Experiments Name			

STATE OF FLORIDA PAUM BEACH COUNTY

The torogonic extranent was acknowledged before motion of day of <u>day of</u> <u>course</u> by theph Glocksman, as President of McCardy Senior Housing Corporation, a Foundaring for profit corporation the Managing Member of McCordy Senior Housing, U.C. a Hor da Impred liability company and the sciencement isother of McCordy Center 1.1.1, a Foundation to partnership. He is personally known to me

Notary Parkin State of Else da

Print " vpc Name

EXHIBIT "B"

PERMITTED EXCEPTIONS

- 1. Taxes and assessments for the year 2019 and subsequent years, not yet due and payable.
- Restrictions and Right of Reversion contained in Official Records Book 14264, Page 58, Official Records Book 14436, Page 738, as corrected in Official Records Book 15192, Page 1125, Official Records Book 20575, Page 862, and in Official Records Book 20629, Page 301.
- 3. Easement in favor of the City of Belle Glade in Official Records Book 658, Page 232.
- 4 Restrictions, dedications, and easements as contained on the Plat of BLULU GLADH ALE: recorded in Plat Book U11, Page 47, or the Public Records of Plam Beach County
- Restrictions contained in instrument recorded in Deed Book 674, Page 534, as amended in Official Records Book 14151, Page 999, Official Records Book 19574, Page 1275, and Official Records Book 20575, Page 671.
- I and Use Restriction Agreement by and between McCurdy Center, Etd. and Horida Housing Finance Corporation recorded on June 16, 2668, in Official Records Book 22702, Page 1484.
- Non-Exclusive Access Fasement in favor of the City of Belle Glade recorded in Official Records Book 23777, Page 472.

All recording references shall refer to the Public Records of Palm Beach County, Florida,

EXHIBIT "E"

-80.678359

If the proposed Development consists of Scattered Sites, for each Scattered Site that is in addition to the Development Location Point information provided in
 (1) above, identify the latitude and longitude coordinate, rounded to at least the sixth decimal place:

e. Proximity

- (1) PHA or RD 515 Proximity Point Boost
 - (a) Does the proposed Development qualify for the PHA Proximity Point Boost?

No

If "Yes", provide the required letter as Attachment 7.

(b) Does the proposed Development qualify for the RD 515 Proximity Point Boost?

<u>No</u>

If "Yes", provide the required letter as Attachment 14.

(2) Transit Services

Applicants may select Private Transportation or provide the location information and distance for one of the remaining four Transit Services on which to base the Application's Transit Score.

 If the proposed Development will serve the Elderly (ALF or Non-ALF) Demographic Commitment, does the Applicant commit to provide Private Transportation?

No

(b) Other Transit Services

Service	Latitude	Longitude	Distance (rounded up to the nearest hundredth of a mile)*
Public Bus Stop 1	<u>26.683591</u>	<u>-80.679125</u>	<u>0.07</u>
Public Bus Stop 2	26.682336	-80.677780	<u>0.08</u>

Public Bus Stop 3	<u>26.682176</u>	<u>-80.678247</u>	<u>0.09</u>
Public Bus Transfer			
Stop			
Public Bus Rapid			
Transit Stop			
SunRail Station,			
MetroRail Station,			
or TriRail Station			

*Distance between the coordinates of the Development Location Point and the coordinates of the service. The method used to determine the latitude and longitude coordinates must conform to Rule 5J-17, F.A.C., formerly 61G17-6, F.A.C. All calculations shall be based on "WGS 84" and be grid distances. The horizontal positions shall be collected to meet sub-meter accuracy (no autonomous hand-held GPS units shall be used).

(3) Community Services

Service	Service Name	Service Address	Distance (rounded up to the nearest hundredth of a mile):*
Grocery	Alabama Georgia	748 Dr M.L.K. Jr Blvd W,	<u>0.18</u>
Store	Grocery	Belle Glade, FL 33430	
Medical	Palm Glade Rural	217 W Ave A Suite. 100,	<u>0.51</u>
Facility	Health / My MD Plus	Belle Glade, FL 33430	
Pharmacy	K&M Drugs	364 S Main St, Belle Glade, FL 33430	<u>0.62</u>
Public	<u>Cross Roads</u>	225 SW 12th St, Belle	<u>.05</u>
School	Academy	Glade, FL 33430	

*Distance between the coordinates of the Development Location Point and the coordinates of the service. The method used to determine the latitude and longitude coordinates must conform to Rule 5J-17, F.A.C., formerly 61G17-6, F.A.C. All calculations shall be based on "WGS 84" and be grid distances. The horizontal positions shall be collected to meet sub-meter accuracy (no autonomous hand-held GPS units shall be used).

f. Mandatory Distance Requirement

Does the proposed Development meet the Mandatory Distance Requirement automatically?

<u>No</u>

If "No", does the proposed Development and any Development(s) on the List serve the same demographic commitment category, have one or more of the same Financial Beneficiaries, and meet at least one of the following criteria: (i) they are contiguous or divided by a street, and/or (ii) they are divided by a prior phase of the proposed Development?

EXHIBIT "F"



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3/1/2021

EXHIBIT "G"



EXHIBIT "H"



EXHIBIT "I"



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COMMISSIONER

Florida Department of Agriculture and Consumer Services Division of Food Safety

FOOD SAFETY INSPECTION REPORT

Chapter 500, Florida Statutes (850) 245-5520

Print Date: December 28, 2020

Visit # 9999-7182-1539-84 Bureau of Food Inspection Attention: Business Center 3125 Conner Boulevard, C-26 Tallahassee, FL 32399-1650

Food Entity Number: Food Entity Name: Date of Visit: Food Entity Address: Food Entity Mailing Address: Food Entity Type/Descriptio Food Entity Owner:

Alabama Georgia Grocery December 28, 2020 748 DR Martin Luther King JR Blvd W Belle Glade, FL 33430-3733 748 DR Martin Luther King JR Blvd W Belle Glade, FL 33430-3733 124/Convenience Store Significant FS AND/OR Packaged Ice MLK Meat Market & Grocery Inc

Owner Code:

INSPECTION SUMMARY - Operating Without a Valid Food Permit - Abridged Inspection

On December 28, 2020, Alabama Georgia Grocery was inspected by JANNET CRISOSTOMO, a representative of the Florida Department of Agriculture and Consumer Services. Any violations observed during this inspection must be corrected to be in compliance with Chapter 500, Florida Statutes, and Rule 5K-4, Florida Administrative Code.

PERMIT APPLICATION INFORMATION

The permit application information was verified with management or a qualified representative.

COMPLIANCE KEY

IN = In Compliance OUT = Not In Compliance N/O = Not Observed N/A = Not Applicable

FOODBORNE ILLNESS RISK FACTORS AND PUBLIC HEALTH INTERVENTIONS

<u>Violation</u>	<u>Compliance</u>	
<u>Number</u>	<u>Status</u>	Violation Description
1	IN	SUPERVISION: Person in charge present, demonstrates knowledge, and performs duties
2	OUT	EMPLOYEE HEALTH: Management, food employee and conditional employee; knowledge, responsibilities and reporting
3	IN	EMPLOYEE HEALTH: Proper use of restriction and exclusion
4	OUT	GOOD HYGIENIC PRACTICES: Proper eating, tasting, drinking, or tobacco use
5	IN	GOOD HYGIENIC PRACTICES: No discharge from eyes, nose, and mouth
6	OUT	PREVENTING CONTAMINATION BY HANDS: Hands clean and properly washed
7	IN	PREVENTING CONTAMINATION BY HANDS: No bare hand contact with ready-to-eat foods or approved alternative method properly followed
8	IN	PREVENTING CONTAMINATION BY HANDS: Handwashing sinks properly supplied and accessible
9	OUT	APPROVED SOURCE: Food obtained from approved source
10	IN	APPROVED SOURCE: Food received at proper temperature
11	IN	APPROVED SOURCE: Food in good condition, safe and unadulterated
12	N/A	APPROVED SOURCE: Required records available: shellstock tags, parasite destruction
13	OUT	PROTECTION FROM CONTAMINATION: Food separated and protected
14	OUT	PROTECTION FROM CONTAMINATION: Food-contact surfaces: cleaned and sanitized

FDACS 14205 Rev. 07/13

Vialation

Commiliance



NICOLE "NIKKI" FRIED

COMMISSIONER

Florida Department of Agriculture and Consumer Services Division of Food Safety

FOOD SAFETY INSPECTION REPORT

Chapter 500, Florida Statutes (850) 245-5520 Visit # 9999-7182-1539-84 Bureau of Food Inspection Attention: Business Center 3125 Conner Boulevard, C-26 Tallahassee, FL 32399-1650

Print Date: December 28, 2020

FOODBORNE ILLNESS RISK FACTORS AND PUBLIC HEALTH INTERVENTIONS

Violation	Compliance	
<u>Number</u>	<u>Status</u>	Violation Description
15	IN	PROTECTION FROM CONTAMINATION: Proper disposition of returned, previously served, reconditioned, and unsafe food
16	N/A	TIME/TEMPERATURE CONTROL FOR SAFETY FOOD: Proper cooking time and temperatures
17	N/O	TIME/TEMPERATURE CONTROL FOR SAFETY FOOD: Proper reheating procedures for hot holding
18	N/O	TIME/TEMPERATURE CONTROL FOR SAFETY FOOD: Proper cooling time and temperatures
19	IN	TIME/TEMPERATURE CONTROL FOR SAFETY FOOD: Proper hot holding temperatures
20	OUT	TIME/TEMPERATURE CONTROL FOR SAFETY FOOD: Proper cold holding temperatures
21	OUT	TIME/TEMPERATURE CONTROL FOR SAFETY FOOD: Proper date marking and disposition
22	N/A	TIME/TEMPERATURE CONTROL FOR SAFETY FOOD: Time as a public health control: procedures and records
23	N/A	CONSUMER ADVISORY: Consumer advisory provided for raw or undercooked foods
24	IN	EMPLOYEE HEALTH: Procedures for responding to vomiting and diarrheal events
25	N/A	CHEMICAL: Food additives: approved and properly used
26	OUT	CHEMICAL: Toxic substances properly identified, stored, and used
27	N/A	CONFORMANCE WITH APPROVED PROCEDURES: Conformance with approved procedures
95	OUT	SUPERVISION: Certified food protection manager

GOOD RETAIL PRACTICES

Violation	<u>Compliance</u>	
<u>Number</u>	<u>Status</u>	Violation Description
33	OUT	FOOD TEMPERATURE CONTROL: Approved thawing methods used
34	OUT	FOOD TEMPERATURE CONTROL: Thermometers provided and accurate
37	OUT	PREVENTION OF FOOD CONTAMINATION: Contamination prevented during food preparation, storage and display
43	OUT	PROPER USE OF UTENSILS: Single-use/single-service articles: properly stored and used
45	OUT	UTENSILS, EQUIPMENT AND VENDING: Food and nonfood-contact surfaces cleanable, properly designed, constructed, and used
47	OUT	UTENSILS, EQUIPMENT AND VENDING: Nonfood-contact surfaces clean
51	OUT	PHYSICAL FACILITIES: Toilet facilities: properly constructed, supplied, and cleaned
54	OUT	PHYSICAL FACILITIES: Ventilation and lighting; designated areas used
99	OUT	CHAPTER 5K-4: Food Permit
		OBSERVATIONS AND CORRECTIVE ACTIONS

COS = Corrected on Site

P = Priority Citation

Pf = Priority Foundation Citation

(Directly Associated with Foodborne Illnesses) (Supports or Leads to a Priority Citation)

INSPECTION: RISK BASED



Violation

Florida Department of Agriculture and Consumer Services Division of Food Safety

FOOD SAFETY INSPECTION REPORT

Chapter 500, Florida Statutes (850) 245-5520

Print Date: December 28, 2020 INSPECTION: RISK BASED



Visit # 9999-7182-1539-84 Bureau of Food Inspection Attention: Business Center 3125 Conner Boulevard, C-26 Tallahassee, FL 32399-1650

Number Citation Description

Person in charge does not correctly respond to questions that relate to preventing transmission of foodborne disease by a food employee who has a disease or medical condition that may cause foodborne disease, can not describe symptoms associated with diseases that are transmissible through food, or can not explain how to comply with reporting responsibilities and exclusion or restriction of food employees. 2-102.11(C)(2)-(3) and (17) Pf
 Employee eating, drinking or using tobacco where exposed food, clean equipment, utensils, and linens,

unwrapped single service and single use articles or

other items could become contaminated. 2-401.11

- 6 Food employee not cleaning hands or exposed portions of arms immediately before engaging in food preparation including working with exposed food, clean equipment or utensils, or unwrapped single service or single use articles; after touching bare human body parts; after using the toilet room; after caring for or handling service animals or aquatic animals; after coughing, sneezing, using a handkerchief or tissue, using tobacco, eating or drinking; after handling soiled equipment or utensils; during food preparation as often as necessary to remove soil and prevent cross contamination; before donning gloves to initiate a task that involves working with food; or after engaging in other activities that contaminate the hands, 2-301,14 P
- 9 Food not obtained from sources that comply with law.
 3-201.11(A) P
- 13 Food not protected from cross contamination by storage in packages, covered containers or wrappings. 3-302.11(A)(4)

COS Observation

- PERSON IN CHARGE DID NOT CORRECTLY ANSWER QUESTIONS REGARDING RESTRICTIONS AND EXCLUSIONS OF FOODBORNE DISEASES AND ILLNESSES. EMPLOYEE HEALTH GUIDELINES PROVIDED.
- FOOD SERVICE AREA: OBSERVED EMPLOYEE CUP OF COFFEE STORED ON THE BAND SAW EQUIPMENT. COS: DISCUSS WITH MANAGEMENT WHERE TO EAT AND DRINK, EMPLOYEE MOVED CUP TO PROPER LOCATION DURING VISIT.
- FOOD SERVICE AREA: EMPLOYEE DID NOT WASH HANDS IN BETWEEN CHANGING TASKS WHILE PROCESSING READY TO EAT FOOD. COS: EMPLOYEE WAS INFORMED OF WHEN TO WASH HANDS. EMPLOYEE CORRECTLY WASHED HANDSDURING VISIT.
- RETAIL AREA: PREPACKAGED ICE BAGS AND ICE CUPS OBTAINED FROM AN UNAPPROVED SOURCE. COS: ICE VOLUNTARILY DISCARDED DURING VISIT.
- FOOD SERVICE AREA: OPEN DELI MEATS IN DELI CASE STORED UNCOVERED. COS: DELI MEATS COVERED DURING VISIT.

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Florida Department of Agriculture and Consumer Services Division of Food Safety

FOOD SAFETY INSPECTION REPORT

Chapter 500, Florida Statutes (850) 245-5520

Print Date: December 28, 2020 INSPECTION: RISK BASED



Visit # 9999-7182-1539-84 Bureau of Food Inspection Attention: Business Center 3125 Conner Boulevard, C-26 Tallahassee, FL 32399-1650

<u>Violation</u> Number	Citation Description	<u>cos</u>	Observation			
14	Equipment food-contact surface or utensil not clean to sight and touch. 4-601.11(A) Pf	X	FOOD SERVICE AREA: DELI SLICER AND BAND SAW HAS FOOD DEBRIS BUILD UP. ALL EQUIPMENT WASHED, RINSED AND SANITIZED PRIOR END OF VISIT.			
20	Cold held time/temperature control for safety food not maintained at 41°F or below. 3-501.16(A)(2) P	X	BACKROOM: PACKAGES OF DELI MEAT IN WALK-IN COOLER PROBED AT INTERNAL TEMPERATURE OF 44-46 DEGREES F. COS: DELI MEATS PLACED IN WALK-IN FREEZER AND TEMPERATURE VERIFIED.	Ρ		
21	Refrigerated, ready-to-eat, time/temperature control for safety food prepared and packaged by a food processing plant not clearly marked, when opened onsite and held for more than 24 hours, to indicate the date or day by which the food shall be consumed, sold, or discarded when held at 41°F or less for a maximum of 7 days; or the day the original container is opened onsite not counted as day 1. 3-501.17(B) Pf		FOOD SERVICE AREA: NO DATE MARKING ON READY TO EAT DELI MEATS OPENED MORE THAN 24 HOURS. COS ALL MEATS WERE PROPERLY DATE MARKED AND VERIFIED.			
26	Poisonous or toxic materials for retail sale not stored or displayed to prevent contamination of food, equipment, utensils, linens, and single-service and single-use articles by separating the poisonous or toxic materials by spacing or partitioning, or locating the poisonous or toxic materials in an area that is not above food, equipment, utensils, linens, and single-service and single-use articles. 7-301.11 P		RETAIL AREA: CLEANING CHEMICALS AND MOTOR OIL CHEMICALS DISPLAYED OVER READY TO EAT DRINKS AND CEREALS THROUGHOUT RETAIL AREA. COS: CHEMICALS MOVED TO PROPER LOCATION PRIOR TO END OF VISIT.	Ρ		
95	Establishment does not have a certified food protection manager who has passed a test through a recognized accredited program. 5K-4.021(1), F.A.C.		NO CERTIFIED FOOD PROTECTION MANAGER.			
	INSPECTION: GRP					

Violation Number

Citation Description

COS Observation

Pf



Violation

Florida Department of Agriculture and Consumer Services Division of Food Safety

FOOD SAFETY INSPECTION REPORT

Chapter 500, Florida Statutes (850) 245-5520

Print Date: December 28, 2020 INSPECTION: GRP



Visit # 9999-7182-1539-84 Bureau of Food Inspection Attention: Business Center 3125 Conner Boulevard, C-26 Tallahassee, FL 32399-1650

Ρf

Number Citation Description

- Time/temperature control for safety food not thawed under refrigeration that maintains the food at 41°F or less, completely submerged under cold running water with sufficient velocity to agitate and float off loose particles, or as part of the cooking process. When thawed under cold running water, ready-to-eat food allowed to rise above 41°F or raw animal food allowed to be above 41°F for more than 4 hours. 3-501.13 (A)-(D)
 Food temperature measuring device not provided or
 - Food temperature measuring device not provided or not readily accessible for use in ensuring food temperatures are attained and maintained; or food temperature measuring device with a suitable small-diameter probe not provided or not readily accessible to accurately measure the temperature in thin foods. 4-302.12 Pf
 - 34 Temperature measuring device sensor not located to measure the air temperature or a simulated product temperature in the warmest part of a mechanically refrigerated unit or in the coolest part of a hot food storage unit; cold or hot holding equipment used for time/temperature control for safety food not equipped with at least one integral or permanently affixed temperature measuring device that is located to allow easy viewing of the temperature display; or temperature measuring device not designed to be easily readable. 4-204.112(A), (B) and (D)
 - 37 Food not stored at least 6 inches above the floor; in a clean, dry location; or food stored where it is exposed to splash, dust or other contamination. 3-305.11
 - 43 Single-service or single-use articles handled, displayed or dispensed without protection from contamination of food- and lip-contact surfaces; single-service or single-use knives, forks or spoons not presented so that only the handles are touched by employees or consumers; or single-service or single-use articles that are intended for food- or lip-contact not furnished for consumer self-service with the original individual wrapper intact or from an approved dispenser. 4-904.11
 - 45 Nonfood-contact surface of equipment exposed to splash, spillage, or other food soiling or that requires frequent cleaning not constructed of a corrosion-resistant, nonabsorbent, and smooth material. 4-101.19

COS Observation

- FOOD SERVICE AREA: OBSERVED FROZEN BEEF THAWING AT ROOM TEMPERATURE NEXT TO BAND SAW. COS: FROZEN BEEF MOVED TO WALK-IN COOLER DURING VISIT.
- ☑ NO PROBE THERMOMETER AT ESTABLISHMENT. COS: PROBED THERMOMETER OBTAINED PRIOR TO END OF VISIT.
- FOOD SERVICE AREA: NO AMBIENT THERMOMETER PROVIDED IN THE HOT CASE. RETAIL AREA: NO AMBIENT THERMOMETER PROVIDED IN THE MILK COOLER.
- BACKROOM: PREPACKAGED DRINKS STORED ON THE FLOOR IN THE BACKROOM STORAGE.
- RETAIL AREA: SINGLE USE COFFEE STIRS NEXT TO COFFEE MACHINE DISPLAYED UNCOVERED.
- □ RETAIL AREA: SOME SHELVES HAVE CARDBOARD LINING.

FDACS 14205 Rev. 07/13



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Florida Department of Agriculture and Consumer Services **Division of Food Safety**

FOOD SAFETY INSPECTION REPORT

Chapter 500, Florida Statutes (850) 245-5520

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Visit # 9999-7182-1539-84 Bureau of Food Inspection Attention: Business Center 3125 Conner Boulevard, C-26 Tallahassee, FL 32399-1650

<u>Violation</u> Number	Citation Description	<u>cos</u>	<u>Observation</u>
45	Nonfood-contact surfaces not free of unnecessary ledges, projections, and crevices or not designed and constructed to allow easy cleaning and to facilitate maintenance. 4-202.16		RETAIL AREA: SODA CRATES USED FOR STORAGE THROUGHOUT RETAIL. BACKROOM: SODA CRATES USED FOR STORAGE IN THE WALK-IN COOLER.
47	Nonfood-contact surface of equipment not cleaned at a frequency necessary to preclude accumulation of soil residue. 4-602.13		BACKROOM: DRINK SLIDERS HAVE DUST AND DEBRIS ACCUMULATION IN THE WALK-IN COOLER AND DISPLAY COOLERS.
51	Toilet room located inside the food establishment not completely enclosed or not provided with a tight-fitting self-closing door. 6-202.14		BACKROOM: EMPLOYEE RESTROOM DOOR IS NOT SELF CLOSING.
54	Adequate lighting not provided in a handwashing area, food processing or storage area, warewashing area, dressing or locker room, or toilet room. 5K-4.004(1)(b)4., F.A.C		BACKROOM: THERE IS NO LIGHTS IN THE LARGE BACKROOM.
99	The food establishment is operating without a valid food permit. An application for a food permit has been submitted. Food Establishment shall remit payment of appropriate fee within 10 days. 500.12(1)(a)F.S., 5K-4.020(4)(b) F.A.C.		FOOD ESTABLISHMENT IS OPERATING WITHOUT A 2020 FOOD PERMIT. FOOD ESTABLISHMENT BEGAN OPERATING DECEMBER1, 2020.

COMMENTS

Due to COVID-19, today's summarized inspection was conducted using risk-based methodology focusing on food safety parameters that are directly associated with sanitation and public health

Thank you for submitting your food establishment permit application. To complete the application process, you must remit payment in full. To expedite the processing of your food permit application, electronic online payment is available at https://foodpermit.fdacs.gov. Follow the instructions on the portal page for payment processing. Payment by check or money order is also accepted, but must be made payable to FDACS and remitted to Florida Department of Agriculture and Consumer Services, PO Box 6720, Tallahassee, FL 32314-6720. Please note that payment by check or money order may delay the processing of your food permit application.

Permit fees must be paid in full before your application can be processed further. Failure to pay any permit fees in full will result in the denial of your permit and you may be subject to administrative penalties if you are found operating without a valid food permit, which is a violation of Section 500.12(1)(a), Florida Statutes. If you are found to be in violation of this provision, the Department may impose up to a \$5,000.00 fine against you and/or seek administrative action to close your business.

FDACS 14205 Rev. 07/13



Florida Department of Agriculture and Consumer Services Division of Food Safety

FOOD SAFETY INSPECTION REPORT



Visit # 9999-7182-1539-84 Bureau of Food Inspection Attention: Business Center 3125 Conner Boulevard, C-26 Tallahassee. FL 32399-1650

NICOLE "NIKKI" FRIED COMMISSIONER Chapter 500, Florida Statutes (850) 245-5520

Print Date: December 28, 2020

All requests for a new food permit submitted January 1 through June 30, shall be assessed a permit fee per F.S. Chapter 500 and Rule 5K-4. All requests for a new food permit submitted July 1 through December 31, shall be assessed permit fees of fifty percent (50%) of the applicable fee per F.S. Chapter 500 and Rule 5K-4.

The Minimum Construction Standards checklist has been used in accordance with 500.12(2)(a) Florida Statutes by the food safety inspector to determine compliance before obtaining a food permit.

The food establishment is operating without a valid food permit. An application for a food permit has been submitted. The Food Establishment shall remit payment of the appropriate fee within 10 days. Electronic online payment by credit card or e-check is available at https://foodpermit.fdacs.gov. Payment by check or money order is also accepted but must be made payable to FDACS and remitted to Florida Department of Agriculture and Consumer Services, PO Box 6720, Tallahassee, FL 32314-6720. Please note that payment by check or money order may delay the processing of your food permit application. Contact the Business Center by email at FoodSafety@FDACS.gov or by calling 850-245-5520 for further assistance.

ACKNOWLEDGMENT

I acknowledge receipt of a copy of this document, and I further acknowledge that I have verified the location and mailing addresses on the first page of this document are correct, or I have written the correct information on the first page of this document.

(Signature of FDACS Representative)

JANNET CRISOSTOMO, SANITATION AND SAFETY SPECIALIST

(Signature of Representative)

MUNTAZIM TAMIN, PERSON IN CHARGE

Print Name and Title

FDACS 14205 Rev. 07/13